



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the
DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C360220/>
and at these location(s):

Yonkers Public Library

Riverfront Library
1 Larkin Center
Yonkers, NY 10701
914-375-7940

Who to Contact

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

Project-Related Questions

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Project-Related Health Questions

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Albany, NY 12237
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For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

St. Clair Hotel Dry
Cleaning Site
34, 36 & 38 Main Street
Yonkers, Westchester
County

SITE No. C360220
NYSDEC REGION 3

March 2023

Report Recommends Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for the St. Clair Hotel Dry Cleaning Site ("site") located at 34, 36 & 38 Main Street, Yonkers, Westchester County. Please see the map for the site location.

Remedial Investigation Report: The Remedial Investigation Report (RIR) describes the results of the site investigation and recommends development of a remedy to address the contamination that was found. The RIR was submitted by St. Clair Development, LLC ("applicant").

- Access the RIR and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360220/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Remedial Investigation Report: Soil, groundwater, and soil vapor samples were collected and analyzed as part of the site's remedial investigation. Semi-volatile organic compounds (SVOCs) and metals were found in subsurface soils at concentrations above use-specific soil cleanup objectives. The PAHs and metals are present at depths up to 25 feet below grade and are likely the result of past site uses and historic fill, which is present throughout the site. Chlorinated volatile organic compounds (CVOCs) were detected in onsite groundwater at concentrations exceeding the applicable maximum contaminant levels (MCLs) and are possibly related to the site's historic use as a hotel with an in-house dry-cleaning service. Onsite soil vapor samples also indicated the presence of CVOCs. Emerging contaminants, including perfluorooctanoic acid (PFOA) and perfluorooctane sulfonate (PFOS), were detected in onsite groundwater above applicable standards.

Next Steps: NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report 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 bounded to the north by Main Street, to the west by

BROWNFIELD CLEANUP PROGRAM

a one-story commercial building, to the south by commercial buildings, and to the east by Riverdale Avenue. Since 1886, the site has been developed with several businesses and storefronts. Most notably, a hotel was identified on the site since 1942. All onsite historic structures were demolished by 2017. Currently, the site does not have any buildings or permanent structures, except for the eastern portion of the site, which has concrete walkways, brick walls, and landscaping elements.

The currently proposed development for the site includes the construction of a 10-story mixed-use building with commercial and residential spaces.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360220) 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

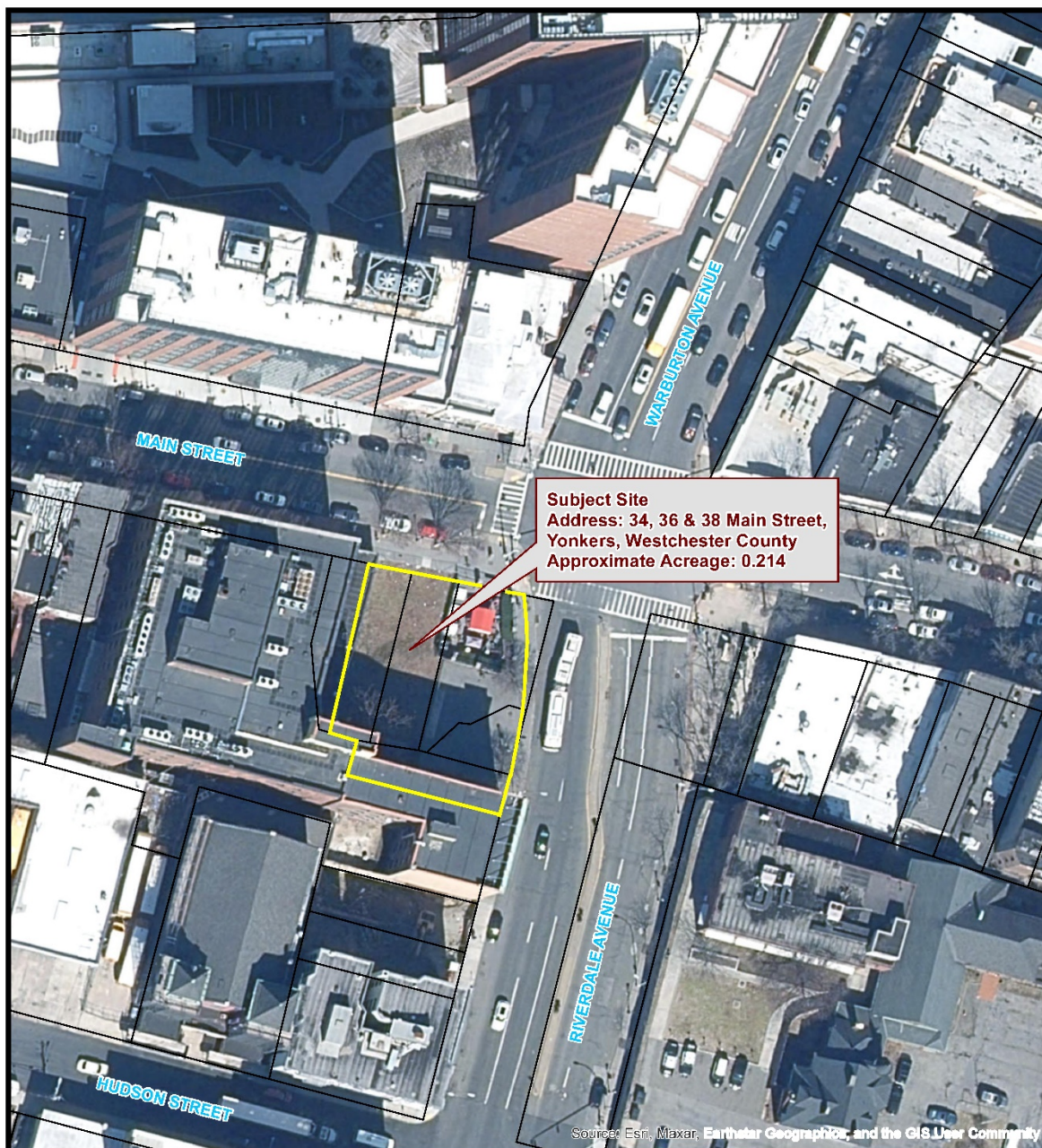
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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



		Site Location Map Site No. C360220 St. Clair Hotel Dry Cleaning Site Yonkers, Westchester County	Legend - Approximate Site Boundary - Westchester Co. Tax Parcels (2019-2020) 0 30 60 120 Feet
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