



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Buena Vista Apartments
85 Riverdale Ave
Yonkers, Westchester County

August 2024

SITE No. C360181
NYSDEC REGION 3

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C360181/> and at these location(s):

Riverfront Library
1 Larkin Center
Yonkers, NY 10701
(914) 337-1500

Who to Contact

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

Project-Related Questions
Ryan Richard, Project Manager
NYSDEC
21 S Putt Corners Rd.
New Paltz, NY 12561
(845) 256-3118
ryan.richard@dec.ny.gov

Project-Related Health Questions
Arunesh Ghosh, Project Manager
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7860
beej@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Buena Vista Apartments site ("site") located at 85 Riverdale Ave, Yonkers, Westchester County, NY. Please see the map for the site location.

Based on the findings of the investigation, the NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health or the environment. This decision is based on the Tetrachloroethylene (PCE) and its breakdown products detected in on-site soil vapor samples at levels that warrant mitigation and in groundwater above groundwater standards. Volatile organic compounds (VOCs) potentially emanating from the site have not been detected in off-site soil vapor. As an interim remedial measure, a sub slab depressurization system has been installed in the affected areas of the building on site.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Remedial Action Work Plan (RAWP)" for 45 days, from **August 21st, 2024 through October 5th, 2024.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C360181/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Restricted-Residential Use remedy consists of:

- Treating contaminated groundwater through injection of chemical oxidants into the groundwater;
- Collecting post-remedial groundwater samples to evaluate the effectiveness of the injection;
- Removal of light non-aqueous phase liquid (LNAPL) at MW-13 with an absorbent sock and groundwater sampling once the sock is no longer needed;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.
- Implementation of a Site Management Plan (SMP) will also be required for long term maintenance of the remedial systems.
- Recording of an Environmental Easement to ensure proper future use of the site.

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- Treating contaminated groundwater through injection of chemical oxidants into the groundwater;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;

The proposed remedy was developed by Buena Vista Associates, LP ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: The site is located in an urban area of the City of Yonkers, in Westchester County, New York. The site is 4.45-acres in size and it is bounded by a mixed residential and commercial structure to the north, Vark Street to the south, Riverdale Avenue to the east, and Hawthorne Avenue to the west. The site has historically had various residential and commercial uses including gasoline service stations, a parking garage, a grocery store, a pen manufacturer, and a dry-cleaner. The current structures were erected in 1975 and include a mixture of commercial and residential uses and a parking garage. The future site use is to remain consistent with the current use as an apartment complex with first floor commercial applications.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360181) at: <https://extapps.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pag eid=3>

Summary of the Investigation: Polycyclic aromatic hydrocarbons (PAHs) and metals are present in surface soils at concentrations above the use-specific (restricted-residential) soil cleanup objectives. The presence of PAHs and metals in surficial soils is likely the result of historic fill. Chlorinated volatile organic compounds (CVOCs) were found in groundwater on-site exceeding NYSDEC groundwater standards. Elevated levels of CVOCs were also found in sub-slab and indoor air samples but have been addressed through the installation of a sub-slab depressurization system.

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 may 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:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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

DECinfo Locator

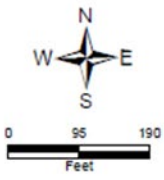
Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

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Site Location



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Site Map

Buena Vista Apartments
City of Yonkers, Westchester County
Site No. C360181





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Contact: Ryan Richard 845-256-3118 ryan.richard@dec.ny.gov