

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

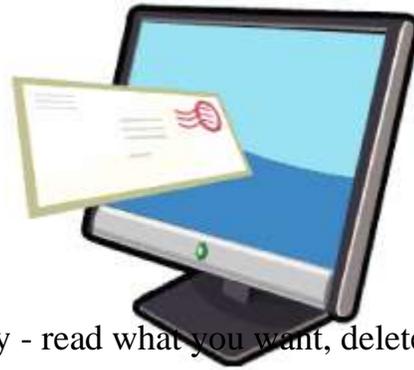
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

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

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

Get site information faster and share it easily;

Receive information about all sites in a chosen county - read what you want, delete the rest;

It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

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FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Lot 4 - Austin Ave and Prior Place
DEC Site #: C360116
Address: Prior Place and Austin Ave
Yonkers, NY 10710

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to Lot 4 - Austin Ave and Prior Place ("site") located at Prior Place and Austin Ave, Yonkers, Westchester County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment.

How to Comment

NYSDEC is accepting written comments about the proposed plan for 45 days, from November 1, 2012 through December 15, 2012. The proposed plan is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Draft Remedial Work Plan and Proposed Decision Document

The proposed remedy was developed by Austin Avenue Brownfield Redevelopment II, LLC ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). The draft cleanup plan that identifies the proposed remedy has several goals:

- 1) identify cleanup levels to be attained or the process to be used to determine these levels
- 2) explain why the proposed remedy will protect public health and the environment
- 3) provide a detailed description of the proposed remedy.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan and Proposed Decision Document are revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

Background

Location: The site is located in an urban, suburban portion of the former Austin Avenue landfill. It is located at Prior Place and Austin Avenue in the City of Yonkers, Westchester County.

Site Features: This site is approximately 7 acres in size. It is adjacent to commercial business (Stew Leonards) to the south; commercial business to the southeast (Costco, Home Depot); residential neighborhood to the west, (Prior Place); residential and vacant land to the north (Austin Avenue); and the former Austin Avenue Landfill BCP site C360066 is to the east (Lot 1) and is currently vacant.

Current zoning: The end use for the lot is retail development, consistent with the adjacent retail uses. A conceptual plan is included in the application that includes an approximately 475,000 square foot retail facility with adjacent parking area. Current zoning does not allow for retail use, however, a variance and zone change will be sought from the City of Yonkers as part of the site plan review and approval process. These planning activities have already begun and will occur concurrently with BCP investigation and remediation tasks. It is anticipated that remedial activities will be integrated as part of end use construction with building foundations and parking areas acting as cover material if accepted as part of the remedy.

Historic Use(s): The proposed site includes a portion of the former Austin Avenue Landfill that was owned and operated by the City of Yonkers until 1979. The landfill material consists of ash, glass, brick, metallic parts, tires and municipal waste. The fill material on the proposed site varies in depth from 0 feet (generally in bedrock outcrop areas) to approximately 30 feet with an average depth of approximately 15 feet. Based on the historical use of the site as a landfill, the observed fill material of the site and the data from adjacent properties, the potential for contamination from the historical uses complicates the proposed development of the site.

Site Geology and Hydrogeology: The surface of the site includes a rock pile and wooded areas with vegetated undergrowth. The ground surface has bedrock outcrops throughout the wooded area in the northern and eastern portion of the site. The rock stockpile is greater than 20 feet tall and covers 30 - 40 percent of the site. The stockpile is reportedly a result of construction of the adjacent lots to the south and consists of blasted bedrock. The site includes historic fill underlying the rock stockpile that is reportedly part of the former Austin Avenue Landfill. Based on previous limited investigation of the site and the investigation of the adjacent BCP site (Site #C360066) the historic landfill material includes incinerator ash, bulky waste, construction debris and municipal waste.

The site is characterized by land that generally slopes to the north and west with the eastern portion a local plateau. A portion of the proposed site and the parcel to the east is a

former landfill, that generally slopes to the east. If shallow groundwater flow at the site is to the east, it likely discharges to Sprain Brook immediately east of the former Austin Avenue Landfill. If shall groundwater flows to the west or north from the site, it likely discharges to the Saw Mill River. To the east is the former Austin Avenue Landfill BCP site (BCP C360066) which is currently under remedial construction with future proposed use of restricted residential and park land. To the west area residents along Prior Place and further to the west are commercial and residential properties along saw Mill River Road. The properties in the City of Yonkers are served by Public Water supply. Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C360116>

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

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Yonkers Public Library, Riverfront Branch
One Larkin Center
Yonkers, NY 10701
phone: 914-375-7940

NYSDEC Region 3 Office
Attn: Please call for an appointment
21 South Putt Corners Road
New Paltz, NY 12561
phone: 845-256-3154

Who to Contact

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

Project Related Questions

Randy Whitcher
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9669
rjwhitch@gw.dec.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:

<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.

Site Location

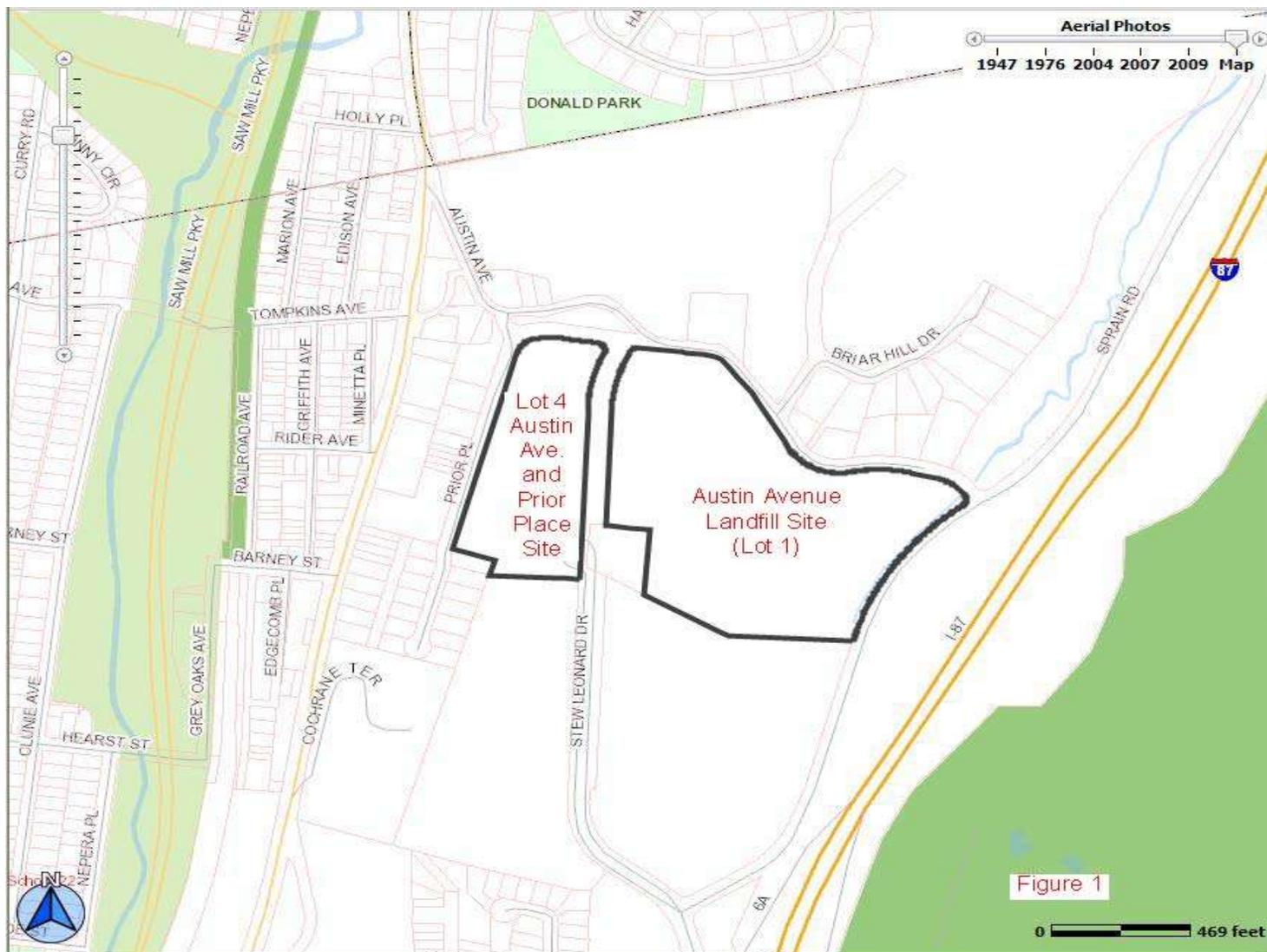


Figure 1