



NEW YORK
STATE OF
OPPORTUNITY.

**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan for 155 Food Center Drive

October 2024

NYSDEC BCP No. C203098

155 Food Center Drive

Bronx, NY 10474

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

Applicant: **New York City Economic Development Corporation on behalf of New York City Department of Small Business Services (“Applicant”)**
Site Name: **155 Food Center Drive (“Site”)**
Site Address: **155 Food Center Drive, Bronx, NY 10474**
Site County: **Bronx**
Site Number: **C203098**

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

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) 	
<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>At time of preparation of application to participate in the BCP.</p> <p>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.</p>
<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.

Protection of public health and environment. This criterion is an evaluation of the remedy's ability to protect public health and the environment, and an assessment of how risks posed through each existing or potential pathway of exposure are eliminated, reduced or controlled through removal, treatment, and implementation of engineering controls and institutional controls. Protection of public health and the environment must be achieved for all approved remedial actions.

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

Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities.

Because the Site is located in an area with a sizable Hispanic-American population, all future fact sheets will be translated into Spanish. There is also a significant African-American population nearby.

For additional information, visit: <https://statisticalatlas.com/tract/New-York/Bronx-County/009300/Race-and-Ethnicity>.

4. Site Information

Site Description

The Site is in a commercial and industrial area of the Hunts Point section of the Bronx. The Site is an approximately 17.25-acre lot contained primarily within one tax lot identified on New York City tax maps as Block 2781, Lot 440 with a small portion (0.12 acres) located within Block 2781, Lot 1. The Site is zoned M3-1 (Manufacturing).

The Site is bound in the north by a Consolidated Edison Company of New York, Inc. (Con Edison) compressor station and the Hunts Point Produce Market, in the south by Hunts Point Parcel A-2 (BCP Site No. C203094), Parcel A OU-1 (former Voluntary Cleanup Program [VCP] Site No. V00233), and 355 Food Center Drive (Hunts Point Cooperative Market; BCP Site No. C203099), to the west by Halleck Street, and to the east by Food Center Drive, Hunts Point Parcel D (BCP Site No. C203100), and 400 Food Center Drive (Krasdale Foods Inc.; BCP Site No. C203101). The Site is currently

occupied by the Baldor Specialty Foods distribution warehouse and a parking lot for trucks and tractor-trailers.

The eastern region of the Site is capped with asphalt pavement and a refrigerated warehouse. The western region is partially paved, with the western-most stretch being uncapped with exposed fill material at the surface and is being used as temporary truck parking. The eastern and western portions of Site are dissected by former VCP Parcel E OU-1 (VCP Site No. V00414-2), which has been previously remediated and is currently operated under a Site Management Plan (SMP). The Site is surrounded with fencing, with one gate opening in the southwestern portion of Site along the former Viele Avenue and as well as the main security entrance gate along Food Center Drive.

Refer to Appendix C for Site location and surrounding properties.

History of Site Use, Investigation, and Cleanup

The Site was originally part of the Con Edison Manufactured Gas Plant (MGP) that operated from 1926 until the early 1960s. Gas operations included a coke/oven gas plant, a carbureted water gas plant, a light oil plant, and a liquid petroleum production area. In total, approximately 46 buildings or structures existed on the former Con Edison MGP facility that were actively involved in gas production.

Historic investigations as performed by Henningson, Durham, and Richardson Architecture and Engineering P.C. (HDR) indicate the presence of MGP-related waste within the subsurface of Site. Based upon the results of the most recent and applicable investigations performed by HDR, concentrations of polycyclic aromatic hydrocarbons (PAHs) were present in all soil and groundwater samples. The western portion of Site was previously enrolled in the NYSDEC VCP as former Parcel E OU-2 and OU-3 (VCP Site No. V00681 and V00682, respectively).

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 cleanup activities at the Site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the Site.

Investigation

The Applicant will conduct an investigation of the Site officially called a “remedial investigation” (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation 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.

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 (FER) that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the site.

Certificate of Completion

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved, and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the site after it receives a COC.

Site Management

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan (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 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):

Ronnie Lee	Thomas Panzone
Project Manager	Public Participation Specialist
NYSDEC Region 2	NYSDEC Region 2
Division of Environmental Remediation	Division of Communications, Education and Engagement
625 Broadway, 12th Floor	47-40 21st Street
Albany, NY 12233	Long Island City, NY 11101
Tel: (518) 402-9615	Tel: (718) 482-4953
Email: ronnie.lee@dec.ny.gov	Email: Thomas.panzone@dec.ny.gov

New York State Department of Health (NYSDOH):

Stephanie Selmer
Project Manager
NYSDOH
Bureau of Environmental Exposure Investigation
Empire State Plaza – Corning Tower Room 1787
Albany, NY 12237
Tel: (518) 402-7864
Email: BEEI@health.ny.gov

Locations of Reports and Information The DECinfo Locator and the facilities identified below are being used to provide the public with convenient access to important project documents: <https://extapps.dec.ny.gov/data/DecDocs/C203098/>

*New York Public Library - Woodstock Branch
761 East 160th Street
Bronx, NY 10456
Attn: Daisha Topping
Phone: (718) 665-6255
daishatopping@nypl.org
woodstock@nypl.org

Hours:

MON	10 AM–6 PM
TUES	10 AM–6 PM
WED	10 AM–6 PM
THURS	10 AM–6 PM
FRI	10 AM–6 PM
SAT	10 AM–5 PM
SUN	Closed

*At the time the Brownfield Cleanup Program application was submitted, the Hunts Point Branch of the New York Public Library was beginning a lengthy construction project and was unable to act as a repository for documents.

Bronx Community Board #2
1029 East 163rd Street, Room 202
Bronx, NY 10459
Attn: Ralph Acevedo, District Manager
Roberto Crespo, Chairperson
Roland Lopez, Environmental Chairperson
Tel: (718) 328-9125

Local Elected Officials:

Hon. Eric Adams
NYC Mayor
City Hall
New York, NY 10007

Hon. Brad Lander
NYC Comptroller
1 Centre Street, Room 517
New York, NY 10007

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

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

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

Kim Cipriano - Deputy COO
NYC Dept. of Environmental Protection
59-17 Junction Boulevard
Flushing, NY 11373

Jessica Tisch – Commissioner
NYC Dept. of Sanitation
59 Maiden Lane, 5th Floor
New York, NY 10038

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

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

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

Hon. Rafael Salamanca Jr.
NYC Councilmember
1070 Southern Boulevard
Bronx, NY 10459

Hon. Amanda Septimo
NYS Assemblymember
384 E 149th Street, Suite 202
Bronx, NY 10455

Hon. Jose M. Serrano
NYS Senator
335 E 100th Street
New York, NY 10029

Hon. Alexandria Ocasio-Cortez
US House of Representatives
Hunts Point Office
1231 Lafayette Avenue, Suite L-610
Bronx, NY 10474

Local Media Outlets:

New York Daily News
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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

Bronx Times Reporter
3602 East Tremont Avenue
Bronx, NY 10465

Hoy Nueva York
Impremedia, 41 Flatbush Avenue, 1st Floor
Brooklyn, NY 11217

El Diario NY
Impremedia, 41 Flatbush Avenue, 1st Floor
Brooklyn, NY 11217

Schneps Media
3602 East Tremont Avenue
Bronx, NY 10465

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

School and Daycare Facilities

No Schools or Daycare centers within ½ mile of Site

Community, Civic, Religious and Other Environmental Organizations

No Religious Institutions within ½ mile of Site

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

41st NYPD Police Precinct
President Raymond Arroyo
1035 Longwood Avenue
Bronx, NY 10459

FDNY
Battalion 3/Engine 94/Ladder 48
1226 Seneca Avenue
Bronx, NY 10474

The Point CDC
<https://www.thepoint.org/staff-1>
Maria Torres, President & CEO
mtorres@thepoint.org
940 Garrison Avenue
Bronx, NY 10474

La Peninsula Community Organization
<https://www.lapen.com/>
Willis F. Kettrell, Executive Director
info@lapen.com
711 Manida Street
Bronx, NY 10474

Rocking the Boat
<https://rockingtheboat.org/>
info@rockingtheboat.org
812 Edgewater Road
Bronx, NY 10474

Bronx Chamber of Commerce
<https://www.bronxchamber.org/contact>
Lisa Sorin, President
helpdesk@bronxchamber.org
1200 Waters Place, Suite 106
Bronx, NY 10461

Bronx River Alliance
<https://bronxriver.org/>
Mr. Siddhartha Sanchez, Executive Director
Bronx River House
1490 Sheridan Boulevard
Bronx, NY 10459

Sustainable South Bronx/Hope Program
<https://www.thehopeprogram.org/sustainable-south-bronx/>
Tracey Capers, Executive Director
1360 Garrison Avenue
Bronx, NY 10474

Adjacent Properties

Hunts Point Terminal Market
<http://www.terminalmarkets.com/huntspoint.htm>
772 Edgewater Road
Bronx, NY 10474

Hunts Point Cooperative Market
<https://huntspointcoopmkt.com/>
Bruce Reingold, Manager
breingold@huntspointmkt.com
355 Food Center Drive
Bronx, NY 10474

Chef's Warehouse
<https://www.chefswarehouse.com/>
Christopher Pappas, Chairman & CEO
200-240 Food Center Drive
Bronx, NY 10474

Baldor's Specialty Foods
<https://www.baldorfood.com/>
TJ Murphy, CEO
155 Food Center Drive
Bronx, NY 10474

Anheuser-Busch Incorporated
<https://www.anheuser-busch.com/>
Bill Brusca, CRC & Facility Manager
bill.brusca@anheuser-busch.com
550 Food Center Drive
Bronx, NY 10474

Sultana Distribution Services, Inc.
<https://www.sultanadist.com/>
Brian Gold, President & COO
600 Food Center Drive
Bronx, NY 10474

New Fulton Fish Market Cooperative
<https://fultonfishcooperative.com/>
Nicole Ackerina, Market Manager
nicole@fultonfishcooperative.com
800 Food Center Drive
Bronx, NY 10474

Krasdale Foods, Inc.
<https://www.krasdalefoods.com/contact/>
Gus Lebiak, President – COO
glebiak@krasdalefoods.com
400 Food Center Drive
Bronx, NY 10474

Vernon C. Bain Center
Linda Griffin, Warden
1 Halleck Street
Bronx, NY 10474

GrowNYC
<https://www.grownyc.org/>
Marcel Van Ooyen, President & CEO
298 Halleck Street
Bronx, NY 10474

Food Bank for NY
<https://www.foodbanknyc.org/>
Bob Silvia, Chief of Operations & Procurement
355 Food Center Drive
Bronx, NY 10474

Resident or Business Owner
361 Food Center Drive
Bronx, NY 10474

Resident or Business Owner
1320 Oak Point Avenue
Bronx, NY 10474

Resident or Business Owner
1326 Oak Point Avenue
Bronx, NY 10474

Resident or Business Owner
1330 Oak Point Avenue
Bronx, NY 10474

Resident or Business Owner
1335 East Bay Avenue
Bronx, NY 10474

Resident or Business Owner
418 Bryant Avenue
Bronx, NY 10474

Resident or Business Owner
432 Bryant Avenue
Bronx, NY 10474

Resident or Business Owner
421 Hunts Point Avenue
Bronx, NY 10474

Resident or Business Owner
405 Hunts Point Avenue
Bronx, NY 10474

Resident or Business Owner
1361 East Bay Avenue
Bronx, NY 10474

Resident or Business Owner
1349 East Bay Avenue
Bronx, NY 10474

Resident or Business Owner
1337 East Bay Avenue
Bronx, NY 10474

Resident or Business Owner
410 Longfellow Avenue
Bronx, NY 10474

Resident or Business Owner
1360 Drake Park South
Bronx, NY 10474

Resident or Business Owner
439 Halleck Street
Bronx, NY 10474

Resident or Business Owner
490 Hunts Point Avenue
Bronx, NY 10474

Resident or Business Owner
420 Hunts Point Avenue
Bronx, NY 10474

Resident or Business Owner
402 Hunts Point Avenue
Bronx, NY 10474

Resident or Business Owner
494 Hunts Point Avenue
Bronx, NY 10474

Resident or Business Owner
338 Bryant Avenue
Bronx, NY 10474

Resident or Business Owner
1330 East Bay Avenue
Bronx, NY 10474

Resident or Business Owner
327 Longfellow Avenue
Bronx, NY 10474

Resident or Business Owner
1321 Viele Avenue
Bronx, NY 10474

Resident or Business Owner
324 Bryant Avenue
Bronx, NY 10474

Resident or Business Owner
330 Bryant Avenue
Bronx, NY 10474

Resident or Business Owner
1340 East Bay Avenue
Bronx, NY 10474

Resident or Business Owner
1360 East Bay Avenue
Bronx, NY 10474

Resident or Business Owner
1368 East Bay Avenue
Bronx, NY 10474

Resident or Business Owner
1367 Viele Avenue
Bronx, NY 10474

Resident or Business Owner
1361 Viele Avenue
Bronx, NY 10474

Resident or Business Owner
304 Whittier Street
Bronx, NY 10474

Resident or Business Owner
310 Whittier Street
Bronx, NY 10474

Resident or Business Owner
1380 East Bay Avenue
Bronx, NY 10474

Resident or Business Owner
341 Halleck Street
Bronx, NY 10474

Resident or Business Owner
1340 Viele Avenue
Bronx, NY 10474

Resident or Business Owner
1370 Viele Avenue
Bronx, NY 10474

Resident or Business Owner
1390 Viele Avenue
Bronx, NY 10474

Resident or Business Owner
287 Halleck Street
Bronx, NY 10474

Resident or Business Owner
275 Halleck Street
Bronx, NY 10474

Resident or Business Owner
2 Farragut Street
Bronx, NY 10474

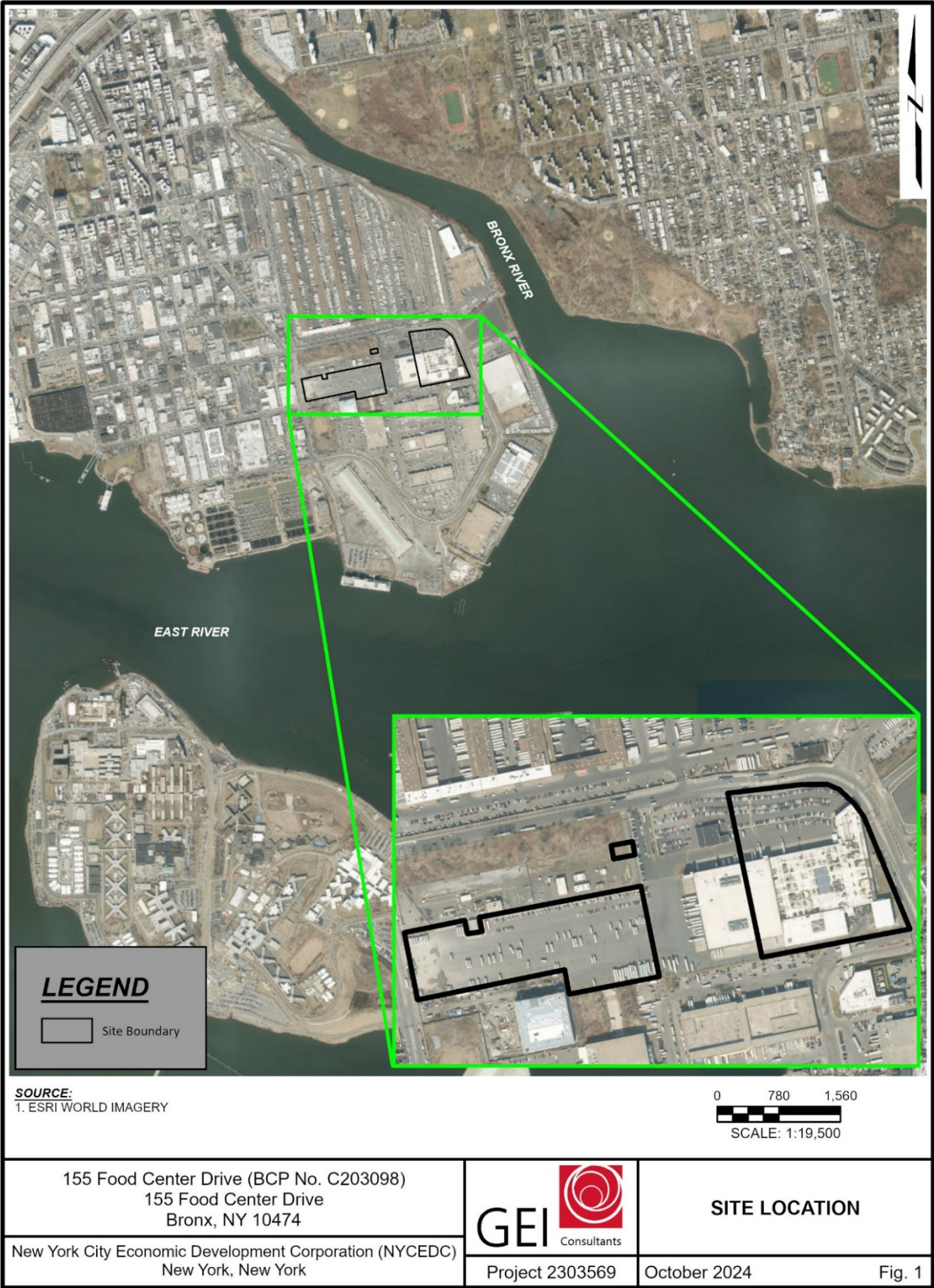
Appendix B - Site Contact List

Contact List Information

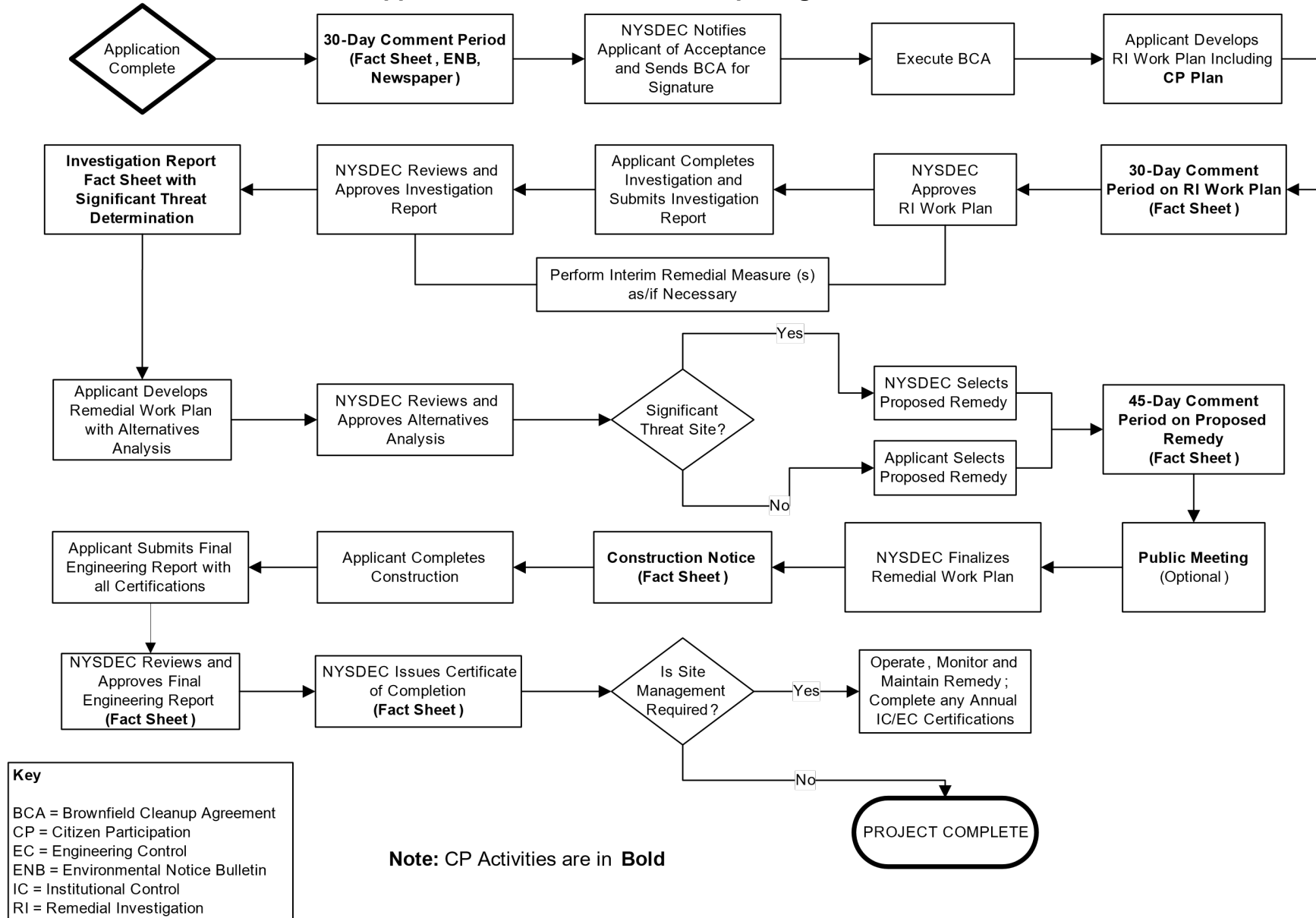
	Name, Title	Address 1	Address 2	Address 3	Street Address	City	State	Zip
Local Government Officials	Hon. Eric Adams - NYC Mayor	Office of the Mayor			City Hall	New York	NY	10007
	Hon. Brad Lander - NYC Comptroller	Office of the New York City Comptroller			1 Centre Street, Room 517	New York	NY	10007
	Hon. Jumaane D. Williams - Public Advocate	Office of the New York City Public Advocate			1 Centre Street, 15th Floor North	New York	NY	10007
	David Gold, Esq. - Commissioner	NYC Dept. of City Planning			120 Broadway, 31st Floor	New York	NY	10271
Public Water Supplier	Rohit Aggarwala - Commissioner	NYC Dept. of Environmental Protection			59-17 Junction Boulevard	Flushing	NY	11373
	Shaminder Chawla - Acting Director	NYC Office of Environmental Remediation			100 Gold Street, 2nd Floor	New York	NY	10038
	Hon. Vanessa Gibson - Bronx Borough President	Office of Bronx Borough President			851 Grand Concourse, 3rd Floor	Bronx	NY	10451
	Ronnie Lee - Project Manager	NYSDEC			625 Broadway, 12th Floor	Albany	NY	12233
	Thomas V. Panzone - Public Participation Specialist	NYSDEC			47-40 21st Street	Long Island City	NY	11101
	Stephanie Selmer - Public Health Specialist	NYSDOH		Empire State Plaza	Corning Tower, Room 1787	Albany	NY	12237
	Hon Charles Schumer - U.S. Senator	U.S. Senate			780 Third Avenue, Suite 2301	New York	NY	10017
	Hon. Kirsten Gillibrand - U.S. Senator	U.S. Senate			780 Third Avenue, Suite 2601	New York	NY	10017
	Hon. Alexandria Ocasio-Cortez - U.S. House of Representatives	U.S. House of Representatives		Hunts Point Office	1231 Lafayette Avenue, Suite L-610	Bronx	NY	10474
	Hon. Rafael Salamanca Jr. - NYC Councilmember	NYC Council			1070 Southern Boulevard	Bronx	NY	10459
	Hon. Jose M. Serrano - NYS Senator	NYS Senate			335 E 100th Street	New York	NY	10029
	Hon. Amanda Septimo - NYS Assemblymember	NYS Assembly			384 E 149th Street, Suite 202	Bronx	NY	10455
	Kim Cipriano - Deputy COO	NYC Dept. of Environmental Protection			59-17 Junction Boulevard	Flushing	NY	11373
	Jessica Tisch - Commissioner	NYC Dept. of Sanitation			59 Maiden Lane, 5th Floor	New York	NY	10038
Community Board	Ralph Acevedo - District Manager	Bronx Community Board #2			1029 East 163rd Street, Room 202	Bronx	NY	10459
	Roberto Crespo - Chairperson	Bronx Community Board #2			1029 East 163rd Street, Room 202	Bronx	NY	10459
	Roland Lopez - Environmental Committee Chairperson	Bronx Community Board #2			1029 East 163rd Street, Room 202	Bronx	NY	10459
County Clerk	Hon. Ischia Bravo - Bronx County Clerk	Bronx County Clerk			851 Grand Concourse, Room 118	Bronx	NY	10451
Consolidated Edison	Franchesca Diaz - Bronx Director Regional and Community Affairs	Consolidated Edison Corporate Affairs			511 Theodore Fremd Avenue	Rye	NY	10580
NYPD	President Raymond Arroyo	41 st NYPD Police Precinct			1035 Longwood Avenue	Bronx	NY	10459
FDNY	BATTALION 3/ENGINE 94/LADDER 48	FDNY			1226 Seneca Avenue	Bronx	NY	10474
Local Media Outlets	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
	Bronx Times Reporter				3602 East Tremont Avenue	Bronx	NY	10465
	Hoy Nueva York			Impremedia	41 Flatbush Avenue, 1st Floor	Brooklyn	NY	11217
	El Diario NY			Impremedia	41 Flatbush Avenue, 1st Floor	Brooklyn	NY	11217
	Schneps Media				3602 East Tremont Avenue	Bronx	NY	10465
	Bronx Free Press				5030 Broadway, Suite 801	New York	NY	10034
School and Daycare Facilities	No Schools or Daycare centers within ½ mile of Site							
Community, Civic, Religious and Other Environmental Organizations								
	The Point CDC	https://www.thepoint.org/staff-1	Maria Torres – President & CEO	mtorres@thepoint.org	940 Garrison Avenue	Bronx	NY	10474
	La Peninsula Community Organization	https://www.lapen.com/	Willis F. Kettrell - Executive Director	info@lapen.com	711 Manida Street	Bronx	NY	10474
	Rocking the Boat	https://rockingtheboat.org/		info@rockingtheboat.org	812 Edgewater Road	Bronx	NY	10474
	Bronx Chamber of Commerce	https://www.bronxchamber.org/contact	Lisa Sorin – President	helpdesk@bronxchamber.org	1200 Waters Place, Suite 106	Bronx	NY	10461
	Bronx River Alliance	https://bronxriver.org/	Siddhartha Sanchez – Executive Director	Bronx River House	1490 Sheridan Boulevard	Bronx	NY	10459
	Sustainable South Bronx/Hope Program	https://www.thehopeprogram.org/sustainable-south-bronx/	Tracey Capers – Executive Director		1360 Garrison Avenue	Bronx	NY	10474
	No Religious Institutions within ½ mile of Site							
Adjacent Properties								
	Hunts Point Terminal Market	http://www.terminalmarkets.com/huntspoint.htm			772 Edgewater Road	Bronx	NY	10474
	Hunts Point Cooperative Market	https://huntspointcoopmkt.com/	Bruce Reingold - Manager	breingold@huntspointmkt.com	355 Food Center Drive	Bronx	NY	10474
	Chef's Warehouse	https://www.chefswarehouse.com/	Christopher Pappas - Chairman & CEO		200-240 Food Center Drive	Bronx	NY	10474
	Baldor's Specialty Foods	https://www.baldorfood.com/	TJ Murphy - CEO		155 Food Center Drive	Bronx	NY	10474
	Anheuser-Busch Incorporated	https://www.anheuser-busch.com/	Bill Brusca - CRC & Facility Manager	bill.brusca@anheuser-busch.com	550 Food Center Drive	Bronx	NY	10474
	Sultana Distribution Services, Inc.	https://www.sultanadist.com/	Brian Gold - President & COO		600 Food Center Drive	Bronx	NY	10474
	New Fulton Fish Market Cooperative	https://fultonfishcooperative.com/	Nicole Ackerina - Market Manager	nicole@fultonfishcooperative.com	800 Food Center Drive	Bronx	NY	10474
	Krasdale Foods, Inc.	https://www.krasdalefoods.com/contact/	Gus Lebiak - President & COO	glebiak@krasdalefoods.com	400 Food Center Drive	Bronx	NY	10474
	Vernon C. Bain Center		Linda Griffin – Warden		1 Halleck Street	Bronx	NY	10474

	GrowNYC	https://www.grownyc.org/	Marcel Van Ooyen – President & CEO		298 Halleck Street	Bronx	NY	10474
	Food Bank for NY	https://www.foodbanknyc.org/	Bob Silvia - COO & Procurement		355 Food Center Drive	Bronx	NY	10474
	Resident or Business Owner				1330 Oak Point Avenue	Bronx	NY	10474
	Resident or Business Owner				1335 East Bay Avenue	Bronx	NY	10474
	Resident or Business Owner				418 Bryant Avenue	Bronx	NY	10474
	Resident or Business Owner				432 Bryant Avenue	Bronx	NY	10474
	Resident or Business Owner				421 Hunts Point Avenue	Bronx	NY	10474
	Resident or Business Owner				405 Hunts Point Avenue	Bronx	NY	10474
	Resident or Business Owner				1361 East Bay Avenue	Bronx	NY	10474
	Resident or Business Owner				1349 East Bay Avenue	Bronx	NY	10474
	Resident or Business Owner				1337 East Bay Avenue	Bronx	NY	10474
	Resident or Business Owner				410 Longfellow Avenue	Bronx	NY	10474
	Resident or Business Owner				1360 Drake Park South	Bronx	NY	10474
	Resident or Business Owner				439 Halleck Street	Bronx	NY	10474
	Resident or Business Owner				490 Hunts Point Avenue	Bronx	NY	10474
	Resident or Business Owner				420 Hunts Point Avenue	Bronx	NY	10474
	Resident or Business Owner				402 Hunts Point Avenue	Bronx	NY	10474
	Resident or Business Owner				494 Hunts Point Avenue	Bronx	NY	10474
	Resident or Business Owner				338 Bryant Avenue	Bronx	NY	10474
	Resident or Business Owner				1330 East Bay Avenue	Bronx	NY	10474
	Resident or Business Owner				327 Longfellow Avenue	Bronx	NY	10474
	Resident or Business Owner				1321 Viele Avenue	Bronx	NY	10474
	Resident or Business Owner				324 Bryant Avenue	Bronx	NY	10474
	Resident or Business Owner				330 Bryant Avenue	Bronx	NY	10474
	Resident or Business Owner				1340 East Bay Avenue	Bronx	NY	10474
	Resident or Business Owner				1360 East Bay Avenue	Bronx	NY	10474
	Resident or Business Owner				1368 East Bay Avenue	Bronx	NY	10474
	Resident or Business Owner				1367 Viele Avenue	Bronx	NY	10474
	Resident or Business Owner				1361 Viele Avenue	Bronx	NY	10474
	Resident or Business Owner				304 Whittier Street	Bronx	NY	10474
	Resident or Business Owner				310 Whittier Street	Bronx	NY	10474
	Resident or Business Owner				1380 East Bay Avenue	Bronx	NY	10474
	Resident or Business Owner				341 Halleck Street	Bronx	NY	10474
	Resident or Business Owner				1340 Viele Avenue	Bronx	NY	10474
	Resident or Business Owner				1370 Viele Avenue	Bronx	NY	10474
	Resident or Business Owner				1390 Viele Avenue	Bronx	NY	10474
	Resident or Business Owner				287 Halleck Street	Bronx	NY	10474
	Resident or Business Owner				275 Halleck Street	Bronx	NY	10474
	Resident or Business Owner				2 Farragut Street	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: 155 Food Center Drive

Site Number: C203098

Site Address and County: 155 Food Center Drive, Bronx

Remedial Party(ies): New York City Economic Development Corporation, New York City Department of Small Business Services

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.

Protection of public health and environment. This criterion is an evaluation of the remedy's ability to protect public health and the environment, and an assessment of how risks posed through each existing or potential pathway of exposure are eliminated, reduced, or controlled through removal, treatment, and implementation of engineering controls and institutional controls.

How were these issues and/or information needs identified?

Previous environmental investigations from surrounding properties that are in the former Con Edison Manufacture Gas Plant facility.

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.

N/A

How were these information needs identified?

N/A

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.

General schedule for investigation, presenting investigation results, remedial plans, redevelopment coordination for the site. Additional groups or organizations are listed in the contact list appended to the CPP.

How were these issues and/or information needs identified?

N/A.

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:
N/A

f. Other environmental issues significantly impacted/impacting the affected community?
☐ **Yes** ☒ **No**

Provide details if appropriate:
N/A

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**:

A large portion of the community is Spanish speaking. Therefore, all future fact sheets need to be translated into Spanish.

Part 5. The site contact list must include, at a minimum, the individuals, groups, and organizations identified in the instructions for **Part 5**. 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:**

☒ **Local Officials:**

☒ **Media:**

☒ **Business/Commercial Interests:**

☐ **Labor Group(s)/Employees:**

☐ **Indian Nation:**

☒ **Citizens/Community Group(s):**

☒ **Environmental Justice Group(s):**

☒ **Environmental Group(s):**

☒ **Civic Group(s):**

☒ **Recreational Group(s):**

☐ **Other(s):**

Prepared/Updated By: GEI Consultants, Inc., P.C.

Reviewed/Approved By: Thomas V. Panzone

Date: 10/22/2024

Date: 08/06/2024

i.