



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C360194/>

and at these location(s):

Yonkers Public Library Riverfront Library Branch

John A. Favareau, Reference
Department
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

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
beei@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:

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

December 2020

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to 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 cleanup activities will be performed by 57 Alexander Developer LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C360194/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in December 2020 and last about 8 months.

Highlights of the Upcoming Cleanup Activities: The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Removal of underground storage tanks (USTs), if found, at the site in accordance with local, state and federal regulations;
- Excavation of soil hotspots in several areas of the site that are contaminated with volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), and lead, to depths ranging from 2 to 9 feet below ground surface;
- Collection and analysis of end-point soil samples to evaluate the effectiveness of the remedy;
- Reusing on-site soil and importing clean soil that meets the established Soil Cleanup Objectives for use as backfill; and
- Restoring the site cover (i.e., building slab, asphalt or concrete) where it is compromised, or placement of a 2-foot clean soil cover.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site

BROWNFIELD CLEANUP PROGRAM

workers and off-site receptors and includes required air monitoring as well as dust and odor suppression measures.

Next Steps: After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s). The applicant(s) would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant(s) would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the Final Engineering Report. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

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. All site buildings were recently demolished and the site is currently vacant. 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 redevelopment plan is a multi-unit residential housing building with parking.

Based on investigations conducted to date, the primary contaminants of concern include VOCs, SVOCs, PCBs and metals in soil, SVOCs and metals in groundwater,

and VOCs in soil vapor.

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/external/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:

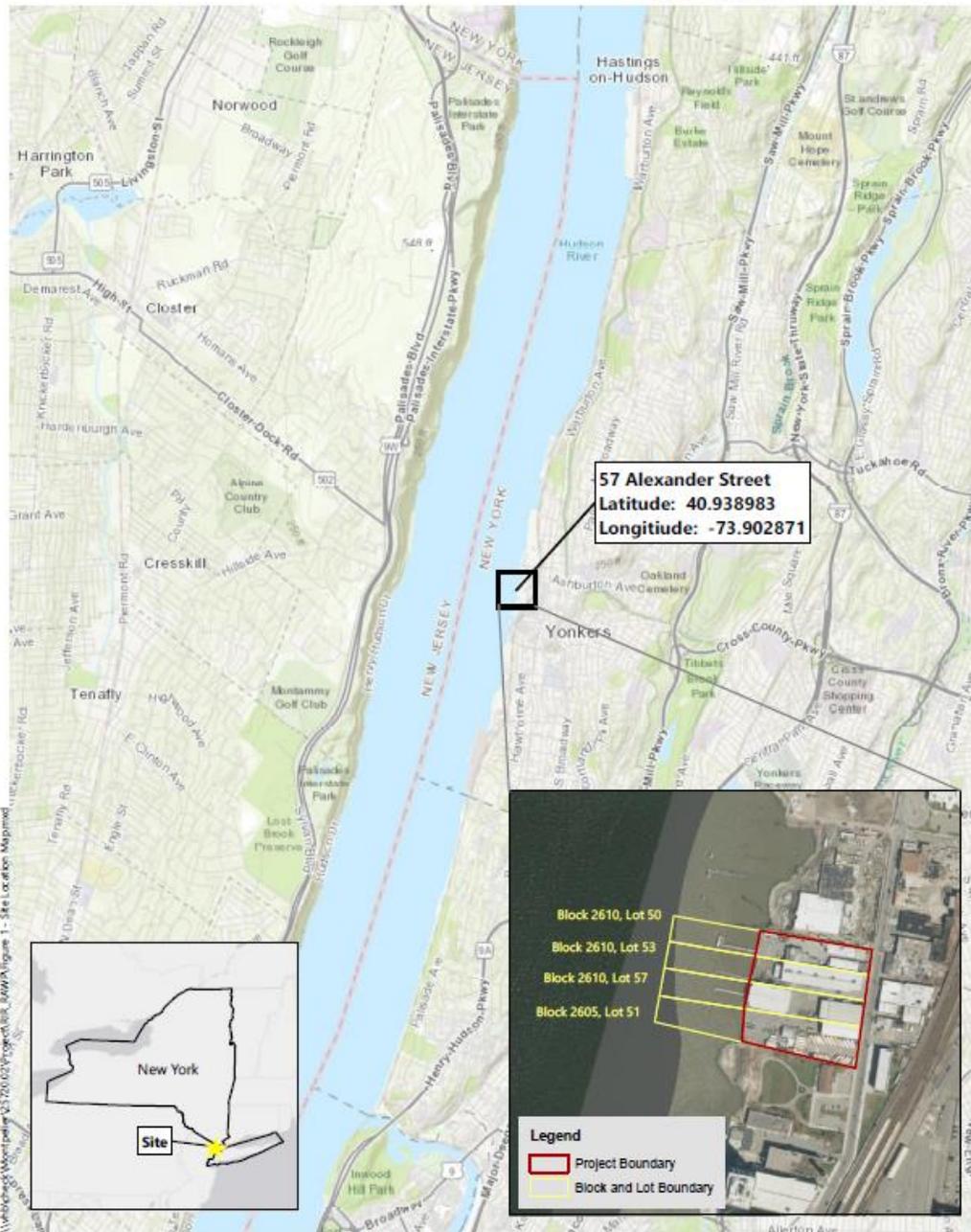
<https://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location

vhb July 15, 2020

FIGURE 1



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0 0.5 1 Miles

57 Alexander Street
Remedial Investigation Report/Remedial Action Work Plan | Yonkers, New York
Site Location Map

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