



**Department of  
Environmental  
Conservation**

# **Brownfield Cleanup Program**

## **Citizen Participation Plan**

for

## **Hunts Point 355 Food Center Drive Parcel**

July 2018

NYSDEC BCP No. C203099  
355 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, Hunts Point Cooperative Market (“Applicant”)**

Site Name: **Hunts Point 355 Food Center Drive Parcel (“Site”)**

Site Address: **355 Food Center Drive, Bronx, NY 10474**

Site County: **Bronx**

Site Number: **C203099**

## **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 Activities
<b>Application Process:</b>	
<ul style="list-style-type: none"> <li>• Prepare site contact list</li> <li>• Establish document repositories</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 Citizen 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.

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.

For additional information visit:

<https://popfactfinder.planning.nyc.gov/profile/7197/census>

### **4. Site Information**

#### *Site Description*

The Site is in a commercial and industrial area and identified as the Hunts Point Food Distribution Center section of the Bronx, NY. The Site is approximately 48.7 acres and is identified as the Tax Lot 500 within Block 2781. The Hunts Point Food Distribution Center is located in the South Bronx on a large peninsula that extends out into the East River and is bound on the south by the East River and on the east by the Bronx River. It is currently occupied by multiple commercial buildings, including the Hunts Point Meat Market. The Site is currently paved with asphalt and improved with six buildings, with the investigative area being mostly level terrain.

The Site is bound to north by Baldor Specialty Foods (a produce market), to the south and east by Food Center Drive and to the west by a parking lot and vacant land.

Refer to Appendix C for Site location and surrounding properties.

#### *History of Site Use, Investigation, and Cleanup*

355 Food Center Drive was part of Consolidated Edison Company of New York (Con Ed) manufactured gas plant (MGP) that operated from 1926 until the early 1960s. Many of the associated gas plant structures were found to be within the 355 Food Center Drive Site boundary such as purifying boxes, coke ovens, gas holders, oil tanks and tar separator tanks. A total of 45 buildings existed on the former Con Ed MGP facility that were actively involved in gas production.

Investigations have been conducted at several of the other parcels within the overall Hunts Point Gas Works property. Impacts associated with former MGP operations have been identified during several of these investigations. Those impacts include historic demolition material, buried wood, vehicle parts, metal, coal, coal ash, coal tar and purifier waste.

In 2011, an excavation was completed to repair and install a water line on the property. Environmental oversight of the excavation and material handling activities were completed during the excavation. No MGP-related waste was identified in this portion of Site, analytical data from the excess material stockpiles detected several Polycyclic Aromatic Hydrocarbon (PAH) compounds which are commonly found in historic fill throughout New York City.

The Site was previously enrolled in the NYCDEC Voluntary Cleanup Program (VCP) program.

## **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 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 (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.

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  
Project Manager  
NYSDEC  
Division of Environmental Remediation  
625 Broadway, 12<sup>th</sup> Floor  
Albany, NY 12233  
Tel: (518) 402-9767  
Email: ronnie.lee@dec.ny.gov

Thomas Panzone  
Public Participation Specialist  
NYSDEC Region 2  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
Tel: (718) 482-4953  
Email: Thomas.panzone@dec.ny.gov

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

Stephanie Selmer  
Project Manager  
NYSDOH  
Empire State Plaza – Corning Tower  
Room 1787  
Albany, NY 12237  
Tel: (518) 402-7860  
Email: BEEI@health.ny.gov

### **Locations of Reports and Information**

The facilities identified below are being used to provide the public with convenient access to important project documents:

New York Public Library – Woodstock  
Branch  
761 East 160<sup>th</sup> St. Bronx, NY 10456  
Attn: Corey Rodriguez  
Tel: 718-665-6255

<b>MON</b>	10 AM–7 PM
<b>TUES</b>	10 AM–7 PM
<b>WED</b>	10 AM–7 PM
<b>THURS</b>	10 AM–7 PM
<b>FRI</b>	10 AM–5 PM
<b>SAT</b>	10 AM–5 PM
<b>SUN</b>	Closed

Bronx Community Board #2  
1029 East 163<sup>rd</sup> Street, Suite 202  
Attn: Ralph Acevedo  
Tel: 718-328-9125

Ronnie Lee  
Project Manager  
NYSDEC  
Division of Environmental Remediation  
625 Broadway, 12<sup>th</sup> Floor  
Albany, NY 12233  
Tel: (518) 402-9767  
Email: [ronnie.lee@dec.ny.gov](mailto:ronnie.lee@dec.ny.gov)

## **Appendix B - Site Contact List**



# Contact List Information

Constituency	Title	Contact Person		Local Address		
		First	Last	Street	City, State	Zip
Bronx Community Board 2	Chairman	Dr. Ian	Amritt	1029 E 163rd Street, Room 202	Bronx, NY	10459
Bronx Community Board 2	District Manager	Ralph	Acevedo	1029 E 163rd Street, Room 202	Bronx, NY	10459
Bronx Community Board 2	Repository			1029 E 163rd Street, Room 202	Bronx, NY	10459
New York Public Library - Woodstock Branch	Repository	Corey	Rodriguez	761 E 160th Street	Bronx, NY	10456
84th Assembly District	NYS Assembly Member	Carmen E.	Arroyo	384 E. 149th Street, Suite 301	Bronx, NY	10455
34th Senate District	NYS Senator	Jeffrey D.	Klein	1250 Waters Place, Suite 1202	Bronx, NY	10461
Borough of the Bronx	Borough President	Ruben	Diaz, Jr.	851 Grand Concourse	Bronx, NY	10451
16th Congressional District	U.S. House of Representatives	José	Serrano	1231 Lafayette Avenue, 4th Floor	Bronx, NY	10474
NYC Councilmember	The Honorable	Rafael	Salamanca Jr.	1070 Southern Boulevard	Bronx, NY	10459
	U.S. Senator	Charles	Shumer	780 Third Avenue, Suite 2301	NY, NY	10017
	U.S. Senator	Kristin	Gillibrand	780 Third Avenue, Suite 2601	NY, NY	10017
NYSDEC		Larry	Ennist	625 Broadway	Albany, NY	12233
NYSDEC Public Participation Specialist		Thomas	Panzone	47-40 21st Street	Long Island City, NY	11101
NYSDEC Project Manager		Ronnie	Lee	625 Broadway	Albany, NY	12233
NYSDOH Public Health Specialist		Stephanie	Selmer	Empire State Plaza, Corning Tower Room 1787	Albany, NY	12237
NYC Mayor	Mayor	Hon. Bill	de Blasio	City Hall	New York, NY	10007
NYC Comptroller	Comptroller	Hon. Scott	Stringer	1 Centre Street	New York, NY	10007
NYC Public Advocate	Public Advocate	Hon. Letitia	James	1 Centre Street, 15th, Floor	New York, NY	10007
NYC Department of Environmental Protection	Commissioner	Vincent	Sapienza	59-17 Junction Boulevard	Flushing, NY	11373
Bronx County Clerk's Office		Luis M.	Diaz	851 Grand Concourse Rm. 118	Bronx, NY	10451
NYC Dept. of City Planning	Commissioner	Marisa	Lago	120 Broadway, 31st Floor	New York, NY	10271
NYC Office of Environmental Remediation	Director	Dan	Walsh	100 Gold Street - 2nd Floor	New York, NY	10007
NYC Dept. Environmental Protection	Office of Environmental Planning & Assessment	Julie	Stein	96-05 Horace Harding Expressway	Flushing, NY	11373
Con Edison Bronx Public Affairs		Eric	Soto	511 Theodore Fremd Avenue	Rye, NY	10580
FDNY Engine 84 Ladder 48 Battalion 3 Fire Station				1226 Seneca Avenue	Bronx, NY	10474
Bronx County Clerk's Office	County Clerk	Luis M.	Diaz	851 Grand Concourse, Room 118	Bronx, NY	10451
Hunts Point Awareness Committee				726 Coster Avenue	Bronx, NY	10474
Hunts Point Multi-Service Center				754 E. 151st Street	Bronx, NY	10455
New York Daily News				4 New York Plaza	New York, NY	10004
New York Post				1211 Avenue of the Americas	New York, NY	10036
Hoy Nueva York				1 MetroTech Center, 18th Floor	Bronx, NY	11201
El Diario La Prensa				1 MetroTech Center, 18th Floor	Bronx, NY	11201
Bronx Times Reporter				900 East 132nd Street	Bronx, NY	10454
Spectrum NY 1 News				75 Ninth Avenue	New York, NY	10011
Food Bank for NYC	Attn: Executive Director			355 Food Center Drive	Bronx, NY	10474
Hunts Point Produce Market	Executive Administrative Director	Myra	Gordon	101 Food Center Drive, Rm 2A	Bronx, NY	10474
Hunts Point Terminal Market	Attn: Director			772 Edgewater Road	Bronx, NY	10474
Bronx Chamber of Commerce	Hutchinson Metro Center	Nunzio	Del Greco	1200 Waters Place, Suite 106	Bronx, NY	10461
Hunts Point Awareness Committee	Attn: Director			726 Coster Avenue	Bronx, NY	10474
		Chris	Pappas	200-240 Food Center Drive	Bronx, NY	10474
Baldor Specialty Foods		Michael	Muzyk	155 Food Center Drive	Bronx, NY	10474
Hunts Point Cooperative Market		Bruce	Reingold	355 Food Center Drive	Bronx, NY	10474
		Ed	Fitzmaurice	510 Food Center Drive	Bronx, NY	10474
		Steve	Bettencourt	800 Food Center Drive	Bronx, NY	10474
Resident or Business Owner				361 Food Center Drive	Bronx, NY	10474
Resident or Business Owner				550 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				318 Bryant 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
Resident or Business Owner				Bronx River Avenue	Bronx, NY	10473
Resident or Business Owner				Randall Avenue	Bronx, NY	10473

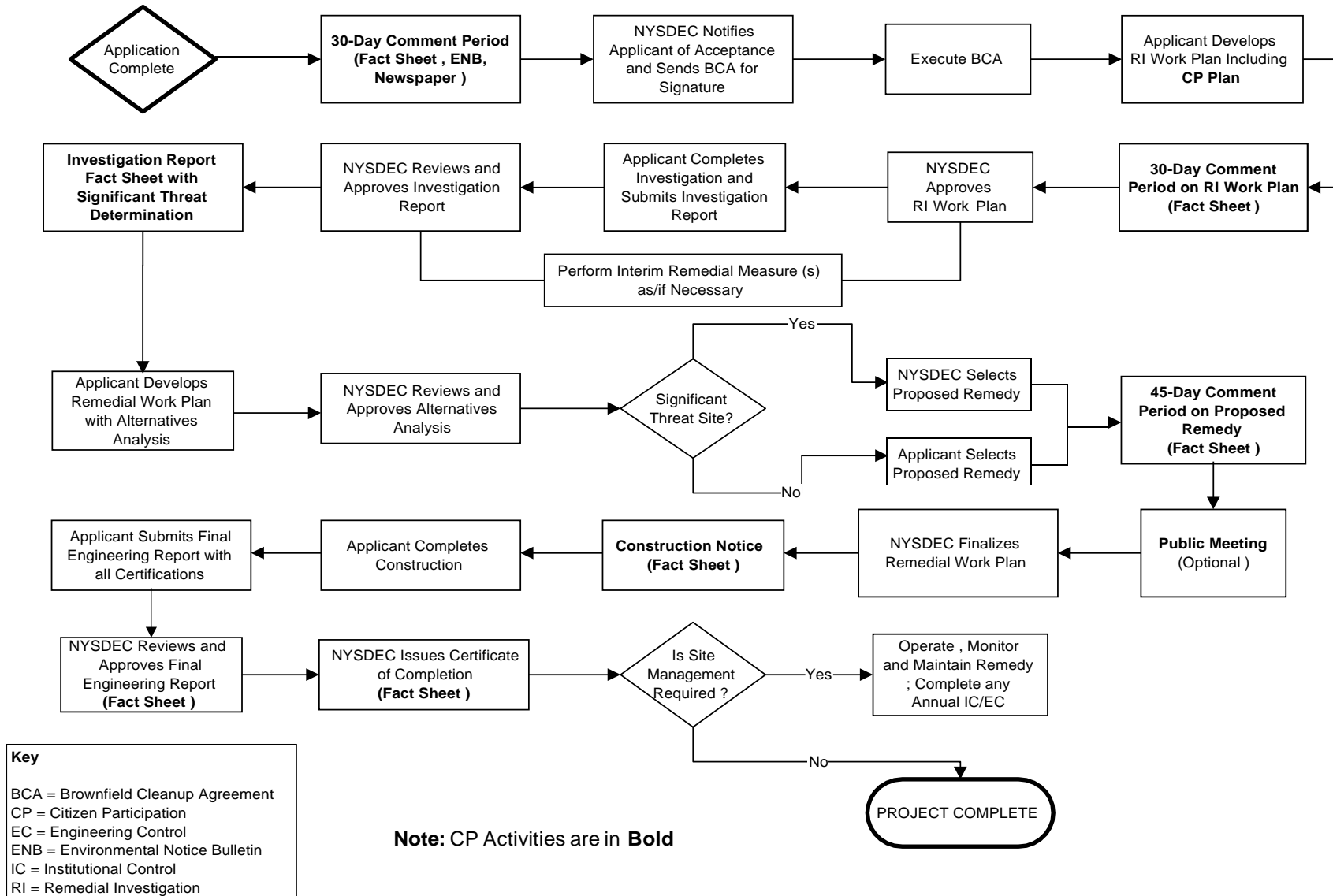
## **Appendix C - Site Location Map**

# ATTACHMENT C - Site Location Map



<p>Hunts Point Bronx, New York</p>	<p><b>GEI</b>  Consultants</p>	<p>355 FOOD CENTER DRIVE PARCEL SITE MAP</p>
<p>NYC Economic Development Corporation New York, New York</p>		<p>April 2018</p>

## Appendix D– Brownfield Cleanup Program Process





Division of Environmental Remediation

Remedial Programs

Scoping Sheet for Major Issues of Public Concern (see instructions)

**Site Name:** Hunts Point 355 Food Center Drive Parcel

**Site Number:** C203099

**Site Address and County:** 355 Food Center Drive Bronx, NY 10474

**Remedial Parties:** New York City Economic Development Corporation, New York City Department of Small Business Services, Hunts Point Cooperative Market

**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 majority of the community speaks Spanish.

**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:**

☒ **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 and Approved By:** Thomas V. Panzone

**Date:** 7/31/2018

**Date:** 7/20/18