



New York State Department of Environmental Conservation

Brownfield Cleanup Program

Citizen Participation Plan for **Parkchester Crossing**

1590 White Plains Road

Bronx , New York 10462

July 2015

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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: **ZP Realty LLC (“Applicant”)**
Site Name: **Parkchester Crossing (“Site”)**
Site Address: **1590 White Plains Road, Bronx, New York**
Site County: **Bronx**
Site Number: **C203079**

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, the reuse or redevelopment of which is complicated by 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 that voluntarily 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 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:

- The chief executive officer and planning board chairperson of each county, city, town and village in which the Site is located;
- The 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;
- The 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.

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.

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:

Citizen Participation Requirements (Activities)	Timing of CP Activity(ies)
<u>Application Process:</u>	
<ul style="list-style-type: none"> • Prepare site contact list • Establish document repositories 	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.
<u>After Execution of Brownfield Site Cleanup Agreement:</u>	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	Before start of Remedial Investigation
<u>Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</u>	
<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.
<u>After Applicant Completes Remedial Investigation:</u>	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	Before NYSDEC approves RI Report
<u>Before NYSDEC Approves Remedial Work Plan (RWP):</u>	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed 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.
<u>Before Applicant Starts Cleanup Action:</u>	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	Before the start of cleanup action.

Citizen Participation Requirements (Activities)	Timing of CP Activity(ies)
<u>After Applicant Completes Cleanup Action:</u>	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that summarizes the Final Engineering Report • Distribute fact sheet to site contact list announcing issuance of Certificate of Completion (COC) 	<p>At the time NYSDEC approves Final Engineering Report. These two fact sheets are combined if possible if there is not a delay in issuing the COC.</p>

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. In addition, there may be noise, odor or truck traffic impacts concerning the cleanup process.

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.

According to the 2010 Census tract data provided by NYSDEC and available from NYC Census FactFinder(Appendix E), the Site’s Census tract (216.02) includes both a sizable African-American and Hispanic-American population. Approximately 41% of the population is African-American, while 36% is Hispanic-American. Therefore, all future fact sheets will be translated into Spanish.

No major issues of public concern have been identified relative to the Site as of yet. The Site is located on White Plains Road and East Tremont Road, which may be fairly busy at certain times of day. The Site is bordered by residential areas to the south, east, and west, and commercial areas to the north.

The program will include procedures for protection of public health and safety during investigation and remediation activities. During investigation and remediation (if necessary), worker and community health and safety activities will be conducted, including:

- Securing the work perimeter with an eight-foot chain link fence during demolition/remediation/construction;
- On-site air monitoring for worker protection, if warranted;
- Perimeter air monitoring for community protection, if warranted; and
- Using odor, vapor, and dust controls such as water or foam sprays, as required during air monitoring, if needed.

Details on the Site Health and Safety Plan (HASP) and the Community Air Monitoring Plan (CAMP) will be included in the documents generated in support of the remediation.

4. Site Information

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

Site Description

The Site is located in New York State at 1590 White Plains Road in the Parkchester section of Bronx, NY, as shown on Figure 1 (Appendix C). The Site is located in an urban setting, and is an entire city block, approximately 1.62 acres in size. It is bordered by East Tremont Avenue to the North, Guerlain Street to the South, White Plains Road to the West and Unionport Road to the East. In aggregate, the Site is referred to as Parkchester Crossing and is occupied by a gasoline station, a paved access driveway, and several commercial businesses that cover the remaining area of the block.

Immediately north of the Site across East Tremont Avenue is an active gasoline service station. Northeast of the Site, on the corner of East Tremont Avenue and Unionport Road is a car wash. Immediately east of the Site across Unionport Road is a residential community called the Parkchester North Condominiums. Across Guerlain Road south of the Site is Parkchester South Condominiums, a single family residential property and a mixed commercial and residential property. There are multi-family residential properties and a parking garage located to the west of the Site across White Plains Road.

History of Site Use, Investigation, and Cleanup

The Site consists of five contiguous tax lots. The New York City Digital Tax Map shown on Figure 3 (included in Appendix B) identifies the Site as Block 3952, Lots 1, 7, 8, 17 and 23. Lot 8, in the northwest corner of the Site, operates as a gasoline service station with multiple Underground Storage Tanks (USTs). The gasoline service station had two previously-closed NYSDEC spill incidents; one in 1989 and one in 1993. The quantity of spilled gasoline and extent of the cleanup are unknown, however both of the spill incidents were closed by the NYSDEC. The remaining areas of the Site are occupied by one- and two-story offices and commercial retail stores. A portion of these properties are vacant, however past uses include dry cleaners, a dental office, barber shop, furniture store, and restaurant.

A Phase II Environmental Site Investigation (ESI) was performed for the Site in 2014 and included groundwater, soil, and soil vapor sampling. Results of the investigation indicate that the soil, groundwater, and soil vapor have been impacted by petroleum related compounds attributable to the gasoline service station on-site, and by compounds attributable to the historical dry cleaning operations on-site.

The Site is located near the Parkchester Condominiums complex, located at 2000 East Tremont Avenue. Furthermore, the Condo Complex, has its own website, <http://www.parkchester.org>. It is recommended that the Applicant contact the webmaster and request that information about the Site be placed on the website as a means of providing notification to nearby residents.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and has been accepted into New York's Brownfield Cleanup Program as a Volunteer. This means that the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the Site took place after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination on-site, and must conduct a "qualitative exposure assessment," a process

that characterizes the actual or potential exposures of people, fish, and wildlife to contaminants on the Site and to contamination that has migrated from the Site.

The Applicant in its Application proposes that the Site will be used for **restricted residential** purposes.

To achieve this goal, the Applicant will conduct investigation and 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

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

The site investigation has several goals:

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

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

NYSDEC will use the information in the investigation report to determine if the Site poses a significant threat to public health or the environment. If the Site is a “significant threat,” it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by

the Applicant and approved by NYSDEC. If the Site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

Remedy Selection

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

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

or

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

When the Applicant submits a proposed Remedial Work Plan for approval, NYSDEC would announce the availability of the proposed 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 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 able to complete redevelopment of the site after it receives a COC.

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 the Applicant 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 is pumping and treating groundwater. Site management continues until NYSDEC determines that it is no longer needed.

Appendix A

Project Contacts and Locations of Reports and Information

Project Contacts

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

New York State Department of Environmental Conservation (NYSDEC):

Ronnie Lee, Project Manager
NYSDEC
Division of Environmental Remediation –
Remedial Bureau B
625 Broadway
Albany, New York 12233-7016
Tel: (518) 402-9767
Email: ronnie.lee@dec.ny.gov

Thomas Panzone
Citizen Participation Specialist
NYSDEC Region 2
47-40 21st Street
Long Island City, New York 11101
Tel: (718) 482-4953
Email: Thomas.panzone@dec.ny.gov

New York State Department of Health (NYSDOH):

Mark Sergott
Project Manager
NYSDOH
Bureau of Environmental Exposure Investigation
Empire State Plaza - Corning Tower, Room 1787
Albany, New York 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:

New York Public Library
Parkchester Branch
1985 Westchester Avenue
Bronx, New York 10462
Attention: Wendy Archer, Library Manager
Phone: (718) 829-7830

NYSDEC Region #2 Office
47-40 21st Street
Long Island City, New York 11101
Attention: Jane O'Connell

Library Hours of Operation:

Sunday: Closed
Monday: 8:00am – 8:00pm
Tuesday: 8:00am – 8:00pm
Wednesday: 8:00am – 8:00pm
Thursday: 8:00am – 8:00pm
Friday: 10:00am – 5:00pm
Saturday: 10:00am – 5:00pm

NYSDEC Hours:

Hours: (call for appointment)
Phone: (718) 482-6405

Appendix B
Site Contact List

I. Local Officials

Mayor Bill de Blasio
City Hall
New York, NY 10007-1200

Hon. Rubén Diaz
NYS Senator – District 32
900 Rogers Place
Bronx, NY 10459

Hon. Luis R. Sepúlveda
NYS Assembly – District 87
1973 Westchester Avenue
Bronx, NY 10462

Hon. Ruben Diaz, Jr.
Office of the Bronx Borough President
851 Grand Concourse, 3rd Floor
Bronx, NY 10451

Hon. Annabel Palma
NYC Council Member - District 18
1041 Castle Hill Avenue
Bronx, NY 10472

Carl Weisbrod, Director
NYC Department of City Planning
22 Reade Street
New York, NY 10007-1216

NYC Department of City Planning
Bronx Borough Office
One Fordham Plaza, 5th Fl.
Bronx, NY 10458-5891

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
2800 Bruckner Boulevard, Suite 201
Bronx, NY 10465

II. Current Owners and Occupants of the Subject Site and Adjacent Sites

Onsite

Block 3952/Lot 1
Current Occupant
1584 White Plains Road
Bronx, NY 10462

Block 3952/Lot 1
Current Occupant
1586 White Plains Road
Bronx, NY 10462

Block 3952/Lot 1
Current Occupant
1588A White Plains Road
Bronx, NY 10462

Block 3952/Lot 1
Current Occupant
1588B White Plains Road
Bronx, NY 10462

Block 3952/Lot 1
Current Occupant
1590 White Plains Road
Bronx, NY 10462

Block 3952/Lot 1
Current Occupant
1592 White Plains Road
Bronx, NY 10462

Block 3952/Lot 7
Current Occupant
1894 East Tremont Avenue
Bronx, NY 10462

Block 3952/Lot 7
Current Occupant
1619 Unionport Road
Bronx, NY 10462

Block 3952/Lot 7
Current Occupant
1621 Unionport Road
Bronx, NY 10462

Block 3952/Lot 7
Current Occupant
1621B Unionport Road
Bronx, NY 10462

Block 3952/Lot 7
Current Occupant
1623 Unionport Road
Bronx, NY 10462

Block 3952/Lot 7
Current Occupant
1623 Unionport Road
Suite 101, Second Floor
Bronx, NY 10462

Block 3952/Lot 7
Current Occupant
1625 Unionport Road
Bronx, NY 10462

Block 3952/Lot 7
Current Occupant
1625A Unionport Road
Bronx, NY 10462

Block 3952/Lot 7
Current Occupant
1627 Unionport Road
Bronx, NY 10462

Block 3952/Lot 8
Current Occupant
1596 White Plains Road
Bronx, NY 10462

Block 3952/Lot 8
Current Occupant
1880 East Tremont Avenue
Bronx, NY 10462

Block 3952/Lot 17
Current Occupant
1603 Unionport Road
Bronx, NY 10462

Block 3952/Lot 17
Current Occupant
1605 Unionport Road
Bronx, NY 10462

Block 3952/Lot 17
Current Occupant
1607 Unionport Road
Bronx, NY 10462

Block 3952/Lot 17
Current Occupant
1609 Unionport Road
Bronx, NY 10462

Block 3952/Lot 17
Current Occupant
1611 Unionport Road
Bronx, NY 10462

Block 3952/Lot 17

Current Occupant
1615 Unionport Road
Bronx, NY 10462

Block 3952/Lot 17
Current Occupant
1617 Unionport Road
Bronx, NY 10462

Block 3952/Lot 23
Current Occupant
1597 Unionport Road
Bronx, NY 10462

Block 3952/Lot 23
Current Occupant
1905 Guerlain Street
Bronx, NY 10462

Block 3952/Lot 23
Current Occupant
1897 Guerlain Street
Bronx, NY 10462

Block 3952/Lot 23
Current Occupant
1897-10 Guerlain Street
Bronx, NY 10462

Block 3952/Lot 23
Current Occupant
1889 Guerlain Street
Bronx, NY 10462

Block 3952/Lot 23
Current Occupant
1572 White Plains Road
Bronx, NY 10462

Block 3952/Lot 23
Current Occupant

1574 White Plains Road
Bronx, NY 10462

Block 3952/Lot 23
Current Occupant
1576 White Plains Road
Bronx, NY 10462

Block 3952/Lot 23
Current Occupant
1578 White Plains Road
Bronx, NY 10462

North of Site

Block 4041/Lot 1
Current Occupant
1881 East Tremont Avenue
Bronx, NY 10462

Block 4042/Lot 325
Current Occupant
1901 East Tremont Avenue
Bronx, NY 10462

Block 4025/Lot 35
Current Occupant
1865 East Tremont Avenue
Bronx, NY 10460

West of Site

Block 3927/Lot 8
Current Occupant
1872 East Tremont Avenue
Bronx, NY 10460

Block 3927/Lot 11
Current Occupant
1585 White Plains Road
Bronx, NY 10462

Block 3927/Lot 16
Current Occupant
1879 Guerlain Street
Bronx, NY 10460

South of Site

Block 3923/Lot 9
Current Occupant
1565 White Plains Road
Bronx, NY 10460

Block 3937/Lot 133
Current Occupant
1880 Guerlain Street
Bronx, NY 10462

Block 3937/Lot 7501
Current Occupant
65 Wood Road
Bronx, NY 10462

East of Site

Block 3944/Lot 7501
Parkchester Preservation Management
2000 East Tremont Avenue
Bronx, NY 10462

Block 3944/Lot 7501
Parkchester North Condominium
1970 East Tremont Avenue
Bronx, NY 10462

III. Local News Media

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

Bronx Times
3604 East Tremont Avenue
Bronx, NY 10465

Bronx News
135 Dreiser Loop
Bronx, NY 10475

Parkchester News
135 Dreiser Loop
Bronx, NY 10475

El Diario
1 Metro Tech Center, 18th Floor
Brooklyn, NY 11201

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

New York 1 News
Chelsea Market
75 9th Avenue
New York, NY 10011

IV. Public Water Supplier

Public water is provided from Upstate NY reservoirs by the City of New York, Department of Environmental Protection (Consumer Service Center: 59-17 Junction Boulevard, 10th Floor, Flushing, NY 11373).

V. Persons Requesting to be on the Site Contact List

No persons have requested to be on the Site Contact List.

VI. School/Day Care Administration Near the Site

Schools and day care centers within a 1,000 foot radius of the Site are listed below.

Community School Bronx 102/ Bronx Little Elementary School
Principal: Janice Gordon
1827 Archer Street
Bronx, NY 10460

Marie's Early Learning Center
Administrator: Marie St. Hill
1562 White Plains Road
Bronx, NY 10462

Little Treasures
Administrator: Hilda M. Luna
1504 White Plains Road
Bronx, NY 10462

Sweet Faces Daycare and Preschool
Administrator: Prenda J. Jimenez
1560 White Plains Road
Bronx, NY 10462

VII. Local Community Board/Civic Association

Parkchester Preservation Management
2000 East Tremont Avenue
Bronx, NY 10462

Parkchester North Condominium
1970 East Tremont Avenue
Bronx, NY 10462

Parkchester South Condominium
2000 East Tremont Avenue
Bronx, NY 10462

Community Board #9 Bronx
William Rivera, Chairman
1967 Turnbull Avenue, Rm. 7
Bronx, NY 10473

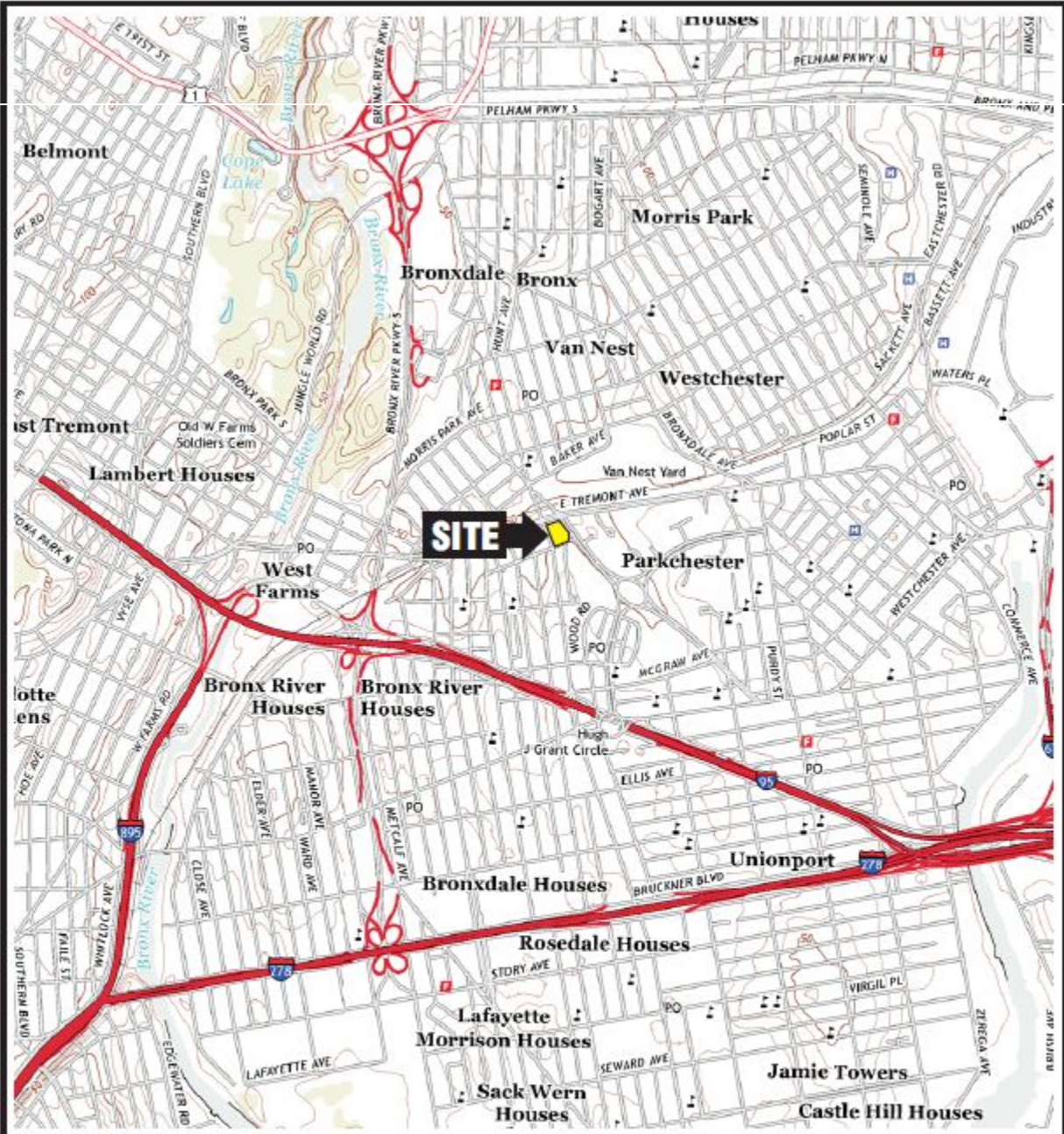
Bronx Community Board # 9
Francisco Gonzalez, District Manager
1967 Turnbull Avenue, Rm. 7
Bronx, NY 10473

Bronx Community Board # 9
Muhammed Mujumder, Chairman –
Land & Zoning Committee
1967 Turnbull Avenue, Rm. 7
Bronx, NY 10473

Bronx River Alliance
One Bronx River Parkway
Bronx, NY 10462

Appendix C

Site Location Map



QUADRANGLE LOCATION

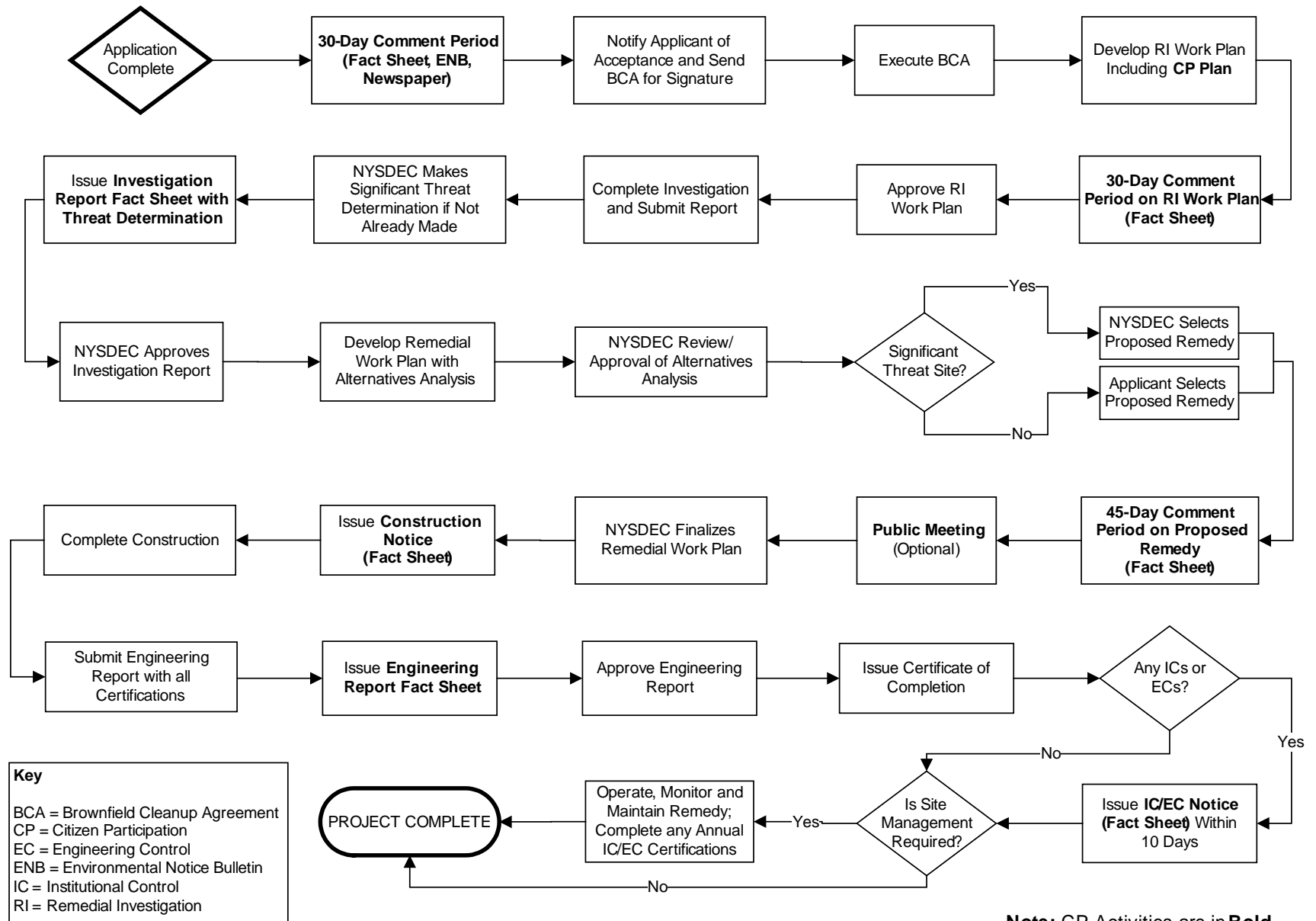


SOURCE:
USGS; Flushing, NY (2013) and
Central Park, NY-NJ (2013)
7.5 Minute Topographic Quadrangles



<p>SITE LOCATION</p> <p>1590 WHITE PLAINS ROAD BRONX, NEW YORK</p>			
Prepared for:			
<p>ZP REALTY, LLC</p>			
 ROUX ASSOCIATES, INC. <small>Environmental Consulting & Management</small>	Compiled by: F.C.	Date: 30.JAN15	<p>FIGURE</p> <p>1</p>
	Prepared by: B.H.C.	Scale: AS SHOWN	
	Project Mgr.: F.C.	Project No.: 2530.0001Y000	
File: 2530.0001Y101.01.CDR			

Appendix D– Brownfield Cleanup Program Process



APPENDIX E - PARKCHESTER CROSSING CENSUS TRACT
DEMOGRAPHIC PROFILE

[NYC Census FactFinder](#)

★ 1590 WHITE PLAINS ROAD, BRONX 10462
 Selected Census Tract(s)
 Bronx 216.02

Demographic Profile	Selected Tract(s)		New York City	
	Number	Percent	Number	Percent
RACE/HISPANIC ORIGIN				
Total population	5,769	100.0%	8,175,133	100.0%
White nonhispanic	194	3.4%	2,722,904	33.3%
Black/African American nonhispanic	2,387	41.4%	1,861,295	22.8%
Asian nonhispanic	920	15.9%	1,028,119	12.6%
Some other race nonhispanic	38	0.7%	78,063	1.0%
Nonhispanic of two or more races	123	2.1%	148,676	1.8%
Hispanic origin	2,107	36.5%	2,336,076	28.6%
SEX AND AGE				
Female	3,130	54.3%	4,292,589	52.5%
Male	2,639	45.7%	3,882,544	47.5%
Under 5 years	371	6.4%	517,724	6.3%
5 to 9 years	381	6.6%	473,159	5.8%
10 to 14 years	295	5.1%	468,154	5.7%
15 to 19 years	334	5.8%	535,833	6.6%
20 to 24 years	367	6.4%	642,585	7.9%
25 to 29 years	505	8.8%	730,190	8.9%
30 to 34 years	532	9.2%	662,255	8.1%
35 to 39 years	435	7.5%	587,407	7.2%
40 to 44 years	457	7.9%	567,280	6.9%
45 to 49 years	455	7.9%	565,692	6.9%
50 to 54 years	432	7.5%	541,684	6.6%
55 to 59 years	365	6.3%	475,535	5.8%
60 to 64 years	305	5.3%	414,477	5.1%
65 to 69 years	210	3.6%	297,167	3.6%
70 to 74 years	118	2.0%	234,294	2.9%
75 to 79 years	98	1.7%	178,019	2.2%
80 to 84 years	52	0.9%	142,272	1.7%
85 years and over	57	1.0%	141,406	1.7%
Median age (years)	36.1		35.5	
18 years and over	4,518	78.3%	6,407,022	78.4%
21 years and over	4,321	74.9%	6,059,847	74.1%
62 years and over	712	12.3%	1,228,851	15.0%
65 years and over	535	9.3%	993,158	12.1%
Female	324	5.6%	598,318	7.3%
Male	211	3.7%	394,840	4.8%

SELECTED ASIAN SUBGROUPS				
Asian alone or in combination	1,004	100.0%	1,134,919	100.0%
Total Asian only	929	92.5%	1,038,388	91.5%
Asian Indian	306	30.5%	192,209	16.9%
Bangladeshi	426	42.4%	53,174	4.7%
Cambodian	1	0.2%	2,166	0.2%
Chinese	71	7.1%	486,463	42.9%
Filipino	26	2.6%	67,292	5.9%
Indonesian	0	0.0%	3,785	0.3%
Japanese	2	0.2%	24,277	2.1%
Korean	5	0.5%	96,741	8.5%
Malaysian	0	0.0%	2,100	0.2%
Pakistani	0	0.0%	41,887	3.7%
Sri Lankan	3	0.3%	3,696	0.3%
Thai	0	0.0%	6,056	0.5%
Vietnamese	3	0.3%	13,387	1.2%
Other Asian and 2 or more Asian categories	86	8.6%	45,155	4.0%
Asian in combination with another race	75	7.5%	96,531	8.5%
SELECTED HISPANIC SUBGROUPS				
Total Hispanic	2,107	100.0%	2,336,076	100.0%
Mexican	124	5.9%	319,263	13.7%
Puerto Rican	1,221	57.9%	723,621	31.0%
Cuban	28	1.3%	40,840	1.7%
Dominican	349	16.6%	576,701	24.7%
Central American	112	5.3%	151,378	6.5%
Costa Rican	1	0.0%	6,673	0.3%
Guatemalan	7	0.3%	30,420	1.3%
Honduran	48	2.3%	42,400	1.8%
Nicaraguan	6	0.3%	9,346	0.4%
Panamanian	28	1.3%	22,353	1.0%
Salvadoran	19	0.9%	38,559	1.7%
Other Central American	3	0.1%	1,627	0.1%
South American	158	7.5%	343,468	14.7%
Argentinean	7	0.3%	15,169	0.6%
Bolivian	0	0.0%	4,488	0.2%
Chilean	2	0.1%	7,026	0.3%
Colombian	52	2.5%	94,723	4.1%
Ecuadorian	68	3.2%	167,209	7.2%
Paraguayan	0	0.0%	3,534	0.2%
Peruvian	25	1.2%	36,018	1.5%
Uruguayan	0	0.0%	3,004	0.1%
Venezuelan	2	0.1%	9,619	0.4%
Other South American	2	0.1%	2,678	0.1%
Other Hispanic	115	5.5%	180,805	7.7%

RELATIONSHIP				
Total population	5,769	100.0%	8,175,133	100.0%
In households	5,768	100.0%	7,989,603	97.7%
In family households	4,546	78.8%	6,377,302	78.0%
Householder	1,439	24.9%	1,850,221	22.6%
Spouse	709	12.3%	1,097,870	13.4%
Own child under 18 years	1,073	18.6%	1,486,946	18.2%
Other relatives	1,162	20.1%	1,708,262	20.9%
Nonrelatives	163	2.8%	234,003	2.9%
Unmarried partner	99	1.7%	86,629	1.1%
In nonfamily households	1,222	21.2%	1,612,301	19.7%
Householder	1,059	18.4%	1,259,563	15.4%
Nonrelatives	163	2.8%	352,738	4.3%
Unmarried partner	80	1.4%	114,403	1.4%
In group quarters	1	0.0%	185,530	2.3%
Institutionalized	0	0.0%	70,041	0.9%
Average household size	2.31		2.57	
Average family size	3.05		3.32	
Total persons under 18 years	1,251	100.0%	1,768,111	100.0%
Householder or spouse	1	0.1%	1,182	0.1%
Own child	1,073	85.8%	1,486,946	84.1%
In married-couple family	586	46.8%	927,417	52.5%
In other family	487	38.9%	559,529	31.6%
Female householder	391	31.3%	467,053	26.4%
Other relatives	161	12.9%	242,541	13.7%
Grandchild	104	8.3%	165,859	9.4%
Nonrelatives	16	1.3%	24,617	1.4%
In group quarters	0	0.0%	12,825	0.7%
Total persons 65 years and over	535	100.0%	993,158	100.0%
In family households	320	59.8%	604,211	60.8%
Householder	156	29.2%	304,001	30.6%
Spouse	64	12.0%	158,399	15.9%
Other relatives	93	17.4%	132,054	13.3%
Nonrelatives	7	1.3%	9,757	1.0%
In nonfamily households	215	40.2%	347,887	35.0%
Householder	208	38.9%	331,560	33.4%
Living alone	199	37.2%	310,684	31.3%
Nonrelatives	7	1.3%	16,327	1.6%
In group quarters	0	0.0%	41,060	4.1%
Institutionalized	0	0.0%	35,026	3.5%
HOUSEHOLDS BY TYPE				

Total households	2,498	100.0%	3,109,784	100.0%
Family households (families)	1,439	57.6%	1,850,221	59.5%
With related children under 18 years	773	30.9%	948,747	30.5%
Married-couple family	709	28.4%	1,097,870	35.3%
With related children under 18 years	369	14.8%	529,522	17.0%
Female householder, no husband present	569	22.8%	581,745	18.7%
With related children under 18 years	323	12.9%	343,280	11.0%
Male householder, no wife present	161	6.4%	170,606	5.5%
With related children under 18 years	81	3.2%	75,945	2.4%
Nonfamily households	1,059	42.4%	1,259,563	40.5%
Householder living alone	919	36.8%	995,755	32.0%
Householder 65 years and over	208	8.3%	331,560	10.7%
Households with individuals under 18 years	780	31.2%	959,122	30.8%
Households with individuals 65 years and over	463	18.5%	763,496	24.6%
HOUSING OCCUPANCY				
Total housing units	2,560	100.0%	3,371,062	100.0%
Occupied housing units	2,498	97.6%	3,109,784	92.2%
Vacant housing units	62	2.4%	261,278	7.8%
For rent	48	1.9%	102,042	3.0%
For sale only	5	0.2%	28,587	0.8%
Rented or sold, not occupied	3	0.1%	13,796	0.4%
For seasonal, recreational, or occasional use	2	0.1%	39,793	1.2%
Other vacant	4	0.2%	77,060	2.3%
Homeowner vacancy rate (percent)	1.1%		2.9%	
Rental vacancy rate (percent)	2.3%		4.5%	
HOUSING TENURE				
Occupied housing units	2,498	100.0%	3,109,784	100.0%
Owner-occupied housing units	469	18.8%	962,892	31.0%
Renter-occupied housing units	2,029	81.2%	2,146,892	69.0%
Average household size of owner-occupied units	2.50		2.75	
Average household size of renter-occupied units	2.26		2.49	
TENURE BY AGE OF HOUSEHOLDER				
Total occupied housing units	2,498	100.0%	3,109,784	100.0%
15 to 24 years	49	2.0%	119,317	3.8%
25 to 34 years	491	19.7%	583,537	18.8%
35 to 44 years	541	21.7%	609,384	19.6%
45 to 54 years	572	22.9%	630,949	20.3%
55 to 64 years	481	19.3%	531,036	17.1%
65 to 74 years	218	8.7%	332,966	10.7%
75 years and over	146	5.8%	302,595	9.7%

85 years and over	46	1.8%	92,439	3.0%
Renter-occupied housing units	2,029	81.2%	2,146,892	69.0%
15 to 24 years	47	1.9%	110,283	3.5%
25 to 34 years	436	17.5%	494,643	15.9%
35 to 44 years	454	18.2%	439,197	14.1%
45 to 54 years	467	18.7%	412,123	13.3%
55 to 64 years	370	14.8%	316,607	10.2%
65 to 74 years	157	6.3%	196,380	6.3%
75 years and over	98	3.9%	177,659	5.7%
85 years and over	34	1.4%	55,448	1.8%
HOUSEHOLD SIZE				
Total occupied housing units	2,498	100.0%	3,109,784	100.0%
1-person household	919	36.8%	995,755	32.0%
2-person household	675	27.0%	858,781	27.6%
3-person household	432	17.3%	496,643	16.0%
4-person household	282	11.3%	377,689	12.1%
5-person household	123	4.9%	198,515	6.4%
6-person household	35	1.4%	92,634	3.0%
7-or-more person household	32	1.3%	89,767	2.9%

Source: US Census Bureau, 2010 Census, SF1
Population Division - New York City Department of City Planning