



NEW YORK
STATE OF
OPPORTUNITY.

**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan for The Peninsula

January 2018

BCP Site #C203097
1221 Spofford Avenue
Bronx, New York

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

Applicant: **The Peninsula JV, LLC**
Site Name: **The Peninsula (“Site”)**
Site Address: **1221 Spofford Avenue**
Site County: **Bronx**
Site Number: **C203097**

1. What is New York’s Brownfield Cleanup Program?

New York’s Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and developed. These uses include recreation, housing, and business.

A *brownfield* is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants who conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at:
<http://www.dec.ny.gov/chemical/8450.html> .

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision makers form or adopt final positions.

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment
- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process
- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- 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:

- 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 <http://www.dec.ny.gov/chemical/61092.html> .

Subsequent fact sheets about the site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the NYSDEC site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the Site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.
- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned citizen participation activities.

Technical Assistance Grant

NYSDEC must determine if the Site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the Site, as described in Section 5.

If the Site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the Site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the Site, and that its members' health, economic well-being

or enjoyment of the environment may be affected by a release or threatened release of contamination at the Site.

As of the date the declaration (page 2) was signed by the NYSDEC project manager, the significant threat determination for the site had not yet been made.

To verify the significant threat status of the site, the interested public may contact the NYSDEC project manager identified in Appendix A.

For more information about TAGs, go online at
<http://www.dec.ny.gov/regulations/2590.html>

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

Citizen Participation Activities	Timing of CP Activity(ies)
<p align="center">Application Process:</p> <ul style="list-style-type: none"> • Prepare site contact list • Establish document repository(ies) • Prepare Remedial Investigation (RI) Work Plan <hr/> <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 	
<p align="center">After Execution of Brownfield Site Cleanup Agreement (BCA):</p> <ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	
<p align="center">Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</p> <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 	
<p align="center">After Applicant Completes Remedial Investigation:</p> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	
<p align="center">Before NYSDEC Approves Remedial Work Plan (RWP):</p> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	
<p align="center">Before Applicant Starts Cleanup Action:</p> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	
<p align="center">After Applicant Completes Cleanup Action:</p> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report • Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC) 	

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 currently undergoing environmental review through the City Environmental Quality Review (CEQR) process and a Draft Environmental Impact Statement (DEIS) has been prepared for the site.

The Site is located in a Potential Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

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 Fact Finder (Appendix E), the Site's Census tract (216.02) includes both a sizable African-American and Hispanic-American population. Approximately 22% of the population is African-American, while 75% is Hispanic. Therefore, all 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 bordered by residential areas to the south and east, and commercial areas to the north and west.

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

- Securing the work perimeter with an eight-foot chain link fence during demolition/remediation/construction;
- The work perimeter will also be secured with a 12-foot high perimeter noise wall around each construction area. The wall would be lined with quilted fiberglass to improve sound absorption and reduce construction noise levels at surrounding residential properties.
- 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 by 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.

Per the NYCEDC Hunts Point Peninsula website, the Hunts Point Vision Task Force has the following goals with regards to the redevelopment of this South Bronx area (<https://www.nycedc.com/project/hunts-point-peninsula>):

Optimizing Land Use: Including the redevelopment of brownfields and a special district rezoning that expands opportunities for industrial and large retail uses, and strengthens the buffer between residential and noxious industrial uses. For more information on the Hunts Point rezoning, visit the Department of City Planning.

Implementing Workforce Solutions: Including the creation of a permanent Hunts Point Workforce Career Center within the Hunts Point peninsula. For more information about the Workforce Career Center, visit the Department of Small Business Services.

Creating Connections: Including greater access to the waterfront, streetscape enhancements, and intersection improvements for pedestrian safety. For more information, review the South Bronx Greenway plan.

Improving Traffic Safety & Efficiency: Including the development of an alternative fueling facility, implementation of new truck routes and signage, and the reconfiguration of Food Center Drive.

The redevelopment will include affordable housing which is a priority of the NYC mayor's office. Mayor Bill de Blasio has committed the City to "build or preserve nearly 200,000 affordable units, and help both tenants and small landlords preserve the quality and affordability of their homes" through the Housing NY Plan. In accordance with the Hunts Point Vision Task Force, the proposed brownfield redevelopment will "optimize land use" on a currently vacant property to provide not only a grocery store and affordable housing but to also provide light industrial space that will be used for food and beverage production, retail, and media/TV production.

4. Site Information

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

Site Description

The Site is located in New York City at 1221 Spofford Avenue in the Hunts Point neighborhood 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 3.78 acres in size. It is bordered by the Corpus Christi Monastery to the North, Spofford Avenue to the South, Tiffany Street to the West and Manida Street to the East. In aggregate, the Site is referred to as The Peninsula and is occupied by the vacant Spofford (aka Bridges) Juvenile Detention Center.

Immediately north of the Site across East Tremont Avenue is an active monastery. Immediately east of the Site is the Administration for Children's Services (ACS) head start day care facility called the La Peninsula Community Organization, Inc. Further east across Manida Street are one and two-family homes. Across Spofford Avenue south of the Site are multi-family apartment buildings. There are commercial and industrial properties located to the west of the Site across Tiffany Street.

History of Site Use, Investigation, and Cleanup

Based upon the Environmental Data Resources (EDR) City Directory and historical Sanborn maps, the Site was developed circa 1896 solely for residential use until the 1940's. In addition to providing residential use, sometime around 1915 the western portion of the property was improved for use as a stone cutting yard. The Site was redeveloped and became the location of the former Spofford Juvenile Detention Facility (later renamed as Bridges Juvenile Center) and was in operation from its construction in 1956 through 2011.

The following environmental concerns are associated with the Site:

- Petroleum Underground Storage Tanks (USTs) of unknown integrity;
- Documented soil and groundwater contamination from known releases;
- Soil and groundwater contamination within the building of the former Spofford Juvenile Detention Center and;
- Presence of historical fill of unknown origin or quality.

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 purposes.

To achieve this goal, the Applicant will conduct investigation and/or 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 partial site investigation before it entered into the BCP. For the partial investigation, NYSDEC will determine if the data are useable. The Applicant will conduct an investigation of the site 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 submitted 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.

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.

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):

Wendi Zheng
Project Manager
NYSDEC Region 2
Division of Environmental Remediation
1 Hunters Point Plaza
Long Island City, New York 11101
Phone: (718) 482-7541

Thomas V. Panzone
Citizen Participation Specialist
NYSDEC Region 2
1 Hunters Point Plaza
Long Island City, New York 11101
Phone: (718) 482-4953

New York State Department of Health (NYSDOH):

Melissa Doroski
Project Manager
NYSDOH
Empire State Plaza
Corning Tower Room 1782
Albany, NY 12237
Phone: (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 - Woodstock
761 East 160th Street, Bronx, NY
Attn: Corey Rodriguez
Phone: (718) 665-6255
Hours: 10AM–7 PM Monday–Thursday
10AM–5 PM Friday–Saturday



NYSDEC Region 2
1 Hunters Point Plaza
Long Island City, New York 11101
Attn: Wendi Zheng
Phone: (718) 482-7541
Hours: (call for appointment)

Bronx Community Board 2
Dr. Ian Amritt, Chairman
Ralph Acevedo, District Manager
Roland Lopez, Environmental Committee Chairman
1029 E. 163rd Street, Suite 202
Bronx, NY 10459
Phone: (718) 328-9125
Hours: 9am to 5pm, Monday-Friday

Appendix B - Site Contact List

Hon. Charles Schumer
United States Senate
780 Third Avenue, Suite 2301
New York, NY 10017

Hon. Kirsten E Gillibrand
United States Senate
780 Third Avenue, Suite 2601
New York, NY 10017

Vacant
NYS Senate
900 Rogers Place
Bronx, NY 10459

Hon. Carmen E. Arroyo
New York State Assembly, District 84
384 East 149 Street, Suite 301Bronx,
NY 10455

Congressman Jose E. Serrano
U.S. House of Representatives
District 15 – New York Office
1231 Lafayette Ave, 4th Floor
Bronx, NY 10474

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

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

Hon. Ruben Diaz Jr.
Bronx Borough President
851 Grand Concourse #915
Bronx, NY 10451

Bronx Community Board 2
Dr. Ian Amritt, Chairman
Ralph Acevedo, District Manager
Roland Lopez, Environmental
Committee Chairman
1029 E. 163rd Street, Suite 202
Bronx, NY 10459

Mayor Bill de Blasio
City Hall
New York, NY 10007

Hon. Rafael Salamanca Jr.
New York City Council District 17
1070 Southern Boulevard
Bronx, NY 10459

Mitchell J. Silver, Commissioner
New York City Department of Parks &
Recreation
The Arsenal- Central Park
830 Fifth Avenue
New York, NY 10065

Marisa Lago, Director
NYC Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Local News Media from which the Community typically obtains information:

New York Post
1211 Avenue of the Americas
New York, NY 10036
Phone: 212-930-8000

The Bronx Chronicle
25 Westchester Sq., Suite 1
Bronx, NY 10462
Phone: 347-224-7635

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

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

Hunts Point Express
Email:
news@huntspointexpress.com

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

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

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

Bronx News
135 Dreiser Loop
Bronx, NY 10475

The Public Water Supplier which services the area in which the Property is located:

Vincent Sapienza, Commissioner
New York City Department of Environmental Protection
59-17 Junction Boulevard
Flushing, NY 11373

The Administrator of any School or Day Care Facility located on or near the Property:

La Peninsula Community Organization, Inc.
711 Manida St
Bronx, NY 10474
Mailing address:
1054 Intervale Avenue
Bronx, NY 10459

Public School 048: Joseph R. Drake
Principal, Dwayne D'Avilar
1290 Spofford Ave
Bronx, NY 10474

St. Ignatius School
President, Eavan O'Driscoll
740 Manida St
Bronx, NY 10474

John V Lindsay Wildcat Academy Charter School
Principal, Ronald Tabano
239 Lafayette Ave
Bronx, NY 10474

Hyde Leadership Charter School
Executive Director: Tom Sturtevant
730 Bryant Ave
Bronx, NY 10474

Sunshine Adult Social Center
Administrator, Ms. Waters
1241 Lafayette Ave
Bronx, NY 10474

Graham Windham Beacon (MS-424)
Principal, Dr. Steve Traversierre
730 Bryant Ave
Bronx, NY 10474

Community, Civic, Religious and Environmental Organizations

Corpus Christi Monastery
1230 Lafayette Avenue
Bronx, NY 10474

Hunts Point SDA
Attn: Pastor
700 Coster Street
Bronx, NY 10474

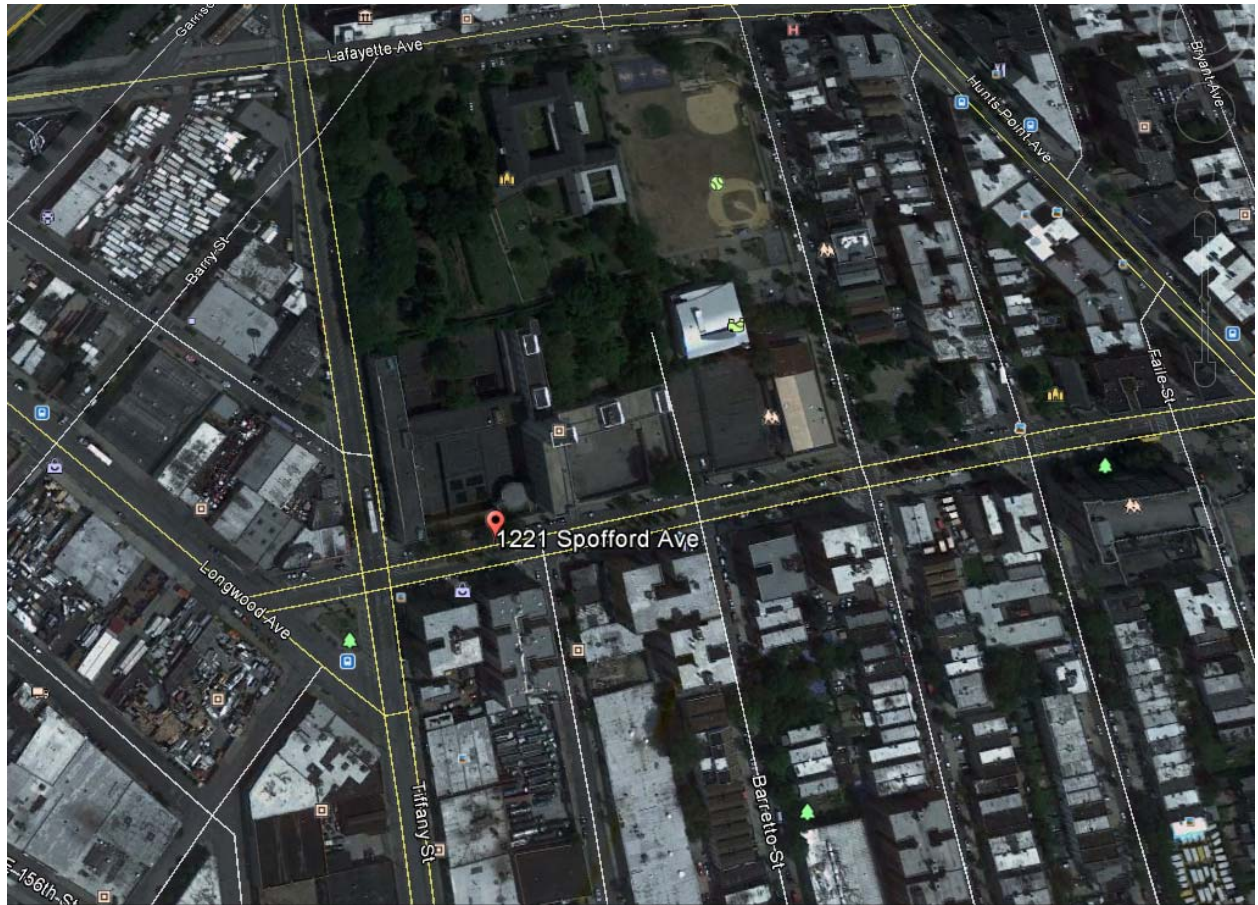
Hunts Point Recreation Center
Attn: Director
765 Manida Street
Bronx, NY 10474

Hunts Point
Economic Development Corporation
355 Food Center Drive
Suite C-104
Bronx, New York 10474

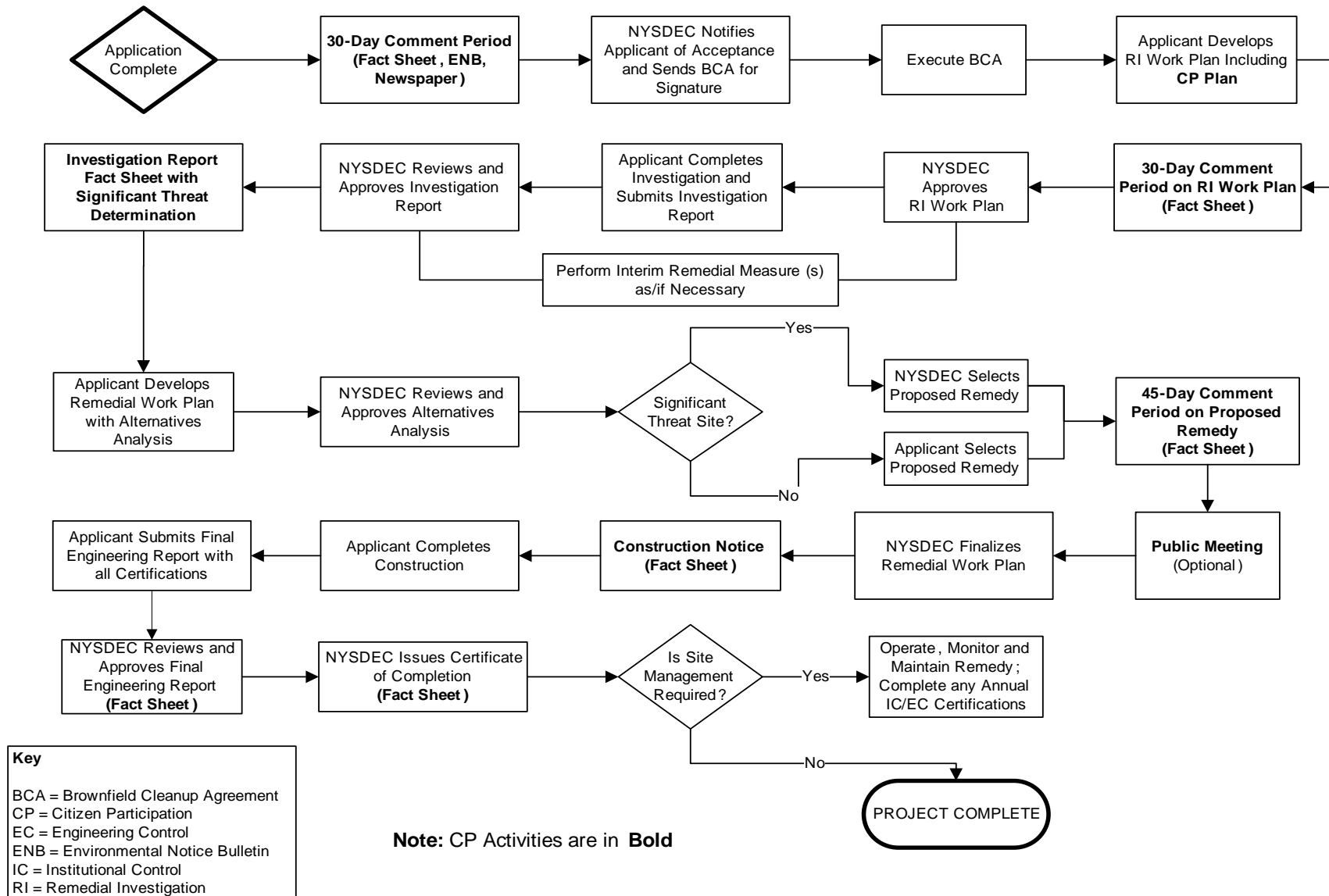
Maria Torres, President
The Point Community Development
Corp
940 Garrison Avenue
Bronx, NY 10474

Hunts Point Awareness Committee
726 Coster Avenue
Bronx, NY 10474

Appendix C - Site Location Map



Appendix D– Brownfield Cleanup Program Process





Division of Environmental Remediation

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

Site Name: The Peninsula

Site Number: C203097

Site Address and County: 1221 Spofford Avenue, Bronx

Remedial Party(ies): The Peninsula, JV, LLC.

Note: For Parts 1. – 3. the individuals, groups, organizations, businesses and units of government identified should be added to the site contact list as appropriate.

Part 1. List major issues of public concern and information the community wants. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and information needs. **Use this information as an aid to prepare or update the Major Issues of Public Concern section of the site Citizen Participation Plan.**

Environmental Justice

The BCP Site is also within the evaluation area for the NYC EDC Hunts Point Vision Task Force.

How were these issues and/or information needs identified?

Through review of documentation and City Environmental Quality Review (CEQR).

Part 2. List important information needed **from** the community, if applicable. Identify individuals, groups, organizations, businesses and/or units of government related to the information needed.

NA

How were these information needs identified?

NA

Part 3. List major issues and information that need to be communicated **to** the community. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and/or information.

Potential Hazards from Proposed Construction, and see contact list and issues identified in CPP.

How were these issues and/or information needs identified?

CEQR Process.

Part 4. Identify the following characteristics of the affected/interested community. This knowledge will help to identify and understand issues and information important to the community, and ways to effectively develop and implement the site citizen participation plan (mark all that apply):

a. Land use/zoning at and around site:

☒ **Residential** ☐ **Agricultural** ☐ **Recreational** ☒ **Commercial** ☒ **Industrial**

b. Residential type around site:

☒ **Urban** ☐ **Suburban** ☐ **Rural**

c. Population density around site:

☒ **High** ☐ **Medium** ☐ **Low**

d. Water supply of nearby residences:

☒ **Public** ☐ **Private Wells** ☐ **Mixed**

e. Is part or all of the water supply of the affected/interested community currently impacted by the site?

☐ **Yes** ☒ **No**

Provide details if appropriate:

[Click here to enter text.](#)

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

☐ **Yes** ☒ **No**

Provide details if appropriate:

[Click here to enter text.](#)

g. Is the site and/or the affected/interested community wholly or partly in an Environmental Justice Area?

☒ **Yes** ☐ **No**

h. Special considerations:

☒ **Language** ☐ **Age** ☐ **Transportation** ☐ **Other**

Explain any marked categories in **h**:

Over 75% Hispanic.

Part 5. The site contact list must include, at a minimum, the individuals, groups, and organizations identified in Part 2. of the Citizen Participation Plan under 'Site Contact List'. Are *other* individuals, groups, organizations, and units of government affected by, or interested in, the site, or its remedial program? (Mark and identify all that apply, then adjust the site contact list as appropriate.)

☒ **Non-Adjacent Residents/Property Owners:** [Click here to enter text.](#)

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

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

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

☐ **Labor Group(s)/Employees:** [Click here to enter text.](#)

☐ **Indian Nation:** [Click here to enter text.](#)

☒ **Citizens/Community Group(s):** [Click here to enter text.](#)

☒ **Environmental Justice Group(s):** [Click here to enter text.](#)

☐ **Environmental Group(s):** [Click here to enter text.](#)

☒ **Civic Group(s):** [Click here to enter text.](#)

☐ **Recreational Group(s):** [Click here to enter text.](#)

☐ **Other(s):** [Click here to enter text.](#)

Prepared/Updated By: Frank Cherena

Date: 11-21-2017

Reviewed/Approved By: Thomas V. Panzone, NYSDEC

Date: 1-17-18