

# Fernbrook Park Cleanup

## Application Information Sheet

1. Applicant Identification:
  - City of Yonkers
  - Department of Engineering
  - 40 South Broadway, Room 210
  - Yonkers, NY 10701
2. Website: [www.yonkersny.gov](http://www.yonkersny.gov)
3. Funding Requested:
  - a. Grant Type: Multipurpose
  - b. Federal Funds Requested: \$1,000,000
4. Location: City of Yonkers, Westchester County, New York State
5. Target Area and Priority Site Information
  - a. Target area is the Ludlow neighborhood along the Hudson River in southwest Yonkers including Census Tract 2.02 that surrounds the Ludlow Metro North Station
  - b. Priority site is 70 Fernbrook Street, Yonkers, NY 10705
6. Contacts:
  - a. Project Director: Paul Summerfield, City Engineer, Yonkers Engineering Department, 40 South Broadway, Room 315, Yonkers, NY 10701  
[paul.summerfield@yonkersny.gov](mailto:paul.summerfield@yonkersny.gov), (914) 377-6210
  - b. Highest Ranking Official: Mike Spano, Mayor, City of Yonkers, 40 South Broadway, 2<sup>nd</sup> Floor, Yonkers, NY 10701,  
[mike.spano@yonkersny.gov](mailto:mike.spano@yonkersny.gov), (914) 377-6300
7. Population:
  - a. City of Yonkers Population, according to Census 2020, is 211,569.
8. Other Factors:
 

<u>Factor</u>	<u>Page #</u>
a. Priority site is contiguous and adjacent to the Hudson River l	
b. In a Federally designated flood plain—along the Hudson River	1
c. Will facilitate renewable energy--geothermal energy in the proposed boathouse building	3
d. The property reuse will incorporate energy efficiency measures (LED lighting, EV charging stations, geothermal)	3
e. Will improve local resilience--elevating the waterfront site	3 & 8
f. At least 20% will be spent on eligible reuse of priority site (proposing 100%)	3, 7, 8 & 9
9. Letter from State: See attached letter from New York State Department of Environmental Conservation
10. Releasing Copies of the Applications: Yonkers' application does not include any confidential business information.

# NYS ESD Grant Funds – Distressed Community Map

**ESD Distressed Communities Legend**

- Severely Distressed ■
- Moderately Distressed ■
- Slightly Distressed ■
- Not Distressed ■

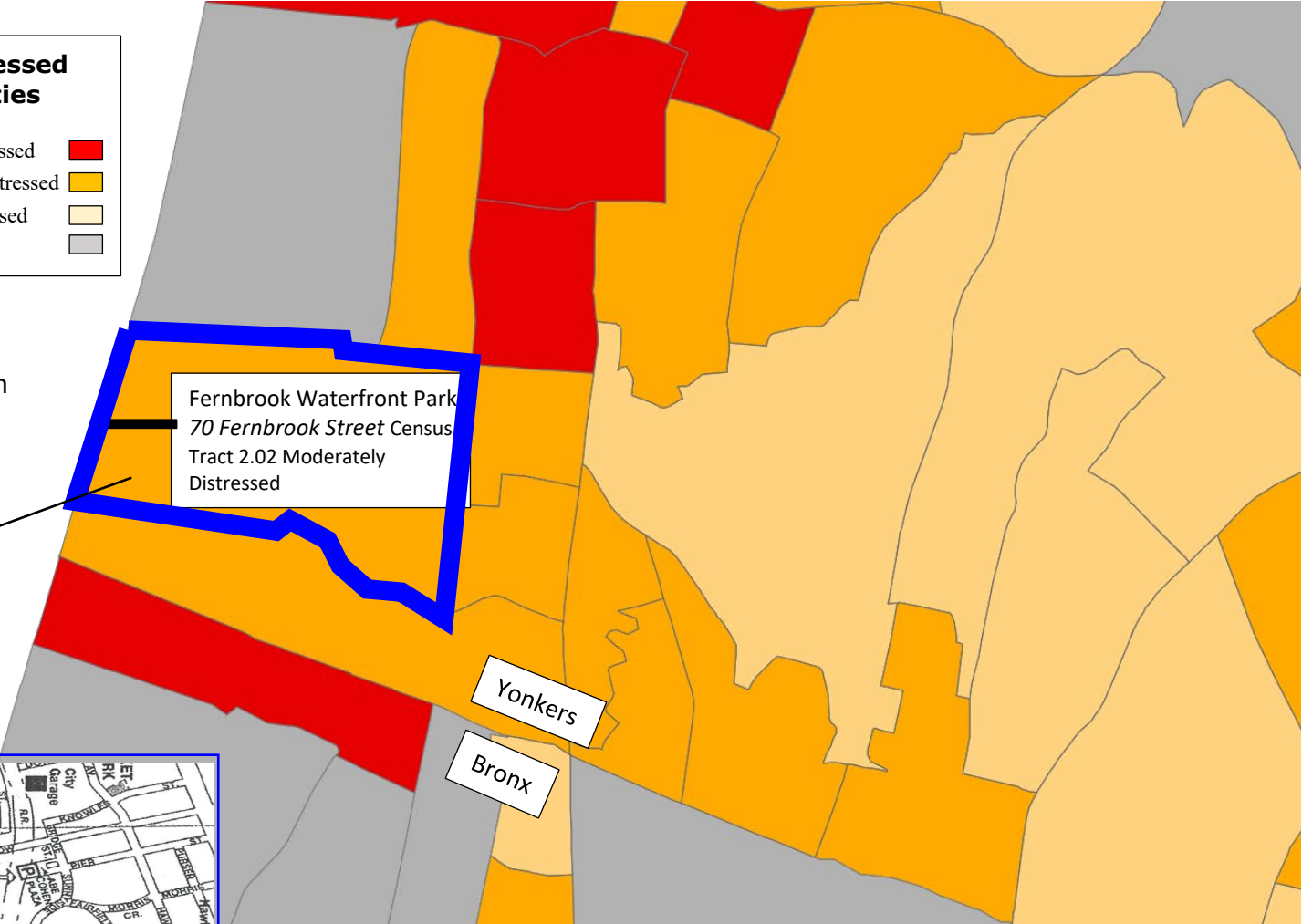
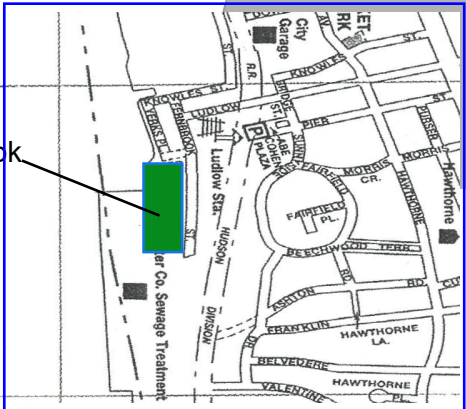
Hudson River

Fernbrook Waterfront Park  
70 Fernbrook Street Census  
Tract 2.02 Moderately  
Distressed

**EPA  
Target  
Area**

Yonkers  
Bronx

Priority Site  
(Fernbrook  
Park)





**Department of  
Environmental  
Conservation**

**KATHY HOCHUL**  
Governor  
**AMANDA LEFTON**  
Commissioner

January 27, 2026

Paul Summerfield, City Engineer  
City of Yonkers  
40 South Broadway, 3rd Floor  
Yonkers, NY 10701

Dear Mr. Summerfield:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from the City of Yonkers, dated January 16, 2026, for a state acknowledgement letter for a Federal Year 2026 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that the City of Yonkers plans to submit a Multipurpose grant application for \$1,000,000. Focus of the funding will be to complete the Remedial Action Work Plan and conduct cleanup activities at 70 Fernbrook Street. Phase I and II Environmental Site Assessments have already been completed. Known contaminants include VOCs, SVOCs, PAHs, PCBs, and metals. Funding will also be allocated for community involvement activities.

DEC encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,

Karen Diligent  
Director, Bureau of Program Management

ec: N. Azzam, USEPA Region 2  
S. Mitchell, USEPA Region 2  
S. Saucier, DEC Albany  
M. Caruso, City of Yonkers  
V. Massaro, City of Yonkers

# **FERNBROOK PARK CLEANUP**

## **EPA Brownfield Multipurpose Grant Application**

*(Due January 28, 2026)*

### **1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

#### ***Target Area and Brownfields***

a. Overview of Brownfield Challenges and Description of Target Area: The target area is a stretch of Hudson River waterfront in the southwest corner of Yonkers and Westchester County dominated by former and current industrial uses for more than 100 years. Two major uses in the area are the Westchester County Sewage Treatment Plant abutting the priority brownfield site to the south and American Sugar Refinery (aka Domino Sugar Plant) abutting on the north. This industrial area is bound on its eastern edge by the Metro North Railroad's Hudson Line and the Ludow commuter station. Immediately east of the rail tracks are residential areas ranging from high-rise apartment buildings to single- and two-family homes. The target area representing both sides of the rail tracks is co-terminus with one census tract (2.02), which is low income and economically distressed. This area has been deemed an Environmental Justice area by New York State Department of Environmental Conservation (DEC). It is also part of a larger concentration of census tracts throughout Yonkers urban southwest quadrant that are designated Historically Distressed Communities and Areas of Persistent Poverty by U.S. Department of Transportation and annually targeted for financial assistance by U.S. Department of Housing and Urban Development. The contaminated brownfield site in the heart of this target area has presented a challenge to clean up and has been a barrier to public access and enjoyment of the Hudson Riverfront sought for many years by the surrounding residents.

b. Description of the Priority Brownfield Site: The priority site at 70 Fernbrook Street is a 3.8-acre site along the Hudson River that is currently operated as an active school bus company, including parking, office space and maintenance facilities. It is paved throughout except for the rear of 102 Yerks Place and a portion of the river's edge. There are currently six small buildings on the property that need to be demolished. The site has historically been developed for commercial or industrial uses including wood & coal storage, oil storage and oil refining. One key use for decades was A. Tarricone Oil Terminal, a major oil storage facility of underground and above ground tanks, which accounts for much of the petroleum-based contaminants investigated and found on site. In summer 2022, Yonkers purchased the site with the long sought vision of creating a multi-purpose waterfront park. Since that time, the City has commissioned a consultant-driven Phase 1 Environmental Site Assessment(ESA) and subsequent Phase 2 ESA resulting in a Remedial Investigation Work Plan(RIWP) submitted to the New York State Department of Environmental Conservation (DEC) in April 2025. The RIWP has now been revised to address DEC comments and will be resubmitted by late January 2026. The RIWP identified a series of volatile organic compounds (VOCs) and semi-SVOCs in the ground water and several metals, VOCs, polycyclic aromatic hydrocarbons (PAHs) and PCBs in the soil. This investigative work has led to the site being recently accepted into the NYS Brownfield Cleanup Program as a volunteer with an agreement executed with DEC on November 20, 2025 (see attached BCA Agreement). The City will soon prepare an Interim Remediation Measure (IRM) to address contamination hot spots and a full Remedial Action Work Plan. The cleanup is necessary to ensure contaminants do not pollute the adjacent Hudson River or pose a health and safety threat to future park users. Remediating the site under DEC's guidance is a crucial first

step in transforming this into a dynamic park destination. EPA grant funds are vital to help Yonkers implement this major initiative.

c. Identifying Additional Sites-Not applicable as the application focuses on one key site.

### ***Revitalization of the Target Area***

d. Overall Plan for Revitalization: Once remediated, Yonkers will transform this former industrial property into a dynamic, multi-use waterfront park. This project advances priorities of a multi-year community engagement process culminating in the 2022 Ludlow Station Area Community Plan for the same target area. Residents of this historically Disadvantaged Community sought public access to a waterfront blocked by industrial uses for over a century. In June 2022, Yonkers advanced this vision by purchasing this Hudson River property. Since then, the City has collaborated with Westchester County to jointly design and develop the park with the goal of reconnecting people to the waterfront. The park's design reflects a robust, community engagement process that incorporates local priorities and needs. The final build-out concept design is complete and has been submitted in November 2024 as a Joint Application seeking a shoreline permit to NYS DEC, Dept. of State (DOS), Office of General Services (OGS) and the U.S. Army Corps of Engineers (ACOE). The design has been revised to address each agency's comments in March 2025 and revised again in October 2025 with a final approval anticipated in February 2026.

The park will be a regional destination consisting of a playground, a central lawn area, waterfront esplanade & walking paths, a dog park, adult fitness space, a pavilion, a spray area for children, various seating areas and observation platforms overlooking the Hudson River. In addition, the park will consist of two buildings. The first, a one-story, 1,800 square-foot boathouse building, will house an office for the Yonkers Police & Fire Departments, an office for the Yonkers Paddling and Rowing Club, a storage area for the Yonkers Parks and Recreation Department and public restrooms for park visitors. The finished floor of the offices and restrooms will be elevated, as required by code, with a storage area of approximately 6ft in height below for kayak storage. A second, one-story, approximately 750 square-foot storage building, will be used by the Parks Department to maintain the park. Proposed waterfront structures will include a concrete boat ramp for members of the Yonkers Paddling and Rowing Club and a dock, consisting of a fixed pier, gangway and floating dock for use by emergency services only (Yonkers Fire and Police). The plan includes 12 on-site parking spaces for public use and an additional 40 parking spaces along Fernbrook Street for commuter parking to the adjacent Ludlow Metro North rail station (See attached Plans-Renderings-Maps).



e. Outcomes and Benefits of the Overall Plan for Revitalization

The park will be a local and regional destination creating catalytic impacts to revitalize the surrounding distressed community. Grant funds will support key environmental remediation work ultimately allowing Yonkers to construct amenities vital to the park's transformational impact. This project advances priorities of a multi-year community engagement process culminating in the 2022 Ludlow Station Area Community Plan. Residents of this historically Disadvantaged Community sought public access to a waterfront blocked by industrial uses

for over a century. The nearly 4-acre park will finally open up this shoreline, add dynamic recreational & cultural uses, and support the area's broader revitalization as the Hudson Valley's gateway. The prospect of a new park will transform an underutilized industrial target area into a livable, transit-oriented community asset for all & promotes equitable investment in a long underserved, disadvantaged community. It has already spurred housing activity with 36 housing units recently built and an approval of 356 more units. Further development is expected as the adjacent Domino Sugar plant recently closed permanently on 12/31/25 and other industrial property owners recently sought rezonings. This positions the entire waterfront for a broad transformation into a mixed-use neighborhood with thousands of future units and public spaces. The vibrant waterfront park and incoming residents will drive demand for new stores, restaurants and services that expand local job opportunities. Its recreational benefits improve residents' physical and mental health issues including asthma, diabetes, and obesity, which are documented to be higher in the surrounding areas than County and State levels. Overall, this project supports regional goals for revitalization, economic opportunity, and a better quality of life.

Another key outcome is the project promotes sustainability and storm resiliency by elevating the park to reduce flood and sea-level rise risks, ensuring long-term resilience for future generations. Replacing asphalt with permeable surfaces and native plantings reduces runoff, improves water quality, and lowers heat-island impacts. Its walkable, transit-adjacent location supports reduced vehicle use and lower greenhouse gas emissions. Energy efficient measures include the use of geothermal energy in the boathouse for both heating and cooling and the roof will allow for future solar panels. LED lighting will be fitted throughout the building and park. Four electric vehicle charging stations will be installed.

### ***Strategy for Leveraging Resources***

f. **Resources Needed for Site Reuse:** The City is seeking the EPA's financial partnership and collaboration in this comprehensive project involving multiple levels of government. The total project cost to acquire the subject property, to plan for remediation, to clean up its contaminants and to develop it into a park is estimated to be \$45.5 million. Of this, Yonkers has secured \$31M including \$13M from the City's own capital funds for the property's acquisition and \$3M for design & site preparation. Westchester County has committed \$15M for cleanup and construction through an Inter-Municipal Agreement and contributed an adjacent .25 acre parcel of land to incorporate into the park. In terms of potential resources, the City recently sought a \$9M grant in November 2025 from New York State's Regional Council Capital Fund and is cautiously optimistic that this crucial award will be made. Additionally, the City will commit another \$4.5M in Yonkers capital funds for future construction.

Regarding the budget specifically for this EPA grant application, Yonkers has secured more than 78% of the \$4.6 million estimated in remediation-related costs. Westchester County has earmarked a \$3 million portion of their commitment to the cleanup and Yonkers will utilize \$600,000 of its existing capital funds. The Multipurpose grant request of \$1 million will provide the crucial final 22% to fill the funding gap in the environmental costs. Funds will help further sample sites identified in the Remedial Investigation Work Plan, produce the Remedial Action Work Plan, implement the Citizen Participation Plan, conduct the cleanup activities and prepare the site for use as a multi-use park.

g. **Use of Existing Infrastructure:** The park project requires new infrastructure as no functional public waterfront facilities currently exist at the site. The area is a former industrial waterfront with deteriorated, obsolete structures that cannot be repurposed for safe public use. Existing bulkheads, access points, utilities, and circulation routes are either absent or beyond repair. New infrastructure is essential to provide safe shoreline access, park amenities, utilities, stormwater management, & ADA-compliant pathways. The project improves existing infrastructure by stabilizing and restoring portions of the shoreline, integrating new utilities and pathways, and remediating the property in accordance with the DEC's Brownfield Cleanup Program. It enhances access to the Ludlow Metro-North Station, strengthens connections to surrounding neighborhoods, and ensures long-term maintenance through modern, durable design.

## 2) **COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### *Community Need*

a. **The Community's Need for Funding:** Despite Yonkers' broader renaissance with new housing development, businesses, and film studio growth, the area surrounding the proposed Fernbrook Waterfront Park remains significantly distressed with low incomes and decades of underinvestment. This project delivers a critical capital improvement that enhances quality of life for local residents while creating a new recreational asset not only for the 18,000 residents within a ½ mile radius but a destination for the wider city and Hudson Valley region easily accessible by Metro North railroad.

b. **Health or Welfare of Sensitive Populations:** This project, with its easy access, will provide recreational opportunities for people of all ages and abilities, especially those within the economically disadvantaged target area with higher levels of obesity, asthma and diabetes than the county, state and national averages. The waterfront park will improve these public health indicators. The series of amenities available will give individuals and groups the opportunity to explore various activities. Children may gravitate to the playground or splash pad areas. Adults may go fishing, utilize the dog park, work out at the outdoor fitness area or take a kayak out from the boathouse. Seniors may enjoy walks on the promenade, a family picnic at the pavilion or a stroll through the sculpture park featuring local artist's work. The park users can choose how to enjoy the park.

The park provides many active and passive recreation options for the 4,085 residents in the target area and the 80,000 residents throughout Southwest Yonkers. As the park is easily accessible by the Metro North's Hudson Line, the park is free and open to millions of others throughout New York City and the Hudson Valley.

### c. **Greater Than Normal Incidence of Disease and Adverse Health Conditions:**

The Fernbrook Park remediation and transformation into a waterfront park will improve a series of public health indicators in the distressed target area. According to the 2020 Census, the target area (Tract 2.02-Block Group 1) has 92.1% of its population deemed either low or moderate income. This tract is part of a concentration of poverty that extends throughout downtown Yonkers to twelve contiguous census tracts where 25% or more of individuals live below the poverty level. Families living in this distressed area are plagued with higher rates of health ailments than those in Westchester County, NYS and national averages. For

example, rates of obesity ranged from 26% – 31.50% compared to 21.30% in Westchester County, diabetes ranged from 9.80% - 14.80% vs. 8.10% county, asthma 10% - 11.30% vs. 9.30% county, and mental health/depression 14.90% - 17.10% vs 12.50% county. According to the Centers for Disease Control, the target area has a Social Vulnerability Index of Medium to High ranging from .51 to .75.

According to Peterson-KFF a Health System Tracker, rates of obesity increased from 28% in 2011 to 34% in 2021. During this same period, the average annual health spending for those with an obesity diagnosis (OD) went from \$9,556 to \$12,588, while the costs of those who were not diagnosed with obesity increased from \$3,530 to \$4,699. Obesity takes both a monetary and physical toll on health. In addition, those with an OD incur higher costs since obesity leads to other conditions, such as high cholesterol, hypertension and elevated blood sugar. In 2024 alone, obesity-related health care costs were estimated to be over \$385 billion nationwide.

Use of the new park will encourage outdoor activities and healthful living, which will provide innumerable mental and physical health benefits. Residents and visitors will be able to incorporate exercise in their daily and weekly routines, which will ultimately result in reduced rates of the aforementioned conditions as well as many others. The University of Cambridge researchers state that there are approximately 676,000 deaths each year due to inactivity compared to 337,000 deaths due to people who were overweight or obese. It was concluded that doing at least 20 minutes of brisk walking a day would have substantial benefits. Fernbrook Park provides a free, flat and equitable venue for these nature walks along the Hudson.

d. **Economically Impoverished / Disproportionately Impacted Populations:** This \$45.5 million equitable investment will provide a long-needed economic spark & help transform the target area, which is low income and economically distressed. The areas have been deemed by NYSEDA as a Disadvantaged Community (DAC), by NYS Empire State Development as Distressed and by New York State Department of Environmental Conservation (DEC) as part of an Environmental Justice area. They are also part of a larger concentration of census tracts throughout Yonkers urban southwest quadrant that are designated Historically Distressed Communities and Areas of Persistent Poverty by U.S. Department of Transportation and annually targeted for financial assistance by U.S. Department of Housing and Urban Development (see Maps). The contaminated brownfield site in the heart of this area has presented a challenge to clean up and has been a barrier to public access and enjoyment of the Hudson Riverfront sought for many years by the surrounding residents. As seen with major parks across the region & nation, this project will stimulate additional private investment & encourage transit-oriented development around the Ludlow rail station, & specifically more housing.

### ***Community Engagement***

e. **Prior/Ongoing Community Involvement:**

The fruition of the waterfront park is the result of years of strong community advocacy that garnered widespread support. From 2019 – 2022, the City of Yonkers, with the assistance of planning consultants Buckhurst Fish and Jacquemart, led a community-wide effort to revitalize and reinvigorate the distressed Ludlow neighborhood resulting in the Ludlow

Station Transit Oriented Development Plan (later renamed Ludlow Community Plan). The Plan involved a robust community engagement process including many public meetings and opportunities for public input from residents, local groups, and underserved neighborhoods with the same target area boundaries of this application. Creating a dynamic park on the Ludlow waterfront became a primary goal of the Plan. Continued public engagement during the design process helped shape the major park elements. The project continues to garner strong, broad community support (see support letters).

In coordination with the DEC's Brownfield Cleanup Program, the City is finalizing a Citizens Participation Plan and anticipates submitting it by the end of January 2026 for DEC's review and approval.

**f. Project Involvement:** Yonkers' comprehensive community engagement process, started back in 2019, will continue throughout the property's environmental remediation. A Citizen Participation Plan has been drafted in accordance with the DEC Brownfield Cleanup Program and anticipated to be reviewed and approved in the coming weeks. As part of the Plan, the City has developed a site contact list of key elected officials, residents groups and other key stakeholders to keep the community informed about and involved in the site's investigation and cleanup process. This contact list will be used periodically to distribute fact sheets that provide project status updates. According to this Plan, Yonkers intends to hold two key public comment periods throughout the remediation process to enable residents to participate more fully in the decisions that affect their health, environment and social well-being. All concerns and comments will be addressed by the City and its consultant team. Yonkers will continue to seek both DEC's and EPA's guidance throughout the environmental cleanup process.

**g. Project Roles:** The project continues to garner strong, broad community support from a variety of community groups, elected officials, stakeholders and government partners. The Ludlow Park Residents Association, representing the residents immediately east of the priority site, were instrumental in advocating for a park on the waterfront during the Ludlow Community Plan described above. They continued to stay vocal during the design process and pushed for major park features such as the esplanade, playground and spray ground and will undoubtedly be constant users of the future park. The Yonkers Paddling and Rowing Club (YPRC) similarly advocated for waterfront access. The YPRC will have a kayak storage area in the proposed boat house and will have access to the non-motorized boat launch. Groundwork Hudson Valley, a regional environmental organization based in Yonkers, has been conducting community outreach and advocating for many years for recreational use of the waterfront in the target area. Ginsburg Development Companies, developer who has approved plans to build 392 housing units and invest \$millions in the target area, realizes the tremendous value in the new waterfront park and provided a support letter. The South Broadway Business Improvement District, representing the businesses and owners along the main commercial corridor near the target area, also supports the park. NYS Senator Andrea Stewart Cousins represents the target area, provided a support letter and is advocating for the revitalizing of this waterfront property. NYS Assemblyman Gary Pretlow represents the project area and wholeheartedly supports the project as well. Westchester County, led by County Executive Ken Jenkins, has been an early supporter and a major financial partner in this major initiative. The County has committed \$15 million towards the cleanup and construction and donated the adjacent parcel towards the project via an executed Inter-Municipal Agreement. NYS Department of Environmental Conservation is the

regulatory agency reviewing the Joint Application for this Hudson River permit and the overall park design as well as administering the Brownfield Cleanup Program. The NYS Office of General Services, NYS Dept. of State and U.S. Army Corps of Engineers have also been part of reviewing the design and transformation of this property on the banks of the Hudson River. Yonkers Fire and Police Departments will house and maintain their emergency rescue boats at the site. Upon the brownfield's site's transformation into a park, the Yonkers Parks Dept. will maintain and operate the buildings, grounds and shoreline. Many other stakeholders, nearby schools, day care centers, City and State officials and more are on the site contact list of the Citizens Participation Plan. They will be notified of project status updates throughout the remediation process and park construction that they can further share with their contacts.

**h. Incorporating Community Input:** According to the Citizens Participation Plan, Yonkers will periodically distribute fact sheets to the site's contact list to provide project status updates. Yonkers intends to hold two key public comment periods throughout the remediation process to enable residents to participate more fully in the decisions that affect their health, environment and social well-being. All concerns and comments will be addressed by the City and its consultant team and will be incorporated into the DEC-guided cleanup measures.

### 3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

#### ***Description of Tasks/Activities and Outputs***

- a. **Project Implementation:** As the City of Yonkers is far along in the remediation planning and has recently been accepted into the voluntary New York State Brownfield Cleanup Yonkers' proposed tasks and outputs below will focus on finalizing this planning effort and assisting in the site's comprehensive cleanup. With Tasks #1, 2 and 3 on-going, Yonkers intends to perform these tasks with the local funds already secured and if awarded will use the EPA grant to help with conducting the site's cleanup described in Task 4.
  1. **Remedial Investigation Work Plan (RIWP) sampling:** With the Environmental Site Assessment Phase 1 and 2 complete and Remedial Investigation Work Plan complete and under review by the NYS DEC, Yonkers awaits the RIWP's approval. Once approved, Yonkers qualified environmental consultant, JS Held, LLC, will conduct further sampling of the soils and groundwater as directed by DEC.
  2. **Remedial Action Work Plan (RAWP):** Yonkers will develop a RAWP, which is the New York State's comparable report to the EPA's Analysis of Brownfield Cleanup Alternatives (ABCA). JS Held, will comprehensively review all the contaminants in the RIWP and determine a sound course of remediation. At key contaminated hotspots, an Interim Remediation Measure will be proposed to begin the remediation in a timely manner this spring, while the full RAWP continues to be developed.
  3. **Citizens Participation Plan (CPP):** The CPP is drafted and will be under review by DEC in the coming weeks. Once approved, Yonkers and its design and environmental consultants will produce and distribute fact sheets regarding the remediation planning activities to community stakeholders and officials of the site contact list for them to distribute to their membership. Yonkers will welcome continued community input. The CPP also affords the public two key periods for public comment: for 30 days after the RIWP's approval and again for 45 days upon the approval of the RAWP. Yonkers will work to incorporate these comments into the respective Plans.
  4. **Brownfield Cleanup Measures:** Once DEC has reviewed and approved the RIWP and subsequently the RAWP, Yonkers will proceed with the actual site cleanup. Under

DEC and EPA’s direction, the City will bid the cleanup project to responsible contractors. The project will include excavating and removing the contaminated soils and disposing of them at an appropriate landfill. Clean fill soil will be brought on site to cover the historically contaminated soils. A geotextile fabric will then cover the soil as a demarcation line for ground disturbance in the future. Approximately 2 to 4 feet of surcharged soil will then be distributed over this fabric and will be allowed to settle for a period of time as moisture is removed from the soil. This surcharged soil will both cap the contaminated site and raise the property’s elevation for storm resiliency purposes. These steps will safely prepare the site for its transformation into a park. Throughout these remediation measures, air monitoring will be conducted to ensure public safety on-site or on neighboring properties. As the contaminants are petroleum based within the soils, there should be little or no health threats. As the park construction progresses, the site will be further encapsulated with hard surfaces such as the playground, spray ground, parking areas and the two buildings or with additional top soil for the lawn areas.

- b. **Anticipated Project Schedule:** As both the Brownfield remediation planning and the design of Fernbrook Park are intertwined and occurring on parallel tracks, below are major milestones for both initiatives.

Park’s Concept Design Process	1/1/24 – 8/6/25
NYSDEC Design & Joint Application Review & Approval	8/6/25 – 2/28/26
Remedial Investigation Work Plan (RIWP) & Review	4/30/25 – 11/30/25
Remedial Investigation Work Plan Revisions & Approval	12/1/25 – 2/28/26
Citizen Participation Plan & Approval	12/1/25 – 2/28/26
Remedial Action Work Plan (RAWP) Preparation	3/1/26 – 6/15/26
Remediation Bidding Documents Preparation	2/1/25 – 3/15/26
Remediation Bidding Process	3/16/26 – 4/15/26
Remediation Contract Award Process	4/16/26 – 5/30/26
Remediation Construction/Cleanup	6/1/26 – 12/31/26
Final Park Construction Documents Preparation	12/16/25 – 3/31/26
NYSDEC Final Design Approval & Joint Permit	4/1/26 – 4/30/26
Park Project Bidding Process	5/1/26 – 6/15/26
Park Construction Contract Award Process	6/16/26 – 7/31/26
Park Construction	8/1/26 – 7/31/27
Grant Close Out	8/1/27 – 9/30/27

c. **Task/Activity Lead**

- 1. Remedial Investigation Work Plan (RIWP) sampling:* Yonkers qualified environmental sub-consultant, JS Held, LLC, will conduct further sampling of the soils and groundwater as directed by DEC.
- 2. Remedial Action Work Plan (RAWP):* Yonkers qualified environmental sub-consultant, JS Held, LLC, will produce this document.
- 3. Citizens Participation Plan (CPP):* The City of Yonkers, assisted by environmental consultants, JS Held, will lead this task.

4. *Brownfield Cleanup Measures*: Under DEC and EPA’s direction, the City of Yonkers will lead this effort and bid the cleanup project to responsible contractors.

d. **Outputs**

1. *Remedial Investigation Work Plan (RIWP) sampling*: This sampling directed by DEC will result in further analysis of contaminants at locations that may have not be studied during the ESA Phase 2 or the RIWP.
2. *Remedial Action Work Plan (RAWP)*: This will be a document that provides a thorough analysis of the contaminants and a comprehensive strategy of how to remediate the site and all its contaminants to safely reuse the site as a park
3. *Citizens Participation Plan (CPP)*: This will provide a document that serves as the framework to ensure that the public can stay informed during the remediation and will have opportunity to provide meaningful comment.
4. *Brownfield Cleanup Measures*: The major outputs are to ensure all the contaminants have been safely removed, that the existing soil is safely encapsulated & covered and that the site is ultimately safe to transform into a waterfront park used by the general public.

e. **Cost Estimates**: Below is a budget estimate by category and attached is a budget detailing the funding source for each activity.

<b>Budget Categories</b>	<b>Task 1</b>	<b>Task 2</b>	<b>Task 3</b>	<b>Task 4</b>	<b>Total</b>
Personnel					
Fringe Benefits					
Travel					
Equipment					
Supplies					
Contractual	\$25,000	\$50,000	\$25,000		<b>\$100,000</b>
Construction				\$4,500,000	<b>\$4,500,000</b>
Other					
<b>Total Direct Costs</b>	<b>\$25,000</b>	<b>\$50,000</b>	<b>\$25,000</b>	<b>\$4,500,000</b>	<b>\$4,600,000</b>
<i>Indirect Costs</i>					
<b>Total Budget</b>	<b>\$25,000</b>	<b>\$50,000</b>	<b>\$25,000</b>	<b>\$4,500,000</b>	<b>\$4,600,000</b>

f. **Plan to Measure and Evaluate Environmental Progress and Results:**

The City of Yonkers will monitor and evaluate environmental progress throughout the life of the project to ensure that planned improvements are achieved and grant requirements are met. Prior to starting work, the City will review existing conditions to provide a general baseline for measuring progress.

The Department of Engineering, will track project activities and outcomes to confirm that environmental goals are being addressed. This will include routine site visits, review of contractor and consultant work, and ongoing coordination with the Office of Grants Management and other City departments.

Progress will continue to meet bi-weekly with the consultants to ensure work is advancing as planned and that any issues are identified and addressed in a timely manner. The City will document progress and results and include this information in required reports to the funding agency.

At the conclusion of the project, the City will evaluate overall results to confirm that environmental objectives were met and that the project was completed in accordance with grant requirements.

#### 4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

##### ***Programmatic Capability***

a. **Organizational Capacity:** The City of Yonkers is led by the steady hand and visionary leadership of Mayor Mike Spano. The Mayor along with Deputy Mayor Susan Gerry provide executive oversight and ensure coordination among participating departments. The City has a budget that annually exceeds \$1.5 billion. Yonkers, spearheaded by its Department of Engineering, annually manages tens of millions of dollars annually in capital improvements ranging from road and sewer improvements to major building construction or rehabilitations. The Department also annually manages several engineering and design consultants, survey companies and other professional service contracts. The City has an Office of Grants Management and various departments that have successfully and responsibly administered hundreds of \$millions in Federal and State grant awards. Since 1974, the City has been administering annual allocations of U.S. Housing and Urban Development (HUD) funding via the Community Development Block Grant and later HOME Rehabilitation and Emergency Shelter Grant funds. Similarly, the City has worked for many years administering State grants, which are used to revitalize low- and moderate-income areas, predominantly in the downtown and SW Yonkers such as the target area.

b. **Organizational Structure:** Describe the organizational structure you will utilize to ensure timely and successful expenditure of funds and completion of grants technical, administrative and financial requirements

The City of Yonkers will utilize a well-established organizational structure designed to ensure the timely expenditure of funds and full compliance with all technical, administrative, and financial requirements of the grant. Project implementation will be led by the Department of Engineering, which will oversee project planning, procurement, design, construction management, and contractor oversight. The Department will ensure that all technical specifications, schedules, and performance standards are met. The Department will continue to manage the design consultants and environmental sub-consultants in accordance with established procurement policies.

Day-to-day administration of the grant will be managed by the City's Office of Grants Management, which is responsible for grant compliance, reporting, monitoring expenditures, and serving as the primary liaison with the funding agency. This office will ensure proper fiscal controls, accurate accounting, and timely reimbursement requests consistent with federal and state requirements.

Regular interdepartmental coordination meetings will be conducted to track project progress, address issues proactively, and ensure adherence to grant timelines and milestones. The City's established internal controls, procurement procedures, and audit

processes further ensure transparency, accountability, and successful completion of all grant requirements.

- c. **Description of Key Staff:** The Yonkers Department of Engineering has been and will continue to oversee the Brownfield investigation and remediation as well as the design and development of the Park itself. This office is led by long time veterans City Engineer, Paul Summerfield and Deputy City Engineer, Vincent Massaro. They bring decades of experience in managing all city-run capital projects each year, which include road and sewer improvements, municipal building upgrades and park rehabilitations. Mr. Summerfield and Mr. Massaro are the key contact persons with NYS DEC and EPA to ensure the cleanup guidelines are adhered to. They also manage the park's design consultant, Bowman Design and environmental consultant, JS Held. During the environmental remediation and later during the park construction, a staff Engineering Inspector will be assigned to be on-site each day to ensure the construction is performed according to plan and stays on time and under budget. The Department's Fiscal Officer, Kim Poggiogalle, will continue to manage all the payments to the consultants and future construction companies and provide fiscal control of these contracts.

The Department of Parks, Recreation and Conservation, led by Commissioner Steve Sansone and Deputy Commissioner Gino Pugliese, has been directly involved in the project's design and will oversee the maintenance of the future park. The Parks Department manages over 70 parks throughout the city including a variety of small playgrounds, regional parks with multiple ball fields and an ice skating rink. They direct key field staff to maintain and operate these facilities. Similarly, Parks Dept. will oversee the day-to-day operation of Fernbrook Park and will maintain the proposed boathouse, storage building, restrooms and grounds.

Director of Capital Grants and 32-year Yonkers veteran, Mario Caruso, will administer the EPA grant. He provides experience in successfully managing over \$100 million in Federal and State grants that have led to a variety of public capital projects and public-private developments including several new parks and waterfront promenades similar to the proposed Fernbrook Park. Mr. Caruso will manage this grant, providing fiscal control and direct responsibility for administering the funds. Grant writer, Sunday Tinelle, a 19-year veteran of the City, will assist with grant administration including shepherding the grant through a City Council approval, preparing post-award documents to EPA and preparing reimbursement requests for eligible grant-funded expenses.

- d. **Acquiring Additional Resources:** Since the project's inception, the City has hired consultants and specialists to assist with the cleanup planning activities and the park design. Led by the Engineering Department, the City hired PS&S Engineering in 2022 to conduct a Phase I Environmental Site Assessment. Also in 2022, the City hired landscape architecture and multi-disciplinary firm of Bowman to design the waterfront park. They have completed the conceptual designs and upon DEC's Joint Application approval, will finalize the detailed construction documents. Bowman subsequently hired sub-consultant and qualified environmental specialist JS Held to continue the remedial investigation. Since then, JS Held has conducted the Phase 2 ESA, which led to the completion of a Remedial Investigation Work Plan. JS Held has also produced the Citizens Participation Plan and will also produce the Remedial Action Work Plan.

***Past Performance and Accomplishments***

- e. Currently Has or Previously Received and EPA Brownfields Grant: **Not applicable**
- f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements: **Yes**

1. Purpose and Accomplishments

The City has successfully administered a Federal grant for a major capital improvement in recent years. Yonkers was awarded a series of Congressional earmarks in the mid-2000's (now known as Congressional Directed Spending) totaling over \$8M, to help fund the Ashburton Avenue Rehabilitation. These critical Federal funds, administered by the NYS Department of Transportation (NYSDOT), helped Yonkers conduct a comprehensive rehabilitation of the entire 1.1 mile of a major east-west arterial that connects regional parkways to and from the City's downtown. The City also secured a NYS Empire State Development grant and its own capital funds to complete this \$14 million initiative. The project replaced the deteriorated roadbed, replaced sidewalks, installed decorative light poles and incorporated other streetscapes amenities. The project focused on improving traffic flow to and from the downtown by creating left turn lanes at key intersections and upgrading traffic light timing. Pedestrian safety was enhanced by installing clearly striped cross walks at all intersections, push button pedestrian signals, ADA compliant curb cuts and replacing deteriorated sidewalks. The new and improved Ashburton Avenue arterial completed in 2020 has helped spur further redevelopment and revitalization of the northern portion of Yonkers downtown and waterfront areas.

2. Compliance with Grant Requirements: The City of Yonkers successfully managed the Federal Aid Process and complied with all the requirements of the U.S Department of Transportation and the New York State DOT. Throughout the process, the design was reviewed and approved by NYSDOT several times. Yonkers made revisions to the plans based on NYSDOT's comments and ultimately sought their guidance throughout the process.

- g. Never Received and Type of Federal or Non-Federal Assistance: **Not applicable**

# Fernbrook Park Cleanup

## Threshold Criteria Responses

1. Eligibility: The City of Yonkers is a municipality incorporated within New York State
2. Tax-Exempt Status: As a city, Yonkers is a tax-exempt entity.
3. Community Involvement:

- a. *Prior/Ongoing Community Involvement:*

The fruition of the waterfront park is the result of years of strong community advocacy that garnered widespread support. From 2019 – 2022, the City of Yonkers, with the assistance of planning consultants Buckhurst Fish and Jacquemart, led a community-wide effort to revitalize and reinvigorate the distressed Ludlow neighborhood resulting in the Ludlow Station Transit Oriented Development Plan (later renamed Ludlow Community Plan). The Plan involved a robust community engagement process including many public meetings and opportunities for public input from residents, local groups, and underserved neighborhoods with the same target area boundaries of this application. Creating a dynamic park on the Ludlow waterfront became a primary goal of the Plan. Continued public engagement during the design process helped shape the major park elements. The project continues to garner strong, broad community support (see support letters).

In coordination with the DEC's Brownfield Cleanup Program, the City is finalizing a Citizens Participation Plan and anticipates submitting it by the end of January 2026 for DEC's review and approval.

- b. *Project Involvement:* Yonkers' comprehensive community engagement process, started back in 2019, will continue throughout the property's environmental remediation. A Citizen Participation Plan has been drafted in accordance with the DEC Brownfield Cleanup Program and anticipated to be reviewed and approved in the coming weeks. As part of the Plan, the City has developed a site contact list of key elected officials, residents' groups and other key stakeholders to keep the community informed about and involved in the site's investigation and cleanup process. This contact list will be used periodically to distribute fact sheets that provide project status updates. According to this Plan, Yonkers intends to hold two key public comment periods throughout the remediation process to enable residents to participate more fully in the decisions that affect their health, environment and social well-being. All concerns and comments will be addressed by the City and its consultant team. Yonkers will continue to seek both DEC's and EPA's guidance throughout the environmental cleanup process.

4. Target Area: Yonkers proposed target area is the Ludlow neighborhood along the Hudson River in southwest Yonkers including Census Tract 2.02 that surrounds the Ludlow Metro North Station. It is densely populated, low income and economically distressed. The area is immediately north of New York City's borough of the Bronx. The priority brownfield site is a 3.8-acre site at 70 Fernbrook Street, adjacent to the Hudson River in the heart of the area.

5. The City of Yonkers owns the brownfield priority site since purchasing it in June 2022. Since then, Yonkers has been investigating the site's contaminants, and the property has recently been accepted into the voluntary New York State Brownfield Cleanup Program.
6. The revitalization plan of the site is discussed in the narrative on pages 2 and 3 and the remediation activities are discussed on pages 7 - 9.
7. Existing EPA Grants: Not applicable. Yonkers does not have an open Multipurpose or Assessment Grant
8. Contractors: Yonkers has hired JS Held, LLC to conduct the environmental remediation planning activities discussed in the narrative. A contractor to perform the site's remediation/cleanup has not yet been procured