



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at this location:

Yonkers Public Library
Riverfront Branch
1 Larkin Center
Yonkers NY 10701
(914) 337-1500

Who to Contact

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

Project-Related Questions

John Spellman
NYSDEC
625 Broadway
Albany, NY 12233-7014
(518) 402-9662
john.spellman@dec.ny.gov

Project-Related Health Questions

Anthony Perretta
NYSDOH
Bureau of Env. Exposure Inv.
ESP 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

FACT SHEET

Brownfield Cleanup Program

Former Ludlow Street Works

150 Downing Street
Yonkers, NY 10705

SITE No. C360158

NYSDEC REGION 3

March 2020

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 Department of Environmental Conservation (NYSDEC) to investigate the Former Ludlow Street Works site ("site") located at 150 Downing Street, 58 Knowles Street and 1 Bridge Street in Yonkers, Westchester County. Please see the map for the site location.

Draft Investigation Work Plan: The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Ludlow Point Development LLC ("applicant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment: NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **March 18, 2020 through April 16, 2020**.

- Access the RIWP and other project documents online through the DECinfo Locator:
- <https://www.dec.ny.gov/data/DecDocs/C360158/>
- Documents also are available at the location identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Highlights of the Proposed Site Investigation: The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected volatile and semi-volatile organic compounds in soil and groundwater on-site.

Key components of the investigation work include:

- Installing and sampling soil borings to identify possible on-site sources of soil contamination and to determine the nature and extent of such contamination;
- Collecting soil vapor samples; and
- Installing and sampling groundwater wells to determine the nature and extent of groundwater impacts from areas of concern.

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a “Draft Remedial Work Plan” will be developed. 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 proposed cleanup plan to the public for its review and comment during a 45-day comment period.

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

Site Description: The site consists of three lots located at 150 Downing Street, 58 Knowles Street, and 1 Bridge Street. The 2.89-acre site is located in a mixed industrial and residential area and is bound to the north by Anthony O’Boyle Memorial Park, to the south by Ludlow Street, to the east by Westchester Metal Works, MZ Movers, and residential properties, and to the west by Metro North Railroad. Two-story commercial buildings occupy 58 Knowles Street and 1 Bridge Street. A manufactured gas plant operated on the Downing Street parcel between 1879 and 1936. Past uses at the Knowles Street parcel included the manufacturing of medical supplies, metal gears, shampoo and power equipment. The past use at the Bridge Street parcel included an auto repair facility.

Additional site details, including environmental and health assessment summaries, are available on

NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360158) at:

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

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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

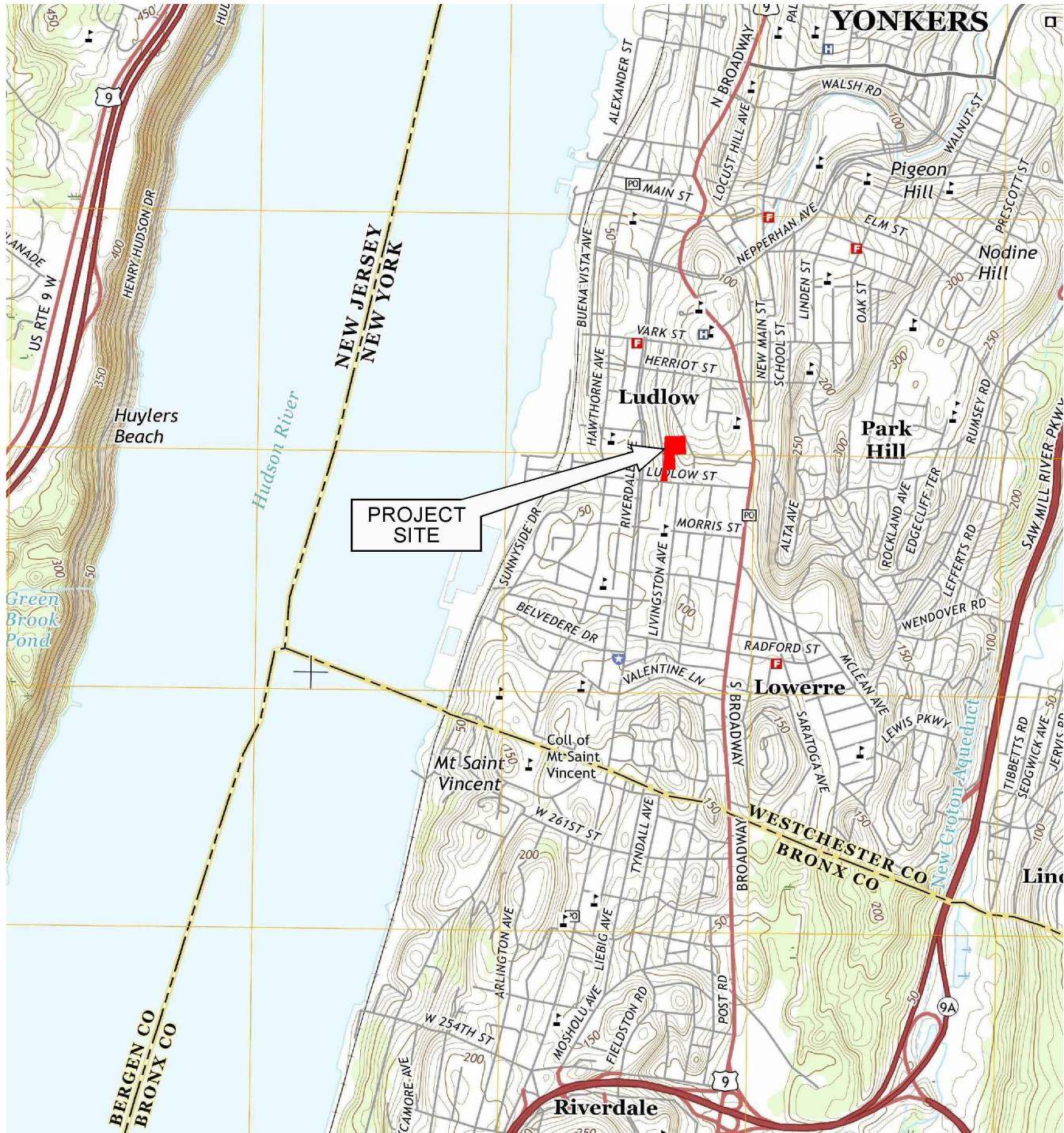
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

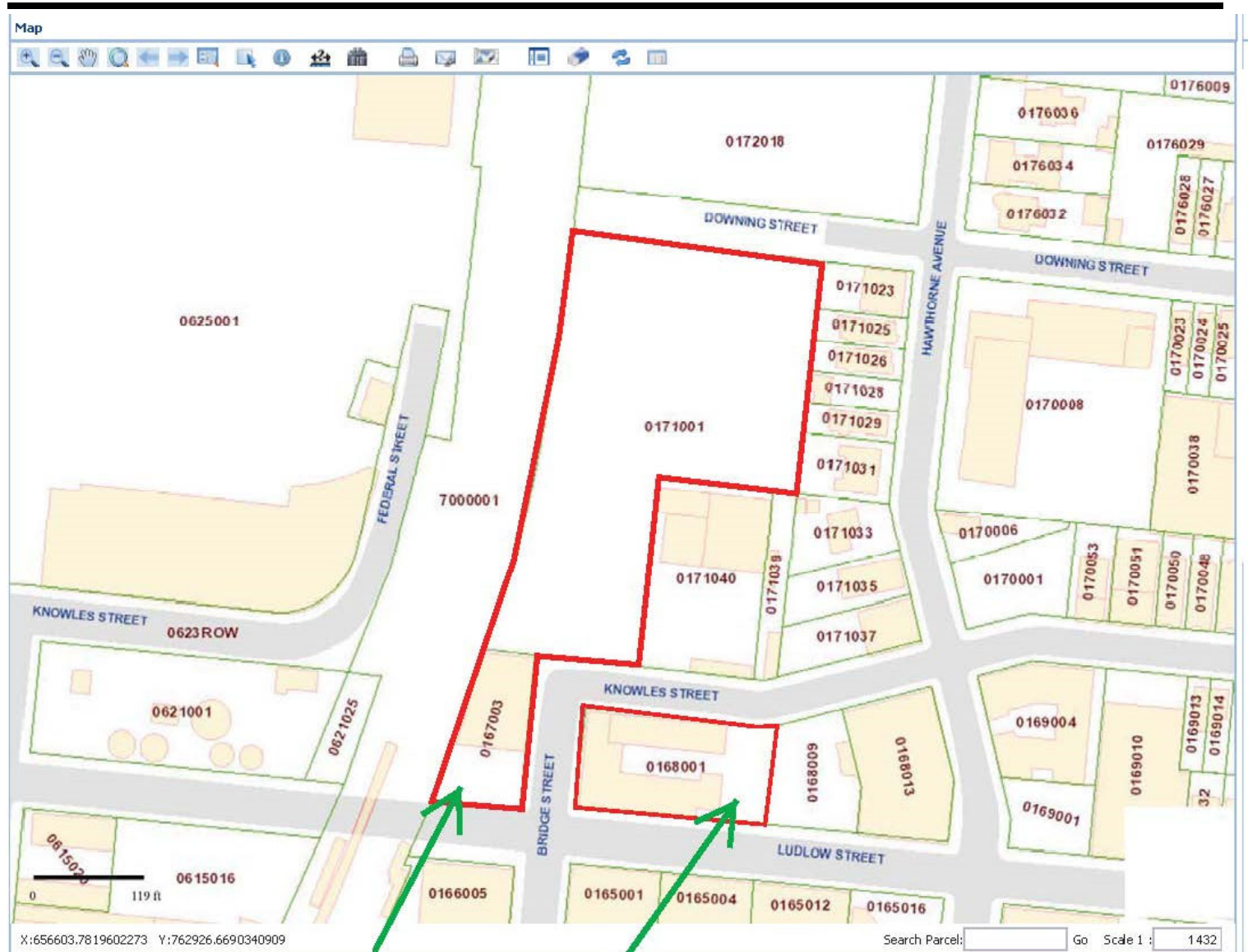
Interactive map to access DEC documents and public data about the environmental quality of specific sites: <http://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location Map



BROWNFIELD CLEANUP PROGRAM



Former Ludlow Street Works Site