

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

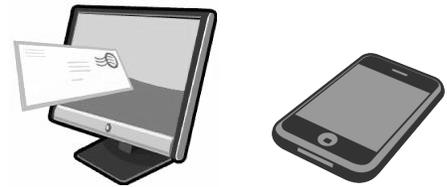
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

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

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Former Excelsior Bag
25, 35, 45 Riverside Dr.
Yonkers, NY 10701

November 2021

SITE No. C360190
NYSDEC REGION 3

Where to Find Information

Access project documents through the
DECinfo Locator

[https://www.dec.ny.gov/data/DecDocs/
C360190/](https://www.dec.ny.gov/data/DecDocs/C360190/)

and at these location(s):

Yonkers Public Library

One Larkin Center
Yonkers, NY 10701
Phone: (914) 375-7966

Who to Contact

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

Project-Related Questions

Justin Starr, Project Manager
Division of Environmental Remediation,
Remedial Bureau C
New York State Department of
Environmental Conservation
625 Broadway, Albany, NY
(518) 402-9662
justin.starr@dec.ny.gov

Project-Related Health Questions

Eamonn O'Neil, Public Health Specialist
Bureau of Environmental Exposure
Investigation
New York State Department of Health
Empire State Plaza - Corning Tower Room
#1787
Albany, NY 12237
(518) 402-7860
beci@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for the Former Excelsior Bag site ("site") located at 25, 35 and 45 Riverside Drive, Yonkers, Westchester County. Please see the figure 1 for the site location and figure 2 for the site map.

Remedial Investigation Report: The Remedial Investigation Report (RIR) describes the results of the site investigation and recommends development of a remedy to address the contamination that was found. The RIR was submitted by Extell Hudson Waterfront, LLC ("applicant(s)").

- Access the RIR and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360190/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH), has determined that the site poses a significant threat to the environment. This decision is based on the site's proximity to the Hudson River, which is located downgradient and to the west of the site.

Highlights of the Remedial Investigation Report: Dense non-aqueous phase liquids (DNAPL) impacts were encountered in the south-central portion of the site at depths ranging from 20 to 35 feet below ground surface. Trace amounts of DNAPL were also encountered in the southeastern portion of the site at a depth of approximately 100 feet. This DNAPL is likely coal tar, which is a dense, oily liquid that is composed of volatile organic compounds (VOCs); semi-VOCs, namely polycyclic aromatic hydrocarbons (PAHs); and is a by-product of manufactured gas plants (MGP). The coal tar impacts are likely attributable to historic releases associated with the neighboring CE - Woodworth Avenue MGP Yonkers site (Site ID No. 360164). In addition, VOCs, semi-VOCs, and metals were found in subsurface soils at concentrations above use-specific soil cleanup objectives that are likely the result of past site uses and historic fill, which is present throughout the site. Groundwater was found to contain SVOCs, metals, and per-and poly fluoroalkyl substances (PFAS) above their respective standards and guidance values, however, concentrations are likely related to background conditions and are not attributed to an on-site release or source area. Petroleum-related VOCs and low-levels of chlorinated VOCs were also detected in soil vapor that suggests a combination of both on-site/off-site sources affecting on-site soil vapor.

BROWNFIELD CLEANUP PROGRAM

Next Steps: NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see “Where to Find Information” at left). The applicant(s) may then develop a cleanup plan, called a "Remedial Work Plan." This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. NYSDEC will present the draft 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 is located at 25, 35, and 45 Riverside Drive and is identified as Section 2, Block 2620, Lot 2, portion of Lot 9, Lots 10, 11, and 12 on the City of Yonkers Tax map. The site consists of an approximately 243,952-square foot vacant property with concrete/asphalt paved surfaces, a landscaped area (to the north), and revetment stone (along the western boundary adjacent to the Hudson River).

As of 1898, most of the site footprint was identified as land under water within the Hudson River except for a vacant upland area present in the southeast corner. From 1917 through 1978 the site was raised above the Hudson River elevation and used for various industrial uses, including a lumber yard, a railroad freight yard, machine shops, castor oil storage, boat yards, and manufacturing warehousing. Between 1992 and 2014, the on-site structures were used for industrial manufacturing by Excelsior Transparent Bag Manufacturing Corporation. From 2014 to 2020, the structures were used intermittently as a film studio. All previously existing above grade structures at the site were demolished in February through March 2021 in order to conduct the remedial investigation. Site re-development plans involve construction of new residential buildings, waterfront esplanade, and surrounding roadway access.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360190) 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>

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

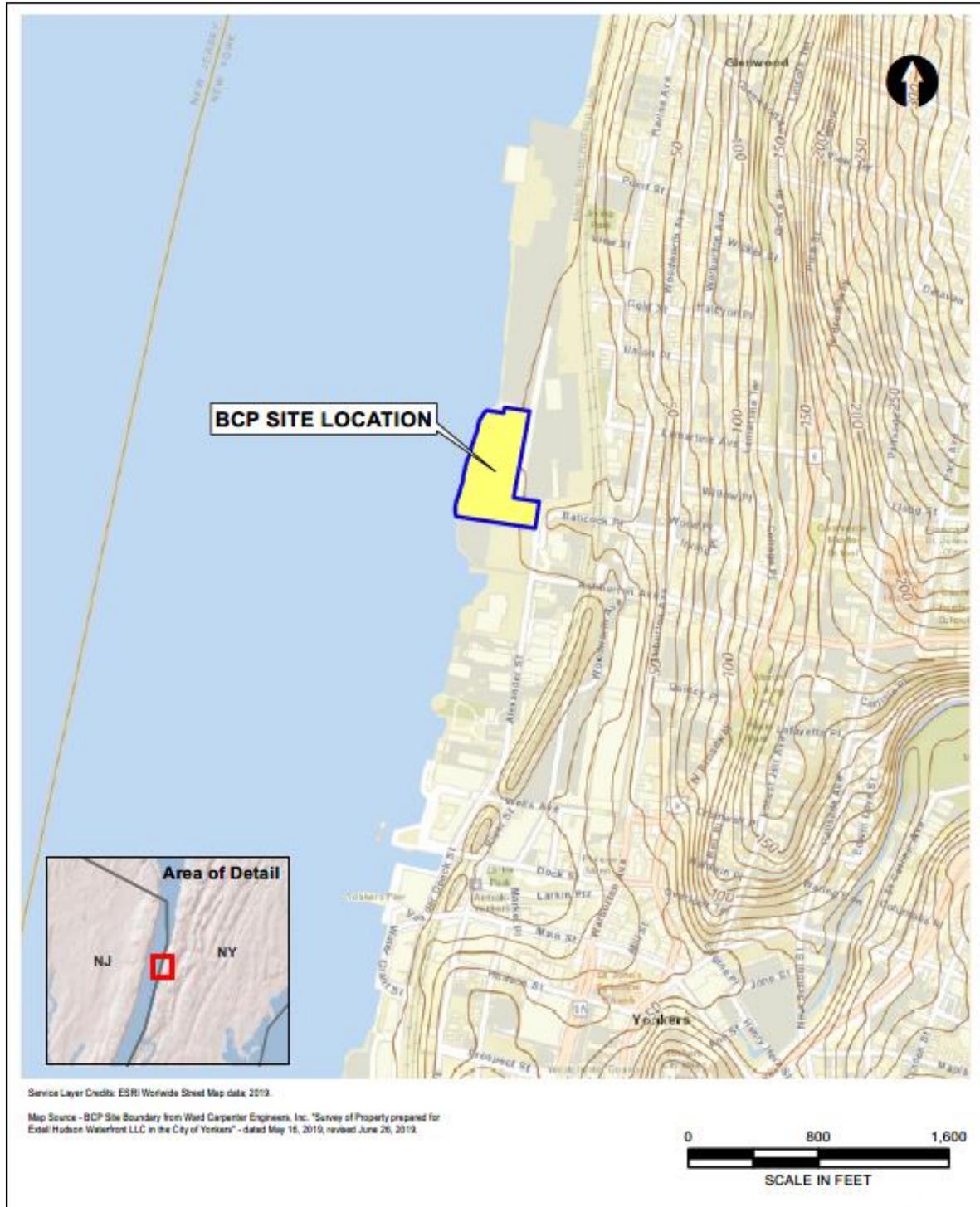
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

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

BROWNFIELD CLEANUP PROGRAM

Figure 1 - Site Location



BROWNFIELD CLEANUP PROGRAM

Figure 2 - Site Map

