

20 South West Street Silversmith Site

Brownfield Cleanup Program

Site No. C360259

Mount Vernon, Westchester County



Department of
Environmental
Conservation

September 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 20 South West Street Silversmith site ("site") located at 20 South West Street, Mount Vernon, 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 MacQuesten Station Takeover 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 **September 3 through October 3, 2025**.

- Access the RIWP 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 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, soil vapor, and any other parts of the environment that may be affected.

Previous investigations have detected polycyclic aromatic hydrocarbons and metals in the soil, volatile organic compound (VOC) and metals in the groundwater and petroleum/chlorinated solvent related VOCs in the sub-slab soil vapor.

Key components of the investigation work include:

- A geophysical survey across the accessible portions of the Site;
- Sampling soil borings to identify impacts and possible on-site sources of contamination;
- Installing and sampling groundwater monitoring wells; and
- Installing and collecting air samples of eight subsurface soil vapor points.

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 0.45-acres and is located in the Mount Vernon West Transit Oriented Development Zone. The Site presently consists of one large two-story brick building with commercial tenants, which will be vacated prior to the start of remedial actions. The surrounding properties are predominantly commercial in nature. North of the Site, across Mt. Vernon Avenue, are commercial buildings. South of the Site is a remediated Brownfield Program site that operates as a mixed-use residential and commercial development. East of the Site is a Metropolitan Transportation Authority Police Department station, antique store and beauty salon. West of the Site is the Mount Vernon West Railroad and the Bronx River.

Historic operations at the site included a carpenter shop, a train station, a silversmith plating facility, and an environmental laboratory. The redevelopment plans for the site include the construction of a residential building with 100% affordable/market rate living units.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC'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

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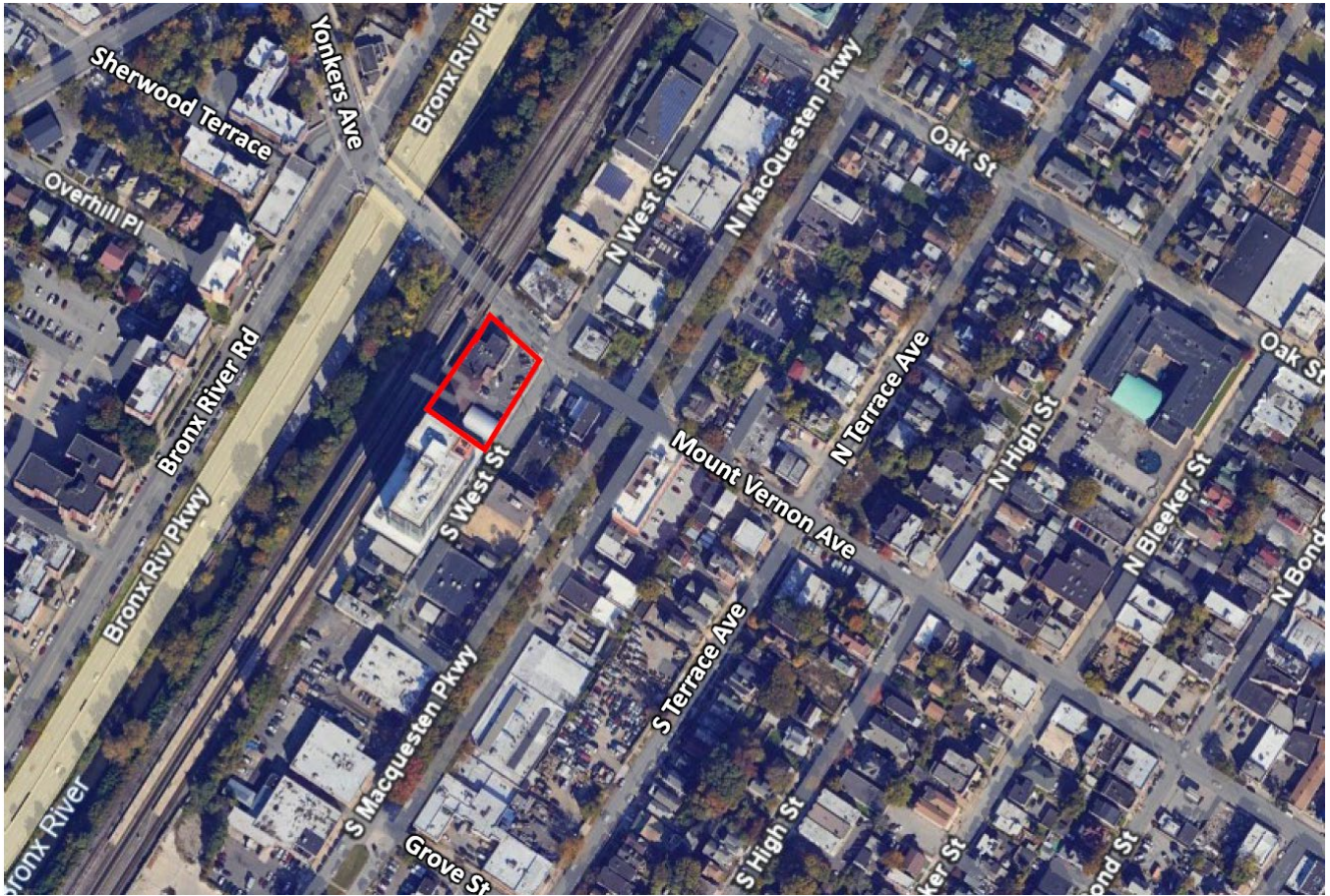
WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C360259/>

Mount Vernon Public Library

28 S. 1st Ave
Mt. Vernon, NY 10550
(914) 668-1840

Site Location





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