



New York State Department of Environmental Conservation

Brownfield Cleanup Program

Citizen Participation Plan **for** **FORMER BOYLE AUTO WRECKERS INC.**

Blondell Equities LLC
477 Madison Avenue, 6th Floor
New York, NY 10022

January 2018

Contents

<u>Section</u>	<u>Page Number</u>
1. What is New York’s Brownfield Cleanup Program?	1
2. Citizen Participation Activities	1
3. Major Issues of Public Concern.....	6
4. Site Information	6
5. Investigation and Cleanup Process.....	8
Appendix A - Project Contacts and Locations of Reports and Information.....	11
Appendix B - Site Contact List	12
Appendix C - Site Location Map	16
Appendix D - Brownfield Cleanup Program Process	17

* * * * *

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: **Blondell Equities LLC**
Site Name: Former Boyle Auto Wreckers, Inc. (“Site”)
Site Address: **1346 Blondell Avenue**
Site County: **Bronx**
Site Number: **C203089**

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 that 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 interest 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.

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.
- **Document repositories** allow the public to access and review project documents including investigation and cleanup work plans and final reports.

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 on the next page:

Citizen Participation Requirements (Activities)	Timing of CP Activity(ies)
Application Process:	
<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.
After Execution of Brownfield Site Cleanup Agreement:	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	Before start of Remedial Investigation
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
<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 Investigation:	
<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 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.
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 summarizes the Final Engineering Report • Distribute fact sheet to site contact list announcing issuance of Certificate of Completion (COC) 	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.

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.

The major issues of concern to the public will be potential impacts of nuisance odors and dust during the removal of affected soil at the Site. Another example of a major issue of public concern would be the impact of increased truck traffic on the surrounding neighborhood. Construction safety issues will also be addressed.

This work will be performed in accordance with procedures which will be specified under a detailed Remedial Program which considers and takes preventive measures for exposures to future residents of the property and those on adjacent properties during construction. Detailed plans to monitor the potential for exposure including a Health and Safety Plan (HASP) and a Community Air Monitoring Plan (CAMP) are required components of the remedial program. Implementation of these plans will be under the direct oversight of the NYSDEC and the New York State Department of Health (NYSDOH).

These plans will specify the following worker and community health and safety activities during remedial activity at the Site:

- On-site air monitoring for worker protection;
- Perimeter air monitoring for community protection;
- The use of odor, vapor, and dust controls, such as water or foam sprays, as needed;
- Monitoring and control of soil, sediments, and water generated during remediation; and
- Truck routes which avoid residential streets.

The HASP and the CAMP will be prepared as part of the Remedial Action Work Plan (RAWP) and will be available for public review at the document repository as identified in Appendix A (page 11).

Furthermore, the Applicant has prepared a Scoping Sheet for Major Issues of Public Concern which will assist them in identifying any concerns. Experience from similar projects, 311 complaints and other construction projects in the area will help in identifying such issues.

4. Site Information

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

Site Description

The Site to be remediated and redeveloped is located in the Pelham Bay neighborhood of Bronx County and is comprised of one tax parcel totaling 21,000 square feet (0.48 acres). The Site is comprised of seven tax parcels which were recently merged into a single lot (Block 4134, Lot 1) as a prerequisite to Site development. The former lots are identified as Block 4133, Lot 12, Block 4134

Lots 1, 2, 4, 62, 63 and 70. The Site is located in the City of New York and Borough of the Bronx. The lot has approximately 800 ft of street frontage on Cooper Avenue, and 210 feet of street frontage on Blondell Avenue.

The Site is currently improved with one, 1-story 2,920 sf masonry commercial building; one, 1 ¾-story 684 sf wood frame shed building; and one, 1 ½-story 490 sf wood frame house. These three buildings are all currently vacant and are located on the southwestern portion of the Site. The remainder of the Site is vacant, with the eastern portion being used for parking.

The elevation of the Site is 7 feet above the National Geodetic Vertical Datum (NGVD). The area topography gradually slopes to the east. The depth to groundwater beneath the Site is approximately 6 feet below grade. Groundwater flow is reportedly to the southeast.

The land use in the immediate vicinity of the Site includes a NYC Transit Authority rail yard and related facilities to the east, commercial properties to the north and west consisting primarily of auto repair shops and warehouse buildings, and residential and commercial office buildings to the south.

The area surrounding the property is highly urbanized and is primarily industrial/commercial in accordance with the M1-1 zoning which surrounds the Site. The proposed project is compatible with the surrounding land use and will be in compliance with current zoning.

History of Site Use, Investigation, and Cleanup

The Site is currently owned by Blondell Equities LLC. The property is currently partially occupied.

The Site was originally developed with several small residential homes in the late 1800's. It was converted to commercial use around 1929-1930 when the current commercial building was constructed. Use as an automobile junk yard and equipment storage were identified from 1966 through 2013 according to Sanborn Fire Insurance maps, aerial photographs, and city directory listings. Other uses which overlapped this period included an instrument company (1971-1983), a contracting company (1965-2000), a boiler plate erecting company (1976), a carting company (2013) and a motorcycle repair shop (2005-2015).

Three environmental investigations have been performed at the Site, and are summarized below:

July 2006 - Phase II Subsurface Investigation Report (AKRF)

A Phase II Subsurface Investigation Report was prepared by AKRF Inc. in July 2006. The report included a summary of a Phase I Environmental Site Assessment which was prepared by AKRF in February 2006.

AKRF identified the following environmental conditions:

- "The subject property was listed twice on the closed status New York State Department of Environmental Conservation (NYSDEC) spills database. On October 8, 1997, an unknown quantity of gasoline and waste oil was reported spilled onto the ground surface. The listing reported that spills from vehicles were a regular occurrence at the site and that tires were burned on a daily basis. This spill was closed in March 1998. A spill was reported on

December 8, 1997 in which an unknown material and quantity was spilled at the property. The spill was closed in July 2003. According to John Mercorella, a representative of the property owner, an oil and gasoline spill had occurred in the northeastern portion of the site several years ago. Based on the details provided, this spill may be associated with the database listed on-site spill reported in October 1997, though this could not be positively confirmed. The surface pavement at the site was observed to be in poor condition and a portion of the site was surfaced with gravel. Surficial oil staining was observed by AKRF on visible exterior portions of the paved and gravel surfaces. These reported spills or releases from vehicles could have affected subsurface soil and groundwater."

- "A 275-gallon storage tank was located in the basement of the northernmost dwelling at the site. Based on observations made during the site visit by AKRF, this tank may be a used oil tank operated by the south-adjacent motorcycle repair shop. A 275-gallon used oil aboveground storage tank was listed on the New York State Department of Environmental Conservation (NYSDEC) Petroleum Bulk Storage (PBS) database for Boyle Auto Wreckers, Inc., a previous tenant of the 1346 Blondell Avenue property. It is possible that this listing represents the 275-gallon aboveground storage tank located in the basement of the residential dwelling. However, AKRF did not have access to the motorcycle repair shop building. Other petroleum storage tanks may be present inside this structure that could be related to the PBS listing for the subject site. In addition, a violation for an unregistered waste oil tank at the site was issued by the NYSDEC, as noted in the December 1997 spill listing for the site."
- "The study site was labeled as an "Auto Junk Yard" on historic Sanborn maps from 1977 to 1996. Historic operations as a junk yard may have affected the subsurface soil and/or groundwater at the property."
- "Historical land use maps, the regulatory database search, and results of the site reconnaissance indicated that the surrounding area has a long history of auto-related, manufacturing and light industrial operations. Such land use included the presence of historic gasoline filling stations directly across Ponton Avenue to the north and across Blondell Avenue to the southwest. Several fuel oil spills were noted in the NY SPILLS database in the area surrounding the subject site. Known and potential releases from these sites may have affected the local groundwater quality."

The Phase II investigation completed by AKRF included the installation of 8 soil borings and the collection and analysis of 8 soil samples and 5 groundwater samples. Overburden soil consisted entirely of fill material to the groundwater surface which was encountered at a depth of approximately six feet below grade.

AKRF concluded the following:

- "Laboratory analytical results indicated that volatile organic compounds (VOCs) were detected in soil samples S-2, S-3, and S-4 that are typically associated with gasoline, including benzene, ethylbenzene, toluene, and xylenes (BTEX), as well as naphthalene and several benzene-related compounds. The laboratory results and the field screening results, which included the detection of petroleum-like odors and elevated photoionization detector (PID)

readings, suggest that releases of gasoline and/or other petroleum products in these areas have affected soil and groundwater."

- "The results of the analyses for VOCs and SVOCs in groundwater suggest potential gasoline contamination to groundwater in samples collected from borings S-2, S-3, S-4, and to a lesser extent in S-8, where only methyl tert butyl ether (MTBE) was detected. The concentration of gasoline-related contaminants on the northern portion of the site may suggest that contaminated groundwater could have migrated on-site from the historic gasoline station properties to the north identified by AKRF's Phase IESA dated February 2006. Specifically, one of these historic sites was identified directly across Ponton Avenue from the subject site. These historic gasoline station properties were located in a presumed upgradient groundwater flow direction. However, similar compounds and petroleum-like odors and elevated PID readings were detected in the soil samples from these soil boring locations indicating that reported and/or unreported on-site petroleum spills may have been the main source of the groundwater impact."
- "In addition, the site has a history of petroleum use related to automotive and motorcycle repair operations. The New York State Department of Environmental Conservation (NYSDEC) spill listings for the site note the repeated discharge of gasoline and oil to the ground surface. The detected concentrations of metals in the soil, including those above the TAGM guidelines and established eastern U.S. background levels, may be attributable to the urban fill at the site and not necessarily to environmental contamination from historic on-site operations. However, the elevated lead levels may be related to the past use and release of leaded gasoline or lead-containing batteries. Based on the results, elevated levels of lead may exceed the threshold for characterization as hazardous waste under Title 40 of the Code of Federal Regulations when reanalyzed for Toxicity Characteristic Leaching Procedure (TCLP), an analysis for the characterization of waste for disposal. Such soil may require management as hazardous waste if excavated as part of site development activities."
- "Soil excavated as part of any future site development activities at the site should be managed in accordance with all applicable regulations. Soil intended for off-site disposal should be tested in accordance with the requirements of the receiving facility. Transportation of material leaving the site for off-site disposal should be in accordance with federal, state and local requirements covering licensing of haulers and trucks, placarding, truck routes, and manifesting, etc. If dewatering is necessary for construction and development purposes, groundwater may require treatment as part of the dewatering handling and discharge process. Prior to initiating any dewatering activities, a groundwater sample should be analyzed to insure it meets the New York City Department of Environmental Protection (NYCDEP) criteria for effluent to municipal sewers, should these be the selected course of action for development."

December 2015 – Phase II Environmental Site Assessment Report (HydroTech)

HydroTech conducted a Phase II investigation which consisted of six soil borings and the collection and analysis of six soil samples and three groundwater samples.

Based on the results obtained during the investigation, HydroTech concluded the following:

- Petroleum related VOCs were detected in soil samples beneath the northern portion of the Site at concentrations exceeding their respective Unrestricted SCOs and a petroleum odor was also detected in these samples during soil screening;
- SVOCs characterized as PAHs and metals most likely related to urban fill materials were detected in soil throughout the Site at concentrations greater than their respective regulatory standards.
- No VOCs or SVOCs were identified in the groundwater above their respective GQS.
- Three dissolved metals including magnesium, manganese and sodium were identified in the groundwater at concentrations exceeding their respective GQS.
- The impacts identified during this investigation appear to be the effects of the closed NYSDEC spill incident.

May 2016 – Subsurface Investigation Data Summary (EBC)

A supplemental subsurface investigation consisting of 11 borings with analysis of 7 soil and 5 groundwater samples was completed in May 2016.

Laboratory analysis included VOCs, PAHs, pesticides / PCBs and metals for all soil samples and VOCs for the groundwater samples. The results of the investigation identified petroleum contamination (VOCs) in four of seven samples collected with petroleum SVOC contamination reported in one of the four samples with elevated VOCs. Fill material was reported to be present at depths ranging from 2 to 7 ft below the surface. One or more metals and /or SVOCs were reported above restricted residential SCOs in the fill samples.

Groundwater at the Site is present at a depth of approximately 5-6 feet below surface grade. Petroleum VOCs were reported above groundwater standards in one of the samples with Chlorinated VOCs (CVOCs) reported in another sample.

5. Investigation and Cleanup Process

Application

The Applicant has applied for acceptance into New York's Brownfield Cleanup Program (BCP) 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 intends to redevelop the Site with a new nine story mixed-use building. The project will include 212 affordable housing apartment units, 22,000 square feet (sf) of retail space and underground parking for 90 cars. The developer is currently in the process of rezoning the property from M1-1 light manufacturing to R7A residential with a C2-4 commercial overlay. One hundred percent of the lot would be excavated to a depth of approximately 11 feet for the cellar level of the proposed building. With groundwater present at 6 feet below grade, dewatering will not be required during construction of the building's foundation.

To achieve this goal, the Applicant will conduct investigation and cleanup activities at the Site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement (BCA) executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the Site.

Investigation

The Applicant completed a Remedial Investigation before it applied to the BCP. The Applicant has submitted a Remedial Investigation Work Plan to the NYSDEC for review. The 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

The Applicant has recommended in its investigation report that action needs to be taken to address Site contamination and provided a cleanup plan, which will officially be called a Remedial Investigation Work Plan, to the NYSDEC for approval. The Remedial Investigation Work Plan describes the Applicant's proposed remedy for addressing contamination related to the Site.

After reviewing the Remedial Investigation Work Plan, the NYSDEC will 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 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

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 (SMP). 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):

[Michael D. MacCabe, P.E.](#)

[Senior Environmental Engineer](#)

New York State Department of Environmental
Conservation, [Region 2](#)

Division of Environmental Remediation

Address: [625 Broadway](#)

[Albany, NY 12233-7016](#)

Tel: [\(518\) 402-9687](#)

Email: michael.maccabe@dec.state.ny.gov

New York State Department of Health (NYSDOH):

[Steven G. Berninger, Project Manager](#)

New York State Department of Health

Bureau of Environmental Exposure Investigation

Empire State Plaza – Corning Tower Room 1787

Albany, New York 12237

Tel: (518) 402-7860

Email: beej@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 - Pelham Bay Branch

3060 Middletown Road

Bronx, NY 10461

Hours:

Monday 10:00 pm – 7:00 pm

Tuesday 10:00 pm – 7:00 pm

Wednesday 10:00 pm – 7:00 pm

Thursday 10:00 pm – 7:00 pm

Friday 10:00 am – 5:00 pm

Saturday 10:00 am – 5:00 pm

Sunday Closed

Bronx 11 Community District

1741 Colden Avenue

Bronx, NY 10462

Hours:

Monday 9:00 pm – 5:00 pm

Tuesday 9:00 pm – 5:00 pm

Wednesday 9:00 pm – 5:00 pm

Thursday 9:00 pm – 5:00 pm

Friday 9:00 am – 5:00 pm

Saturday Closed

Sunday Closed

Appendix B - Site Contact List

Local Government Contacts:

City of New York

Hon. William de Blasio
Mayor of New York City
City Hall
New York, NY 10007

Mr. Ruben Diaz, Jr.
Bronx Borough President
851 Grand Concourse, Suite 301
Bronx, New York 10451

Mr. Anthony Vitaliano
Chair, Bronx Community Board 11
1741 Colden Avenue
Bronx, NY 10462

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

Mr. James Vacca
New York City Council Member – District 13
3040 East Tremont Ave. Room 104
Bronx, New York 10461

Mr. Carl Weisbrod
Chair of City Planning (Zoning)
22 Reade St.
Third Floor
New York, NY 10007

Ms. Carol Samol
Director, NYC Planning Commission – Bronx Office
1 Fordham Plz.
Bronx, New York 10458

Ms. Constance Moran
New York City Department of Transportation
Bronx Borough Commissioner
55 Water Street, 9th Floor
New York, NY 10041

Bronx County Clerk's Office
Mr. Luis M. Diaz, County Clerk
851 Grand Concourse, Room 118
Bronx, New York 10451

Hon. Letitia James
Public Advocate
1 Centre Street, 15th Floor
New York, NY 10007

Hon. Scott M. Stringer
Office of the Comptroller
1 Centre Street
New York, NY 10007

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

Mr. Daniel Walsh
NYC Department of Environmental Remediation
100 Gold Street, 2nd Floor
New York, NY 10038

New York State

Senator Jeffrey D. Klein
Senatorial District: 34
1250 Waters Place, Suite 1202
Bronx, NY 10461

Assemblyman Michael Benedetto
82nd Assembly District
3602 E. Tremont Ave. Suite 201
Bronx, NY 10465

Federal

Hon. Charles Schumer
US Senator
757 Third Avenue, Suite 17-02
New York, NY 10017

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

Rep. José E. Serrano
Congressional District: 15
1231 Lafayette Avenue, 4th Floor
Bronx, New York 10474

Adjacent Property Owner / Occupant Contacts

Contact information for the identified owners, as listed in the New York City ACRIS Database, are as follows:

North

1. Occupant / Operator
Dom's Auto Body
1364 Blondell Avenue
Bronx, NY 10461

2. Owner
Messuri, Rita
20 Orchard Rd.
Katonah, NY 10536

3. Occupant / Operator
M&J Innovations
1369 Blondell Avenue
Bronx, NY 10461

4. Owner
JJA Holding Corp.
P.O. Box 817
Yonkers, NY 10704

West

5. Occupant / Operator
Platinum Autoworks Inc.
1345 Blondell Ave B
Bronx, NY 10461

6. Occupant / Operator
A&A Auto Body of the Bronx
1341 Blondell Avenue
Bronx, NY 10461

7. Owner
Antonio Assalone
1341 Blondell Ave.

Bronx, NY 10461

8. Occupant / Operator
1337 Blondell Avenue
Bronx, NY 10461

9. Occupant / Operator
Platinum Plus Cars
2633 Fink Avenue
Bronx, NY 10461

10. Occupant / Operator
Miranda Auto Repair Inc
2631 Fink Avenue
Bronx, NY 10461

11. Owner
West Square Realty
1250 Waters Place, Ph 1
Bronx, NY 10461

South

12. Occupant / Operator
Kokonuts Nightclub
1332 Blondell Avenue
Bronx, NY 10461

13. Occupant / Operator
Side Street Catering
1332 Blondell Avenue
Bronx, NY 10461

14. Owner
Ramos, Arthur
1332 Blondell Ave.
Bronx, NY 10461

15. Occupant / Operator
HCS Tax Services
1314 Blondell Avenue
Bronx, NY 10461

16. Owner
1314 Blondell Avenue Corp.
1314 Blondell Ave.
Bronx, NY 10461

17. Owner / Operator
Elsaja Cooper LLC
1306 Cooper Avenue
Bronx, NY 10461

East

18. Owner / Operator
New York City Transit

4.3 Local News Media

Bronx Times
900 E. 132nd Street
Bronx, NY 10454

New York Times
620 Eighth Ave.
New York, NY 10018

New York Daily News
450 W. 33 Street
New York, NY 10001

New York Post
1211 Avenue of the Americas
New York, NY 10036-8790

4.4 Public Water Supplier

New York City Department of Environmental Protection
Bureau of Water Supply
1250 Broadway - 8th Floor
Manhattan, NY 10001

4.5 Requested Contacts

No requests have been made at this time.

4.6 Schools and Daycare Facilities

The following Schools and Daycare facilities were identified within a one-quarter mile radius of the project Site:

1. P.S 721 Steven McSweeney School
2697 Westchester Avenue
Bronx, NY 10461

Frank Degennaro, Principal

2. Herbert H. Lehman High School
3000 E Tremont Avenue
Bronx, NY 10461
John Powers, Principal

3. Renaissance High School For Musical Theater & Technology
3000 E Tremont Avenue
Bronx, NY 10461
Maria Herrera, Principal

4. The Bronx River High School
3000 E Tremont Avenue
Bronx, NY 10461
Greg Fuchek, Principal

5. Westchester Square Academy
3000 E Tremont Avenue
Bronx, NY 10461
Sara Dingley, Principal

6. Pelham Lab High School
3000 E Tremont Avenue
Bronx, NY 10461
Jason Wagner, Principal

7. Lewis and Clark School
2555 Tratman Avenue
Bronx, NY 10461
Kuvana Jones, Principal

Appendix D– Brownfield Cleanup Program Process

