



# FACT SHEET

## Brownfield Cleanup Program

**FORMER TEUTONIA HALL SITE**  
**Site Number: C3-60-085**  
**Yonkers, Westchester County, NY**

**May 2007**

### **Draft Supplemental Remedial Investigation Work Plan Available for Public Comment**

The Former Teutonia Hall Site in Yonkers has been accepted into New York’s Brownfield Cleanup Program (BCP). See attached map for the location of the site. The New York State Department of Environmental Conservation (NYSDEC) is currently reviewing a Draft Supplemental Remedial Investigation (RI) Work Plan submitted by Teutonia Buena Vista, LLC (the applicant) to investigate contamination at the Site.

The NYSDEC previously approved an application submitted by the applicant to participate in the BCP. The application proposes that investigative and remedial activities will be implemented to facilitate use of the site for mixed use purposes including residential, commercial, and parking.

**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 include recreation, housing and business.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:  
[www.dec.state.ny.us/website/der/bcp](http://www.dec.state.ny.us/website/der/bcp)

**Public Comments about the Draft Remedial Investigation Work Plan**  
NYSDEC is accepting written public comments about the Draft Supplemental Remedial Investigation Work Plan for 30 days, from May 28, 2007 to June 27, 2007. The Draft Supplemental Remedial Investigation Work Plan is available for public review at the document repository and identified in this fact sheet.

Written comments should be submitted to:  
Remediation Issues:  
Chris Milack  
Project Manager  
NYSDEC  
625 Broadway  
Albany, New York 12233 518-402-9768

### **Highlights of the Proposed Remedial Investigation**

The Remedial Investigation has several goals:

1. Define the nature and extent of contamination of soil, groundwater, and soil vapor;
2. Identify the sources of contamination;
3. Assess the impact of the contamination on public health and the environment; and
4. Provide information to support the development of a Remedial Work Plan to address the contamination.

The Supplemental Remedial investigation will be performed by representatives of the Teutonia Buena Vista, LLC with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

“*Remediation*” means all necessary actions to address any known or suspected contamination associated with the site.

Elements of the field investigation activities defined in the proposed work plan include:

- Investigation of subsurface soils and groundwater by advancing up to eight (26) soil borings and installing three (3) temporary groundwater sampling points;
- Collection of three (14) sub-surface soil gas samples;
- Characterization of the areal extent and thickness of soil-fill material deposited at the site. Samples will be collected for chemical analyses to supplement the existing soil and groundwater analytical data

The Supplemental Remedial Investigation field activities are scheduled to begin during the summer of 2007 and will require approximately three weeks to complete.

### **Next Steps**

NYSDEC will consider public comments when it finalizes the Supplemental Remedial Investigation Work Plan. After the New York State Department of Health (NYSDOH) concurs with the final work plan approach, the Plan will be placed in the document repository. When the NYSDEC finalizes the work plan, Teutonia Buena Vista, LLC will be authorized to proceed with site investigation activities. It is estimated that the Remedial Investigation activities will be completed in approximately three months following the public comment period.

The results of the Remedial investigation field activities and supporting historical data from previous investigations will be compiled and summarized in a summary report. Subsequent to submittal of the final report to the NYSDEC, a remedial action work plan that addresses remedial measures will be prepared.

NYSDEC will keep the public informed during the investigation and remediation of the Former Teutonia Hall Site.

### **Site Background Information**

The .75 acre site consists of four adjacent lots (41 to 55 Buena Vista Ave.) in the City of Yonkers. The current owner – the Yonkers Downtown Waterfront Development Corp., Inc. (YDWDC) previously obtained title to the 41 to 51 Buena Vista Ave. properties for the purpose of attracting a private sector developer to the Site. The New Volunteer purchased the 53-55 Buena Vista Ave. entered into a Land Disposition Agreement with YDWDC. The City of Yonkers and YDWDC have been working with the applicant on a redevelopment proposal that will construct new buildings on the site.

Five currently vacant former industrial buildings still exist on most of the site, including a vacant three-story building, a vacant two-story building with an adjoining one-story addition and parking area, a vacant three-story building, and a one-story brick building with an active auto repair garage. The remaining portions of the site are vacant parking areas to the rear of the site.

The site appears to have been initially developed in 1889. From 1889 until approximately 10 years ago, the Site was historically used for a variety of industrial and petroleum-related commercial purposes, including but not limited to, auto repair, a garage with underground storage tanks, a knitting mill, a dry cleaner, a toy manufacturer, a jewelry manufacturer and a printing facility.

The site originally included 41, 45, 47 and 51 Buena Vista Avenue. In April 2007 the site was expanded to include 53 Buena Vista Avenue. The investigations described below did not include the 53 Buena Vista Avenue lot.

## **FOR MORE INFORMATION**

### **Document Repositories**

Document repositories have been established at the following locations to help the public to review important project documents. These documents include the draft Citizens Participation Plan, the draft Supplemental Remedial Investigation Work Plan and the approved application to participate in the BCP.

Yonkers Public Library  
 One Larkin Center  
 Yonkers, New York 10701  
 Attn: Head Librarian  
 Phone: 914-375-7940  
 Hours: M-Th 9am – 8pm  
       F 10am – 5pm  
       Sat 9am – 5pm  
       Sun 12pm – 5 pm

NYSDEC Region III Office  
 21 S. Putt Corners Road  
 New Paltz, New York 12561-1620  
 Phone: 845-256-3154  
 Hours: M-F 8:30am – 4:45pm  
 (call for appointment)

### **Who to Contact**

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

#### Remediation Issues:

Chris Milack  
 Project Manager  
 NYSDEC  
 625 Broadway  
 Albany, New York 12233  
 518-402-9768

#### Health Related Questions:

Rebecca Mitchell  
 Public Health Specialist  
 NYSDOH  
 547 River Street  
 Troy, New York 12180  
 1-800-458-1158 ext.27850  
[bee@health.state.ny.us](mailto:bee@health.state.ny.us)

If you know someone who would like to be added to the project mailing list, please have them contact the NYSDEC project manager above. 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.

Site Location Map



### NYSDEC Mailer

Please feel free to use this mailer for any of the following purposes:

- \_\_\_\_\_ 1. You would like to be placed on our Main/Hudson/Hawthorne Site mailing list.
- \_\_\_\_\_ 2. You would like to include the name and address of someone you know who maybe interested in receiving future fact sheets.
- \_\_\_\_\_ 3. You would like to be taken off our Main/Hudson/Hawthorne Site mailing list.
- \_\_\_\_\_ 4. You would like to provide us with a change of name or address. If you are moving, future fact sheets are NOT automatically forwarded unless we are notified by you.
- \_\_\_\_\_ 5. You would like to provide us with a comment or concern.

**FOLD**

Please complete the form as indicated below, fold and mail directly to the DEC.

Add the following name(s):

_____	_____
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Delete the following name(s):

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Make the following changes:

(Old)_____	(New)_____
_____	_____
_____	_____

**FOLD**

Comments or Concerns:

Thomas L. Gibbons, Project Manager  
 NYS Department of Environmental Conservation  
 Division of Environmental Remediation  
 625 Broadway  
 Albany, New York 12233-7016