



<h1>FACT SHEET</h1>	<h2>Brownfield Cleanup Program</h2>
---------------------	-------------------------------------

**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

### Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Lot 4 - Austin Ave and Prior Place site ("site") located at Prior Place and Austin Ave, Yonkers, Westchester County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

The cleanup activities were performed by Austin Avenue Brownfield Redevelopment II, LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) have submitted a draft Final Engineering Report for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

#### Highlights of the Site Cleanup:

1. A cover system was installed to allow for commercial use of the site. The cover consists of a minimum of 12-inches of crushed rock placed over a demarcation layer, three feet of pre-existing large diameter rock, or 6-inches of asphalt pavement to prevent human exposure to remaining contaminated soil/fill at the site;
2. An environmental easement was placed on the property to limit future site use to commercial use and restrict groundwater use; and
3. A Site Management Plan was developed and will be implemented to manage low levels of remaining contamination, including provisions for the installation, operation, and maintenance of sub-slab depressurization systems in any future buildings constructed at the site.

#### Next Steps

When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list.

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

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

A Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

### **Background**

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

**Site Features:** This approximately 9.93 acre site is vacant.

**Current Zoning and Land Use:** The site is currently zoned for industrial use. The proposed end use for the lot is retail development, consistent with the adjacent retail uses. 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. Adjacent land use includes a commercial business (Stew Leonards) to the south; commercial businesses to the southeast (Costco, Home Depot); a residential neighborhood to the west (Prior Place); residential and vacant land to the north (Austin Avenue); and the vacant former Austin Avenue landfill to the east.

**Past Use of the Site:** The 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 western portion of the site had been used for unauthorized dumping.

**Site Geology and Hydrogeology:** The ground surface has bedrock outcrops on the western portion of the site. Depth to bedrock increases greatly along the eastern and northern portions of the site.

Groundwater is more than 25-feet below ground surface and flows away from the site primarily to the west and northwest. Properties in the City of Yonkers are served by a public water supply.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/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 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 DEC 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>

## 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: Sarah Shepard  
21 South Putt Corners Road  
New Paltz, NY 12561  
phone: 845-256-3154  
Please call for an appointment

### Who to Contact

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

#### Project Related Questions

Jamie Verrigni  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7014  
518-402-9662  
jamie.verrigni@dec.ny.gov

#### Site-Related Health Questions

Stephen Lawrence  
New York State Department of Health  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 12237  
518-402-7860  
BEEI@health.ny.gov

**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.

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



Lot 7 and Corporate Drive

9.85 Acres

Lot 4 - Austin Ave and Prior Place

Saw Mill River Parkway

Grey Oaks Ave

S County Trailway (Old Put, Putnam Row)

Barney St

Railroad Ave

Marion Ave

Edison Ave

Tompkins Ave

Minetta Pl

Griffith Ave

Rider Ave

Stew Leonard Dr

Sprain Rd

Bradhurst Dr

Briar Hill Dr

Austin Ave

9A

87