



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



	Site Details	Box 1	
Site No.	V00687		
Site Name Lot @ S. End of Elizabeth Seton Campus			
Site Address: 1061 North Broadway Zip Code: 10701-			
City/Town: Yonkers			
County: Westchester			
Site Acreage: 3.400			
Reporting Period: July 24, 2024 to July 24, 2025			
		YES	NO
1.	Is the information above correct?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If NO, include handwritten above or on a separate sheet.			
2.	Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.			
5.	Is the site currently undergoing development?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Box 2	
		YES	NO
6.	Is the current site use consistent with the use(s) listed below? Commercial and Industrial	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7.	Are all ICs in place and functioning as designed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.			
A Corrective Measures Work Plan must be submitted along with this form to address these issues.			
_____ Signature of Owner, Remedial Party or Designated Representative		_____ Date	

Description of Institutional Controls

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
3.-3515-115	City of Yonkers	Ground Water Use Restriction Landuse Restriction Site Management Plan

1. Groundwater Use Restriction: The use of groundwater underlying the property is prohibited without treatment to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval from the Department and the Westchester County Department of Health.

2. Land Use Restriction: The controlled property as described in the deed restriction is restricted to a commercial use. Site has been redeveloped into soccer fields per the 2024 Construction Completion Report to upgrade the current commercial cover to restricted residential. Vegetable gardens and farming on the controlled property is still prohibited but allows active recreational use.

3. Site Management Plan: Any intrusive activities, including building renovation/expansion, subgrade utility line repair/relocation, and new construction which will cause a disturbance beneath the new soccer turf or grassy areas of 2-3 feet cover must be conducted in accordance with the revised Site Management Plan (SMP).

Description of Engineering Controls

<u>Parcel</u>	<u>Engineering Control</u>
3.-3515-115	Cover System

1. Cover System: Any soil on the property must be covered by a barrier layer approved by the Department such as concrete, asphalt, structures, or a minimum two (2) feet soil cover underlain by a demarcation barrier (e.g. geotextile) for vegetated areas. The soil cover will be placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetation layer. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6NYCRR Part 375-6.7(d). Note: the site is a synthetic turf ballfield with a drainage system.

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

(a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. V00687

Box 6

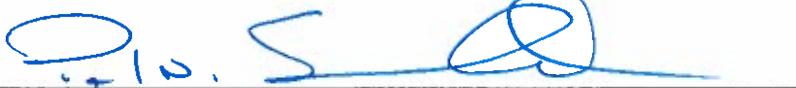
SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Paul N. Summerfield, PE at 40 South Broadway, Room 315, Yonkers, NY,
print name print business address

am certifying as City Engineer for the City of Yonkers (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.



Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

8/22/25

Date

EC CERTIFICATIONS

Box 7

Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I John Gerlach, PG at LKB, 1 Aerial Way, Syosset, NY 11791, print
name print business address

am certifying as a Qualified Environmental Professional for the City of Yonkers
(Owner or Remedial Party)



August 22, 2025

Signature of Qualified Environmental Professional, for
the Owner or Remedial Party, Rendering Certification

Stamp
(Required for PE)

Date

Periodic Review and Construction Completion Report for Site No. V00687

I. Executive Summary

This periodic review report (PRR) covers the period from July 24, 2024 to July 24, 2025. It follows the format requested by the NYSDEC, accompanies a signed Institutional and Engineering Controls Certification Form, and includes the Construction Completion Report for the change in use ballfield construction project.

A. Brief Summary of Site, Nature and Extent of Contamination, and Remedial History

The site is a contaminated fill site from 1990. The site investigation was performed in March 2004 and the site investigation report was prepared in June 2004. The contaminants of concern were determined to be slightly elevated levels of certain polynuclear aromatic hydrocarbons (PAHs). The PAHs do not leach, the site is underlain by impermeable gneiss bedrock, the water table is deep, and potable water is supplied by the City of New York system. Therefore, investigation of site groundwater was not required. The main area of the site is relatively flat but the west side is on a steep slope. The remedy selected was to regrade the main fill area and cover it with a demarcation layer and at least one foot of vegetated clean soil cover, and to cover the steep western slope with crushed rock, to prevent ingestion of, and direct contact with, the fill; and file a deed restriction restricting future excavation at the site and preventing vegetable farming and the use of groundwater without prior testing and, if necessary, treatment. The remedial action plan was approved in March 2008, plans and specifications were prepared in December 2010, and the initial remedial work was performed in 2011. A site management plan (SMP) for the site was prepared in April 2016. In 2023, the site use was changed from a passive park to a public ballfield. An additional 12 inches of soil was installed and a synthetic turf ballfield with an underdrain system was constructed on top of the soil cover. The SMP was updated in August 2025.

B. Effectiveness of the Remedial Program

The remedial goals for the site continued to be met by the change in use. The existing soil cover remains in place. Additional clean soil was placed on top of it to provide an additional barrier and achieve grades for the ballfield. The synthetic turf field has an underdrain system that collects infiltration and conveys it to an off-site recharge basin via the City storm sewer system. The crushed rock cover on the steep western slope was not disturbed. The deed restriction on excavations, vegetable farming and groundwater use remains in place. The ballfield is inspected and maintained in accordance with manufacturer recommendations.

C. Compliance

No areas of noncompliance regarding the major elements of the SMP occurred during the reporting period.

D. Recommendations

Since the new synthetic turf field provides a permanent non-eroding cover system and the crushed rock provides a permanent stable cover for the steep western slope, it is recommended that the frequency of PRRs be reduced to once every ten years. Per the SMP, annual inspections were only required for the first five years, to check the soil cover for erosion while the new vegetation established. Inspections of the soil cover are no longer required due to the new synthetic turf cover, which is inspected and maintained per manufacturer recommendations, which have been included in the updated SMP.

II. Site Overview

This 3.4-acre 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 William Boyce Thompson School.

The site is owned by the City of Yonkers, but was formerly part of Iona College's Elizabeth Seton Campus. Most of the site area is relatively flat, but the west side is on a steep slope. The site limits extend part of the way down the slope. The Hudson River is located approximately 1,000 feet to the west of the site.

The use of the site has been changed to a public ballfield, and is still zoned commercial. Surrounding property usage includes St. John's Riverside Hospital to the south, the William Boyce Thompson School to the north, residential properties to the west across Odell Boulevard, and commercial properties to the east.

The site was part of a parking lot expansion project in 1990. Fill material, consisting of construction and demolition debris, asphalt, concrete, ash, etc., was brought to the site to construct the parking lot. The project was halted due to concerns over suspected contamination in the fill.

Depth to groundwater is approximately 60 feet below ground surface in gneiss bedrock. Groundwater, where present, flows west towards the river. The subsurface soil is a thin veneer of impermeable glacial till.

III. Evaluate Remedy Performance, Effectiveness, and Protectiveness

The remedial goals for the site are to: 1) prevent ingestion of, and direct contact with, the contaminated fill underlying the demarcation layer, and 2) prevent usage of groundwater without adequate monitoring, and if necessary, treatment. The ballfield change in use project meets these goals because: 1) additional soil was added on top of the existing one-foot minimum cover to provide an additional barrier and achieve the grading for the ballfield, and 2) the deed restriction of commercial use, restricting excavation, and prohibiting vegetable gardening and groundwater use without testing/treatment remains in place. Moreover, the soil imported for the ballfield project met the 6 NYCRR Part 675 quality criteria, and the underdrain system for the synthetic turf field collects infiltration and conveys it to an offsite recharge basin.

IV. IC/EC Plan Compliance Report

An IC/EC Plan Compliance Report is not required. All IC/ECs are in place and functioning as intended.

V. Monitoring Plan Compliance Report

Post-remediation environmental monitoring is not required at this site.

VI. Operation & Maintenance (O&M) Plan Compliance Report

An O&M Plan Compliance Report is not required.

VII. Overall PRR Conclusions and Recommendations

A. Compliance with SMP

Engineering Controls:

Soil Cover - The demarcation layer and one-foot minimum clean soil cover installed in 2011 remained in place during the change in use ballfield construction project except in the locations of light poles where small excavations were required to install the footings. Excavated soil from these locations was tested and if necessary disposed of at a permitted facility. At least one-foot of additional clean soil was placed over the existing clean soil cover to provide an additional barrier and achieve grades for the ballfield, increasing the total thickness of cover soil to at least two feet. In addition, the synthetic turf field serves as a permanent protective cover and is equipped with an underdrain system that collects rainwater and conveys it to an off-site recharge basin. The crushed stone covering the steep western slope is in place and requires no maintenance.

Site Security – The outer perimeter of the site continues to be surrounded by the existing stone wall and a lockable gate secures the site entrance in the wall. The inner boundary of the site with the William Boyce Thompson School is secured by a six-foot-high chain link fence. The “no trespassing” signs are in place.

Institutional Controls:

The existing deed restriction for the site limits usage to commercial. It also requires that the Excavation Work Plan in Appendix B of the SMP be followed and a CAMP and HASP be followed during intrusive activities, and prohibits vegetable farming and the use of groundwater without testing and/or treatment.

O&M Plan:

As stated in Section 5.0 (Operation and Maintenance Plan) of the SMP, since the remedy does not include any mechanical systems, there is no operation and maintenance of such systems at this site.

Annual inspections and reports for the soil cover were only required for the first five years following the initial remediation of the site, to ensure establishment of the vegetative cover. The surface of the site is now a synthetic turf ballfield, which is inspected and maintained per manufacturer recommendations.

B. Performance and Effectiveness of the Remedy

The demarcation layer, vegetated soil cover, and the crushed rock on the steep western slope of the site prevented ingestion of, and direct contact with, the contaminated fill at the site. The deed restriction on excavations at the site and ensured that the groundwater was not used without testing and treatment.

C. Future PRR Submittals

Since the new synthetic turf field provides a permanent non-eroding cover system and the crushed rock provides a permanent stable cover for the steep western slope, it is recommended that the frequency of PRRs be reduced to once every ten years. Per the SMP, annual inspections were only required for the first five years, and are no longer performed, or required due to the new synthetic turf cover.

VIII. Construction Completion Report (CCR) (From the previous reporting period)

In 2023, use of the site was changed to a synthetic turf ballfield in accordance with the Bid Documents that were approved by the NYSDEC, and the Corrective Measures Work Plan (CMWP) dated May 16, 2023 that responded to the NYSDEC's April 14, 2023 comment letter on the January 2023 Change of Use Notification and Bid Documents. Since these documents are already on file with the NYSDEC, they are not included with this PRR/CRR. A summary of the work performed, and information demonstrating compliance with the CMWP, are provided below and/or attached as referenced below.

A. Summary of Ballfield Change in Use Project (from the previous reporting period)

Clean soil was imported and placed on top of the existing soil cover to achieve grades for the ballfield. Fill excavated for light pole footings was tested prior to reuse onsite or disposal offsite. Air monitoring was performed during intrusive work and routine soil handling. A new synthetic turf ballfield with bleachers was installed, and provides a permanent cover. The ballfield has a subsurface drainage system that collects infiltration and conveys it to an off-site recharge basin via the existing City storm sewer piping. The crushed rock wall on the steep western slope of the site was not altered. A copy of the as-built survey for the project is provided in Attachment 1. An aerial photograph of the project is provided in Attachment 2.

B. Preconstruction Meeting Prior to Intrusive Activities

There was no construction done during this reporting period.

C. Permits and Approvals

There was no construction done during this reporting period, therefore there were no permits or approvals that were required.

D. Public Repository of Record

Copies of the key project-related documents are on file at the Yonkers Public Library – Riverfront at 1 Larkin Center, Yonkers, NY 10701. A list of the filed documents is provided in Attachment 3.

E. Adherence to Site Management Plan

There was no construction done during this reporting period.

The synthetic turf ballfield was inspected and maintained per manufacturer recommendations.

F. Community Air Monitoring Program

There was no construction done during this reporting period. Therefore no air monitoring was required.

G. Health and Safety Plan

There was no construction done during this reporting period.

H. Field Reports and Photographs

There was no construction done during this reporting period.

I. Testing and Approval of Imported and Excavated Soil

There was no construction done during this reporting period.

J. Updated Site Management Plan

An updated SMP reflecting the change in site use and the June 2025 SMP template was submitted in August 2025.

K. Construction Completion Report Certification

The certification for the change in use ballfield project at Site No. V00687 was submitted with the PRR from the previous reporting period.



Paul N. Summerfield, PE, City Engineer



Date

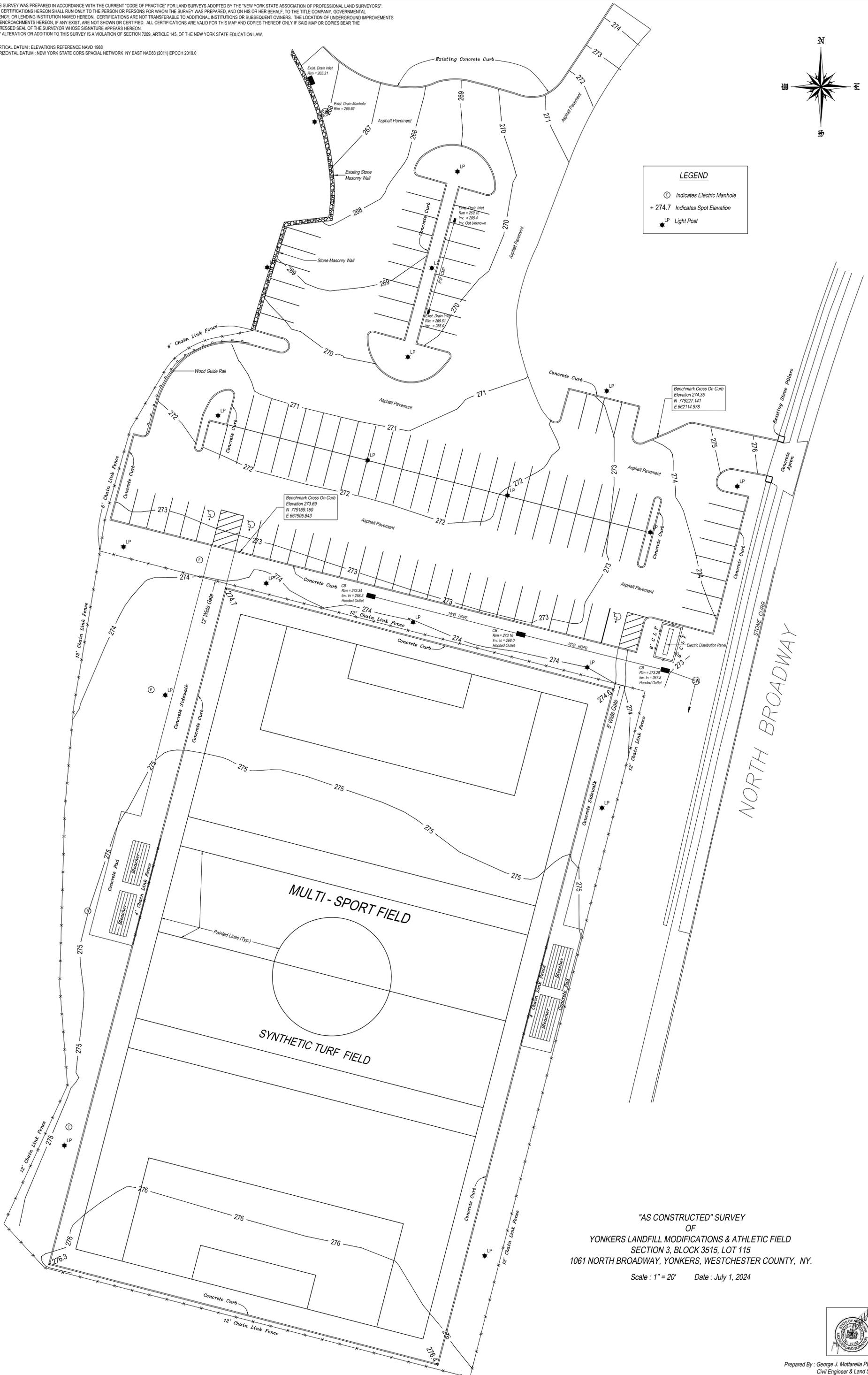
THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CURRENT "CODE OF PRACTICE" FOR LAND SURVEYS ADOPTED BY THE "NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS". ALL CERTIFICATIONS HEREON SHALL RUN ONLY TO THE PERSON OR PERSONS FOR WHOM THE SURVEY WAS PREPARED, AND ON HIS OR HER BEHALF, TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, OR LENDING INSTITUTION NAMED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS HEREON, IF ANY EXIST, ARE NOT SHOWN OR CERTIFIED. ALL CERTIFICATIONS ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. ANY ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209, ARTICLE 145, OF THE NEW YORK STATE EDUCATION LAW.

VERTICAL DATUM - ELEVATIONS REFERENCE NAVD 1989
HORIZONTAL DATUM - NEW YORK STATE CORS SPACIAL NETWORK NY EAST NAD83 (2011) EPOCH 2010.0



LEGEND

- ⊙ Indicates Electric Manhole
- + 274.7 Indicates Spot Elevation
- ★ LP Light Post



"AS CONSTRUCTED" SURVEY
OF
YONKERS LANDFILL MODIFICATIONS & ATHLETIC FIELD
SECTION 3, BLOCK 3515, LOT 115
1061 NORTH BROADWAY, YONKERS, WESTCHESTER COUNTY, NY.
Scale : 1" = 20' Date : July 1, 2024



Prepared By : George J. Mottarella PE, LS, PC.
Civil Engineer & Land Surveyor
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ATTACHMENT 3

LIST OF PROJECT DOCUMENTS FILED AT REPOSITORY OF RECORD

1. Plans for Construction of Athletic Field, 1061 North Broadway, Section 3, Block 3515, Lot 115. Lockwood, Kessler & Bartlett, Inc. September 2022.
2. Contract Bid Documents, Yonkers Landfill Modifications & Athletic Field at Section 3, Block 3515, Lot 115, 1061 North Broadway, Yonkers, NY. Lockwood, Kessler & Bartlett, Inc. September 2022.
3. Site Security, Health and Safety Plan, 1061 North Broadway Landfill Modifications – Athletic Field Construction. Laura Li Industries, LLC. April 25, 2023.
4. NYSDEC DER-10 Appendix 1A. New York State Department of Health Generic Community Air Monitoring Plan.
5. NYSDEC DER-10 Appendix 1B. Fugitive Dust and Particulate Monitoring Procedures.