

EXPLANATION OF SIGNIFICANT DIFFERENCE FORMER EXCELSIOR BAG SITE



Department of
Environmental
Conservation

Yonkers / Westchester County / Site No. C360190 / July 2026

Prepared by the New York State Department of Environmental Conservation
Division of Environmental Remediation

1.0 INTRODUCTION

The purpose of this notice is to describe the progress of the cleanup at the Former Excelsior Bag Site, located at 159 Alexander St (also referred to as 25, 35, and 45 Riverside Drive), Yonkers, Westchester County, and to inform you about a change in the Site remedy. On August 15, 2023, the New York State Department of Environmental Conservation (DEC) issued a Decision Document (DD) which selected a remedy to clean up the Site. The selected Track 4 Restricted Residential remedy presented in the DD consisted, in part, of the following:

- Excavation of Site soils to a depth of four to six feet below grade in the portion of the Site to facilitate in-situ (i.e. in-place) solidification (ISS) treatment;
- ISS of an approximately 36,700 square-foot area located in the southern and central portion of the Site to immobilize non-aqueous phase liquid;
- Installation of a Site cover system; and,
- Installation and operation of a network of coal tar recovery wells.

ISS was successfully completed in a significant portion of the ISS treatment area during remedial efforts conducted in 2024; however, due to unforeseen equipment refusal issues resulting from extensive subsurface obstructions encountered during remedial activities, it became necessary to evaluate adjustments to the remedial plan to achieve the remedial action objectives (RAOs) established in the August 2023 DD. These adjustments to the remedial approach emphasize containment, monitoring, and recovery in lieu of ISS.

This Explanation of Significant Difference (ESD) will become part of the Administrative Record for this Site. The information here is a summary of what can be found in greater detail in documents that are available through DECInfo Locator (<https://extapps.dec.ny.gov/data/DecDocs/C360190>) and have been placed in the following repositories:

Yonkers Public Library
One Larkin Center
Yonkers, NY 10701
(914) 375-7940

Although this is not a request for comments, interested persons are invited to contact DEC's Project Manager for this Site to obtain more information or have questions answered.

2.0 SITE DESCRIPTION AND ORIGINAL REMEDY

2.1 Site History, Contamination, and Selected Remedy

Site Description: The 5.4-acre Site is located along the Hudson River waterfront in the City of Yonkers. The property is bounded to the north by the BICC Cables Site (New York State Brownfield Cleanup Program, BCP Site No. C360051), to the east by Alexander Avenue which borders a Metropolitan Transit Authority (MTA) bus depot, to the south by the Polychrome R&D Lab Site (BCP Site No. C360099), and to the west by the Hudson River. In addition, the CE - Woodworth Ave. Manufactured Gas Plant (MGP) Yonkers Site (Site No. 360164) borders the Site to the southeast. Historically, the Site has been used as a coal, lumber, and castor oil storage, a boat building company, and a bag manufacturing company.

Summary of the Investigation: The primary contaminants of concern are dense non-aqueous phase liquid (DNAPL), volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals in soil and groundwater.

Elements of the Selected Remedy:

- A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program;
- Excavation of approximately 7,425 cubic yards of soil to a depth of four to six feet below grade (ft bgs) in the portion of the Site subject to ISS treatment;
- ISS will be implemented in an approximately 36,700 square-foot area, to depths of 5 ft bgs to 44 ft bgs, where non-aqueous phase liquid is present in the southern and central portion of the Site;
- A Site cover will be required in areas where the upper two feet of exposed surface soil will exceed the Restricted Residential soil cleanup objectives (SCOs), to allow for future restricted residential use of the Site;
- Installation and operation of coal tar recovery wells in the southeastern portion of the Site to remove potentially mobile coal tar from the subsurface, and the western portion of the Site to monitor the ISS effectiveness; and,
- Imposition of an institutional control in the form of an environmental easement for the property which will control the Site usage, restrict groundwater use, and require compliance with a Site Management Plan (SMP).

3.0 CURRENT STATUS

As of April 2026, several coal tar recovery wells have been installed on the Site, and ISS has been completed for approximately one-third of the original ISS target area. DEC has received a draft Remedial Action Work Plan (RAWP) addendum that details the proposed changes discussed here and is reviewing the document in consultation with the NYS Department of Health (DOH).

Figure 1 details existing conditions at the Site with previously completed and successful remedial elements shown.

4.0 DESCRIPTION OF SIGNIFICANT DIFFERENCE

4.1 New Information

During implementation of the ISS remedy in 2024, significant areas of the ISS treatment area experienced unforeseen equipment refusal issues resulting from extensive subsurface obstructions encountered during remedial activities. These obstructions consisted of buried concrete, boulders, scrap metal, and other urban fill that compose the manmade land along the current Hudson River shoreline. Efforts to pre-clear these obstructions proved ineffective. As multiple ISS columns failed to achieve design depths, and the project itself experienced significant time delays in dealing with these obstructions, it became necessary to evaluate adjustments to the remedial plan to achieve the RAOs established in the August 2023 DD. In January 2025, a DNAPL Pilot Study Workplan was implemented to evaluate whether recoverable DNAPL is present, to identify the most effective areas and methods for long-term DNAPL monitoring and recovery, and to support the design of a full-scale containment and recovery remedial approach. Those results were memorialized in a January 2026 DNAPL Pilot Study Report and are the basis of a May 2026 RAWP Addendum that this ESD is based upon.

With the March 2026 RAWP Addendum and this ESD, the intent of the remedy shifts from solidification to containment/recovery using the same remedial elements as the August 2023 DD. However, more emphasis is placed upon the recovery wells to actively remove DNAPL from the Site rather than immobilizing it. The containment wall is primarily composed of existing ISS columns but will be supplemented by secant piles and/or a slurry wall to ensure a contiguous barrier along the southern and western edge of the DNAPL footprint thereby preventing off-Site contaminant migration. In addition, two small portions of the original ISS footprint lay outside the containment wall. These two areas were conservatively included in the ISS because of the presence of NAPL. However, results

of the DNAPL pilot study indicated that the existing NAPL did not appear mobile/recoverable as established in the timeframe of the DNAPL pilot study. These two areas will continue to be monitored and gauged for DNAPL accumulation following remedy completion and, if necessary, added to DNAPL recovery efforts.

All general procedures and requirements of the remedial action program, including governing documents, general remedial construction information, Site preparation procedures, soil/material management procedures, engineering/institutional controls, and reporting, will continue to be implemented in accordance with the DEC-approved RAWP.

Figure 2 details the full proposed revised remedy with previously completed remedial elements shown.

4.2 Comparison of Changes with Original Remedy

The change from the original remedy presented in the DD applies to the excavation, ISS, and coal tar recovery well remedial elements.

From this point forward, the following will be occurring at the Site:

- Excavation of Site soils to a depth of four to six feet below grade in the portion of the Site subject to the in-situ solidification (ISS) treatment. A total of approximately 1,200 cubic yards of soil will be excavated to facilitate ISS implementation;
- In-situ solidification (ISS), which has already been successfully implemented in the central portion of the Site, will be completed along the western boundary of the DNAPL footprint as shown in Figure 2. In total, an approximately 13,300 square-foot area will be subject to ISS efforts. If subgrade obstructions prevent the successful usage of excavators or augers, alternative methods such as secant piles or slurry walls will be considered to ensure full encapsulation;
- Installation and operation of coal tar recovery wells in the southern and central portion of the Site to remove mobile coal tar from the subsurface, and the western portion of the Site to monitor ISS containment wall effectiveness. Approximately nineteen wells will be installed, monitored, and gauged for coal tar recovery;
- A Site cover will be required in areas where the upper two feet of exposed surface soil will exceed the Restricted Residential Soil Cleanup Objectives (SCOs) to allow for future restricted residential use of the Site; and,
- Imposition of an institutional control in the form of an environmental easement for the property which will control the Site usage, restrict groundwater usage, and require compliance with a Site Management Plan (SMP).

This revised remedy described in this ESD remains protective of human health and the environment and complies with New York State Standards, Criteria and guidance. The revised remedy contains the primary remedial elements of the August 2023 DD, albeit with more importance placed on the recovery wells. The containment wall prevents DNAPL from migrating off-Site, and existing mobile DNAPL will be actively monitored, gauged, and removed from the Site until such a time that DEC deems it no longer necessary. All other aspects of soil cover and IC/EC remedial elements, and the process for implementing the remedial program, remain unchanged. The cost of this revised remedial plan is \$19.8 million and is an increase of approximately \$6 million from its original estimate.

5.0 SCHEDULE AND MORE INFORMATION

Final approval of this ESD will coincide with final approval of the RAWP Addendum. It is anticipated that installation of the revised remedy will begin summer 2026 and a Certificate of Completion will be issued in 2027.

If you have questions or need additional information you may contact any of the following:

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Albany, NY 12233
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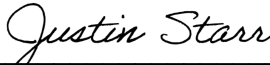
Angela Martin
DOH, Bureau of Environmental Exposure and Investigation
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7860
beei@health.ny.gov

DECLARATION

The selected remedy is protective of public health and the environment, complies with State and Federal requirements that are legally applicable or relevant and appropriate to the remedial action to the extent practicable, and is cost effective. This remedy utilizes permanent solutions and alternative treatment or resource recovery technologies, to the maximum extent practicable, and satisfies the preference for remedies that reduce toxicity, mobility, or volume as a principal element.

7-20-2026

Date

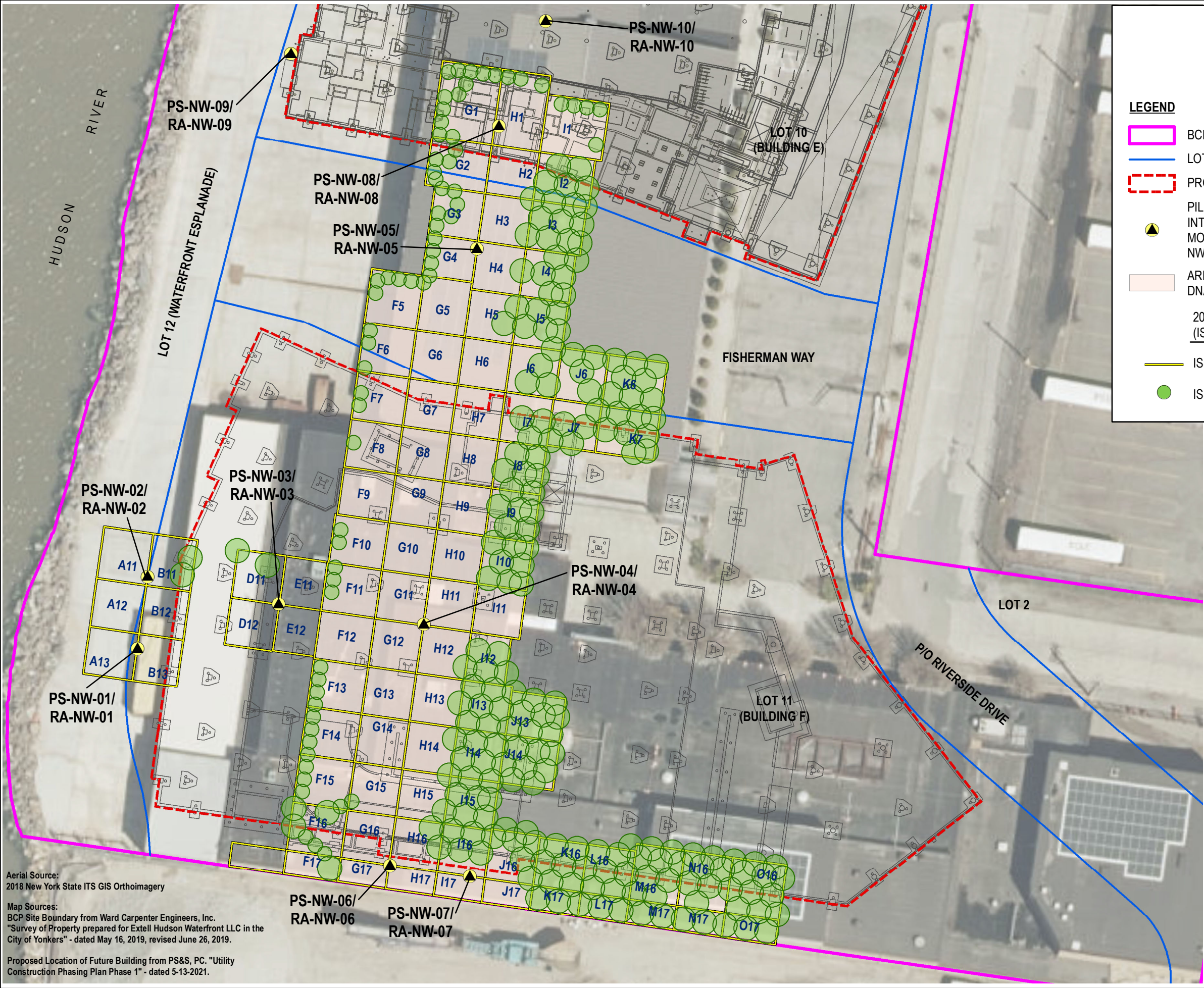

Justin Starr, Project Manager
Remedial Bureau C

7-20-2026

Date


Sarah Saucier, Director
Remedial Bureau C

© 2026 AKRF, Q:\Projects\200131 - EXTELL FORMER EXCELSIOR BAG Technical\GIS and Graphics\Hazard\RAWP Implementation\200131 Fig 1 - Pilot Study Results.mxd 12/2026 1:20:28 PM nveilleux



Aerial Source:
2018 New York State ITS GIS Orthoimagery

Map Sources:
BCP Site Boundary from Ward Carpenter Engineers, Inc.
"Survey of Property prepared for Extell Hudson Waterfront LLC in the City of Yonkers" - dated May 16, 2019, revised June 26, 2019.

Proposed Location of Future Building from PS&S, PC. "Utility Construction Phasing Plan Phase 1" - dated 5-13-2021.

- LEGEND**
- BCP SITE BOUNDARY
 - LOT LINES
 - PROPOSED LOCATION OF FUTURE BUILDING
 - PILOT STUDY / FUTURE REMEDIAL ACTION INTERMEDIATE DNAPL MONITORING/RECOVERY WELL LOCATION (PS-NW-XX/RA-NW-XX)
 - AREA WITH DOCUMENTED RECOVERABLE DNAPL
 - 2024 RAWP IMPLEMENTATION (ISS TREATMENT RESULTS)
 - ISS GRID
 - ISS TREATMENT COLUMN (COMPLETED)

NOTES:

DNAPL: DENSE NON-AQUEOUS PHASE LIQUID
SIR #2: SUPPLEMENTARY INVESTIGATION REPORT #2 (DECEMBER 2022)
RAWP: REMEDIAL ACTION WORK PLAN (AUGUST 2023)
ISS: IN-SITU SOLIDIFICATION
PS: PILOT STUDY
RA: REMEDIAL ACTION
NW: NAPL MONITORING/RECOVERY WELL
BCP: BROWNFIELD CLEANUP PROGRAM



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440 Park Avenue South, New York, NY 10016

FORMER EXCELSIOR BAG
Yonkers, New York

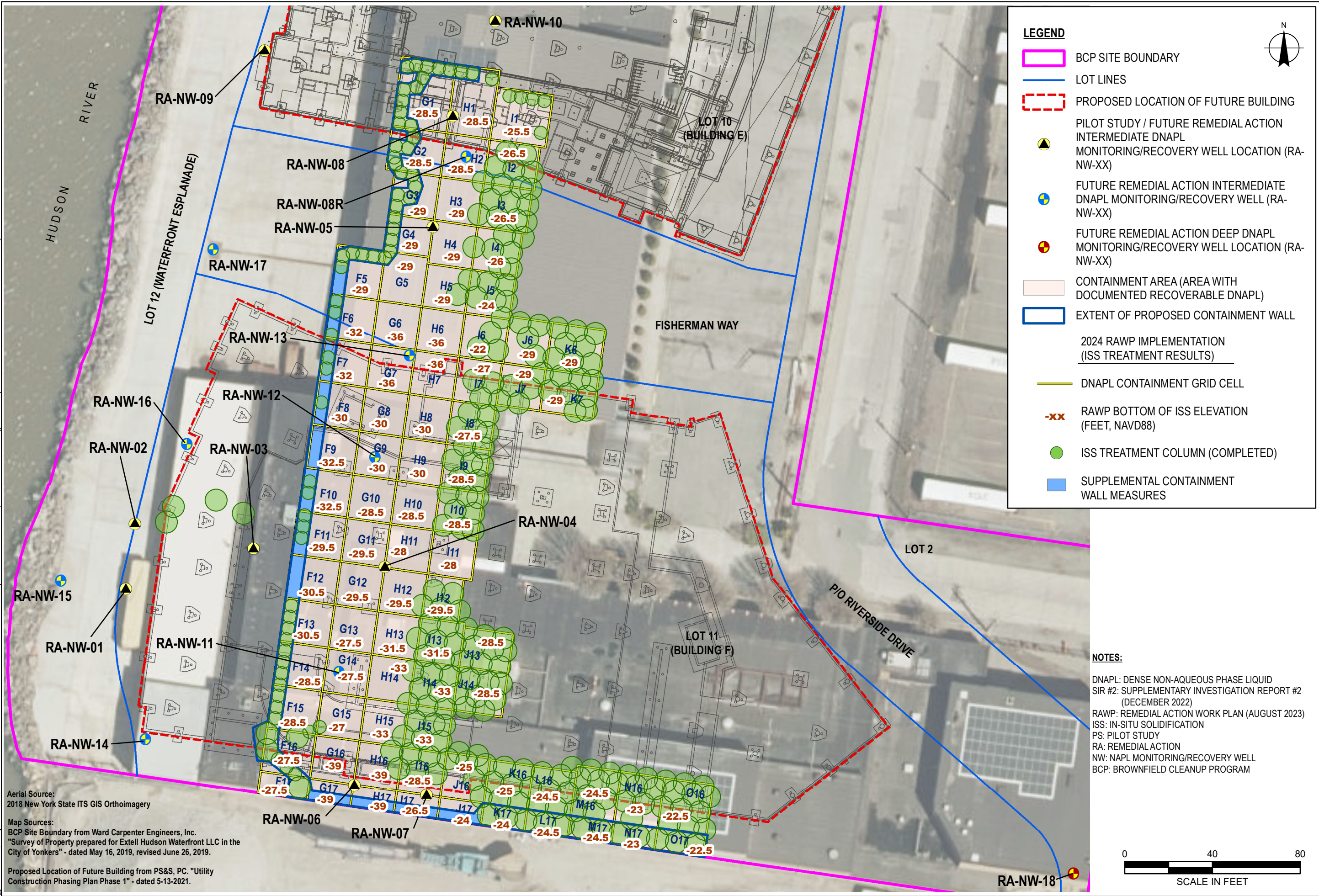
DNAPL MONITORING/RECOVERY PILOT STUDY RESULTS

DATE
2/12/2026

PROJECT NO.
200131

FIGURE
1

© 2026 AKRF Q:\Projects\200131 - EXTELL FORMER EXCELSIOR BAG Technical\GIS and Graphics\Hazard\RAWP Implementation\200131 Fig 2 - Conceptual Full-Scale Containment Wall and Recovery Well Network.mxd 2/12/2026 1:44:42 PM mveilleux



FORMER EXCELSIOR BAG

Yonkers, New York

CONCEPTUAL FULL-SCALE CONTAINMENT WALL
AND RECOVERY WELL NETWORK

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DATE

2/12/2026

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FIGURE

2