



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator 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, 11th 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) 402-7860
beei@health.ny.gov

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

FACT SHEET

Brownfield Cleanup Program

Cottage Place Gardens Phase 5
8 Cottage Place and 178
Warburton Avenue
Yonkers, NY 10701

October 2019

SITE No. C360161
NYSDEC REGION 3

Remedial Investigation Report Available; Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Cottage Place Gardens Phase 5 Parcel site ("site") located at 8 Cottage Place and 178 Warburton Avenue, Yonkers, Westchester County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site, and the lack of potential for off-site migration of contaminants in the groundwater.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **October 31 through December 16, 2019.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360161/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed unrestricted use remedy consists of:

- Excavating contaminated "hot spot" areas to depths ranging from 9 to 12 feet below grade, as needed, to achieve the unrestricted use cleanup levels;
- Removal of the two known underground storage tanks, as well as any others that may be encountered;
- Collecting and analyzing end-point soil samples to evaluate the effectiveness of the remedy; and
- Importing clean material that meets the established soil cleanup objectives for unrestricted use as backfill, where needed.

The proposed remedy was developed by 178 Warburton Limited Partnership ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: The site is approximately 1.54 acres in size and is comprised of the west-central portion of the overall Cottage Place Gardens (CPG) complex (Tax Parcel 2-2094-1) and a parcel along the eastern side of Warburton Avenue identified as 178 Warburton Avenue (Tax Parcel 2-2095-30). The site currently has three multi-story brick apartment buildings within the CPG complex, and one single-story concrete block structure located at 178 Warburton Avenue. The structure at 178 Warburton Avenue has historically been utilized as a gasoline station and motor repair facility.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360161) at:
<http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: Polycyclic aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), and metals were found in both subsurface soils and groundwater at concentrations above unrestricted use soil cleanup objectives, and groundwater standards and guidance values. The subsurface soil impacts are present at depths up to

12 feet below grade and are likely the result of past site uses and historic fill, which is present throughout the site. There are also two known underground storage tanks (USTs) located adjacent to one of the existing buildings on-site, which historically contained fuel oil for the boilers in that building.

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>

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

BROWNFIELD CLEANUP PROGRAM

Image Provided By ESRI Street Map



Not to Scale

Figure 1

SITE LOCATION MAP
COTTAGE PLACE GARDENS
PHASE 5 PARCEL
WESTCHESTER COUNTY, NEW YORK