



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Polychrome R&D Lab Site
(Polychrome West)
137-145 Alexander Street
Yonkers, NY 10701

SITE No. C360099

NYSDEC REGION 3

December 2019

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

City of Yonkers Public Library

Riverfront Branch
One Larkin Center
Yonkers, New York 10701
(914) 337-1500

Who to Contact

Comments and questions are welcome and should be directed as follows:

Project-Related Questions

Matthew Hubicki, Project Manager
NYSDEC
Division of Environmental
Remediation
625 Broadway
Albany, New York 12233-7014
(518) 402-9605
matthew.hubicki@dec.ny.gov

Project-Related Health Questions

Sarita Wagh
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza Corning Tower
Room 1787
Albany, NY 12237
(518) 402-7860
bee@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:

www.dec.ny.gov/chemical/8450.html

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the **Polychrome Research & Development (R&D) Lab Site ("Polychrome West")** located at 137-145 Alexander Street, Yonkers, Westchester County, under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the location of Polychrome West.

The cleanup activities were performed by **Alex II West, LLC and Avalon Yonkers Sun Sites, LLC** ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for Polychrome West.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C360099/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Completion of the Project: The following activities have been or will be completed to achieve the remedial action objectives:

- Excavation and off-site disposal of approximately 5,015 cubic yards of historic fill and petroleum-contaminated soil exceeding the site-specific cleanup criteria.
- Clean fill brought in to replace the excavated soil and to establish the design grades at the site. Approximately 12,511 cubic yards of excavated soil and crushed concrete reused on-site.
- In-Situ (in-place) Solidification (ISS) of soil in four areas to depths of approximately 14 to 24 feet.
- Vapor Barrier & SSDS - Vapor barrier installed beneath the newly constructed building to protect against soil vapor intrusion, along with an active sub-slab depressurization system (SSDS) beneath portions of the building that are not a ventilated parking garage.
- Installation of groundwater monitoring wells and coal tar recovery wells.
- Slurry wall and Combined Sewer Anti-Seep Collar to stop coal tar migration.
- Site Cover System - The new development will maintain a site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the site development and a 2-foot clean soil cover.

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- Implementing the Site Management Plan.
- An Environmental Easement recorded to prevent future exposure to any contamination remaining at Polychrome West and to ensure implementation of the SMP.

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System
- Monitoring Wells
- Subsurface Barrier
- Vapor Mitigation

Next Steps: With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s):

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description: The site is located at 137-145 Alexander Street in the City of Yonkers, Westchester. The site is approximately 135,000 square feet and is located on the city block bordered by the BCP Excelsior Packaging (DEC Site #C360190) to the north, BCP Halstead-Quinn/ATI Tank Farm (DEC #C360090) to the south, Greystone Bakery (DEC #V00361) to the east, and Hudson River to the west. Historic site use has included Polychrome R&D Lab Site for Polychrome Manufacturing Site (DEC# C360098) who manufactured coated photosensitive aluminum printing plates from at least 1980 to 1994. Previous to PolyChrome R&D, the site was used as an asphalt plant, lumber and coal yard, fat rendering operations, Westchester Lighting Company, boat construction and machine shop. The site is being redeveloped into a 4-story residential building with a parking garage on the ground floor, and a community walkway along the waterfront.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360099) at:

<http://www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3>

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<http://www.dec.ny.gov/chemical/8450.html>

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Stay Informed with DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

Note: Please disregard if you already have signed up and received this fact sheet electronically.

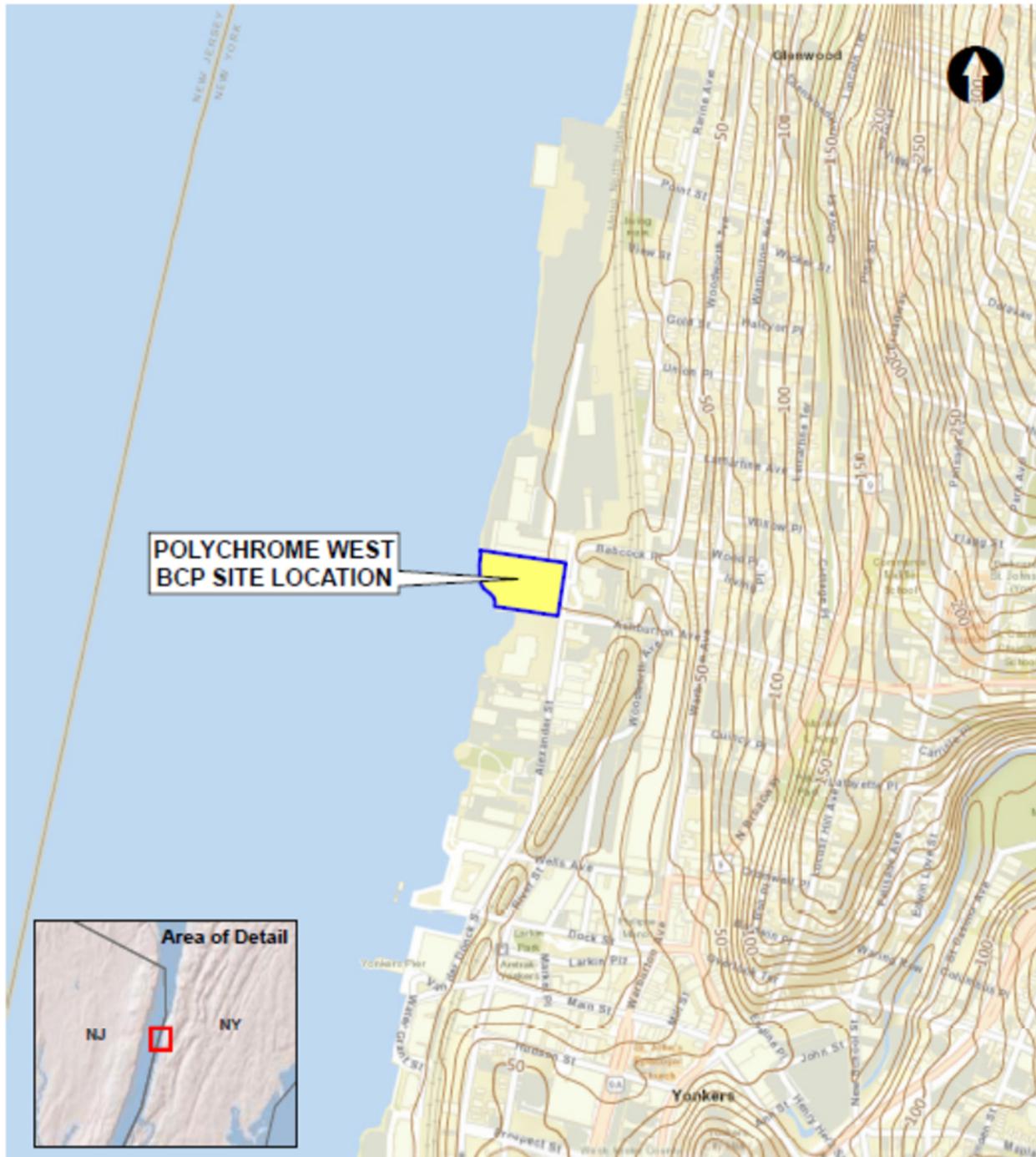
DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites:

<http://www.dec.ny.gov/pubs/109457.html>

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Site Location Map



Service Layer Credits: ESRI Worldwide Street Map data, 2019.

Map Source - BCP Site Boundary from Paulus, Sokolowski and Sartor Architecture & Engineering, P.C. Stamped Survey Drawing Titled "Environmental Assessment Area" - dated May 31, 2019.

