



# FACT SHEET

## Brownfield Cleanup Program

**FORMER TEUTONIA HALL SITE**

**June 2007**

**Site Number: C360085**

**Yonkers, Westchester County, NY**

### Remedial Investigation Work to Begin

The Former Teutonia Hall Site in Yonkers (see attached map for the location of the site) has been accepted into New York's Brownfield Cleanup Program (BCP, see box below). The New York State Department of Environmental Conservation (NYSDEC) has reviewed and approved the Supplemental Remedial Investigation (RI) Work Plan submitted by Teutonia Buena Vista, LLC and Buena Vista 53, LLC (the "Volunteer") to investigate impacts to subsurface soil, groundwater and soil vapor media at the Site. The investigation under the RI Work Plan is scheduled to begin approximately mid-July, and will continue until mid-August.

The NYSDEC previously approved an application submitted by the Volunteer 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:  
<http://www.dec.ny.gov/chemical/brownfields.html>

### Public Comments about the Ongoing Supplemental Remedial Investigation Work

NYSDEC can accept public comments throughout the project and you can comment about the Supplemental RI work as it proceeds at the Site. The draft Supplemental RI work Plan is still available for public review at the document repository identified in this fact sheet.

Written comments should be submitted to:

Chris Milack  
Project Manager  
NYSDEC  
Division of Environmental Remediation  
625 Broadway  
12<sup>th</sup> Floor  
Albany, New York 12233-7016

### 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 Action Work Plan to address the contamination.

The Supplemental RI work will be performed by representatives of the Volunteer with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

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

- Investigation of subsurface soils and groundwater by advancing up to twenty-seven (27) soil borings and installing three (3) temporary groundwater sampling points;
- Collection of fourteen (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 RI work field activities will require approximately three-four weeks to complete.

### **Next Steps**

After the RI work is implemented, the Volunteer will prepare a Final Remedial Investigation Report which summarizes all the remedial investigation work performed at the Site and the sampling results. In addition, the Volunteer will prepare a Draft Remedial Action Work Plan describing proposed actions to address contamination on the Site.

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

### **Site Background Information**

The .75 acre Teutonia Hall Site, fully described in the March 2007 Fact Sheet, consists of five adjacent parcels (41 to 55 Buena Vista Ave.) in the City of Yonkers. Four currently vacant former industrial buildings still exist on most of the Site together with a one-story brick building housing an active auto repair garage. The remaining portions of the Site are vacant 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.

As described in the March 2007 Fact Sheet, a Remedial Investigation has proceeded on four of the five parcels that make up the Former Teutonia Hall Site. This initial Remedial Investigation confirmed the presence of petroleum based products, volatile-organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and selected metals contamination in on-site soil, elevated levels of metals in drain sediment and the presence of VOCs in soil gas suggesting another source not yet confirmed. A preliminary soil gas investigation performed on the southernmost (fifth) parcel identified VOC impacted soil gas media. A supplemental RI will be performed on the Teutonia Hall BCP Site to better characterize the nature and extent of site contamination.

## FOR MORE INFORMATION

### Document Repositories

Document repositories, listed below, 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 discussed above, 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  
[cjmilack@gw.dec.state.ny.us](mailto:cjmilack@gw.dec.state.ny.us)

#### 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 Former Teutonia Hall 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 Former Teutonia Hall 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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Comments or Concerns:

Chris Milack, Project Manager  
 NYS Department of Environmental Conservation  
 Division of Environmental Remediation  
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 Albany, New York 12233-7016