



NEW YORK
STATE OF
OPPORTUNITY.

**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan for 1500 Astor Avenue

April 2018

BCP Site #C203105
1500 Astor Avenue
Bronx, NY 10469

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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: **Eastchester-Astor, LLC**
Site Name: **1500 Astor Avenue (“Site”)**
Site Address: **1500 Astor Avenue, Bronx, NY 10469**
Site County: **Bronx**
Site Number: **C203105**

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; and
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the Site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

Project Contacts

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the Site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

The locations of the reports and information related to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC 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; and
- Location(s) of reports and information.

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

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> <div> <ul style="list-style-type: none"> • Prepare site contact list • Establish document repository(ies) </div> <hr/> <div> <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 </div>	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	<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> <p>Before start of Remedial Investigation</p> <p>Note: Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.</p>
<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>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.</p>
<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>Before NYSDEC approves RI Report</p>
<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>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.</p>
<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>Before the start of cleanup action.</p>
<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) 	<p>At the time the cleanup action has been completed.</p> <p>Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.</p>

3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the Site. Additional major issues of public concern may be identified during the course of the Site's investigation and cleanup process.

The Site is not located within 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.

Based on neighborhood 2010 census data, there is a sizable Hispanic-American community near the Site. Therefore, all future fact sheets will be translated into Spanish.

No major issues of public concern have been identified during the review of the BCP Application. The area surrounding the site is served by a public water supply system that is regularly monitored thereby preventing exposure of the general public to non-potable groundwater. If issues are identified in the future, this CP Plan will be amended to address any additional CP activities that may need to be implemented. Some of those may be impacts concerning truck traffic, noise or odors.

4. Site Information

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

Site Description

The project Site is located at the northeast corner of the intersection of Astor Avenue and Eastchester Road. The site is comprised of two adjoining buildings, one of which fronts on Astor Avenue (1500 Astor Avenue) and the second on Eastchester Road (2300-2314 Eastchester Road). A parking lot is present behind the two buildings. The property lot is an L-shaped 0.66-acre parcel identified as Block 4393, Lot 1. The surrounding area is generally residential with some commercial uses north of the site along Eastchester Road. The Jacobi Medical Center is located south of site, across Pelham Parkway.

The Astor Avenue building is two stories and currently occupied by medical offices. The Eastchester Road building is one story and currently divided into five commercial spaces/units. The Eastchester Road building has a full basement, which is used for storage only. On the ground floor, two of the units are vacant (2308 & 2314). Units 2310 and 2312 are combined into one leased unit, occupied by a doctor's office. Units 2300 and 2302 are also combined, and occupied by a realtor's office (current property owner). Unit 2304 is occupied by an urgent-care medical office.

The area surrounding the Site is predominantly residential and commercial. The adjoining properties include an oncology building to the north, a medical building to the southeast, and residential buildings to the south, east and west.

History of Site Use, Investigation, and Cleanup

The subject property was generally undeveloped land until the construction of the existing building in 1940. The only previous development is a portion of a residential dwelling, shown on a 1919 fire insurance map. Known site uses have included residential, a funeral home, a bowling alley, a nursery, dry cleaners and retail/office tenants.

Environmental investigations completed at the Site have included analysis of soil, soil vapor, indoor air and groundwater. Site investigations conducted in 2017 have identified Chlorinated Volatile Organic Compounds (cVOCs) at concentrations above regulatory criteria and/or guidance levels in environmental media. The results are summarized below.

Previous Environmental Studies

2017 Phase II Subsurface Investigations

Soil, groundwater, soil vapor and indoor air sampling was completed to investigate on-site environmental conditions. Samples were collected and analyzed for volatile organic compounds.

Soil. Tetrachloroethene (PCE) was detected in two shallow soil samples at concentrations above the Part 375 Protection of Groundwater soil cleanup objective (SCO), with one sample detected above the Part 375 Commercial Use SCO. The maximum concentration was 380 milligrams per kilogram (mg/kg). Cis-1,2-dichloroethene (cis-1,2-DCE) was detected in a shallow soil sample, above the Part 375 Protection of Groundwater SCO. No other VOCs were detected above the applicable criteria in soil samples.

Groundwater. PCE was detected in perched groundwater above the NYSDEC TOGS 1.1.1 Class GA Standard (Class GA Standard). The maximum concentration was 2,100 micrograms per liter (ug/L). Trichloroethene (TCE) and cis-1,2- DCE were also detected in groundwater above the NYSDEC Class GA Standards. No other degradation compounds of PCE were detected.

Soil Vapor and Indoor Air. PCE and TCE were not detected in indoor air above the above the New York State Department of Health (NYSDOH) Air Guidance Values (AGVs).

PCE was detected in soil vapor at a maximum concentration of 6,630 micrograms per cubic meter (ug/m^3). TCE was detected in soil vapor at a maximum concentration of 288 ug/m^3 . Cis-1,2-dichloroethene was detected in soil vapor at a maximum concentration of 73 ug/m^3 . Based on the NYSDOH Decision Matrices, mitigation is required for PCE, TCE and cis-1,2-DCE.

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 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 officially called a "remedial investigation" (RI). This investigation will be performed with NYSDEC oversight. The Applicant has developed a remedial investigation workplan, which was subject to public comment concurrent with the BCP Application.

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 made the draft plan available to the public review during a BCP Application 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.

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):

Bryan Wong
Project Manager
NYSDEC
Division of Environmental Remediation
1 Hunter's Point Plaza
47-40 21st Street
Long Island City, New York 11101
Tel: (718) 482-4905
Email: yukyin.wong@dec.ny.gov

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

New York State Department of Health (NYSDOH):

Sara Bogardus
NYSDOH
Bureau of Env. Exposure Investigation
Empire State Plaza Corning Tower
Rm 1787
Albany, NY 12237
Tel: (518) 402-7880
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:

The New York Public Library
Eastchester Branch
1385 East Gun Hill Road
Bronx, New York 10469
Phone: (718) 653-3292
Hours: Mon-Thurs: 10AM-7PM
Fri-Sat: 10AM-5PM
Sun: Closed

NYSDEC
Division of Environmental Remediation
1 Hunter's Point Plaza
47-40 21st Street
Long Island City, New York 11101
Attn: Bryan Wong
Phone: (718) 482-4905
Hours: (call for appointment)

Bronx Community Board #11
Attn: Tony Signorile
1741 Colden Avenue
Bronx, NY 10462
Phone: (718) 892-626
Hours: (call for appointment)

Appendix B - Site Contact List

Local Elected/Government Officials:

Mayor Bill de Blasio
City of New York
City Hall
New York, NY 10007

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

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

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

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

Marisa Lago, Director
NYC Department of City Planning
120 Broadway, 31st Floor

New York, NY 10271

Office of the Bronx Borough, Borough President
Ruben Diaz Jr.
851 Grand Concourse #915
Bronx, NY 10451

NYCDEP
Vincent Sapienza, Commissioner
59-17 Junction Boulevard
Flushing, NY 11373

Borough of the Bronx, Dept. of City Planning
One Fordham Plaza, 5th Fl.
Bronx, NY 10458-5891

Hon. Mark Gjonaj
NYC Council Member, District 13
3040 East Tremont Avenue, Room 104
Bronx, NY 10461

Vacant
NYS Assembly Member, District 80
1126 Pelham Parkway South
Bronx, NY 10461

Hon. Jeffrey D. Klein
NYS State Senator, District 34
1250 Waters Place, Suite 1202
Bronx, NY 10461

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. Joseph Crowley
U.S. House of Representatives
3219 East Tremont Avenue, 2nd Floor
Bronx, NY 10461

Luiz M. Diaz
Bronx County Clerk
851 Grand Concourse, Room 118
Bronx, NY 10451

Bronx Community Board 11
1741 Colden Avenue
Bronx, NY 10462
Anthony Vitaliano, Chairman
Jeremy Warneke, District Manager
Tony Signorile, Environmental Committee Chairman

Adjacent Properties:

Lily Huang
1512 Astor Avenue
Bronx, NY 10469

Mark Bandhoo
1516 Astor Avenue
Bronx, NY 10469

Diane Cerino
2305 Woodhull Avenue
Bronx, NY 10469

Allan and Myrna Brodwell
2355 Woodhull Avenue
Bronx, NY 10469

Judith Perelli
2357 Woodhull Avenue
Bronx, NY 10469

Richard Luongo or Current Resident
2357 Woodhull Avenue
Bronx, NY 10469

2330 Professional Associates, LLC
225 Broadway
Suite 500
New York, NY 10007

Eastchester Center for Cancer Care or Current Resident
2330 Eastchester Road
Bronx, NY 10469

Bruckner Oncology or Current Resident
2330 Eastchester Road
Bronx, NY 10469

Life Infusions Pharmacy or Current Resident
2330 Eastchester Road
Bronx, NY 10469

American Cancer Center, Bronx Regional Office
2330 Eastchester Road
Bronx, NY 10469

Howard Bowers
2315 Eastchester Road
Bronx, NY 10469

Frank and Tessie Tedesco
2309 Eastchester Road
Bronx, NY 10469

S.E.F., LLC
c/o Marino & Chambers, P.C.
One Barker Avenue
White Plains, NY 10601

Zisholtz & Zisholtz, LLP or Current Resident
2307 Eastchester Road
Bronx, NY 10469

Albert Sontag Real Estate or Current Resident
2307 Eastchester Road
Bronx, NY 10469

Bongiovi Exterminating Co. or Current Resident
2307 Eastchester Road
Bronx, NY 10469

Sterling Empire Funding Associates or Current Resident
2307 Eastchester Road
Bronx, NY 10469

Bessie Wiener or Current Resident
2307 Eastchester Road
Bronx, NY 10469

Phillip D'Arrigo
8 Stonybrook Lane
Scarsdale, NY 10583

Drs D'Arrigo and Bonelli DDS
1475 Astor Avenue
Bronx, NY 10469

Charles Fumo or Current Resident
1475 Astor Avenue
Bronx, NY 10469

Joseph Rubino
1486 Astor Avenue
Bronx, NY 10469

Ronald Pungello or Current Resident
1486 Astor Avenue
Bronx, NY 10469

Community, Civic, Religious and Environmental Institutions:

Eric Soto, Director
Consolidated Edison Corporate Affairs
511 Theodore Fremd Avenue
Rye, NY 10580

Joseph Thompson, President
49th NYPD Police Precinct Council
2121 Eastchester Avenue
Bronx, NY 10461

Engine 97
1454 Astor Avenue
Bronx, NY 10469

Local Media Outlets:

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

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

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

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

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

Public Water Supplier:

New York City Water Board
Dept. of Environmental Protection
59-17 Junction Blvd., 8th Floor
Flushing, NY 11373

Schools & Daycare Facilities:

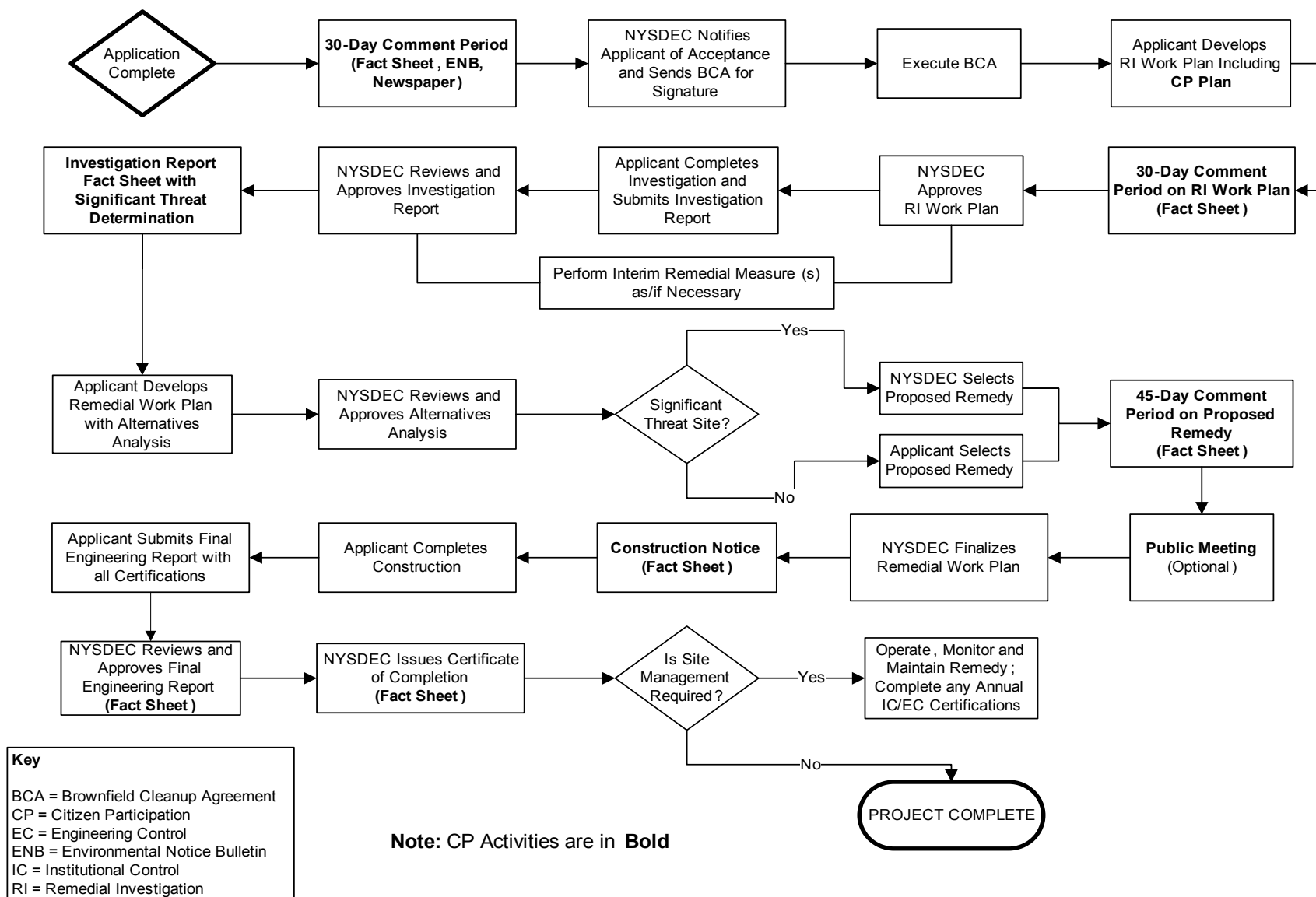
Auntie Michelle's Daycare
2440 Tiemann Avenue
Bronx, NY 10469

PS 097 Bronx
1375 Mace Avenue
Bronx, NY 10469

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

Instructions

This Scoping Sheet assesses major issues of public concern; impacts of the site and its remedial program on the community; community interest in the site; information the public needs; and information needed from the public.

The information generated helps to plan and conduct required citizen participation (CP) activities, and to choose and conduct additional CP activities, if appropriate. The scoping sheet can be revisited and updated as appropriate during the site's remedial process to more effectively implement the site's CP program.

Note: Use the information as an aid to prepare and update the Major Issues of Public Concern section of the site CP Plan.

General Instructions

- When to prepare: During preparation of the CP Plan for the site. It can be revisited and updated anytime during the site remedial process.
- Fill in site name and other information as appropriate.
- The Scoping Sheet may be prepared by DEC or a remedial party, but must be reviewed and approved by the DER site project manager or his/her designee.

Instructions for Numbered Parts

Consider the bulleted issues and questions below and any others that may be unique or appropriate to the site and the community to help complete the five Parts of this Scoping Sheet. Identify the issue stakeholders in Parts 1 through 3 and adjust the site's contact list accordingly.

Part 1. List Major Issues of Public Concern and Information the Community Wants.

- Is our health being impacted? (e.g. Are there problems with our drinking water or air? Are you going to test our water, yards, sumps, basements? Have health studies been done?)
- There are odors in the neighborhood. Do they come from the site and are they hazardous?
- Are there restrictions on what we may do (e.g. Can our children play outside? Can we garden? Must we avoid certain areas? Can we recreate (fish, hunt, hike, etc. on/around the site?)
- How and when were the site's contamination problems created?
- What contaminants are of concern and why? How will you look for contamination and find out where it is going? What is the schedule for doing that?
- The site is affecting our property values!
- How can we get more information (e.g. who are the project contacts?)
- How will we be kept informed and involved during the site remedial process?
- Who has been contacted in the community about site remedial activities?
- What has been done to this point? What happens next and when?
- The site is going to be cleaned up for restricted use. What does that mean? We don't want redevelopment on a "dirty" site.

Part 2. List Important Information Needed From the Community, if Applicable.

- Can the community supplement knowledge about past/current uses of the site?
- Does the community have knowledge that the site may be significantly impacting nearby people, properties, natural resources, etc.?
- Are activities currently taking place at the site or at nearby properties that may need to be restricted?
- Who may be interested or affected by the site that has not yet been identified?
- Are there unique community characteristics that could affect how information is exchanged?
- Does the community and/or individuals have any concerns they want monitored?
- Does the community have information about other sources in the area for the contamination?

Part 3. List Major Issues and Information That Need to be Communicated to the Community.

- Specific site investigation or remediation activities currently underway, or that will begin in the near future.
- The process and general schedule to investigate, remediate and, if applicable, redevelop the site.
- Current understanding about the site contamination and effects, if any, on public health and the environment.
- Site impacts on the community and any restrictions on the public's use of the site and/or nearby properties.
- Planned CP activities, their schedule, and how they relate to the site's remedial process.
- Ways for the community to obtain/provide information (document repositories, contacts, etc.).

Part 4. Community Characteristics

a. - e. Obtain information from local officials, property owners and residents, site reports, site visits, "windshield surveys," other staff, etc.

f. Has the affected community experienced other **significant** present or past environmental problems unrelated to this site? Such experiences could significantly affect public concerns and perspectives about the site; how the community will relate to project staff; the image and credibility of project staff within the community; and the ways in which project staff communicate with the community.

g. In its remedial programs, DER seeks to integrate, and be consistent with, environmental justice principles set forth in *DEC Commissioner Policy 29 on Environmental Justice* and *DER 23 – Citizen Participation Handbook for Remedial Programs*. Is the site and/or affected community wholly or partly in an Environmental Justice (EJ) Area? Use the Search feature on DEC's public web site for "environmental justice". DEC's EJ pages define an EJ area, and link to county maps to help determine if the site and/or community are in an EJ area.

h. Consider factors such as:

- Is English the primary language of the affected community? If not, provisions should be considered regarding public outreach activities such as fact sheets, meetings, door-to-door visits and other activities to ensure their effectiveness.
- The age demographics of the community. For example, is there a significant number of senior citizens in the community? It may be difficult for some to attend public meetings and use document repositories. This may suggest adopting more direct interaction with the community with activities such as door-to-door visits, additional fact sheets, visits to community and church centers, nursing homes, etc.
- How do people travel about the community? Would most people drive to a public meeting or document repository? Is there adequate public transportation?

Part 5. Affected/Interested Public.

Individuals and organizations who need or want information and input can change during the site's remedial process. This need is influenced by real, potential, or perceived impacts of the site or the remedial process. Some people may want information and input throughout the remedial process. Others may participate only during specific remedial stages, or may only be interested in particular issues.

It is important to revisit this question when reviewing this scoping sheet. Knowing who is interested in the site – and the issues that are important to them – will help to select and conduct appropriate outreach activities, and to identify their timing and the information to be exchanged.

Check all affected/interested parties that apply to the site. **Note: Adjust the site's contact list appropriately.** The following are some ways to identify affected/interested parties:

- Tax maps of adjacent property owners
- Attendees at public meetings
- Telephone discussions
- Letters and e-mails to DER, the remedial party, and other agencies
- Political jurisdictions and boundaries
- Media coverage
- Current/proposed uses of site and/or nearby properties (recreational, commercial, industrial)
- Discussions with community organizations: grass roots organizations, local environmental groups, environmental justice groups, churches, and neighborhood advisory groups



Department of
Environmental
Conservation

Division of Environmental Remediation

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

Site Name: 1500 Astor Avenue

Site Number: C203105

Site Address and County: 1500 Astor Avenue, Bronx, NY

Remedial Party(ies): Eastchester-Astor, 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.**

No major issues of public concern were identified.

How were these issues and/or information needs identified?
Soil, soil vapor and groundwater sampling completed in 2017.

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.
Schedule of environmental activities, including investigation of off-site potential receptors.

How were these issues and/or information needs identified?
Based on the potential for off-site soil vapor impacts.

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:

Water provided by NYCDEP.

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

☐ **Yes** ☒ **No**

Provide details if appropriate:

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**:

The surrounding area contains a large number of people that speak Spanish. All future fact sheets will be translated into 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:** [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: Matthew Carroll

Date:

Reviewed/Approved By: Thomas V. Panzone

Date: 4/5/18