



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Ridgeway Phase VI

8 Cottage Place

Yonkers, Westchester County

SITE No. C360231

NYSDEC REGION 3

May 2024

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://www.dec.ny.gov/data/DecDocs/C360231/>

Yonkers Public Library

1 Larkin Center
Yonkers, NY 10701
(914) 375-7940

Who to Contact

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

Project-Related Questions

Emily Barry, Project Manager
NYSDEC
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New Paltz, NY 12562
(845) 633-5457
emily.barry@dec.ny.gov

Project-Related Health Questions

Christopher Budd
NYSDOH, Public Health Specialist
Bureau of Environmental Exposure
Investigation
Empire State Plaza, Corning Tower, Room
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beci@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Ridgeway Phase VI site ("site") located at 8 Cottage Place, Yonkers, Westchester County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site and the lack of potential for off-site migration of contaminants in the groundwater. 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 **May 1 through June 17, 2024.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360231/>.
- 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 unrestricted use (Track 1) remedy consists of:

- Excavation and off-site disposal of contaminated soil from about 2 to 14 feet below the surface across the majority of the site;
- Removing any unknown Underground Storage Tanks (USTs);
- Collecting and analyzing post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean 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;
- If an unrestricted use (Track 1) cleanup is not achieved, implementation of a Site Management Plan (SMP) may be required for long term maintenance of the remedial systems.
- If an unrestricted use (Track 1) cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary.

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The proposed remedy was developed by CPG Phase VI Limited Partnership (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the 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 Ridgeway Phase VI Site is located in an urban area within the City of Yonkers, Westchester County, New York. The site is approximately 1.01 acres in size and constitutes the entirety of tax parcel 2.-2094-1. The site is addressed as 8 Cottage Place and is located within eastern portions of the Cottage Place Gardens (CPG) apartment complex. The site has consisted of a portion of the CPG public housing apartment complex since its construction in the 1940s. Prior to this time, the CPG complex was developed with multiple single and multi-family dwellings, stores and a garage since as early as 1886. The proposed redevelopment plan is to demolish the existing structure and rebuild it as a public housing apartment complex. The anticipated clean up standard is unrestricted use.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360231) at:

<https://www.dec.ny.gov/cfm/external/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are metals in soil; Volatile organic Compounds (VOCs) and Per and Polyfluorinated Compounds (PFAS) in the groundwater; and VOCs in soil vapor.

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

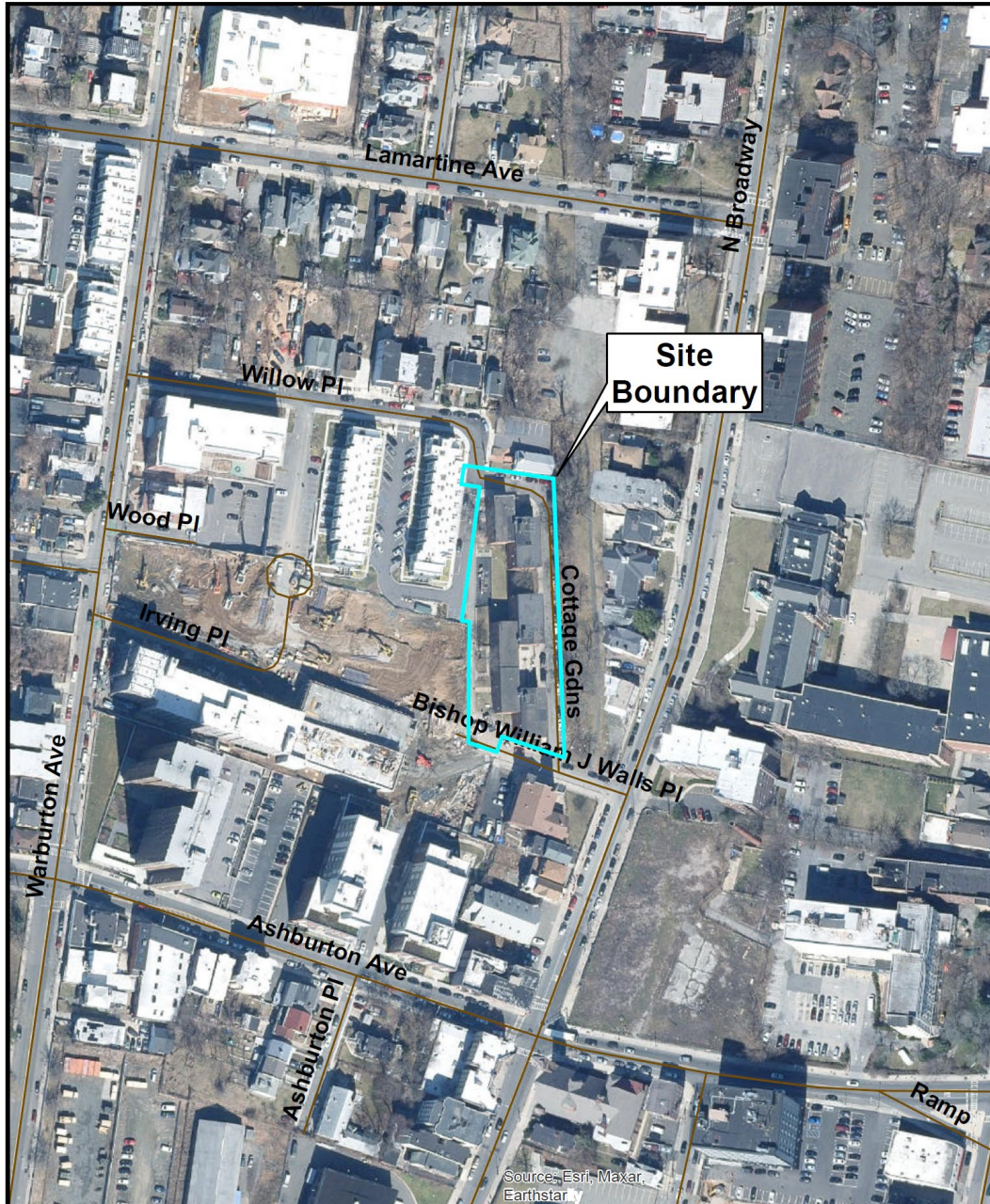
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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>

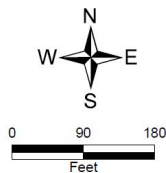
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Site Location



Site Location Map

Ridgeway Phase VI Site
City of Yonkers, Westchester County
Site No. C360231





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Contact: Emily Barry, 845-633-5457, emily.barry@dec.ny.gov