



Department of
Environmental
Conservation

Brownfield Cleanup Program

Community Participation Plan

for

Rappaport Dry Cleaners

June 2026

C360265
312-322 Warburton Avenue, Yonkers,
Westchester County, New York

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Note: The information presented in this Community Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Community Participation Plan may be revised during the site's investigation and cleanup process.

Applicant: **Warburton Industries LLC, 316 Warburton Avenue LLC and Hillside Properties NY LLC (“Applicant”)**

Site Name: **Rappaport Dry Cleaners Site (“Site”)**

Site Address: **312-322 Warburton Avenue, Yonkers, NY 10701**

Site County: **Westchester**

Site Number: **C360265**

1. What is New York’s Brownfield Cleanup Program?

New York’s Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and developed. These uses include recreation, housing, and business.

A *brownfield* is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (DEC) which oversees Applicants who conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by DEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When DEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at: <https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>.

2. Community Participation Activities

Why DEC Involves the Public and Why It Is Important

DEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable communities to participate more fully in decisions that affect their health, environment, and social well-being. DEC provides opportunities for public involvement and encourages early two-way communication with communities before decision makers form or adopt final positions.

Involving communities affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment
- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process
- Providing communities with early and continuing opportunities to participate in DEC's site investigation and cleanup process
- Ensuring that DEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Community Participation (CP) Plan provides information about how DEC will inform and involve the public during the investigation and cleanup of the site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

Project Contacts

Appendix A identifies DEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

The locations of the reports and information related to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the DEC web site. If this occurs, DEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

Site Contact List

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The site contact list includes, at a minimum:

- chief executive officer and planning board chairperson of each county, city, town and village in which the site is located;
- residents, owners, and occupants of the site and properties adjacent to the site;
- the public water supplier which services the area in which the site is located;
- any person who has requested to be placed on the site contact list;
- the administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the DEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the DEC project manager, in consultation with other DEC staff as appropriate.

Note: The first site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See <https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>.

Subsequent fact sheets about the site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the DEC site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The

flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.
- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned community participation activities.

Technical Assistance Grant

DEC must determine if the site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the site, as described in Section 5.

If the site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being or enjoyment of the environment may be affected by a release or threatened release of contamination at the site.

As of the date the declaration (page 2) was signed by the DEC project manager, the significant threat determination for the site had not yet been made.

To verify the significant threat status of the site, the interested public may contact the DEC project manager identified in Appendix A.

For more information about TAGs, go online at <https://dec.ny.gov/regulatory/regulations/technical-assistance-grant-tag-guidance-handbook-der-14>

Note: The table identifying the community participation activities related to the site's investigation and cleanup program follows on the next page:

Community Participation Activities	Timing of CP Activity(ies)
Application Process: • Prepare site contact list • Establish document repository(ies) • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period	
After Execution of Brownfield Site Cleanup Agreement (BCA): • Prepare Community Participation (CP) Plan	At time of preparation of application to participate in the BCP. When DEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time. Before start of Remedial Investigation Note: Applicant must submit CP Plan to DEC for review and approval within 20 days of the effective date of the BCA.
Before DEC Approves Remedial Investigation (RI) Work Plan: • Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period	Before DEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation: • Distribute fact sheet to site contact list that describes RI results	After Applicant Completes Remedial Investigation: Before DEC approves RI Report
Before DEC Approves Remedial Work Plan (RWP): • Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period • Public meeting by DEC about proposed RWP (if requested by affected community or at discretion of DEC project manager) • Conduct 45-day public comment period	Before DEC Approves Remedial Work Plan (RWP): Before DEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action: • Distribute fact sheet to site contact list that describes upcoming cleanup action	Before Applicant Starts Cleanup Action: Before the start of cleanup action.
After Applicant Completes Cleanup Action: • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that DEC is reviewing the Final Engineering Report • Distribute fact sheet to site contact list announcing DEC approval of Final Engineering Report and issuance of Certificate of Completion (COC)	After Applicant Completes Cleanup Action: At the time the cleanup action has been completed. Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.

3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

Primary issues include the nature and extent of environmental contamination, the ongoing and planned site investigation and remediation activities, the overall cleanup process and schedule, and the future redevelopment of the Site. Additional concerns may include potential impacts to nearby residents, building occupants, and surrounding properties, and how site conditions are being managed to protect public health and the environment.

The Site is located in an Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations and policies.

The Site is located in an area with a sizable Hispanic-American population nearby. All fact sheets will be translated into Spanish.

For more information visit: <https://statisticalatlas.com/place/New-York/Yonkers/Overview>

4. Site Information

Appendix C contains a map identifying the location of the site.

Site Description

- **Location - 312-322 Warburton Avenue, Yonkers, NY 10701**
- **Setting - Urban**
- **Site size – 0.86 Acres**
- **Adjacent properties - Residential and commercial**

History of Site Use, Investigation, and Cleanup

The Site currently has residential and commercial uses and is occupied by apartments and contractor storage. The 322 lot has been used as a dry cleaner (Rappaport Cleaners, from at least 1971 to 2017) and thereafter for storage of contractor's equipment by the Applicant. The historical owners and operators associated with the Site are further described below and in Exhibit F - Previous Owners and Operators List. The other two lots have had more of a residential past history but were located on historic fill soils.

During investigations of the Site to date and during preparation of this application, Sanborn fire insurance maps, city directories, aerial photographs, topographic maps, and municipal records were reviewed. These sources were the primary information sources relied on in the Phase I reports to document the historical uses. From at least 1886 until 1956, the Site was residentially developed. In 1957, the residences remained on the Site, but they were joined by a single storefront. Starting in or around 1971, while residences remained present, Rappaport Cleaners, a dry cleaner, began operating on the Site. The dry cleaner would remain operating on the Site for over 40 years, from 1971 until 2017. In 2017, the dry cleaner ceased operation and it was replaced by a contractor's storage yard, and residential use remained elsewhere on the Site.

Past Investigations Related to Uses and Environmental Conditions that Led to the Submission of this Application. Gallagher Bassett Technical Services completed a Phase I Environmental Site Assessment ("ESA") in April 2020 for the Site. Two (2) recognized environmental conditions ("RECs") were identified on the Site. The first REC was the potential solvent release from the former on-Site dry cleaner facility located on Lot 29 as early as 1971. Lot 29 was registered with the United States Environmental Protection Agency as a former generator of hazardous waste (EPA ID: NYD030461982), the listed materials include spent chlorinated solvents. The second REC was the petroleum staining on and beneath the hydraulic oil containers near the exterior wall of the garage located on the eastern portion of Lot 31. Gallagher was unable to access the second garage located on the northwestern corner of Lot 31.

LaBella Associates, D.P.C. completed a Phase I ESA for the Site in June 2024. This Phase I ESA identified two RECs present at the Site. The first REC was the historical use of the structure located at 322 Warburton Avenue as a dry cleaner between 1971 to 2017. Due to this use, the Site was listed in the NY Dry Cleaner, ICIS/AIRS, and RCRA regulatory databases as a dry cleaner with documented generation of spent halogenated solvents. The second identified REC was the presence of an active Brownfield Site adjacent to the Site at 321-325 Warburton Avenue, Site C360227. LaBella further noted two de minimis conditions present at the Site. First, minor staining was noted on the asphalt in front of the eastern garage on Lot 31. Second, a previous study had noted soil impacts near hydraulic oil containers that were located on the exterior of one of the garages. LaBella could not confirm these soil impacts due to the significant number of materials exteriorly stored during their visit. LaBella then completed a Phase II ESA for the Site in August 2024. This ESA detected VOCs in all sub-slab vapor samples taken at the Site, including tetrachloroethene at very high levels on Lot 29 beneath the former Rappaport Cleaners. These concentrations indicate a likely source area in the soil and/or groundwater beneath the building.

Tetrachloroethene and other mostly petroleum related VOCs—benzene, toluene, and o-Xylene—were detected on both Lots 29 and 31. Metals were also detected in the soil on-Site, but only lead was found in exceedance of its RRSCO.

In conclusion, metals were detected in soils in exceedance of the Restricted Residential Soil Cleanup Objective (RRSCOs) including lead at a maximum detection of 1,080 mg/kg. In soil vapor and sub-slab soil vapor samples, VOCs were detected within the 7 samples collected from the Site including tetrachloroethene at a maximum detection of 759,000 µg/m³. Petroleum vapors were also detected in soil vapor samples, including toluene at a maximum detection of 88.6 µg/m³. No cleanup has been performed to date.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a **Participant**. This means that the Applicant was the owner of the site at the time of the disposal or discharge of contaminants or was otherwise liable for the disposal or discharge of the contaminants. The Participant must fully characterize the nature and extent of contamination onsite, as well as the nature and extent of contamination that has migrated from the site. The Participant also must conduct a "qualitative exposure assessment," a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the site and to contamination that has migrated from the site.

The Applicant in its Application proposes that the site will be used for restricted residential purposes.

To achieve this goal, the Applicant will conduct investigation and cleanup activities at the site with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

Investigation

The Applicant has completed a partial site investigation before it entered into the BCP. DEC will determine if the data are useable.

The Applicant will conduct an investigation of the site officially called a "remedial investigation" (RI). This investigation will be performed with DEC oversight. The Applicant must develop a remedial investigation workplan, which is subject to public comment.

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater

- and any other parts of the environment that may be affected;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and the environment;
and
- 4) provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

The Applicant submits a draft “Remedial Investigation Work Plan” to DEC for review and approval. DEC makes the draft plan available to the public review during a 30-day public comment period.

When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by DEC.

DEC will use the information in the investigation report to determine if the site poses a significant threat to public health or the environment. If the site is a “significant threat,” it must be cleaned up using a remedy selected by DEC from an analysis of alternatives prepared by the Applicant and approved by DEC. If the site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

Interim Remedial Measures

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, DEC will require a 30-day public comment period.

Remedy Selection

When the investigation of the site has been determined to be complete, the project likely would proceed in one of two directions:

1. The Applicant may recommend in its investigation report that no action is necessary at the site. In this case, DEC would make the investigation report available for public comment for 45 days. DEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. DEC would then issue a “Certificate of Completion” (described below) to the Applicant.

or

2. The Applicant may recommend in its investigation report that action needs to be taken to address site contamination. After DEC approves the investigation report, the

Applicant may then develop a cleanup plan, officially called a “Remedial Work Plan”. The Remedial Work Plan describes the Applicant’s proposed remedy for addressing contamination related to the site.

When the Applicant submits a draft Remedial Work Plan for approval, DEC would announce the availability of the draft plan for public review during a 45-day public comment period.

Cleanup Action

DEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the site Decision Document.

The Applicant may then design and perform the cleanup action to address the site contamination. DEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a final engineering report that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. DEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the site.

Certificate of Completion

When DEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the final engineering report. DEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved, and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the site after it receives a COC.

Site Management

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

An institutional control is a non-physical restriction on use of the site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional

control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

An engineering control is a physical barrier or method to manage contamination. Examples include: caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats groundwater. Site management continues until DEC determines that it is no longer needed

Appendix A - Project Contacts and Locations of Reports and Information

Project Contacts

For information about the site's investigation and cleanup program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (DEC):

Caroline Jalanti	Stephanie Mossey
Project Manager	Public Participation Specialist
DEC	DEC
Division of Environmental Remediation	Stephanie.mossey@dec.ny.gov
625 Broadway	
Albany, NY 12233	
Caroline.Jalanti@dec.ny.gov	

Christopher Budd
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower, 17th Floor
Albany, NY 12237
Christopher.budd@health.ny.gov

Locations of Reports and Information

<https://extapps.dec.ny.gov/data/DecDocs/C360265/>

Yonkers Public Library – Riverfront Library

1 Larkin Center

Yonkers, NY 10701

(914) 375-7940

Hours:

Monday: 9:00AM – 8:00PM

Tuesday: 9:00AM – 8:00PM

Wednesday: 9:00AM – 8:00PM

Thursday: 10:00AM – 8:00PM

Friday: 10:00AM – 5:00PM

Saturday: 10:00AM – 5:00PM

Sunday: Closed

Appendix B - Site Contact List

Name	Title	Address	Phone	Website/Email
Local Government Officials & Land Use Authorities				
Pauline Galvin	Yonkers Planning Board, Chairperson	20 South Broadway, 9 th Floor, Suite 900, Yonkers, NY 10701	(914) 377-6555	https://www.yonkersny.gov/854/Planning-Board PlanningInfo@YonkersNY.gov
Wilson Kimball	Yonkers Zoning Board of Appeals, Chair	20 South Broadway, 9 th Floor, Suite 900, Yonkers, NY 10701	(914) 377-6136	https://www.yonkersny.gov/872/Zoning-Board-of-Appeals ZBAPublic@YonkersNY.gov
Paul Summerfield	City Engineer	40 South Broadway, Room 315, Yonkers, NY 10701	(914) 377-6106	https://www.yonkersny.gov/183/Engineering Paul.Summerfield@yonkersny.gov
Mike Spano	Mayor of Yonkers	40 South Broadway, City Hall, Suite 200, Yonkers, NY 10701	(914) 377-6300	https://www.yonkersny.gov/673/About-Mayor-Mike-Spano Mayor@YonkersNY.gov
Deana R. Norman	Yonkers City Council Member, 1 st District	40 South Broadway, City Hall, Suite 200, Yonkers, NY 10701	(914) 377-6312	https://www.yonkersny.gov/1053/City-Council-Members Deana.norman@yonkersny.gov
J. Gary Pretlow	New York State Assembly Member	6 Gramatan Ave., Suite 201, Mt. Vernon, NY 10550	(914) 667-0209	https://nyassembly.gov/member/J-Gary-Pretlow/ PretlowJ@nyassembly.gov
Shanae Williams	Westchester County Board of Legislators Member, District 16	800 Michaelian Office Building 148 Martine Ave., 8 th Floor, White Plains, NY 10601	(914) 995-2829	https://westchesterlegislators.com/legislators/district-16
George Latimer	U.S. House of Representatives	222 Mamaroneck Ave., Suite 312,	(914) 323-5550	https://latimer.house.gov/ Contact via website

Name	Title	Address	Phone	Website/Email
	ves, 16 th district	White Plains, NY 10605		
Andrea Stewart Cousins	New York State Senator, District 35	28 Wells Ave, Building #3, 5 th Floor, Yonkers, NY 10701	(914) 423-4031	https://www.nysenate.gov/senators/andrea-stewart-cousins/districtscousins@nysenate.gov
Public Utilities & Infrastructure				
Con Edison	Electricity & Natural Gas Supplier	4 Irving Place, New York, NY 10003	(212) 460-4600	https://coned.com Contact via website
Yonkers Water Bureau	Public Water Supplier	170 Saw Mill River Rd, Yonkers, NY 10701	(914) 377-6147	https://www.yonkersny.gov/912/Water-Bureau Contact via website
City of Yonkers Department of Public Works	Water & Sewer Service	40 South Broadway, Yonkers, NY 10701	(914) 377-6271	https://www.yonkersny.gov/494/Public-Works Contact via website
Local Media Outlets				
The Journal News LOHUD	Regional Newspaper	1133 Westchester Ave., Suite N110, White Plains, NY 10604	(914) 694-3600	https://www.lohud.com Contact via website
The Yonkers Ledger	Local Newspaper	1767 Central Park Ave., Suite 194, Yonkers, NY 10710	(914) 361-9643	https://www.theyonkersledger.com Contact via website
Schools & Daycare Facilities				
Charter School of Educational Excellence	Charter School	260 Warburton Ave., Yonkers, NY 10701	(914) 476-5070	https://www.charterschoolofeducationalexcellence.org/ Contact via website
Riverside High School	High School	565 Warburton Ave., Yonkers, NY 10701	(914) 376-8425	https://www.yonkerspublicschools.org/o/riverside Contact via website
Museum School 25	Public School	579 Warburton Ave., Yonkers, NY 10701	(914) 376-8450	https://www.yonkerspublicschools.org/ Contact via website

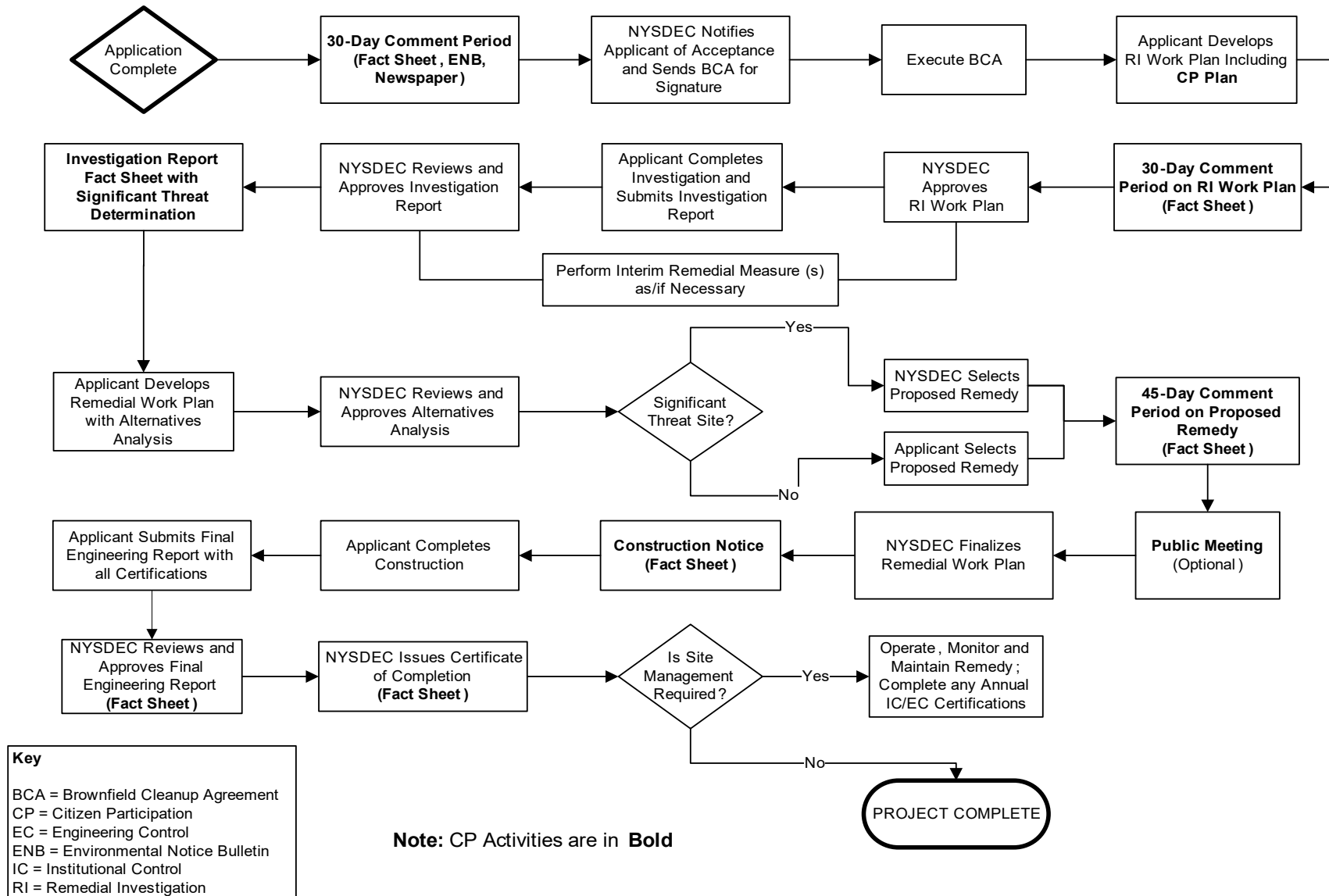
Name	Title	Address	Phone	Website/Email
The Spring of Learning Group Daycare	Daycare Facility	27 Garfield St., Apt 1L, Yonkers, NY 10701	(516) 725-8590	https://thespringoflearning.com/ Contact via website
Miss B's Daycare	Daycare Facility	28 Gold St., Yonkers NY, 10701	(914) 258-0471	https://www.facebook.com/people/Missbsdaycare/61555925745427/# Missbsdaycare1@gmail.com
Nepperhan Community Center	Community Center	342 Warburton Ave., Yonkers NY 10701	(914) 965-0206	https://www.facebook.com/NepperhanCommunityCenter/ NepperhanCC@gmail.com
Yonkers Christian Assembly	Church	229 N. Broadway, Yonkers, NY 10701	(914) 963-9277	https://www.yca.church ycaofficeast@gmail.com
Adjacent Properties				
Adjacent Property	Residential Property	326 Warburton Avenue	-	-
Adjacent Property	Residential Property	304 Warburton Avenue	-	-
Adjacent Property	Residential Property	321 Warburton Avenue	-	-
Adjacent Property	Residential Property	108 Grove Street	-	-
Adjacent Property	Residential Property	18 Wicker Street	-	-
Adjacent Property	Residential Property	22 Wicker Street	-	-
F&D Grocery Deli	Commercial Business	323 Warburton Ave., Yonkers, NY 10701	(914) 846-0304	-
Warburton Wine & Liquor Corp	Commercial Business	325 Warburton Ave., Yonkers, NY 10701	(914) 969-0900	-

Appendix C - Site Location Map

312-322 Warburton Ave., Yonkers, New York, 10701



Appendix D– Brownfield Cleanup Program Process





Division of Environmental Remediation

**Remedial Programs
Scoping Sheet for Major Issues of Public Concern**

Site Name: Rappaport Dry Cleaners

Site Number: C360265

Site Address and County: 312-322 Warburton Avenue, Yonkers, New York 10701, Westchester County

Remedial Party(ies): Hillside Properties, LLC.

Note: For Parts 1. – 3. the individuals, groups, organizations, businesses and units of government identified should be added to the site contact list as appropriate.

Part 1. List major issues of public concern and information the community wants. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and information needs. **Use this information as an aid to prepare or update the Major Issues of Public Concern section of the site Community Participation Plan.**

Key concerns for the community include the potential for off-site migration of volatile organic compounds (VOCs) and dust generated during Site activities.

How were these issues and/or information needs identified?

The Community Air Monitoring Plan will address air quality issues that are common during Brownfield cleanup projects of this nature.

Part 2. List important information needed **from** the community, if applicable. Identify individuals, groups, organizations, businesses and/or units of government related to the information needed.

N/A

How were these information needs identified?

N/A

Part 3. List major issues and information that need to be communicated **to** the community. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and/or information.

The community should be made aware that the Site Contact List is provided in Appendix B of the Community Participation Plan (CPP).

How were these issues and/or information needs identified?

N/A

Part 4. Identify the following characteristics of the affected/interested community. This knowledge will help to identify and understand issues and information important to the community, and ways to effectively develop and implement the site community participation plan (mark all that apply):

a. Land use/zoning at and around site:

☒ **Residential** ☐ **Agricultural** ☐ **Recreational** ☐ **Commercial** ☐ **Industrial**

b. Residential type around site:

☒ **Urban** ☐ **Suburban** ☐ **Rural**

c. Population density around site:

☒ **High** ☐ **Medium** ☐ **Low**

d. Water supply of nearby residences:

☒ **Public** ☐ **Private Wells** ☐ **Mixed**

e. Is part or all of the water supply of the affected/interested community currently impacted by the site?

☐ **Yes** ☒ **No**

Provide details if appropriate:

N/A

f. Other environmental issues significantly impacted/impacting the affected community?

☐ **Yes** ☒ **No**

Provide details if appropriate:

N/A

g. Is the site and/or the affected/interested community wholly or partly in an Environmental Justice Area?

☒ **Yes** ☐ **No**

h. Special considerations:

☒ **Language** ☐ **Age** ☐ **Transportation** ☐ **Other**

Explain any marked categories in **h**:

All fact sheets will be translated to Spanish.

Part 5. The site contact list must include, at a minimum, the individuals, groups, and organizations identified in Part 2. of the Community Participation Plan under 'Site Contact List'. Are *other* individuals, groups, organizations, and units of government affected by, or interested in, the site, or its remedial program? (Mark and identify all that apply, then adjust the site contact list as appropriate.)

☐ **Non-Adjacent Residents/Property Owners:** [Click here to enter text.](#)

☒ **Local Officials:** [Click here to enter text.](#)

☒ **Media:** [Click here to enter text.](#)

☒ **Business/Commercial Interests:** [Click here to enter text.](#)

☐ **Labor Group(s)/Employees:** [Click here to enter text.](#)

☐ **Indian Nation:** [Click here to enter text.](#)

☒ **Citizens/Community Group(s):** [Click here to enter text.](#)

☐ **Environmental Justice Group(s):** [Click here to enter text.](#)

☐ **Environmental Group(s):** [Click here to enter text.](#)

☒ **Civic Group(s):** [Click here to enter text.](#)

☐ **Recreational Group(s):** [Click here to enter text.](#)

☒ **Other(s):** The site contact list is provided in Appendix B of the Community Participation Plan (CPP), with modifications pursuant to discussions with the DEC.

Prepared/Updated By: Hannah Barnes

Date: 6/16/2026

Reviewed/Approved By: [Click here to enter text.](#)

Date: [Click here to enter text.](#)