

VOLUNTARY CLEANUP PROGRAM DECISION DOCUMENT

**Lot at the South End of Elizabeth Seton Campus
City of Yonkers, Westchester County, New York
Site No. V00687-3
March 2008**

Statement of Purpose and Basis

This Voluntary Cleanup Program (VCP) Decision Document presents the remedy identified by the Department of Environmental Conservation (Department) for of the Lot at the South End of Elizabeth Seton Campus site.

Description of the Site

The Lot at the South End of Elizabeth Seton Campus site is located at 1061 North Broadway in the City of Yonkers, Westchester County. It is bordered to the east by North Broadway, to the south and west by Odell Boulevard, and to the north by the Foxfire School. The site is owned by the City of Yonkers, but was formerly part of Iona College's Elizabeth Seton Campus. Iona College applied to the VCP and conducted the investigation of the site, and the City intends to complete the remediation. This site is approximately 3.4 acres in size.

The west side of the subject property falls steeply to the west. Most of the site area is at the top of this slope and is relatively flat; however, the site does extend part way down the slope. The Hudson River is located approximately 1000 feet to the west of the site. The site is currently undeveloped, with the exception of a small portion in the northeast corner of the site, which is paved and used as a parking lot. See the attached figure showing the site location.

Surrounding property usage includes St. John's Riverside Hospital to the south, the Foxfire School to the north, residential properties to the west, and commercial properties to the east.

Assessment of the Site

Contamination was identified by the Remedial Investigation of this site, which represents a threat to public health and the environment, requiring a remedial program to address the contamination identified below.

Nature of contamination: The Remedial Investigation identified the presence of semi-volatile organic compounds and metals in soil at the site. These contaminants are attributed to on-site fill material consisting of construction and demolition debris, asphalt, concrete, ash, etc.

Extent of contamination: The fill brought to the site covers approximately 3.4-acres and ranges

in thickness from a few inches to approximately 10 feet. A pile of asphalt/fill is also present that had been stockpiled in anticipation of grading across the site. The total volume of fill is estimated at 17,700 cubic yards.

Description of Selected Remedy

The components of the proposed remedy set forth in the Remedial Closure Work Plan, are as follows:

1. The pile of asphalt will be removed from the site for disposal or recycling. Miscellaneous debris will be removed from the site for disposal.
2. A soil cover will be constructed over all vegetated areas to prevent exposure to contaminated soils. The one-foot thick cover will consist of clean soil underlain by an indicator such as orange plastic snow fence to demarcate the cover soil from the subsurface soil. The top six inches of soil will be of sufficient quality to support vegetation. Clean soil will constitute soil that meets the Division of Environmental Remediation's criteria for backfill. Non-vegetated areas (buildings, roadways, parking lots, etc.) will be covered by a paving system or concrete at least 6 inches thick.
3. Imposition of an institutional control in the form of a deed restriction that will require (a) limiting the use and development of the property to commercial use, (this will not prohibit passive recreational use); (b) compliance with the approved site management plan; (c) restricting the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by NYSDOH; and (d) the property owner to complete and submit to the Department a periodic certification of institutional and engineering controls.
4. Development of a site management plan which will include the following institutional and engineering controls: (a) management of the final cover system to restrict excavation below the soil cover's demarcation layer, pavement, or buildings. Excavated soil will be tested, properly handled to protect the health and safety of workers and the nearby community, and will be properly managed in a manner acceptable to the Department; (b) identification of any use restrictions on the site; and (c) provisions for the continued proper maintenance of the components of the remedy.
5. The property owner will provide a periodic certification of institutional and engineering controls, prepared and submitted by a professional engineer or such other expert acceptable to the Department, until the Department notifies the property owner in writing that this certification is no longer needed. This submittal will: (a) contain certification that the institutional controls and engineering controls put in place are still in place and are either unchanged from the previous certification or are compliant with Department-approved modifications; (b) allow the Department access to the site; and (c) state that nothing has occurred that will impair the ability of the control to protect public health or the environment, or constitute a violation or failure to comply with the site management plan unless otherwise approved by the Department.

Declaration

The selected remedy is protective of human health and the environment, complies with State and Federal requirements that are legally applicable or relevant and appropriate to the remedial action and will allow for the identified use of the site. This remedy utilizes permanent solutions and alternative treatment to the maximum extent practicable, and satisfies the preference for remedies that reduce, remove or otherwise treat or contain sources of contamination and protection of groundwater.

MARCH 20, 2008
Date

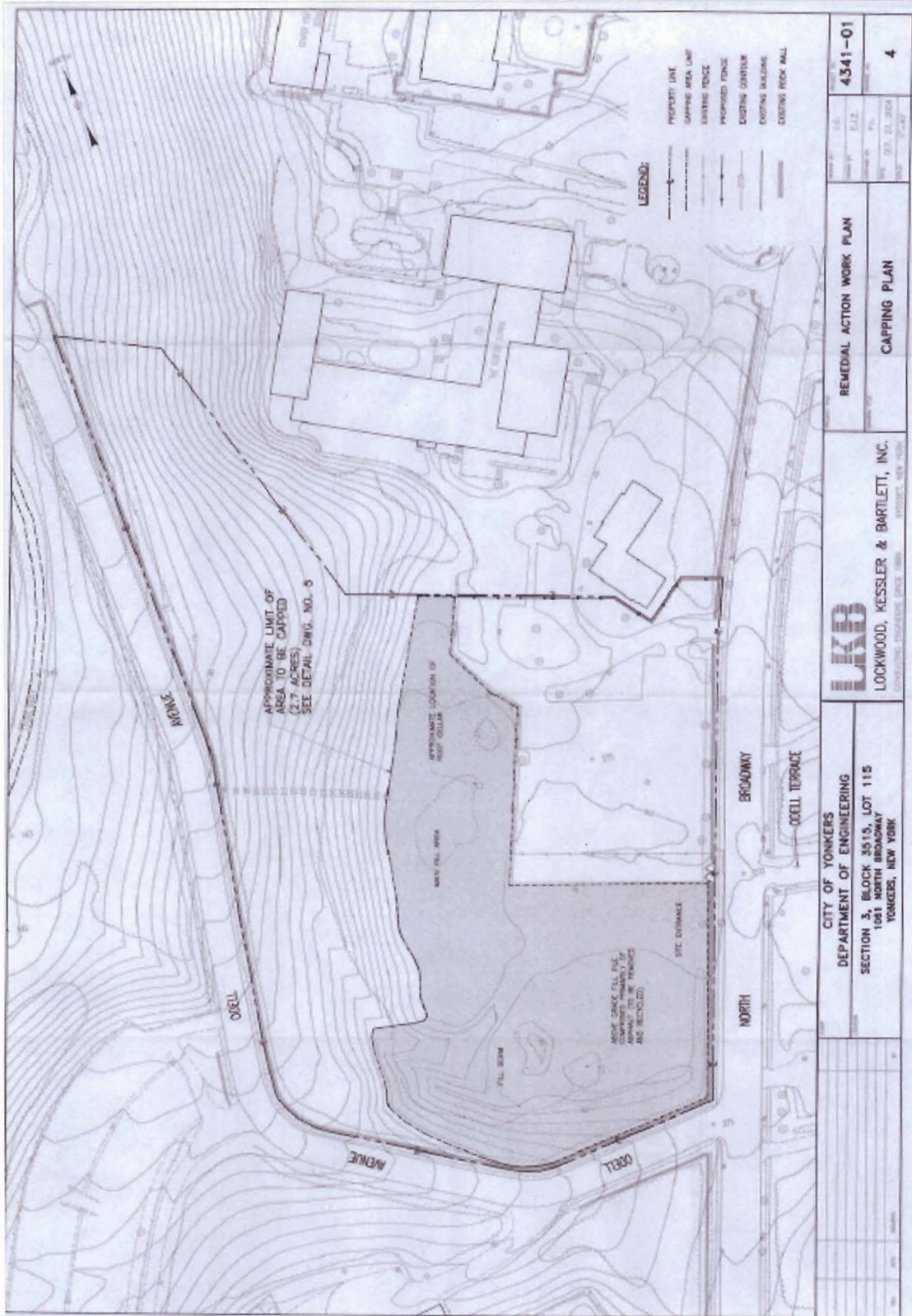


Director
Remedial Bureau C
Division of Environmental Remediation



APPROX. SCALE: 1"=2000'

FIGURE 1



LOCKWOOD, KESSLER & BARTLETT, INC. <small>CONSULTING PROFESSIONALS SINCE 1989 PROJECT: NEW YORK</small>	REMEDIAL ACTION WORK PLAN		4341-01
	CAPPING PLAN		4
CITY OF YONKERS DEPARTMENT OF ENGINEERING SECTION 3, BLOCK 3513, LOT 115 1081 NORTH BROADWAY YONKERS, NEW YORK			