



# FACT SHEET

## Brownfield Cleanup Program

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Lot 4 - Austin Avenue and Prior Place  
BCP Site #C360116  
Yonkers, NY

October 2011

### Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Departments of Environmental Conservation (NYSDEC) and Health (NYSDOH) to investigate the Lot 4 - Austin Avenue and Prior Place Brownfield Cleanup Program (BCP) Site (“site”) located to the south of Austin Avenue and the east of Prior Place in the City of Yonkers, Westchester County, New York. See Figure 1 for the site location. The draft investigation work plan, called a “Remedial Investigation Work Plan,” was submitted to NYSDEC and NYSDOH by Austin Avenue Brownfield Redevelopment II, LLC (“applicant”) under New York’s Brownfield Cleanup Program.

#### How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **October 16th** through **November 14th**. The draft investigation work plan is available for review at the locations identified below under “Where to Find Information”.

**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** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

Submit written comments to:

Randy Whitcher  
Project Manager  
NYSDEC  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233  
E-mail: [rjwhitch@gw.dec.state.ny.us](mailto:rjwhitch@gw.dec.state.ny.us)

#### Highlights of the Proposed Site Investigation

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and the environment; and
- 4) provide information to support the development of a proposed remedy to address the contamination.

The investigation will be performed by the applicant with oversight by NYSDEC and NYSDOH.

The findings of previous investigations conducted on the adjacent Austin Avenue Landfill Brownfield Cleanup Program Site #C360066 found low levels of groundwater contamination and soil contamination over the NYSDEC unrestricted soil cleanup objectives. Contamination at the site is expected to be similar to the conditions found at the adjacent property since fill material is consistent between the two properties.

The Remedial Investigation (RI) will include the following main elements:

- groundwater investigation and characterization;
- sub-surface and surface soil investigation and characterization;
- soil vapor investigation and characterization;
- qualitative human health exposure assessment; and
- a fish and wildlife resource impact analysis.

Five (5) surface soil (and two (2) sub-surface soil samples will be collected from areas around the site. One (1) existing groundwater monitoring well and two (2) newly installed groundwater monitoring wells will be utilized for groundwater sample collection. Although previous methane sampling on the adjacent property indicates very little methane is being produced by the former landfill, two (2) soil vapor monitoring wells will be installed and sampled for purposes of characterizing soil vapor on-site. Additionally, a Fish and Wildlife Resource Impact Analysis will be completed to provide an initial screening of potentially affected fish and wildlife resources in connection with the site. The site data will be evaluated to determine whether human receptors, both on-site and off-site, are potentially exposed.

### **Next Steps**

NYSDEC will consider public comments, revise the plan as necessary, and approve the investigation work plan. NYSDOH must concur with the plan. The approved investigation work plan will be made available to the public (see “Where to Find Information” below). After the investigation work plan is approved, the applicant may proceed with the site investigation.

It is estimated that the investigation will take about 2 months.

When the investigation is completed, the applicant will prepare and submit a report that summarizes the results and recommends whether cleanup of site contamination is required. NYSDEC and NYSDOH will review the report, make any necessary revisions and, if appropriate, approve the investigation report.

The applicant may then develop a cleanup plan, called a “Remedial Work Plan”. The cleanup

plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the draft cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC and NYSDOH will keep the public informed during the investigation and cleanup of the site.

## **Background**

The site is located in a commercial/residential area just east of Prior Place. It is currently vacant wooded land with a large crushed rock stockpile on its eastern portion. Portions of the site were formerly used as a municipal landfill for the City of Yonkers. The site comprises 7.1 acres along the south side of Austin Avenue and the east side of Prior Place in the City of Yonkers, Westchester County.

The application proposes that the site will be used for commercial purposes.

## **FOR MORE INFORMATION**

### **Where to Find Information**

Project documents are available for review at the following locations to help the public stay informed. These documents include the draft investigation work plan and the application to participate in the Brownfield Cleanup Program.

Yonkers Public Library  
Riverfront Branch  
One Larkin Center  
Yonkers, NY 10701  
Phone: (914) 337-1500  
Hours: Monday - Thursday 9:00 - 8:00  
Friday 10:00 - 5:00  
Saturday 9:00 - 5:00  
Sunday 12:00 - 5:00

NYSDEC Region 3 Office  
21 South Putt Corners  
New Paltz, NY 12561  
Phone: (845) 256-3154  
Hours: Monday - Friday 9:00 - 4:00

### **Who to Contact**

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

Project Related Questions

Randy Whitcher  
New York State Department of  
Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233  
Phone: (518) 402-9662  
E-mail: rjwhitch@gw.dec.state.ny.us

Site-Related Health Questions

Nathan Walz  
Project Manager  
New York State Department of Health  
Bureau of Environmental Exposure  
Investigation  
Flannigan Square 547 River Street  
Troy, NY 12180-2216  
Phone: (518) 402-7880  
E-mail: BEEI@health.state.ny.us

**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.**

**Receive Site Fact Sheets by Email**

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: [www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html) . It's *quick*, it's *free*, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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

