

From: [New York State Department of Environmental Conservation](#)
To: [Spellman, John \(DEC\)](#)
Subject: Former Ludlow Street Works Site (Yonkers) - Expedited Cleanup of Site Contamination to Begin
Date: Wednesday, November 8, 2023 1:33:17 PM

[New York State Department of Environmental Conservation](#)



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DEC Announces Expedited Cleanup of Contamination Will Begin at Brownfield Site on Downing St., Yonkers

This link opens a fact sheet about an upcoming expedited cleanup of contamination related to the **Former Ludlow Street Works site #C360158 (Yonkers, Westchester County)**, within New York's Brownfield Cleanup Program:

<https://www.dec.ny.gov/data/der/factsheet/c360158irmbegins.pdf>

Field work for this expedited action, known as an "Interim Remedial Measure", is anticipated to start in November 2023.

The fact sheet is in PDF format. You can save, open, and read the fact sheet by using Adobe Acrobat Reader. If you do not have Adobe Acrobat Reader, you can go to the following web page on the DEC web site to download the program: <https://www.dec.ny.gov/about/590.html>

Please do not respond to this email. Replies go to an untended mailbox. If you have questions about the contaminated site identified above, please use the contact information provided in the fact sheet.

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Basil Seggos, Commissioner

This email was sent to john.spellman@dec.ny.gov using GovDelivery Communications Cloud on behalf of: New York State Department of Environmental Conservation · 625 Broadway · Albany, NY 12233 · (518) 402-8013



**Department of
Environmental
Conservation**

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://www.dec.ny.gov/data/DecDocs/C360158>

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
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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
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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, New York**

November 2023

**SITE No. C360158
NYSDEC REGION 3**

Interim Remedial Measure to Begin

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is announcing an expedited cleanup of contamination at the Former Ludlow Street Works site ("site") located at 150 Downing Street, Yonkers, Westchester County. Please see the map for the site location. The expedited cleanup activities are expected to be underway in November 2023 and last about 6 months. The activities will be performed by Ludlow Point Development, LLC ("applicant") with oversight provided by NYSDEC.

- Access the IRM Work Plan 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."

Interim Remedial Measure Work Plan: An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The IRM work plan describes proposed cleanup activities that include:

- Solidification of approximately 18,000 cubic yards of subsurface soil containing coal tar to a depth of 48 feet below the present grade. The contaminated soil will be mixed in place with cement using an excavator attachment or auger. The result is a low permeability soil that slows groundwater flow and inhibits migration of contaminants;
- Collection and analysis of solidified samples to evaluate the effectiveness of the remedy;
- Placement of an interim cover prior to site development. The cover will be maintained, and groundwater will be monitored in accordance with an Interim Site Management Plan; and,
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.

BROWNFIELD CLEANUP PROGRAM

Site Description: The site consists of four lots located at 150 Downing Street, 55 and 58 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 apartment buildings, and to the west by a commuter railroad. The site includes an active metal works. A manufactured gas plant operated on the Downing Street parcel between 1879 and 1936. Other past uses at the site included an auto repair facility and the manufacturing of medical supplies, metal gears, shampoo and power equipment.

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/derexternal/index.cfm?pageid=3>

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

Next Steps: NYSDEC will approve the IRM work plan in consultation with the New York State Department of Health. The approved work plan will be made available to the public (see "Where to Find Information" on the front page).

When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that documents the activities that were performed.

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

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>

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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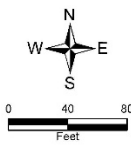
Sign up to receive site updates by email:
www.dec.ny.gov/chemical/61092.html

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: <https://www.dec.ny.gov/pubs/109457.html>

Site Location



Appendix C
Site Map

Former Ludlow Street Works
150 Downing, 55 & 58 Knowles, and 1 Bridge Streets
Yonkers, Westchester County
Site No.C360158





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Contact: John Spellman, (518) 402-9686, jspellman@dec.ny.gov