



**Department of
Environmental
Conservation**

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

Anne Campbell
1 Larkin Center
Yonkers, NY 10701
(914) 375-7940
acampbell@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
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Project-Related Health Questions

James Sullivan, Project Manager
Bureau of Environmental Exposure
NYSDOH
Empire State Plaza, Corning Tower
(518) 402-5884
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

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

SITE No. C360211

August 2023

NYSDEC REGION 3

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 remaining contamination related to 46-70 McLean Avenue Auto Repair Laundry Site ("site") located at 46-70 McLean Avenue, Yonkers, Westchester County. Please see the map for the site location. The proposed remedy was developed by SnL Yonkers, LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Program (BCP).

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined the site does not pose a significant threat to public health or the environment. This decision is based on the previous removal of some on-site soils under an Interim Remedial Measure (IRM) performed by the applicant in the BCP; reduction in on-site groundwater concentrations, and the results of the post-removal confirmation soil sampling. To address remaining contamination, the applicant has developed the proposed remedy summarized below.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **August 30, 2023 through October 15, 2023.**

- Access the RAWP 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.

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

- Evaluate the effectiveness of the IRM;
- Excavation of remaining contamination not addressed by the IRM;
- Install a site cover including a demarcation layer over areas without hardscape (buildings, asphalt, or concrete) to address contamination remaining above Restricted Residential Use/Soil Cleanup Objectives (SCOs);
- Importing clean material that meets the established SCOs;
- Continued groundwater monitoring;
- Evaluate soil vapor intrusion;

- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Recording of an Environmental Easement;
- Implementation of a Site Management Plan (SMP).

The proposed remedy was developed by the applicant after performing a detailed investigation of the site under BCP. The Remedial Investigation Report is available to review with the IRM Construction Completion Report at 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 applicant(s) 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 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. 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.

Redevelopment plans include a small office area and self-storage facility, reusing the existing façade. The applicant has chosen a Restricted Residential Use remedy.

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/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern remaining at the site following completion of the IRM include petroleum-related volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs) in groundwater and soil vapor. Metals, pesticides, and polychlorinated biphenyls (PCBs) are present in site-wide soils but not groundwater.

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:

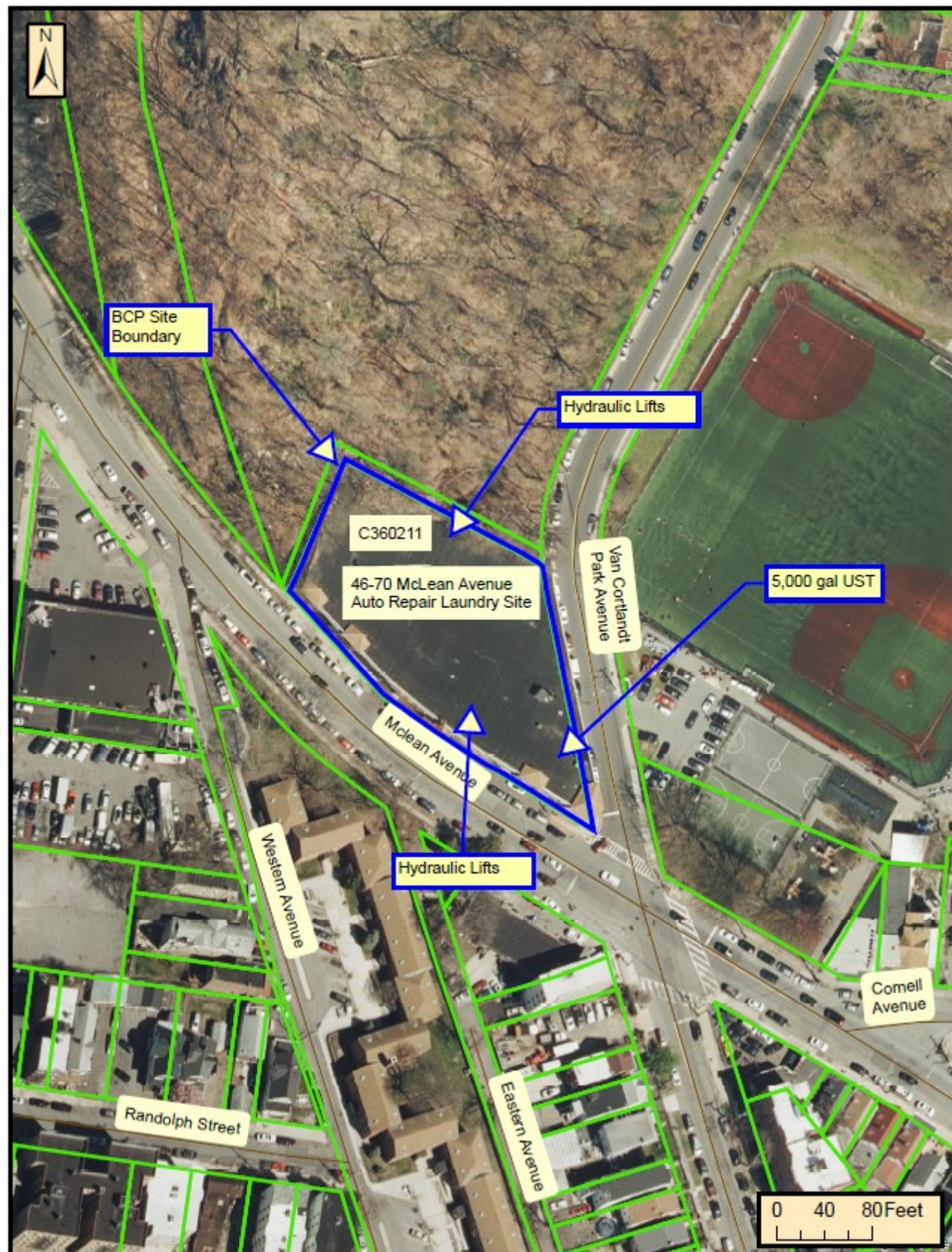
www.dec.ny.gov/chemical/61092.html

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





Translation Available. Don't see your language? Ask!

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Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
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বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
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Contact: Matthew Hubicki, (518) 402-9605, matthew.hubicki@dec.ny.gov