



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

Cottage Place Gardens Phase 4  
8 Cottage Place and 170, 172,  
174 Warburton Avenue  
Yonkers, NY 10701

**SITE No. C360160**

**NYSDEC REGION 3**

**October 2020**

## Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

<https://www.dec.ny.gov/data/DecDocs/C360160/>

### Yonkers Public Library- Riverfront Library

One Larkin Center  
Yonkers, NY 10701  
(914) 337-1500

## Who to Contact

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

### Project-Related Questions

Scott Deyette, Project Manager  
NYSDEC  
625 Broadway, 12<sup>th</sup> Floor  
Albany, NY 12233-7014  
(518) 402-9794  
[scott.deyette@dec.ny.gov](mailto:scott.deyette@dec.ny.gov)

### Project-Related Health Questions

Sara Bogardus  
NYSDOH - BEEI  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 12237  
(518) 402-7860  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

**For more information about New York's Brownfield Cleanup Program, visit:**

[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

## Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Cottage Place Gardens Phase 4 Parcel site ("site") located at 8 Cottage Place and 170, 172, 174 Warburton Avenue, Yonkers, Westchester County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by 170-174 Warburton Limited Partnership ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) has submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360160/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

**Highlights of the Site Cleanup:** The following activities have been completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of approximately 27,000 cubic yards of contaminated soil exceeding the unrestricted use soil cleanup objectives, the site-specific cleanup criteria. One underground storage tank was also removed from the excavation.
- Clean fill was brought in to replace the excavated soil and to establish the design grades at the site, as needed.
- This site has achieved met site cleanup goals suitable for unrestricted use. As such, no site management plan or environmental easement are required.

**Next Steps:** When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant would be able to redevelop the site after receiving a COC. In addition, the applicant(s):

- Will have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

# BROWNFIELD CLEANUP PROGRAM

**Site Description:** The site is 1.45 acres in size and consists of four contiguous parcels that comprise the southern portion of the overall Cottage Place Gardens (CPG) complex – 8 Cottage Place, and three parcels along the eastern side of Warburton Avenue, known as 170, 172, and 174 Warburton Avenue. The site is being redeveloped into a multi-story residential building.

Prior to remediation, the primary contaminants of concern were pesticides, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals in sub-surface soils. In groundwater, VOCs and SVOCs were found to exceed standards.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360160) at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3>

**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 site

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>

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*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.*

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

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

## DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <http://www.dec.ny.gov/pubs/109457.html>

# BROWNFIELD CLEANUP PROGRAM

## Site Location Map

Image Provided By ESRI Street Map

