



**Department of
Environmental
Conservation**

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C360158>
and at these location(s):

Yonkers Public Library
Riverfront Branch
1 Larkin Center
Yonkers NY 10701
(914) 337-1500

Who to Contact

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

Project-Related Questions

John Spellman
NYSDEC
625 Broadway
Albany, NY 12233-7014
(518) 402-9662
john.spellman@dec.ny.gov

Project-Related Health Questions

Anthony Perretta
NYSDOH
Bureau of Env. Exposure Inv.
ESP Corning Tower, Room 1787
Albany NY 12237
(518) 402-7860
bee@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

**Former Ludlow Street Works
150 Downing Street
Yonkers, NY 10705**

July 2022

**SITE No. C360158
NYSDEC REGION 3**

Interim Remedial Measure Proposed; Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is proposing an expedited cleanup of contamination at a portion of the Former Ludlow Street Works site ("site") located at 150 Downing Street, 58 Knowles Street and 1 Bridge Street, Yonkers, Westchester County. Please see the map for the site location. NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for the site. The expedited cleanup activities are expected to begin in August or September 2022 and last about 4 months. The activities will be performed by Ludlow Point Development, LLC ("applicant") with oversight provided by NYSDEC.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 30 days, from **July 20, 2022** through **August 18, 2022**.

- Access the Draft IRM Work Plan and other project documents online through the DECinfo Locator:
- <https://www.dec.ny.gov/data/DecDocs/C360158/>
- 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.

Draft Interim Remedial Measure Work Plan: An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The draft IRM work plan describes proposed cleanup activities that include:

- Excavation for off-site disposal of contaminated soil to a depth of about 25 feet below ground surface across the northeastern portion of the site;

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- Collection and analysis of soil samples to evaluate the effectiveness of the remedy;
- Importation of clean material that meets the established Soil Cleanup Objectives for use as backfill, and;
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.

Site Description: The site consists of three lots located at 150 Downing Street, 58 Knowles Street, and 1 Bridge Street. The 2.89-acre site is in a mixed industrial and residential area and is bound to the north by a park, to the south by Ludlow Street, to the east by a metal works, a moving company, and residential properties, and to the west by a commuter railroad. The site includes both a vacant building and an active building. A manufactured gas plant operated on the Downing Street parcel between 1879 and 1936. Past uses at the Knowles Street parcel included the manufacturing of medical supplies, metal gears, shampoo and power equipment. The past use at the Bridge Street parcel included an auto repair facility.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360158) at:

<https://www.dec.ny.gov/cfm/external/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are volatile organic compounds and semi-volatile organic compounds in soil and groundwater, primarily in the area of the former manufactured gas plant operations.

Next Steps: NYSDEC will consider public comments, request revision of the plan as necessary, and approve the IRM work plan in consultation with the New York State Department of Health. The approved work plan will be made available to the public (see "Where to Find Information" on the front page).

When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that documents the activities that were performed.

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

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://www.dec.ny.gov/chemical/8450.html>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

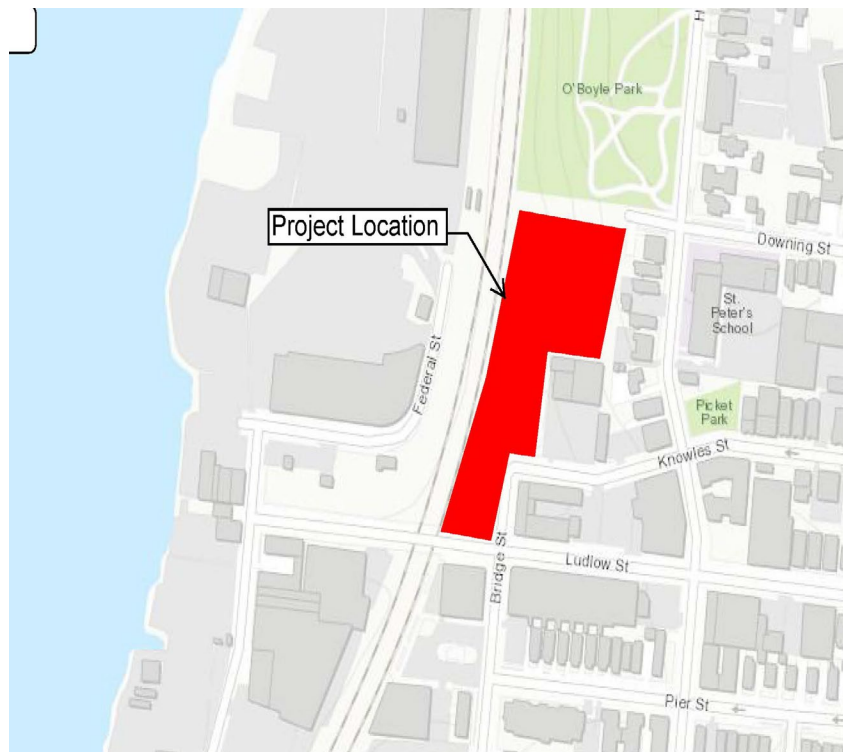
www.dec.ny.gov/chemical/61092.html

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://www.dec.ny.gov/pubs/109457.html>

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Contact: John Spellman, 518-402-9686, john.spellman@dec.ny.gov