



**NEW YORK**  
STATE OF  
OPPORTUNITY.

**Department of  
Environmental  
Conservation**

# **State Superfund Program**

## **Citizen Participation Plan**

for

## **Riverdale Dry Cleaners**

October 2020

DEC Site No. 360197  
434-440 Riverdale 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.

Responsible Party: **Fay Realty Inc. (“Responsible Party”)**  
Site Name: **Riverdale Dry Cleaners (“Site”)**  
Site Address: **434-440 Riverdale Avenue**  
Site County: **Westchester County**  
Site Number: **360197**

## **1. What is New York’s State Superfund Program?**

New York’s State Superfund Program (SSF) identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health or the environment, such as the site identified above, undergo a process of investigation, evaluation, cleanup, and monitoring.

The New York State Department of Environmental Conservation (NYSDEC) administers the SSF Program with assistance and input from the New York State Department of Health (NYSDOH). When the parties responsible for the contamination of the site are known (“responsible parties”), they often pay for or perform the investigation and evaluation of cleanup options under an enforceable consent order. At sites where responsible parties cannot be found or are unable or unwilling to fund an investigation, the State pays for the investigation and may try to recover costs from a responsible party after the investigation and cleanup are complete.

The SSF program contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. For more information about the SSF program, go online at: <http://www.dec.ny.gov/chemical/8439.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 remedial 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 responsible party.

#### *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 that relate 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 Remedial Investigation) 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 this 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*

The site identified above poses a significant threat to public health or the environment, so that a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying community 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.

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)
<p align="center"><b>Before Start of Remedial Investigation (RI):</b></p> <ul style="list-style-type: none"> <li>• Prepare site contact list</li> <li>• Establish document repository</li> <li>• Prepare Citizen Participation (CP) Plan</li> <li>• Place approved RI Work Plan in document repository</li> <li>• Distribute fact sheet to site contact list that announces availability of RI Work Plan and describes upcoming RI field work</li> </ul>	
<p align="center"><b>When NYSDEC Approves Remedial Investigation Report:</b></p> <ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes RI results</li> <li>• Place approved RI Report in document repository</li> </ul>	<p>Before start of RI. Note: Draft CP Plan must be submitted to NYSDEC within 20 days of effective date of Consent Order. CP Plan must be approved by NYSDEC before distribution.</p> <p>When NYSDEC approves RI Report</p>
<p align="center"><b>When NYSDEC Releases Proposed Remedial Action Plan (PRAP)</b></p> <ul style="list-style-type: none"> <li>• Place PRAP in document repository</li> <li>• Distribute fact sheet to site contact list that describes PRAP and announces 30-day comment period and public meeting</li> <li>• Conduct 30-day public comment period</li> <li>• Hold public meeting about PRAP</li> </ul>	<p>When NYSDEC releases PRAP. Comment period begins/ends as per dates identified in fact sheet. Public meeting is held during the comment period.</p>
<p align="center"><b>When NYSDEC Issues Record of Decision (ROD):</b></p> <ul style="list-style-type: none"> <li>• Place ROD in document repository</li> <li>• Distribute notice to site contact list that announces availability of ROD. ROD includes responsiveness summary of significant comments about PRAP</li> </ul>	<p>When NYSDEC issues ROD</p>
<p align="center"><b>Before Start of Remedial Action:</b></p> <ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes upcoming remedial action</li> </ul>	<p>Before start of remedial action at the site</p>
<p align="center"><b>When NYSDEC Certifies Cleanup Requirements Achieved:</b></p> <ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that announces cleanup requirements achieved</li> <li>• If Certificate of Completion (COC) is issued, announce in fact sheet</li> <li>• If COC is issued, place copy in document repository</li> </ul>	<p>When NYSDEC certifies cleanup requirements achieved, or within 10 days after NYSDEC issues COC or other similar site closure document</p>
<p align="center"><b>If NYSDEC Reclassifies the Site</b></p> <ul style="list-style-type: none"> <li>• If reclassifying site, may announce in fact sheet announcing achievement of cleanup requirements</li> </ul>	<p>At time NYSDEC proposes to reclassify the site</p>
<p align="center"><b>If NYSDEC Proposes to Delist the Site from the Registry of Contaminated Sites</b></p> <ul style="list-style-type: none"> <li>• Publish notice in Environmental Notice Bulletin about proposal and 30-day public comment period</li> <li>• Distribute notice to site contact list. May announce proposal in fact sheet announcing achievement of cleanup requirements</li> <li>• Conduct 30-day public comment period about proposed delist</li> <li>• Distribute notice to site contact list when site is delisted</li> </ul>	

### 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.

Groundwater is not used for drinking water in the area or vicinity of the Site. Potable water is provided to residents by the City of Yonkers' Bureau of Water from the Catskill and Delaware watersheds of the New York City water system. However, the groundwater may contain volatile organic contaminants (VOCs) which may enter on-Site and adjacent buildings through vapor intrusion.

The Site is located within a Potential 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. Based on neighborhood 2010 census data, there is a sizable Hispanic-American community near the Site. Therefore, all future fact sheets will be translated into Spanish.

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

If any issues of public concern are identified after the acceptance of this CP Plan, this CP Plan will be amended to address any additional CP activities that may need to be implemented.

### 4. Site Information

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

#### *Site Description*

- **Location – 434-440 Riverdale Avenue, Yonkers, Westchester County**
- **Setting - Urban**
- **Site size - 0.196 acres**
- **Adjacent properties - Residential and Commercial**

The Site is an irregularly-shaped parcel located on the northeast corner of the intersection of Riverdale Avenue and St. Andrew's Place. The Site is identified as Westchester County Tax ID No. 1-132-14.16. The Site is bounded by a commercial and residential building to the north, St. Andrew's Place to the south, Riverdale Avenue to



the west, and commercial and residential buildings to the east. Currently, the Site is occupied by a laundromat, a nail salon, a restaurant, and a grocery store and deli.

#### *History of Site Use, Investigation, and Cleanup*

The Site was initially developed sometime between 1917 and 1942 with the existing one-story building. Historic uses of the Site include dry cleaning, a laundromat, pharmacies, a 99-cent store, grocery stores, restaurants, offices, nail salons, a stationary store, a housewares shop, a peddler, and a cleaning service. The northern portion of the Site (434 Riverdale Avenue) operated as a dry cleaner for approximately 14 years, from 2000 to 2014. This portion of the Site is currently vacant, and the remainder of the Site occupied by a laundromat, a nail salon, a restaurant, and a grocery store and deli.

To date, no environmental investigations have been conducted at the Site. A Limited Phase II Environmental Site Investigation (ESI) was performed at the north adjoining property, 432 Riverdale Avenue, in May 2018 by CBRE, Inc. (CBRE). An environmental review memorandum pertaining to the 434 Riverdale Avenue portion of the Site was prepared in March 2019 by Tenen Environmental, LLC (Tenen).

#### *Previous Environmental Studies*

#### **Limited Phase II Environmental Site Assessment of 432 Riverdale Avenue (May 2018)**

A Transaction Screen Analysis (TSA) for 432 Riverdale Avenue, the property adjoining the Site to the north, was performed by CBRE in April 2018. The TSA identified historical dry cleaning operations at 434 Riverdale Avenue, the northern portion of the Site, as a Recognized Environmental Condition (REC). A subsequent limited Phase II ESA was conducted at 432 Riverdale Avenue by CBRE in May 2018 to assess potential impacts from the dry cleaning operation, specifically, the presence of chlorinated solvents in soil vapor, indoor air, and ambient air. One sub-slab soil vapor sample, two indoor air samples, and one ambient air sample (from the rear yard of the building) were collected and analyzed for VOCs.

Tetrachloroethene (PCE), a common dry cleaning solvent, and cis-1,2-dichloroethene (cis-1,2-DCE), a breakdown product of PCE, were detected at elevated levels in the sub-slab soil vapor sample collected directly north of the Site. Based on the New York State Department of Health (NYSDOH) soil vapor decision matrices contained in the Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York (NYSDOH, October 2006, updated May 2017), the concentrations of PCE and cis-1,2-DCE detected in sub-slab soil vapor and indoor air are within the range where mitigation is recommended. Concentrations of PCE and trichloroethene (TCE), a breakdown product

of PCE, were detected in the indoor air sample co-located with the soil vapor sample directly north of the Site at concentrations exceeding their respective NYSDOH Air Guidance Values. The limited Phase II ESI identified Site operations as the potential source of chlorinated solvents in soil vapor and indoor air at 432 Riverdale Avenue.

### **Environmental Review Memorandum (March 2019)**

An environmental review memorandum prepared by Tenen in March 2019 for 434 Riverdale Avenue summarizes the historical information pertaining to the Site and the results of the May 2018 Limited Phase II investigation at 432 Riverdale Avenue. Tenen noted that the historical Sanborn fire insurance maps, city directories and regulatory records confirmed the past use of the Site for dry cleaning operations.

Based on the available information, Tenen recommended a limited Phase II investigation be performed at the Site to ascertain the distribution of on-site chlorinated solvent impacts.

## **5. Investigation and Cleanup Process**

### *Investigation*

A detailed study of the site will be performed by the responsible party under a consent order, with oversight by NYSDEC and NYSDOH. This detailed study is called a "Remedial Investigation". The investigation work plan is called a "Remedial Investigation Work Plan" and is available for public review at the "Locations of Reports and Information" identified in Appendix A.

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.

NYSDOH reviews and recommends activities that will be performed during the investigation to ensure that a complete picture of potential health impacts is understood. Such activities include identifying the ways contamination can reach people, such as through direct contact, eating, drinking, or breathing.

The information collected during the site investigation will be summarized in a report.

### *Feasibility Study*

After the site investigation has begun, the responsible party, with oversight by NYSDEC will conduct a “Feasibility Study.” This study uses information developed during the site investigation to develop and evaluate potential ways to clean up contamination related to the site. Another possibility is that the information collected during the site investigation may support the conclusion that no action, or no further action, is needed to address site-related contamination.

### *Proposed Remedy*

The evaluation of possible remedies ends with a recommended proposal to eliminate the threat posed by contaminants at the site. NYSDEC approves or prepares this proposal, called a “Proposed Remedial Action Plan” (PRAP). The PRAP describes the remedy preferred by NYSDEC, or a no action or no further action alternative. The PRAP summarizes the decision that led to the recommendation of the preferred remedy by discussing each alternative and the reasons for choosing or rejecting it. The goal of any cleanup plan is to protect public health and the environment. NYSDEC will present the PRAP to the public for its review and comment during a 30-day comment period and at a public meeting.

### *Selected Remedy*

NYSDEC considers public comments as it selects the remedy to address contamination related to the site. The selected remedy will be described in a document called a “Record of Decision” (ROD). The ROD will explain why the remedy was selected and respond to public comments. This document will be placed in the location of reports and information. If the selected remedy is no action or no further action, NYSDEC may then take steps to reclassify the site or remove the site from its list of contaminated sites.

### *Cleanup Action*

If the Record of Decision for the site calls for cleanup action, the project then moves to designing and performing the actions to address the site contamination. When cleanup actions have been completed, NYSDEC will approve or prepare a Final Engineering Report that describes the cleanup actions undertaken and certifies that cleanup requirements have been achieved or will be achieved.

### *Certificate of Completion*

Upon approval of the Final Engineering Report, NYSDEC may issue a Certificate of Completion (COC). The COC would recognize the findings of the Final Engineering

Report and note that the cleanup program achieved a cleanup level consistent with specific categories of use for the site. The recipient of the COC would be entitled to limited liability as long as it complied with the terms of the COC, and other conditions.

A COC may be modified or revoked if, for example, the recipient does not comply with the terms of the COC, or if the recipient commits fraud regarding its certification that it has met cleanup levels.

### *Site Management*

Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management may be conducted by NYSDEC, or by the responsible party under NYSDEC oversight, if contamination will remain in place. 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. During the site management phase, NYSDEC may also take steps to reclassify the site or delist the site from the Registry.

**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):**

**Kimberly Junkins**

Project Manager  
NYSDEC Region 3  
Division of Environmental Remediation  
21 South Putt Corners Road  
New Paltz, NY 12561  
Phone: (845) 633-5457  
Email: Kimberly.junkins@dec.ny.gov

**Stephanie Mossey**

Citizen Participation Specialist  
NYSDEC Region 3  
21 South Putt Corners Road  
New Paltz, NY 12561  
Phone: 845-256-3154  
Email: Stephanie.mossey@dec.ny.gov

**New York State Department of Health (NYSDOH):**

**Wendy Kuehner**

Project Manager  
NYSDOH  
Bureau of Environmental Exposure  
Investigation  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
Phone: 518-402-7860  
Email: Wendy.kuehner@health.ny.gov

## **Locations of Reports and Information**

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

Yonkers Public Library  
Riverfront Branch  
1 Larkin Center  
Yonkers, NY 10701  
Attn: Anne Campbell  
Phone: (914) 377-1500  
Hours:  
Monday – Thursday: 10 AM – 7 PM  
Friday & Saturday: 12 PM – 5 PM  
Sunday: Closed

Info Locator Online  
Database: <https://www.dec.ny.gov/data/DecDocs/360197/>

NYSDEC Region 3  
21 South Putt Corners Road  
New Paltz, NY 12561  
Attn: Kimberly Junkins  
Phone: (845) 633-5457  
Hours: (call for appointment)

## **Appendix B -- Site Contact List**

## **Appendix B – Site Contact List**

### **B1. The Chief Executive Officer And Planning Board Chairperson Of Each County, City, Town And Village In Which The Property Is Located.**

Mayor Mike Spano  
Yonkers City Hall  
40 S Broadway #200  
Yonkers, NY 10701  
Email: mayor@yonkersny.gov

Louis J. Albano, Commissioner  
Department of Planning and Development  
City Hall Annex  
87 Nepperhan Avenue, 3<sup>rd</sup> Floor  
Yonkers, NY 10701  
Email: louis.albano@yonkersny.gov

Planning Department  
Westchester County  
148 Martine Avenue  
White Plains, NY 10601  
Email: lee.ellman@yonkersny.gov

George Latimer, County Executive  
Westchester County  
148 Martine Avenue  
White Plains, NY 10601  
Email: ce@westchestergov.com

Nader J. Sayegh  
Assembly Member, District 90  
35 East Grassy Sprain Road, #406B  
Yonkers, NY 10710  
Email: sayeghn@nyassembly.gov

Andrea Stewart-Cousins  
State Senator, District 35  
28 Wells Avenue, Building #3  
Yonkers, NY 10701  
Email: scousins@nysenate.gov

### **B2. Residents, Owners And Occupants Of The Property And Properties Adjacent To The Property.**

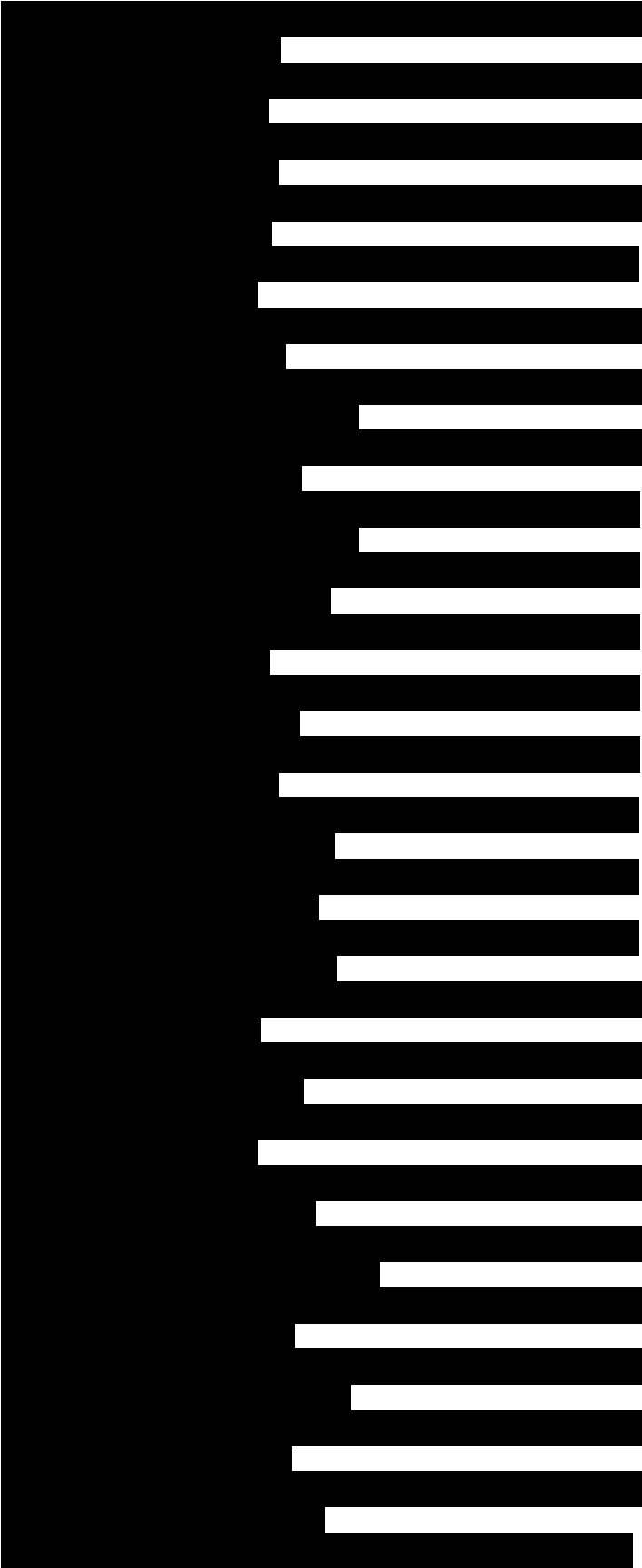




[REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**B3. Local News Media From Which The Community Typically Obtains Information.**

The Journal News  
1133 Westchester Avenue, Suite N110  
White Plains, NY 10604  
Email: westchesterthejournalnews@gannett.com

Yonkers Rising  
25 Warburton Avenue  
Yonkers, NY 10701  
Email: dmurphy@risingmediagroup.com

New York Daily News  
4 New York Plaza  
New York, NY 10004  
Email: voicers@nydailynews.com

New York Post  
1211 Avenue of the Americas  
New York, NY 10036  
Email: letters@nypost.com

**B4. The Public Water Supplier Which Services The Area In Which The Property Is Located**

City of Yonkers Department of Public Works  
Water Bureau  
City Hall  
40 S Broadway, Room 311  
Yonkers, NY 10701

The City of Yonkers receives its water supply from the Catskill and Delaware watersheds of the New York City water system.

**B5. Any Person Who Has Requested To Be Placed On The Contact List.**

We are unaware of any requests for inclusion on the contact list.

**B6. The Administrator Of Any School Or Day Care Facility Located On Or Near The Property.**

Three day care facilities are within 1,000 feet of the site:

Watch and Learn Group Family WeeCare  
200 Valentine Lane #11  
Yonkers, NY 10705  
Erika Jimeno, Director  
(914) 312-4842

Blessed Kiddies Day Care  
51 Cliff Avenue

Yonkers, NY 10705  
Lainel Cruz-Soriano and Jose Santana, Owners  
(914) 200-5313

Pure Joy Group Family Daycare  
527 Riverdale Avenue #3R  
Yonkers, NY 10705  
Isonel Hierro, Director  
(929) 312-7267

Four schools are within 1,000 feet of the site:

Children's Village  
450 Riverdale Avenue  
Yonkers, NY 10705  
Jeremy C. Kohomban, President & CEO  
(914) 423-0831

Montessori School 27  
132 Valentine Lane  
Yonkers, NY 10705  
Maira Gleeson, Principal  
(914) 376-8455

PEARLS Hawthorne School  
350 Hawthorne Avenue  
Yonkers, NY 10705  
Marwan Sayegh, Principal  
(914) 376-8050

Project Rainbow  
105 Radford Street  
Yonkers, NY 10705  
Filipe and Gloria Rivas, Owners  
(914) 966-0300

**B7. Locations of the Document Repositories**

Yonkers Public Library – Riverfront Branch  
Attn: Anne Campbell  
1 Larkin Center  
Yonkers, NY 10701

**B8. In Cities With A Population of One Million or More, The Local Community Board, if The Proposed Site is Located Within Such Community Board's Boundaries**

The City of Yonkers has a population of less than one million.

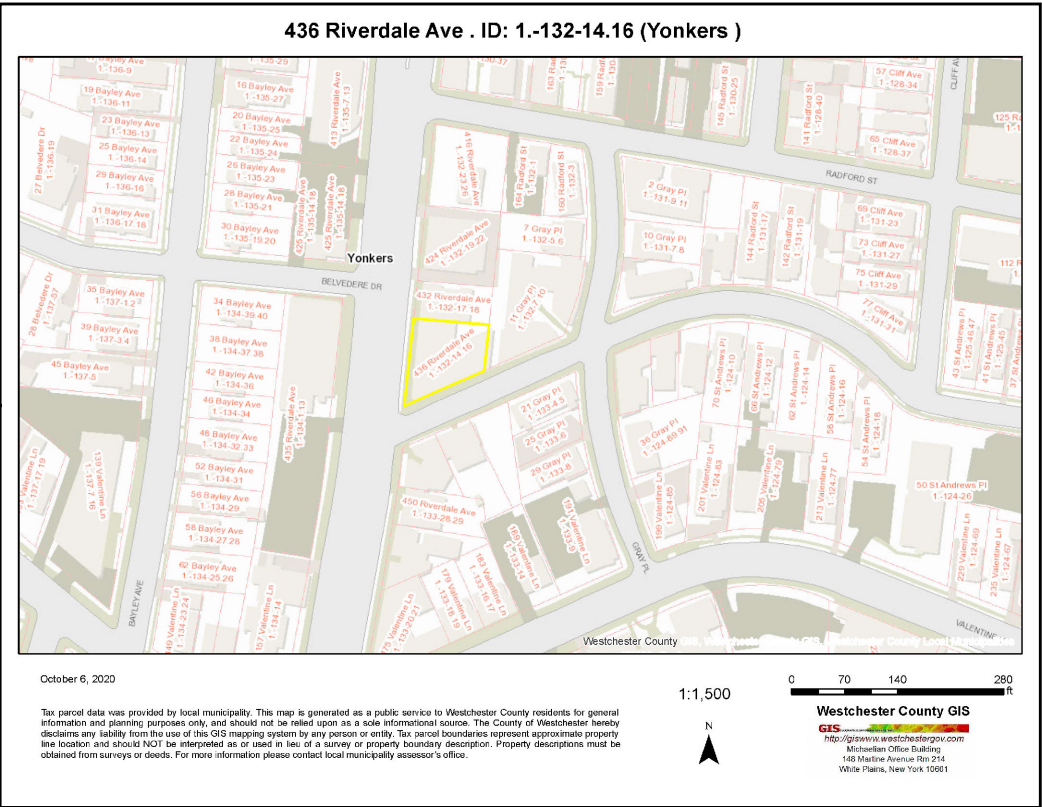
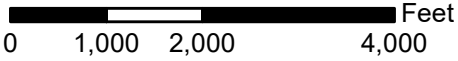
## **Appendix C -- Site Location Map**





Basemap: USGS Topographic Map, 7.5 Minute Quadrangle, Yonkers, NY, 2019

Site Location



Municipal Tax Parcel Viewer  
Westchester County Geographic Information Systems



Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community  
NYC Department of City Planning, Information Technology Division

Westchester County Dept. of Planning  
Parcel Based Land Use



Site

TENEN ENVIRONMENTAL

Tenen Environmental, LLC  
121 West 27th Street  
Suite 702  
New York, NY 10001  
O: (646) 606-2332  
F: (646) 606-2379

Drawn By LM

Checked By AP

Date October 2020

Scale As Noted

Site Location Map

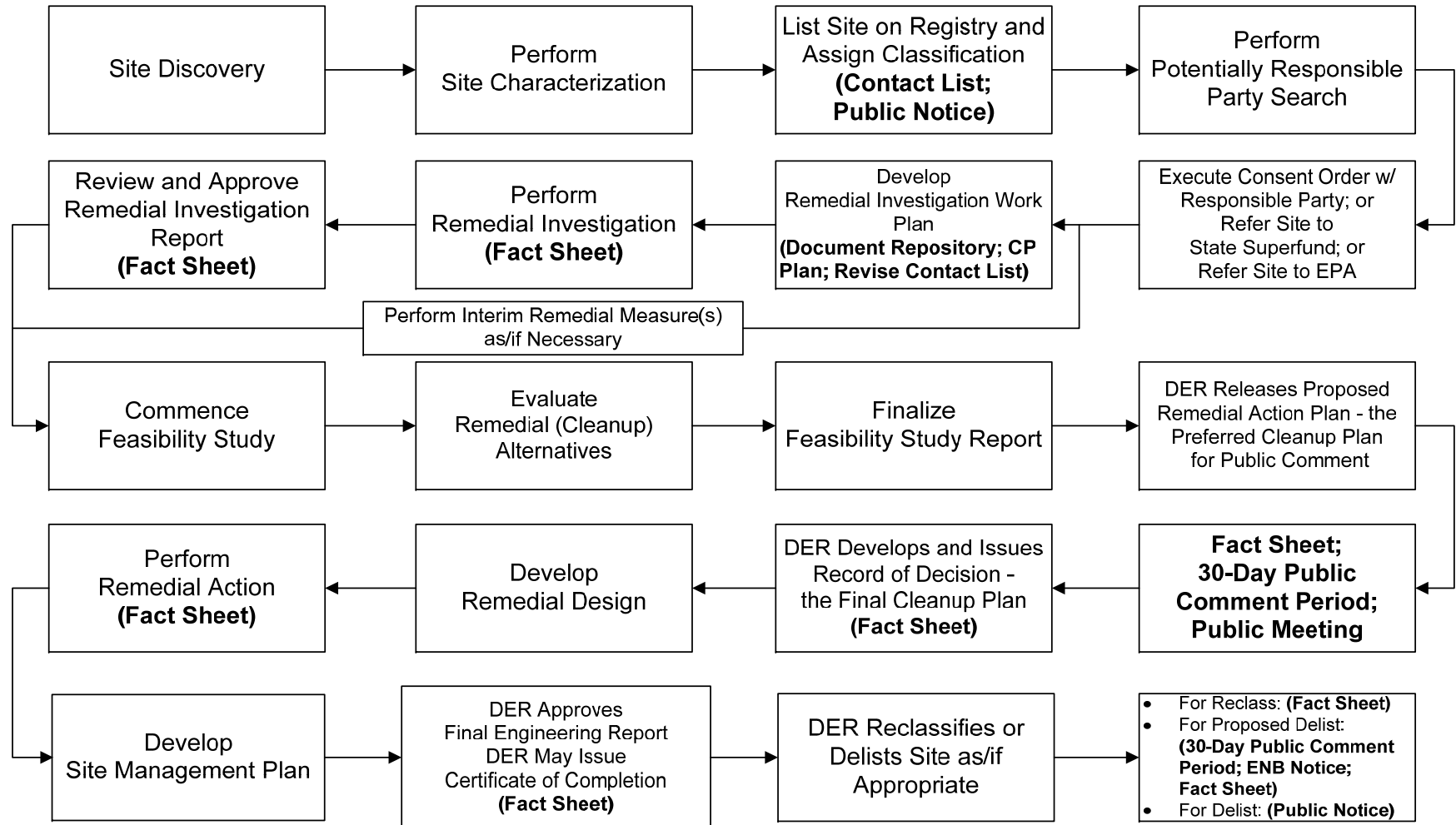
Figure 1

Drawing Title

Drawing No



## Appendix D - State Superfund Program Remedial Process



**Note:** CP Activities are in **Bold**.

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Division of Environmental Remediation

## Remedial Programs Scoping Sheet for Major Issues of Public Concern

### Instructions

This Scoping Sheet assesses major issues of public concern; impacts of the site and its remedial program on the community; community interest in the site; information the public needs; and information needed from the public.

The information generated helps to plan and conduct required citizen participation (CP) activities, and to choose and conduct additional CP activities, if appropriate. The scoping sheet can be revisited and updated as appropriate during the site's remedial process to more effectively implement the site's CP program.

**Note: Use the information as an aid to prepare and update the Major Issues of Public Concern section of the site CP Plan.**

### General Instructions

- When to prepare: During preparation of the CP Plan for the site. It can be revisited and updated anytime during the site remedial process.
- Fill in site name and other information as appropriate.
- The Scoping Sheet may be prepared by DEC or a remedial party, but must be reviewed and approved by the DER site project manager or his/her designee.

### Instructions for Numbered Parts

Consider the bulleted issues and questions below and any others that may be unique or appropriate to the site and the community to help complete the five Parts of this Scoping Sheet. Identify the issue stakeholders in Parts 1 through 3 and adjust the site's contact list accordingly.

### **Part 1. List Major Issues of Public Concern and Information the Community Wants.**

- Is our health being impacted? (e.g. Are there problems with our drinking water or air? Are you going to test our water, yards, sumps, basements? Have health studies been done?)
- There are odors in the neighborhood. Do they come from the site and are they hazardous?
- Are there restrictions on what we may do (e.g. Can our children play outside? Can we garden? Must we avoid certain areas? Can we recreate (fish, hunt, hike, etc. on/around the site?)
- How and when were the site's contamination problems created?
- What contaminants are of concern and why? How will you look for contamination and find out where it is going? What is the schedule for doing that?
- The site is affecting our property values!
- How can we get more information (e.g. who are the project contacts?)
- How will we be kept informed and involved during the site remedial process?
- Who has been contacted in the community about site remedial activities?
- What has been done to this point? What happens next and when?
- The site is going to be cleaned up for restricted use. What does that mean? We don't want redevelopment on a "dirty" site.

## Part 2. List Important Information Needed From the Community, if Applicable.

- Can the community supplement knowledge about past/current uses of the site?
- Does the community have knowledge that the site may be significantly impacting nearby people, properties, natural resources, etc.?
- Are activities currently taking place at the site or at nearby properties that may need to be restricted?
- Who may be interested or affected by the site that has not yet been identified?
- Are there unique community characteristics that could affect how information is exchanged?
- Does the community and/or individuals have any concerns they want monitored?
- Does the community have information about other sources in the area for the contamination?

## Part 3. List Major Issues and Information That Need to be Communicated to the Community.

- Specific site investigation or remediation activities currently underway, or that will begin in the near future.
- The process and general schedule to investigate, remediate and, if applicable, redevelop the site.
- Current understanding about the site contamination and effects, if any, on public health and the environment.
- Site impacts on the community and any restrictions on the public's use of the site and/or nearby properties.
- Planned CP activities, their schedule, and how they relate to the site's remedial process.
- Ways for the community to obtain/provide information (document repositories, contacts, etc.).

## Part 4. Community Characteristics

**a. - e.** Obtain information from local officials, property owners and residents, site reports, site visits, "windshield surveys," other staff, etc.

**f.** Has the affected community experienced other **significant** present or past environmental problems unrelated to this site? Such experiences could significantly affect public concerns and perspectives about the site; how the community will relate to project staff; the image and credibility of project staff within the community; and the ways in which project staff communicate with the community.

**g.** In its remedial programs, DER seeks to integrate, and be consistent with, environmental justice principles set forth in *DEC Commissioner Policy 29 on Environmental Justice* and *DER 23 – Citizen Participation Handbook for Remedial Programs*. Is the site and/or affected community wholly or partly in an Environmental Justice (EJ) Area? Use the Search feature on DEC's public web site for "environmental justice". DEC's EJ pages define an EJ area, and link to county maps to help determine if the site and/or community are in an EJ area.

**h.** Consider factors such as:

- Is English the primary language of the affected community? If not, provisions should be considered regarding public outreach activities such as fact sheets, meetings, door-to-door visits and other activities to ensure their effectiveness.
- The age demographics of the community. For example, is there a significant number of senior citizens in the community? It may be difficult for some to attend public meetings and use document repositories. This may suggest adopting more direct interaction with the community with activities such as door-to-door visits, additional fact sheets, visits to community and church centers, nursing homes, etc.
- How do people travel about the community? Would most people drive to a public meeting or document repository? Is there adequate public transportation?

## Part 5. Affected/Interested Public.

Individuals and organizations who need or want information and input can change during the site's remedial process. This need is influenced by real, potential, or perceived impacts of the site or the remedial process. Some people may want information and input throughout the remedial process. Others may participate only during specific remedial stages, or may only be interested in particular issues.

It is important to revisit this question when reviewing this scoping sheet. Knowing who is interested in the site – and the issues that are important to them – will help to select and conduct appropriate outreach activities, and to identify their timing and the information to be exchanged.

Check all affected/interested parties that apply to the site. **Note: Adjust the site's contact list appropriately.** The following are some ways to identify affected/interested parties:

- Tax maps of adjacent property owners
- Attendees at public meetings
- Telephone discussions
- Letters and e-mails to DER, the remedial party, and other agencies
- Political jurisdictions and boundaries
- Media coverage
- Current/proposed uses of site and/or nearby properties (recreational, commercial, industrial)
- Discussions with community organizations: grass roots organizations, local environmental groups, environmental justice groups, churches, and neighborhood advisory groups



Division of Environmental Remediation

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

**Site Name:** Riverdale Cleaners

**Site Number:** 360197

**Site Address and County:** 434-440 Riverdale Avenue, Yonkers, Westchester County

**Remedial Party(ies):** Fay Realty Inc.

**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.**

Groundwater contamination likely includes volatile organic compounds (VOCs) which could pose soil vapor intrusion issues on-Site and at adjacent buildings. The Site is located within a Potential 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. Based on neighborhood 2010 census data, there is a sizable Hispanic-American community near the Site. Therefore, all future fact sheets will be translated into Spanish.

How were these issues and/or information needs identified?

A limited Phase II Investigation for soil vapor was performed at the north adjoining property in May 2018 and an environmental review memorandum was prepared for the Site in March 2019.

**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.

N/A

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.

Possible commercial and residential tenants of the surrounding community.

How were these issues and/or information needs identified?

A limited Phase II Investigation for soil vapor was performed at the north adjoining property in May 2018 and an environmental review memorandum was prepared for the Site in March 2019.

**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**:

All future fact sheets will be translated in Spanish.

**Part 5.** The site contact list must include, at a minimum, the individuals, groups, and organizations identified in Part 2. of the Citizen Participation Plan under 'Site Contact List'. 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:** See Site Contact List

☒ **Local Officials:** See Site Contact List

☒ **Media:** See Site Contact List

☒ **Business/Commercial Interests:** See Site Contact List

☐ **Labor Group(s)/Employees:** N/A

☐ **Indian Nation:** N/A

☐ **Citizens/Community Group(s):** N/A

☐ **Environmental Justice Group(s):** N/A

☐ **Environmental Group(s):** N/A

☐ **Civic Group(s):** N/A

☐ **Recreational Group(s):** N/A

☐ **Other(s):** N/A

**Prepared/Updated By:** [Click here to enter text.](#)

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

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

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