



FACT SHEET Voluntary Cleanup Program

Receive Site Fact Sheets by Email. See "For More Information" to Learn How.

Site Name: Lot @ S. End of Elizabeth Seton Campus
DEC Site #: V00687
Address: 1061 North Broadway
Yonkers, NY 10701

Have questions? See "Who to Contact" Below

NYSDEC Certifies Cleanup Requirements Achieved at Voluntary Cleanup Program Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Lot @ S. End of Elizabeth Seton Campus site ("site") located at 1061 North Broadway, Yonkers, Westchester County under New York State's Voluntary Cleanup Program have been met. Please see Figure 1 for the site location.

The cleanup activities were performed by Iona College and the City of Yonkers with oversight provided by NYSDEC. NYSDEC has issued a release letter to the volunteer regarding the site. Copies of the release letter and Final Engineering Report, which documents the completion of the site remedy, are available at the location(s) identified below under "Where to Find Information."

Completion of Project

The components of the completed remedy set forth in the Final Engineering Report are as follows:

- 1. A one-foot soil cover was constructed over approximately 2 1/2 acres of the site to prevent exposure to contaminated soils. The cover consists of clean soil underlain by an indicator such as orange plastic snow fence to demarcate the cover soil from the subsurface soil. The top six inches of soil is of sufficient quality to support vegetation. Three catch basins were constructed in a small area near the existing parking and covered with at least six inches of crushed stone and demarcation fabric. Due to erosion concerns, the steep western slope was covered with 12 inches of crushed stone.
2. A deed restriction was placed on the property that limits the use and development of the property to a commercial use, which also allows for passive recreational use. The deed restriction also restricts the use of groundwater without proper treatment and approval by the New York State Department of Health (NYSDOH) and Westchester County DOH.

3. A site management plan has been approved that protects the final cover system by restricting excavation below the site cover. The plan provides for the continued proper maintenance of the components of the remedy, and allows for periodic inspections and certifications of these controls to the NYSDEC.

4. Fencing and signs have been installed to restrict use and access of the site, especially near the steep western slope.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been or will be put in place on the site:

- Deed Restriction
- Land Use Restriction
- Groundwater Use Restriction
- Institutional Control/Engineering Control Plan

The following engineering controls have been or will be put in place on the site:

- Cover System
- Fencing/Access Control

Next Steps

With its receipt of a release letter, the volunteer is eligible to redevelop the site. In addition, the volunteer has no liability to the State for contamination at or coming from the site, subject to certain conditions.

A release letter may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Background

The 3.4 acre lot at the South End of Elizabeth Seton Campus site is located at 1061 North Broadway in the City of Yonkers, Westchester County. It is bordered to the east by North Broadway, to the south and west by Odell Boulevard, and to the north by the Foxfire School. The site is owned by the City of Yonkers, but was formerly part of Iona College's Elizabeth Seton Campus.

The west side of the subject property falls steeply to the west. Most of the site area is at the top of this slope and is relatively flat. The site does extend part way down the slope. The Hudson River is located approximately 1,000 feet to the west of the site.

The site has been developed into an open/green space and is zoned commercial. Surrounding property usage includes St. John's Riverside Hospital to the south, the Foxfire School to the north, residential properties to the west, and commercial properties to the east.

The site was part of the Iona College's former Elizabeth Seton Campus parking lot expansion project in 1990. Fill material, consisting of construction and demolition debris, asphalt, concrete, ash, etc., was brought to the site to construct the parking lot. The project halted with concerns over suspected contamination from the fill, without further characterization.

Depth to groundwater is approximately 60 feet below ground surface into the bedrock. Groundwater flows west towards the river. Most of the subsurface soil is native, glacial till. The piles of fill have been graded across the site, and covered with a 1 foot soil cover consisting of 4 inches of topsoil, 8 inches of soil cover, and an orange demarcation layer.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=V00687>

Voluntary Cleanup Program: New York's Voluntary Cleanup Program (VCP) was developed to encourage private sector volunteers to investigate and clean up contaminated properties and return these sites to productive use. Once cleaned up, the properties may be redeveloped for commercial, industrial, residential or public use.

For more information about the VCP, visit: <http://www.dec.ny.gov/chemical/8442.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Yonkers Public Library
Attn: John Favareau
Riverfront Library
1 Larkin Center
Yonkers, NY 10701
phone: (914) 337-1500 extension 486

NYSDEC Region 3 Headquarters
Attn: Sarah Shepard
21 South Putt Corners Road
New Paltz, NY 12561
phone: 845-256-3154

Who to Contact

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

Project Related Questions

Matthew Hubicki
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
(518) 402-9605
matthew.hubicki@dec.ny.gov

Site-Related Health Questions

Renata Ockerby
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7860
BEEI@health.ny.gov

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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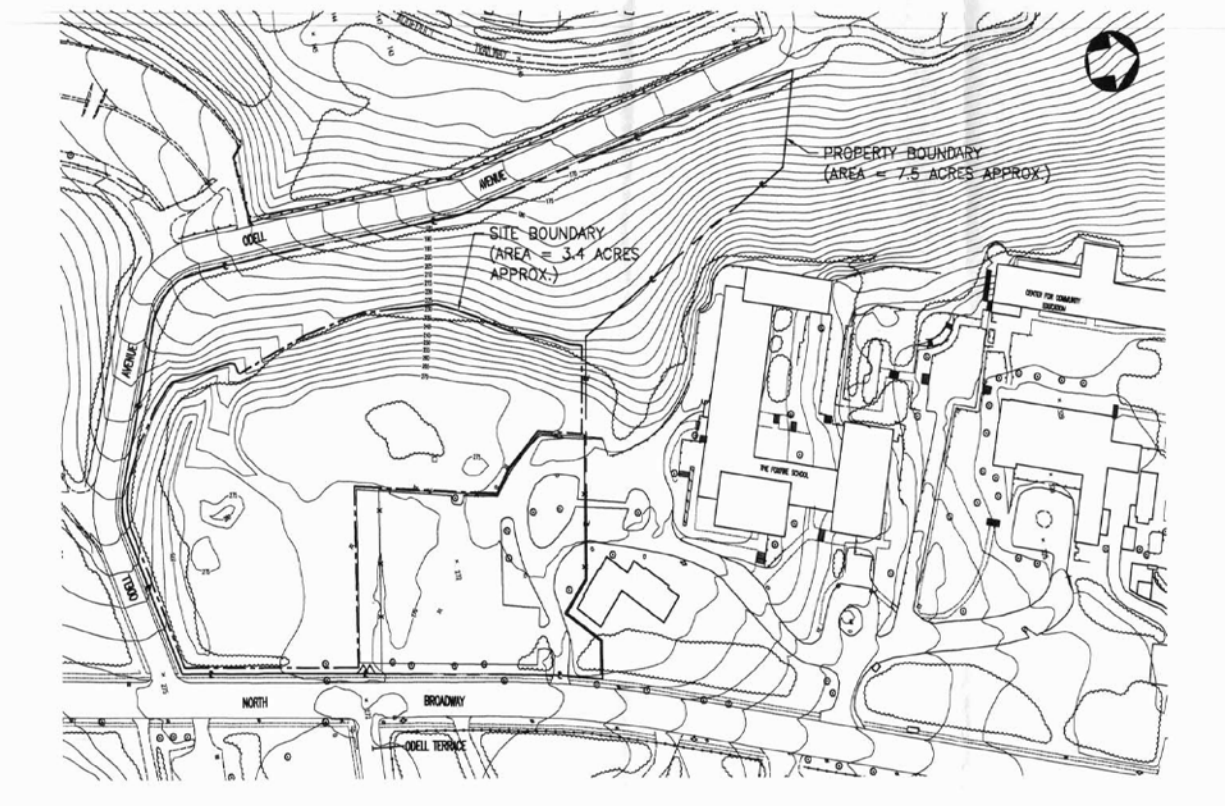
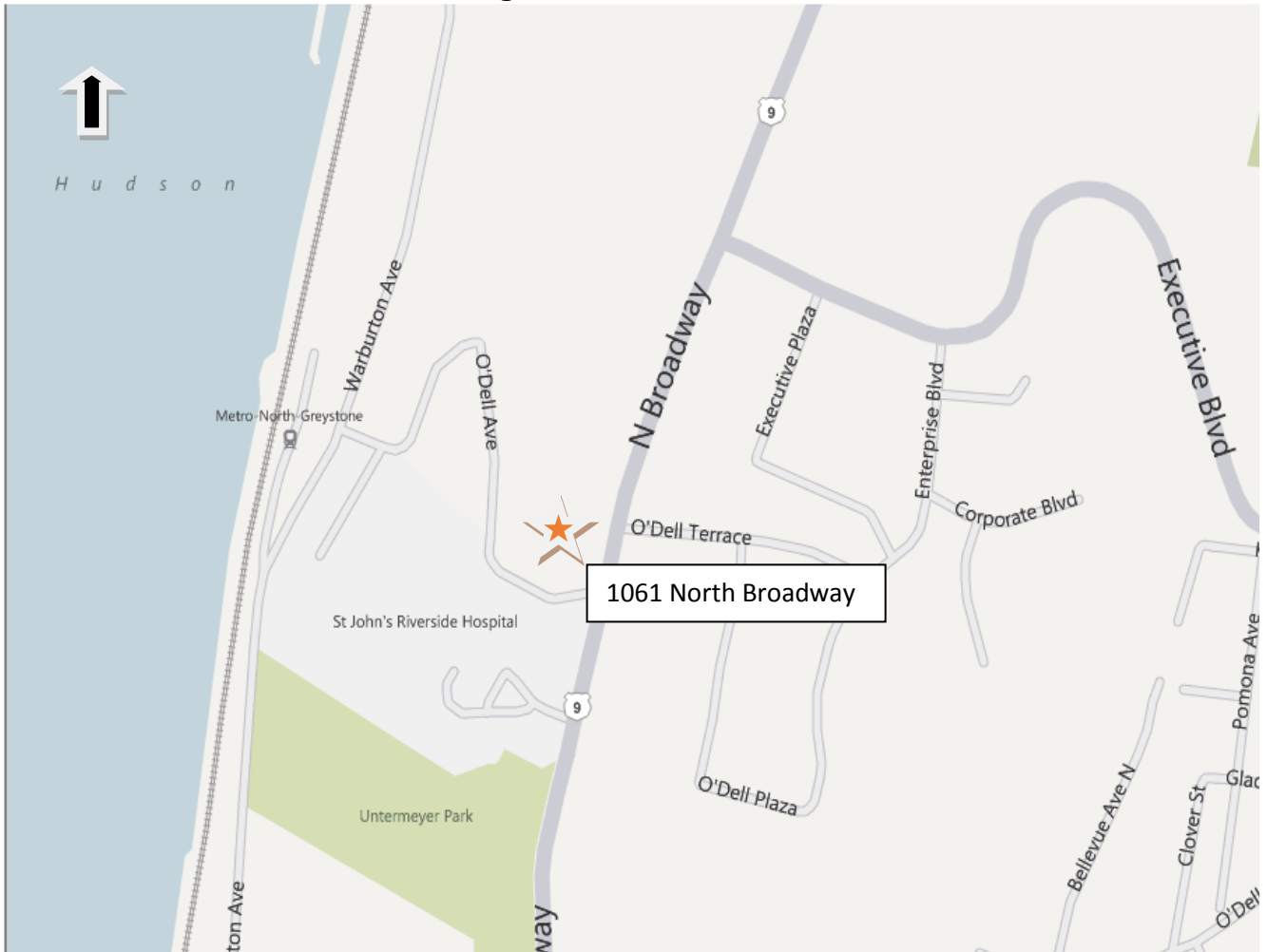
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

Figure 1 Site Location



SCALE: 1"=100'



FIGURE 2

SITE BOUNDARY

1061 NORTH BROADWAY, YONKERS, N.Y.