



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C360227/>
and at these location(s):

Yonkers Public Library
1 Larkin Center
Yonkers, NY 10701
914-375-7940

Who to Contact

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

Project-Related Questions
Rachel Savarie, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7014
518-402-9717
rachel.savarie@dec.ny.gov

Project-Related Health Questions
Julia Kenney, Project Manager
NYSDOH
Corning Tower-Room 1787
Albany, NY 12237
518-402-7873
julia.kenney@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

Warburton Dry Cleaners Site
305-321 Warburton Avenue,
32 Point Street, and
247-262A Woodworth Avenue
Yonkers, Westchester County

February 2023

SITE No. C360227
NYSDEC REGION 3

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 Warburton Dry Cleaners site ("site") located at 305-321 Warburton Avenue, 32 Point Street, and 247-262A Woodworth 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 NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Warburton Avenue Apartments, LLC ("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 **February 15, 2023 through March 17, 2023**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C360227/>.
- Documents also are available 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.

Highlights of the Proposed Site Investigation: The investigation will define the nature and extent of contamination in soil, groundwater, and soil vapor.

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

Key components of the investigation work include:

- Investigating metallic anomalies identified during previous environmental investigations;
- 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: 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.

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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 remedy, 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 is roughly 1.17-acres, comprised of fifteen tax parcel lots, which are separated in two areas by Woodworth Avenue. The site includes currently undeveloped lots and two vacant mixed-used commercial and residential buildings with a detached two bay garage. Historic records indicate that many of the tax parcels were developed with commercial and residential buildings since at least the 1890s. There was a dry cleaner present on a portion of the site between 1976 and 1977. The site is in an "A" district, which allows for high-rise apartment buildings and other high-density buildings. The anticipated cleanup standard for the site will be to allow for restricted-residential use.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C360227) at: <https://www.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pageid=3>

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://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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email: <https://www.dec.ny.gov/chemical/61092.html>

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://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location



	<p>NEW YORK STATE Department of Environmental Conservation</p>	<p>Site Location Map</p> <p>Site No. C360227 Warburton Dry Cleaners Site Yonkers, Westchester County</p>	<p>Legend</p> <ul style="list-style-type: none"> Approximate Site Boundary Westchester Co. Tax Parcels (2019-2020) <p>0 50 100 200 Feet</p>
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Contact: Rachel Savarie, 518-402-9717, rachel.savarie@dec.ny.gov