



FACT SHEET

Brownfield Cleanup Program

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Site Name: 188 Warburton Avenue

DEC Site #: C360138

Address: 188 Warburton Avenue
Yonkers, NY 10701

Have questions?
See
"Who to Contact"
Below

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 188 Warburton Avenue site ("site") located at 188 Warburton Avenue, Yonkers, Westchester County under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by 188 Warburton Limited Partnership with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

Completion of Project

1. All soils that did not meet Unrestricted Use Soil Cleanup Objectives have been excavated and disposed of off-site.
2. All underground petroleum storage tanks and associated equipment encountered within the Site have been cleaned and removed.
3. Impacted groundwater encountered during completion of the excavation was treated.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.

4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been or will be put in place on the site:

-Local Groundwater Restriction

No engineering controls have been or will be put in place on the site.

Next Steps

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Background

Site Location: This 1 acre site is located at 188 Warburton Avenue in the southeastern quadrant of the intersection of Willow Place and Warburton Avenue in the City of Yonkers, Westchester County.

Site Features: The western portion of the site is vacant land which is enclosed by a fence and used for community gardens. The eastern portion of the site is the northwestern portion of an apartment complex known as Cottage Gardens and has two buildings. The buildings are three story brick with flat roofs on full basements. Both buildings are currently occupied.

Current Zoning and Land Use: The site is zoned within the “M”; district, for (Medium-Density Residential and Apartment Houses) and is currently used for multi-family residential housing and a portion of the site is used for a community garden.

Past Use of the Site: In 1951, the northern portion of the 188 Warburton Avenue parcel was occupied by a gasoline station. The gasoline station was present until at least 1971.

The eastern portion of the site was a portion of Cottage Gardens, an apartment complex that was developed in 1948. Prior to that time the parcel was developed with several dwellings which fronted both Willow Place and Wood Place.

Site Geology and Hydrogeology: Soils within the site are identified as glacial till over shallow bedrock in some areas. The site is immediately underlain by fill material consisting of brown to gray sand with varying amounts of silt, clay, gravel, and construction debris. The thickness of the fill is about 2 feet to 10 feet.

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 is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

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

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 Office
Attn: Please call for an appointment
21 S. Putt Corners Road
New Paltz, NY 12561
phone: 845-256-3018

Who to Contact

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

Project Related Questions

Randy Whitcher
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9662
randy.whitcher@dec.ny.gov

Site-Related Health Questions

Albert DeMarco
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
518-402-7860
BEEI@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.

Site Figure

