

(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

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C360211/> and at these location(s):

Yonkers Public Library-Riverfront Library

1 Larkin Plaza
Yonkers, NY 10701
(914) 375-7940

(Physical repositories may be temporarily 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 welcome and should be directed as follows:

Project-Related Questions

Matthew Hubicki, Project Manager
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233
(518) 402-9605
matthew.hubicki@dec.ny.gov

Project-Related Health Questions

James Sullivan, Project Manager
Bureau of Environmental Exposure
Investigation
NYSDOH
Empire State Plaza-Corning Tower,
Room 1787
Albany, NY 12237
(518) 402-5884
beci@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

46-70 McLean Avenue Auto
Repair Laundry Site
46-70 McLean Avenue
Yonkers, NY 10705

October 2021

SITE No. C360211
NYSDEC REGION 3

Public Comment Period Announced for Remedial Investigation Work Plan and Proposed Interim Remedial Measure

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is announcing a proposed expedited cleanup to address contamination at the 46-70 McLean Avenue Auto Laundry Site ("site"), located at 46-70 McLean Avenue, Yonkers, in Westchester County. Please see the map for the site location. NYSDEC is accepting public comments because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for the site. If approved, the expedited cleanup activities are expected to begin starting this January 2022 and last approximately two months. The activities will be performed by SnL Yonkers LLC ("applicant") with oversight provided by NYSDEC.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 30 days, from **October 13, 2021** through **November 13, 2021**.

A Draft Remedial Investigation and Interim Remedial Measure Work Plan was submitted with BCP Application on December 30, 2020.

- Access the June 30, 2021 Revised Remedial Investigation and IRM Work Plan and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360211/>.
- 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.

Interim Remedial Measure (IRM) Work Plan: An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The IRM work plan describes the proposed cleanup activities that include:

- Removing a 5,000-gallon Underground Storage Tank (UST) and any associated fill ports or vent lines encountered;
- Removing free-phase petroleum (light non-aqueous liquid or "LNAPL") and shallow groundwater through pumping and off-site disposal, if observed during the removal of the UST;
- Excavation with off-site disposal of all contaminated soil encountered during the UST removal;

- Treating contaminated groundwater through injection of chemical oxidants (in-situ chemical oxidation or “ISCO”) into the groundwater;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill, and
- Implementing the Health and Safety Plan and the Community Air Monitoring Plan during all ground intrusive activities, and a specific plan for air monitoring and protection requirement for indoor work co-located if any tenants are still present during remedial or investigative activities.

Site Description: The site is 0.87-acre corner lot located between two city parks, Leslie Sutherland Park to the North and Pelton Oval Park to the northeast. Mclean Avenue runs along the southern border, and Van Cortlandt Park Avenue runs along the eastern border. Current use of the site includes a two-story auto transmission/service station building and a former pizza shop. Historically operated as an auto repair and service station from 1987 to present on the first level with various manufacturing uses since the 1950’s (e.g., printing, metal manufacturing, toy manufacturer) and a parking garage on the second level. The redevelopment includes construction of a self-storage warehouse.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C360211) at:

<https://www.dec.ny.gov/cfmx/extapps/dereexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are petroleum-related volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs), which are present site-wide in soils and groundwater, though the highest concentrations around the UST. Also, VOCs such as carbon tetrachloride and tetrachloroethene (PCE) were also detected at elevated levels in soil vapor in sub-slab samples. Further investigation will be completed to fully delineate the nature and extent of contamination in soils, groundwater, and soil vapor.

Next Steps: NYSDEC will consider public comments, revise the plan(s) as necessary, and approve the RI/IRM work plan

in consultation with the New York State Department of Health. The approved work plans will be made available to the public (see “Where to Find Information” on the front page).

When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that documents the activities that were performed.

NYSDEC will keep the public informed throughout the investigation and cleanup 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

Site Location

