



**Where to Find Information:**

**DEC Info Locator – On-line  
Repository**

[https://www.dec.ny.gov/data/DecDocs/  
C360194](https://www.dec.ny.gov/data/DecDocs/C360194)

**Document Repository Name**

John A. Favareau, Reference  
Department  
Yonkers Public Library  
Riverfront Library Branch  
1 Larkin Center  
Yonkers, New York 10701  
(914) 337-1500, ext. 486

*(\*Repositories may be unavailable  
due to COVID-19 precautions. If you  
cannot access the online repository,  
please contact the NYSDEC project  
manager listed below for assistance)*

**Who to Contact:**

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

**Project-Related Questions**

Kimberly Junkins, Project Manager  
NYSDEC  
21 S. Putt Corners Rd.  
New Paltz, NY 12561  
(845) 633-5457  
[kimberly.junkins@dec.ny.gov](mailto:kimberly.junkins@dec.ny.gov)

**Project-Related Health Questions**

Shaun Surani  
NYSDOH  
Bureau of Environmental  
Exposure Investigation  
Empire State Plaza  
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](http://www.dec.ny.gov/chemical/8450.html)

# FACT SHEET

## Brownfield Cleanup Program

57 Alexander Street  
47- 71 Alexander St  
Yonkers, NY 10701

**SITE No. C360194**  
**NYSDEC REGION 3**

**September 2020**

### **Investigation Completed; Cleanup Remedy Proposed for for Brownfield Site Contamination;**

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report and proposed remedy for the 57 Alexander Street site ("site") located at 47- 71 Alexander St, in the City of Yonkers, Westchester County. Please see the map for the site location. The public is invited to comment on the proposed remedy.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified in site soil and soil vapor and the potential for human exposure to site-related contaminants via soil vapors.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **September 2, 2020 through October 16, 2020.**

- Access the draft RAWP and the draft Remedial Investigation Report (RIR) and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360194/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments on the draft RAWP to the NYSDEC project manager listed under

**Draft Remedial Work Plan:** The proposed Restricted-Residential Use remedy consists of:

- Removal of one existing 550 gallon Underground Storage Tank (UST);
- Implementation of a pre-design investigation to further delineate/refine extent of soil to be removed;
- Excavation and off-site disposal contaminated source areas exceeding applicable soil cleanup objectives (SCOs) above the water table;
- Collection of post-remediation samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established SCOs for use as backfill;
- Installation of a sub-slab depressurization system within portions of the future building footprint, exclusive of the ventilated parking garage;
- Installation of a site-wide cover system;
- Implementing a Site Management Plan (SMP) for long-term monitoring and maintenance of remedial systems and recording of an Environmental Easement to ensure proper use of the site.

**Highlights of the Remedial Investigation Report:** Soil, groundwater and soil vapor samples were collected at locations throughout the site. Based on investigations conducted to date, the primary contaminants of concern at this site include volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs) and metals in soil; and VOCs in soil vapor.

**Next Steps:** With respect to the Remedial Investigation Report, NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the report. The approved report will be made available to the public (see "Where to Find Information" at left).

As noted above, the applicant(s) has developed a cleanup plan, called a "Remedial Action Work Plan" which is the subject of this comment period. This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work.

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 is a nearly square 4.26-acre area located in an urban area of the City of Yonkers. The site is located on the west side of Alexander Street with Ashburton Avenue to the north, Wells Avenue to the south and the Hudson River to the west. The site is currently developed with five industrial warehouse buildings and two storage sheds located on four contiguous tax parcels. The southeastern portions of the site are utilized for school bus parking. A bulkhead extends along the western perimeter of the site, with three wooden piers extending into the Hudson River. The site was historically used for industrial manufacturing, auto repair shops, boat storage, and machining purposes. The site was

most recently occupied by a stage lighting manufacturing company. The site is currently vacant.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C360194) at:

<https://www.dec.ny.gov/cfm/EXTAPPS/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 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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**Receive Site Fact Sheets by Email**

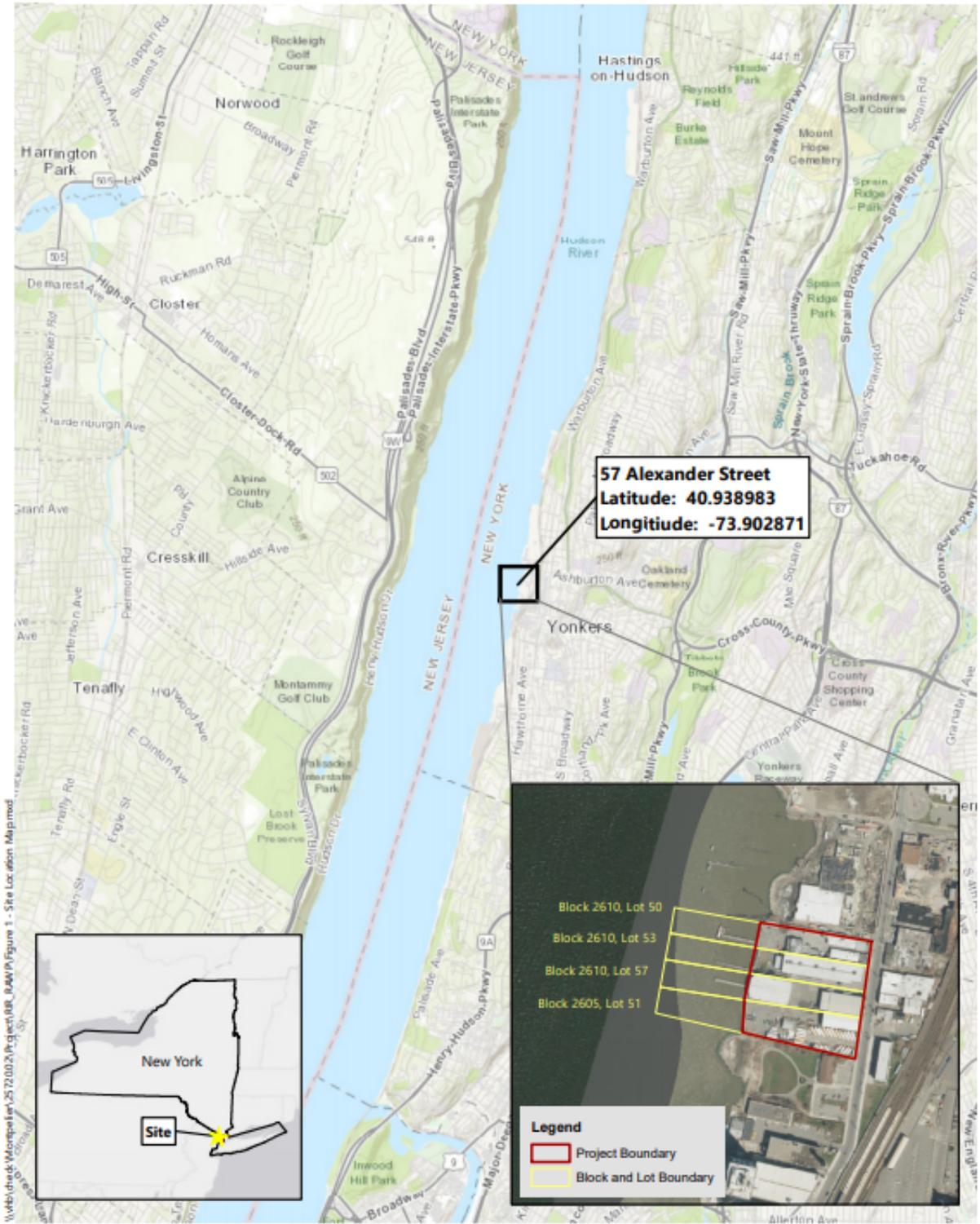
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

It's quick, it's free, and it will help keep you better informed. As a listserv member, you will periodically receive site-related information/ announcements for all contaminated sites in the county(ies) you select.

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

# Site Location Map



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Sources:  
 ESRI World Topographic Base Map (2020)  
 ESRI/Digital Globe Imagery Base Map (2019)