

(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.



Department of
Environmental
Conservation

Where to Find Information:

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

Yonkers Public Library

Crestwood Branch

16 Thompson Street
Yonkers, NY 10707
(914) 779-3774

Who to Contact:

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

Project-Related Questions

Michael Kilmer

Project Manager NYSDEC
Division of Environmental
Remediation
21 South Putt Corners Rd,
New Paltz, NY 12561
845-633-5463

michael.kilmer@dec.ny.gov

**Site-Related Health
Questions**

Mark Sergott, P.G.
NYSDOH
Empire State Plaza
Corning Tower
Room 1787
Albany, NY 12237
(518) 402-7860

beei@health.ny.gov

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

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

FACT SHEET

Brownfield Cleanup Program

Kimball Residences

1209-1221 Yonkers Ave
445-453 Bronx River Road
Yonkers, NY 10704

SITE No. C360141

NYSDEC REGION 3

June 2019

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to Kimball Residences ("site") located at 1209-1221 Yonkers Ave and 445-453 Bronx River Road, City of Yonkers, Westchester County. Please see the map for the site location. The cleanup activities will be performed by 1219 Yonkers Ave LLC ("applicant(s)") with oversight provided by the New York State Departments of Environmental Conservation (NYSDEC) and Health (NYSDOH). NYSDEC has determined that the Remedial Work Plan (RWP) protects public health and the environment and has approved the plan. The approved RWP and other documents related to the cleanup of this site can be found at the location(s) identified to the left under "Where to Find Information." Remedial activities are expected to begin in June 2019 and last about 9 months.

Highlights of the Upcoming Cleanup Activities: The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Excavation and off-site disposal of all site soil above bedrock. Approximately 22,400 cubic yards of soil will be removed from the site. Clean fill meeting unrestricted soil cleanup objectives (SCOs) will be brought in to replace excavated soil and established design grades.
- Two underground storage tanks (USTs) located in the sidewalk adjacent to the site will be investigated and removed as part of the remedial action;
- The intent of the remedial action will be to meet Track 1 (i.e., unrestricted) standards.
- Vapor intrusion will be evaluated as part of site development on-site. If site development does not effectively mitigate vapor intrusion, institutional controls and a Site Management Plan (SMP) will be necessary.
- The potential for off-site vapor intrusion will be evaluated by the Department.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-Site

workers and residents and includes required air monitoring as well as dust and odor suppression measures.

Next Steps: After the applicant(s) completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC and NYSDOH. The FER will describe the cleanup activities completed and certify that the cleanup requirements have been or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s). The applicant(s) would be able to redevelop the site in conjunction with 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.

NYSDEC will issue a fact sheet that describes the content of the Final Engineering Report. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Site Description: The site is located on Yonkers Avenue and Bronx River Road in the City of Yonkers, Westchester County. The site is irregularly-shaped consisting of 8 tax parcels totaling approximately 0.72 acres. The site has approximately 200 feet of frontage on the northern side of Yonkers Avenue and approximately 125 feet of frontage on the western side of Bronx River Road. The site formerly contained six buildings; all site buildings were demolished in 2016. The site is zoned BA (neighborhood commercial and apartment housing, high density). Various past uses of the site include dry cleaning, a theater, and a gasoline service station.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database

(by entering the Site ID, C360141) at:

<http://www.dec.ny.gov/cfm/xtapps/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 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>

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 at:

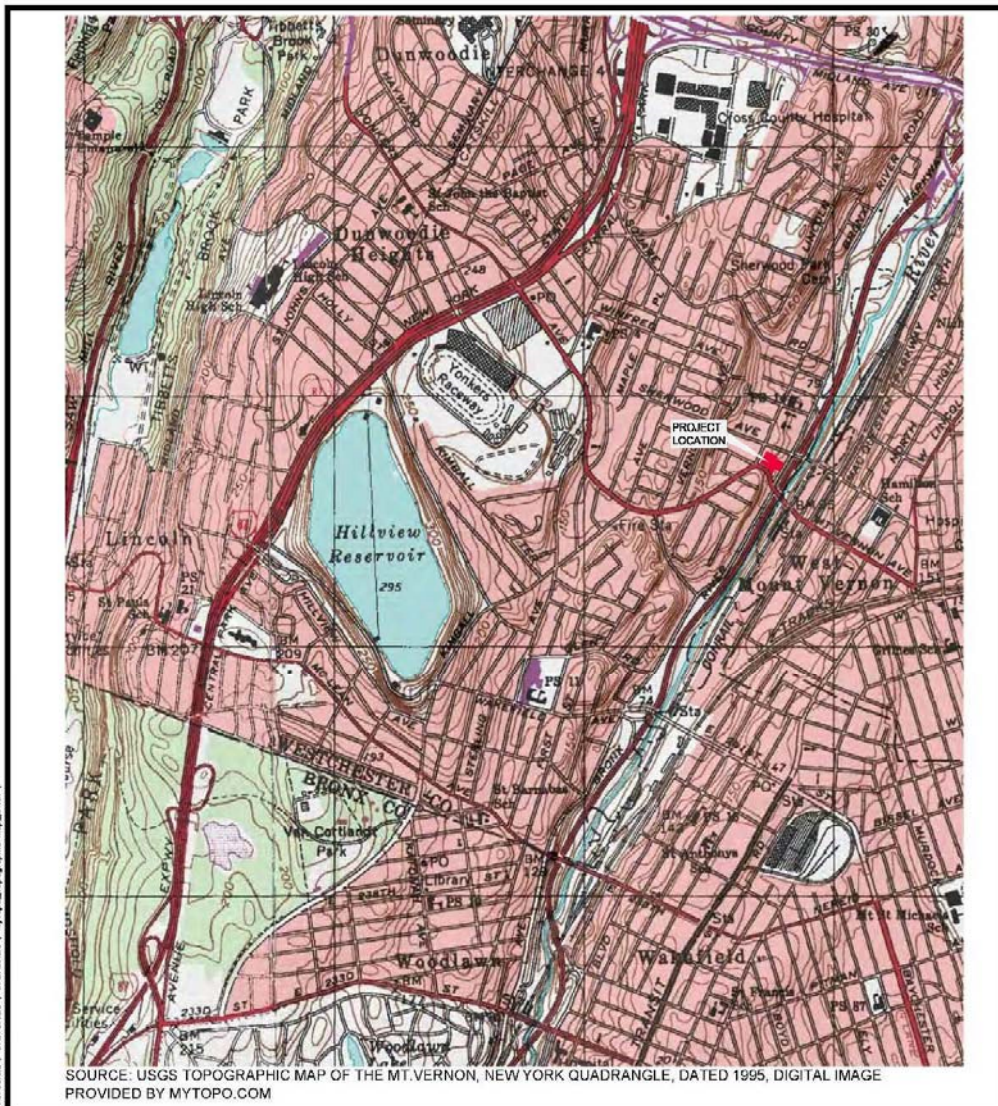
www.dec.ny.gov/chemical/61092.html

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 have already signed up and received this fact sheet electronically.

BROWNFIELD CLEANUP PROGRAM

Figure 1 – Site Location



FILE NAME: P:\060819\01\000\04\C360141\Site\Site\Drawings\01\Drawings\C360141_Site_Location_Map.dwg
 USER: ps_sokolowski
 DATE: 07/22/2016 11:02:28 AM
 LAST EDIT: 11/20/2017 - 12:32:18 PM
 LOGIN: opsokolowski@psand

PS&S

PAULUS, SOKOLOWSKI AND
SARTOR ARCHITECTURE &
ENGINEERING, P.C.

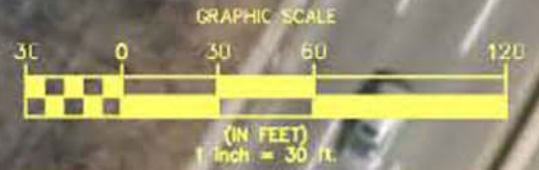
1 LARKIN PLAZA
SECOND FLOOR
YONKERS, NY 10701
PHONE: (914) 509-8600

PROJECT TITLE		
KIMBALL GARDENS, BCP SITE #C360141 REMEDIAL INVESTIGATION AND REMEDIAL ACTION WORK		
SHEET TITLE		
U.S.G.S. SITE LOCATION MAP		
PROJ. NO.: 05638-0001	DRN. BY: R.E.	SCALE: N.T.S
DATE: 02/22/2016	CK'D BY: J.B.	SHT. NO.: FIGURE 1

FILE NAME: F:\66835\004\1000A\1000A.dwg; CIVIL SITE PLAN FOR 1209, 1213, 1217, AND 1221 YONKERS AVENUE AND 445, 447, 449, AND 453 BRONX RIVER ROAD; PROJECT NO. 05638-000; DATE: 10/20/2017; DRAWN BY: CCY; CHECKED BY: JMS; SCALE: 1"=30'; SHEET NO. FIGURE 2; PROJECT: KIMBALL GARDENS BCP SITE #C360141; CITY OF YONKERS, WESTCHESTER COUNTY, NEW YORK.



- LEGEND**
- PERIMETER EXCAVATION STATION
 - SQUARE FOOTAGE GRID LINES
 - PROPERTY LINE
 - SOIL BORING LOCATIONS
 - ⊕ TEMPORARY WELL POINTS
 - ⊕ SOIL BORING LOCATIONS (REFER TO NOTE 1)
 - PROPOSED UST TEST PITS AS PART OF RA
 - PROPOSED ROCK EXCAVATION AS SHOWN ON THE "ROCK EXCAVATION SITE" SHEET NO. SK-1 PREPARED BY LAWLESS AND MANGIONE, DATED FEBRUARY 2, 2016 (REVISION 2)



REV./ISSUE	DATE	DESCRIPTION
0	10/20/2017	ISSUED FOR REVIEW
1	11/30/2017	REVISED PROJECT INFORMATION



PAULUS, SOKOLOWSKI AND SARTOR ARCHITECTURE & ENGINEERING, P.C.
PS&S
 1 LARKIN PLAZA
 SECOND FLOOR
 YONKERS, NY 10701
 (914) 509-8600

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PROJECT
 KIMBALL GARDENS
 BCP SITE #C360141
 1209, 1213, 1217, AND 1221
 YONKERS AVENUE
 AND 445, 447, 449, AND
 453 BRONX RIVER ROAD
 CITY OF YONKERS,
 WESTCHESTER COUNTY, NEW YORK

SHEET TITLE
 BCP SITE
 PLAN

PROJ. NO.: 05638-000
 DATE: 10/20/2017
 DRAWN BY: CCY
 CHECKED BY: JMS
 SCALE: 1"=30'
 SHEET NO. FIGURE 2