



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

46-70 McLean Avenue
Auto Repair Laundry
46-70 McLean Ave
Yonkers, NY 10701

SITE No. C360211
NYSDEC REGION 3

August 2023

Where to Find Information

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

Yonkers Public Library
Riverfront Library
1 Larkin Center
(914) 375-7940
<https://Ypl.org/>

Who to Contact

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

Project-Related Questions
Matthew Hubicki, Project Manager
NYSDEC
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Albany, NY 12233
(518) 402-9605
matthew.hubicki@dec.ny.gov

Project-Related Health Questions
James Sullivan, Project Manager
Bureau of Environmental Exposure
NYSDOH
Empire State Plaza-Corning Tower
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

Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report (RIR) and the completed Interim Remedial Measure (IRM) Construction Completion Report (CCR) for activities conducted at 46-70 McLean Avenue Auto Repair Laundry Site ("site") located at 46-70 McLean Ave, Yonkers, Westchester County. Please see the map for the site location.

Remedial Investigation Report/IRM CCR: The RIR describes the results of the remedial investigation (RI) and the CCR documents the implementation of an IRM to address areas of contamination found during the course of the RI. The RIR and IRM CCR were submitted by SNL Yonkers, LLC ("applicant").

- Access the RIR and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360211/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Remedial Investigation Report and IRM: The RIR identified the presence of volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), pesticides, metals, and polychlorinated biphenyls (PCBs). Soil and groundwater concentrations were found across the site above the Unrestricted Soil Cleanup Objectives (USCOs), and the Ambient Water Quality Standards (AWQS), respectively. Tetrachloroethene (PCE) was detected at elevated levels in sub-slab vapor samples. Soil excavation, and removal of hydraulic lifts and an underground petroleum tank were addressed as an IRM.

Next Steps: NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the RIR and IRM CCR. The approved reports will be made available to the public (see "Where to Find Information" at left). The applicant may then develop a cleanup plan, called a "Remedial Action 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 0.87-acre corner lot located between two city parks, Leslie Sutherland Park to the North and Pelton Oval Park to the northeast.

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McLean Avenue runs along the southern border, and Van Cortlandt Park Avenue runs along the southern border, and Van Cortlandt Park Avenue runs along the eastern border. Former use of the site included a two-story auto transmission/service station building and a former pizza shop. The site had been used as auto repair facility since approximately the 1950's and as a parking garage on the second level. The redevelopment has begun with demolition of the interior structure, which allowed for the construction of a self-storage warehouse and access in order to conduct the RI and IRM.

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/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:

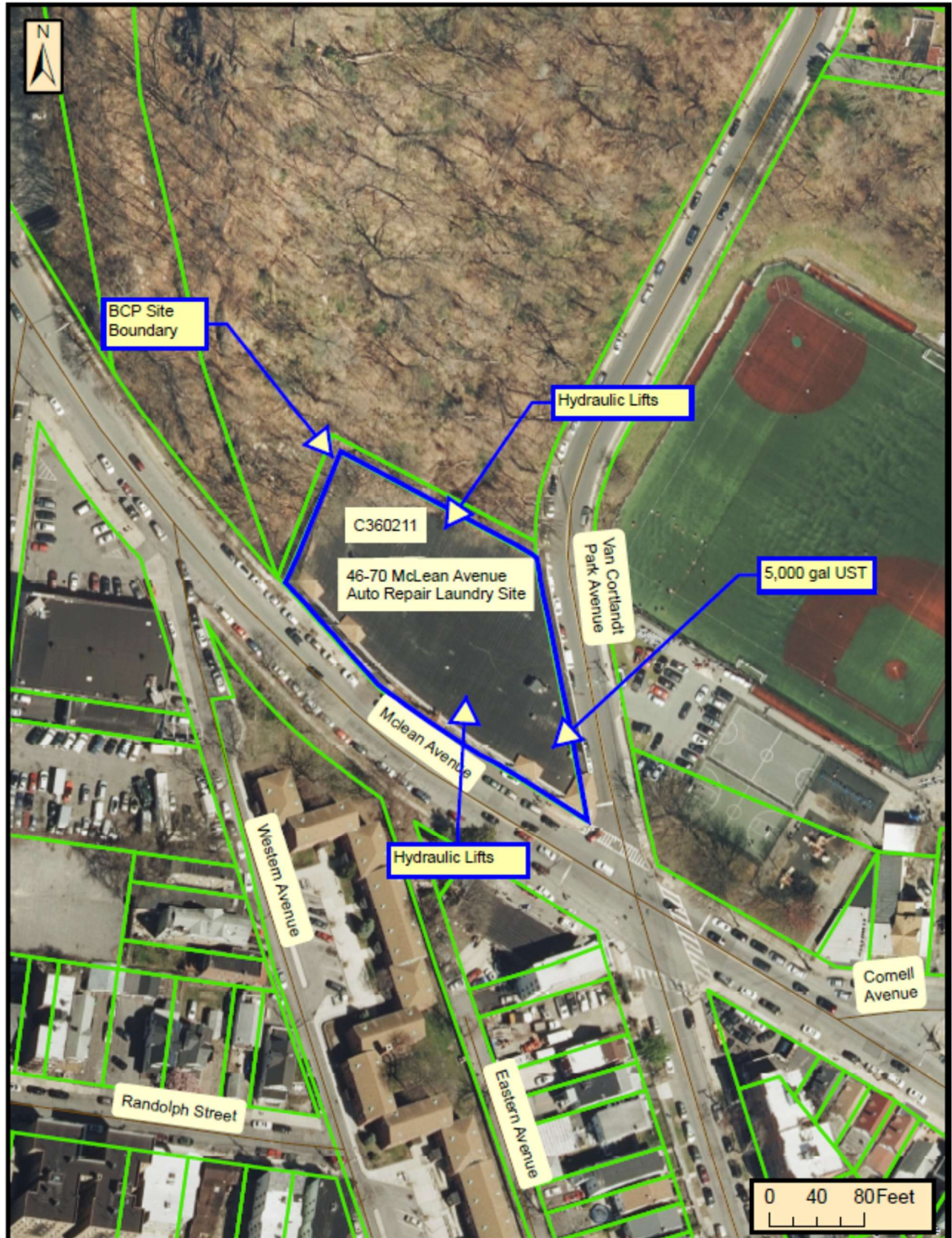
www.dec.ny.gov/chemical/61092.html

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>

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Contact: Matthew Hubicki, (518) 402-9605, matthew.hubicki@dec.ny.gov