

20 South West Street Silversmith Site

Brownfield Cleanup Program

Site No. C360259

Mount Vernon, Westchester County



Department of
Environmental
Conservation

June 2026

Cleanup Proposed for Brownfield Site Contamination Public Comment Period Announced

The public is invited to review the draft Remedial Investigation Report and comment on the proposed remedy 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 20 South West Street Silversmith Site (“site”) located at 20 South West Street, Mount Vernon, NY, Westchester County. Please see the map for the site location. Based on the findings of the investigation, DEC in consultation NYSDOH has determined that the site does not pose a significant threat to public health or the environment.

How to Comment

DEC is accepting written comments about the proposed plan, called “Draft Remedial Action Work Plan (RAWP),” which includes a cleanup alternatives analysis (AA) for 45 days, from **June 10, 2026** through **July 25, 2026**.

- Access the RI/AAR, RAWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C360259/>.
- Documents also are available at the location(s) identified under “Where to Find Information.”
- Please submit comments to the DEC project manager listed under Project-Related Questions in the “Contact Information” area.

Draft Remedial Investigation/ Alternatives Analysis Report and Draft Remedial Action Work Plan

The proposed Track 1 Unrestricted Use cleanup plan includes:

- Excavation and off-site disposal of about 7800 cubic yards of contaminated soil to approximately 15 feet below ground surface across the site;
- Collecting and analyzing post-excavation soil samples to evaluate the effectiveness of the cleanup;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- If an Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems; and
- If an Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary.
- Implementation of green remediation principles and techniques to the extent feasible in the design, implementation, and Site management components of the remedy.

The proposed cleanup plan was developed by MacQuesten Station Takeover 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 0.45 acres and is in an urban area with a mix of residential and commercial properties. It is bordered by Yonkers Ave to the north, N West St to the east, the Mount Vernon west train station to the west, and to the south by a multi-story residential building with a daycare on the first floor. The site is developed with a two-story commercial use building occupied by a 7-Eleven and other small commercial businesses.

Based on the investigations conducted to date, the primary contaminants of concern are metals, semi-volatile organic compounds (SVOCs) and Per- and polyfluoroalkyl substances (PFAS) compounds in soil, volatile organic compounds (VOCs), metals and PFAS in groundwater, and both chlorinated and petroleum VOCs in soil vapor from the former silversmith operations at the site.

The site will be redeveloped as a mixed-use building that includes 100% affordable housing units, a commercial retail space, and one story of lower-level parking in the basement of the building.

Additional site details, including environmental and health assessment summaries, are available on DEC’s Environmental Site Remediation Database (by entering the site ID, C360259) 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

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Project-Related Health Questions

Benjamin Caligiuri
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WHERE TO FIND INFORMATION

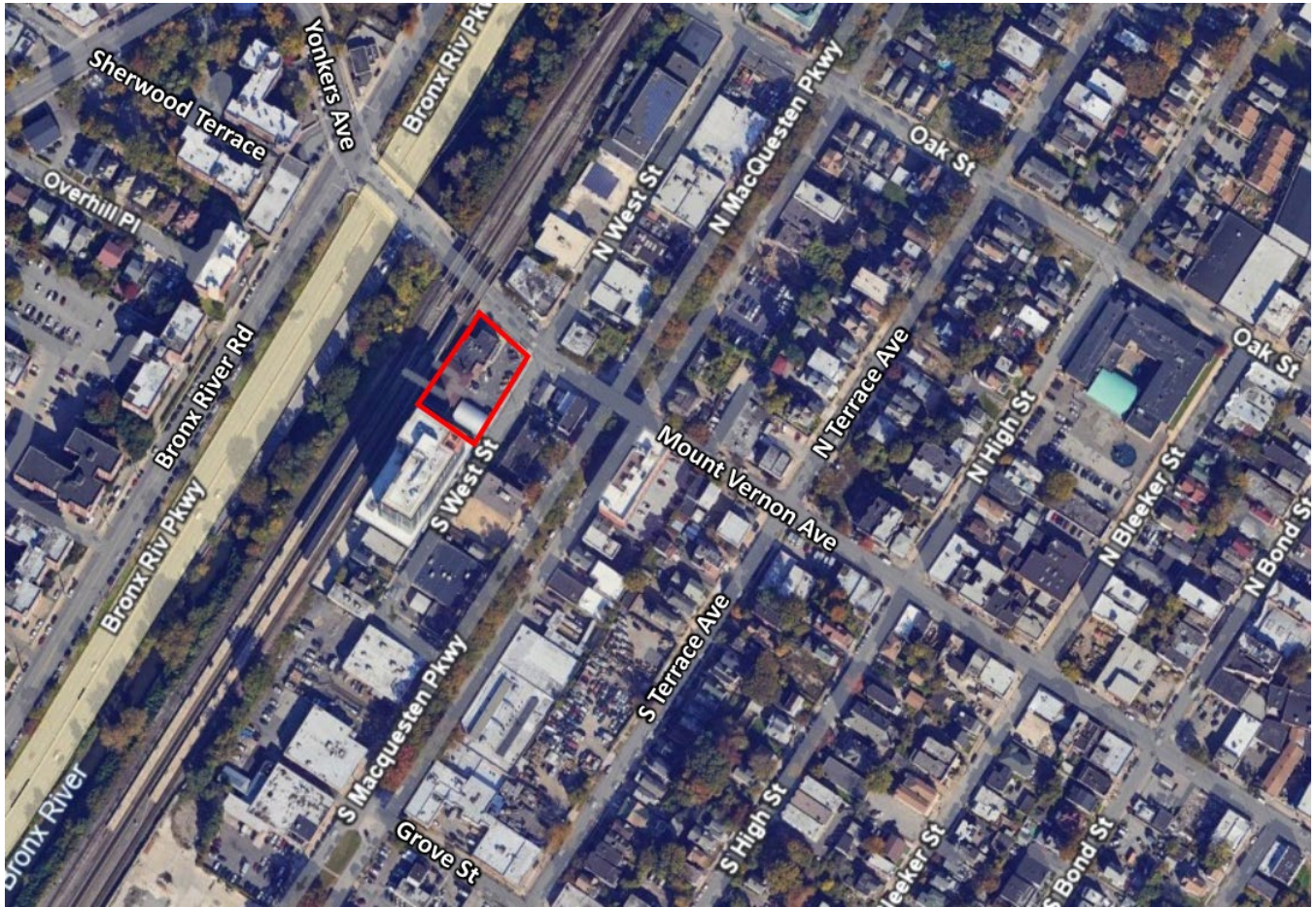
Access project documents through the DECinfo Locator and at these location(s):

<https://extapps.dec.ny.gov/data/DecDocs/C360259/>

Mt. Vernon Public Library

Gary Newman, Managing Librarian
28 S. 1st Street
Mount Vernon, NY 10050
(914) 668-1840

Site Location





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