



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Cottage Place Gardens Phase 5
172 and 178 Warburton Ave.
Yonkers, NY 10701

SITE No. C360161
NYSDEC REGION 3

Where to Find Information

Access project documents through the
DECinfo Locator

[https://www.dec.ny.gov/data/DecDocs/
C360161/](https://www.dec.ny.gov/data/DecDocs/C360161/)

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) 402-7860
beei@health.ny.gov

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

www.dec.ny.gov/chemical/8450.html

December 2021

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Cottage Place Gardens Phase 5 Parcel site ("site") located at 172 and 178 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 178 Warburton Limited Partnership ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant 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/C360161/>.
- 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 or will shortly be completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of about 39,000 cubic yards of petroleum-impacted soil and contaminated historic fill material exceeding the unrestricted use soil cleanup objectives (UUSCOs), the site-specific cleanup criteria. Clean fill was and will be brought in to replace the excavated soil and to establish the design grades at the site.
- Removal of four (4) underground storage tanks and three (3) underground hydraulic lifts.
- In-Situ (in-place) Soil Amendment – Regenesys Petro Fix™ and ORC Advanced® Pellets were applied over the western portion of the site to treat residual volatile organic compounds (VOCs) in the groundwater.

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(s) can redevelop the site after receiving a COC. In addition, the applicant(s) 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.

Site Description: The site is 1.401 acres in size and is located at 178 Warburton Avenue (Tax Parcel 2-2095-30). Before demolition the site contained three multi-story apartment buildings. The former structure at 178 Warburton Avenue was historically utilized as a gasoline station and motor repair facility.

The post-cleanup development plan includes multi-family residential buildings, a community center, and open space recreation and parking.

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: <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 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: <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>

BROWNFIELD CLEANUP PROGRAM

Site Location

Image Provided By ESRI Street Map



Figure 1



Not to Scale

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