



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for 1675 Apartments

June 2018

C203107
1675-1679 Westchester Avenue
Bronx, NY 10472

Prepared by:



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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: **1675 JV Associates LLC and 1675 Westchester Avenue Housing Development Fund Corporation (“Applicants”)**

Site Name: **1675 Apartments (“Site”)**

Site Address: **1675-1679 Westchester Avenue**

Site County: **Bronx**

Site Number: **C203107**

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

New York’s 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 (CP) 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 Plan (CPP) 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 Applicants.

Project Contacts

Appendix A identifies NYSDEC project contacts to whom the public should address questions or request information about the Site's investigation and cleanup program. The public's suggestions about this CPP 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 are also 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 website. 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 that 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 contacts 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 (RIWP)] is distributed both by paper mailing through the postal service and through NYSDEC 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 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 CPP 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 CP activities.

Technical Assistance Grant (TAG)

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 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 has 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 CP activities related to the Site’s investigation and cleanup program follows on the next page.

TABLE 1

Citizen Participation Activities	Timing of Citizen Participation Activity(ies)
Application Process:	
<ul style="list-style-type: none"> • Prepare Site contact list • Establish document repository(ies) 	At time of preparation of application to participate in the BCP.
<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 	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.
After Execution of Brownfield Cleanup Agreement (BCA):	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan (CPP) 	Before start of Remedial Investigation (RI) Note: Applicant must submit CPP to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves RI Work Plan (RIWP):	
<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 RIWP • Conduct 30-day public comment period 	Before NYSDEC approves RIWP. If RIWP 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.
After Applicant Completes Remedial Investigation (RI):	
<ul style="list-style-type: none"> • Distribute fact sheet to Site contact list that describes RI results 	Before NYSDEC approves RI Report (RIR)
Before NYSDEC Approves Remedial Action Work Plan (RAWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to Site contact list about draft RAWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RAWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves RAWP. 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.
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to Site contact list that describes upcoming cleanup action 	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
<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 (FER) • Distribute fact sheet to site contact list announcing NYSDEC approval of FER and issuance of Certificate of Completion (COC) 	At the time the cleanup action has been completed. Note: 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 CPP 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 part of Census Tract 64. According to the 2010-2014 American Community Survey (ACS) Profile Survey Data, 20.6% of the population in Census Tract 64 is living below the poverty line, compared to the national poverty rate of 13.5% (as of 2015) and the New York State poverty rate of 14.7% (as of 2017). The unemployment rate for Census Tract 64 is 6.4% (as of the 2010-2014 Census), compared to the New York City (City) unemployment rate of 3.9% (as of December 2017) and the national unemployment rate of 3.9% (as of April 2018).

Because the Site is located in an area with a large Hispanic-American community (approximately 55.6% based on 2010 Census data), all fact sheets will be translated into Spanish. There is also a large African-American community surrounding the area as well. For additional information, visit: <https://popfactfinder.planning.nyc.gov/profile/4157/census>

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.

The December 2017 Subsurface (Phase II) Investigation Report prepared by AKRF, Inc. (AKRF) concluded that contaminated soil, groundwater, and soil vapor are present at the Site. Metals and polycyclic aromatic hydrocarbons (PAHs), likely related to historic filling at the Site, were detected in soil at concentrations above 6 NYCRR Part 375 Restricted Residential Soil Cleanup Objectives (RRSCOs) and in groundwater above NYSDEC Ambient Water Quality Standards (AWQSs). In addition, chlorinated solvent-related compounds in soil vapor appear to be related to the former dry-cleaning operations on former Lot 51 and historic operations/filling activities at the Site; and petroleum-related compounds are likely related to the former on-site fuel oil underground storage tank (UST) and associated closed-status NYSDEC Spill No. 1407300.

The presence of contamination creates an impediment to development in low-income areas and low-income projects, as these areas/projects are less likely to experience improving market conditions, which would allow for the absorption of added costs related to remediation and construction time and risk. Under the de Blasio Administration, the development of affordable housing has become a major initiative for the City. Once remediation of Site contamination is completed, the Site redevelopment plan would be in line with the City's initiatives.

The proposed redevelopment plan includes the demolition of the existing building and the construction of a new 10- to 12-story mixed-use building with 253 affordable apartment units and approximately 18,900 ground square feet of commercial and community facility space.

Potential Remediation/Construction-Related Issues

Issues of concern during the on-site remediation phase will likely include those related to the on-site handling and off-site disposal of contaminated soil. The likely concern to the surrounding community will be the possibility of the generation of vapors or particulates from the Site during remediation. On-site air quality and airborne particulate levels will be monitored during any soil excavation and removal activity in accordance with a Site-specific Health and Safety Plan (HASP) that will be included as part of the Remedial Action Work Plan (RAWP). Particulate suppression techniques will be employed to prevent the generation of airborne particulates. All air monitoring

will be performed in accordance with a Site-specific Community Air Monitoring Plan that will be included as part of the RAWP and the New York State Department of Health (NYSDOH)'s generic Community Air Monitoring Plan (CAMP).

A likely additional remediation/construction concern will be the potential presence of trucks traveling through the community, and parking or idling at or near the Site during soil excavation and disposal. The RAWP will include provisions for on-site soil handling techniques that minimize the number of trucks and duration of time within or near the Site. In addition, provisions will be included to restrict truck traffic (to the extent possible) to designated routes along main roads while minimizing traffic within the community.

The concern over construction-related noise is a common one for communities in which redevelopment is occurring. Construction plans will minimize noise to the extent possible and the operation of heavy equipment will be restricted to normal working hours as mandated in required City-issued permits.

4. Site Information

Site Description

The Site is located at 1675-1679 Westchester Avenue in the Soundview neighborhood of the Bronx, New York and is identified on the New York City Tax Map as Bronx Borough Block 3780, Lot 1. According to New York City's Zoning and Land Use Map (ZoLa), the Site is an approximately 36,865-square foot, "L-shaped" lot with a vacant commercial building fronting Westchester Avenue and adjacent asphalt-paved and landscaped areas. The Site is bounded by: residential buildings to the north; Fteley Avenue to the east, followed by residential/day care; Westchester Avenue and the elevated 6 train tracks to the south; and Metcalf Avenue, followed by the Bronx River Parkway to the west. Appendix C contains a map identifying the location of the Site.

History of Site Use, Investigation, and Cleanup

The Site is currently vacant. Historic records indicate that the Site was undeveloped until 1964, when the current Site building was constructed. The Site building was previously occupied by various commercial uses with ancillary parking, including a supermarket with a boiler room and compressor rooms in the cellar in 1964. Between 1983 and 2012, the western portion of the Site building was occupied by medical facilities with a furnace room in the cellar and associated parking. The eastern portion of the building was occupied by various commercial uses, including a liquor store, Norma Cleaners (dry cleaner) between 1983 and 2014, and Victoria Cleaners (dry cleaner) between 2014 and 2017. The tenants of the eastern portion of the building vacated by January 2018.

Spill No. 1407300 was reported on Lot 1 at the Site when an October 2014 Subsurface (Phase II) Investigation identified several fuel oil-related Volatile Organic Compounds (VOCs) and Semi-Volatile Organic Compounds (SVOCs) at levels above applicable standards in soil and groundwater adjacent to a former fuel oil tank. In October 2014, 756 gallons of waste oil, 55.59 tons of petroleum-contaminated soil, and a 1,000-gallon Underground Storage Tank (UST) were disposed of off-site and Spill No. 1407300 was closed in October 2014.

AKRF conducted a Subsurface (Phase II) Investigation in September and December 2017. The investigation included the advancement of nine soil borings with the collection and laboratory analysis of 15 soil samples, the installation of five temporary groundwater wells with the collection

and analysis of five groundwater samples, and the installation of five temporary soil vapor points with the collection and laboratory analysis of five soil vapor samples. One ambient air sample was collected for comparison and quality assurance/quality control (QA/QC) purposes.

The Subsurface (Phase II) Investigation documented that soil beneath the Site consists of historic fill (sand with silt, gravel, concrete, brick, wood, and ceramics) from the surface to depths ranging between 10 and 20 feet below grade across the Site. Groundwater was measured between approximately 10 and 12 feet below grade.

Analytical sample data indicated that soil and groundwater are contaminated with SVOCs and elevated metal concentrations likely attributable to historic operations/filling activities on-site. Petroleum-related and chlorinated-related VOCs were detected in the soil vapor, which is likely related to the former dry-cleaning operations on the western portion of the Site and historic operations/filling activities. Petroleum-related compounds may also be attributable to the former on-site fuel oil UST and associated closed status NYSDEC Spill No. 1407300.

5. Investigation and Cleanup Process

Application

The Applicants have applied for and been accepted into New York's BCP as Volunteers. This means that the Applicants were 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 Volunteers must fully characterize the nature and extent of contamination on-site, and must conduct a "qualitative exposure assessment," which is 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 Applicants, in its Application, propose that the Site will be used for restricted residential and commercial purposes.

To achieve this goal, the Applicants will conduct investigation and cleanup activities at the Site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement (BCA), executed by NYSDEC and the Applicants, sets forth the responsibilities of each party in conducting these activities at the Site.

Investigation

The Applicants will conduct an investigation of the Site officially called a "Remedial Investigation" (RI). The RI will be performed with NYSDEC oversight. The Applicants developed an RI Work Plan (RIWP), which is subject to public comment.

The RI has several goals:

1. Define the nature and extent of contamination in soil, groundwater, soil vapor, 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 RAWP to address the contamination, or to support a conclusion that the contamination does not need to be addressed.

The Applicants submitted a Draft RIWP to NYSDEC for review and approval. NYSDEC makes the draft RIWP available to the public review during a 30-day public comment period or the comment period for the draft RIWP will be combined with the BCP Application for one 45-day comment period.

When the RI is complete, the Applicants will prepare and submit a report called a Remedial Investigation Report (RIR) that summarizes the results. The RIR will recommend whether cleanup action is needed to address Site-related contamination. The RIR is subject to review and approval by NYSDEC.

NYSDEC will use the information in the investigation report to determine whether 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 Applicants 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 Measure (IRM)

An 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 Applicants may recommend in its investigation report that no action is necessary at the Site. In this case, NYSDEC would make the RIR available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the RIR. NYSDEC would then issue a “Certificate of Completion” (COC) (described below) to the Applicants.

or

2. The Applicants may recommend in their RIR that action needs to be taken to address Site contamination. After NYSDEC approves the RIR, the Applicant may then develop a cleanup plan, officially called a “Remedial Action Work Plan” (RAWP). The RAWP describes the Applicants’ proposed remedy for addressing contamination related to the Site.

When the Applicants submit a draft RAWP 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 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 (DD).

The Applicants may then design and perform the cleanup action to address the Site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicants complete cleanup activities, they will prepare a Final Engineering Report (FER) that certifies that cleanup requirements have been achieved or will be achieved within a specific timeframe. 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 (COC)

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 COC to the Applicants. The COC states that cleanup goals have been achieved, and relieves the Applicants from future liability for Site-related contamination, subject to certain conditions. The Applicants 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):

<p>Alicia Barraza Project Manager NYSDEC Division of Environmental Remediation NYSDEC Region 2 625 Broadway, 12th Floor Albany, NY 12233-7016 Tel: (518) 402-9690 Email: alicia.barraza@dec.ny.gov</p>	<p>Thomas Panzone Public Participation Specialist NYSDEC Region 2 1 Hunters Point Plaza 47-40 21st Street Long Island City, NY 11101 Tel: (718) 482-4953 Email: thomas.panzone@dec.ny.gov</p>
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New York State Department of Health (NYSDOH):

<p>Angela Martin Project Manager NYSDOH Empire State Plaza Corning Tower Room 1787 Albany, NY 12237 Tel: (518) 402-7860 Email: BEEI@health.ny.gov</p>

Locations of Reports and Information:

<p>Clason's Point Library 1215 Morrison Avenue Bronx, New York 10472 Attn: Melissa Davis Phone: 718-842-1235 Hours: M-Th, 10 am to 7 pm; Friday & Saturday, 10 am to 5 pm; Closed Sunday</p>	<p>Community Board No. 9 1967 Turnbull Avenue, Rm. 7 Bronx, NY 10473 Attn: Nicholas Himidian Jr., Chairman Attn: William Rivera, District Manager Attn: Mojamed Mujunder, Land Zoning Committee Phone: 718-823-3034 Fax: 718-823-6461 Email: bxbrd09@optonline.net</p>
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Appendix B Site Contact List

I. Local, State, and Federal Officials

Hon. Bill de Blasio Mayor of New York City City of New York 1 Centre Street New York, NY 10007-1200	Hon. Scott M. Stringer New York City Comptroller Office of the Comptroller, City of NY 1 Centre Street New York, NY 10007
Hon. Rubén Díaz, Jr. Bronx Borough President 851 Grand Concourse, 301 Bronx, New York 10451	NY State Assembly District 87 (<i>vacant</i>) 1973 Westchester Avenue Bronx, New York 10462
Hon. Rubén Díaz, Sr. New York City Council District 18 1041 Castle Hill Avenue Bronx, New York 10472	Marisa Lago, Commissioner NYC Department of City Planning 120 Broadway, 31st Floor New York, NY 10271
NYC Department of City Planning Bronx Borough Office 1775 Grand Concourse, Suite 503 Bronx, New York 10453	Daniel Walsh, Director Mayor's Office of Environmental Remediation 100 Gold Street, 2nd Floor New York, NY 10038
Luis M. Diaz, County Clerk 851 Grand Concourse, Room 118 Bronx, NY 10451	Hon. Charles Schumer U.S. Senate 780 Third Avenue Suite 2301 New York, NY 10017
Hon. Kirsten Gillibrand U.S. Senate 780 Third Avenue, Suite 2601 New York, NY 10017	Hon. Letitia James Public Advocate 1 Centre Street, 15 th Floor New York, NY 10007
Hon. Jose E. Serrano U.S. House of Representatives 1231 Lafayette Avenue, 4 th Floor Bronx, NY 10474	Hon. Luis Sepulveda NYS Senator 900 Rogers Place Bronx, NY 10459
Vincent Sapienza Commissioner, NYC Dept. of Environmental Protection 59-17 Junction Boulevard Flushing, NY 11373	Julie Stein Office of Environmental Assessment & Planning NYC Dept. of Environmental Protection 96-05 Horace Harding Expressway Flushing, NY 11373

2. Community, Civic, Religious and Environmental Organizations:

Consolidated Edison Corporate Affairs Eric Soto, Director 511 Theodore Fremd Avenue Rye, NY 10580	43 rd NYPD Police Precinct Council Attn: Aurora Carrion, President 900 Fteley Avenue Bronx, NY 10473
FDNY Engine 96 Ladder 54 1689 STORY AVENUE Bronx, NY 10473	Church of the Abiding Presence Attn: Pastor 1672 E 172nd St Bronx, NY 10472
Soundview Community in Action 1163 Manor Avenue Bronx, NY 10472	Southern Bronx River Watershed Alliance Contact: Melanie Bin Jung, SBRWA Coordinator 1384 Stratford Avenue Bronx, NY 10472
Youth Ministries for Peace & Justice 1384 Stratford Avenue Bronx, NY 10472 Attn: David Shuffler, Executive Director	

3. Residents, Owners, and Occupants of the Site and Adjacent Properties

<u>Adjacent to the north:</u>	<u>Adjacent to the north and east:</u>
Carmen Rodriguez (Owner) Or Current Occupant 1250 Metcalf Avenue Bronx, New York 10472	Willie Anderson (Owner) Or Current Occupant 1243 Fteley Avenue Bronx, New York 10472
Current Occupant 1250 Metcalf Avenue Bronx, New York 10472	Current Occupant 1243 Fteley Avenue Bronx, New York 10472
	Enrique Cordero, Jr. (Owner) Or Current Occupant 1242 Fteley Avenue Bronx, New York 10472
	Current Occupant 1242 Fteley Avenue Bronx, New York 10472
<u>Adjacent to the northeast:</u>	<u>Adjacent to the south:</u>
Carmen Rivera (Owner) Or Current Occupant 1251 Fteley Avenue Bronx, New York 10472	Florence D'Urso (Owner) Or Current Occupant 1221 Westchester Avenue Bronx, New York 10472

Current Occupant 1251 Fteley Avenue Bronx, New York 10472	Current Occupant 1221 Westchester Avenue Bronx, New York 10472
<i>Adjacent to the east:</i>	
Jamilun Khan (Owner) Or Current Occupant 1249 Fteley Avenue Bronx, New York 10472	Kishore Tilak (Owner) Or Current Occupant 1245 Fteley Avenue Bronx, New York 10472
Current Occupant 1249 Fteley Avenue Bronx, New York 10472	Current Occupant 1245 Fteley Avenue Bronx, New York 10472
Harold Richardson (Owner) Or Current Occupant 1247 Fteley Avenue Bronx, New York 10472	Current Occupant 1247 Fteley Avenue Bronx, New York 10472
Gerardo Morales (Owner) Or Current Occupant 1238 Fteley Avenue Bronx, New York 10472	Aida Cruz (Owner) Or Current Occupant 1240 Fteley Avenue Bronx, New York 10472
Current Occupant 1238 Fteley Avenue Bronx, New York 10472	Current Occupant 1240 Fteley Avenue Bronx, New York 10472
Hilda Quiroz (Owner) Or Current Occupant 1234 Fteley Avenue Bronx, New York 10472	Fabian Villa (Owner) Or Current Occupant 1236 Fteley Avenue Bronx, New York 10472
Current Occupant 1236 Fteley Avenue Bronx, New York 10472	Current Occupant 1234 Fteley Avenue Bronx, New York 10472

4. Local News Media

Inner City Press PO Box 580188, Mount Carmel Station Bronx, NY 10458	Bronx Times Reporter 900 East 132 nd Street Bronx, NY 10454
Spectrum NY 1 News 75 Ninth Avenue New York, NY 10011	News 12 The Bronx 930 Soundview Avenue Bronx, NY 10473
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 Brooklyn, NY 11201	El Diario La Prensa 1 MetroTech Center, 18th Floor Brooklyn, NY 11201
The Bronx Beat 2950 Broadway Bronx, NY 10027	The Bronx Community News P.O. Box #1775 New York, NY 10027
Bronx Free Press 5030 Broadway, Suite 801 Bronx, NY 10034	The Bronx Chronicle 25 Westchester Square, Suite 1 Bronx, NY 10462

5. *Public Water Supply*

Public water is provided by The City of New York, Department of Environmental Protection (Customer Service Center, 59-17 Junction Boulevard, 13th Floor, Flushing, New York 11373).

6. *Additional Contacts*

None.

7. *Nearby Schools and Day Care Centers*

Daycares:

Five Star Day Care 1138 Manor Avenue Bronx, New York 10472 (347) 297-6426 Distance: 1,120 feet west of the Site	Baby Blues Daycare and Preschool 1728 East 172 nd Street Bronx, New York 10472 (718) 617-4883 Distance: 500 feet northeast of the Site
Tesoritos Learning Center 1234 Fteley Avenue Bronx, New York 10472 (718) 842-6674 Distance: 115 feet east of the Site	Xavier's Place Nursery & Learning Center 1303 Harrod Avenue, Bronx, New York 10472 (646) 510-0334 Distance: 650 feet northwest of the Site
Bright Star Stratford Inc. 1217 Stratford Avenue Bronx, New York 10472 (718) 842-9361 Distance: 845 feet west of the Site	Lisette's Family Daycare 1584 East 172 nd Street Bronx, New York 10472 (646) 874-6754 Distance: 1,085 feet west-northwest of the Site
Bronxdale Tenants League Day Care Center/Sound Dale Day Care Center/Dale Sound DCC Family Day 1211 Croes Avenue Bronx, New York 10472 (718) 378-3533 Distance: 290 feet southeast of the Site	East Tremont Head Start 1244 Manor Avenue Bronx, New York 10472 (718) 328-8547 Distance: 970 feet west-northwest of the Site

<p>Mama Miriam’s Family Day Care 1047 Ward Avenue Bronx, New York 10472 (718) 991-4280 Distance: 2,060 feet southwest of the Site</p>	<p>Flo’s Day Care 1330 Morrison Avenue Bronx, New York 10472 (718) 378-5866 Distance: 945 feet northeast of the Site</p>
<p>Jennifer’s Daycare 1237 St. Lawrence Avenue Bronx, New York 10472 (347) 692-6394 Distance: 1,330 feet east of the Site</p>	<p>New Horizon Daycare 1262 White Plains Road Bronx, New York 10472 (347) 810-6233 Distance: 2,865 feet east of the Site</p>
<p>Precious Moments Daycare 1224 Thieriot Avenue Bronx, New York 10472 (718) 597-5078 Distance: 2,260 feet east of the Site</p>	<p>Julia’s Daycare 1410 Rosedale Avenue Bronx, New York 10472 (718) 684-5201 Distance: 1,780 feet northeast of the Site</p>
<p>Paul T. Matson Headstart 1057 Boynton Avenue, # 1 Bronx, New York 10472 (718) 328-5469 Distance: 2,075 feet southwest of Site</p>	<p>Bronxdale Nursery 1065 Beach Avenue Bronx, New York 10472 Distance: 2,160 feet southeast of the Site</p>
<p>East Bronx NAACP Day Care 1113 Colgate Avenue Bronx, New York 10472 (718) 617-2900 Distance: 2,760 feet southwest of the Site</p>	<p>Sound Dale Day Care Center 1211 Croes Avenue Bronx, NY 10472</p>

Schools:

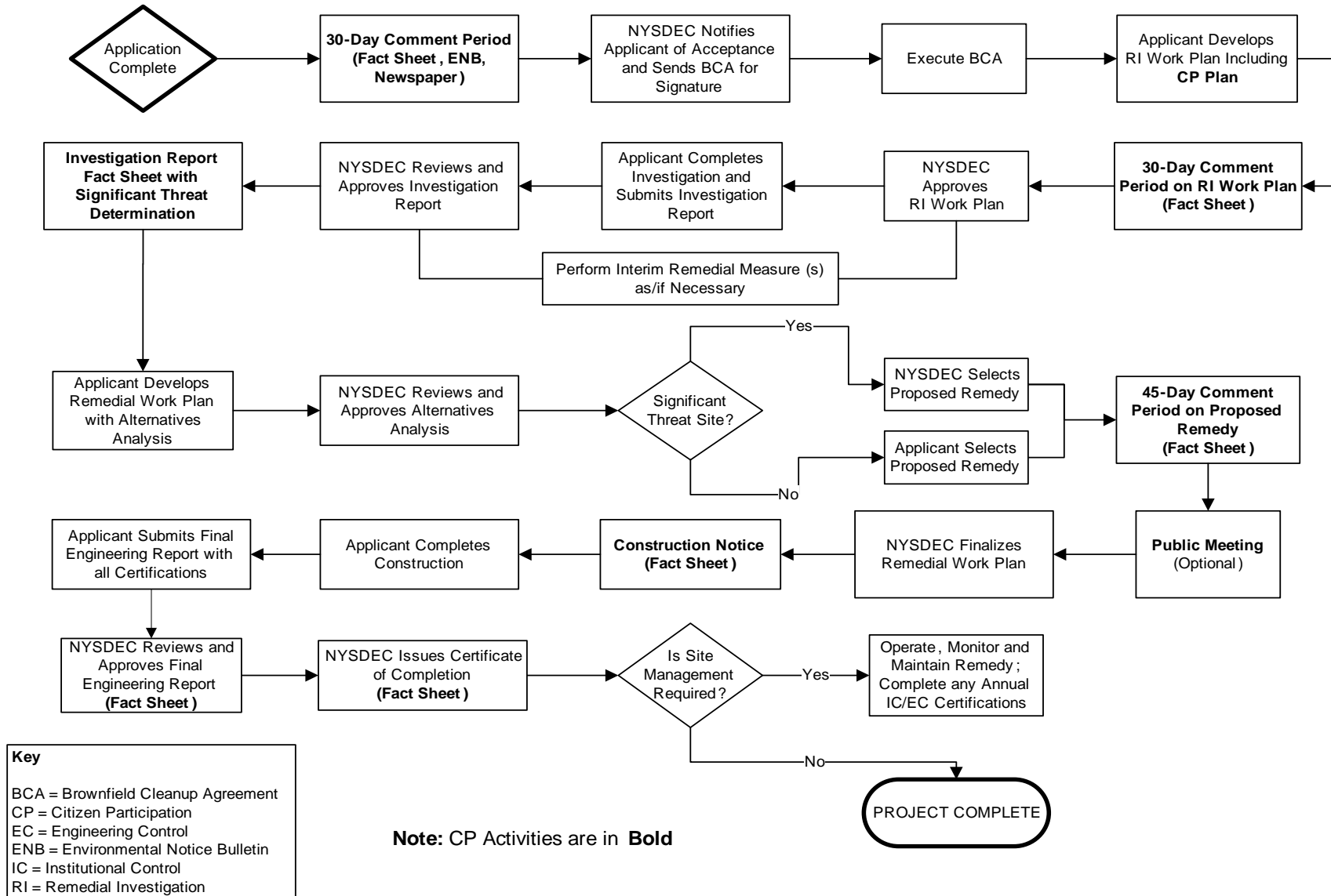
<p>P.S. 196 (X196) 1250 Ward Avenue Bronx, New York 10472 Principal: Lizzette Graciani (718) 328-7187 Distance: 1,000 feet west-northwest of the Site</p>	<p>P.S. 195 (X195) 1250 Ward Avenue Bronx, New York 10472 Principal: Unal Karakas (718) 861-4461 Distance: 1,000 feet west-northwest of the Site</p>
<p>Mott Hall V (X242) 1551 East 172nd Street Bronx, New York 10472 Principal: Peter Oroszlany (718) 620-8160 Distance: 1,230 feet west-northwest of Site</p>	<p>The Cinema School (X478) 1551 East 172nd Street Bronx, New York 10472 Principal: Keisha Warner (718) 860-8120 Distance: 1,230 feet west-northwest of Site</p>

<p>The Metropolitan Soundview High School (X521) 1300 Boynton Avenue Bronx, New York 10472 Principal: Emarilix Lopez (718) 860-8240 Distance: 1,230 feet west-northwest of the Site</p>	<p>High School of World Cultures (X550) 1300 Boynton Avenue Bronx, New York 10472 Principal: Ramon Namnun (718) 860-8120 Distance: 1,230 feet west-northwest of the Site</p>
<p>Pan American International High School at Monroe (X388) 1300 Boynton Avenue Bronx, New York 10472 Principal: Bridgit Bye (718) 991-7238 Distance: 1,230 feet west-northwest of the Site</p>	<p>Bronx Little School (X691) 1827 Archer Street Bronx, New York 10460 Principal: Beverly Urquiza (718) 792-2650 Distance: 3,345 feet northeast of the Site</p>
<p>J.H.S 123 James M. Kieran 1025 Morrison Avenue Bronx, New York 10472 Principal: Richard Hallenbeck, Jr. (718) 328-2105 Distance: 1,923 feet south-southwest of the Site</p>	<p>P.S. 47 John Randolph (X047) 1794 East 172nd Street Bronx, New York 10472 Principal: Thomas Guiarnieri (718) 824-0950 Distance: 1,540 feet northeast of the Site</p>
<p>School of Urban and Global Mission 1260 Thieriot Avenue Bronx, New York 10472 Director: Rev. Eliezer Reyes (516) 292-1780 Distance: 2,200 feet east of the Site</p>	

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 (see instructions)

Site Name: 1675 Apartments

Site Number: C203107

Site Address and County: 1675-1679 Westchester Avenue, Bronx

Remedial Party(ies): 1675 JV Associates LLC and 1675 Westchester Avenue Housing Development Fund Corporation

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.**

The Site will be cleaned to soil cleanup objectives that allow for restricted residential and commercial uses. As such, there will be restrictions on Site use that will be determined by NYSDE. Site contamination stems from commercial uses throughout its history and from historical fill. A Remedial Investigation (RI) will be conducted to determine the nature and extent of on-site contamination, identify any Site source(s), assess the impact on public health and/or the environment, and support a work plan designed to clean up the Site. The proposed redevelopment of the Site will potentially increase property values in the surrounding area. Contact information for the public is in Appendix A of the Citizen Participation Plan (CPP). Adjacent property occupants and owners will be kept informed of the progress of the Site cleanup activities through periodic fact sheets completed in both English and Spanish. Local, state, and federal officials will be kept informed of Site remediation activities.

How were these issues and/or information needs identified?

These issues were identified based on the Site's history of commercial and dry-cleaning uses. The proposed redevelopment will eliminate the current concerns regarding the Site's condition while providing affordable housing and community resources. Additional affordable housing for the neighborhood aligns with a Citywide initiative developed by the de Blasio Administration.

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.

- Adjacent property owners and occupants will be informed of the Site remediation activities. They can reach out to the Site's NYSDEC or NYSDOH project manager if they are concerned about the impact to the surrounding area.
- No activities are taking place at the Site that may need to be restricted. The Site is currently vacant and will remain so until it is redeveloped.
- The Site is located in an area with a large Hispanic-American community. As such, all fact sheets will be translated into Spanish.

How were these information needs identified?

These needs were identified by researching the conditions of the area surrounding the Site.

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.

- An RI will be conducted following NYSDEC approval of an RIWP.
- Following the RI, an RIR and RAWP will be prepared and submitted to NYSDEC for approval. A 45-day Public Comment Period begins once the RIR and RAWP are submitted. The final RIR and RAWP are submitted to NYSDEC and then NYSDEC issues the Decision Document, which describes the selected remedy for cleanup of the Site. Remediation can begin after the Decision Document is issued. Redevelopment of the Site may begin once the Site remediation is complete.
- Document repositories, where copies of all documents regarding the investigation and remediation of the Site are available to the public, have been established at the Clason's Point branch of the New York Public Library located at 1215 Morrison Avenue, Bronx, New York 10472 and at Bronx Community Board located at 1967 Turnbull Avenue, Bronx, New York 10473.

How were these issues and/or information needs identified?

These needs were identified by summarizing the proposed project schedule and information presented in the BCP Application.

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 CPP (mark all that apply):

a. Land use/zoning at and around site:

- Residential** **Agricultural** **Recreational** **Commercial** **Industrial**

b. Residential type around Site:

- Urban** **Suburban** **Rural**

c. Population density around Site:

- High** **Medium** **Low**

d. Water supply of nearby residences:

- Public** **Private Wells** **Mixed**

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

- Yes** **No**

Provide details if appropriate:

[Click here to enter text.](#)

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

- Yes** **No**

Provide details if appropriate:

[Click here to enter text.](#)

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

- Yes** **No**

h. Special considerations:

- Language** **Age** **Transportation** **Other**

Explain any marked categories in **h**:

As the Site is in an area with a large Hispanic-American community, all 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 CPP 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:

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: Will Grossett, AKRF, Inc.

Date: 06/08/2018

Reviewed/Approved By: Deborah Shapiro, AKRF, Inc.

Date: 06/08/2018