



NEW YORK
STATE OF
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**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan for 650 Waring Avenue

August 2018

Brownfield Cleanup Program Site No. C203068
650 Waring Avenue
Bronx, NY 10467

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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: **New York City School Construction Authority (“Applicant”)**
Site Name: **650 Waring Avenue (“Site”)**
Site Address: **650 Waring Avenue, Bronx, New York 10467**
Site County: **Bronx**
Site Number: **C203068**

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; and
- 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 website. 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; and,
- 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)¹:	
<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 Plan¹:	
<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 Investigation¹:	
<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.

¹ The Applicant has completed Site investigations prior to entry into the BCP. The previous Site investigations were completed under the Consent Order and results were submitted to NYSDEC in previous environmental reports that are enclosed in the BCP Application. Also included in the BCP Application is a BCP Interim Remedial Measure (IRM) Work Plan (described below). Based on the results of the IRM, NYSDEC will determine if the investigation and remediation goals and requirements of the BCP have been met or if additional work is needed before a remedy can be selected.

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. These may include impacts to noise, odor and truck traffic.

The Applicant will continue to exercise appropriate care with respect to the environmental conditions found at the Site and adjacent properties. All investigation and remediation work will be performed in a manner that protects the public from adverse exposure to contaminants. The Applicant will remain compliant with the Environmental Easement that was filed for the Site in September 2015. The Environmental Easement restricts use of the Site for Restricted Residential, Commercial, or Industrial purposes; requires operation and maintenance of engineering controls; and, prohibits use of groundwater underlying the Site without necessary water quality treatment.

Consideration is being taken with regard to indoor air impacts in the basement of the south-adjacent building. The Applicant has installed carbon filtration units in order to mitigate indoor air impacts in the basement of the south-adjacent building.

Data generated by investigation activities on the Site and south-adjacent properties will continue to be provided to the property operator(s), as necessary.

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.

There are sizable African-American and Hispanic-American communities nearby. Therefore, all future fact sheets will be translated into Spanish.

4. Site Information

Site Description

The Site is located in Pelham Gardens, a mixed-use urban area of Bronx, New York, which includes residential and commercial areas. The Site consists of one lot (Block 4341, Lot 13) totaling approximately 79,000 square feet (sf) or 1.82 acres. The northern portion of the Site is improved with a four-story school building, which encompasses an approximately 32,600-sf footprint, and landscaped areas to the north, east, and west. The southern portion of the Site consists of a playground and an asphalt-paved school yard that is surrounded by a fence to the east, south and west. Appendix C contains a map identifying the location of the Site.

The Site is bordered to the north by Waring Avenue followed by a high-rise residential building, to the east by Olinville Avenue followed by mid- and high-rise residential buildings, to the south by one six-story and one seven-story residential building, and to the west by Barker Avenue followed by mid-rise residential buildings. Beyond the properties immediately adjacent to the Site, property uses are commercial, residential, and institutional. Additionally, Bronx River Parkway is approximately two blocks west of the Site followed by New York Botanical Garden.

History of Site Use, Investigation, and Cleanup

Historic records indicate that the Site was first developed with two residential buildings prior to construction of the four-story original Public School (P.S.) 96X school building in 1929. The first of eleven temporary classroom units (TCUs) was constructed in the southern portion of the Site in 2001. The TCUs were later demolished as part of the construction of the four-story addition to P.S. 96X, which began in 2013 and was completed in September 2015.

Environmental due diligence investigations were conducted prior to construction of the school addition. Results of investigations revealed that Chlorinated Volatile Organic Compounds (CVOCs) were present in groundwater and soil vapor at the Site at concentrations above regulatory criteria. The Applicant began correspondence with NYSDEC and additional investigation was performed, which led to the signing of a Consent Order on June 12, 2013. Among the requirements of the Consent Order were submission and implementation of Work Plans and submission of written progress reports on a monthly basis. Since execution of the Consent Order, the Applicant has submitted and received approval from NYSDEC for two interim remedial measure (IRM) work plans (Phase I and Phase II), one Construction Completion Report documenting the activities associated with the Phase I IRM, and an interim Site Management Plan. An 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. Also included in the BCP Application is a BCP IRM Work Plan.

Based on the environmental investigations that have been conducted to date, an off-Site source of groundwater contamination has not been identified. Groundwater beneath the south-adjacent property is impacted and vapor intrusion is occurring in the south-adjacent buildings. The Applicant has been working with NYSDEC to develop a plan to protect occupants of the south-adjacent buildings. Specifically, the Applicant identified potential pathways for vapor intrusion in the south-adjacent buildings and made building repairs to mitigate identified pathways. Additionally, the Applicant installed carbon filtration units in the basement spaces to reduce concentrations of solvent-related contaminants in impacted indoor air, as appropriate, to protect building occupants.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program

(BCP) as a Participant. This means that the Applicant was the owner of the Site at the time of the disposal or discharge of contaminants or was otherwise liable for the disposal or discharge of the contaminants. The Participant must fully characterize the nature and extent of contamination on-Site, as well as the nature and extent of contamination that has migrated from the Site. The Participant also 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 Site will be used for restricted purposes.

To achieve this goal, the Applicant will conduct cleanup activities at the Site 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 / Interim Remedial Measures / Remedy Selection

The Applicant has completed Site investigations prior to entry into the BCP. The previous Site investigations were completed under the Consent Order and results were submitted to NYSDEC in previous environmental reports that are enclosed in the BCP Application.

Following completion of the IRM, the Applicant will prepare and submit a Construction Completion Report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The report is subject to review and approval by NYSDEC. Based on the report, NYSDEC will determine if the investigation and remediation goals and requirements of the BCP have been met or if additional work is needed before a remedy can be selected.

NYSDEC will also use the information in the 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.

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

or

2. The Applicant may recommend in its 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 Action Work Plan”. The Remedial Action Work Plan describes the Applicant’s proposed remedy for addressing contamination related to the Site.

When the Applicant submits a draft Remedial Action 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 (FER) 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 FER. 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.

Note that an interim Site Management Plan including institutional and engineering controls was submitted to NYSDEC and approved prior to the school opening in September 2015. As described above, this Site Management Plan will be updated based on the selected remedy.

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):

Nigel Crawford, P.E.
Project Manager
NYSDEC Region 2
Division of Environmental Remediation
1 Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101-5401
Tel: (718) 482-7778
Email: nigel.crawford@dec.ny.gov

Thomas V. Panzone
Public Participation Specialist
NYSDEC Region 2
1 Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101-5401
Tel: (718) 482-4953
Email: Thomas.panzone@dec.ny.gov

New York State Department of Health (NYSDOH):

Dawn Hettrick
Project Manager
NYSDOH
Empire State Plaza, Corning Tower
Albany, NY 12237
Tel: (518) 402-7860
Email: BEEI@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:

Bronx Community Board 11

1741 Colden Avenue
Bronx, NY 10462
Attn: Anthony Vitaliano
Phone: (718) 892-6262
Hours: Mon – Fri, 9:00 AM – 5:00 PM

NYSDEC, Region 2

Attn: Nigel Crawford
Phone: (718) 482-7778
Hours: Mon – Fri, 8:30 AM – 4:30 PM
(call for appointment)

New York Public Library – Van Nest Library

2147 Barnes Avenue
Bronx, NY 10462
Phone: (718) 829-5864
Hours: Mon – Thurs, 10:00 AM – 7:00 PM
Fri – Sat, 10:00 AM – 5:00 PM

Appendix B - Site Contact List

1. The Chief Executive Officer and Zoning Board Chairperson of Each County, City, Town, and Village in which the Site is Located:

The Honorable Bill de Blasio
Mayor, City of New York
City Hall
New York, NY 10007

Marisa Lago
Commissioner
New York City Department of City Planning
120 Broadway
New York, NY 10271

Hon. Ruben Diaz, Jr.
Bronx Borough President
851 Grand Concourse, 3rd Floor
Bronx, New York 10451

Hon. Scott Stringer
NYC Comptroller
1 Centre Street
New York, NY 10007

Hon. Letitia James
Public Advocate
1 Centre Street
New York, NY 10007

Hon. Richie Torres
NYC Councilman
573 East Fordham Road
Bronx, NY 10458

Hon. Jeffrey Klein
NYS Senator
1250 Waters Place, Suite 1202
Bronx, NY 10461

Hon. Jose Rivera
NYS Assemblyman
One Fordham Plaza, Suite 1008
Bronx, NY 10458

Hon. Charles Schumer
U.S. Senator
780 Third Avenue, Suite 2301
New York, NY 10017

Hon. Kirsten Gillibrand
U.S. Senator
780 Third Avenue, Suite 2601
New York, NY 10017

Hon. Joseph Crowley
U.S. House of Representatives
3219 E. Tremont Avenue, 2nd Floor
Bronx, NY 10461

Luis M. Diaz
Bronx County Clerk
851 Grand Concourse, Room 118
Bronx, NY 10451

Mark McIntyre, Director
NYC Office of Environmental Remediation
100 Gold Street - 2nd Floor
New York, NY 10038

Julie Stein
Office of Environmental Assessment & Planning
NYC Dept. of Environmental Protection
96-05 Horace Harding Expressway
Flushing, NY 11373

Jeremy Warneke, District Manager
Bronx Community Board 11
1741 Colden Avenue
Bronx, NY 10462

Anthony Vitaliano, Chairman
Bronx Community Board 11
1741 Colden Avenue
Bronx, NY 10462

Tony Signorile, Environmental Committee Chairman
Bronx Community Board 11 Environmental Committee
1741 Colden Avenue
Bronx, NY 10462

2. Residents, Owners, and Occupants of the Site and Properties Adjoining and Adjacent to the Site

Site Property Address	Block, Lot	Owner
650 Waring Avenue (2385 Olinville Avenue)	Block 4341, Lot 13	New York City School Construction Authority c/o Lee Guterman, Director of HazMat Unit 30-30 Thomson Avenue Long Island City, New York 11101 New York City Department of Education c/o Marta Garcia (School Principal) 2385 Olinville Avenue Bronx, New York 10467
Adjoining Property Address	Block, Lot	Owner/Occupant
610 Waring Avenue	Block 4340, Lot 7501	Waring Hall Condominium* c/o HSC Management Corp. 850 Bronx River Road, #108 Bronxville, NY 10708

Adjoining Property Address	Block, Lot	Owner/Occupant
2385 Barker Avenue	Block 4340, Lot 7502	Barring Holdings LLC* 2385 Barker Avenue Bronx, New York 10467
2260 Barker Avenue	Block 4341, Lot 25	MVP Housing Development Fund Co., Inc. (owner) 612 Allerton Avenue Bronx, New York 10467 CenterLight Health Systems (property management) 1733 Eastchester Road, 2 nd Floor Bronx, New York 10461
2275 Olinville Avenue	Block 4341, Lot 20	Park Housing Development Fund Co., Inc. (owner) 612 Allerton Avenue Bronx, New York 10467 CenterLight Health Systems (property management) 1733 Eastchester Road, 2 nd Floor Bronx, New York 10461
2280 Olinville Avenue	Block 4342, Lot 10	Olinville Realty LLC* c/o Pinnacle Group One Penn Plaza, Suite 4000 New York, New York 10119
2301 White Plains Road	Block 4342, Lot 94	MRK Realty Inc. 2311 White Plains Road Bronx, NY 10467
679 Waring Avenue	Block 4426, Lot 5	679 Waring Avenue LLC* 280 North Central Park Avenue Hartsdale, New York 10530 c/o Beach Lane Management Co. 111 N. Central Avenue, #400 Hartsdale, NY 10530
2410 Barker Avenue	Block 4425, Lot 1	Lind-Ric Housing Co., Inc.* c/o Metro Management Development Corp. 42-25 21 st Street Long Island City, New York 11101

Adjoining Property Address	Block, Lot	Owner/Occupant
2405 Barker Avenue	Block 4424, Lot 58	Vasida Lakaj 1639 Colden Avenue Bronx, New York 10462
2407 Barker Avenue	Block 4424, Lot 56	Endrit Lakaj 2407 Barker Avenue Bronx, NY 10467
629 Waring Avenue	Block 4424, Lot 2	2405-2407 Barker Realty Corp.* 109 Hilburn Road Scarsdale, New York 10583
625 Waring Avenue	Block 4424, Lot 3	Hardat Jaggernaut 625 Waring Ave. Bronx, NY 10467

**Multiunit residential building. Owner listed is the primary building contact.*

3. Local News Media from which the Community Typically Obtains Information

Spectrum – NY 1 News
75 Ninth Avenue
New York, NY 10011

Hoy Nueva York
1 MetroTech Center, 18th Floor
Brooklyn, NY 11201

El Diario La Prensa
1 MetroTech Center, 18th Floor
Brooklyn, NY 11201

New York Daily News
4 New York Plaza
New York, NY 10004

New York Post
1211 Avenue of the Americas
New York, NY 10036

Bronx Times Reporter
900 East 132nd Street
Bronx, NY 10454

Bronx News
135 Dreiser Loop
Bronx, NY 10475

Bronx Times
3602 East Tremont Avenue
Bronx, NY 10465

4. The Public Water Supplier which Services the Area in which the Site is Located

Vincent Sapienza, Commissioner
New York City Department of Environmental Protection
59-17 Junction Boulevard
Corona, NY 11368

5. Any Person who has Requested to be placed on the Site Contact List

Office of Senator Jeffrey D. Klein
c/o Mr. Daniel Hogle
1250 Waters Place, Suite 1202
Bronx, NY 10461

6. The Administrator of any School or Day Care Facility Located on or near the Site

Marta Garcia
Principal
Public School 096 Richard Rodgers
2385 Olinville Avenue
Bronx, New York 10467

7. The location of document repositories for the project.

New York Public Library – Van Nest Library
2147 Barnes Avenue
Bronx, New York 10462

Bronx Community Board 11
Attn: Anthony Vitaliano, Chairman
1741 Colden Avenue
Bronx, New York 10462

Community, Civic, Religious and Environmental Organizations:

Eric M. Soto, Director
Consolidated Edison Corporate Affairs
511 Theodore Fremd Avenue
Rye, NY 10580

Joseph Thompson, President
49th NYPD Police Precinct Council
2121 Eastchester Road
Bronx, NY 10461

Engine 97
FDNY
1454 Astor Avenue
Bronx, NY 10469

Harvest Army World Revival
Attn: Pastor
2435 White Plains Road
Bronx, NY 10467

Salvation Army
Attn: Director
2441 Boston Road
Bronx, NY 10467

White Plains Road Business Improvement District
Attn: Executive Director
2300 Olinville Avenue
Bronx, NY 10467

Pelham Parkway Houses
NYCHA
Attn: Management Development
910 Mace Avenue
Bronx, NY 10469

Pelham Parkway Houses
NYCHA
Attn: President – Resident Association
910 Mace Avenue
Bronx, NY 10469

Rain Boston Road Neighborhood Senior Center
Attn: Executive Director
2424 Boston Road
Bronx, NY 10467

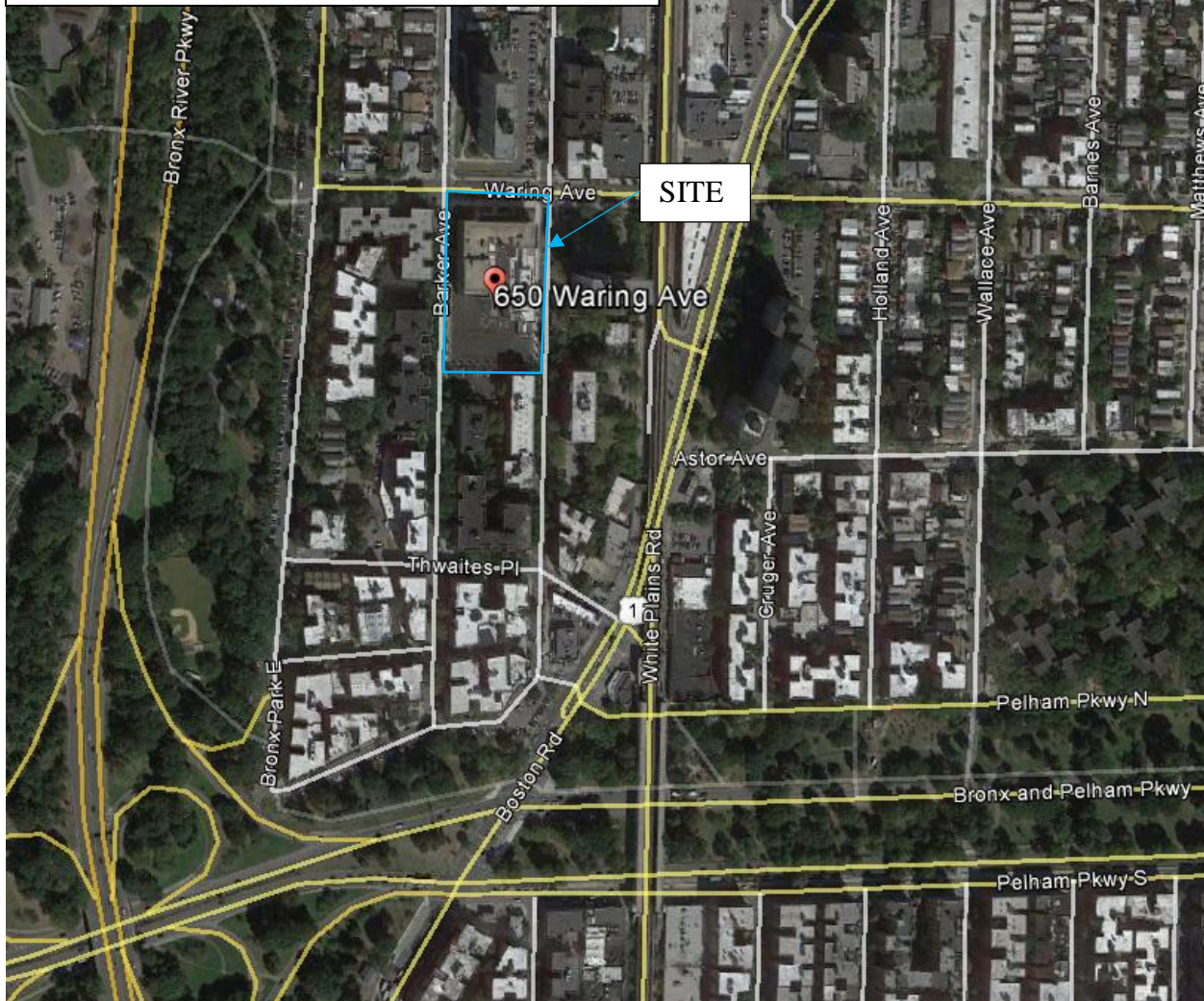
Pelham Parkway Senior Center
Attn: Executive Director
975 Waring Avenue
Bronx, NY 10469

Bronx River Alliance
One Bronx River Parkway
Attn: Linda Cox, Executive Director
Bronx, NY 10462

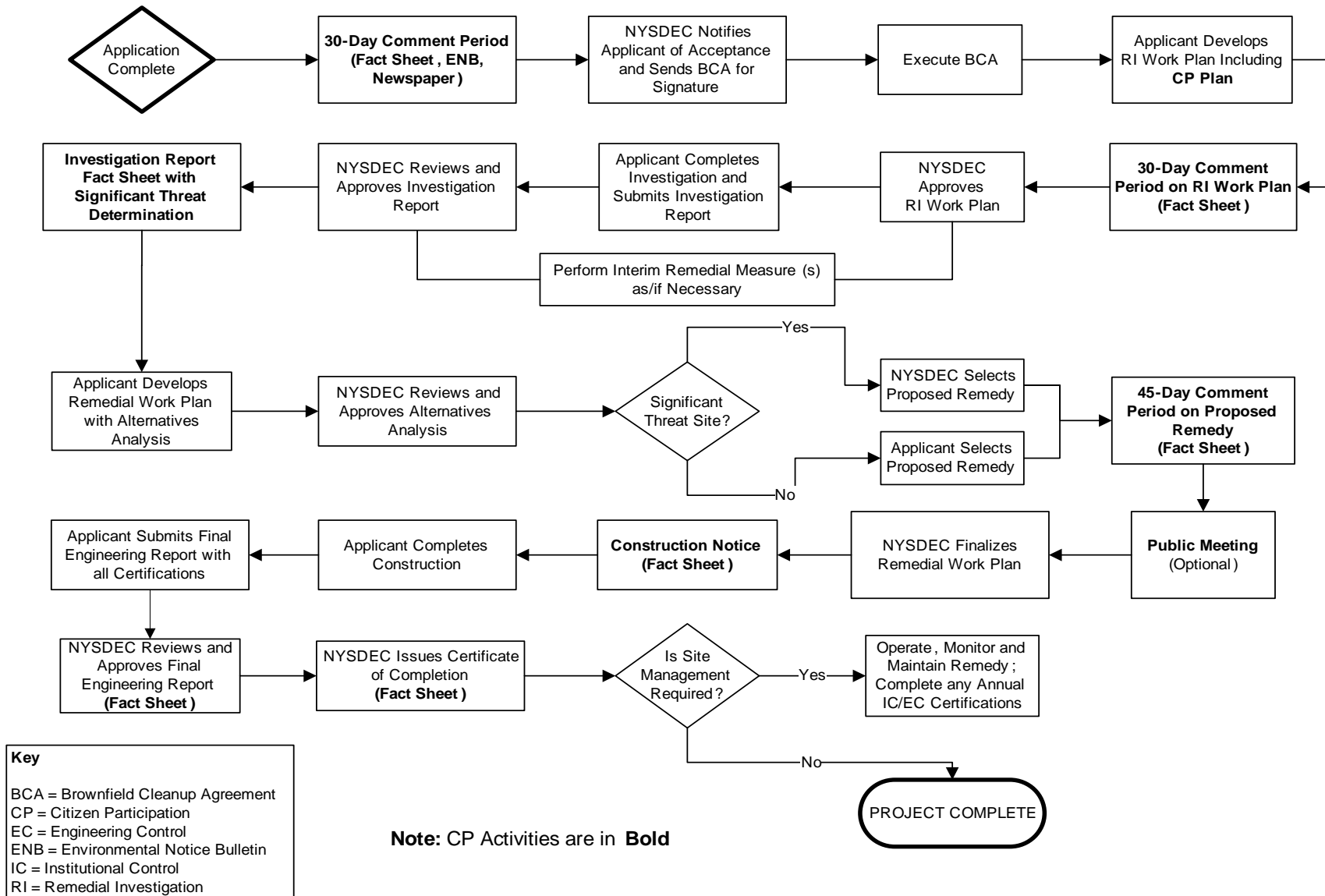
Neighborhood Initiatives Development Corporation
Attn: William Foster, Executive Director
2523 Olinville Avenue
Bronx, NY 10467

Appendix C - Site Location Map

Site Name: **650 Waring Avenue (“Site”)**
Site Address: **650 Waring Avenue, Bronx, NY**
Site County: **Bronx**
Site Number: **C203068**



Appendix D– Brownfield Cleanup Program Process





Department of
Environmental
Conservation

Division of Environmental Remediation

Remedial Programs Scoping Sheet for Major Issues of Public Concern

Site Name: 650 Waring Avenue

Site Number: C203068

Site Address and County: 650 Waring Avenue, Bronx County

Remedial Party(ies): New York City School Construction Authority (NYCSCA)

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.**

As noted in the CPP, NYCSCA will continue to exercise appropriate care with respect to the environmental conditions found at the Site and adjacent properties. Note that groundwater is not used as a source for drinking water. All investigation and remediation work will be performed in a manner that protects the public from adverse exposure to contaminants.

How were these issues and/or information needs identified?

Not applicable

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.

Not applicable

How were these information needs identified?

Not applicable

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.

Groundwater and Soil Vapor Impacts, on-Site: The Applicant will remain compliant with the Environmental Easement that was filed for the Site in September 2015. The Environmental Easement restricts use of the Site for Restricted Residential, Commercial, or Industrial purposes; requires operation and maintenance of engineering controls; and, prohibits use of groundwater underlying the Site without necessary water quality treatment. Data generated during investigation and remediation will be made available to appropriate parties in accordance with the requirements of Chapter 4 Title 21 of the New York City Administrative Code.

Soil Vapor and Indoor Air Impacts, South-Adjacent Buildings: The Applicant has installed carbon filtration units in

order to mitigate indoor air impacts. Data generated by investigation activities on the south-adjacent properties will be provided to the property operator(s), as necessary. Additionally, Mr. Daniel Hogle of the office of Senator Jeffrey D. Klein expressed interest in understanding what corrective action is being taken to prevent vulnerable populations from continued exposure to indoor air contamination in the south-adjacent building basement. Senator Jeffrey D. Klein's office has been added to the Contact List. No other individuals, groups, organizations, businesses, and/or units of government have requested environmental information pertaining to the Site as of the date of issuance of the CPP.

How were these issues and/or information needs identified?

Information needs are based on current understanding of the impacts of groundwater and soil vapor/indoor air at the Site and adjacent properties and the requirements of Chapter 4 Title 21 of the New York City Administrative Code, New York Environmental Conservation Law (ECL) Article 27 Title 24 (§ 27-2403), and a previous request from Mr. Daniel Hogle.

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:

Not applicable

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

☒ **Yes** ☐ **No**

Provide details if appropriate:

Sub-slab vapor beneath the south-adjacent buildings is impacted and indoor air in one south-adjacent building (2260 Barker Avenue) has been impacted by vapor intrusion. Carbon filtration units have been installed in the basement of the 2260 Barker Avenue building. Investigation and remediation is ongoing.

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**:

There are sizable African-American and Hispanic-American communities nearby. Therefore, all future fact sheets will be translated into 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:** Not applicable

☒ **Local Officials:** Office of Senator Jeffrey D. Klein c/o Daniel Hogle

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

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

☐ **Labor Group(s)/Employees:** Not applicable

☐ **Indian Nation:** Not applicable

☒ **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):** Not applicable

☐ **Other(s):** Not applicable

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

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

Reviewed/Approved By: Thomas V. Panzone

Date: 4/27/18