



Case Study: **Irvington Waterfront**

Location:

Approximately 12 acres of waterfront property in Irvington, NY.

Project Background:

The Irvington waterfront was redeveloped into a public park—opened in 2001—instead of a private residential area, mainly because officials wanted a project that benefited the community and allowed for public access to the river. The project involved the creation of a public park as well as the reuse of an existing building into a senior citizens' community center.

The site is reclaimed land originally created by filling in low-lying areas along the river with waste-ash, and was previously used as a lumber storage yard.

Citizen Involvement:

The original proposal for the waterfront was a residential development, which the community opposed. In an effort to change the direction of the project and create a community park instead, Irvington sought Scenic Hudson's help. Throughout cleanup and redevelopment of the waterfront, Irvington officials sent several newsletters to residents updating them on the project. Residents also participated in public meetings focused on the design of the park. In addition, members of the community voiced their support by passing a referendum that contributed over \$1.5 million to the project.

Contamination:

The site was created using fill material, which was found to contain arsenic, chromium, lead, mercury, selenium and polycyclic aromatic hydrocarbons (PAHs).

Groundwater samples revealed lead, arsenic, barium and selenium contamination.

Cleanup:

Several industrial warehouses, as well as a steel crane that was used in the lumberyard, were removed from the site. Groundwater monitoring revealed contaminants dissolving into the groundwater at levels below DEC guidelines. A geocomposite clay liner was used to cap the soil on the site and reduce infiltration of water through the contaminated soil layer.

Redevelopment:

Instead of a residential development that would have continued to separate the community from the waterfront, Irvington residents now enjoy a 12-acre park with beautiful views of the river and New York City, ballfields, and opportunities for non-motorized boating. In addition, a

new senior citizens' community center provides an increased level of activity on the waterfront.

Financial Assistance:	Scenic Hudson acquired the land	\$5,400,000
	Previous property owners donated	200,000
	Westchester County funding for Senior Center	~ 300,000
	New York State (including Clean Water/Clean Air Bond Act "Brownfields Project" grant	~ 4,442,000
	Village surplus funds (no tax rate impact)	~ 4,457,000
	Bonds (paid with 2.75% tax increase in 1997)	<u>1,576,000</u>

Total project funding was approximately \$16,375,000

Partners:
Village of Irvington
Scenic Hudson
New York State
Westchester County