



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Cottage Place Gardens Phase 4
8 Cottage Place and 170, 172,
174 Warburton Avenue
Yonkers, NY 10701

October 2018

SITE No. C360160
NYSDEC REGION 3

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
(914) 337-1500

Who to Contact:

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

Project-Related Questions
Scott Deyette, Project Manager
NYSDEC
625 Broadway, 11th Floor
Albany, NY 12233-7014
(518) 402-9794
scott.deyette@dec.ny.gov

Project-Related Health Questions
Sara Bogardus
NYSDOH - BEEI
Empire State Plaza Corning Tower,
Room 1787 Albany, NY 12237
(518) 402-7860
bee@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) to address contamination related to the Cottage Place Gardens Phase 4 Parcel site ("site") located at 8 Cottage Place and 170, 172, and 174 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 to the left under "Where to Find Information."

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.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **October 24** through **December 8, 2018**. The proposed plan is available for public review 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 remedy consists of:

- Excavating and disposing off-site contaminated soil to 5 feet below surface grade across the majority of the site;
- Excavating contaminated "hot spot" areas at depths ranging from 8 to 10 feet below grade, as needed to achieve the Unrestricted Use cleanup;
- Removal of any underground storage tanks (USTs) that may be encountered;
- Collecting and analyzing end-point soil samples to evaluate the effectiveness of the remedy; and
- Importing clean material that meets the established soil cleanup objectives for unrestricted use as backfill, where needed.

The proposed remedy was developed by 170-174 Warburton Limited Partnership (“applicant(s)”) 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(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.

Site Description: The site is 1.51 acres and is comprised of four contiguous parcels which consist of the southern portion of the overall Cottage Place Gardens (CPG) complex, comprised of 8 Cottage Place, and three parcels along the eastern side of Warburton Avenue, known as 170, 172, and 174 Warburton Avenue. The site currently has three four-story apartment buildings within the CPG complex, and a two-story residential building at the 172 Warburton Ave. portion of the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the Site ID, C360160) at:

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

Summary of the Investigation: The primary contaminants of concern at the Site are petroleum-related volatile organic

compounds (VOCs) and semi-volatile organic compounds (SVOCs), which are present site-wide in soil and groundwater.

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:

<http://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.

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:

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.

BROWNFIELD CLEANUP PROGRAM

Site Location Map

