



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Cottage Place Gardens Phase 3
DEC Site #: C360150
Address: 8 Cottage Place & 209 Warburton Avenue
Yonkers, NY 10701

Have questions?
See
"Who to Contact"
Below

Remedial Investigation Report Available; Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC) is reviewing the Remedial Investigation Report for the Cottage Place Gardens Phase 3 site ("site") located at 8 Cottage Place & 209 Warburton Avenue, Yonkers, Westchester County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The public is also invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the site.

The cleanup activities will be performed and funded by CPG Phase III Limited Partnership (applicant) with oversight provided by NYSDEC and the New York State Department of Health (NYSDOH). When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C360150>

Highlights of the Remedial Investigation Report

A remedial investigation (RI) was conducted at the Cottage Place Gardens Phase 3 site in January 2017 to supplement the Phase II Environmental Site Assessment of the site that was conducted in later 2014/early 2015 to define the nature and extent of contamination in soil, groundwater and soil vapor. Investigation activities included the collection of 21 soil samples, three sub-slab samples from beneath the ground floor of the daycare building, three indoor air quality samples from the interior space of the daycare building, and one outdoor air quality sample to determine ambient background levels.

Based on the investigations conducted to date, the primary contaminants of concern are semi-volatile organic compounds (SVOCs) and metals in the soil and/or groundwater.

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **July 19, 2017** through **September 2, 2017**. The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The proposed remedy consists of:

- 1) Excavation and off-site disposal of all soils that do not meet Unrestricted Use Soil Cleanup Objectives (SCOs).
- 2) Removal and proper disposal of any on-site underground storage tanks (USTs) that may be encountered.
- 3) Treatment of impacted groundwater as necessary during completion of the excavation portion of the remedial activities.
- 4) Any soil to be used as backfill will meet the SCOs for unrestricted use.

Summary of the Investigation

Investigations documented the presence of the volatile organic compound (VOC) acetone, the SVOCs benzo(b)fluoranthene and chrysene, and the metals chromium, copper, lead, mercury, nickel, and zinc in the fill material and soil above unrestricted SCOs.

One SVOC phenol was detected above standards in the groundwater. Metals including chromium, iron, magnesium, manganese and sodium were also detected above standards in the groundwater. However, iron, magnesium and manganese may be naturally occurring and sodium may be attributed to the application of road salt on nearby streets, parking lots and access-ways.

The results of the soil vapor intrusion investigation of the existing daycare center indicated that soil vapor intrusion is not a concern for this building.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) 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.

Background

Location: The site is located in an urban area in Yonkers, NY and consists of two non-contiguous parcels of land referred to as Phase 3A and Phase 3B. The Phase 3A parcel occupies the northern portion of 8 Cottage Place and is bound by Willow Place to the north, 188 Warburton Avenue to the

west and other lands of Cottage Place Gardens to the east and south. The Phase 3B parcel occupies the southwestern corner of the intersection of Warburton Avenue and Lamartine Avenue. The southern property line of the Phase 3B parcel is partially bound by Woodworth Avenue to the west.

Site Features: The Phase 3A parcel is currently occupied by three (3) multi-story residential apartment buildings (Buildings 3, 6 and 7). The buildings are three story brick buildings with flat roofs constructed on crawlspace type basements. The Phase 3B parcel is currently comprised of a public housing townhouse complex and daycare center. The public housing units are located along the entire length of the parcel fronting Warburton Avenue and the daycare facility, fronting Woodworth Avenue, is located within the southwestern corner of the parcel. The buildings are currently partially occupied. The area is served by a public water system.

Current Zoning and Land Use: According to the City of Yonkers Zoning Map, Phase 3A of the proposed project site is zoned "M" (Medium-Density Residential and Apartment Houses). Phase 3B of the proposed project site is zoned "CM" (Commercial, Storage and Light Manufacturing). Both parcels are currently used for residential purposes, although a daycare facility is also present within the Phase 3B property.

Past Use of the Site: The Phase 3A parcel has been used as an apartment complex since its development in 1948. Prior to that time, the parcel was developed with several dwellings. The Phase 3B parcel has been used as a public housing townhouse complex and daycare center since its construction in the early 1970s. Prior to that, the parcel was developed with multiple single and multi-family dwellings, stores and a garage. The garage was located on the southwestern portion of the parcel from approximately 1917 to 1971.

In July 2015 approximately 95.65 tons of soil containing hazardous levels of lead was excavated and properly disposed off-site from the Phase 3B parcel during installation of underground piping.

Site Geology and Hydrogeology: The site slopes moderately to the west toward the Hudson River. Soils within the site are identified as glacial till over shallow bedrock in some areas. The site is immediately underlain by fill material. The thickness of the fill ranges from about 2 to 5 feet.

Groundwater has been encountered at depths ranging from 9 to 11 feet and appears to be perched above the glacial till. Based on area topography, groundwater movement is anticipated to be from the east to the west toward the Hudson River.

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 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

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Yonkers Public Library
Riverfront Library
One Larkin Center
Yonkers, NY 10701
Phone: 914-337-1500

NYSDEC Region 3
21 S. Putt Corners Road
New Paltz, NY 12561
Phone: 845-256-3154
Please call for an appointment

Who to Contact

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

Project Related Questions
Jamie Verrigni
New York State Department of
Environmental Conservation
625 Broadway
Albany, NY 12233-7014
518-402-9662
jamie.verrigni@dec.ny.gov
Call for an appointment

Site-Related Health Questions
Sara Bogardus
New York State Department of Health
Bureau of Environmental Exposure
Investigation
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
518-402-7860
bee@health.ny.gov

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.

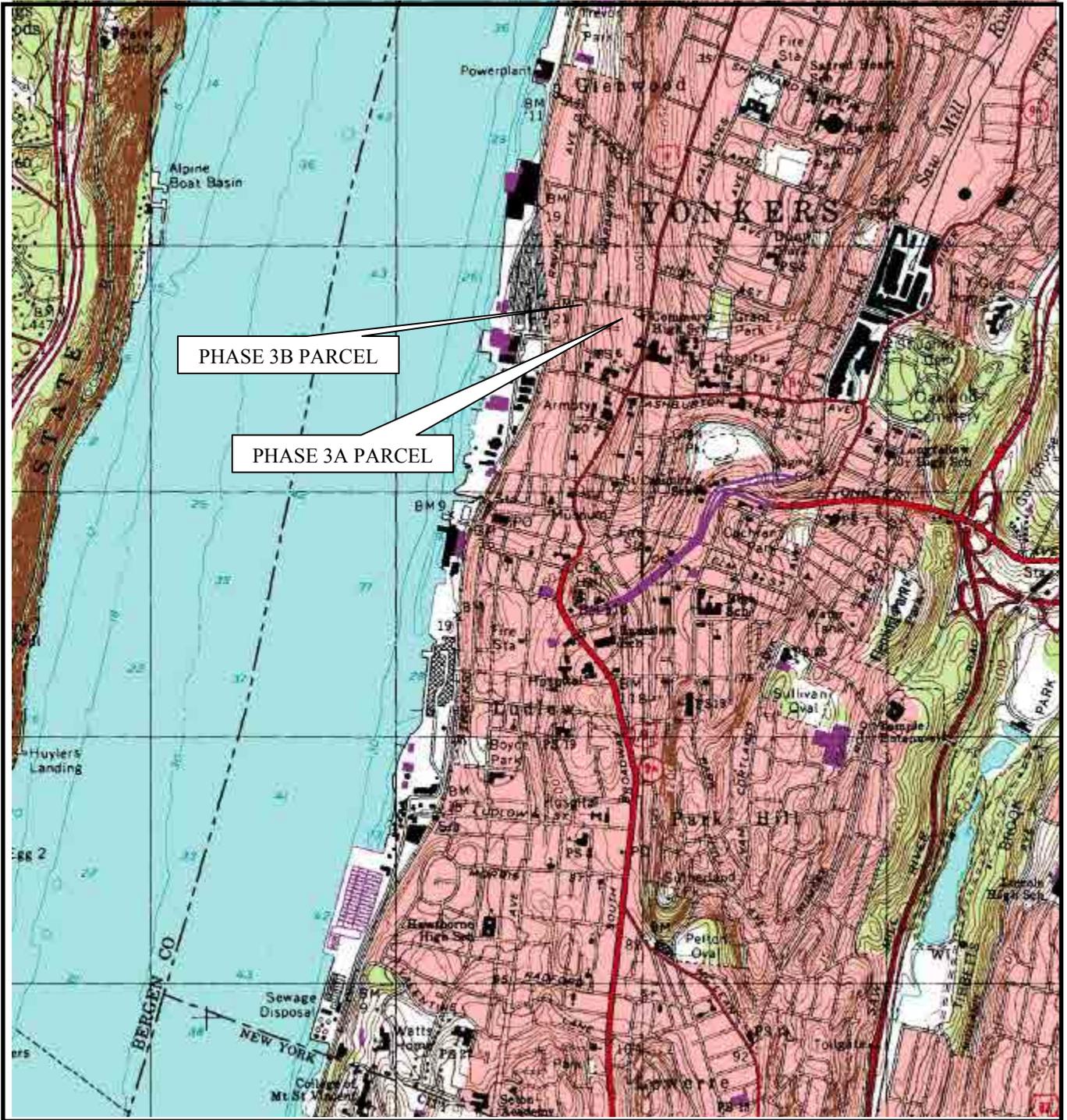
Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.

As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

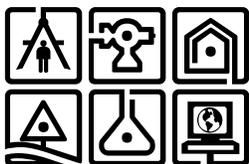
Note: Please disregard if you already have signed up and received this fact sheet electronically.





MAP REFERENCE

United States Geological Survey
 7.5 Minute Series Topographic Map
 Quadrangle: Yonkers, NY
 Date: 1998



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 50 CENTURY HILL DRIVE, LATHAM, NY 12110

FIGURE 1 - SITE LOCATION MAP

CITY OF YONKERS

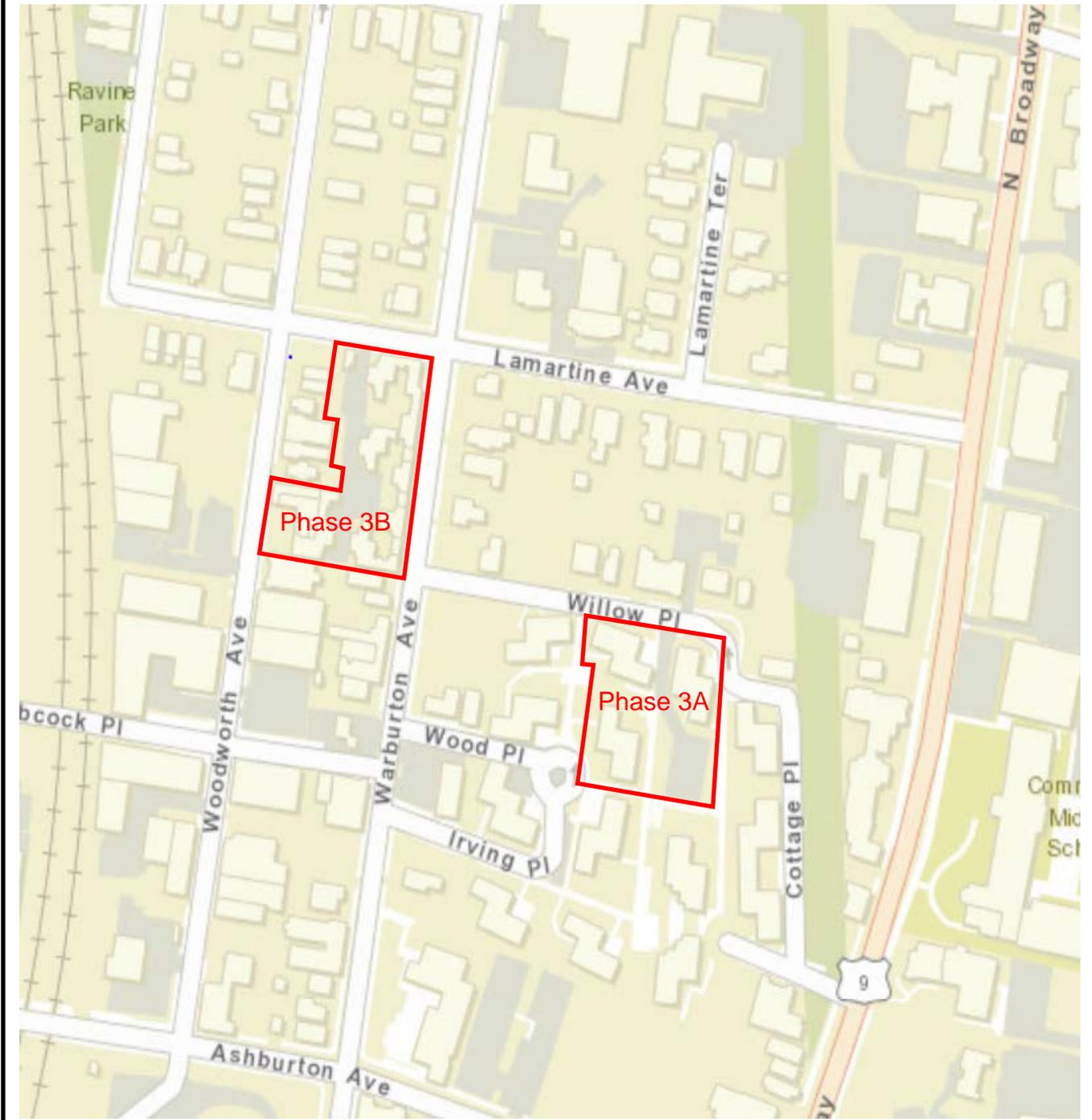
WESTCHESTER COUNTY, NY

SCALE: 1:2,000±

DRAFTER: ASG

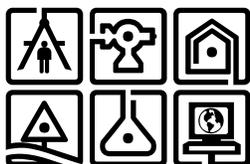
PROJECT No: 15.5268

The locations and features depicted on this map are approximate and do not represent an actual survey.



MAP REFERENCE

Image from Environmental Data Resources, Inc.
 The Site boundaries are approximate and do not represent a Site survey.



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FIGURE 1: SITE LOCATION MAP

**Phase 3A and Phase 3B Parcels
 Cottage Place Gardens**

CITY OF YONKERS

WESTCHESTER COUNTY, NY

SCALE: Not to Scale

DRAFTER: Bieber

PROJECT No. 15.5268