

Franklin Courts Coal Storage Site

Brownfield Cleanup Program

Site No. C360252

Tarrytown, Westchester County



Department of
Environmental
Conservation

November 2025

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Franklin Courts Coal Storage Site ("site") located at 1-99 Franklin Courts, Tarrytown, Westchester County, New York. Please see the map for the site location.

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Franklin Courts JV Partners L.P. ("applicant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **November 19 through December 19, 2025**.

- Access the RIWP 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 NYSDEC project manager listed under Project-Related Questions in the "Contact Information" area.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, groundwater, soil vapor and any other parts of the environment that may be affected.

Previous investigations have detected semi-volatile organic compounds (SVOCs), metals, pesticides, polycyclic chlorinated biphenyls (PCBs), and per- and polyfluoroalkyl substances (PFAS) in soil and/or groundwater on site.

Key components of the investigation work include:

- Drilling and sampling soil borings to identify impacts and possible on-site sources of contamination;
- Collecting soil vapor and ambient air samples; and
- Installing and sampling groundwater wells to monitor impacts from areas of concern on-site.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a "Draft Remedial Action Work Plan" will be developed. The cleanup plan will include an evaluation of the proposed site actions, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

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

Site Description

The Site consists of a 6.751-acre parcel bounded to the north by a multi-family residential apartment building at 50 White Street, 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 project site currently contains 70 townhomes in 14 buildings, plus one small community building. The Site was submerged by the Hudson River from 1897 to 1931. From 1932 to 1950 the Site appeared as vacant land. In 1950 the northern portion of the Site is a coal yard with office, sheds, and an automobile garage. The Site was developed between 1951 and 1952 with the current Franklin Court Apartments with 14 residential buildings and one (1) recreational building.

The planned development will consist of two 12-unit attached garden style apartment buildings and two 33-unit multi-family buildings. The project is consistent with the "Westchester 2025" Plan, which intends to support the development and preservation of permanently affordable housing. After the remediation, the Site will be used for multi-family and attached townhouse affordable apartment buildings.

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

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

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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NYSDEC, Division of Environmental Remediation

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Project-Related Health Questions

Kari Pollard
NYSDOH, Bureau of Environmental Exposure and Investigation

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Corning Tower Room 1787
Albany, NY 12237
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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

Villages of Tarrytown & Sleepy Hollow Public Library
121 North Broadway
Village of Tarrytown, NY 10591
(914) 631-7734

Site Location





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