

Rappaport Dry Cleaners Site

Brownfield Cleanup Program

Site No. C360265

Yonkers, Westchester County



Department of
Environmental
Conservation

June 2026

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 (DEC) to investigate the Former Rappaport Dry Cleaners site ("site") located at 312 – 322 Warburton Avenue, Yonkers, Westchester County. 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 DEC under New York's Brownfield Cleanup Program. The investigation will be performed by Hillside Properties NY LLC, 316 Warburton Avenue LLC, and Warburton Industries LLC ("applicants") with oversight by DEC and the New York State Department of Health (NYSDOH).

How to Comment

DEC is accepting written comments about the Draft RIWP for 30 days, from **June 10 through July 10, 2026**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C360265/>.
- Documents also are available at the locations identified under "Where to Find Information."
- Please submit comments to the DEC 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, surface water, groundwater, soil vapor, and any other parts of the environment that may be affected.

Previous investigations have detected volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals in soil and VOCs in soil vapor on site.

Key components of the investigation work include:

- Drilling and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor, sub-slab soil vapor and indoor air samples; and
- Installing and sampling ground water wells to monitor impacts from areas of concern both on-site and off-site

Next Steps

DEC 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 DEC that summarizes the results. DEC 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,” which includes a cleanup alternatives analysis, will be developed. This plan analyzes cleanup alternatives and recommends a final approach: either active cleanup, no action or no further action. The goal of the cleanup plan is to ensure the protection of public health and the environment. DEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

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

Site Description

The site is approximately 0.86 acres and comprised of three tax lots. The site is bordered by Warburton Avenue to the west, residential and commercial buildings to the north, residential buildings to the east, and Wicker Street to the south. The site is currently developed with a 2,500 square foot commercial building, built between 1978 and 1979, a 4,971 square foot residential structure, built in 1917, and a community garden. The remainder of the site includes paved areas to the north and undeveloped grass, trees, and brush to the south and east. Historic use of the site includes dry cleaning operations starting in the 1970s and continuing through 2017. The site has also been used for commercial storage and residential occupancy. The site is zoned as a “B District” allowing for neighborhood business, and medium density apartment houses.

The site is proposed to be developed as a four-story residential affordable housing building. The redevelopment plan is anticipated to achieve the restricted residential cleanup standard.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, C360265) 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

Caroline Jalanti, Project Manager
DEC, Division of Environmental Remediation
625 Broadway
Albany, NY 12233
p: (518) 402-9650
caroline.jalanti@dec.ny.gov

Project-Related Health Questions

Christopher Budd
NYSDOH, Bureau of Environmental Exposure and Investigation
Empire State Plaza Corning Tower, 17th Floor
Albany, NY 12237
p: (518) 402-1769
beei@health.ny.gov

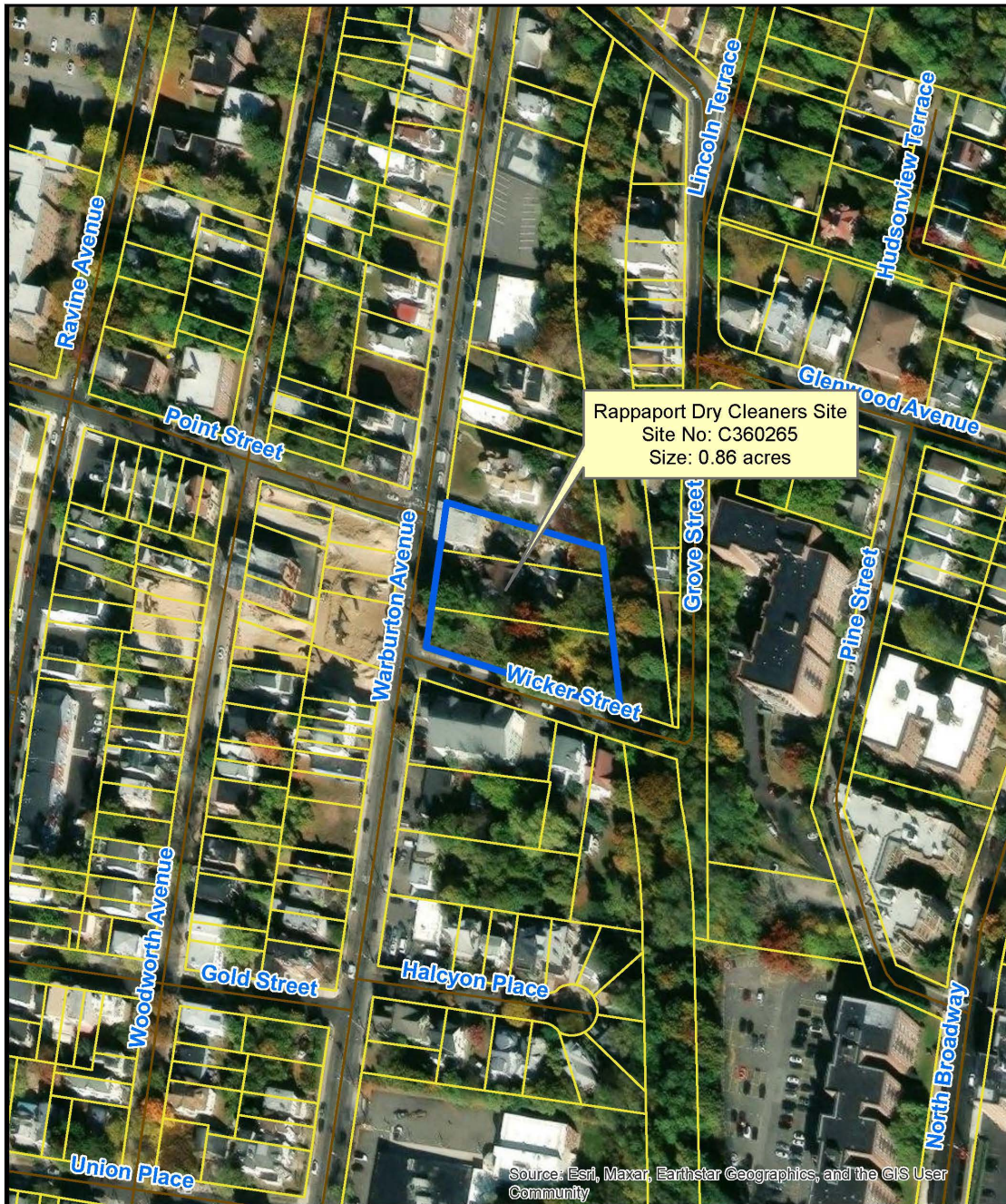
WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at the below location:
<https://extapps.dec.ny.gov/data/DecDocs/C360265/>

Yonkers Public Library – Riverfront Library

1 Larkin Center
Yonkers, NY 10701
(904) 375-7940

Site Location



Site Location Map

NEW YORK STATE Department of Environmental Conservation

Site No. C360265
 Rappaport dry Cleaners Site
 Yonkers, Westchester County, NY

Legend

- Site Boundary
- Tax Parcels - Westchester County

0 190 380 Feet



Translation Available. Don't see your language? Ask!

English	To request to have this document translated into your preferred language, please contact the person below. There is no charge for the translation.
Español Spanish	Para solicitar la traducción de este documento al idioma que prefiera, comuníquese con la persona que aparece abajo. La traducción es gratis.
简体字 Simplified Chinese	如需将此文件翻译成您偏好的语言，请与以下人员联系。翻译服务免费。
Русский Russian	Чтобы запросить перевод этого документа на предпочитаемый вами язык, пожалуйста, свяжитесь с указанным ниже лицом. Перевод предоставляется бесплатно.
אידיש Yiddish	צו פארלאנגען צו האבן די דאקומענט איבערגעזעצט אין אייער שפראך, ביטע פארבינדט זיך מיט די מענטש אנגעוויזן אונטן. מען דארף נישט צאלן פארן איבערטייטשן.
বাঙালি Bengali	এই নথিটি আপনার পছন্দের ভাষায় অনুবাদ করার অনুরোধ করতে, অনুগ্রহ করে नीचे उल्लेख করা ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন অর্থ লাগবে না।
한국어 Korean	이 파일을 선호하는 언어로 번역하려면 아래 담당자에게 연락해 주세요. 번역 서비스는 무료입니다.
Kreyòl Ayisyen Haitian Creole	Pou w fè demann tradiksyon dokiman sa a nan lang ou prefere a, tanpri kontakte moun ki anba a. Ou p ap peye pou tradiksyon an.
Italiano Italian	Per richiedere la traduzione di questo documento nella tua lingua preferita, contatta la persona indicata qui sotto. La traduzione non prevede costi aggiuntivi.
العربية Arabic	لطلب ترجمة هذا المستند إلى لغتك المفضلة، يُرجى الاتصال بالشخص التالي. تقدم خدمات الترجمة مجانًا ودون تكلفة.
Polski Polish	Aby poprosić o przetłumaczenie tego dokumentu na preferowany język, skontaktuj się z osobą wskazaną poniżej. Tłumaczenie nie jest odpłatne.
Français French	Veillez contacter la personne mentionnée ci-dessous afin de procéder à votre demande de traduction de document pour votre langage de préférence. La traduction est gratuite.
اردو Urdu	اس دستاویز کا ترجمہ آپ کی ترجیحی زبان میں کروانے کی درخواست کرنے کے لیے، براہ کرم ذیل کے فرد سے رابطہ کریں۔ اس ترجمہ کے لیے کوئی چارج نہیں ہے۔