

(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
159 Alexander St
Yonkers, NY 10701

SITE No. C360190

NYSDEC REGION 3

April 2023

Where to Find Information

Access project documents through the DECinfo Locator
<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) 402-7877
beci@health.ny.gov

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

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 Excelsior Bag site ("site") located at 159 Alexander St, Yonkers, Westchester County. Please see the map for the site location.

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 public health or the environment. This decision is based on the potential environmental threat of coal tar contamination migration to the Hudson River, which is located downgradient and to the west of the site. Con Ed will be responsible for investigating potential off-site coal tar impacts as part of the nearby former Woodworth Avenue manufactured gas plant (MGP) site (360164).

How to Comment: NYSDEC is accepting written comments about the proposed plans called a "Remedial Alternatives Analysis (RAA)" and "Remedial Action Work Plan (RAWP)" for 45 days, from **April 26 through June 10, 2023**.

- Access the RAA and RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360190/>.
- 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 Track 4 Restricted-Residential Use remedy consists of:

- In-situ solidification (ISS) treatment of an approximately 36,700 square-foot area of coal tar impacted soil. ISS will be implemented to the Hudson River sediment confining layer (up to a maximum depth of 44 feet below ground surface);
- Excavation and off-site disposal (or on-site reuse if determined to meet established reuse criteria) of shallow fill materials to support ISS treatment and site redevelopment activities;
- Import of clean material meeting established criteria for use as backfill;
- Installation of a site-wide cover system, including clean fill material (underlain by a demarcation layer) in landscaped areas, building slabs, and asphalt or concrete pavement to eliminate exposure to and for long-term management of residual contamination at the site;
- Installation of sub-slab depressurization systems (SSDS) beneath occupied portions of future building slabs;

- Implementation of a Soil Excavation Plan (referred to as a Soil Materials Management Plan (SMMP)), Health and Safety Plan (HASP), and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Installation of a monitoring well network for monitoring remedy performance;
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by Extell Hudson Waterfront LLC and Extell Hudson Waterfront I LLC (“Volunteers”) after performing detailed investigations of the site under New York’s Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, “Supplementary Investigation Report #1”, and “Supplementary Investigation Report #2”, which describe the results of the previous site investigations, are also available for review at the locations identified on Page 1.

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 Volunteers 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 cleanup of the site.

Site Description: The site is located at 159 Alexander St (also referred to as 25, 35, and 45 Riverside Drive) and is identified as Section 2, Block 2620, Lot 2, a portion of Lot 9, Lots 10, 11 and 12, Fisherman Way, Colman Way, and portion of Riverside Drive on the City of Yonkers tax map. The site consists of an approximately 243,952-square foot vacant property with concrete/asphalt paved surfaces, an active construction area to the north and east, and a stone revetment (along the western boundary adjacent to the Hudson River).

As of 1898, a majority of the site footprint was identified as land under water within the Hudson River with the exception of a vacant upland areas present within 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 approximately 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 above grade structures at the site were demolished in February through March 2021 in order to conduct the remedial investigation. Site redevelopment 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/dereexternal/index.cfm?pageid=3>

Summary of the Investigations: A remedial investigation and other supplementary investigations were conducted at the site between 2020 and 2022, and included collection of soil, groundwater, and soil vapor samples. The primary contaminants of concern (COCs) are volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals which are present site-wide in soil, groundwater, and/or soil vapor. Coal tar impacts were also documented above the Hudson River sediment (intermediate) confining layer and above the glacial till (deep) confining layer in the southern portion 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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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

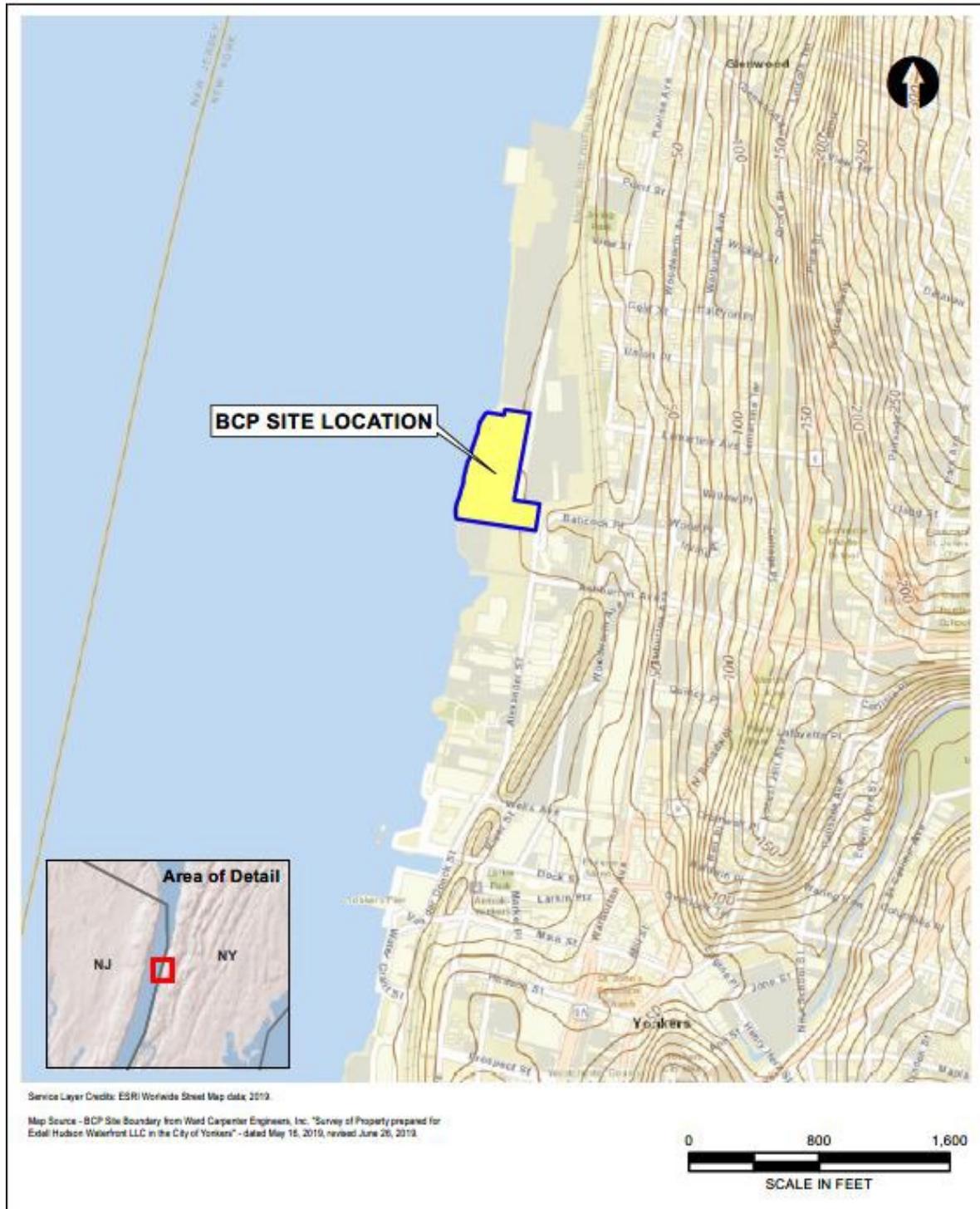
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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





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Contact: Justin Starr at 518-402-9662 or justin.starr@dec.ny.gov