



Kimball Residences

Phase I ESA, Remedial Investigation, Remedial Action

Location

Yonkers, NY

Client

1219 Yonkers Avenue, LLC

Client Type

Real Estate

Size

.75 acres



The Opportunity

The Kimball Residences multi-story redevelopment project is an approximately 0.75 acre site situated in an urbanized area of Yonkers, New York. Historically, seven mixed-use buildings were located onsite. PS&S was retained to prepare a Phase I Environmental Site Assessment (ESA), which identified four recognized environmental conditions (RECs) including a historic gas station, cleaners, leaking USTs, and heating oil tanks. PS&S prepared and executed the remedial investigation and interim remedial measures work plan where impacts to soil, groundwater, and soil vapor were identified. The interim remedial measures included removal of ASTs and hazardous building materials, and demolition of the existing structures. PS&S was also contracted to prepare and implement the remedial action that includes mass excavation of the Site to the bedrock.

The Challenge

The potential for off-site soil vapor intrusion onto the Site and documented groundwater issues in the surrounding area posed concerns that excavation of soil to bedrock would not meet the standards required for a Track 1 cleanup. Further, the site is located in a highly urbanized area in Yonkers. Air monitoring was required during all remedial investigation and interim remedial measures and will be required during remedial action.

The PS&S Solution

PS&S successfully negotiated a Track 1 unrestricted use clean-up for the Site with NYSDEC and NYSDOH which will include excavation down to bedrock ranging from 2 to 25 feet below ground surface. The potential from off-site soil vapor intrusion was addressed by elevating any first floor occupied space over an open air parking structure. PS&S coordinated with the demolition contractor detailing the importance of best management practices when working on a highly urbanized neighborhood. No community air monitoring program reported exceedances were documented.

