

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

Get site information faster and share it easily;

Receive information about all sites in a chosen county - read what you want, delete the rest;

It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

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FACT SHEET Brownfield Cleanup Program

Receive Site Fact Sheets by Email. See "For More Information" to Learn How.

Site Name: Cottage Place Gardens Phase 3
DEC Site #: C360150
Address: 8 Cottage Place & 209 Warburton Avenue
Yonkers, NY 10701

Have questions? See "Who to Contact" Below

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Cottage Place Gardens Phase 3 site ("site") located at 8 Cottage Place & 209 Warburton Avenue, Yonkers, Westchester County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by CPG Phase III Limited Partnership ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from May 02, 2016 through June 02, 2016. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected petroleum, metals and semi-volatile organic compounds (SVOCs) in soil and/or groundwater.

The Remedial Investigation (RI) will include:

- The installation of test borings to characterize the site's subsurface; and
- A Vapor Intrusion (VI) assessment including the collection and laboratory analysis of air and sub-slab soil vapor samples.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Action Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The site is located in an urban area and consists of two non-contiguous parcels of land referred to as Phase 3A and Phase 3B. The Phase 3A parcel occupies the northern portion of 8 Cottage Place and is bound by Willow Place to the north, 188 Warburton Avenue to the west and other lands of Cottage Place Gardens to the east and south. The Phase 3B parcel occupies the southwestern corner of the intersection of Warburton Avenue and Lamartine Avenue. The southern property line of the Phase 3B parcel is partially bound by Woodworth Avenue to the west.

Site Features: The Phase 3A parcel is currently occupied by three (3) multi-story residential apartment buildings (Buildings 3, 6 and 7). The buildings are three story brick buildings with flat roofs constructed on crawlspace type basements. The Phase 3B parcel is currently comprised of a public housing townhouse complex and daycare center. The public housing units are located along the entire length of the parcel fronting Warburton Avenue and the daycare facility, fronting Woodworth Avenue, is located within the southwestern corner of the parcel. All buildings are currently occupied.

Current Zoning and Land Use: According to the City of Yonkers Zoning Map, Phase 3A of the proposed project site is zoned "M" (Medium-Density Residential and Apartment Houses). Phase 3B of the proposed project site is zoned "CM" (Commercial, Storage and Light Manufacturing). Both parcels are currently used for residential purposes, although a day care facility is also present within the Phase 3B property.

Past Use of the Site: The Phase 3A parcel has been used as an apartment complex since its development in 1948. Prior to that time, the parcel was developed with several dwellings. The Phase 3B parcel has been used as a public housing townhouse complex and daycare center since its construction in the early 1970s. Prior to that, the parcel was developed with multiple single and multi-family dwellings, stores and a garage. The garage was located on the southwestern portion of the parcel from approximately 1917 to 1971.

Site Geology and Hydrogeology: The site slopes moderately to the west toward the Hudson River. Soils within the site are identified as glacial till over shallow bedrock in some areas. The site is immediately underlain by fill material. The thickness of the fill ranges from about 2 to 5 feet.

Groundwater has been encountered at depths ranging from 9 to 11 feet and appears to be perched above the glacial till. Based on area topography, groundwater movement is anticipated to be from the east to the west toward the Hudson River.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C360150>

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 may include recreation, housing, business or other uses.

A **brownfield** is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property in accordance with applicable regulations.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Yonkers Public Library
Riverfront Library
One Larkin Center
Yonkers, NY 10701
phone: 914-337-1500

NYSDEC Region 3
21 S. Putt Corners Road
New Paltz, NY 12561
phone: 845-256-3154
Please call for an appointment

Who to Contact

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

Project Related Questions

Jamie Verrigni
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9662
jamie.verrigni@dec.ny.gov

Site-Related Health Questions

Albert DeMarco
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
518-402-7860
BEEI@health.ny.gov

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

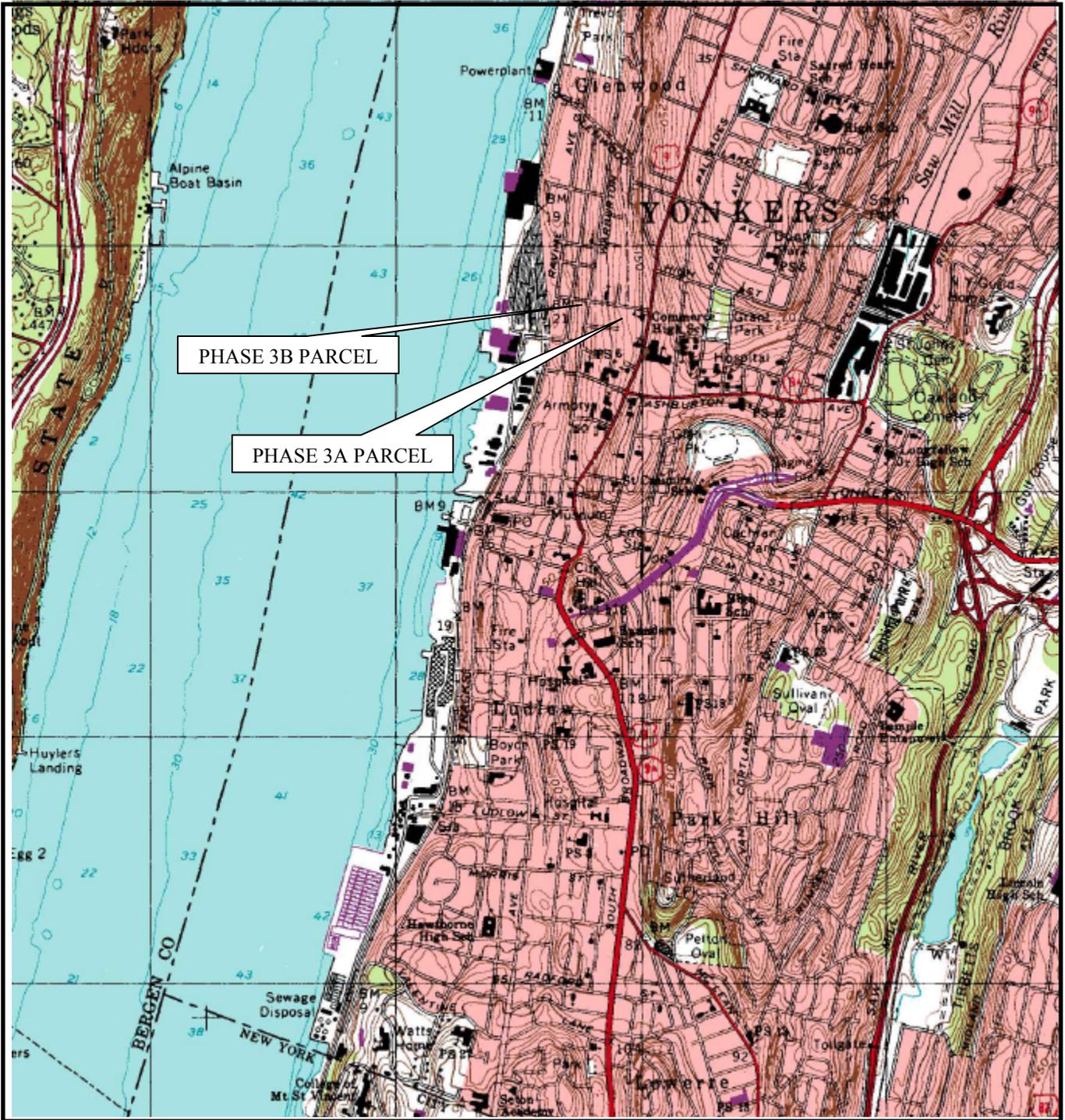
Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



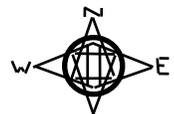
As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.



MAP REFERENCE

United States Geological Survey
 7.5 Minute Series Topographic Map
 Quadrangle: Yonkers, NY
 Date: 1998



ENGINEERING
 ENVIRONMENTAL SERVICES
 SURVEYING
 PHONE (518) 786-7400
 FAX (518) 786-7299

C.T. MALE ASSOCIATES
 50 CENTURY HILL DRIVE, LATHAM, NY 12110

FIGURE 1 - SITE LOCATION MAP

CITY OF YONKERS

WESTCHESTER COUNTY, NY

SCALE: 1:2,000±

DRAFTER: ASG

PROJECT No: 15.5268

The locations and features depicted on this map are approximate and do not represent an actual survey.



42
Lamartine Ave

Lamartine Ave

Phase 3B Parcel

Phase 3A Parcel

183

Warburton Ave

Woodworth Ave

197

Warburton Ave

Willow Pl

16

Babcock Pl

Wood Pl

Irving Pl

181

99

52

72

2