



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Cottage Place Gardens Phase 5
178 Warburton Avenue
Yonkers, NY

SITE No. C360161
NYSDEC REGION 3

January 2022

Where to Find Information

Access project documents through the DECinfo Locator
<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
bee@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 5 site ("site") located at 178 Warburton Avenue in Yonkers, Westchester County, under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by 178 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/C360161/>.
- 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 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. Removed four (4) underground storage tanks and three (3) underground hydraulic lifts.
- 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 is required.

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

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

Next Steps: With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant 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 1.401 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 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

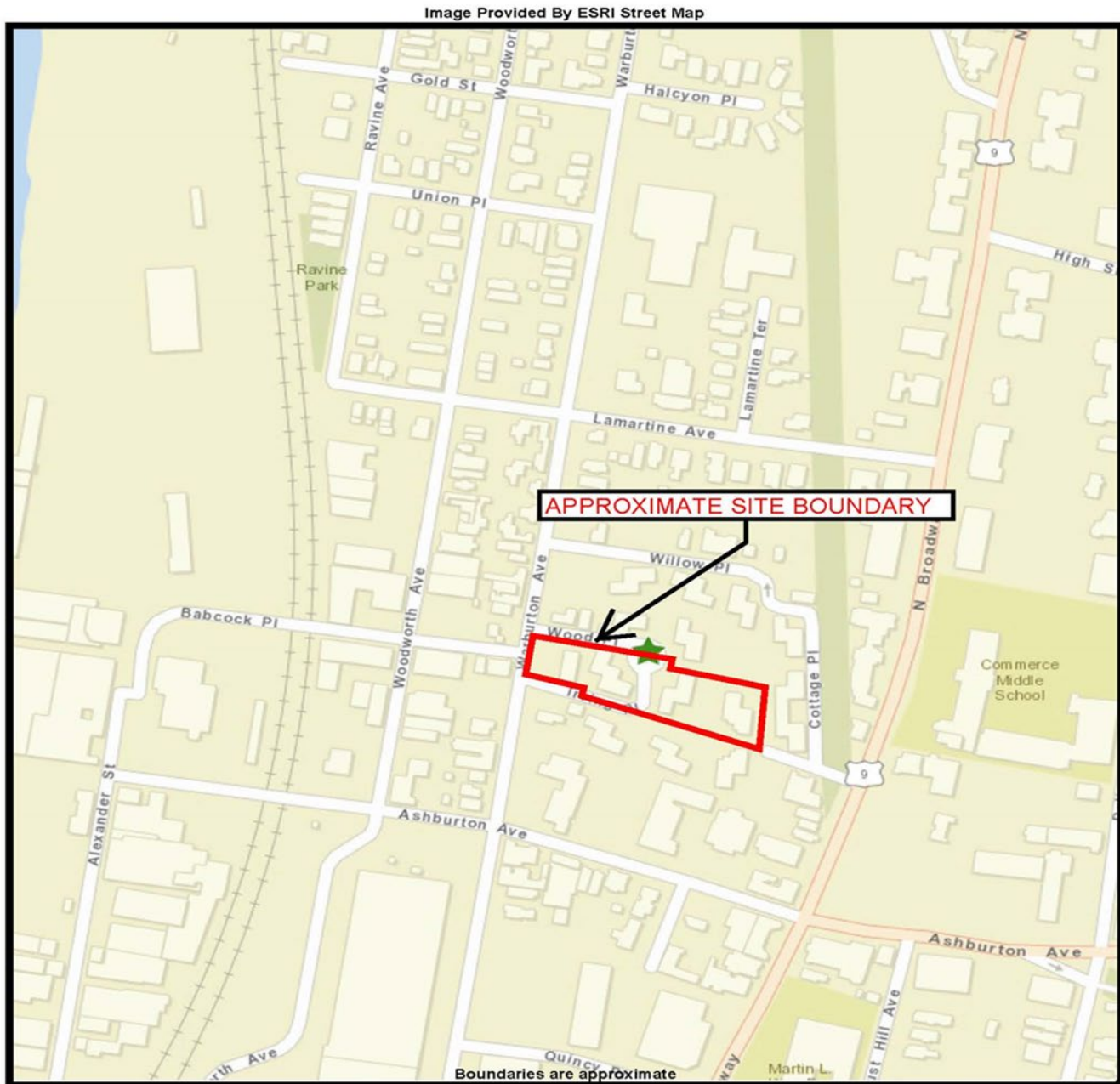
Note: Please disregard if you already have signed up and received this fact sheet electronically.


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



 Not to Scale	Figure 1
	SITE LOCATION MAP COTTAGE PLACE GARDENS PHASE 5 PARCEL WESTCHESTER COUNTY, NEW YORK