



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

Rachel Savarie, Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233-1507
518-402-9717
rachel.savarie@dec.ny.gov

Project-Related Health Questions

Johnathan Robinson, Project Manager
NYSDOH
Corning Tower, Room #1787
Albany, NY 12237
518-402-7881
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

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

SITE No. C360220

NYSDEC REGION 3

April 2023

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 contamination related to the site ("site") located at 34, 36 & 38 Main Street, Yonkers, Westchester County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site during the remedial investigation. To address this contamination, NYSDEC 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 **April 12th through May 27, 2023.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360220/>.
- 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 Unrestricted Use remedy consists of:

- Excavation and off-site disposal of contaminated soil across the majority of the site to depths of up to 26 feet below grade surface (bgs);
- Treating contaminated groundwater through injection of an in-situ (i.e. in place) chemical reduction treatment method;
- Collecting and analyzing post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Evaluating the potential for soil vapor intrusion in any future building;
- If an Unrestricted Use cleanup is not achieved, implementation of a Site Management (SMP) would also be required for long term maintenance of the remedial systems and recording of an Environmental Easement to ensure proper use of the site may be necessary.

BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by St. Clair Development, LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation was submitted prior to the Remedial Action Work Plan and is also available for review at the 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 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 bounded to the north by Main Street, to the west by 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 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/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are semi-volatile organic compounds (SVOCs) and metals in site-wide soil and chlorinated volatile organic compounds (CVOCs) in onsite groundwater and soil vapor. Emerging contaminants, including perfluorooctanoic acid (PFOA) and perfluorooctane sulfonate (PFOS), were detected in onsite groundwater above applicable standards.

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

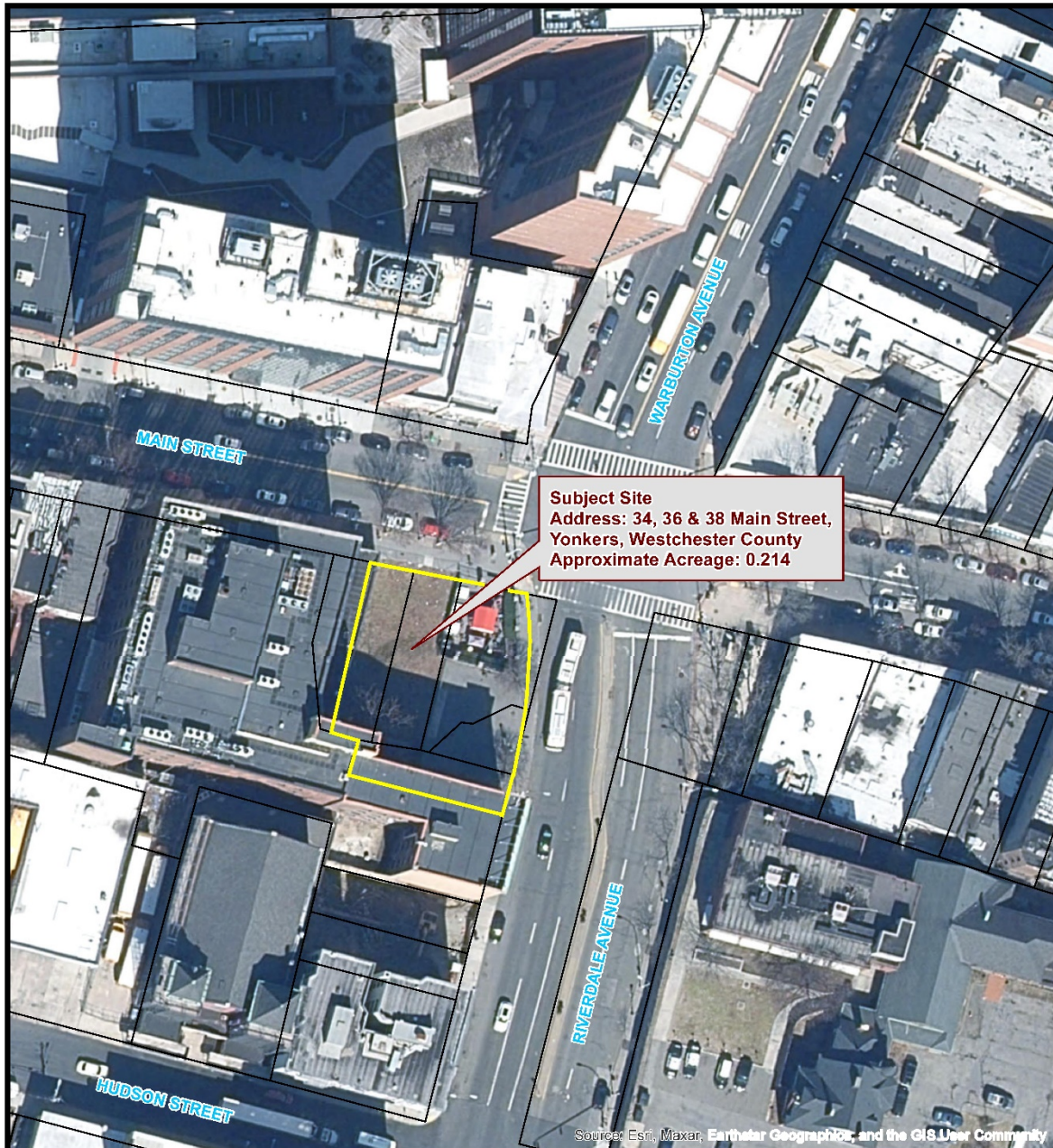
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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



		<p>Site Location Map</p> <p>Site No. C360220 St. Clair Hotel Dry Cleaning Site Yonkers, Westchester County</p>	<p>Legend</p> <ul style="list-style-type: none"> Approximate Site Boundary Westchester Co. Tax Parcels (2019-2020) <p>0 30 60 120 Feet</p>
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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.
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Contact: Rachel Savarie, 518-402-9717, and rachel.savarie@dec.ny.gov