

# Former Yonkers Firehouse

Brownfield Cleanup Program

Site No. C360191

Yonkers, Westchester County



Department of  
Environmental  
Conservation

May 2026

## Cleanup Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed cleanup plan being reviewed by the New York State Department of Environmental Conservation (DEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Former Yonkers Firehouse site (“site”) located at 32 John Street Yonkers, Westchester County. Please see the map for the site location. Based on the findings of the investigation, DEC, in consultation with the New York State Department of Health (NYSDOH), has determined the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors.

### How to Comment

DEC is accepting written comments about the proposed plan, called a “Draft Remedial Action Work Plan (RAWP),” for 45 days, from **May 20 through July 6, 2026**. The Alternatives Analysis (AA) is available as a separate document on DECinfo Locator.

- Access the draft Remedial Investigation Report (RIR), RWP, AA, and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C360191/>.
- Documents also are available at the location identified under “Where to Find Information.”
- Please submit comments to the DEC project manager listed under Project-Related Questions in the “Contact Information” area.

### Remedial Investigation Report and Draft Remedial Action Work Plan

The proposed Track 4 Restricted Residential Use remedy plan consists of:

- Excavation and off-site disposal of approximately 735 cubic yards of SVOC and metals contaminated soil;
- Collecting and analyzing soil samples to evaluate the effectiveness of the cleanup;
- Groundwater treatment using in-situ (i.e. in place) placement of activated carbon by an underground treatment technology called a Permeable Reactive Barrier to treat PFAS contamination in groundwater;
- Groundwater treatment using in-situ (i.e. in place) chemical reduction to treat VOCs in groundwater;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Restoring the site cover (i.e., building slab, asphalt or concrete) where it is compromised, or placement of a 2-foot clean soil cover;
- If post-cleanup soil vapor samples indicate continued soil vapor concerns, then a Sub-Slab Depressurization System (SSDS) will be operated in the proposed building;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the site engineering controls; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed cleanup plan was developed by 32 John Street Yonkers AMS LLC (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

## Next Steps

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

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

## Site Description

The site is 0.66-acres, located within an urban portion of the City of Yonkers. The site is comprised of one tax parcel, bounded by John Street to the north, New School Street to the west and the Saw Mill River to the south and east. The site is currently unoccupied with a combination of pavement and vegetated areas. The history of the site includes industrial and commercial uses prior to 1927. The site housed the City of Yonkers Fire Department from 1927-2018. Other portions of the site were used for dye, textile, and clothing manufacturing purposes.

The subject property is located in an environmental zone (En-zone) and currently zoned for commercial use, and its redevelopment is proposed as future mixed-use, consisting of residential apartments and commercial space.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, C360191) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

## Summary of the Investigation

Based upon investigations conducted to date, the primary contaminants of concern include semi-volatile organic compounds (SVOCs) and metals in subsurface soils and groundwater likely related to the site's former industrial uses, as well as volatile organic compounds (VOCs) and per- and polyfluoroalkyl substances (PFAS) in groundwater.

## 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>

## Stay Informed with DEC Delivers

**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.**

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>

## **CONTACT INFORMATION**

### **Project-Related Questions**

Caroline Jalanti, Project Manager  
DEC, Division of Environmental Remediation

DEC, Division of Environmental Remediation  
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p: (518) 402-9650  
[caroline.jalanti@dec.ny.gov](mailto:caroline.jalanti@dec.ny.gov)

### **Project-Related Health Questions**

Kristin Kulow  
NYSDOH, Bureau of Environmental Exposure and Investigation

28 Hill Street, Suite 201 Oneonta, NY 13820  
p: (607) 432-3911  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

## **WHERE TO FIND INFORMATION**

Access project documents through the DECinfo Locator and at the following location:  
<https://extapps.dec.ny.gov/data/DecDocs/C360191/>

### **Yonkers Public Library**

1 Larkin Center Yonkers, NY 10701  
(914) 375-7966

# Site Location





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