

# Lincoln Mercury Dealership Site

Brownfield Cleanup Program

Site No. C360247

Yonkers, Westchester County



Department of  
Environmental  
Conservation

November 2025

## 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 Lincoln Mercury Dealership Site ("site") located at 632 South Broadway, Yonkers, Westchester County. 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 636 South Broadway Partners 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 **November 26, 2025 through December 26, 2025**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C360247/>.
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Contact Information" area.

### Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, groundwater and any other parts of the environment that may be affected.

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

Key components of the remedial investigation work include:

- Drilling and sampling soil borings to identify impacts and possible on-site sources of contamination;
- Installing and sampling groundwater monitoring wells to monitor impacts from areas of concern on-site; and ; and
- Collecting soil vapor and ambient air samples.

### 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 site is 0.38-acres and is developed with an approximately 15,600 square-foot one-story brick and stucco commercial use building with a full basement. The building is currently occupied by USC Gymnastics on the ground floor, a baseball training facility in the northern portion of the basement space, and miscellaneous storage in the southern portion of the basement. Previously, the site had been used as a garage, commercial stores and an automotive service facility since approximately 2004.

The preliminary proposed redevelopment of the Site entails construction of a 16-story, mixed-use building that includes 100% affordable units, commercial retail space, and multi-level sub-grade parking at the base of the building.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360247) at:

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

## 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

John Miller, Project Manager  
NYSDEC, Division of Environmental Remediation  
625 Broadway, Albany, NY 12233  
p: (518) 402-9589  
[john.miller@dec.ny.gov](mailto:john.miller@dec.ny.gov)

### Project-Related Health Questions

Mike Izdebski, Project Manager  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 12237  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

## WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):  
<https://extapps.dec.ny.gov/data/DecDocs/C360247/>

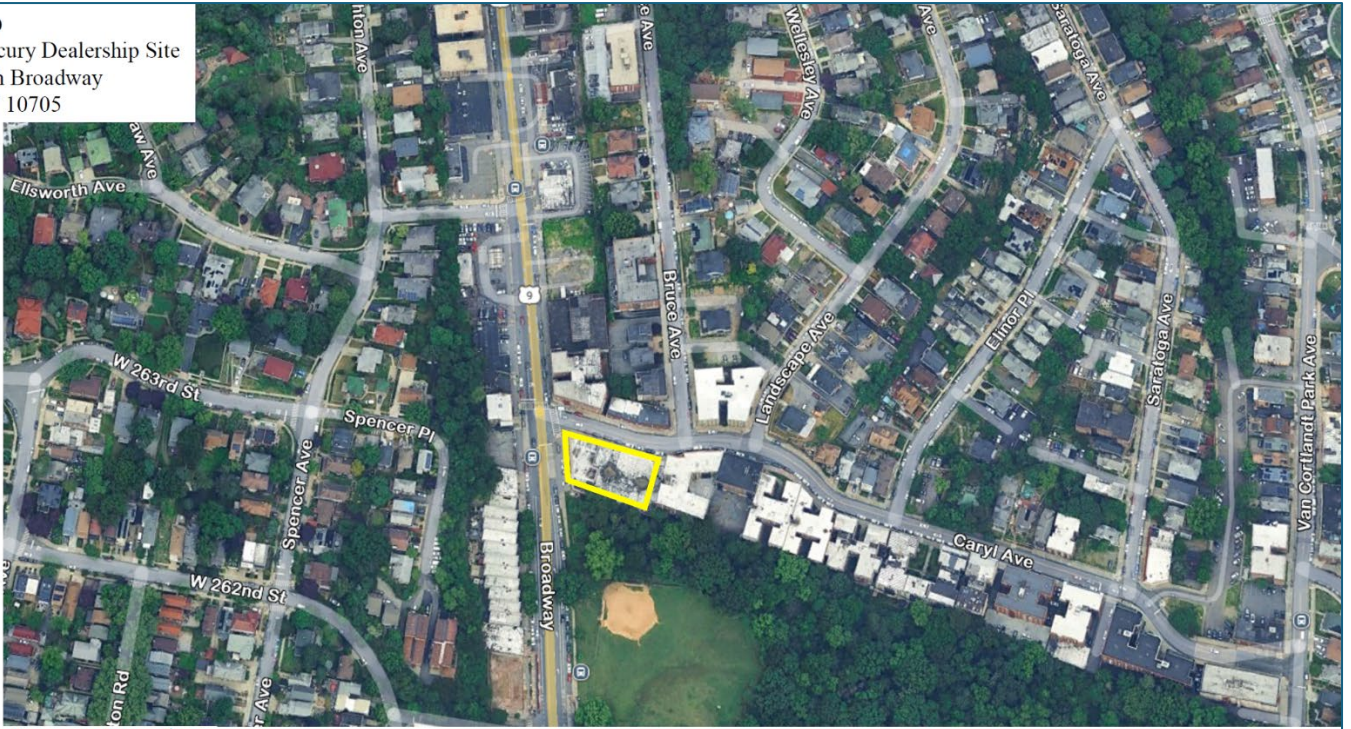
### Yonkers Public Library - Riverfront

1 Larking Center  
Yonkers, NY 10701  
(914) 375-7940


# Site Location

## Street Map

Lincoln Mercury Dealership Site  
632-36 South Broadway  
Yonkers, NY 10705



Legend:

 Site Property Boundary



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