



# FACT SHEET

## Voluntary Cleanup Program

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Stewart EFI Site  
V00691-3  
Yonkers, NY

November 2011

### NYSDEC Certifies Cleanup Requirements Achieved at Voluntary Cleanup Program Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that Stewart EFI-NY, LLC (“volunteer”) has achieved cleanup requirements to address contamination related to the Stewart EFI site (“site”) located at 630 Central Park Avenue in the City of Yonkers, Westchester County under New York’s Voluntary Cleanup Program. See map for site location.

NYSDEC has issued a Release and Covenant Not to Sue letter (the “Release Letter”) to the volunteer regarding the site. The volunteer is now eligible to redevelop the site.

#### Completion of Project

Based on the Remedial Investigation (RI) performed at the site, the Department implemented the No Further Action Remedy with institutional and engineering controls (IC/ECs). In 2010, during the RI, a sub-slab depressurization system (SSDS) was installed as an Interim Remedial Measure (IRM) in the former manufacturing facility. The SSDS was installed to address indoor air and sub-slab vapor impacts from volatile organic compounds such as tetrachloroethene (PCE), trichloroethene (TCE) and 1,1,1-trichloroethane (1,1,1-TCA) that were historically used to degrease metal parts. Post-installation indoor air monitoring data indicated the building mitigation was effective. A Site Management Plan (SMP) was approved by the Department in October 2011 and the deed restriction was recorded in July 2011. Together, these documents address the IC/ECs which are further described below.

#### Institutional Controls/Engineering Controls

**Voluntary Cleanup Program:** New York’s Voluntary Cleanup Program (VCP) was developed to encourage private sector volunteers to investigate and clean up contaminated properties and return these sites to productive use. Once cleaned up, the properties may be redeveloped for commercial, industrial, residential or public use.

For more information about the VCP, visit:  
[www.dec.ny.gov/chemical/8442.html](http://www.dec.ny.gov/chemical/8442.html)

Institutional controls and engineering controls generally are designed to reduce or eliminate exposure to the contaminants of concern. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.

The following institutional and/or engineering controls have been put in place on the site:

- Continued operation and maintenance of the SSDS in the former manufacturing facility.
- Maintenance of the site cover which consists of buildings, pavement, sidewalks or existing soil cover.
- A deed restriction has been recorded for the nine parcels that comprise the site that requires the remedial party or site owner to:
  - complete and submit to the Department a periodic certification of the IC/ECs;
  - allows the use and development of the controlled property for industrial, commercial or residential uses consistent with the parcel-specific uses outlined in the SMP and recorded deed restriction;
  - restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or County DOH;
  - prohibits agriculture or vegetable gardens on portions of the controlled property, consistent with the parcel-specific uses; and
  - requires compliance with the Department-approved Site Management Plan.

### **Next Steps**

NYSDEC issued the Release Letter based on review and approval of the Remedial Investigation/Alternatives Analysis Report (RI/AAR) submitted by the volunteer. With its receipt of a Release Letter, the volunteer is eligible to redevelop the site. In addition, the volunteer has no liability to the State for contamination at or coming from the site, subject to certain conditions.

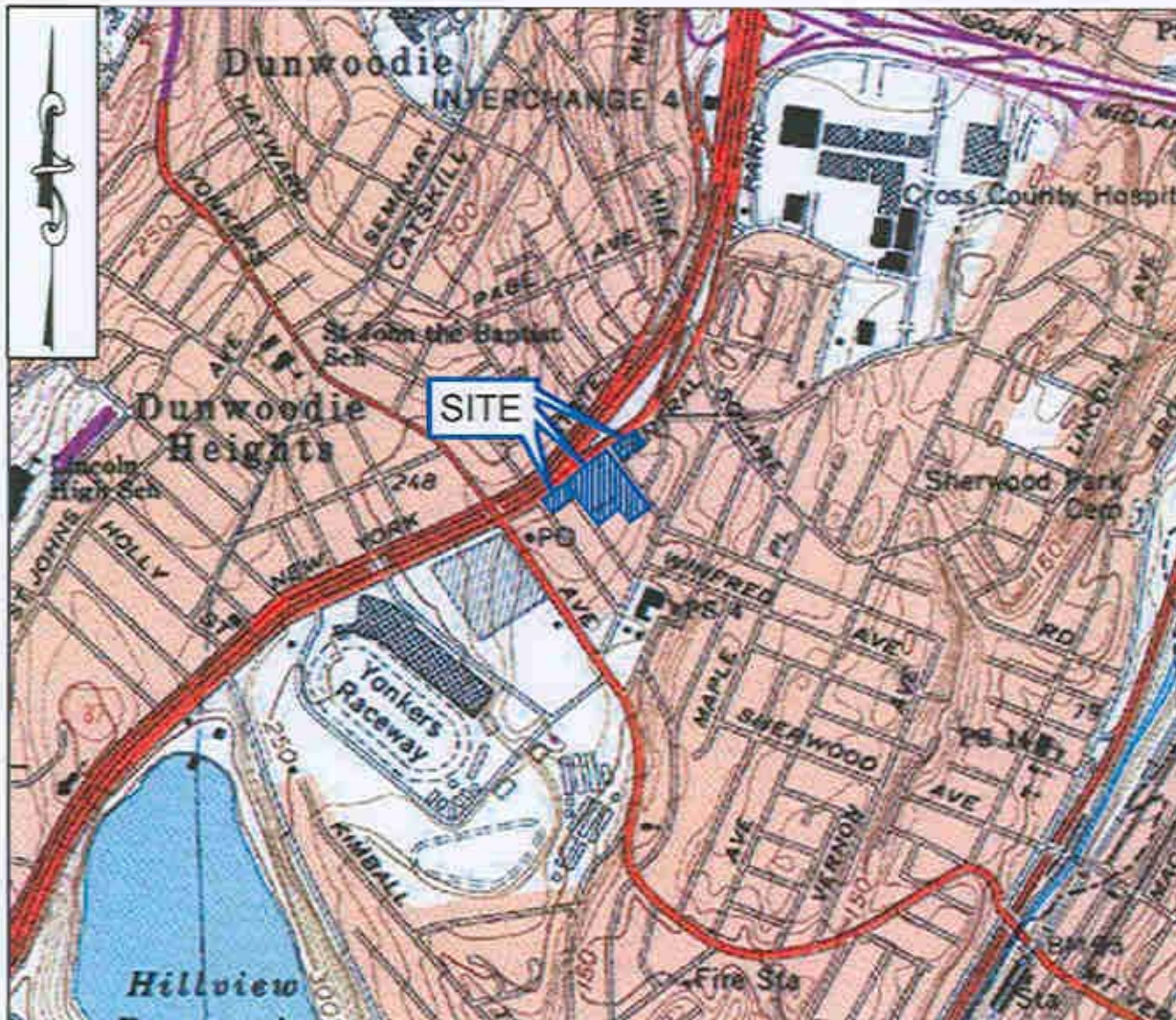
A Release Letter may be modified or revoked if, for example, the volunteer does not comply with the terms of its Voluntary Cleanup Agreement with NYSDEC, or if the volunteer commits fraud regarding its application or its certification that it has met cleanup levels.

### **Background**

NYSDEC previously accepted an application from the volunteer to participate in the Voluntary Cleanup Program. The application proposed that the site would be used to continue the metal stamping business. However, that business closed. Future site use will be consistent with the parcel-specific zoning outlined in the SMP and recorded deed restriction (i.e., restricted industrial, commercial and residential uses, as appropriate).

The site is approximately 3.5 acres in size and comprised of nine parcels, including the approximately 200,000 square foot, two-story former manufacturing facility; an unoccupied residential structure surrounded on three sides by the former manufacturing facility; and vacant land previously used for parking. The site parcels owned by the volunteer exhibit a range of uses from residential and commercial (on adjacent parcels) to industrial (the former manufacturing facility). The site is located at the edge of a generally residential area and is bordered by the NYS Thruway corridor to the west.

## SITE LOCATION MAP



### FOR MORE INFORMATION

#### Where to Find Information

Project documents are available at the following location(s) to help the public stay informed. These documents include the Release Letter.

Yonkers Public Library  
Grinton I. Will Branch  
1500 Central park Avenue  
Yonkers, NY 10701  
(914) 337-5973  
10 am-8 pm Mon., Tues., Wed.  
10 am-5 pm Thu., Fri., Sat.  
Closed Sundays

NYSDEC Region 3  
21 South Putt Corners Road  
New Paltz, NY 12561  
(845) 256-3154  
Mon.-Fri.: 9 am- 4 pm  
Please call for an appointment.

#### Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project Related Questions

Janet Brown, Project Manager  
NYSDEC  
21 South Putt Corners Road  
New Paltz, NY 12561  
(845) 256-3826  
jebrown@gw.dec.state.ny.us  
Call for an appointment.

Site-Related Health Questions

Tony Perretta, Project Manager  
New York State Department of Health  
547 River Street, Flanigan Square  
Troy, NY 12180  
(518) 402-7880  
BEEI@health.state.ny.us

**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.**

**Receive Site Fact Sheets by Email**

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:  
[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html) . It's *quick*, it's *free*, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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