



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

November 2020

SITE No. C360160
NYSDEC REGION 3

Where to Find Information

Access project documents through the
DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C360160/>
and at these location(s):

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, 12th Floor
Albany, NY 12233-7014
(518) 402-9794
scott.deyette@dec.ny.gov

Project-Related Health Questions

Sara Bogardus
NYSDOH - BEEI
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 473-9800
beei@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address 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 have been met. Please see the map for the site location.

The cleanup activities were performed by 170-174 Warburton Limited Partnership ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other 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."

Completion of the Project: 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. 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 site cleanup goals suitable for unrestricted use. As such, no site management plan or environmental easement are required.

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.

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Next Steps: With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s) is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be

modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

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, C) at:
<https://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 NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

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

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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: <https://www.dec.ny.gov/pubs/109457.html>

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Site Location Map

Image Provided By ESRI Street Map

