



Department of  
Environmental  
Conservation

# Brownfield Cleanup Program

## Citizen Participation Plan for 101 East 150<sup>th</sup> Street

February 2023

BCP Site No. C203154  
101 East 150<sup>th</sup> Street  
Bronx, New York 10451

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: **586 River Ave., LLC (“Applicant”)**  
Site Name: **101 East 150<sup>th</sup> Street (“Site”)**  
Site Address: **101 East 150<sup>th</sup> Street, Bronx, New York**  
Site County: **Bronx County**  
Site Number: **Site No. TBD**

## **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 the 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 CP 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 CP 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>After Applicant Completes Remedial Investigation (RI):</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 Site's investigation and cleanup process.

Excavation at the Site is necessary for the proposed redevelopment. Once remediation begins, there may be community concerns regarding odors, noise, or traffic in and out of the Site. These concerns will be mitigated through the implementation of a Construction Health and Safety Plan (CHASP) and Soil/Materials Management Plan (SMMP) that are designed to mitigate these impacts. A Community Air Monitoring Plan (CAMP) will also be implemented to monitor dust and vapors. CAMP implementation involves the placement of air monitoring stations upwind and downwind of where work is occurring to capture both dust and vapor emissions. If dust or vapor emissions exceed a set threshold established by the NYSDEC and the New York State Department of Health (NYSDOH), then work will cease, and the cause of the issue will be corrected prior to work proceeding.

According to the Bronx Community Board 4 (CB4), the Top 3 pressing issues identified in 2019 are: 1) Quality of life issues 2) Schools and 3) Youth and Children's Services<sup>1</sup>. The proposed redevelopment of the Site will address these issues directly.

The Site is in the Lower Concourse neighborhood of Bronx Community District (CD) 4 in an area zoned for light manufacturing (M1-2) and commercial (C2-4 and C4-4) use. A school is a permitted use in this zoning district by special permit. An issue of potential public concern is the planned redevelopment of the Site into a K-12 school that will be operating in a newly constructed 6-story building with a cellar within the light manufacturing and commercial use district. The Site is located less than 400-feet from a C4-4 zoning district (located directly across River Avenue to the west of the Site) and R7A/C2-4 districts (located directly across Gerard Avenue to the east of the Site) in which Use Group 3 schools are permitted as-of-right (i.e., without a special permit). The current property already partially operates as a school (New York City Children's Center). The creation of a new building will greatly expand the school capacity at the Site. The Volunteer's affiliate (Success Academy) is seeking a special permit from the New York City Board of Standards and Appeals (BSA). In connection with that special permit application, on June 6, 2022, Bronx Community Board 4 voted in the affirmative to issue a letter of support with specified conditions for the BSA's issuance of a special permit for the proposed Success Academy school at the Site.

The Site is located in an Environmental Justice Area identified as West Concourse, Bronx with a total population of 4,497 of which 91.9% are minorities and of which 25.5% are below poverty<sup>2</sup>. 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

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<sup>1</sup> Bronx CD-4 Statement of Community District Needs and Community Board Budget Requests for Fiscal Year 2021. website: [www.nyc.gov/html/bxcb4](http://www.nyc.gov/html/bxcb4)

<sup>2</sup> US Census Data 2014-2018 American Community Survey.



disproportionate adverse environmental impacts that may exist in those communities. The proposed K-12 charter school is meant to close the “achievement gap” for low-income children by providing quality education and services to New York City public school students, many of whom are persons of color.

The Site is in a community in which 36% of residents 5 years or older have limited English proficiency<sup>3</sup>. Therefore, all future fact sheets will be translated into Spanish.

For additional information, visit: <https://statisticalatlas.com/tract/New-York/Bronx-County/006300/Race-and-Ethnicity>

## 4. Site Information

### *Site Description*

- **101 East 150<sup>th</sup> Street, Bronx, NY, Borough of Bronx, County of Bronx**
- **Setting - urban**
- **Site size – 2.27 acres**
- **Adjacent properties – commercial and light manufacturing**

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

The Site is comprised of a rectangular-shaped parcel identified as Block 2354, Lot 1 on the New York City (NYC) Department of Finance (DOF) Tax Map. The Site is 98,973 square feet (SF) in size and is currently occupied by a two-story commercial building with a basement on the southern portion of the property and a parking lot on the northern portion of the property. The basement and ground floor of the Site building is occupied by Treasure Island Storage, a commercial storage unit rental company. The second floor is occupied by the New York City Children’s Center, a youth behavioral health care services facility managed by the New York State Office of Mental Health.

The Site is located in the Lower Concourse neighborhood of Bronx Community District (CD) 4 in an area zoned for light manufacturing (M1-2) and commercial (C2-4 and C4-4) use.

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

Records from 1891 through the early-1900s, show the Site as athletic fields. By the late-1900s, the Site was used as a lumber storage yard. By early 1930s until 1950, the Site was used as an athletic field / recreational facility with a club house. In 1952, the 2-story building with a cellar that today occupies the southern portion of the Site was constructed. The rest of the property was used as athletic fields and then later converted into a parking area for the building. The building was first used by a shoe factory (National Shoes) as an office and warehouse (from ca 1952 to 1981) and then as an electronic part

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<sup>3</sup> American Community Survey 2013-2017 5-Year Estimates, calculated for Public Use Microdata Areas (PUMAs). PUMAs are geographic approximations of community districts

manufacturer (Welbilt Electronic Die Corp/Wedtech) (from ca 1984 to ca 1990s). By 2001, the property was foreclosed, and ownership was transferred to Marty and Dorothy Silverman Foundation, and eventually donated to the St. Luke's – Roosevelt Hospital Center. The property was then sold to Gerard Avenue LLC, which began converting it to a self-storage facility (American Storage).

In 2003, the NYC DOB granted a change of use of the building's cellar and ground floor from electronic part manufacturing to commercial self-storage use; and the change of use of second floor of the property from office spaces to classrooms and instructional spaces. In 2019, the Site was sold to 580 Gerard LLC (Treasure Island Storage), which continued the self-storage and school operations at the southern portion of the Site, while the northern portion of the Site continued to be used for parking.

Recognized Environmental Conditions (RECs) that have been identified by environmental consultants who have evaluated the Site's history include the historical usage of the Site as a shoe manufacturer (from the 1950s until 1980) and as an electrical products manufacturer and warehouse company (from the 1980s until the 1990s); and the former usage of the upgradient adjacent property at 580 Gerard Avenue (i.e., also known as US Post Office Vehicle Maintenance Facility under Brownfield Cleanup Program Site No. C203142) as an auto repair shop since the 1950s with known contamination.

The Site has undergone two phases of Remedial Investigation (RI), one in October and November 2021 and one in August 2022. The 2021 RI sampling included the advancement of twenty-four (24) test soil borings for the collection of twenty-six (26) soil samples; the conversion of eight (8) soil borings to temporary monitoring wells for the collection of eight (8) groundwater samples; the installation of ten (10) soil vapor sample probes (underneath the Site building and parking lot area) for the collection of ten (10) soil vapor samples; collection of three (3) indoor air samples, two (2) outdoor air samples, and one (1) ambient air sample from within the on-Site catch basin.

The 2022 RI was conducted as a full Remedial Investigation for the Site. The 2022 RI was conducted after the submittal of a draft Remedial Investigation Work Plan to the NYSDEC and a follow-up meeting between the NYSDEC and the Environmental Consultant to discuss the plan. The Remedial Investigation included the advancement of twenty-nine (29) soil borings for the collection of eighty (80) soil samples; the installation of eight (8) permanent groundwater monitoring wells for the collection of groundwater samples; the advancement of ten (10) soil vapor probes for the collection of soil vapor samples (i.e., four [4] in the building interior and six [6] in the parking lot); the collection of four (4) indoor air samples and one (1) ambient air sample. Two (2) of the soil borings that were converted into permanent monitoring wells were collected outside of the Site boundary, to analyze soil and groundwater data both upgradient and downgradient of the Site. The Site RI included investigation both in the interior of the Site building and the exterior parking lot area.

**Soils** - The Site soils have chemicals of potential concern (CPOC) related to historic fill material such as semi-volatile organic compounds (SVOCs), metals, and chlorinated solvents, which were mainly observed in the shallow soil stratum (i.e., depths of between

0 to 7 feet below ground surface [ft bgs]). One petroleum hydrocarbon exceedance was observed at the water table (at a depth of 9.5 ft bgs).

Soil samples analyzed in the deeper native material did not show constituent levels greater than the NYSDEC Title 6 New York Codes Rules and Regulation (6 NYCRR) Environmental Remediation Program Table 375-6.8(b) Restricted Use Soil Cleanup Objectives (SCOs) for the Protection of Public Health for Residential Use.

There is no historical or geophysical evidence that suggests an on-site source of the observed petroleum. Note that at locations where groundwater petroleum contamination was encountered (see below) the field screening and laboratory analytical results showed no indication of petroleum contamination encountered at the shallow soil stratum. Therefore, the presence these CPOCs are more likely associated with the shallow historic fill material and the previous use of the Site as a shoe factory and as an electronic parts manufacturing facility and that the one petroleum hydrocarbon exceedance was likely due to Site soil in contact with contaminated groundwater from an off-site source.

**Groundwater** - The Site groundwater showed CPOCs such as chlorinated volatile organic compounds (VOCs), SVOCs, metals, pesticide, petroleum hydrocarbons. The chlorinated VOCs, SVOCs, metals, and one pesticide were observed in the groundwater at relatively low levels which may be associated with the groundwater in contact with historic fill material on site. The petroleum hydrocarbons appear to be located at the water table and may likely come from an offsite source (see soil results discussion above).

**Soil Vapor** - The Site soil vapor and indoor air showed CPOCs of some petroleum hydrocarbons and chlorinated solvents. These CPOCs in soil vapor are likely sourced from the residual shallow soil contamination or from an off-site groundwater source load with soil vapors migrating through the unsaturated soils.

## 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. The contemplated end use of the Site as a K-12 school that will be operating in a newly constructed 6-story building with a cellar.

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

### *Investigation*

The Applicant has completed a full Site investigation before it entered the BCP. The Applicant has submitted a Remedial Investigation Report for the full site investigation.

NYSDEC will use the information in the investigation report to determine if the Site poses a significant threat to public health or the environment and to approve a cleanup plan (often referred to as a “remedy”) from an analysis of alternatives prepared by the Applicant.

### *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.

### *Remedy Selection*

In its investigation report, the Applicant has recommended action to address site contamination. As a result, the Applicant has developed a proposed 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.

NYSDEC will announce the availability of the draft Remedial Work 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 requirement has 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):

Attn.: Wendi Zheng  
Project Manager  
NYSDEC Region 2  
Division of Environmental Remediation  
47-40 21st Street  
Long Island City, NY 11101  
Phone: (718) 482-4997  
Email: [Wendi.zheng@dec.ny.gov](mailto:Wendi.zheng@dec.ny.gov)

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

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

Attn.: Sally Rushford  
Public Health Specialist  
Bureau of Environmental Exposure Investigation  
New York State Department of Health  
Empire State Plaza, Corning Tower, Room 1787 Albany, NY 12237  
Phone: (518) 402-7860  
Email: [beei@health.ny.gov](mailto:beei@health.ny.gov)

### Locations of Reports and Information

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

**Woodstock Library**  
761 East 160<sup>th</sup> Street,  
Bronx, NY 10451

Attn.: Angelina Alicea  
Associate Director  
West Bronx Libraries

Jackson Strong  
Housing & Land Use Chairperson  
Phone: (718) 665-6255  
Email: [angelinaalicea@nypl.org](mailto:angelinaalicea@nypl.org)  
Hours: Monday-Thursday: 10AM-7PM  
Friday-Saturday: 10AM-5PM

**Bronx Community Board Four**  
1650 Selwyn Avenue, Suite 11A  
Bronx, NY 10457

Attn.: Robert Garmendiz  
Chair  
Community Board 4

Phone: (718) 299-0800  
Email: [bx04@cb.nyc.gov](mailto:bx04@cb.nyc.gov)  
Hours: Monday-Friday: 9AM-5PM

**NYSDEC Region 2**  
**47-40 21st Street**  
**Long Island City, NY 11101**  
Phone: (718)482-4997

Detailed information on the project is available at the NYSDEC Environmental Remediation Database:  
<https://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?ProgNo=C203154>

Access to the project documents online is through the **NYS DEC Info Locator**:  
<https://www.dec.ny.gov/data/DecDocs/C203154/>

## Appendix B - Site Contact List

<b>Name</b>	<b>Title / Office</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
Hon. Charles Schumer	U.S. Senator	780 3rd Avenue, Suite 2301	New York	NY	10017
Hon. Kirsten Gillibrand	U.S. Senator	780 3rd Avenue, Suite 2601	New York	NY	10017
Hon. Ritchie Torres	U.S. House of Representatives - District 15	540 East Fordham Unit 2A	Bronx	NY	10458
Hon. Jose M. Serrano	New York State Senator - District 29	335 East 100th Street	New York	NY	10029
Hon. Latoya Joyner	NYS Assemblymember	910 Grand Concourse Suite 1JK	Bronx	NY	10451
Hon. Vanessa L. Gibson	Bronx Borough President	851 Grand Concourse, Suite 301	Bronx	NY	10451
Ischia Bravo	Bronx Borough County Clerk	851 Grand Concourse, Room 118	Bronx	NY	10451
Juton Horstman	Bronx Borough Director of Planning and Development	851 Grand Concourse, 3rd Floor	Bronx	NY	10451
Hon. Eric Adams	Mayor of New York City	City Hall	New York	NY	10007
Hon. Diana Ayala	NYC Councilmember	214 St. Ann's Avenue	Bronx	NY	10454
David Gold, Esq.	Commissioner, NYC Dept. of City Planning	120 Broadway, 31st Floor	New York	NY	10271
New York Daily News	Media Outlet	270C Duffy Avenue	New York	NY	11801
Bronx Times	Media Outlet	3602 Tremont Avenue	Bronx	NY	10465
Inner City Press	Media Outlet	P.O. Box 20047 Dag Hammarskjold Station	New York	NY	10017
New York Post	Media Outlet	1211 Avenue of the Americas	New York	NY	10036
Spectrum NY 1 News	Media Outlet	75 Ninth Avenue	New York	NY	10011
Hoy Nueva York	Media Outlet	15 Metrotech Center 7th Floor	Brooklyn	NY	11201
El Diario NY	Media Outlet	15 Metrotech Center 7th Floor	Brooklyn	NY	11201
Rohit Aggarwala	Commissioner - New York City Department of Environmental Protection,	59-17 Junction Boulevard	Flushing	NY	11373
Mark McIntyre	Acting Director/General Counsel - NYC Office of Environmental Remediation	100 Gold Street - 2nd Floor	New York	NY	10038



<b>Name</b>	<b>Title / Office</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
Joseph Murin	Executive Director - New York City Water Board,	59-17 Junction Boulevard	Flushing	NY	11373
President/ Executive Director/ Principal	Boys Prep Bronx Elementary School (718) 742-4321	192 E. 151st St	Bronx	NY	10451
President/ Executive Director/ Principal	Global Learning Institute for Girls Charter School (718)993-1740 <a href="https://www.bgligschool.org/apps/contact/">https://www.bgligschool.org/ apps/contact/</a>	750 Concourse Village West	Bronx	NY	10451
President/ Executive Director/ Principal	Kipp Academy Elementary School (718)943-3737 <a href="https://kippnyc.org/school/kipp-academy-elementary/">https://kippnyc.org/school/ kipp-academy- elementary/</a>	730 Concourse Village West Tower D	Bronx	NY	10451
President/ Executive Director/ Principal	P.S. 001 Courtlandt School (718) 299-3700 <a href="https://www.ps1xhhp.org/aps/contact/">https://www.ps1xhhp.org/ap ps/contact/</a>	335 E. 152nd Street	Bronx	NY	10451
President/ Executive Director/ Principal	P.S. 031 The William Lloyd Garrison (718)292-4397	250 E. 156th Street	Bronx	NY	10451
President/ Executive Director/ Principal	Kipp NYC College Prep High School (212)991-2626 <a href="https://kippnyc.org/school/kipp-nyc-college-prep/">https://kippnyc.org/school/ki pp-nyc-college-prep/</a>	201 E 144th Street	Bronx	NY	10451
President/ Executive Director/ Principal	P.S. Intermediate School 224 (718)665-9804	345 Brook Avenue	Bronx	NY	10454
President/ Executive Director/ Principal	Cardinal Hayes High School for Boys (718)292-6100 <a href="https://www.cardinalhayes.org/#visit-hayes">https://www.cardinalhay es.org/#visit-hayes</a>	650 Grand Concourse	Bronx	NY	10451
President/ Executive Director/ Principal	KIPP Elements Primary School (929)288-4740 <a href="https://kippnyc.org/school/kipp-elements-primary-school/">https://kippnyc.org/sch ool/kipp-elements- primary-school/</a>	501 Gerard Avenue	Bronx	NY	10451
President/ Executive Director/ Principal	Family Life Academy Charter School III (718)565-6580	370 Gerard Avenue	Bronx	NY	10451

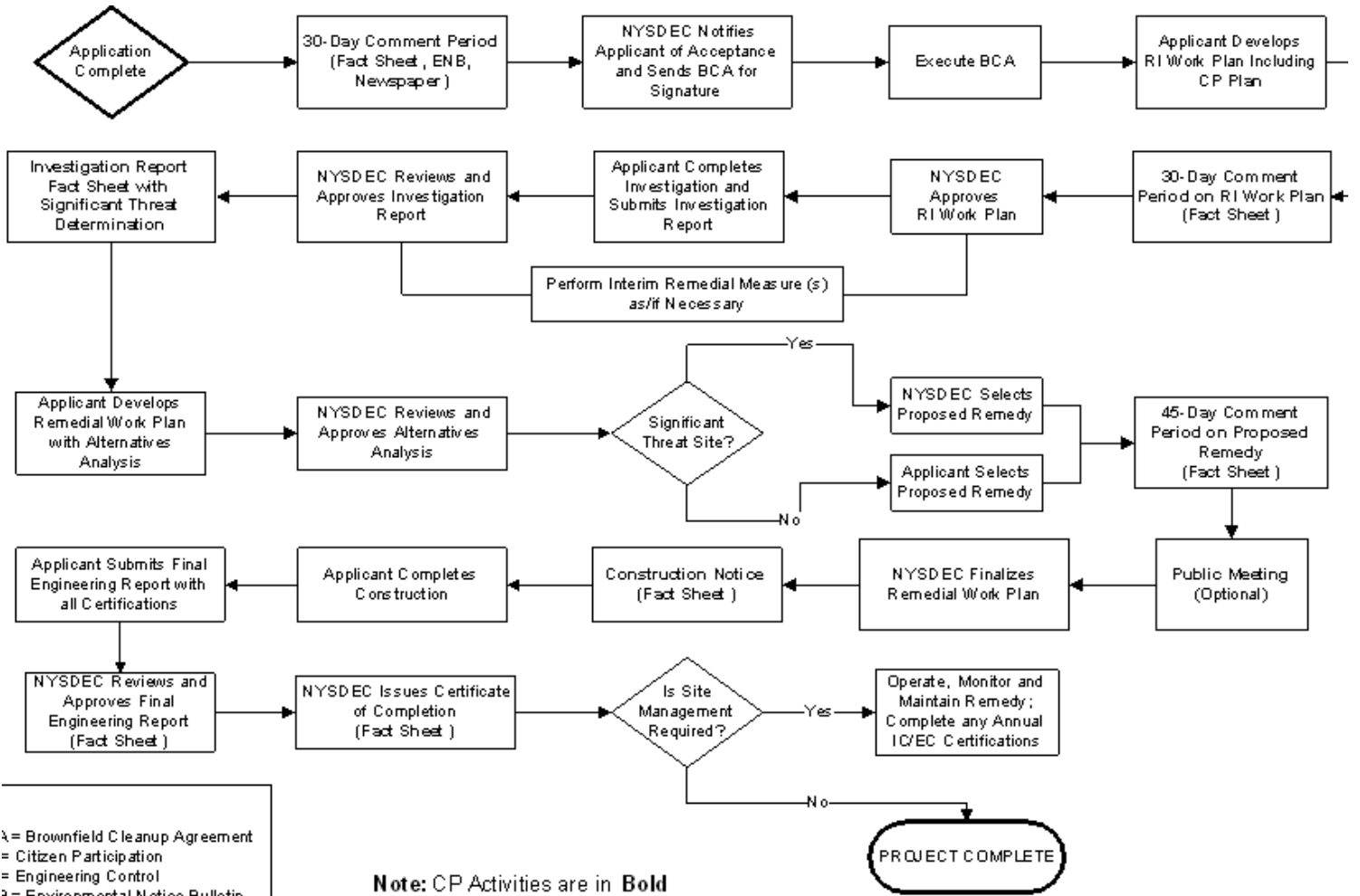
<b>Name</b>	<b>Title / Office</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
President/ Executive Director /Principal	X427 Community School for Social Justice (718) 402-8481	350 Gerard Avenue	Bronx	NY	10451
President/ Executive Director/ Principal	Health Opportunities High School (718)401-1826 <a href="https://www.hopschool.org/">https://www.hopschool.org/</a>	350 Gerard Avenue	Bronx	NY	10451
President/ Executive Director/ Principal	Cuddly Bundles Childcare (718)402-4801	137 E. 150th Street	Bronx	NY	10451
President/ Executive Director/ Principal	Pink & Blue Daycare Inc (646)851-7432.	721 Walton Avenue	Bronx	NY	10451
President/ Executive Director/ Principal	FreeSpirit Daycare (347)327-4137	721 Walton Avenue	Bronx	NY	10451
President/ Executive Director/ Principal	Samara Group Family Day Care WeeCare (551)236-6866	691 Gerard Avenue #6C	Bronx	NY	10451
President/ Executive Director/ Principal	Hostos-Lincoln Academy of Science (718) 402-5640 <a href="https://www.hostoslincoln.org/">https://www.hostoslincoln.org/</a>	600 St. Ann's Avenue	Bronx	NY	10455
President/ Executive Director/ Principal	Hostos Community College Children's Center, Inc. (718) 518-4444 <a href="https://www.hostos.cuny.edu/ChildrensCenter">https://www.hostos.cuny.edu/ChildrensCenter</a>	500 Grand Concourse	Bronx	NY	10451
New York City Department of Parks and Recreation	Adjacent Property Owner of 610 River Avenue	610 River Avenue	Bronx	NY	10451
Gerard Hotel, LLC	Adjacent Property Owner of 640 Gerard Avenue	640 Gerard Avenue	Bronx	NY	10451
620 Gerard Avenue, LLC	Adjacent Property Owner of 620 Gerard Avenue	620 Gerard Avenue	Bronx	NY	10451
SB Gerard Avenue, LLC	Adjacent Property Owner of 580 Gerard Avenue	580 Gerard Avenue	Bronx	NY	10451

<b>Name</b>	<b>Title / Office</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
125 East 149th Street, LLC	Adjacent Property Owner of 125 East 149th Street	125 East 149th Street	Bronx	NY	10451
Group 585, LLC	Adjacent Property Owner of 585 Gerard Avenue	585 Gerard Avenue	Bronx	NY	10451
New York City Department of Small Business Services	Adjacent Property Owner of 15 Major Deegan Expressway	15 Major Deegan Expressway	Bronx	NY	10451
BTM Development Partners	Adjacent Property Owner of 590 Exterior Street	590 Exterior Street	Bronx	NY	10451
BTM Development Partners	Adjacent Property Owner of 610 Exterior Street	610 Exterior Street	Bronx	NY	10451
Treasure Island Self Storage	Current Occupant of 586 River Avenue	586 River Avenue	Bronx	NY	10451
NYC Children's Center / Bronx Children's Psychiatric Center	Current Occupant of 595 Gerard Avenue	595 Gerard Avenue	Bronx	NY	10451
Evelyn Oliver	Director - Consolidated Edison Corporate Affairs	511 Theodore Fremd Avenue	Rye	NY	10580
Tom McHugh	Captain Squad 41 FDNY	330 East 150 Street	Bronx	NY	10451
Mildred James President	44 <sup>th</sup> NYPD Police Precinct	2 East 169 Street	Bronx	NY	10452
Martin Rogers President	Neighborhood Advisory Committee Community Garden Bronx Land Trust	972 Sherman Avenue, Suite 2G	Bronx	NY	10456
Pastor	Ramon Caseies Church	700 Grand Concourse	Bronx	NY	10451
Pastor	Calvary Deliverance Christian	737 Concourse Village West	Bronx	NY	10451
Pastor	All Saints Church	750 Concourse Village West	Bronx	NY	10451

## Appendix C - Site Location Map



## Appendix D – Brownfields Cleanup Program Process



λ = Brownfield Cleanup Agreement  
 = Citizen Participation  
 = Engineering Control  
 3 = Environmental Notice Bulletin  
 Institutional Control  
 Remedial Investigation

**Note:** CP Activities are in **Bold**



Division of Environmental Remediation

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

**Site Name:** 101 East 150th Street

**Site Number:** C203154

**Site Address and County:** 101 East 150th Street, Bronx, NY 10451  
Bronx County

**Remedial Party(ies):** 586 River Ave., LLC (Volunteer)

**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.**

- Potential for construction disruption, odors, noise, dust, and traffic. Construction-related concerns will be addressed through the implementation of a Construction Health and Safety Plan (CHASP), Soil/Materials Management Plan (SMMP), and Community Air Monitoring Plan (CAMP).
- Redevelopment of the Site into a K-12 school located in an area zoned for light manufacturing (M1-2) and commercial (C2-4 and C4-4) uses. Use Group 3 schools are a permitted use in the zoning district, subject to special permit approval from the NYC Boards of Standards and Appeals (BSA). Success Academy (an affiliate of the Volunteer) has a pending application before the BSA for the required special permit.
- The Site is located in an Environmental Justice Area identified as West Concourse, Bronx with a total population of 4,497 of which 91.9% are minorities and 25.5% have income below the poverty line. The proposed K-12 charter school is meant to close the “achievement gap” for low-income children by providing quality education. The Site is in a community with a substantial Hispanic/Latino population; therefore, all future fact sheets will be translated into Spanish.

How were these issues and/or information needs identified?

- These issues were identified during the dialogue between the Volunteer and Bronx Community Board 4 (CB4).

**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.

- Who may be interested or affected by the site that has not yet been identified?
- Are there unique community characteristics that could affect how information is exchanged?

How were these information needs identified?

- These were identified during meetings with the NYC BSA and Bronx CB4.

**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.

- The Interim Remedial Activities that will begin soon (March 2023).
- The Remedial Action process and general schedule to remediate and redevelop the Site.
- Current understanding about the Site contamination and the proposed plan to prevent effects on public health and the environment.
- Potential Site impacts on the community.
- Planned CP activities, their schedule, and how they relate to the site's remedial process.
- Ways for the community to obtain/provide information (document repositories, contacts, etc.).

How were these issues and/or information needs identified?

- These were identified during coordination meetings with the NYSDEC

**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                       Manufacturing                       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:

The Site is in an area in which 36% of residents 5 years or older have limited English proficiency and many residents speak Spanish. Therefore, all future fact sheets will be translated into Spanish

**Part 5.** The site contact list must include, at a minimum, the individuals, groups, and organizations identified in Part 2. of the Citizen Participation Plan under 'Site Contact List'. Are *other* individuals, groups, organizations, and units of government affected by, or interested in, the site, or its remedial program? (Mark and identify all that apply, then adjust the site contact list as appropriate.)

- ☒ **Non-Adjacent Residents/Property Owners:** See table in CPP
- ☒ **Local Officials:** See table in CPP
- ☒ **Media:** See table in CPP
- ☒ **Business/Commercial Interests:** See table in CPP
- ☒ **Labor Group(s)/Employees:** See table in CPP
- ☒ **Indian Nation:** See table in CPP
- ☒ **Citizens/Community Group(s):** See table in CPP
- ☒ **Environmental Justice Group(s):** See table in CPP
- ☒ **Environmental Group(s):** See table in CPP
- ☒ **Civic Group(s):** See table in CPP
- ☒ **Recreational Group(s):** See table in CPP
- ☒ **Other(s):** See table in CPP

**Prepared/Updated By:** Reinbill Maniquez (GZA)

**Date:** January 5, 2023

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

**Date:** February 13, 2023