



# FACT SHEET

## Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

**Site Name:** Yonkers H&I Site  
**DEC Site #:** C360149  
**Address:** 20 Water Grant Street  
Yonkers, NY 10701

Have questions?  
See  
"Who to Contact"  
Below

### Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the **Yonkers H&I Site** ("site") located at 20 Water Grant Street, Yonkers, Westchester County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C360149>

The cleanup activities were performed by SFC H and I LLC, MCRT Investments LLC, and Water Grant Street LLC ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicants have submitted a draft Final Engineering Report 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.

#### Highlights of the Site Cleanup:

1. Approximately 34,000 cubic yards or 45,000 tons of on-site soils were disposed offsite from previously stockpiled soils and construction activities; 160 cubic yards or 204 tons of lead impacted soils, non-hazardous; and 160 cubic yards or 209 tons with concentrations of hazardous lead soils encountered during soil disposal characterization were all disposed off-site properly.
2. A cover consisting of structures, such as buildings, pavement and sidewalks that are part of the site development plan, and a minimum of two feet of clean soil to prevent exposure to remaining contaminated soil. A small strip of land, inaccessible, and approximately 6 feet wide, between the site and the sugar factory to the south, received 1 foot of clean compacted stone.
3. A submembrane depressurization system was installed as part of the development to protect from soil vapor. Also a parking garage was constructed as part of the development of the site, which requires proper ventilation for parking garages.
4. An environmental easement has been executed and recorded with Westchester County, to restrict land use and prevent future exposure to any contamination remaining at the site.

5. A Site Management Plan has been developed, which includes details for maintaining the cover, managing subsurface soils, submitting of periodic review reports, and maintenance of the submembrane depressurization systems and garage ventilation systems.

### **Next Steps**

Once NYSDEC approves the Final Engineering Report (FER), it will be made available to the public (see "Where to Find Information" below) and NYSDEC will issue a Certificate of Completion (CoC). The CoC will be announced in a fact sheet that will be sent to the site contact list.

The applicant(s) would be able to redevelop the site after receiving a CoC. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A CoC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

### **Background**

**Location:** The 3.72-acre site is located in an urban area, along the City of Yonkers Waterfront, and is bound to the east by Water Grant Street followed by the Metro-North rail line, a 10-story residential building and to the south by the American Sugar Facility; and to the west by the waterfront sculpture park along the Hudson River. Several waterfront parcels to the North, including these parcels, were managed under the Environmental Restoration Program (ERP) under the site name, Yonkers Waterfront Redevelopment Site, ERP Site No. B00045.

**Site Features:** The site is currently under development, with a partially constructed building and parking garage, asphalt pavement has been placed on the proposed Water Grant Street extension side, and topsoil in landscaped areas and courtyards.

**Current Zoning and Land Use:** The site is zoned a Planned Urban Redevelopment (PUR) Area allowing commercial or multi-story residential development. The site has multi-story residential developments to the north, with some commercial on the ground floor, mixed use of commercial and residential beyond the railroad tracks to the east, a waterfront sculpture park to the west, and an industrial sugar refinery to the south.

**Past Use of the Site:** The site was created by filling in the river, creating landmass, starting in 1951. The site remained vacant except for occasional construction storage. A 55-gallon drum containing No. 2 Fuel Oil was removed in 1998, during the subsurface investigation of Parcel H. Parcel H was used for parking since 2006. Parcel I has been used for storage of approximately 20,000 yards of fill material pursuant to a 2006 Beneficial Use Determination (BUD).

The City of Yonkers and Yonkers Community Development Agency entered into a State Assistance Contract (SAC) under the ERP for investigation of the Yonkers Downtown Waterfront in 1998, which included this site. A Record of Decision was issued in 1999. A remedial action was conducted by the City of Yonkers in 2000 at Parcels H and I under the ERP. The remediation completed by the City of Yonkers included removal of 19 tons of dieldrin contaminated soil and 3,100 tons lead contaminated soil disposal at an off-site permitted disposal facility. On Parcel H, 3 areas of lead impacted soil were removed based on previous test pit sampling results. The maximum depth of each excavation was between 5 and 8 feet. The size of the excavations were 28 feet by 40 feet, 60 feet by 45 feet, and 60 feet by 70 feet. The Parcel I included removal of dieldrin contaminated soils. The Parcel I excavation was 15 feet by 15 feet, and 2 feet deep. Residential use soil cleanup objectives (R SCOs) were achieved in subsurface soils for lead and dieldrin.

**Site Geology and Hydrogeology:** Fill material consisting of silt, sand, gravel, ash, concrete, brick, plastic wiring, steel I-beams, and rope is found from the surface to depths of approximately 6 to 12 feet below ground surface (bgs). The fill material is underlain by native soil consisting of fine to medium sands with some silt and clay.

Groundwater is encountered at relatively shallow depths beneath the site, 6 to 15 feet below ground surface. The water-bearing units appear to be fill material found locally along the Hudson River shoreline. Groundwater flow is to the west and southwest, towards the Hudson River, and may be tidally influenced.

**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 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: <http://www.dec.ny.gov/chemical/8450.html>

## **FOR MORE INFORMATION**

### **Where to Find Information**

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

Yonkers Public Library - Riverfront  
Attn: Edward M. Falcone  
One Larkin Center  
Yonkers, NY 10701  
phone: (914) 337-1500

NYSDEC Region 3 Headquarters  
21 South Putt Corners Road  
New Paltz, NY 12561  
phone: (845) 256-3154

### Who to Contact

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

#### Project Related Questions

Matthew Hubicki  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7014  
(518) 402-9605  
matthew.hubicki@dec.ny.gov

#### Site-Related Health Questions

Angela Martin  
New York State Department of Health  
Bureau of Environmental Exposure &  
Investigation  
State Plaza, Corning Tower, Room 1739  
Albany, NY 12237  
(518) 402-7860  
BEEI@health.ny.gov

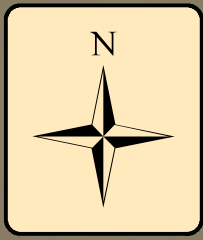
**We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.**

#### **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: <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.



2.-2600-35

2.-2600-6

2.-2600-5

2.-2600-2

1.-512-11

1.-512-13

1.-511-37

1.-512-15

1.-511-36

1.-511-33

1.-512-17

1.-511-31

1.-512-21

1.-511-30

2.-2600-4

Water Grant St

1.-512-23

1.-511-28

1.-512-25

1.-511-27

1.-640-2

1.-640-25

1.-511-25

1.-511-24

1.-511-22

1.-640-25 1.-643-24

9409517 9413163

1.-510-1.3

1.-509-72

2.-2600-7

Parking Lot

1.-510-4

1.-509-66

1.-510-6

1.-510-8

1.-510-10

1.-509-63

1.-640-1

1.-643-1

1.-1-7000-1

1.-510-12

1.-509-61

1.-510-13

1.-510-14

1.-509-59

Site No. C360149  
Yonkers H&I Site

1.-510-15

1.-509-57

1.-640-38

1.-643-40

Pierpointe Pl

1.-510-19

1.-509-56

1.-509-55

1.-510-21

1.-509-51

Buena Vista Ave

1.-510-23

1.-509-49

1.-510-24

1.-509-48

1.-509-46

1.-510-27

1.-509-44

1.-510-29

1.-509-42

1.-510-31

1.-509-40

1.-510-32

1.-509-38

1.-510-48

1.-509-36

1.-510-35

1.-508-22

Saint Marys St




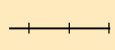
1.-510-37

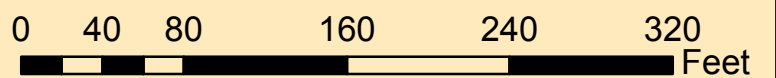
1.-508-21

1.-510-38

1.-510-39

### C360149 Yonkers H & I Site Location

-  C360194 Yonkers H I
-  Tax Parcels - City of Yonkers
-  Local Streets
-  Railroad Lines

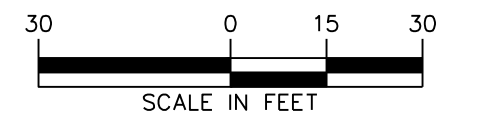
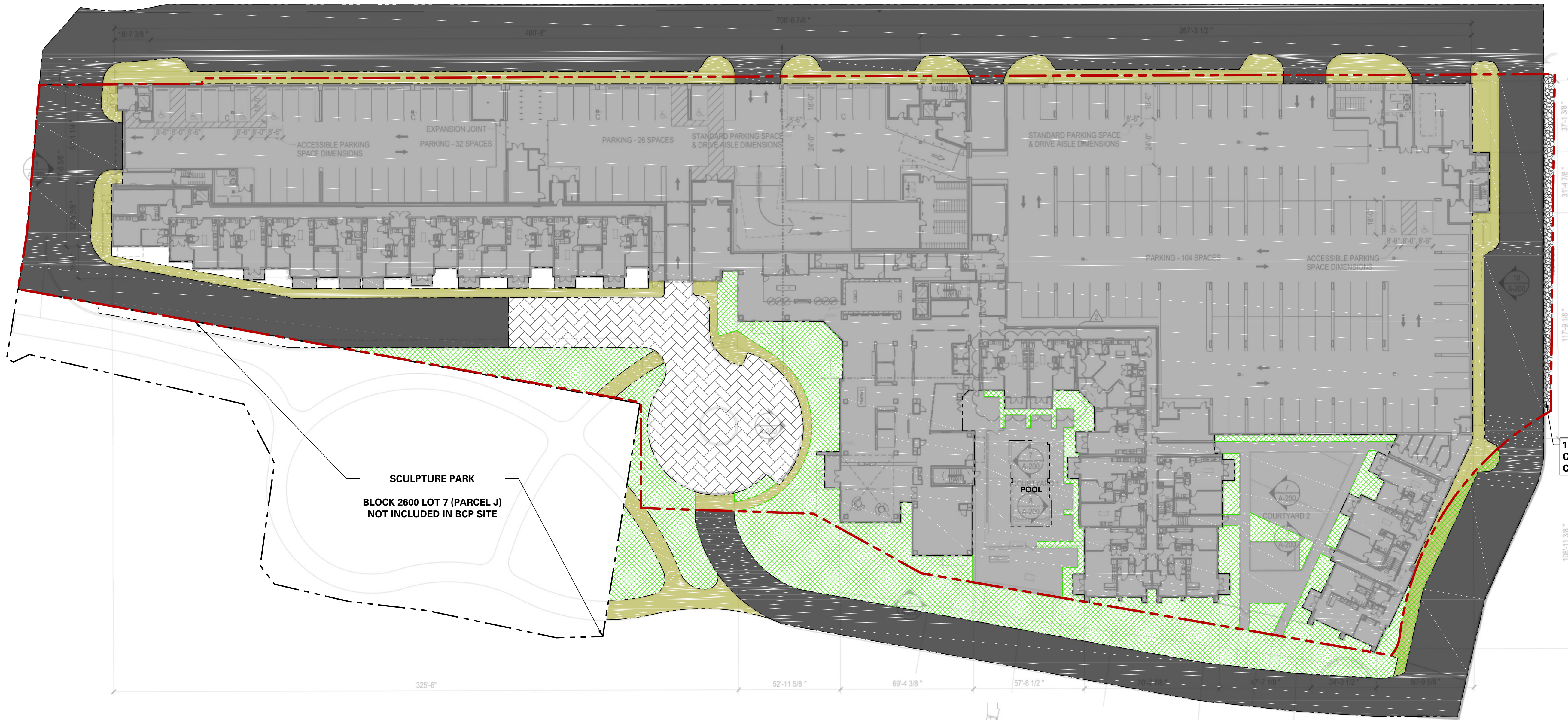


WATER GRANT STREET



- LEGEND:**
- APPROXIMATE BROWNFIELD CLEANUP PROGRAM BOUNDARY
  - BUILDING COVER (SEE DETAILS 1 AND 2 ON FIGURE 4b)
  - LANDSCAPED AREA COVER (SEE DETAIL 3 ON FIGURE 4b)
  - PERMEABLE PAVERS COVER (SEE DETAIL 4 ON FIGURE 4b)
  - CONCRETE SIDEWALK COVER (SEE DETAIL 5 ON FIGURE 4b)
  - ASPHALT-PAVED COVER (SEE DETAIL 6 ON FIGURE 4b)
  - STONE COVER AT SOUTHERN BOUNDARY (SEE DETAIL 7 ON FIGURE 4b)

- GENERAL NOTES:**
1. BASE MAP IS TAKEN FROM ARCHITECTURAL DRAWING A-101.0 OVERALL FIRST FLOOR PLAN, PREPARED BY CUBE 3 ON JULY 11, 2016.
  2. ALL LOCATIONS PRESENTED ARE APPROXIMATE.
  3. REFERENCED DETAILS FOR COVER TYPES ARE SHOWN ON FIGURE 4b.
  4. RESIDUAL CONTAMINATION REMAINS BENEATH THE COMPOSITE COVER SYSTEM, WITHIN HISTORIC FILL IMPACTED BY SEMIVOLATILE ORGANIC COMPOUNDS (SVOCs), PESTICIDES, POLYCHLORINATED BIPHENYLS (PCBs), AND METALS AT CONCENTRATIONS ABOVE 8 NYCRR PART 375 RESTRICTED USE RESTRICTED-RESIDENTIAL (RRU) SOIL CLEANUP OBJECTIVES (SCOs).



Date	Description	No.
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REVISIONS

Date	Description	No.

SIGNATURE \_\_\_\_\_ DATE SIGNED \_\_\_\_\_  
 PROFESSIONAL XXXXXXXXXX  
 STATE LIC. No. XXXXX

**LANGAN**

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 WASHINGTON, DC FLORIDA TEXAS NORTH DAKOTA CALIFORNIA  
 ABU DHABI ATHENS DOHA DUBAI ISTANBUL PANAMA  
 Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.  
 Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.  
 Langan Engineering and Environment Services, Inc.  
 Langan (UK) Ltd.  
 Langan International LLC  
 Collectively known as Langan

Project

**YONKERS H&I  
 (PARCELS H and I)**  
 BLOCK No. 640 LOT No. 1  
 WESTCHESTER

YONKERS NEW YORK

Figure Title

**COMPOSITE  
 COVER SYSTEM  
 PLAN**

Project No. Figure No.

Project No. <b>170338102</b>	Figure No. <b>4a</b>
Date <b>9/14/2017</b>	
Scale <b>1" = 30'</b>	
Drawn By <b>KN</b>	
Checked By <b>AT</b>	
Submission Date <b>OCTOBER 2017</b>	Sheet 4 of 7