



NEW YORK
STATE OF
OPPORTUNITY.

**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan for 2921 Westchester Avenue

January 2021

BCP Site No. C203140
2921 Westchester Avenue
Bronx
Bronx County, New York

Contents

<u>Section</u>	<u>Page Number</u>
1. What is New York's Brownfield Cleanup Program?	3
2. Citizen Participation Activities.....	3
3. Major Issues of Public Concern.....	9
4. Site Information.....	9
5. Investigation and Cleanup Process	11
Appendix A - Project Contacts and Locations of Reports and Information	14
Appendix B - Site Contact List.....	16
Appendix C - Site Location Map.....	24
Appendix D - Brownfield Cleanup Program Process	26

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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: **Ralford Realty Corp. (“Applicant”)**
Site Name: **2921 Westchester Avenue (“Site”)**
Site Address: **2921 Westchester Avenue, Bronx, NY 10461**
Site County: **Bronx County**
Site Number: **C203140**

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

New York’s Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and developed. These uses include recreation, housing, and business.

A *brownfield* is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants who conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at:
<http://www.dec.ny.gov/chemical/8450.html> .

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision makers form or adopt final positions.

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment
- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process
- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

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

Project Contacts

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

Locations of Reports and Information

The locations of the reports and information related to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC web site. If this occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

Site Contact List

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The site contact list includes, at a minimum:

- chief executive officer and planning board chairperson of each county, city, town and village in which the site is located;
- residents, owners, and occupants of the site and properties adjacent to the site;
- the public water supplier which services the area in which the site is located;
- any person who has requested to be placed on the site contact list;
- the administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- location(s) of reports and information.

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

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

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

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities

through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

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

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

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

Technical Assistance Grant

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

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

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

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

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

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

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

Citizen Participation Activities	Timing of CP Activity(ies)
<p align="center">Application Process:</p> <div> <div> <ul style="list-style-type: none"> • Prepare site contact list • Establish document repository(ies) </div> <div>At time of preparation of application to participate in the BCP.</div> </div> <hr/> <div> <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> <div>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.</div> </div>	
<p align="center">After Execution of Brownfield Site Cleanup Agreement (BCA):</p> <div> <div> <ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan </div> <div> <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> </div> </div>	
<p align="center">Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</p> <div> <div> <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 </div> <div> <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> </div> </div>	
<p align="center">After Applicant Completes Remedial Investigation:</p> <div> <div> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results </div> <div>Before NYSDEC approves RI Report</div> </div>	
<p align="center">Before NYSDEC Approves Remedial Work Plan (RWP):</p> <div> <div> <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 </div> <div> <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> </div> </div>	
<p align="center">Before Applicant Starts Cleanup Action:</p> <div> <div> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action </div> <div>Before the start of cleanup action.</div> </div>	
<p align="center">After Applicant Completes Cleanup Action:</p> <div> <div> <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) </div> <div> <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> </div> </div>	

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.

No shallow groundwater use exists in the area or vicinity of the Site. This eliminates potential wellhead issues, but does not take into account the vapor intrusion issues to which on-Site and adjacent buildings may become susceptible since groundwater contamination includes Volatile Organic Compounds (VOCs). Potable water is provided to residents by the New York City Department of Environmental Protection (NYCDEP) from upstate watersheds. There may also be impacts with regards to noise, odor, and truck traffic.

The Site is not located within a Potential Environmental Justice Area. 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.

Upon conclusion of the BCP application 30 day public comment period, if issues of public concern are identified, this CP Plan will be amended to address any additional CP activities that may need to be implemented.

4. Site Information

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

Site Description

The Site is an irregularly-shaped parcel located on the west side of Westchester Avenue, between Pilgrim Avenue and Buhre Avenue, in the Westchester Square neighborhood of the Bronx. The Site is identified on New York City tax maps as a portion (approximately 1,415 SF) of Block 4164 and Lot 5. The Site is bounded by commercial buildings to the north, commercial and residential buildings to the south, Westchester Avenue to the east, and Pilgrim Avenue to the west. Currently, the Site tenant space is vacant.

History of Site Use, Investigation, and Cleanup

The Site was initially developed sometime prior to 1950 with the existing two-story commercial building with a partial basement. The Site operated as a dry cleaning facility from circa 1988 to circa 2000. Following the cessation of dry cleaning operations, the Site was occupied for approximately five years by Tristate Interiors and then as a

tutoring and after-school facility until early 2020. The Site tenant space is currently vacant.

Environmental investigations completed at the Site have included analysis of soil, groundwater, and soil vapor. The investigations were completed in 2019 and 2020 as part of the Applicant's due diligence.

Previous Environmental Studies

Limited Phase II Environmental Site Investigation (August 2019)

Soil, groundwater, and soil vapor sampling was completed to investigate the potential presence of contamination at the property due to a dry cleaner release. Three soil samples were collected from five soil borings, three groundwater samples were collected from three temporary well points, and three sub-slab soil vapor samples were collected from three temporary soil vapor points. All soil, groundwater, and soil vapor samples were analyzed for VOCs.

The results of the sample analysis showed elevated concentrations of chlorinated solvents, specifically tetrachloroethene (PCE) and its breakdown products, trichloroethene (TCE) and cis-1,2-dichloroethene (cis-1,2-DCE), in one soil sample, all three groundwater samples, and two soil vapor samples.

Groundwater and Indoor Air Investigation and Soil Delineation Sampling (May 2020)

Soil, groundwater, and indoor air sampling was completed to further investigate the extent of chlorinated solvent contamination identified in the Limited Phase II Environmental Site Investigation. Twenty-two on-Site and one off-Site soil samples were collected from ten soil borings, one on-Site and two off-Site groundwater samples were collected from three permanent well points, and two on-Site and three off-Site indoor air samples were collected from four tenant spaces within the Site building. Sixteen of the twenty-three soil samples collected were analyzed. All soil, groundwater, and indoor air samples were analyzed for VOCs.

The results of the sample analysis showed elevated concentrations of chlorinated solvents, specifically PCE, TCE, and cis-1,2-DCE, in nine on-Site soil samples, and one on-Site groundwater sample. Chlorinated solvents were either not detected or detected at low concentrations in all off-Site soil and groundwater samples. Low concentrations of chlorinated solvents were detected in all five indoor air samples, with the highest concentrations occurring in the sample collected on-Site within the basement.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a **Participant**. This means **that the Applicant was the owner of the site at the time of the disposal or discharge of contaminants or was otherwise liable for the disposal or discharge of the contaminants. The Participant must fully characterize the nature and extent of contamination onsite, as well as the nature and extent of contamination that has migrated from the site. The Participant also 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-commercial** purposes.

To achieve this goal, the Applicant will conduct **investigation** activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

Investigation

The Applicant will conduct an investigation of the site officially called a "remedial investigation" (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation workplan, which is subject to public comment.

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and the environment; and
- 4) provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

The Applicant submits a draft "Remedial Investigation Work Plan" to NYSDEC for review and approval. NYSDEC makes the draft plan available to the public review during a 30-day public comment period.

When the investigation is complete, the Applicant will prepare and submit a report that

summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

NYSDEC will use the information in the investigation report to determine if the site poses a significant threat to public health or the environment. If the site is a “significant threat,” it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the Applicant and approved by NYSDEC. If the site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

Interim Remedial Measures

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

Remedy Selection

When the investigation of the site has been determined to be complete, the project likely would proceed in one of two directions:

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

or

2. The Applicant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a “Remedial Work Plan”. The Remedial Work Plan describes the Applicant’s proposed remedy for addressing contamination related to the site.

When the Applicant submits a draft Remedial Work Plan for approval, NYSDEC would announce the availability of the draft plan for public review during a 45-day public comment period.

Cleanup Action

NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the site Decision Document.

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a final engineering report that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the site.

Certificate of Completion

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the final engineering report. 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):

Shaun Bollers

Project Manager

NYSDEC

Division of Environmental Remediation

625 Broadway, 12th Floor

Albany, NY 12233

Phone: (718) 482-4995

Email: shaun.bollers@dec.ny.gov

{TBD}

Citizen Participation Specialist

NYSDEC

Address: {TBD}

Phone: {TBD}

Email: {TBD}

New York State Department of Health (NYSDOH):

James Sullivan

Project Manager

NYSDOH

Bureau of Environmental Exposure
Investigation

Empire State Plaza Corning Tower,
Room 1787, Albany, NY 12237

Phone: (518) 415-1831

Email: james.sullivan@health.ny.gov

Locations of Reports and Information

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

New York Public Library –
Pelham Bay Branch
3060 Middletown Road
Bronx, NY 10461
Attn: Maribel Lugo, Library Manager
Phone: (718) 792-6744
Hours: Monday – Thursday (10 AM – 6 PM); Friday & Saturday (10 AM – 5 PM); Sunday (Closed)

NYSDEC
Attn: Shaun Bollers
Phone: (718) 482-4995
Hours: (call for appointment)

Bronx Community Board #10
3165 East Tremont Avenue
Bronx, NY 10461
Attn: Susan Duffy, Community Assistant
Phone: (718) 892-1161
Hours: Monday – Friday (9 AM – 5 PM);
Saturday & Sunday (Closed)

Appendix B - Site Contact List

Contact List Information

B1. The Chief Executive Officer And Planning Board Chairperson Of Each County, City, Town And Village In Which The Property Is Located.

Mayor Bill de Blasio
City Hall
260 Broadway Avenue
New York, New York 10007

Marisa Lago, Commissioner
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Vincent Sapienza, Commissioner
New York City Department of Environmental Protection
59-17 Junction Boulevard
Flushing, NY 11373

Mark McIntyre, Esq., Director
Mayor's Office of Environmental Remediation
100 Gold Street, 2nd Floor
New York, NY 10038

Julie Stein
Office of Environmental Assessment & Planning
New York City Department of Environmental Protection
96-05 Horace Harding Expressway
Flushing, NY 11373

Ruben Diaz Jr.
Bronx Borough President
Bronx Borough Hall
851 Grand Concourse #301
Bronx, NY 10451

Department of City Planning
Bronx Borough Office
1775 Grand Concourse
Bronx, NY 10453

Mark Gjonaj
Council Member, District 13
1478 Williamsbridge Road
Bronx, NY 10461

Karines Reyes
Assembly Member, District 87
1973 Westchester Avenue
Bronx, NY 10462

Alessandra Biaggi
State Senator, District 34
3190 Riverdale Avenue, Suite 2
Bronx, NY 10463

B2. Residents, Owners And Occupants Of The Property And Properties Adjacent To The Property.

2925 Westchester Avenue

Commercial building owned by: Ralford Realty Corp.
Owner address: 8 West 40th Street, New York, NY 10018
Occupied by: Osvaldo #16 Barber Shop
Occupant address: 2919 Westchester Avenue, Bronx, NY 10461
Occupied by: More Than A Tutor
Occupant address: 2921 Westchester Avenue, Bronx, NY 10461
Occupied by: Boost Mobile
Occupant address: 2923 Westchester Avenue, Bronx, NY 10461
Occupied by: Tristate Interiors
Occupant address: 2925 Westchester Avenue, Bronx, NY 10461

2927 Westchester Avenue

Commercial building owned by: Albert & Elisa Neira
Owner address: 65 Park Avenue, Eastchester, NY 10709
Occupied by: Lehigh Wines & Liquors
Occupant address: 2929 Westchester Avenue, Bronx, NY 10461

2931 Westchester Avenue

Commercial building owned by: Ralford Realty Corp.
Owner address: 8 West 40th Street, New York, NY 10018
Occupied by: Madison Security Group, Inc.
Occupant address: 2931 Westchester Avenue, Bronx, NY 10461
Occupied by: Pruzzo's Supermarket
Occupant address: 2937 Westchester Avenue, Bronx, NY 10461
Occupied by: Pilgrim Pharmacy
Occupant address: 2941 Westchester Avenue, Bronx, NY 10461

2881 Buhre Avenue

Residential building owned/occupied by: Irene Nienstedt

2879 Buhre Avenue

Commercial building owned/occupied by: Lawrence F Keane Post Inc.

2877 Buhre Avenue

Residential building owned/occupied by: Ana M. Narvaez

2875 Buhre Avenue

Mixed Residential and Commercial building owned by: Salvatore Allegra
Owner address: 1608 Mulford Avenue, Bronx, NY 10461
Occupied by: Pavan NY Inc. Convenience Store
Occupant address: 2875 Buhre Avenue, Bronx, NY 10461

2865 Buhre Avenue

Mixed Residential and Commercial building owned by: E Plus A Realty LLC

Owner address: 1229 White Plains Road, Bronx, NY 10472

Occupied by: E Plus A Realty LLC or Current Resident

2860 Buhre Avenue

Residential building owned by: Buhre Realty Corp

Owner address: 300 Cadman Plaza West, 8th Floor, Brooklyn, NY 11201

Occupied by: Buhre Realty Corp or Current Resident

1741 Pilgrim Avenue

Residential building owned by: 1741 Pilgrim Avenue, LLC

Owner address: 2919 Middletown Road, Bronx, NY 10461

Occupied by: 1741 Pilgrim Avenue, LLC or Current Resident

1737 Pilgrim Avenue

Mixed Residential and Commercial building owned by: Tered Realty 1737-39 Pilgrim LLC

Owner address: 93 Fordham Street, Bronx, NY 10464

Occupied by: Pilgrim Laundry

Occupant address: 2903 Westchester Avenue, Bronx, NY 10461

Occupied by: Printwell Printing

Occupant address: 1735 Pilgrim Avenue, Bronx, NY 10461

2914 Westchester Avenue

Commercial building owned/occupied by: D and N Properties LLC

Owner address: 2914 Westchester Avenue, Bronx, NY 10461

Occupied by: Bronx Design Group

Occupant address: 2914 Westchester Avenue, Bronx, NY 10461

2910 Westchester Avenue

Commercial building owned by: Esther Manusco

Owner address: 2910 Westchester Avenue, Bronx, NY 10461

Occupied by: Toro Exterminator

Occupant address: 2918 Westchester Avenue, Bronx, NY 10461

2924 Westchester Avenue

Commercial building owned by: 2930 Westchester Ave LLC

Owner address: 51 Pine Lane, Irvington, NY 10469

Occupied by: Carmelinda Boutique

Occupant address: 2922 Westchester Avenue, Bronx, NY 10461

Occupied by: Lola's Hair and Beauty Boutique

Occupant address: 2928 Westchester Avenue, Bronx, NY 10461

Occupied by: Law Office of Puma & Puma

Occupant address: 2930 Westchester Avenue, Bronx, NY 10461

Occupied by: Family Nail & Spa

Occupant address: 2930 Westchester Avenue, Bronx, NY 10461

Occupied by: Jovian Management

Occupant address: 2930 Westchester Avenue, Bronx, NY 10461

Occupied by: Able Body

Occupant address: 2930 Westchester Avenue, Bronx, NY 10461

1725 Edison Avenue Unit Lob A

Condo owned/occupied by: Stephen Molinaro or Current Resident

1725 Edison Avenue Unit Lob B

Condo owned/occupied by: Stephen Molinaro or Current Resident

1725 Edison Avenue Unit Lob C

Condo owned/occupied by: Peter Healy or Current Resident

1725 Edison Avenue Unit 1A

Condo owned/occupied by: Ellen T. Galvin or Current Resident

1725 Edison Avenue Unit 1B

Condo owned/occupied by: Linda A. Filchev or Current Resident

1725 Edison Avenue Unit 1C

Condo owned/occupied by: Yardain, Inc. or Current Resident

1725 Edison Avenue Unit 1D

Condo owned/occupied by: Thanh Hoang or Current Resident

1725 Edison Avenue Unit 1F

Condo owned/occupied by: Vincent P. Manfred III or Current Resident

1725 Edison Avenue Unit 2A

Condo owned/occupied by: Yardain, Inc. or Current Resident

1725 Edison Avenue Unit 2B

Condo owned/occupied by: Frank Denicola or Current Resident

1725 Edison Avenue Unit 2C

Condo owned/occupied by: Zhong Wei Gao or Current Resident

1725 Edison Avenue Unit 2D

Condo owned/occupied by: Joseph M. Aragonesi or Current Resident

1725 Edison Avenue Unit 2E

Condo owned/occupied by: Yardain, Inc. or Current Resident

1725 Edison Avenue Unit 2F

Condo owned/occupied by: Yardain, Inc. or Current Resident

1725 Edison Avenue Unit 3A

Condo owned/occupied by: Gerald Shapiro or Current Resident

1725 Edison Avenue Unit 3B

Condo owned/occupied by: Joseph M. Kocovic or Current Resident

1725 Edison Avenue Unit 3C

Condo owned/occupied by: Bei Wang or Current Resident

1725 Edison Avenue Unit 3D

Condo owned/occupied by: Lee Orabona Irrevocable Trust or Current Resident

1725 Edison Avenue Unit 3E

Condo owned/occupied by: Lash Kocovic or Current Resident

1725 Edison Avenue Unit 3F

Condo owned/occupied by: Gerald Shapiro or Current Resident

1725 Edison Avenue Unit 4A

Condo owned/occupied by: Thomas A. Cassese or Current Resident

1725 Edison Avenue Unit 4B

Condo owned/occupied by: Marie Antoitte Lynch or Current Resident

1725 Edison Avenue Unit 4C

Condo owned/occupied by: Yardain, Inc. or Current Resident

1725 Edison Avenue Unit 4D

Condo owned/occupied by: Andrea Tierney, Trustee or Current Resident

1725 Edison Avenue Unit 4E

Condo owned/occupied by: Celia Johnson or Current Resident

1725 Edison Avenue Unit 4F

Condo owned/occupied by: Yardain, Inc. or Current Resident

1725 Edison Avenue Unit 5A

Condo owned/occupied by: Mary F. Porco or Current Resident

1725 Edison Avenue Unit 5B

Condo owned/occupied by: Mary F. Porco or Current Resident

1725 Edison Avenue Unit 5C

Condo owned/occupied by: Joseph M. Aragonesi or Current Resident

1725 Edison Avenue Unit 5D

Condo owned/occupied by: Yardain, Inc. or Current Resident

1725 Edison Avenue Unit 5E

Condo owned/occupied by: Bill Li or Current Resident

1725 Edison Avenue Unit 5F

Condo owned/occupied by: Guillaume U. Takahashi or Current Resident

1725 Edison Avenue Unit 6A

Condo owned/occupied by: Joseph M. Aragonesi or Current Resident

1725 Edison Avenue Unit 6B

Condo owned/occupied by: Iris Martinez or Current Resident

1725 Edison Avenue Unit 6C

Condo owned/occupied by: Louis Pagnotta or Current Resident

1725 Edison Avenue Unit 6D

Condo owned/occupied by: Robert Bigone, Trustee or Current Resident

1725 Edison Avenue Unit 6E

Condo owned/occupied by: Cesar Acosta or Current Resident

1725 Edison Avenue Unit 6F

Condo owned/occupied by: Yardain, Inc. or Current Resident

1733 Edison Avenue

Commercial building owned by: 1827 Hobart Corp.

Owner address: 1825 Hobart Avenue, Bronx, NY 10461

Occupied by: Car Service

Occupant address: 1733 Edison Avenue, Bronx, NY 10461

1736 Edison Avenue

Commercial building owned by: 5068 Associates, LLC

Owner address: 1736-1738 Edison Avenue, Bronx, NY 10461

Occupied by: Pelham Bay Café

Occupant address: 1738 Edison Avenue, Bronx, NY 10461

1765 Crosby Avenue

Commercial building owned by: 5068 Associates, LLC

Owner address: 1736-1738 Edison Avenue, Bronx, NY 10461

Occupied by: TD Bank

Occupant address: 1765 Crosby Avenue, Bronx, NY 10461

B3. Local News Media From Which The Community Typically Obtains Information.

Bronx Times

3602 East Tremont Avenue, Suite 205

Bronx, NY 10465

New York Daily News

4 New York Plaza

New York, NY 10004

New York Post

1211 Avenue of the Americas

New York, NY 10036

B4. The Public Water Supplier Which Services The Area In Which The Property Is Located

Public water is provided from upstate New York reservoirs by the City of New York, Department of Environmental Protection (Consumer Service Center: 59-17 Junction Boulevard, 10th Floor, Flushing, NY 11373).

B5. Any Person Who Has Requested To Be Placed On The Contact List.

We are unaware of any requests for inclusion on the contact list.

B6. The Administrator Of Any School Or Day Care Facility Located On Or Near The Property.

More Than A Tutor
Owner: Rosabelle Del Campo
2921 Westchester Avenue
Bronx, NY 10461

B7. Locations of the Document Repositories

New York Public Library – Pelham Bay Branch
3060 Middletown Road
Bronx, NY 10461

Community Board #10 Bronx
3165 East Tremont Avenue
Bronx, NY 10461

B8. In Cities With A Population of One Million or More, The Local Community Board If The Proposed Site Is Located Within Such Community Board's Boundaries

Community Board #10 Bronx
3165 East Tremont Avenue
Bronx, NY 10461

Appendix C - Site Location Map



Site (2921 Westchester Avenue)

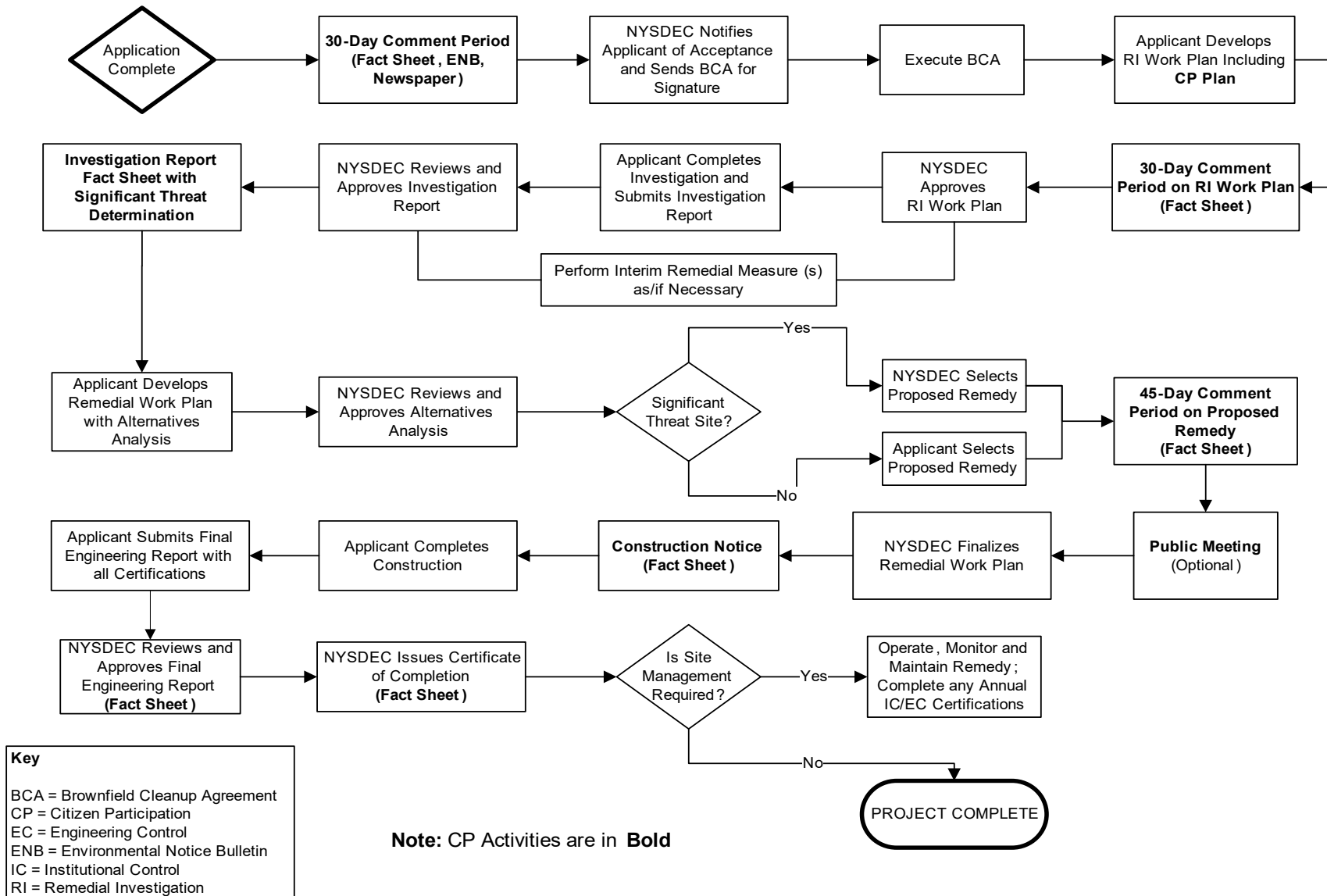
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Google Earth

Imagery Date: 6/7/2017 lat 40.846492° lon -73.833268° elev. 59 ft eye alt 782 ft

1994

Appendix D– Brownfield Cleanup Program Process





Division of Environmental Remediation

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

Site Name: 2921 Westchester Avenue

Site Number: C203140

Site Address and County: 2921 Westchester Avenue, Bronx, Bronx County, NY 10461

Remedial Party(ies): Ralford Realty Corp.

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.**

Groundwater contamination includes Volatile Organic Compounds (VOCs) which could pose soil vapor intrusion issues in on-Site and adjacent buildings. The Site is not located within a Potential Environmental Justice Area. 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. There may also be impacts with regards to noise, odor, and truck traffic.

How were these issues and/or information needs identified?

Due diligence investigations were performed at the Site in 2019 and 2020.

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.

Commercial tenants of the Site building and possibly commercial and residential tenants of the surrounding properties.

How were these issues and/or information needs identified?

Due diligence investigations were performed at the Site in 2019 and 2020.

Part 4. Identify the following characteristics of the affected/interested community. This knowledge will help to identify and understand issues and information important to the community, and ways to effectively develop and implement the site citizen participation plan (mark all that apply):

a. Land use/zoning at and around site:

☒ **Residential** ☐ **Agricultural** ☐ **Recreational** ☒ **Commercial** ☐ **Industrial**

b. Residential type around site:

☒ **Urban** ☐ **Suburban** ☐ **Rural**

c. Population density around site:

☒ **High** ☐ **Medium** ☐ **Low**

d. Water supply of nearby residences:

☒ **Public** ☐ **Private Wells** ☐ **Mixed**

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

☐ **Yes** ☒ **No**

Provide details if appropriate:

N/A

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

☐ **Yes** ☒ **No**

Provide details if appropriate:

N/A

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

☐ **Yes** ☒ **No**

h. Special considerations:

☒ **Language** ☐ **Age** ☐ **Transportation** ☐ **Other**

Explain any marked categories in h:

All future fact sheets will be translated in 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:** See Site Contact List

☒ **Local Officials:** See Site Contact List

☒ **Media:** See Site Contact List

☒ **Business/Commercial Interests:** See Site Contact List

☐ **Labor Group(s)/Employees:** N/A

☐ **Indian Nation:** N/A

☐ **Citizens/Community Group(s):** N/A

☐ **Environmental Justice Group(s):** N/A

☐ **Environmental Group(s):** N/A

☐ **Civic Group(s):** N/A

☐ **Recreational Group(s):** N/A

☐ **Other(s):** N/A

Prepared/Updated By: Alana Carroll, PG

Date: 4/29/2020

Reviewed/Approved By: [Click here to enter text.](#)

Date: [Click here to enter text.](#)