



Department of  
Environmental  
Conservation

## 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  
(914) 337-1500

## Who to Contact

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

### Project-Related Questions

John Spellman, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233  
[john.spellman@dec.ny.gov](mailto:john.spellman@dec.ny.gov)

### Project-Related Health Questions

Anthony Perretta  
NYSDOH  
Bureau of Env. Exposure Investigation  
ESP Corning Tower, Room I787  
Albany NY 12237  
(518) 402-7860  
[beci@health.ny.gov](mailto:beci@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)

The proposed remedy was developed by Ludlow Point Development, LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield

# FACT SHEET

Brownfield Cleanup Program

Former Ludlow Street Works  
150 Downing Street  
Yonkers, NY 10705

March 2023

**SITE No. C360158**  
**NYSDEC REGION 3**

## 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), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Former Ludlow Street Works site ("site") located at 150 Downing Street, 58 Knowles Street, 55 Knowles Street and 1 Bridge Street, Yonkers, Westchester County. Please see the map for the site location.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **March 23 through May 11, 2023.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360158/>.
- Documents also are available at the location(s) 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.

**Draft Remedial Work Plan:** The proposed restricted residential use remedy, which will include an area allowing unrestricted use, consists of:

- Excavation and off-site disposal of contaminated soil to an approximate depth of 26 feet below ground surface (bgs) across the northeastern portion of the site. Excavation and removal of coal tar-impacted soil to an approximate depth of 40 feet bgs in the northern portion of the site;
- Solidification of approximately 5,700 cubic yards of subsurface soil containing coal tar to a depth of 38 feet bgs which will slow groundwater flow and inhibit the migration of contaminants;
- Collection and analysis of soil samples to evaluate the effectiveness of the remedy;
- Placement of a soil cover to address contamination remaining above restricted residential use soil cleanup objectives;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill; and,
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.

Cleanup Program. A "Remedial Investigation Report" which describes the results of the site investigation is also available for review at the locations under Where To Find Information.

# BROWNFIELD CLEANUP PROGRAM

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant 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.

**Site Description:** The site consists of four lots located at 150 Downing Street, 58 Knowles Street, 55 Knowles Street and 1 Bridge Street. The 3.46-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 include the manufacturing of medical supplies, metal gears, shampoo and power equipment. The Bridge Street parcel was previously used as an auto repair facility. The site is being redeveloped for two approximately 36,000 square-foot multi-unit residential buildings and an associated parking garage. The site is anticipated to achieve an unrestricted use cleanup for the North Building Footprint (see page 3) and a restricted-residential use for the remaining area.

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/cfmx/extapps/dereexternal/index.cfm?pageid=3>

**Summary of the Investigation:** The primary contaminants of concern are volatile organic compounds and semivolatile organic compounds in soil and groundwater, primarily in the area of the former manufactured gas plant operations.

**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:

<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)

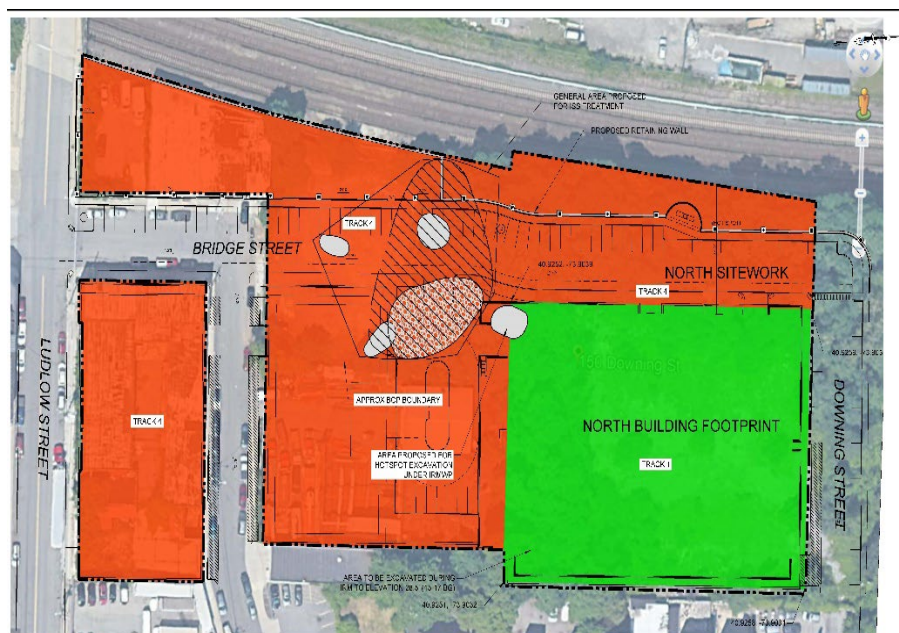
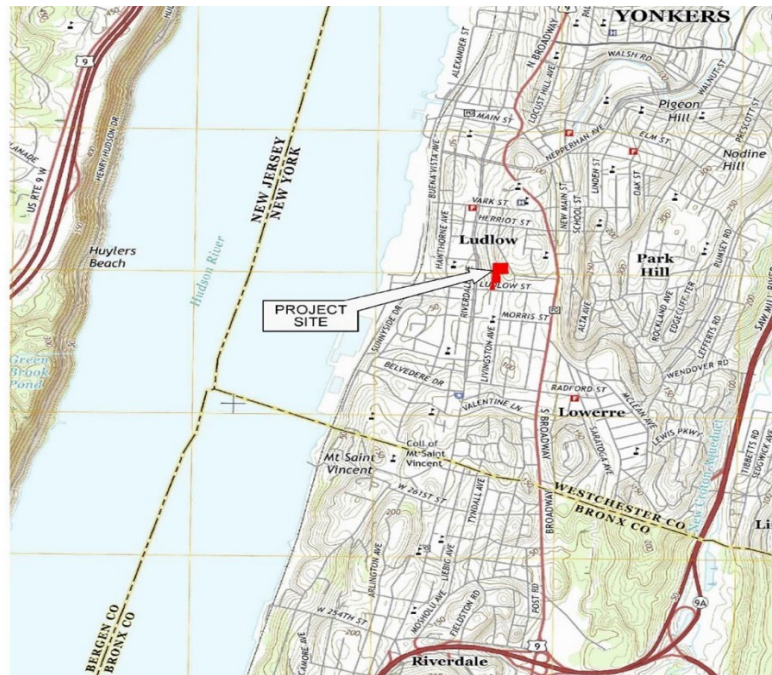
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## 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



LEGEND:  
Area Proposed For Track 1 Cleanup  
Area Proposed For Track 4 Cleanup



## Translation Available. Don't see your language? Ask!

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<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
<b>বাঙালি Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
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<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<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.

**Contact: John Spellman, 518-402-9686, [john.spellman@dec.ny.gov](mailto:john.spellman@dec.ny.gov)**