



Department of  
Environmental  
Conservation

## Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

<https://extapps.dec.ny.gov/data/DecDocs/C360223/>

### Yonkers Public Library

Riverfront Branch  
One Larkin Center  
Yonkers, NY 10701  
(914) 375-7940

### Who to Contact

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

### Project-Related Questions

Tara Rutland, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233-7015  
(518) 402-9632  
[tara.rutland@dec.ny.gov](mailto:tara.rutland@dec.ny.gov)

### Project-Related Health Questions

Renata Ockerby  
NYSDOH  
Corning Tower  
Room 1787  
Albany, NY 12237  
(518) 402-7867  
[beei@health.ny.gov](mailto:beei@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>

# FACT SHEET

Brownfield Cleanup Program

60 Alexander Street Site  
60 Alexander Street  
Yonkers, NY 10701

May 2025

SITE No. C360223  
NYSDEC REGION 3

## Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the 60 Alexander Street site ("site") located at 60 Alexander Street in Yonkers, NY. Please see the map for the site location.

**Draft Investigation Work Plan:** The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by 60 Alexander Street Development, LLC ("applicant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

**How to Comment:** NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **May 14, 2025, through June 13, 2025.**

- Access the RIWP and other project documents online through the DECinfo Locator:  
<https://extapps.dec.ny.gov/data/DecDocs/C360223/>
- 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.

**Highlights of the Proposed Site Investigation:** The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected volatile and semi-volatile organic compounds (VOCs and SVOCs), metals, and pesticides in soil and groundwater on site.

Key components of the investigation work include:

- Drilling and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor, sub-slab soil vapor and indoor air samples; and
- Installing and sampling ground water wells to monitor impacts from areas of concern.

# BROWNFIELD CLEANUP PROGRAM

**Next Steps:** NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a "Draft Remedial Action Work Plan" will be developed. The cleanup plan will include an evaluation of the proposed site actions or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

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

**Site Description:** The 0.46-acre site is bordered on the north by a vacant industrial building, on the south by Yonkers City Jail, on the east by a MTA railroad right-of-way, and the west by Alexander Street and a multi-family residential building. The site is currently developed with a one-story office building with two connected garage bay buildings and an asphalt parking lot and walkway. The site was used for industrial/commercial use with a stone cutting facility from 1951 to as late as 1971. In the 1970s, the site was used as a fuel depot/distribution facility (Westchester Hudson Fuel Company). Afterwards the property was utilized by several taxi dispatchers, a school bus dispatcher, and a school bus and garage service company. The site is currently vacant.

The proposed project for the site entails the removal of the current buildings and construction of a new 24-story 375,000 square foot mixed-use building with approximately 300 residential units. Approximately 8% of these units will be affordable housing.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360223) at:

<https://extapps.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pageid=3>

**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>

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***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.***

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## 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>

# BROWNFIELD CLEANUP PROGRAM

## Site Location





## Translation Available. Don't see your language? Ask!

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<b>简体字</b> Simplified Chinese	如需将此文件翻译成您偏好的语言，请与以下人员联系。翻译服务免费。
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<b>বাঙালি</b> Bengali	এই নথিটি আপনার পছন্দের ভাষায় অনুবাদ করার অনুরোধ করতে, অনুগ্রহ করে नीचे উল্লেখ করা ব্যক্তি সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন অর্থ লাগবে না।
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