



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

Former Ludlow Street Works

150 Downing Street  
Yonkers, NY 10705

**SITE No. C360158**

**NYSDEC REGION 3**

**December 2022**

## Interim Remedial Measure to Begin

### Where to Find Information

Access project documents through the DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C360158> and at these location(s):

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

### Who to Contact

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

#### Project-Related Questions

John Spellman, Project Manager  
NYSDEC  
625 Broadway  
(518) 402-9662  
[john.spellman@dec.ny.gov](mailto: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](mailto:bee@health.ny.gov)

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

[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

Action is about to begin that will address contamination related to the Former Ludlow Street Works site ("site") located at 150 Downing Street, 58 Knowles Street and 1 Bridge Street, Yonkers, Westchester County. Please see the map for the site location. The cleanup activities will be performed by Ludlow Point Development, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Interim Remedial Measures Work Plan (IRMWP) protects public health and the environment and has approved the plan.

- Access the approved IRMWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360158/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

The cleanup is being done in phases. This is the first phase and is considered an interim remedial measure (IRM). The IRM is expected to begin in December 2022 and last about 4 months. A second phase of cleanup is currently under review by the NYSDEC.

**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 IRM are:

- Excavation and off-site disposal of contaminated soil to a depth of about 26 feet below ground surface across the northeastern portion of the site. Coal tar in the subsurface in a limited portion of the IRM area will also be removed;
- Placement of a line of sheetpile to reduce the potential for migration of any coal tar remaining outside of the removal area;
- Collection and analysis of soil samples to evaluate the effectiveness of the remedy; and
- Importation of clean material that meets the established soil cleanup objectives for use as backfill.

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.

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**Next Steps:** Satisfactory completion of the IRM will allow that portion of the site where the cleanup occurred to be redeveloped. After the applicant completes all cleanup activities, it will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that the 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. The applicant would be able to redevelop the site, in association with receiving a Certificate of Completion. In addition, the applicant 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, environmental easements) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the Certificate of Completion.

**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 in a mixed industrial and residential area and is bound to the north by a park, to the south by Ludlow Street, to the east by residential properties and to the west by a commuter railroad. 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.

The primary contaminants of concern are volatile organic compounds and semi-volatile organic compounds in soil and groundwater, primarily in the area of the former manufactured gas plant operations.

A goal of the IRM is to attain an unrestricted use cleanup standard of that portion of the site. A multi-story apartment building is planned.

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:

<https://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:

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

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*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.*

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

[www.dec.ny.gov/chemical/61092.html](https://www.dec.ny.gov/chemical/61092.html)

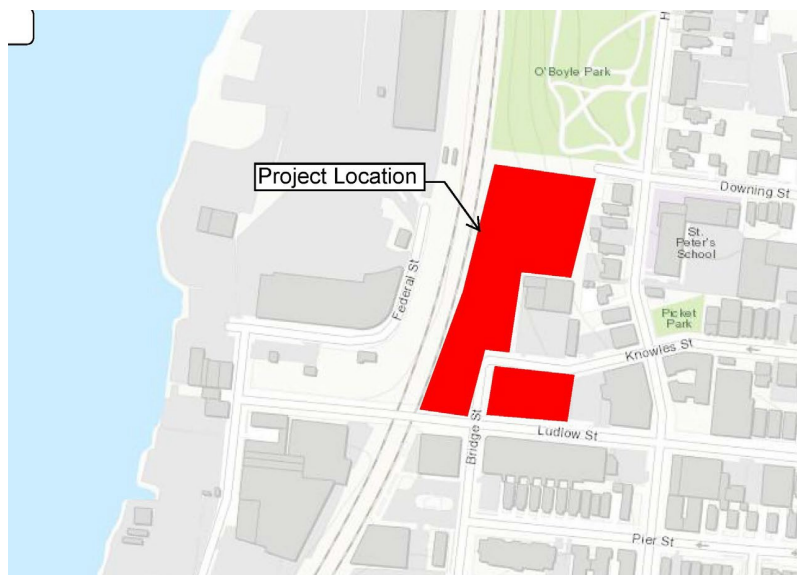
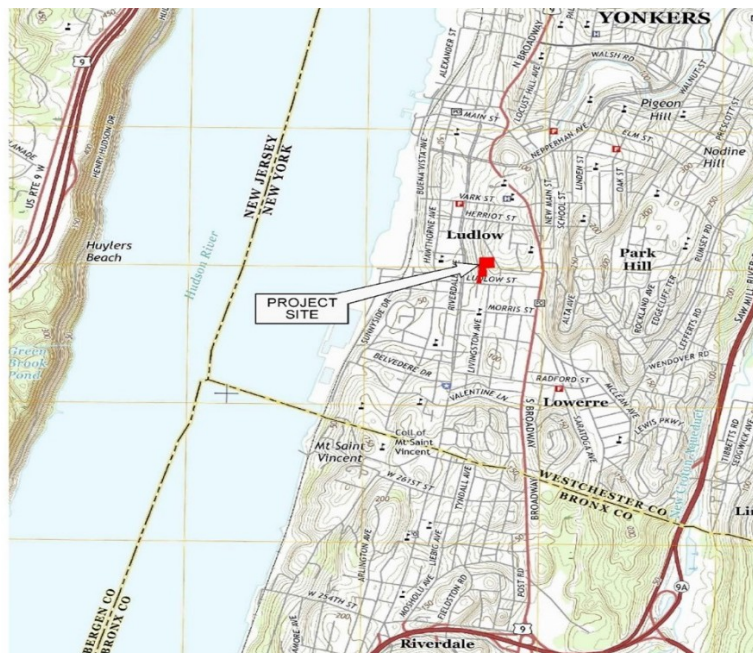
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## DECinfo Locator

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

# BROWNFIELD CLEANUP PROGRAM

## Site Location





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<b>Języki Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

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