



Department of  
Environmental  
Conservation

# **Brownfield Cleanup Program**

## **Community Participation Plan**

for

## **Former Boyle Auto Wreckers Inc.**

January 2026

C203089  
1346 Blondell Avenue  
Bronx, New York

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**Note:** The information presented in this Community Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Community Participation Plan may be revised during the site’s investigation and cleanup process.

Applicant: **Blondell Equities LLC (“Applicant”)**  
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 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: <https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>.

## **2. Community 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 communities to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for public involvement and encourages early two-way communication with communities before decision makers form or adopt final positions.

Involving communities 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 communities with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Community 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:

- chief executive officer and planning board chairperson of each county, city, town and village in which the site is located;
- residents, owners, and occupants of the site and properties adjacent to the site;
- the public water supplier which services the area in which the site is located;
- any person who has requested to be placed on the site contact list;
- the administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

**Note:** The first site fact sheet (usually related to the 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 <https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>.

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.
- **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 community 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, it has been determined that the site does not pose a significant threat.

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 <https://dec.ny.gov/regulatory/regulations/technical-assistance-grant-tag-guidance-handbook-der-14>

Note: The table identifying the community participation activities related to the site's investigation and cleanup program follows on the next page:

Community Participation Activities	Timing of CP Activity(ies)
<b>Application Process:</b>	
<ul style="list-style-type: none"> <li>• Prepare site contact list</li> <li>• Establish document repository(ies)</li> </ul>	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> <li>• Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period</li> <li>• Publish above ENB content in local newspaper</li> <li>• Mail above ENB content to site contact list</li> <li>• Conduct 30-day public comment period</li> </ul>	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.
<b>After Execution of Brownfield Site Cleanup Agreement (BCA):</b>	
<ul style="list-style-type: none"> <li>• Prepare Community Participation (CP) Plan</li> </ul>	Before start of Remedial Investigation <b>Note:</b> Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
<b>Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan</li> <li>• Conduct 30-day public comment period</li> </ul>	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.
<b>After Applicant Completes Remedial Investigation:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes RI results</li> </ul>	Before NYSDEC approves RI Report
<b>Before NYSDEC Approves Remedial Work Plan (RWP):</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period</li> <li>• Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager)</li> <li>• Conduct 45-day public comment period</li> </ul>	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.
<b>Before Applicant Starts Cleanup Action:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes upcoming cleanup action</li> </ul>	Before the start of cleanup action.
<b>After Applicant Completes Cleanup Action:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report</li> <li>• Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC)</li> </ul>	At the time the cleanup action has been completed. <b>Note:</b> The two fact sheets are combined when 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  $\frac{3}{4}$ - story 684 sf wood frame shed building; and one, 1  $\frac{1}{2}$ -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 and 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 onsite, 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 has completed a full site investigation before it entered into the BCP. The Applicant has submitted an investigation report for the full site investigation. NYSDEC will determine if the investigation goals and requirements of the BCP have been met or if additional work is needed before a remedy can be selected.

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 workplan, 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.

The Applicant submits a draft “Remedial Investigation Work Plan” to NYSDEC for review and approval. NYSDEC makes the draft plan available to the public review during a 30-day public comment period.

### *Interim Remedial Measures*

An Interim Remedial Measure (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.

### *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 draft Remedial 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 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 final engineering report. 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.

## **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):**

Daniel Nierenberg, P.G.  
Project Manager  
NYSDEC  
Division of Environmental Remediation  
625 Broadway, Albany, NY 12233  
(518) 402-9554

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

Steven G. Beringer  
Project Manager  
NYSDOH  
Empire State Plaza – Corning Tower  
Room 1787  
Albany, New York 12237  
(518) 402-7860

### **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 Middletone Road  
Bronx, NY 10461  
Phone: (718) 792-6744

##### Hours:

Mon. – Thurs. 10:00am – 6:00pm  
Fri. – Sat. 10:00am – 5:00pm  
Sun: Closed

#### **Bronx Community District 11**

1741 Colden Avenue  
Bronx, NY 10462  
Phone: (718) 892-6262

##### Hours:

Mon. – Fri. 9:00am – 5:00 pm  
Sat. – Sun. 10:00am – 5:00 pm

## Appendix B - Site Contact List

### Local Government Contacts:

#### City of New York

Hon. Zohran Mamdani  
NYC Mayor  
City Hall  
New York, NY, 10007

Hon. Vanessa Gibson  
Bronx Borough President  
851 Grand Concourse, 3rd Floor  
Bronx, NY, 10451

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

Cynthia Rodriguez  
Chairperson, Bronx Community Board 11  
1741 Colden Avenue  
Bronx, NY, 10462

KaDarra Lowe  
Leadership - Environmental Protection Committee, Bronx Community Board 11  
1741 Colden Avenue  
Bronx, NY, 10462

Matthew Cruz  
District Manager, Bronx Community Board 10  
3165 East Tremont Avenue  
Bronx, NY, 10461

Joseph Russo  
Chairman, Bronx Community Board 10  
3165 East Tremont Avenue  
Bronx, NY, 10461

Dr. Debbie Hunt  
Chairperson - Health & Human Services, Bronx Community Board 10  
3165 East Tremont Avenue  
Bronx, NY, 10461

Hon. Amanda Farías

NYC Councilmember  
778 Castle Hill Avenue  
Bronx, NY, 10473  
Hon. Shirley Aldebol  
NYC Councilmember  
1925 Williamsbridge Rd, 2nd Floor  
Bronx, NY, 10461

David Gold, Esq.  
Commissioner, NYC Dept. of City Planning  
120 Broadway, 31st Floor  
New York, NY, 10271

Hon. Ischia Bravo  
Bronx County Clerk  
851 Grand Concourse, Room 118  
Bronx, NY, 10451

Hon. Jumaane D. Williams  
Public Advocate  
1 Centre Street, 15th Floor North  
New York, NY, 10007

Hon. Mark Levine  
NYC Comptroller  
1 Centre Street  
New York, NY, 10007

Janno Lieber  
Chairperson and CEO, MTA  
2 Broadway  
New York, NY, 10004

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

Philip Wasserman  
Executive Director, New York City Municipal Water Finance Authority  
255 Greenwich Street, 6th Floor  
New York, NY, 10007

New York City Water Board  
NYC Department of Environmental Protection  
59-17 Junction Boulevard, 8th Floor  
Flushing, NY, 11373

Battalion 20/Squad 61  
FDNY

1518 Williamsbridge Road  
Bronx, NY, 10461  
Hazel Miura  
President, 49th Precinct Police Precinct Council  
2121 Eastchester Road  
Bronx, NY, 10461

*New York State*

Hon. Nathalia Fernandez  
NYS Senator  
3853 East Tremont Ave.  
Bronx, NY, 10465

Hon. Michael R. Benedetto  
NYS Assemblymember  
3602 E. Tremont Ave. Suite 201  
Bronx, NY, 10465

*Federal*

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. Alexandria Ocasio-Cortez  
U.S. House of Representatives  
1231 Lafayette Ave Suite L-610  
Bronx, NY, 10474

*Public Water Supplier*

Rohit Aggarwala  
Commissioner, NYC Dept. of Environmental Protection  
59-17 Junction Boulevard  
Flushing, NY, 11373

*Consolidated Edison*

Franchesca Diaz  
Director Regional and Community Affairs team Bronx  
Consolidated Edison Corporate Affairs  
511 Theodore Fremd Avenue  
Rye, NY, 10580

**Adjacent Property Owner / Occupant Contacts:**

*North*

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[REDACTED]  
[REDACTED]  
[REDACTED]

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[REDACTED]

**Local News Media:**

New York Daily News  
PO Box 7180  
New York, NY, 10008

New York Post  
1211 Avenue of the Americas

New York, NY, 10036

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

Schneps Media  
3602 East Tremont Avenue  
Bronx, NY, 10465

Bronx Times Reporter  
3602 East Tremont Avenue  
Bronx, NY, 10465

Bronx Free Press  
5030 Broadway, Suite 801  
Bronx, NY, 10034

**Public Water Supplier:**

NYC Dept. of Environmental Protection  
Rohit Aggarwala  
Commissioner  
59-17 Junction Boulevard  
Flushing, NY, 11373

**Public Electricity and Natural Gas Supplier:**

Consolidated Edison Corporate Affairs  
Franchesca Diaz  
Director Regional and Community Affairs team Bronx  
511 Theodore Fremd Avenue  
Rye, NY, 10580

**School and Daycare Facilities:**

Life Skills Preschool  
25 Westchester Square  
Bronx, NY, 10461

Tiny Steps LLC Group Family Daycare  
1606 Williamsbridge Rd  
Bronx, NY, 10461

Elite Stars Kids Club  
1416 Williamsbridge Rd  
Bronx, NY, 10461

Tender Years Childcare  
3141 E Tremont Ave



Bronx, NY, 10461

Tiny Hearts Daycare  
1410 Balcom Ave  
Bronx, NY, 10461

Steppingstone Day School Inc.  
2826 Westchester Avenue  
Bronx, NY, 10461

Little Einsteins Child Care  
2357 Lyon Ave  
Bronx, NY, 10462

P.S. X012 Lewis and Clark School  
2555 Tratman Ave  
Bronx, NY, 10461

Herbert H. Lehman High School  
3000 E Tremont Ave  
Bronx, NY, 10461

**Community, Civic, Religious and Other Environmental Organizations:**

Westchester Square Business Improvement District  
43 Westchester Square  
Bronx, NY, 10461

Sangennaro Senior Citizens Center  
1556 Williamsbridge Rd  
Bronx, NY, 10461

Grace Christian Church in The Bronx - United Reformed Church of Williamsbridge 布朗克斯华人恩光教会  
1625 Williamsbridge Rd  
Bronx, NY, 10461

Victory Bible Church  
1330 Blondell Ave  
Bronx, NY, 10461

Westchester Church  
2547 E Tremont Ave  
Bronx, NY, 10461

Victory Chapel Christian Center  
1728 Eastchester Rd  
Bronx, NY, 10461

Iglesia Casa De Oracion

1505 Silver St  
Bronx, NY, 10461

Iglesia Un Nuevo Comienzo En Cristo  
2506 E Tremont Ave  
Bronx, NY, 10461

Pelham Bay Al - Madina Jame Masjid  
2812 Dudley Ave  
Bronx, NY, 10461

Harvest Fields Community Church  
2626 E Tremont Ave  
Bronx, NY, 10461

The Sanctuary Fellowship  
1469 St Peters Ave  
Bronx, NY, 10461

Saint Peter's Episcopal Church and Cemetery  
2500 Westchester Ave  
Bronx, NY, 10461

Victory Tabernacle Church, Inc.  
1518 St Peters Ave  
Bronx, NY, 10461

Good News Baptist Church  
1577 Zerega Ave  
Bronx, NY, 10462

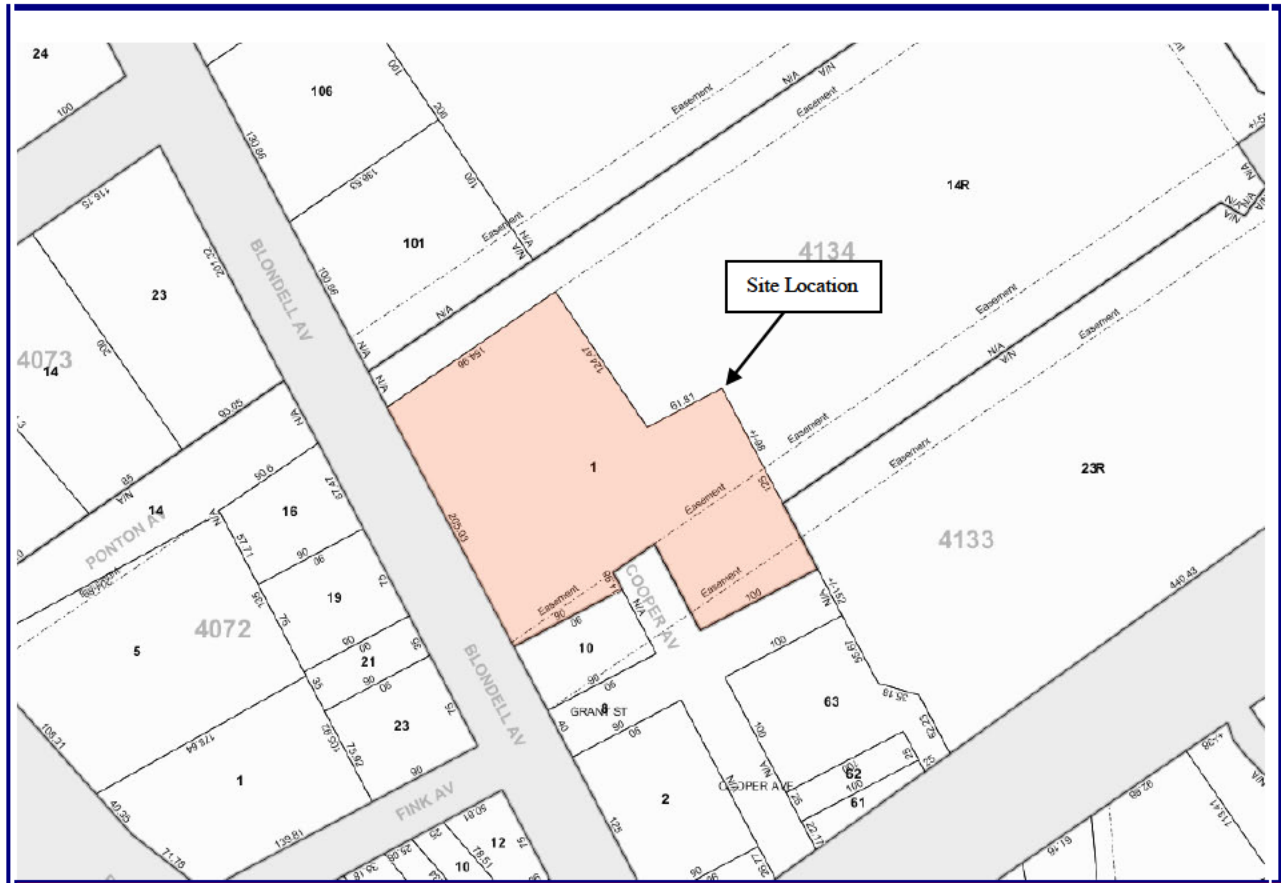
Revival Time Pentecostal House of Prayer  
2426 Westchester Ave  
Bronx, NY, 10461

JESUS JUSTICIA DE DIOS  
3020 East Tremont ave  
Bronx, NY, 10461

Tremont Terrace Moravian Church  
1621 Pilgrim Ave  
Bronx, NY, 10461

Seventh Day Adventist Church Reform Movement IMS  
2808 Middletown Rd  
Bronx, NY, 10461

## Appendix C - Site Location Map



## Appendix D– Brownfield Cleanup Program Process

