



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

Warburton Dry Cleaners  
305-321 Warburton Ave,  
32 Point St, and 247-262A  
Woodworth Ave  
Yonkers, NY 10701

**SITE No. C360227**  
NYSDEC REGION 3

July 2024

### Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):  
<https://extapps.dec.ny.gov/data/DecDocs/C360227/>

#### Yonkers Public Library Riverfront Library

Anne Campbell  
1 Larkin Center  
Yonkers, NY 10701  
(914) 375-7940  
[acampbell@ypl.org](mailto:acampbell@ypl.org)

### Who to Contact

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

#### Project-Related Questions

Caroline Jalanti, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233  
(518) 402-9650  
[caroline.jalanti@dec.ny.gov](mailto:caroline.jalanti@dec.ny.gov)

#### Project-Related Health Questions

Christopher Budd, Project Manger  
Bureau of Environmental Exposure  
Investigation  
NYSDOH  
Empire State Plaza, Corning Tower  
(518) 402-1769  
[beci@health.ny.gov](mailto:beci@health.ny.gov)

For more information about New York's  
Brownfield Cleanup Program, visit:  
<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

## Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Warburton Dry Cleaners site ("site") located at 305-321 Warburton Ave, 32 Point St, and 247-262A Woodsworth Ave, Yonkers, Westchester County. Please see the map for the site location. The cleanup activities will be performed by Warburton Avenue Apartments, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C360227/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Soil cleanup activities are expected to begin in July 2024 and last about 3 months. Groundwater cleanup activities are expected to begin April 2025 and last about 2 months.

**Highlights of the Upcoming Cleanup Activities:** The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Excavation and off-site disposal of approximately 11,000 cubic yards of contaminated site soils from depths ranging between 2 to 15 feet below ground surface (ft bgs) in select areas;
- collecting and analyzing post-excavation soil and groundwater samples to evaluate the effectiveness of the cleanup;
- removal of sub-grade structures (e.g., underground storage tanks, leaching pools, storm drains, floor drains, piping, etc.);
- reuse on-site and import of material meeting the standards for use as a clean backfill;
- treating contaminated groundwater through installation of an underground treatment technology called a Permeable Reactive Barrier (PRB); and
- evaluating and mitigating the potential for soil vapor intrusion in future buildings.

# BROWNFIELD CLEANUP PROGRAM

A site-specific health and safety plan (HASP) and Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The site-specific HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

**Next Steps:** After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC will then issue a Certificate of Completion to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the FER. The fact sheet will identify any institutional controls (for example, environmental easements) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the Certificate of Completion.

**Site Description:** The site is approximately 1.17-acres, comprised of fifteen undeveloped tax parcel lots, which are separated in two areas by Woodworth Avenue. The site is bordered by Point Street on the north, Warburton Avenue on the east and residential properties to the south and west. Historic records indicate portions of the site were developed with commercial and residential buildings as far back as the 1890s. There was a dry cleaner present on the corner of Point Street and Warburton Avenue in the late 1970s. The site is rezoned to an "A" district, which allows for high-rise apartment buildings and other high-density buildings.

The proposed development for the site includes the construction of a 6-story affordable residential building with green spaces and parking. This cleanup plan will allow restricted residential use of the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360227) at:

<https://extapps.dec.ny.gov/cfm/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 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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

*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:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

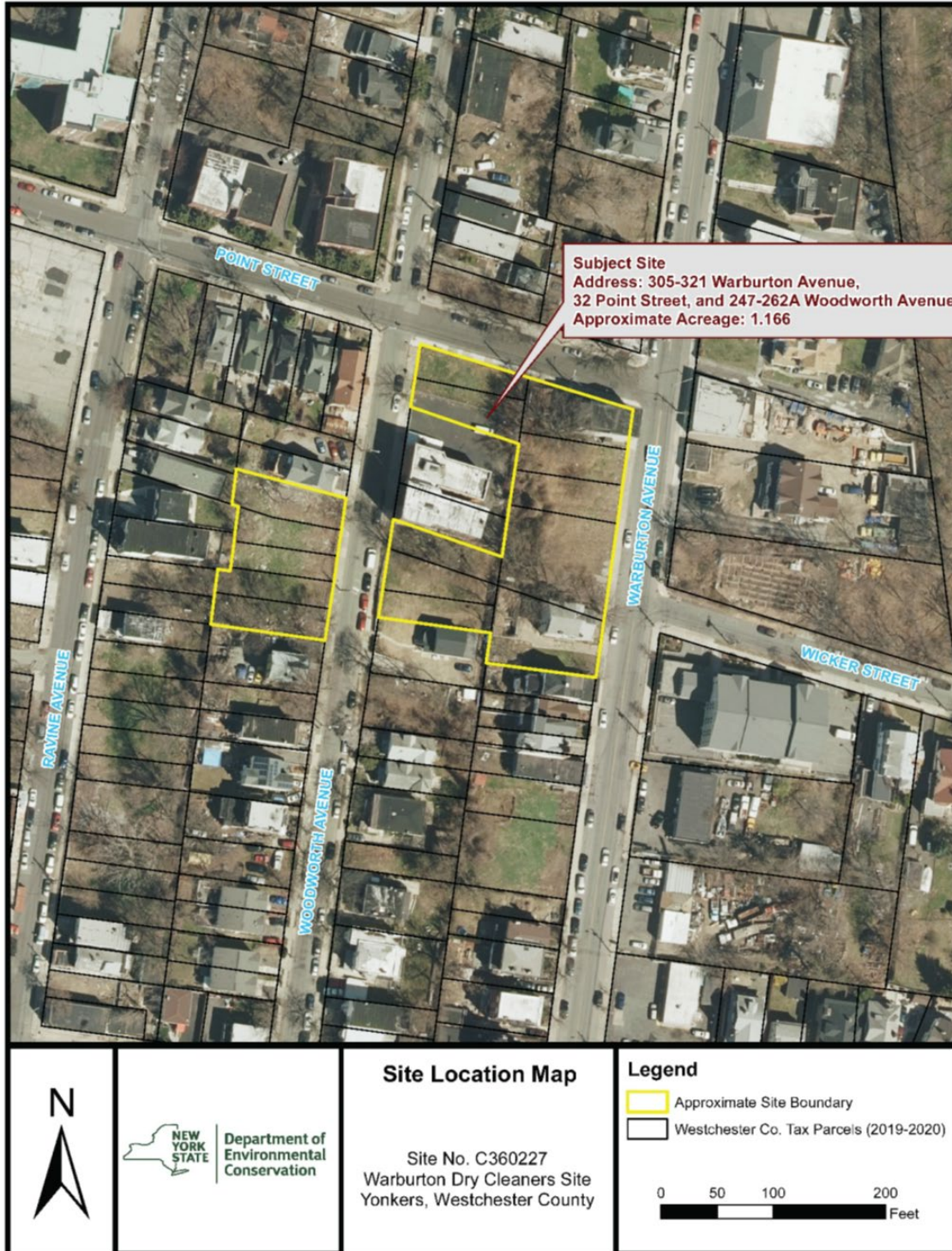
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

# BROWNFIELD CLEANUP PROGRAM

## Site Location





## Translation Available. Don't see your language? Ask!

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
<b>বাঙালি Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
<b>한국어 Korean</b>	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
<b>Kreyòl Ayisyen Haitian Creole</b>	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Języki Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

**Contact: Caroline Jalanti, (518) 402-9650, caroline.jalanti@dec.ny.gov**