



Department of Environmental Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

<https://www.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

Who to Contact

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

Project-Related Questions

Matthew Hubicki, Project Manager
NYSDEC
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Albany, NY 12233
(518) 402-9605
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Project-Related Health Questions

Christopher Budd, Project Manager
Bureau of Environmental Exposure
NYSDOH
Empire State Plaza, Corning Tower
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For more information about New York's Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

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

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation (RI) Report and the proposed Remedial Action Work Plan (RAWP) for the Warburton Dry Cleaners Site ("site") located at 305-321 Warburton Ave, 32 Point St, and 247-262A Woodworth Ave, Yonkers, Westchester County. The public is invited to comment on the proposed remedy.

Based on the findings of the RI summarized on Page 2, NYSDEC, in consultation with the New York State Department of Health (NYSDOH), has determined the site requires remediation and has determined the site does pose a significant threat to public health and the environment. This decision is based on the nature of the existing contaminants identified at the site, the potential for off-site migration of contaminants in the groundwater and soil vapor, and the potential for human exposure to site-related contaminants via soil vapors. To address this threat, NYSDEC has developed the proposed remedy summarized below.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **February 21, 2024 through April 6, 2024**.

- Access to the RI and RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360227/>.
- 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 Restricted Residential Use remedy consists of:

- Pre-Design Investigation (PDI) to delineate soil removal areas with metals and SVOCs concentrations exceeding the Restricted Residential Use Soil Cleanup Objectives (RRSCOs);
- Excavation and off-site disposal of contaminated site soils to depths ranging between 2 to 12 feet below ground surface (ft bgs) in select areas;
- Collecting and analyzing post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy;
- Removal of sub-grade structures (e.g., underground storage tanks, leaching pools, storm drains, floor drains, piping, etc.)

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- Reuse on-site and import of material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Evaluate and mitigate the potential for soil vapor intrusion in future buildings;
- Recording of an Environmental Easement; and
- Implementation of a Site Management Plan (SMP).

The proposed remedy was developed by the applicant after performing a detailed investigation of the site under BCP. The RI Report is available to review with the RAWP at 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 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 1.17-acres, comprised of fifteen 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. The site currently includes 13 undeveloped lots and two vacant mixed-used commercial and residential buildings with a detached two bay garage. 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 has been rezoned 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.

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://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern are semi-volatile organic compounds (SVOCs) and metals above the Restricted Residential Use Soil Cleanup Objectives (RRSCOs) for the site. Chlorinated volatile organic compounds (CVOCs), SVOCs, PCBs, and metals were detected in on-site groundwater at concentrations exceeding the applicable maximum contaminant levels (MCLs) for groundwater. Soil vapor samples also indicated the presence of CVOCs. Emerging contaminants, including perfluorooctanoic acid (PFOA) and perfluorooctane sulfonate (PFOS), were detected in on-site groundwater and soil above applicable standards.

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

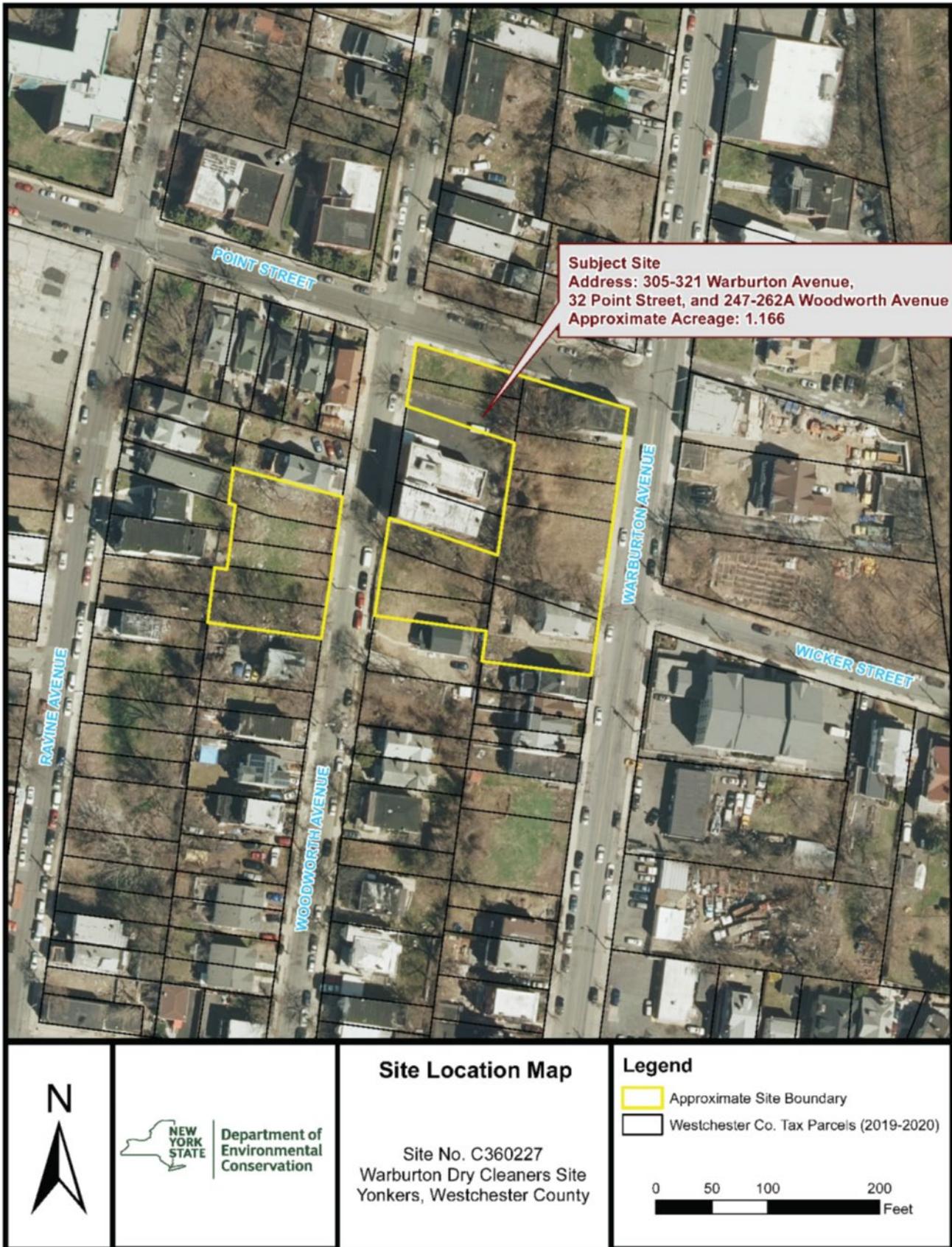
Sign up to receive site updates by email:
www.dec.ny.gov/chemical/61092.html

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

DECinfo Locator

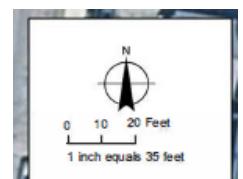
Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM



BROWNFIELD CLEANUP PROGRAM

Proposed Remedy for Warburton Dry Cleaners





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English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	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。
Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
אידיש Yiddish	צַו הָבֵן דֵי דָאָקוּמָעָנְט אַיבָּרְגָּעְטִיְּטִשְׁט אֵין אַ שְׁפָרָך וְוָאָס אַיְר קָעָנְט פָּאָרְשָׁטִיְּן, פָּאָרְבִּינְט זִיך מִיט דֵי פָּעָרְזָאָן אָוָנְטָן. דֵי אַיבָּרְטִיְּטִשְׁוָנְג אִיז פְּרִיְּ פָּוּן אַפְּצָאָל.
বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত বাক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
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Język Polski Polish	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

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