



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

<https://extapps.dec.ny.gov/data/DecDocs/C360220/>

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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For more information about New York's Brownfield Cleanup Program, visit:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

FACT SHEET

Brownfield Cleanup Program

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

December 2024

SITE No. C360220
NYSDEC REGION 3

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the St. Clair Hotel Dry Cleaning Site ("site") located at 34, 36, 28 Main Street, Yonkers, Westchester County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by St. Clair Owners LLC and St. Clair Development, LLC ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicants have submitted a proposed Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access project documents online through the DECinfo Locator: <https://extapps.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 Site Cleanup: The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of about 7,200 cubic yards of contaminated soil exceeding the Unrestricted Use soil cleanup objectives, the site-specific cleanup criteria. Non-remedial soils were further excavated to support the development of the site.
- In-Situ (in-place) Chemical Reduction - This is a technology that was used to treat residual volatile organic compounds (VOCs) in the groundwater. Zero Valent Iron was injected into groundwater below the remedial excavation to form a permeable reactive barrier along the southern site boundary in order to contain groundwater on-site. In addition, spot injections were performed within the southwestern area of the site where VOCs in exceedance of Aqueous Water Quality Standards were observed during the Remedial Investigation.
- A Soil Vapor Intrusion evaluation was performed to determine if an engineering control to control intrusion was required. Development of a Site Management Plan (SMP) for short-term management of residual groundwater contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; and (3) reporting.
- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

BROWNFIELD CLEANUP PROGRAM

Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s) will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

Site Description: The site is located at 34, 36, & 38 Main Street in the City of Yonkers Westchester County and is identified as tax lots 1-501-18, 19, & 20. The site is about 0.214 acres in size and is located on the corner of Main Street and Riverdale Ave. Adjoining the site is a telecommunications building owned by Verizon to the south, and a restaurant to the west. Historic site use included various commercial and retail operations and notably the St. Clair Hotel in the mid-1900s.

Excavation for the site is complete and all soils exceeding UUSCOs have been removed. The site is currently under development as a multistory affordable housing project that includes several levels of underground parking, and street level amenities. The foundations for the development have been completed and construction is in progress.

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://extapps.dec.ny.gov/cfm/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 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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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: <https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

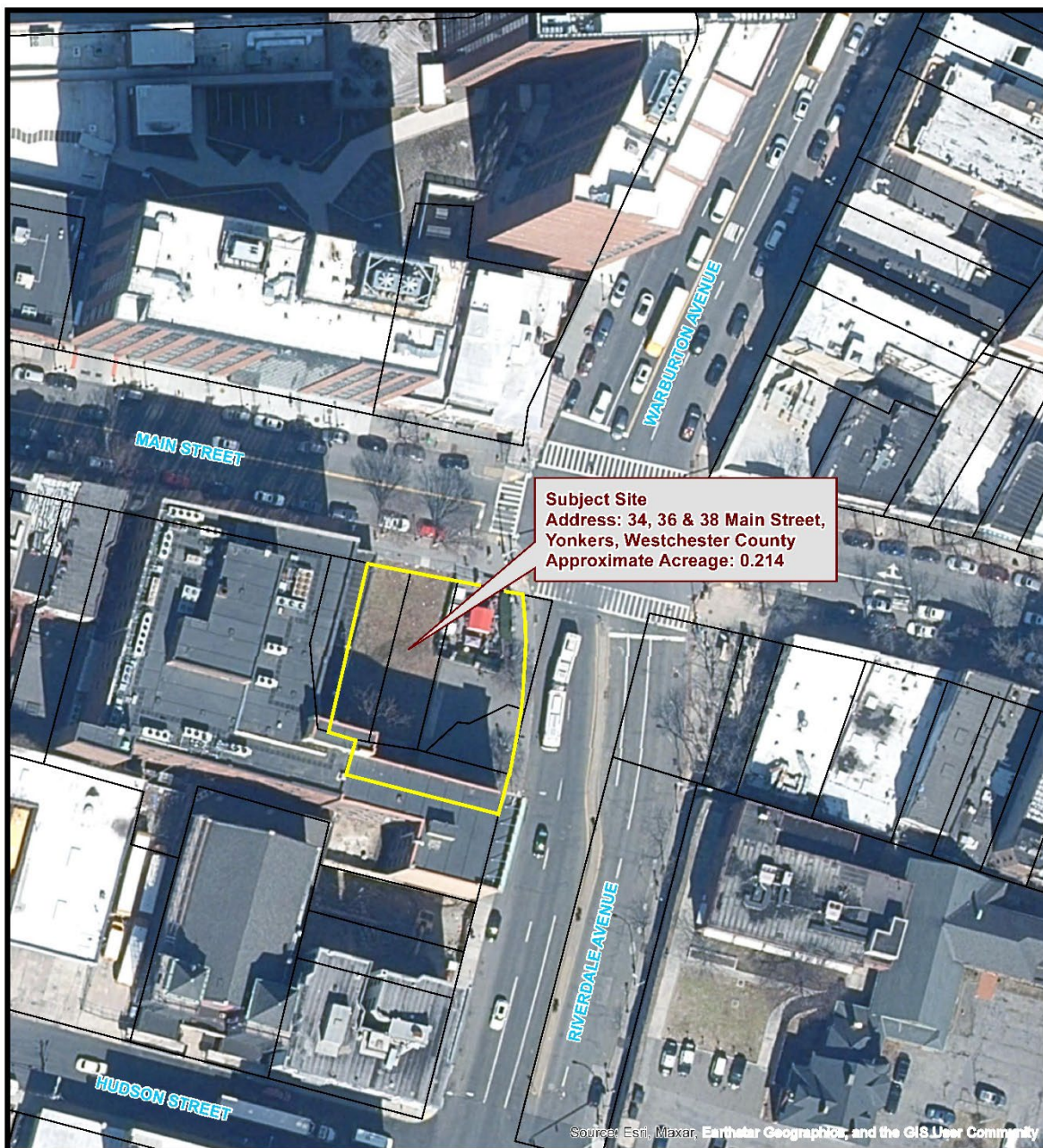
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

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> <p> Approximate Site Boundary</p> <p> Westchester Co. Tax Parcels (2019-2020)</p> <p>0 30 60 120 Feet</p>
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English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
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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Języki Polski Polish	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

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