

Franklin Courts Coal Storage Site

Brownfield Cleanup Program

Site No. C360252

Tarrytown, Westchester County



Department of
Environmental
Conservation

June 2026

Cleanup Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to review the draft investigation report and comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (DEC), in consultation with the New York State Department of Health (DOH), to address contamination related to the Franklin Courts Coal Storage Site ("site") located at 1-99 Franklin Courts, Tarrytown, Westchester County. Please see the map for the site location. Based on the findings of the investigation, DEC in consultation with DOH has determined that the site does not pose a significant threat to public health or the environment.

How to Comment

Based on the draft Remedial Investigation Report (RIR), cleanup is proposed for the site. DEC is accepting written comments about the proposed plan, called a Draft Remedial Action Work Plan (RAWP) which includes a cleanup alternatives analysis (AA) for 45 days, from **June 24, 2026, through August 8, 2026**.

- Access the draft RIR, RAWP, and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C360252/>.
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to the DEC project manager listed under Project-Related Questions in the "Contact Information" area.

Draft Remedial Investigation Report and Draft Remedial Action Work Plan

The proposed Track 4 Restricted Residential Use remedy plan consists of:

- Removing Underground Storage Tanks;
- Excavation and off-site disposal of approximately 9,353 cubic yards of contaminated soil from the top two feet of select portions of the site and to a depth of approximately 17.5 feet in one area consisting of 25 by 25-foot excavation;
- Collection and analysis of post-excavation soil and groundwater samples to evaluate the effectiveness of the cleanup;
- Construction of a site cover consisting of the structures such as buildings, pavement, sidewalks comprising the site development or the existing asphalt pavement, and/or a soil cover in areas where the upper two feet of exposed surface soil will exceed the applicable restricted residential Soil Cleanup Objectives (SCOs). Where the soil cover is required, it will be a minimum of two feet of soil meeting the SCOs for cover material for restricted residential use;
- Conducting a soil vapor intrusion evaluation for any new buildings at the site and the installation of a mitigation system if necessary;
- Importing clean material that meets the established SCOs for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site may be necessary.

The proposed cleanup plan was developed by Franklin Courts JV Partners L.P. ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps

DEC will consider public comments, revise the remedy plan as necessary, and issue a final Decision Document. DOH must concur with the proposed cleanup. After approval, the proposed cleanup becomes the selected cleanup. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by DEC and DOH.

DEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description

The site is situated on a 6.751-acre area bounded to the north by a multi-family residential apartment building, to the east by Riverview Avenue and residential developments beyond, to the south by residential development along MacArthur Avenue, and to the west by warehouses, railroad tracks, and self-storage buildings. The site was submerged by the Hudson River from 1897 to 1931 and from 1932 to 1952, the site appeared as vacant land. In 1950, the northern portion of the site was a coal yard with an office, sheds and an automobile garage. The site was developed between 1951 and 1952 with the current Franklin Court Apartments, including 14 residential buildings and one small community building.

Once cleanup is complete, the site will be suitable for restricted residential use and will be developed into 100% affordable housing consisting of two 12-unit attached, garden style apartment buildings and two 33-unit multi-family buildings.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, C360252) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

Summary of the Investigation

The primary contaminants of concern at the site are volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, pesticides, and per & polyfluoroalkyl substances (PFAS) which are present site-wide in soil, groundwater, and soil vapor. A ground penetrating radar scan conducted on-site identified 58 anomalies, which are suspected of being active heating oil underground storage tanks.

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

Stay Informed with DEC Delivers

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.

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>

CONTACT INFORMATION

Project-Related Questions

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Project-Related Health Questions

Kari Pollard
DOH, Bureau of Environmental Exposure and Investigation
DOH, BEEI Room 1787
Corning Tower, Albany, NY
(518) 402-7860
beei@health.ny.gov

WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C360252/>

Warner Library

121 North Broadway,
Tarrytown, NY 10591
(914)631-7734

Site Location





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