

3.11 Hazardous Materials Comments and Responses

Comment 3.11-1 (Public Hearing, February 9, 2010 - Diedre Rylander, Yonkers Resident): I know that the Brownfield study revealed that there was some vocs or some other potential dangerous gases from the contamination from the garage which is one of the buildings that is going to be demolished, so I am wondering if there are other ways to dissipate the vapor, particularly under Teutonia Hall as opposed to total demolition of the building and whether those were explored.

Response 3.11-1: *The results of the Remedial Investigation Report (RIR) documented soil gas impacts from volatile organic compounds (VOCs) under the existing buildings. The RIR indicates that the excavation and disposal of impacted soil materials would remove the source of soil vapor contamination. To remove the source of contamination, i.e., the soils beneath the buildings, the buildings are to be removed. No other alternative is being pursued.*

Comment 3.11-2 (Letter 9, February 24, 2011, Patricia Dow, Majority Leader, Yonkers City Council): Hazardous Materials (Page 1-18) - Is the application of the Brown Field cleanup complete? If so, when was it submitted?

Response 3.11-2: *An original application was submitted to the NYSDEC and was circulated for public comment in 2005; the application was subsequently approved by the NYSDEC and the site was enrolled in the Brownfield Cleanup Program. A second application was submitted in 2006 and approved by the NYSDEC to add the former auto services garage at 53-55 Buena Vista Avenue to the overall project site.*

Comment 3.11-3 (Letter 9, February 24, 2011, Patricia Dow, Majority Leader, Yonkers City Council): Hazardous Materials (Page 1-31) - Hazardous Materials during demolition - A Health & Safety plan will be implemented for the onsite workers to address the situation until the soils are excavated and addressed and removed. Will this document be shared?

Response 3.11-3: *As part of the brownfield program, a brownfield site contact list has been developed which requires that the Applicant notify various agencies and the public of any remediation activities and of the availability of brownfield-related documents. As per the contact list, the commentator will be notified of the availability of the relevant documents, as well as others City officials, including but not limited to the Mayor, the City Clerk, and the Planning Director. Also, the Yonkers Public Library has been designated a repository for brownfield-related documents.*

Comment 3.11-4 (Letter 9, February 24, 2011, Patricia Dow, Majority Leader, Yonkers City Council): Hazardous Materials (Page 1-32) - Storage Tanks - Once tanks are removed, what required Brownfield Clean up will be needed at the time of these tank removals? What impact will the airborne dust and vapors have upon Queen Daughters Day Care Center in addition to the neighboring businesses and residential sites? Will notification be sent out to the community and council member of the district?

Response 3.11-4: *As described in the Remedial Investigation Report, the tanks will first be removed in conjunction with building demolition. The planned soil removal will remove the source of soil vapor contamination. Appropriate soil erosion and sediment control measures such as watering activities will occur to eliminate the potential for*

fugitive dust. As a precaution, other mitigation measures, such as notifying the daycare center to close windows during soil excavation, will be implemented. The potential impacts associated with fugitive dust will be eliminated with the placement and/or maintenance of documented clean soil, asphalt, or concrete over the surface following soil removal. The specific mitigations to be followed will be set forth in the Remedial Action Work Plan (RAWP). Notification will be sent to the community and City officials in accordance with the Citizen Participation Plan - see:

<http://buenavistapur.com/downloads/Brownfield-DEC/PPP%20Full.pdf>.

Comment 3.11-5 (Letter 11, February 25, 2011, Diedre Rylander, Member-at-large, YCSD):

Is the Teutonia site still participating in the NYSDEC Brownfield cleanup program and is remediation expected to occur? Have alternate remediation methods been investigated other than demolition of Teutonia Hall, and comparative cost/benefit analyses been performed? If so, can these be made available as part of the FEIS?

Response 3.11-5: *The project site is enrolled in the NYSDEC Brownfields Cleanup Program. A Remedial Action Work Plan (RAWP) will evaluate alternatives to address known site contamination. 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.*

Removal of the contaminated soil is the preferred method. The RAWP will not be incorporated in the FEIS. All brownfield-related documents will be circulated and required notifications conducted in accordance with the Citizen Participation Plan for this project.

Comment 3.11-6 (Letter 17, January 21, 2011, David McInerney, AICP, PS&S - City Engineering Consultant):

The Scoping Document directs the DEIS to include a summary of potential hazardous material conditions identified by Phase I Environmental Site Assessments (ESAs). Section 3.11 is limited to summaries of hazardous materials conditions at the Brownfield Cleanup Program (BCP) properties (41 to 51 Buena Vista Avenue). Section 3.11 should also include summaries and proposed measures to address the Recognized Environmental Conditions (RECs) identified by the Phase I ESAs for the Project Site properties outside of the BCP. The RECs at the other Project Site properties include petroleum storage tanks that may require mitigation prior to or during the proposed construction at the Project Site construction.

Response 3.11-6: *A summary of all Phase I Environmental Assessments, including the properties that are not part of the BCP, is provided in Section 3.11 of the DEIS. The results are described under the headings "September 2007 Investigation", "December 2009 Investigation", and "October 2010 Investigation". With regard to the two residential properties on the west side of Buena Vista Avenue, the DEIS states that the ASTs and*

USTs observed during the various investigations will be removed per NYSDEC standards. Tanks in existence on the three properties on the east side of Buena Vista Avenue will be tightness tested. Where soils samples have not been collected, a subsurface investigation will be conducted and appropriate mitigations instituted to address any potential impacts associated with existing or abandoned USTs or ASTs.

Comment 3.11-7 (Letter 17, January 21, 2011, David McInerney, AICP, PS&S - City Engineering Consultant): Section 3.11.3 should also include proposed measures to mitigate the RECs identified by the Phase I ESAs for the Project Site properties outside of the BCP.

Response 3.11-7: *See Response 3.11-6 above.*

Comment 3.11-8 (Letter 17, January 21, 2011, David McInerney, AICP, PS&S - City Engineering Consultant): The RIR for the BCP properties included in Appendix J states that off-site migration of soil vapor impacts is possible. The hazardous materials section should include proposed measures to evaluate and/or mitigate the potential for off-site soil vapor migration. The community air monitoring described in the Section 3.11.3 is limited to breathing zone monitoring and is not relevant to soil vapor evaluation or monitoring.

Response 3.11-8: *The DEIS, as a mitigation measure, requires that the Applicant adhere to a Remedial Action Work Plan to be approved by the NYSDEC. The Applicant will evaluate and/or mitigate the potential for off-site soil vapor migration in accordance with said plan. The RAWP will be required to be completed before the on-site construction activities can commence. The City will receive the RAWP and notification of all remediation work as required by the Citizen Participation Plan for this project.*

Comment 3.11-9 (Letter 17, January 21, 2011, David McInerney, AICP, PS&S - City Engineering Consultant): Section 3.11 Hazardous Materials indicates that soils are present that contain hazardous materials above the NYS Soil Cleanup Objectives (NYS SCO) for restricted residential use. This section indicates that remediation will be conducted and soils will be removed (up to 40 feet bgs) during construction. The recommendation is that continuous air quality monitoring would be conducted at the perimeters of the property to protect human health. This is not consistent with the Air Quality Section which states that monitoring has not been included as a component of proposed project activities and mitigation measures beyond typical dust suppression activities should not be necessary. This section should be revised accordingly.

Response 3.11-9: *The two sections are addressing different types of monitoring. Section 3.10 of the DEIS discussed are quality impacts associated with pollutants being generated by traffic, the proposed microturbines, and conventional construction-related impacts, i.e., fugitive dust. Section 3.11 specifically addresses the impacts associated with the potential release of hazardous materials from gases emanating from the on-site contaminated soils. As set forth in the mitigation section, "continuous air quality monitoring would be conducted at the perimeter of the property..." in accordance with the Remedial Action Work Plan to be reviewed and approved by the NYSDEC. The Applicant will be bound by any mitigation measures established as part of the RAWP.*

Comment 3.11-10 (Letter 18, April 22, 2011, Yonkers Dept. of Planning & Development): Page 3.11-8 Explain how the sub-slab vapor ventilation system would work and how it would not simply disperse the pollutants into a wider area potentially impacting more persons?

Response 3.11-10: *The specific design of the sub-slab vapor ventilation system will be determined as part of the RAWP. Generally, speaking, a ventilation system consists of a fan and associated piping installed to minimize or eliminate vapor intrusion. Typically, a pipe installed through a concrete floor is connected to an exterior mounted fan and the fan operation draws air from under a foundation and vents it to the outdoors. The sub-slab vapor ventilation system is an added precaution as much if not all of the contaminated soil will be removed. Final concentrations of soil gases cannot be determined until post-remediation. The vapors that are released to the air, if any, are anticipated to be below NYS guidelines and will not result in any impacts.*