



Department of  
Environmental  
Conservation

# **Brownfield Cleanup Program**

## **Citizen Participation Plan for Park Lane Senior**

January 2021

Site #C203138  
1940 Turnbull Avenue  
Bronx, New York 10473

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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: **PL SARA LLC (“Applicant”)**  
Site Name: **Park Lane Senior (“Site”)**  
Site Address: **1940 Turnbull Avenue**  
Site County: **Bronx**  
Site Number: **#C203138**

## **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/450.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 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 which services the area in which the site is located;
- Any person who has requested to be placed on the site contact list;
- The administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- Location(s) of reports and information.

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

**Note:** The first site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See <http://www.dec.ny.gov/chemical/61092.html> .

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

### *CP Activities*

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

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

that have potential to influence decisions about a site's investigation and cleanup.

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

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

#### *Technical Assistance Grant*

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

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

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being or enjoyment of the environment may be affected by a release or threatened release of contamination at the site.

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

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

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

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

Citizen Participation Activities	Timing of CP Activity(ies)
<b>Application Process:</b>	
<ul style="list-style-type: none"> <li>• Prepare site contact list</li> <li>• Establish document repository(ies)</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. RIWP was submitted with BCP Application and was included as part of the BCP public comment period.
<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.

There will be areas on the Site where soil excavation is necessary. Therefore, once the remediation commences, there may be concerns regarding odors, noise or truck traffic coming from the Site. However, these impacts will be mitigated through implementation of a Health and Safety Plan (HASP) and Soil Management Plan (SMP) approved by the Department, which will be designed to minimize these impacts. A Community Air Monitoring Plan (CAMP) will also be implemented to monitor dust and vapors to ensure the community is not impacted.

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.

The Site is located in an Environmental Justice Area with sizable a Hispanic-American population nearby. Therefore, all future fact sheets will be translated into Spanish. For additional information, visit: <https://popfactfinder.planning.nyc.gov/profile/1708/demographic>

### 4. Site Information

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

#### *Site Description*

- **location** - 1940 Turnbull Avenue, Bronx, NY
- **setting** - urban
- **site size** - 0.3 acres
- **adjacent properties** - The surrounding land use includes multi-family residential, mixed commercial and residential, commercial, and institutional (i.e. post office, school).

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

The Site's current use is a parking lot and has served as a parking lot since the Site was developed in the 1970's.



Phase I Environmental Site Assessments were completed at the Site in 2016 and in 2020. The Site was part of a large wetland river system until the mid-1950s. The wetlands appear to have been filled in the 1950's to develop the Soundview neighborhood. The origin of the fill materials is unknown. Historic aerial photographs suggest that the current Site features were constructed in the early 1970s. The 2020 Phase I ESA indicated the presence of impacted fill material.

Roux proceeded to perform a Phase II ESA in February 2020 to evaluate the soil conditions prior to redevelopment. The borings identified a contaminated fill material layer which extended from grade to the maximum investigation depth of 15 ft below land surface (bls) throughout the Site. The fill material consisted of sand, brick, concrete, metal, gravel, wood, peat and organics. Groundwater was observed between 11 and 13 ft bls. The investigation results identified elevated contaminants that are typical of historic urban fill. Groundwater and soil vapor sampling will be completed as part of the Remedial Investigation.

## **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, through their environmental consultants Roux Environmental Engineering & Geology, DPC completed a site investigation focused on soil contamination before it was approved entry into the Brownfield Cleanup Program (BCP). Regarding the data generated during that investigation, its usability will be determined after a thorough review.

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 included in 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 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 the NYSDEC.

The 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):**

Nigel Crawford, P.E.  
Project Manager  
NYSDEC Region 2  
Division of Environmental Remediation  
47-40 21st Street  
Long Island City, NY 11101-5401  
Nigel.crawford@dec.ny.gov  
Tel: (718) 482-7778

Thomas V. Panzone, MPA  
Public Participation Specialist  
NYSDEC Region 2  
Hunters Point Plaza  
47-40 21st Street  
Long Island City, NY 11101  
[thomas.panzone@dec.ny.gov](mailto:thomas.panzone@dec.ny.gov)  
Tel: (718) 482-4953

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

Christine Vooris  
NYSDOH  
Bureau of Environmental Exposure  
Investigation  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
christine.vooris@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:

Soundview Branch Library,  
660 Soundview Avenue,  
Bronx, NY, 10473  
Attn: Tanya Bradley  
Phone: (718) 589-0880  
Hours:  
Mon, Tues, Friday           10am-6pm  
Wednesday                   1pm-8pm  
Thursday                      10am-8pm  
Saturday                      10am-5pm  
Sunday                         CLOSED

Bronx Community Board 9  
1967 Turnbull Avenue, Rm 7  
Bronx, NY 10473  
Chairperson: William Rivera  
District Manager: Rogier F. Vlissengen  
Phone: 718-823-3034  
Email: [bx09@cb.nyc.gov](mailto:bx09@cb.nyc.gov)  
Hours:  
Monday - Friday            9am-5pm  
Saturday - Sunday         CLOSED

NYSDEC Region 2  
47-40 21st Street,  
Long Island City, NY, 11101  
Attn: Nigel Crawford, P.E.  
Phone: (718) 482-7778  
Hours: (call for appointment)

## Appendix B - Site Contact List

<p>Hon. Charles E. Schumer U.S. Senator 780 Third Avenue Suite 2301 New York, NY 10017</p>	<p>Hon. Kristen Gillibrand U.S. Senator 780 Third Avenue 2601 New York, NY 10017</p>
<p>Hon. Jose E. Serrano US House of Representatives District 15 1232 Lafayette Avenue, 4th Floor Bronx, NY 10474</p>	<p>Mayor Bill de Blasio City Hall New York, NY 10007-1200</p>
<p>Hon. Luis R. Sepulveda NYS Senator District 32 900 Roger Place Bronx, NY 10459</p>	<p>Ruben Diaz Jr. Bronx Borough President 851 Grand Concourse, 3rd Floor Bronx, NY 10451</p>
<p>Hon. Karines Reyes New York State Assembly District 87 1973 Westchester Avenue Bronx, NY 10462</p>	<p>District Manager: Rogier F. Vlissengen Bronx Community Board 9 – Site Repository 1967 Turnbull Avenue, Rm 7 Bronx, NY 10473</p>
<p>Hon. Ruben Diaz, Sr. NYC Council District 18 2347 Lafayette Avenue, 2nd Floor Bronx, NY 10473</p>	<p>Hon. Scott Stringer NYC Comptroller 1 Centre Street New York NY 10007</p>
<p>Commissioner Marisa Lago NYC Department of City Planning 120 Broadway, 31st Floor New York, NY 10271</p>	<p>Hon. Jumaane D. Williams Public Advocate 1 Centre Street, 15th Floor New York NY 10007</p>
<p>Attn: Julie Stein Office of Environmental Planning and Assessment NYCDEP 96-05 Horace Harding Expressway Flushing, NY 11373</p>	<p>Commissioner Vincent Sapienza NYC Department of Environmental Protection 59-17 Junction Blvd. Flushing, NY 11373</p>
<p>Mark McIntyre, Esq. Director/General Counsel NYC Office of Environmental Remediation 100 Gold Street - 2nd Floor New York, NY 10038</p>	<p>VNO Bruckner Plaza LLC Adjacent Property Owner of Block 3673, Lot 1 &amp; Block 3645, Lot 1 1998 Bruckner Boulevard Bronx, New York 10473</p>

<p>DCAS/Department of Education Adjacent Property Owner of Block 3604, Lot 39 1960 Pugsley Avenue Bronx, New York 10473</p>	<p>US Postal Service Adjacent Property Owner of Block 3606, Lot 1 1950 Lafayette Avenue Bronx, New York 10473</p>
<p>Stevenson Commons Apartments Adjacent Property Owner of Block 3600, Lot 4 1850 Lafayette Avenue Bronx, New York 10473</p>	<p>PL Preservation LLC Adjacent Property Owner of Block 3672, Lot 1 and Lot 20 1931 and 1965 Lafayette Avenue Bronx, New York 10473</p>
<p>Bronx Times 3602 East Tremont Avenue Suite 205 Bronx, NY 10465</p> <p>Hoy Nueva York 15 Metrotech Center Floor 7 Brooklyn, NY 11201</p> <p>El Diario La Prensa 15 Metrotech Center Floor 7 Brooklyn, NY 11201</p>	<p>News 12 The Bronx 930 Soundview Avenue Bronx, New York 10473</p> <p>Spectrum NY 1 News 75 Ninth Avenue New York, NY 10011</p> <p>New York Daily News 4 New York Plaza New York, NY 10004</p> <p>New York Post 1211 Avenue of the Americas New York, NY 10036</p>
<p>JHS 131 Albert Einstein Soundview Academy Principal – Monique Mason 885 Bolton Avenue Bronx, New York 10473</p>	<p>PS 138 Samuel Randall Principal – Nicola Evans 2060 Lafayette Avenue Bronx, New York 10473</p>
<p>PS 100 Isaac Clason Principal – Ariana Arbolino 800 Taylor Avenue Bronx, New York 10473</p>	<p>PS 182 Principal – Anne Ogrady 601 Stickball Boulevard Bronx, New York 10473</p>



<p>Millennium Art Academy Principal – Herman Guy Pablo Neruda Academy Principal - David Liu Bronx Bridges High School Principal – Nelsie Castillo 1980 Lafayette Avenue Bronx, New York 10473</p>	<p>Rainbow After School Program 880 Theriot Avenue Bronx, NY 10473</p>
<p>Vincent Sapienza New York City Public Water Supply System Department Commissioner 59-17 Junction Blvd. Flushing, NY 11373</p>	<p>Alfonso Carney Chair of the New York City Water Board 59-17 Junction Blvd. Flushing, NY 11373</p>
<p><b>Community, Civic, Religious and Other Environmental Organizations</b></p>	
<p>Eric Soto - Director Consolidated Edison Corporate Affairs 511 Theodore Fremd Avenue Rye, NY 10580</p>	<p>Aurora Carrion - President 43rd Police Precinct Council 900 Fteley Avenue Bronx, NY 10473</p>
	<p>Engine 96 Ladder 54 FDNY 1689 Story Avenue Bronx, NY 10473</p>
<p>Life Together Fellowship 2347 Lafayette Avenue Bronx, New York 10473</p>	<p>St. Andrew’s Episcopal Church 781 Castle Hill Avenue Bronx, New York, 10473</p>
<p>Soundview Presbyterian Church 760 Soundview Avenue Bronx, NY 10473</p>	<p>Ramos A Cesar 2022 Turnbull Avenue Bronx, New York, 10473</p>
<p>Fellowship Covenant Church 720 Castle Hill Avenue Bronx, New York 10473</p>	<p>One Love Church 2045 Story Avenue Bronx, New York 10473</p>

<p>Church of Jesus Christ-NY Inc 625 Leland Avenue Bronx, New York 10473</p>	<p>Kingdom Hall of Jehovah's Witnesses 875 Caste Hill Avenue Bronx, New York 10473</p>
<p>Iglesia De Dios (Israelita) 838 Olmstead Avenue The Bronx, NY 10473</p>	<p>Loeb Ralph E 2215 Cincinnatus Avenue Bronx, New York 10473</p>
<p>Soundview Community In Action 1217 Stratford Ave # 2, Bronx, NY 10472</p>	<p>Justice Sonia Sotomayor Community Center 1000 Rosedale Avenue Bronx, NY 10472</p>

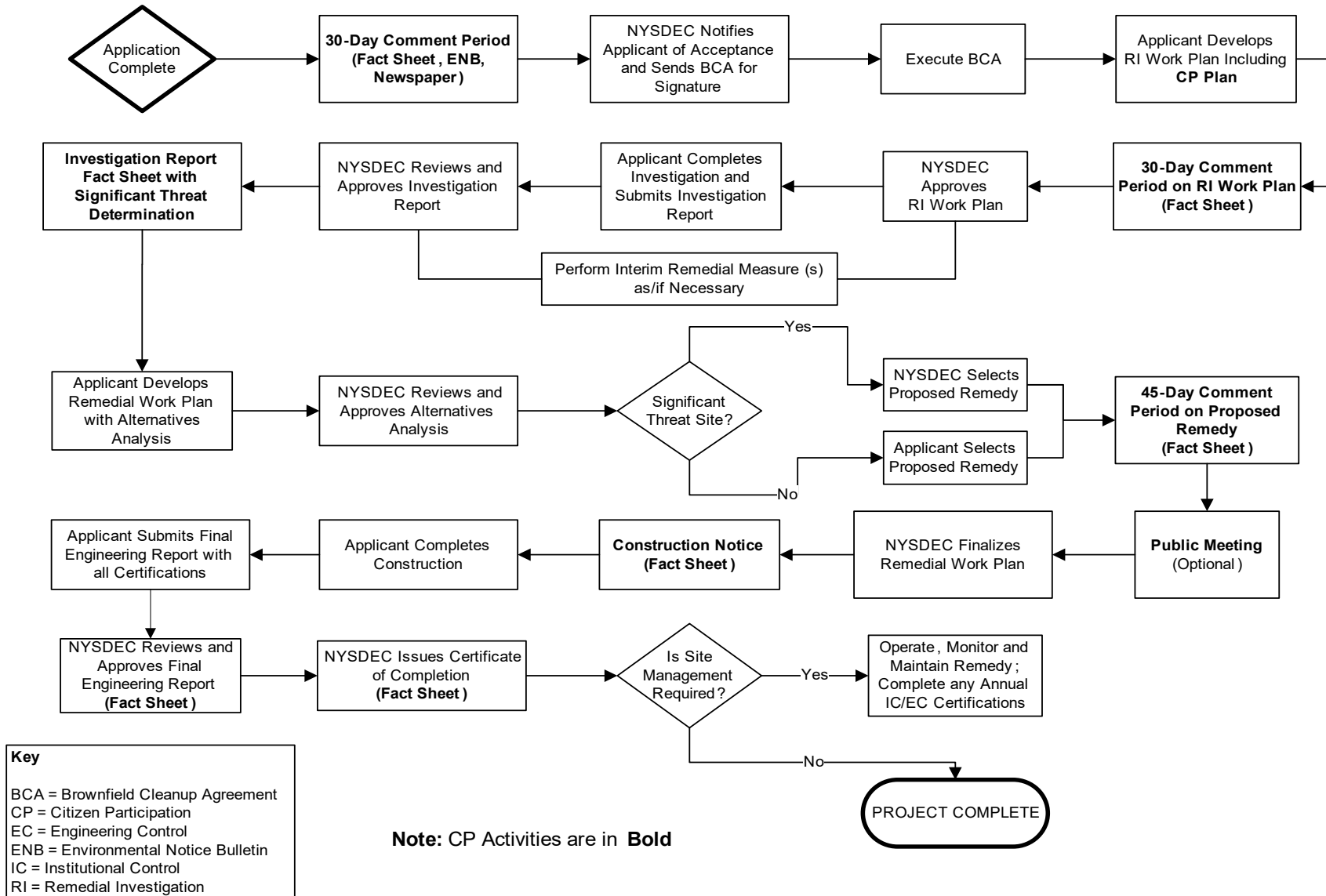
## Appendix C - Site Location Map



**LEGEND**

- LOT BOUNDARY
- PROPOSED BCP SITE BOUNDARY

# Appendix D– Brownfield Cleanup Program Process





Division of Environmental Remediation

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

Site Name: Park Lane Senior

Site Number: #C203138

Site Address and County: 1940 Turnbull Avenue, Bronx

Remedial Party(ies): PL SARA 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 known issues to date.

How were these issues and/or information needs identified?

Not applicable.

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.

No information needs from the community identified to date.

How were these information needs identified?

Not Applicable

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.

There will be the need to advise neighbors of remediation impacts when it is time for remediation.

How were these issues and/or information needs identified?

Standard impacts will have to be addressed via the Remedial Action Work Plan (RAWP), Community Air Monitoring Plan (CAMP), Site Specific Health and Safety Plan (HASP) and Site Management Plan (SMP).

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:

Not Applicable.

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

**Yes**  **No**

Provide details if appropriate:

Not Applicable.

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**:

Public Notices 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:** Kathryn Sommo

**Date:** 12/1/2020

**Reviewed/Approved By:** Thomas V. Panzone

**Date:** 12/11/2020