



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for 60 Alexander Street

March 2025

Site # C360223
60 Alexander Street
Yonkers
Westchester, New York

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Note: The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the site's investigation and cleanup process.

Applicant: **60 Alexander Street Development, LLC**
Site Name: **60 Alexander Street**
Site Address: **60 Alexander Street Yonkers, New York 10701**
Site County: **Westchester**
Site Number: **C360223**

1. What is New York's Brownfield Cleanup Program?

New York's Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and developed. These uses include recreation, housing, and business.

A *brownfield* is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants who conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at:
<http://www.dec.ny.gov/chemical/8450.html> .

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision makers form or adopt final positions.

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment;
- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process;
- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process;
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community;
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

Project Contacts

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

The locations of the reports and information related to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC web site. If this occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

Site Contact List

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The site contact list includes, at a minimum:

- chief executive officer and planning board chairperson of each county, city, town and village in which the site is located;
- residents, owners, and occupants of the site and properties adjacent to the site;
- the public water supplier which services the area in which the site is located;
- any person who has requested to be placed on the site contact list;
- the administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

Note: The first site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See <http://www.dec.ny.gov/chemical/61092.html>.

Subsequent fact sheets about the site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the NYSDEC site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The

flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site;
- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned citizen participation activities.

Technical Assistance Grant

NYSDEC must determine if the site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the site, as described in Section 5.

If the site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being or enjoyment of the environment may be affected by a release or threatened release of contamination at the site.

As of the date the declaration (page 2) was signed by the NYSDEC project manager, the significant threat determination for the site had not yet been made.

To verify the significant threat status of the site, the interested public may contact the NYSDEC project manager identified in Appendix A.

For more information about TAGs, go online at
<http://www.dec.ny.gov/regulations/2590.html>

Note: The table identifying the citizen participation activities related to the site's investigation and cleanup program follows on the next page:

Citizen Participation Activities	Timing of CP Activity(ies)
Application Process:	
<ul style="list-style-type: none"> • Prepare site contact list; • Establish document repository(ies); 	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period; • Publish above ENB content in local newspaper; • Mail above ENB content to site contact list; • Conduct 30-day public comment period. 	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement (BCA):	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan. 	Before start of Remedial Investigation Note: Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan; • Conduct 30-day public comment period. 	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results. 	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period; • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager); • Conduct 45-day public comment period. 	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action. 	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report. • Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC). 	At the time the cleanup action has been completed. Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.

3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

This site is located in a Potential Environmental Justice area. Environmental justice is defined as the fair treatment and meaningful involvement of people of all races, color, national origin or income with respect to development, implementation and enforcement of environmental laws, regulations and policies. The purpose of these efforts is to improve the environment within communities specifically ones with a minority or low-income populations and to address disproportionate adverse environmental impacts.

Potable water in this area is supplied by the New York City Water Supply System via reservoirs in upstate New York and not individual wells. As a result, drinking water for the area is not affected by the site's impact.

The nearest body of water to the site is the Hudson River approximately 530 feet west of the site.

At this time, no major issues of public concern have been identified; however, there may be concerns with regards to noise, odor or truck-related traffic coming from the site, for which remedial measures will be implemented.

4. Site Information

Appendix C contains a map identifying the location of the site.

Site Description

The site is located within an urban industrial area in Yonkers, New York. The site consists of one parcel at 60 Alexander Street in the Getty Square neighborhood of Yonkers, Westchester County, New York. The site is identified on the Westchester County tax map as 2 – 2608 -14.18. This approximately 0.46-acre site is improved with a one-story building with two garage bay buildings connected to it. There is also a parking lot composed of asphalt and a walkway. The surrounding properties to the north, south, east and west are/were recently utilized for industrial use. The site to the west is currently being redeveloped as a residential development and further west is the Hudson River. Adjacent to the east are railroad tracks.

A Site Location Map is included in Appendix C.

History of Site Use, Investigation, and Cleanup

Initially, the property was underwater until the Hudson shoreline was extended further west by imported fill. Once the fill was deposited, the property was used for industrial/commercial use with a stone cutting facility from 1951 to as late as 1971. In the 1970s, the site was used as a fuel depot/distribution facility (Westchester Hudson Fuel Company). Afterwards the property was utilized by several taxi dispatchers, a school bus dispatcher, and a school bus and garage service company. Currently, the site is being leased for office use, storage and employee parking. However, the tenant is planning to vacate the property in March 2025 in preparation for redevelopment of the Site.

The site's environmental history, summarized below, is based upon historical environmental investigations and remediations. Contamination at the site was likely caused by the sites' historical usage and historical fill material found at the site. These contaminants include petroleum within the soil and groundwater likely due the use of this property by a fueling company as well as the automobile tailored businesses. Volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs) were detected above their respective regulatory standards, likely due to the presence of underground storage tanks (USTs) and closed onsite NYSDEC spill incidents at the subject property. Concentrations of metals and pesticides were also detected in contravention of their regulatory standards within onsite soil. The presence of metals and pesticides are likely from historical fill material at the site.

Based on investigations to date, the primary contaminants of concern are petroleum products and SVOCs in groundwater. The groundwater contamination was identified in the southwestern portion of the property and the source has not been identified. As such, an onsite source cannot be ruled out.

Previous assessments, investigations and/or cleanup activities performed at this site include the following:

- June 2015 P.W Grosser Consulting, Inc prepared a Phase I Environmental Site Assessment (ESA);
- September 2015 PWGC prepared a Phase II ESA for Sterling National Bank.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Volunteer.

This means that the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the site took place after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination onsite, and must conduct a “qualitative exposure assessment,” a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the site and to contamination that has migrated from the site.

The Applicant in its application proposes that the site will be used for restricted purposes.

To achieve this goal, the Applicant will conduct investigation and cleanup activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

Investigation

The Applicant will conduct an investigation of the site officially called a “remedial investigation” (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation workplan, which is subject to public comment.

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and the environment; and
- 4) provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

The Applicant submits a draft “Remedial Investigation Work Plan” to NYSDEC for review and approval. NYSDEC makes the draft plan available to the public review during a 30-day public comment period.

When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

NYSDEC will use the information in the investigation report to determine if the site poses a significant threat to public health or the environment. If the site is a “significant

threat,” it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the Applicant and approved by NYSDEC. If the site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

Interim Remedial Measures

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

Remedy Selection

When the investigation of the site has been determined to be complete, the project likely would proceed in one of two directions:

1. The Applicant may recommend in its investigation report that no action is necessary at the site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a “Certificate of Completion” (described below) to the Applicant.

or

2. The Applicant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a “Remedial Work Plan”. The Remedial Work Plan describes the Applicant’s proposed remedy for addressing contamination related to the site.

When the Applicant submits a draft Remedial Work Plan for approval, NYSDEC would announce the availability of the draft plan for public review during a 45-day public comment period.

Cleanup Action

NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the site Decision Document.

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a final engineering report that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the site.

Certificate of Completion

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the final engineering report. NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved, and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the site after it receives a COC.

Site Management

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

An *engineering control* is a physical barrier or method to manage contamination. Examples include: caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats groundwater. Site management continues until NYSDEC determines that it is no longer needed.

Appendix A - Project Contacts and Locations of Reports and Information

Project Contacts

For information about the site's investigation and cleanup program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (NYSDEC):

Tara Rutland
Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7015
(518) 402-9632
Email: Tara.Rutland@dec.ny.gov

Ms. Stephanie Mossey
Citizen Participation Specialist
Office of Communication Services
NYSDEC Region 3
21 South Putt Corners Road
New Paltz, NY 12561
Tel: (845) 256-3154
Email: stephanie.mossey@dec.ny.gov

New York State Department of Health (NYSDOH):

Renata Ockerby
NYSDOH
Bureau of Environmental Exposure
Empire State Plaza
Coming Tower Room 1787
Albany, NY 12237
(518) 402-7860
Email: beei@health.ny.gov

Locations of Reports and Information

The facilities identified below are being used to provide the public with convenient access to important project documents:

Yonkers Public Library – Riverfront Library
1 Larkin Center, Yonkers, NY 10701
Phone: (914)-337-1500
Hours: Mon-Wed: 9am to 8pm
Thurs: 10am to 8 pm
Sat: 10am to 5pm
Sun: Closed

NYSDEC
625 Broadway
Albany, NY 12233-7016
Attn: Tara Rutland
Phone: (518) 402-9632
Hours: (call for appointment)

Appendix B - Site Contact List

Government Officials

Yonkers Mayor

Mike Spano

City Hall, 40 S. Broadway, Yonkers, NY 10701

<https://www.yonkersny.gov/government/mayor-s-office>

Yonkers Planning Board Chair

Roman Kozicky

City Hall, 40 S. Broadway, Yonkers, NY 10701

<https://www.yonkersny.gov/government/boards-commissions/boards-commissions-n-z/planning-board>

Yonkers Planning Commissioner

Louis J. Albano, PE

City Hall, 40 S. Broadway, Yonkers, NY 10701

<https://www.yonkersny.gov/work/departments-of-planning-development>

New York State Senator

Andrea Stewart-Cousins

28 Wells Avenue, Building #3, 5th Floor, Yonkers, NY 10701

<https://www.nysenate.gov/senators/andrea-stewart-cousins/contact>

New York State Assemblyperson

Nader J. Sayegh

35 East Grassy Sprain Road, 406B, Yonkers, NY 10710

https://nyassembly.gov/mem/?contact_msg_new=1#090

Westchester County Executive

Ken Jenkins

148 Martine Avenue, White Plains, NY 10601

<https://www.westchestergov.com/>

Local News Media

Yonkers Daily Voice

Email: advertisers@dailyvoice.com

Yonkers Tribune
Phone: 1-914- 562-0834
Email: whyteditor@gmail.com

The Journal News and LoHud.com
Phone: 1-888-426-6388
<https://help.lohud.com/contact-us>

Public Water Supplier

City of Yonkers Water Bureau
City Hall, 40 S. Broadway, Yonkers, NY 10701
<https://www.yonkersny.gov/government/departments/public-works/water-bureau>

School or Day Care Facilities

No schools or day care facilities within 500 feet

Adjacent/Nearby Properties

1. Name: Hudson View Associates LLC
Address: 10 Woodworth Ave, Yonkers, NY 10701
Tax Map ID: 2-2015-100
2. Name: Hudson View Associates LLC
Address: 10 Woodworth Ave #101 Yonkers, NY 10701
Tax Map ID: 2-2015-101
3. Name: Hudson View Associates LLC
Address: 10 Woodworth Ave #102 Yonkers, NY 10701
Tax Map ID: 2-2015-102
4. Name: Great Point Opportunity Fund A Qozb LLC
Address: 10 Woodworth Ave #103 Yonkers, NY 10701
Tax Map ID: 2-2015-103
5. Name: Hudson View Associates LLC
Address: 10 Woodworth Ave #105 Yonkers, NY 10701
Tax Map ID: 2-2015-105
6. Name: Hudson View Associates LLC
Address: 10 Woodworth Ave #106 Yonkers, NY 10701
Tax Map ID: 2-2015-106
7. Name: Sarah Lawrence College Center for the Urban River at Beczak
Address: 35 Alexander St, Yonkers, NY 10701
Tax Map ID: 2-2605-57
8. Name: Hudson View Associates LLC
Address: 35 Atherton St, Yonkers, NY 10701
Tax Map ID: 2-2010-9
9. Name: City Jail
Address: 24 Alexander St, Yonkers, NY 10701
Tax Map ID: 2-2608-1
10. Name: Hudson View Associates LLC
Address: 43 Wells Ave, Yonkers, NY 10701
Tax Map ID: 2-2009-20
11. Name: 57 Alexander Developer LLC
Address: 47 Alexander St, Yonkers, NY 10701
Tax Map ID: 2-6505-51

12.Name: Hudson View Associates LLC
Address: 49 Atherton St, Yonkers, NY 10701
Tax Map ID: 2-2010-6

13.Name: Great Point Opportunity Fund A Qozb LLC
Address: 55 Atherton St, Yonkers, NY 10701
Tax Map ID: 2-2010-1

14.Name: 57 Alexander Developer LLC
Address: 57 Alexander St, Yonkers, NY 10701
Tax Map ID: 2-2610-57

15.Name: Westchester County C/O Dept of Budget
Address: 58 Alexander St, Yonkers, NY 10701
Tax Map ID: 2-2608-70

16.Name: Starr Windows & Doors Inc.
Address: 62 Alexander St, Yonkers, NY 10701
Tax Map ID: 2-2608-20.23

17.Name: 57 Alexander Developer LLC
Address: 65 Alexander St, Yonkers, NY 10701
Tax Map ID: 2-2610-53

18.Name: 57 Alexander Developer LLC
Address: 71 Alexander St, Yonkers, NY 10701
Tax Map ID: 2-2610-50

19.Name: Fondak Enterprises LLC
Address: 72 Alexander St, Yonkers, NY 10701
Tax Map ID: 2-2608-25

20.Name: Avalon Yonkers Ati Site LLC
Address: 79 Alexander St, Yonkers, NY 10701
Tax Map ID: 2-2610-48

21.Name: Avalon Yonkers Sun Sites LLC
Address: 80 Alexander St, Yonkers, NY 10701
Tax Map ID: 2-2608-35

Appendix C - Site Location Map



Appendix D– Brownfield Cleanup Program Process



