



# FACT SHEET

## Brownfield Cleanup Program

**FORMER TEUTONIA HALL SITE**  
**Site Number: C360085**  
**Yonkers, Westchester County, NY**

**March 2008**

### **Remediation Report under Review: Report Recommends Remediation of Brownfield Site Contamination**

An investigation has been completed for the Former Teutonia Hall BCP site located at 41-53 Buena Vista Avenue in the City of Yonkers, Westchester County, New York (site) under New York’s Brownfield Cleanup Program (BCP). See Figure 1 for the location of the site. Teutonia Buena Vista, LLC has submitted to the New York State Department of Environmental Conservation (NYSDEC) and New York State Department of Health (NYSDOH) a “Remedial Investigation Report” which is under review. The Remedial Investigation (RI) Report describes the results of the environmental investigation of the site and recommends action to address contamination. The RI Report will be available for a 30 day public comment period at the document repositories identified in this fact sheet.

NYSDEC previously accepted an application submitted by Teutonia Buena Vista, LLC to participate in the BCP. The application proposes that the site will be used for residential housing and parking purposes.

#### **Highlights of the Remedial Investigation(s)**

The RI Report has several goals:

- 1) describe the investigation activities completed;
- 2) describe the nature and extent of contamination at the brownfield site;
- 3) provide information about off-site contamination issues, and
- 4) recommend whether the Applicant believes that remediation is required. “*Remediation*” means all necessary actions to address any known or suspected contamination associated with 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 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)

As shown on the attached Sample Location Map (Figure 2) Remedial Investigation activities included:

1. A total of forty-nine (49) soil borings were drilled to facilitate the collection of on-site soil materials. The soil samples were examined to determine the physical properties of site soil materials and to screen samples to be submitted for chemical analyses. Analytical results were compared to NYSDEC Soil Cleanup Objectives.
2. Thirty seven (37) sub-surface soil vapor samples were collected within the project site boundaries and submitted for VOC analyses. The analytical results were compared to USEPA Indoor Air screening criteria and selected VOC criteria developed by the

New York State Department of Health (NYSDOH).

3. Six groundwater monitoring wells were installed at selected borehole locations for the purpose of collecting groundwater samples. Selected groundwater samples were submitted for chemical analyses and the results compared to the NYSDEC Class GA groundwater quality (drinking water) standards to identify contaminant impacts to the groundwater media;
4. A qualitative Human Health Evaluation (HHE) was performed to facilitate an environmental characterization of on-site subsurface soil vapor, soil/fill and groundwater media to evaluate their potential impact on human health and the environment. The human health evaluation examined Chemicals of Potential Concern (COPC) with regards to relevant exposure pathways and the most likely human receptors in the context of current and proposed land use.

The work was performed by representatives of Teutonia Buena Vista, LLC with regulatory oversight provided by the NYSDEC and the NYSDOH.

### **Remedial Investigation Findings**

Completion of the RI investigation facilitated the characterization of soil vapor, soil materials and groundwater samples. An evaluation of investigation and analytical results determined the following:

Two stratigraphic units identified as fill material and native soil were characterized at the Site. The overburden fill materials are composed of fine to coarse grained sand and silt admixed with construction and demolition debris. Native soil material identified below the fill unit was characterized as a fine to coarse grained sand unit with stratified lenses of silt and cobbles. When compared to the NYSDEC Restricted Residential Recommended Soil Cleanup Objectives, the analytical results of the soil material submitted for chemical analyses identified elevated levels of poly aromatic hydrocarbons (PAHs) and selected metals including chromium and mercury.

Based on analysis of the subsurface soil vapor, elevated levels of the chlorinated volatile organic compound (CVOC) tetrachloroethene, also known as PCE, were identified at each of the soil vapor sampling locations. The existing site conditions indicate that a the potential source of these elevated concentrations may be located in soil materials beneath the building at #51 Buena Vista Avenue and that the highest concentrations of PCE detected in soil vapor samples were collected beneath the former auto repair shop at #53 Buena Vista Avenue.

Saturated conditions indicative of the site groundwater table were variable across the site based on the proximity to the steep topographic slope along the western site boundary. The water table was measured at depths that ranged from approximately 30-40 feet below ground surface within the monitoring well network. Examination of a summary of groundwater analytical results identified levels of selected pesticides and metals in excess of Class GA groundwater standards at the downgradient monitoring well location.

The qualitative human health evaluation identified selected chemicals of potential concern in the site soil vapor and overburden soil media. Based on the proposed site development plans, potentially complete exposure pathways were identified for trespassers, site workers and off-site/on-site residents if the site is not remediated. Other receptor populations were evaluated but only exposure to surface and subsurface soils via ingestion, dermal contact or inhalation was found to be likely. Remediation of the Former Teutonia Hall BCP Site is recommended to protect human health and the environment.

### **Next Steps**

Subsequent to approval of the RI Report by the NYSDEC, a Remedial Action Work Plan (RAWP) will be prepared that will evaluate remedial alternatives to address known site contamination. The RAWP will identify a preferred remedial alternative and will be available for a 45 day public comment period prior to implementation. Remedial actions, demolition and construction work are expected to proceed at the Former Teutonia Hall site as the property is developed. To protect human health and the environment, current remedial plans will require the demolition of the site building complex to:

- eliminate the soil vapor trapping mechanism caused by the existing building foundations beneath Buildings #51 and 53;
- provide for the excavation, identification and disposal of contaminated soil material(s);
- provide for the removal of the existing petroleum bulk storage tanks;
- facilitate better characterization of the site groundwater regime.

Contaminated soil materials to be excavated and clean soil material brought on site, if required, will be managed in accordance with a NYSDEC approved Soil Fill Management Plan (SFMP).

### **Background**

The NYSDEC and NYSDOH are currently reviewing RI Report submitted by representatives of the Teutonia Buena Vista, LLC. The report documents the activities and results of investigations completed at the Former Teutonia Hall Site for the purpose of characterizing the nature, extent and potential impacts of subsurface soil vapor and contaminated soil materials. The Site, which encompasses 0.75 acres was previously 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 planned building end use will include lower level parking space with the upper floors committed to residential living spaces. (See location map, Figure 1)

The site, which was admitted into the Brownfield Cleanup Program (BCP) in March 2007, has been the focus of investigation activities since that time. Investigative activities were also performed at the site in May-June 2005 and May-July 2006 prior to entry into the BCP. The most recently completed supplemental RI work elements (July-August 2007) were based on the NYSDEC Remedial Work Plan approved in July 2007 which described the scope of work and specific investigation activities required to evaluate site soil vapor, soil materials and groundwater.

### **FOR MORE INFORMATION**

#### **Document Repositories**

Document repositories have been established at the following locations to facilitate public access to important project documents.

Yonkers Public Library  
1 Larkin Center  
Yonkers, New York 10708  
(914) 337-1500

<http://www.yonkerslibrary.org/>

NY State Dept. of Environmental Conservation  
21 S. Putt Corners Rd.  
New Paltz, NY 12561  
(845) 256-3154

To date, the following documents have been entered into the public record.

- Approved application to participate in the BCP;
- Final Remedial Investigation Work Plan;
- Fact Sheets

**Who to Contact**

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

Project Related Questions

Chris Milack, Project Manager  
NYS Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, New York 12233-7016  
(518) 402-9768  
Email address: [cjmilack@gw.dec.state.ny.us](mailto:cjmilack@gw.dec.state.ny.us)

Health Related Questions:

Rebecca Mitchell, Public Health Specialist  
NYS Department of Health  
Bureau of Environmental Exposure Inv.  
547 River Street  
Troy, New York 12180-2216  
(800) 458-1158 Ext. 27880  
Email address: [rgm11@health.state.ny.us](mailto:rgm11@health.state.ny.us)



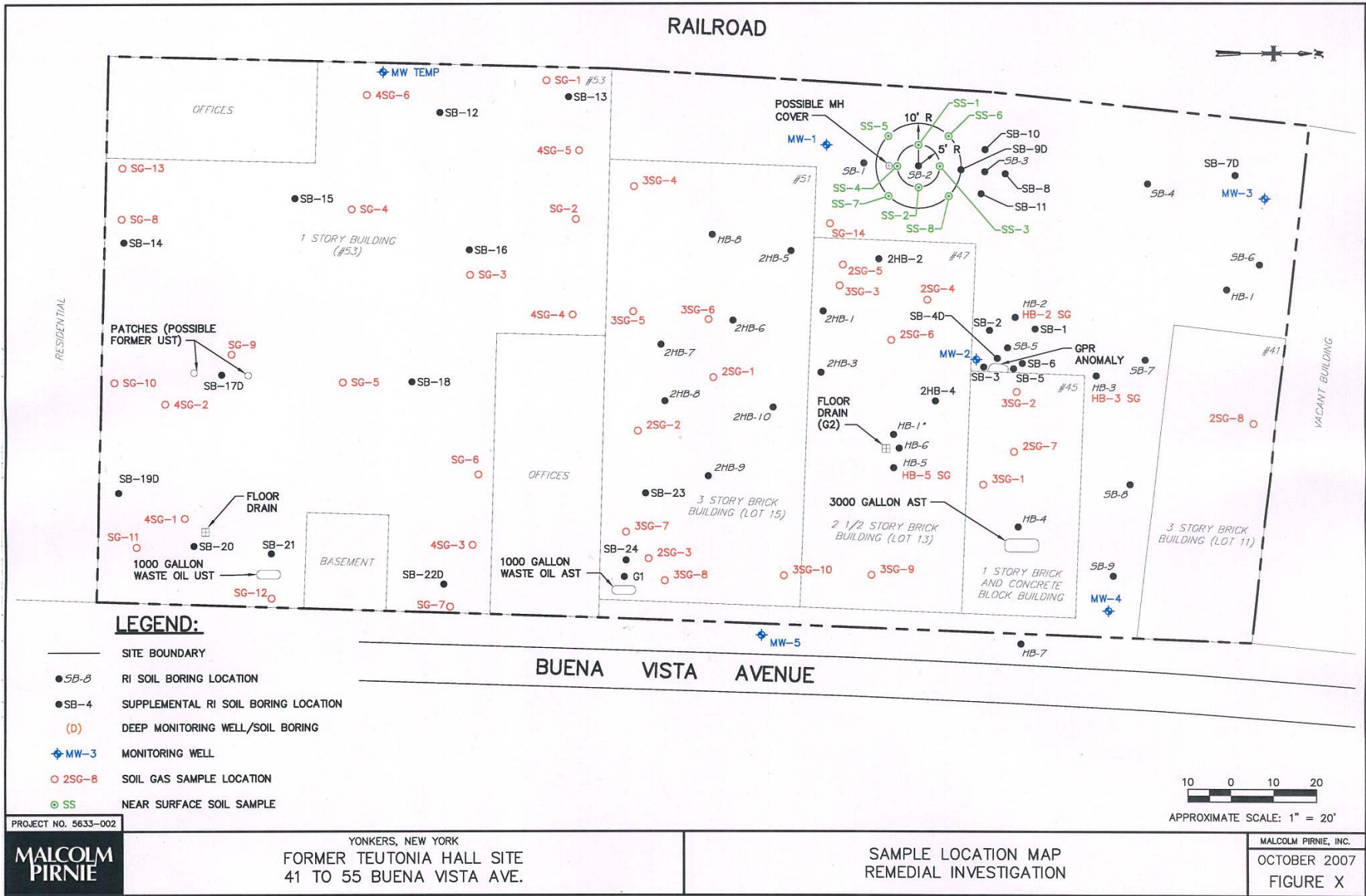


Figure 2