



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for Warburton Dry Cleaners Site

January 2023

C360227
305 - 321 Warburton Avenue, 32 Point Street, 247- 262-A Woodworth Avenue
Yonkers
Westchester County, New York

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Note: The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the site’s investigation and cleanup process.

Applicant: **Warburton Avenue Apartment, LLC (“Applicant”)**
Site Name: **Warburton Dry Cleaners Site (“Site”)**
Site Address: **305 - 321 Warburton Avenue, 32 Point Street, 247- 262-A Woodworth Avenue Yonkers, New York 10701**
Site County: **Westchester**
Site Number: **C360227**

1. What is New York’s Brownfield Cleanup Program?

New York’s Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and developed. These uses include recreation, housing, and business.

A *brownfield* is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants who conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at:
<http://www.dec.ny.gov/chemical/8450.html>.

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision makers form or adopt final positions.

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment
- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process
- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

Project Contacts

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

The locations of the reports and information related to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC web site. If this occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

Site Contact List

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The site contact list includes, at a minimum:

- chief executive officer and planning board chairperson of each county, city, town and village in which the site is located;
- residents, owners, and occupants of the site and properties adjacent to the site;
- the public water supplier which services the area in which the site is located;
- any person who has requested to be placed on the site contact list;
- the administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

Note: The first site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See <http://www.dec.ny.gov/chemical/61092.html>.

Subsequent fact sheets about the site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the NYSDEC site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.

- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned citizen participation activities.

Technical Assistance Grant

NYSDEC must determine if the site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the site, as described in Section 5.

If the site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being or enjoyment of the environment may be affected by a release or threatened release of contamination at the site.

As of the date the declaration (page 2) was signed by the NYSDEC project manager, the significant threat determination for the site had not yet been made.

To verify the significant threat status of the site, the interested public may contact the NYSDEC project manager identified in Appendix A.

For more information about TAGs, go online at <http://www.dec.ny.gov/regulations/2590.html>

Note: the table identifying the citizen participation activities related to the site's investigation and cleanup program follows on the next page:

Citizen Participation Activities	Timing of CP Activity(ies)
Application Process:	
<ul style="list-style-type: none"> • Prepare site contact list • Establish document repository(ies) 	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period 	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement (BCA):	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	Before start of Remedial Investigation Note: Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period 	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report • Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC) 	At the time the cleanup action has been completed. Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.

3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

There will be areas on the Site where soil excavation is necessary. Therefore, once the remediation commences, there may be concerns regarding odors, noise or truck traffic coming from the Site. However, these impacts will be mitigated through implementation of a Health and Safety Plan and Soil Management Plan approved by the Department, which will be designed to minimize these impacts. A Community Air Monitoring Plan will also be implemented to monitor dust and vapors to ensure the community is not impacted. CAMP implementation involves the placement of air monitoring stations upwind and downwind of where work is occurring to capture both dust and vapor emissions. If dust or emissions exceed a set threshold established by DEC and the Department of Health, then work must cease and the cause of the issue must be corrected before work can proceed.

The site is located in an Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities.

4. Site Information

Appendix C contains a map identifying the location of the site.

Site Description

- **Location - 305-321 Warburton Avenue, 32 Point Street and 247-262-A Woodworth Avenue, Yonkers, NY, Westchester County**
- **Setting – Urban**
- **Site Size - 1.166 Acres**
- **Adjacent Properties – residential and commercial**

History of Site Use, Investigation, and Cleanup

The Site had a long history of use as a dry cleaner laundry facility, auto repair and a pharmacy. The soils on the Site contain contaminated historic fills soils that were likely placed on the Site before these historic uses were in place. In October 2016, Spill No. 1607103 was reported at 323 Warburton Avenue when soil contamination was observed during the removal of a 550-gallon fuel oil underground storage tank (“UST”). The spill is not closed. On-Site fires have occurred, which also could have created emerging contaminant or other contaminants used to put out the fires. The subsurface investigation included a geophysical survey which did identify several underground storage tank anomalies during its geophysical investigation and found soil and soil vapor exceedances. A metallic subsurface anomaly outside the footprint of the former structures was on Lot 27. A metallic subsurface anomaly was also detected on the eastern boundary of Lot 36.

The contaminants of concern on the Site in relation to its intended future residential use include semi-volatile organic compounds (“SVOCs”) and metals in soil, VOCs and metals in groundwater, and VOCs in soil vapor.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York’s Brownfield Cleanup Program as a Volunteer since the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the site took place after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination onsite, and must conduct a “qualitative exposure assessment,” a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the site and to contamination that has migrated from the site.

The Applicant in its Application proposes that the goal for the site remediation will be to achieve an unrestricted use remedy, but if this is not possible a restricted residential use remedy.

To achieve this goal, the Applicant will conduct a Track 1 unrestricted use remedy and if this it is not possible to achieve this most stringent remedy a Track 2 restricted residential sue remedy. Investigation and cleanup activities at the site will be performed with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

Investigation

The Applicant will conduct an investigation of the site officially called a “remedial investigation” (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation workplan, which is subject to public comment.

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and the environment; and
- 4) provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

The Applicant submits a draft “Remedial Investigation Work Plan” to NYSDEC for review and approval. NYSDEC makes the draft plan available to the public review during a 30-day public comment period.

When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

NYSDEC will use the information in the investigation report to determine if the site poses a significant threat to public health or the environment. If the site is a “significant threat,” it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the Applicant and approved by NYSDEC. If the site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

Interim Remedial Measures

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

Remedy Selection

When the investigation of the site has been determined to be complete, the project likely would proceed in one of two directions:

1. The Applicant may recommend in its investigation report that no action is necessary at the site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a “Certificate of Completion” (described below) to the Applicant.

or

2. The Applicant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a “Remedial Work Plan”. The Remedial Work Plan describes the Applicant’s proposed remedy for addressing contamination related to the site.

When the Applicant submits a draft Remedial Work Plan for approval, NYSDEC would announce the availability of the draft plan for public review during a 45-day public comment period.

Cleanup Action

NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the site Decision Document.

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a final engineering report that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the site.

Certificate of Completion

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the final engineering report. NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved, and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the site after it receives a COC.

Site Management

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

An *engineering control* is a physical barrier or method to manage contamination. Examples include: caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats groundwater. Site management continues until NYSDEC determines that it is no longer needed.

Appendix A - Project Contacts and Locations of Reports and Information Project Contacts

For information about the site's investigation and cleanup program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (NYSDEC):

Rachel Savarie
Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, NY 12233
518-402-9717
rachel.savarie@dec.ny.gov

Julia Kenney
Project Manager
New York State Department of Health (NYSDOH):
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
518-402-7873
Julia.kenney@health.ny.gov

Locations of Reports & Information

The facilities identified below are being used to provide the public with convenient access to important project documents:

Riverfront Public Library
Edward Falcone, Director
One Larkin Center
Yonkers, New York 10701
www.ypl.org

Hours: Monday-Friday 9a-8p
Saturday 9a-5p
Sunday 12p-5p

<https://www.dec.ny.gov/data/DecDocs/C360227/>

NYSDEC Region 3
21 South Putt Corners Road
New Paltz, NY 12561

Appendix B - Site Contact List

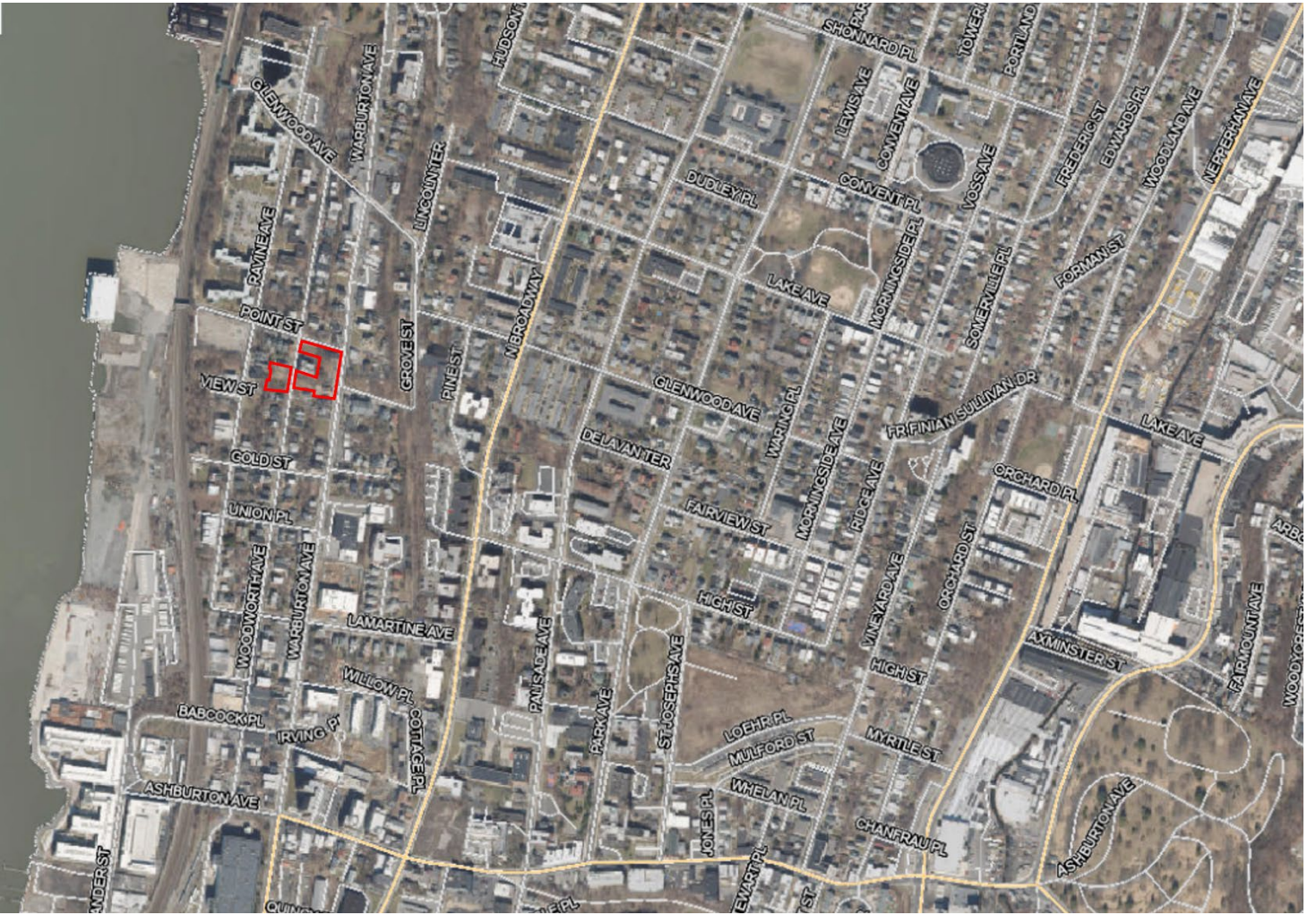
Site Contact List
Warburton Dry Cleaners Site
305, 309, 317, 319 and 31 Warburton Avenue, 32 Point Street, and 247, 248, 249, 250, 253, 254, 255, and 262-A Woodworth Avenue, Yonkers, New York 10701

<p>Charles Schumer U.S. Senator 780 Third Avenue, Suite 2301 New York, NY 10017</p>	<p>Kirsten Gillibrand U.S. Senator 780 Third Avenue, Suite 2601 New York, NY 10017 kirsten_gillibrand@gillibrand.senate.gov</p>	<p>Jamaal Bowman U.S. House of Representatives, 16th District 6 Gramatan Avenue, Suite 205 Mt. Vernon, NY 10550</p>
<p>Andrea Stewart-Cousins New York State Senator, 35th District 28 Wells Avenue, Building #3, 5th Floor Yonkers, NY 10701 scousins@nysenate.gov</p>	<p>George Latimer Westchester County Executive 148 Martine Avenue White Plains, NY 10601 ce@westchestergov.com</p>	<p>Richard Hyman Westchester County Planning Board 148 Martine Avenue White Plains, NY 10601</p>
<p>Mike Spano Mayor of Yonkers City Hall, 40 South Broadway Yonkers, NY 10701 Mayor@yonkersny.gov</p>	<p>Louis J. Albano Yonkers Department of Planning and Development, Commissioner City Hall Annex, 87 Nepperhan Avenue, 3rd Floor Yonkers, NY 10701 Louis.Albano@yonkersny.gov</p>	<p>Zachary Nersinger Yonkers Planning Director City Hall Annex, 87 Nepperhan Avenue, 3rd Floor Yonkers, NY 10701 Zachary.Nersinger@yonkersny.gov</p>
<p>The Journal News Media Outlet 1133 Westchester Avenue, Suite N110 White Plains, NY 10604</p>	<p>Thomas G. Meier Yonkers Department of Public Works, Commissioner 40 S Broadway Yonkers, NY 10701 Thomas.Meier@yonkersny.gov</p>	<p>Kamal Marjeh Yonkers Water Bureau, Assistant Superintendent 40 S Broadway Yonkers, NY 10701</p>
<p>Sandy Amoyaw Yonkers Public Library - Riverfront Branch 1 Larkin Center Yonkers, NY 10701 samoyaw@ypl.org</p>	<p>Sheila Alagia St. Peter's School, Principal 204 Hawthorne Avenue Yonkers, NY 10705 principal@stpetersny.com</p>	<p>Mark Ametrano Enrico Fermi School, Principal 27 Poplar Street Yonkers, NY 10701 mametrano@yonkerspublicschools.org</p>
<p>Michael Walpole School 23, Principal 56 Van Cortlandt Park Avenue Yonkers, NY 10701 mwalpole@yonkerspublicschools.org</p>	<p>Robert Vicuna Palisade Preparatory School 201 Palisade Avenue Yonkers, NY 10703</p>	<p>Michelle Yazurlo School 9 53 Fairview Street Yonkers, NY 10703 myazurlo@yonkerspublicschools.org</p>

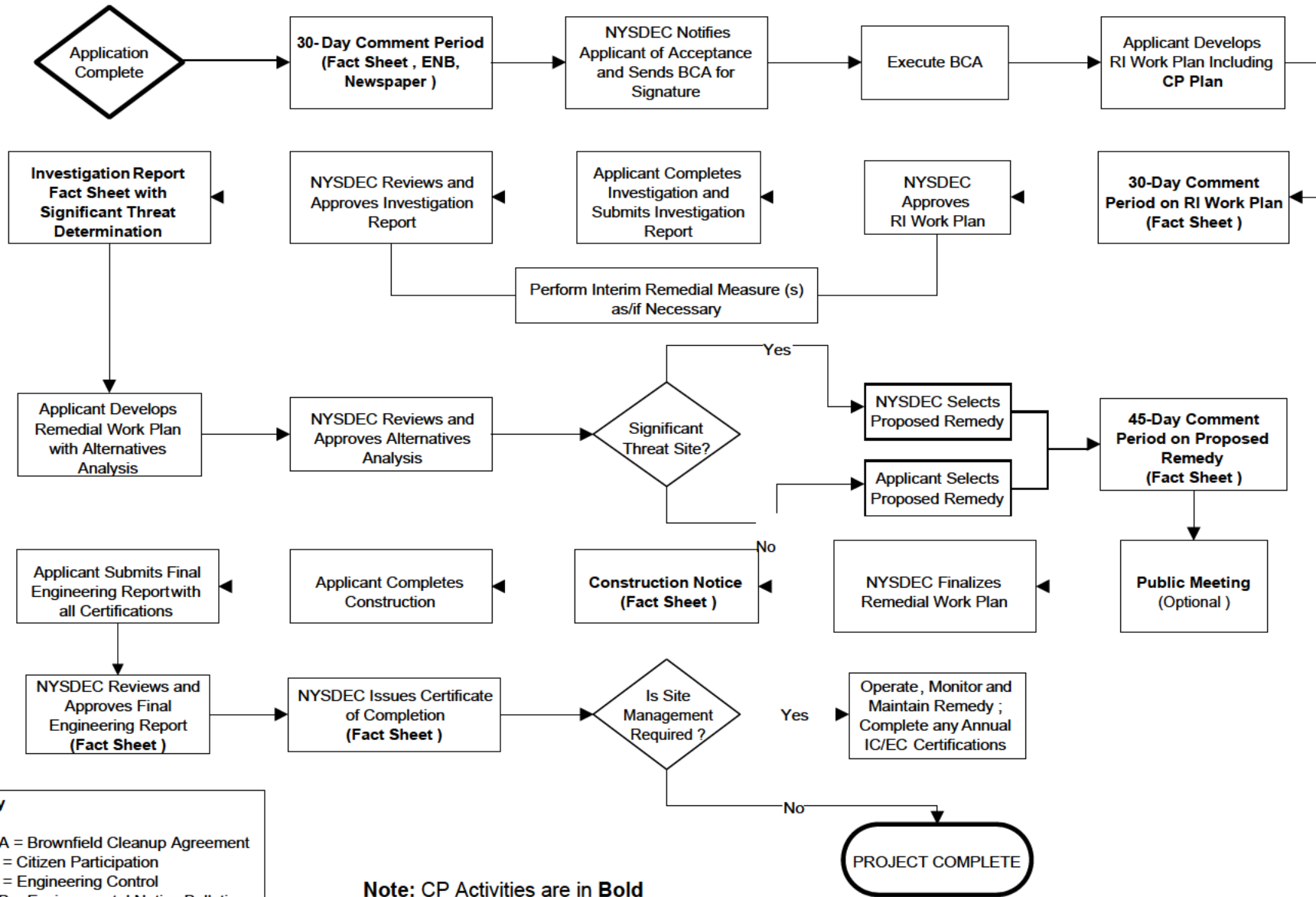
<p>Leonard Spano Westchester School - Specialities Children, Executive Director 45 Park Avenue Yonkers, NY 10703 LSpano@westchesterschool.org</p>	<p>Tracey Strub Sacred Heart Grade School, Principal 34 Convent Avenue Yonkers, NY 10703 tstrub@shgsonkers.org</p>	<p>JoAnn DiMaria Museum School 25, Principal 579 Warburton Avenue Yonkers, NY 10701 jdimaria@YonkersPublicSchools.org</p>
<p>Vanessa Vasquez Public School 16 Annex, Principal 759 North Broadway Yonkers, NY 10701 vvasquez@yonkerspublicschools.org</p>	<p>Robert Riccuiti Yonkers Public School 5, Principal 118 Lockwood Avenue Yonkers, NY 10701 RRiccuiti@YonkersPublicSchools.org</p>	<p>Jonathan Cartica School 17, Principal 745 Midland Avenue Yonkers, NY 10704</p>
<p>Elquiza M. Collado Linden Daycare, Program Director 133 Linden Street, Suite #1 Yonkers, NY 10701</p>	<p>Ana L. Santos Kid & Play Day Care, LLC, Program Director 372 Prescott Street Yonkers, NY 10701</p>	<p>To Whom It May Concern Loving Hands Family Daycare 440 Warburton Avenue Yonkers, NY 10701</p>
<p>Miss. Viva Small World Daycare and Preschool 600 N Broadway Yonkers, NY 10701</p>	<p>Drucila Diaz Learning Play Daycare 300 Morsemere Avenue Yonkers, NY 10703</p>	<p>Gardenia Diaz Garden Day Care-Yonkers 335 Upland Avenue Yonkers, NY 10703 gardensdaycare@gmail.com</p>
<p>To Whom It May Concern Tuckahoe Childcare & Preschool 98 Bushey Avenue Yonkers, NY 10710</p>	<p>████████████████████ Adjacent Property Owner/Operator of 256 and 258 Woodworth Ave ████████████████████</p>	<p>████████████████████ Adjacent Property Owner of 244 Woodworth Ave ████████████████████</p>
<p>████████████████████ Adjacent Property Owner of 242 Woodworth Ave ████████████████████</p>	<p>████████████████████ Adjacent Property Owner/Operator of 299 Woodworth Ave ████████████████████</p>	<p>████████████████████ Adjacent Property Owner/Operator of 297A Warburton Ave ████████████████████</p>
<p>████████████████████ Adjacent Property Owner of 304 Warburton Ave ████████████████████</p>	<p>████████████████████ Adjacent Property Owner of 213 Warburton Ave, 264 Woodworth, 80 Ravine Ave, 78 Ravine Ave and 259 Woodworth Ave ████████████████████</p>	<p>████████████████████ Adjacent Property Owner of 316 Warburton Ave ████████████████████</p>
<p>████████████████████ Adjacent Property Owner/Operator of 322 Warburton Ave ████████████████████</p>	<p>████████████████████ Adjacent Property Owner/Operator of 332 Warburton Ave ████████████████████</p>	<p>████████████████████ Adjacent Property Owner of 323 Warburton Ave ████████████████████</p>

<p>██████████ Adjacent Property Owner/Operator of 47 Point Street ██████████</p>	<p>██████████ Adjacent Property Owner/Operator of 40 Point Street ██████████</p>	<p>██████████ Adjacent Property Owner/Operator of 257 Woodworth Ave ██████████</p>
<p>██████████ Adjacent Property Owner/Operator of 92 Ravine Ave ██████████</p>	<p>██████████ Adjacent Property Owner/Operator of 90 Ravine Ave ██████████</p>	<p>████████████████████ Adjacent Property Owner of 84 Ravine Ave ██████████</p>
<p>████████████████████ Adjacent Property Owner of 82 Ravine Ave ██████████</p>	<p>██████████ Adjacent Property Owner of 245 Woodworth Ave ██████████</p>	<p>████████████████████ Adjacent Property Operator of 323 Warburton Avenue ██████████</p>

Appendix C - Site Location Map



Appendix D– Brownfield Cleanup Program Process



Key

- BCA = Brownfield Cleanup Agreement
- CP = Citizen Participation
- EC = Engineering Control
- ENB = Environmental Notice Bulletin
- IC = Institutional Control
- RI = Remedial Investigation

Note: CP Activities are in Bold



Division of Environmental Remediation

Remedial Programs
Scoping Sheet for Major Issues of Public Concern (see instructions)

Site Name: Warburton Dry Cleaners Site

Site Number: C360227

Site Address and County: 305 - 321 Warburton Avenue, 32 Point Street, 247- 262-A Woodworth Avenue Yonkers, New York 10701; County of Westchester

Remedial Party(ies): Warburton Avenue Apartment, LLC

Note: For Parts 1. – 3., the individuals, groups, organizations, businesses and units of government identified should be added to the site contact list as appropriate.

Part 1. List major issues of public concern and information the community wants. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and information needs. **Use this information as an aid to prepare or update the Major Issues of Public Concern section of the site Citizen Participation Plan.**

The list of potential impacts contained in the CPP are typical impacts of remediation on brownfield sites.

How were these issues and/or information needs identified?
See response above.

Part 2. List important information needed **from** the community, if applicable. Identify individuals, groups, organizations, businesses and/or units of government related to the information needed.
Nothing is needed from the community at this time.

How were these information needs identified?
N/A

Part 3. List major issues and information that need to be communicated **to** the community. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and/or information.

Communication of each step in the BCP process must be communicated in Fact Sheets and public hearings if required.

How were these issues and/or information needs identified?
This is part of the CPP process.

Part 4. Identify the following characteristics of the affected/interested community. This knowledge will help to identify and understand issues and information important to the community, and ways to effectively develop and implement the site citizen participation plan (mark all that apply):

a. Land use/zoning at and around site:

Residential Agricultural Recreational Commercial Industrial

b. Residential type around site:

Urban Suburban Rural

c. Population density around site:

High Medium Low

d. Water supply of nearby residences:

Public **Private Wells** **Mixed**

e. Is part or all of the water supply of the affected/interested community currently impacted by the site?

Yes **No**

Provide details if appropriate:

N/A

f. Other environmental issues significantly impacted/impacting the affected community?

Yes **No**

Provide details if appropriate:

N/A

g. Is the site and/or the affected/interested community wholly or partly in an Environmental Justice Area?

Yes **No**

h. Special considerations:

Language **Age** **Transportation** **Other**

Explain any marked categories in **h**:

High minority population.

Part 5. The site contact list must include, at a minimum, the individuals, groups, and organizations identified in the instructions for **Part 5**. Are other individuals, groups, organizations, and units of government affected by, or interested in, the site, or its remedial program? (Mark and identify all that apply, then adjust the site contact list as appropriate.)

Non-Adjacent Residents/Property Owners: [Click here to enter text.](#)

Local Officials: [Click here to enter text.](#)

Media: [Click here to enter text.](#)

Business/Commercial Interests: [Click here to enter text.](#)

Labor Group(s)/Employees: [Click here to enter text.](#)

Indian Nation: [Click here to enter text.](#)

Citizens/Community Group(s): [Click here to enter text.](#)

Environmental Justice Group(s): [Click here to enter text.](#)

Environmental Group(s): [Click here to enter text.](#)

Civic Group(s): [Click here to enter text.](#)

Recreational Group(s): [Click here to enter text.](#)

Other(s): [Click here to enter text.](#)

Prepared/Updated By: Linda R. Shaw, Esq.

Date: January 17, 2023.

Reviewed/Approved By: [Click here to enter text.](#)

Date: [Click here to enter text.](#)