



**Department of  
Environmental  
Conservation**

**Brownfield Cleanup Program**  
**Citizen Participation Plan**  
**for**  
**521 East Tremont Avenue**

June 2023

BCP Site No. C203161  
521 East Tremont Avenue Bronx, New York 10457

**Prepared by:**



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**Note:** The information presented in this Citizen Participation (CP) Plan (CPP) was current as of the date of its approval by the New York State Department of Environmental Conservation (NYSDEC). Portions of this CPP may be revised during the investigation and cleanup process.

Applicant: **M521 Tremont LLC (“Applicant”)**  
Site Name: **521 Eats Tremont Avenue (“Site”)**  
Site Address: **521 East Tremont Avenue, Bronx, New York 10457**  
Site County: **The Bronx**  
Site Number: **C203161**

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

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

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

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

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

## **2. Citizen Participation (CP) Activities**

### *Why NYSDEC Involves the Public and Why It Is Important*

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

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

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

increases understanding of site and community issues and concerns, and improves decision-making.

This CP Plan (CPP) provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the Site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the 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 CPP and the CP program for the Site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

#### *Locations of Reports and Information*

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

#### *Site Contact List*

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

The Site contact list includes, at a minimum:

- Chief executive officer and planning board chairperson of each county, city, town and village in which the Site is located;
- Residents, owners, and occupants of the Site and properties adjacent to the Site;
- The public water supplier that services the area in which the Site is located;
- Any person who has requested to be placed on the Site contact list;
- The administrator of any school or day care facility located on or near the Site for purposes of posting and/or disseminating information at the facility; and
- Location(s) of reports and information. The Site location is shown in Appendix C.

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 (RIWP)] is distributed both by paper mailing through the postal service and through DEC Delivers, NYSDEC's email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the Site. For more information, visit: <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 the potential to influence decisions about a site's investigation and cleanup.

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

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

#### *Technical Assistance Grant (TAG)*

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

If the Site is determined to be a significant threat, a qualifying community group may apply for a TAG. The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient 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 of this CPP, the significant threat determination for the Site has not yet been made.

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

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

Note: The table identifying the CP activities related to the Site's investigation and cleanup program follows on the next page:

Citizen Participation (CP) Activity(ies)	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 Brownfield Cleanup Program (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 the New York State Department of Environmental Conservation (NYSDEC) determines that the BCP application is complete. The 30-day public comment period begins on the date of publication of the 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 CP Plan (CPP)</li> </ul>	Before start of Remedial Investigation <b>Note:</b> Applicant must submit the CPP 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 (RIWP):</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 RIWP</li> <li>• Conduct 30-day public comment period</li> </ul>	Before NYSDEC approves the RIWP. If the RIWP is submitted with the application, public comment periods will be combined and public notice will include the fact sheet. The 30-day public comment period begins/ends as per dates identified in the fact sheet.
<b>After Applicant Completes 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 the RI Report (RIR).
<b>Before NYSDEC Approves Remedial Action Work Plan (RAWP):</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to Site contact list about Draft RAWP and announcing 45-day public comment period</li> <li>• Public meeting by NYSDEC about proposed RAWP (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 the RAWP. The 45-day public comment period begins/ends as per the dates identified in the fact sheet. The 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 (FER)</li> <li>• Distribute fact sheet to Site contact list announcing NYSDEC approval of FER 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 CPP identifies major issues of public concern that relate to the Site. Additional major issues of public concern may be identified during the course of the Site’s investigation and cleanup process.

#### *Redevelopment Project-Related Issues*

The Applicant submitted a BCP Application to the NYSDEC in September 2022 and the application was deemed complete on January 27, 2023. The BCP Application was available for public comment between February 8 and March 10, 2023.

The Site is part of the Bronx County Census Tract 395. According to the 2016-2020 American Community Survey (ACS) Profile data, it is estimated that 38.8% of the population in Census Tract 395 is living below the poverty line. The unemployment rate for Census Tract 395 is estimated at 13.4%, compared to the New York City unemployment rate of 6.6% (2016-2020) and the national unemployment rate of 3.5% (as of July 2022). The Site is within a designated En-zone area pursuant to Tax Law 21(b)(6).

The property is an approximately 0.57-acre parcel located at 521 East Tremont Avenue and 4223 Third Avenue in the East Tremont section of the Bronx, New York, also identified as Bronx Borough Tax Block 3043, Lots 72 and 77. The Site currently consists of a private parking lot with a gravel surface to the west, and a public asphalt-paved parking lot to the north and east. The southern portion of the Site contains a three-story commercial building with a cellar level, and a one-story slab-on-grade, commercial building.

The proposed redevelopment plan includes demolition of the existing structures and construction of a mixed-use commercial/residential building. Retail and commercial space is proposed for the first floor. A healthcare facility is proposed on the second floor. Supportive and affordable residential units will occupy the upper floors. The current zoning designation of the Site is C4-4D (commercial) with Mandatory Inclusionary Housing (MIH). The proposed use of the Site is mixed-use commercial and residential.

#### *Potential Remediation/Construction-Related Issues*

Issues of concern to the community during the on-Site remedial investigation phase will likely include those related to the possibility of discovering contamination associated with the historical Site uses such as a dry cleaner, which could have potential impacts to on-site subsurface conditions including soil, groundwater, and soil vapor. As the Site is capped by existing structures and impervious parking areas, there is no potential exposure pathway from uncapped areas. There is a potential for vapor intrusion into the existing buildings.

Issues of concern to the community during the on-site remediation phase will likely include those related to the on-site handling and off-site disposal of contaminated soil. The likely concern to the surrounding community will be the possibility of the generation of vapors or dust from the Site during remediation. On-site air quality and dust levels will be monitored during any soil excavation and removal activities in accordance with a Site-specific Health and Safety Plan (HASP) that will be included as part of the RAWP. Dust suppression techniques will be employed to prevent the generation of dust. All air and dust monitoring will be performed in accordance with the New York State Department of Health’s (NYSDOH) Community Air Monitoring Program (CAMP).

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

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

The site is located in an Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

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.

Fact sheets for this project will be translated into Spanish. For additional information, visit: <https://statisticalatlas.com/tract/New-York/Bronx-County/039500/Race-and-Ethnicity>

#### **4. Site Information**

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

##### *Site Description*

The Site currently consists of an approximately 0.57-acre parcel located at 521 East Tremont Avenue and 4223 Third Avenue in the Tremont section of the Bronx, New York. The Site is also identified as Block 3043, Lots 72 (4223 Third Avenue) and 77 (521 East Tremont Avenue). A tax lot merger application was approved by the New York City Department of Finance (NYCDOF) in August 2022 to combine Lots 46, 77, and 80 into Lot 77. Lots 72 and 77 will be combined into one tax lot once acquisition by the BCP Applicant is complete. Currently, the Site consists of two commercial buildings in the southern portion of the Site, and adjacent parking lots to the north and east. The southeastern portion of the Site is improved with a three-story commercial building (with a cellar) currently occupied by a pizzeria, check cashing facility, and brokerage firm on the first floor; and a healthcare facility on the second floor. The third floor of the building and the commercial space located at 519 East Tremont Avenue is currently vacant. The southwestern portion of the Site is improved with a slab-on-grade one-story commercial building occupied by a restaurant, a cellular telephone store, and a party supply store. There are no vacant spaces in the slab-on-grade building. The remainder of the Site consists of parking lots. The occupants anticipate vacating the Site between September 2022 and June 2023. The surrounding area comprises predominantly mixed-use commercial/residential with some industrial uses and public facilities. Tremont Park is located on the southeast-adjacent block.

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

Available records indicated that the Site was developed with residential buildings as early as 1901 and various commercial uses between approximately 1915 through present-day. Historical site operations included a printing facility (Tremont Printing Co.) in the southeastern portion of the Site between approximately 1915 and 1927. A dry-cleaner was located in the northeastern portion of the Site between approximately 1961 and 1980.

Historic City Directories indicated that the Site was operated by various offices, and commercial uses throughout its history, including retail, bakeries, a locksmith, a butcher, and an auto repair shop in approximately 2010.

Due to the Site's historic use as a dry cleaner and printer, the main concerns regarding Site contamination are chlorinated solvents in groundwater, volatile organic compounds (VOCs), and polycyclic aromatic



hydrocarbons (PAHs) in soil. These chemicals were reported in elevated levels in previous AKRF Site investigations, including the Phase II subsurface investigation.

## **5. Investigation and Cleanup Process**

### *Application*

The Applicant has applied for and been accepted into New York’s BCP 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 on-site, 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 residential purposes.

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

### *Investigation*

The Applicant has completed a partial Site investigation before it entered into the BCP. For the partial investigation, NYSDEC will determine if the data are useable.

The Applicant will conduct an investigation of the Site, officially called a “Remedial Investigation” (RI). The RI will be performed with NYSDEC oversight. The Applicant submitted an RIWP as part of the BCP Application and associated 30-day public comment period.

The RI has several goals:

- Define the nature and extent of contamination in soil, surface water, groundwater, and any other parts of the environment that may be affected;
- Identify the source(s) of the contamination;
- Assess the impact of the contamination on public health and the environment; and
- Provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

When the RI is complete, the Applicant will prepare and submit a report that summarizes the results. This report will also 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 whether the Site poses a significant threat to public health or the environment. If the Site is a “significant threat,” it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the 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 Measure (IRM)*

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

### *Remedy Selection*

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

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

**or**

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

Once the Applicant submits a Draft RAWP for approval, NYSDEC would announce the availability of the Draft RAWP for public review during a 45-day public comment period.

### *Cleanup Action*

NYSDEC will consider public comments and revise the Draft RAWP, 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 Decision Document (DD).

The Applicant then may design and perform the cleanup action to address the Site contamination. NYSDEC and NYSDOH will 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 (COC)*

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the Site, it will approve the FER. NYSDEC will then issue a 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 controls (ICs) and/or engineering controls (ECs) required to ensure that the remedy implemented for the Site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan (SMP).

An *institutional control* (IC) 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 IC may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all, uses.

An *engineering control* (EC) 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.

The Site is located in an Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

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 a neighborhood with a sizable African-American and Hispanic American population nearby. Therefore, all future fact sheets will be translated into Spanish.

For additional information, visit: <https://statisticalatlas.com/tract/New-York/Bronx-County/037504/Race-and-Ethnicity>

**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):**

Sondra Martinkat  
 Project Manager  
 NYSDEC  
 Division of Environmental Remediation  
 1 Hunters Point Plaza  
 47-40 21<sup>st</sup> Street  
 Long Island City, NY 11101  
 (718) 482-4891  
 Email: [Sondra.martinkat@dec.ny.gov](mailto:Sondra.martinkat@dec.ny.gov)

Thomas Panzone  
 Public Participation Specialist  
 Division of Communication,  
 Education, and Engagement  
 NYSDEC Region 2  
 1 Hunters Point Plaza  
 47-40 21<sup>st</sup> Street  
 Long Island City, NY 11101  
 (718) 482-4953  
 Email: [Thomas.panzone@dec.ny.gov](mailto:Thomas.panzone@dec.ny.gov)

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

Scarlett McLaughlin Project Manager  
 New York State Department of Health Empire  
 State Plaza, Corning Tower Rm. 1787  
 Albany, NY12237  
 (518) 402-7874  
[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:

<b>Bronx Community Board 6</b>	<b>New York Public Library – Tremont Library</b>	<b>NYSDEC</b>
1932 Arthur Ave., Room 403-A Bronx, NY 10457	1866 Washington Avenue Bronx, NY 10457	47-40 21st Street Long Island City, NY 11101 DECInfo Locator Site: <a href="https://www.dec.ny.gov/data/DecDocs/C203161/">https://www.dec.ny.gov/data/DecDocs/C203161/</a>
Attn: Evonne Capers, Chairperson Margarita Espinosa – Environment Committee Chairperson District Manager: Rafael Moure-Punnett	Attn: Wilson Francis, Library Manager	Attn: Sondra Martinkat
Phone: (718) 579-6990 <a href="mailto:bronxcb6@bronxcb6.org">bronxcb6@bronxcb6.org</a>	Phone: (718) 299-5177 <a href="mailto:tremont@nypl.org">tremont@nypl.org</a>	Phone: (718) 482-4891
Hours: Monday through Friday: 9 am-5 pm (Call for appointment)	Hours: Monday through Friday: 10 am-6 pm Saturday: 10 am-5 pm Sunday: Closed	Hours: Monday-Friday:9 am-5 pm (Call for appointment)

**APPENDIX B**  
**SITE CONTACT LIST**

*Local, State, and Federal Officials*

Hon. Eric Adams Mayor of New York City City Hall Park New York, NY 10007	Hon. Brad Lander New York City Comptroller Office of the Comptroller, City of NY 1 Centre Street, Room 517 New York, NY 10007
Hon. Jumaane D. Williams Public Advocate 1 Centre Street, 15 <sup>th</sup> Floor New York, NY 10007	Hon. Vanessa L. Gibson Bronx Borough President 851 Grand Concourse, 3rd Floor Bronx, New York 10451
Hon. Yudelka Tapia State Assembly District 86 2175C Jerome Ave Bronx, NY 10453 718-933-6909	Hon. Oswald Feliz City Council District 15 573 East Fordham Road Bronx, NY 10458
David Gold, Esq. - Commissioner NYC Department of City Planning 120 Broadway, 31 <sup>st</sup> Floor New York, New York 10271	NYC Department of City Planning Bronx Borough Office 1775 Grand Concourse, Suite 503 Bronx NY 10453
Hon. Charles Schumer U.S. Senate 780 Third Avenue, Suite 2301 New York, NY 10017	Hon. Kirsten Gillibrand U.S. Senate 780 Third Avenue, Suite 2601 New York, New York 10017
Hon. Richie Torres U.S. House of Representatives 540 East Fordham Road, Suite 2A Bronx, NY 10458	Hon. Luis R. Sepulveda New York State Senator, District 32 900 Rogers Place Bronx, NY 10459
Mark McIntyre, Acting Director/General Counsel Mayor’s Office of Environmental Remediation 100 Gold Street, 2 <sup>nd</sup> Floor New York, NY 10038	Ben Furnas, Director Mayor’s Office of Environmental Sustainability 253 Broadway, 7 <sup>th</sup> Floor New York, New York 10007
Pinar Balci, Assistant Commissioner DEP – Bureau of Environmental Planning and Analysis 96-05 Horace Harding Expressway Flushing, New York 11373	Ischia Bravo Bronx County Clerk 851 Grand Concourse, Room 118 Bronx, NY 10451
Rohit Aggarwala Commissioner, NYC Dept. of Environmental Protection 59-17 Junction Boulevard Flushing, NY 11373	Susan Donoghue - Commissioner NYC Parks and Recreation The Arsenal, Central Park 830 Fifth Avenue New York, NY 10065

***Residents, Owners, and Occupants of Adjacent Properties***

ARP, LLC 668 Crescent Avenue Bronx, NY 10458	Monarch Development, Inc. 668-670 Crescent Avenue Bronx, NY 10458
1906-1910 Bathgate Ave LLC 524 Southern Boulevard Bronx, NY 10455	Rivera Funeral Home Inc. 1908 Bathgate Avenue Bronx, NY 10457
1906-1910 Bathgate Ave LLC 524 Southern Boulevard Bronx, NY 10455	Francisca Diaz 1906 Bathgate Avenue Bronx, NY 10457
Allied XXI LLC 9 Park Place, Unit 201 Great Neck, NY 11021	Morales Hardware Store 505 East Tremont Avenue Bronx, NY 10457
ORCON Properties LLC 501-503 East Tremont Avenue Bronx, NY 10457	A&P Beauty Salon 1902 Bathgate Avenue Bronx, NY 10457
Dollar Smart 501-503 East Tremont Avenue Bronx, NY 10457	Roa Hardware Center, Corp 501-503 East Tremont Avenue Bronx, NY 10457
Pina Locas 503 East Tremont Avenue Bronx, NY 10457	El Patio Barber Shop 500 East Tremont Avenue Bronx, NY 10457
Sharon Baptist Board of Directors, Inc. 3210 Park Avenue Bronx, NY 10451	Great Commission Christian Association, Inc. 4222 3 <sup>rd</sup> Avenue Bronx, NY 10457
Simone Development Company LLC 1250 Waters Place Bronx, NY 10461	Eagle Home Care 504A East Tremont Avenue Bronx, NY 10457
ARP, LLC 516 East Tremont Avenue Bronx, NY 10458	NYPD Bronx Traffic Enforcement 516 East Tremont Avenue Bronx, NY 10458
Gurvansh Anand Chiropractic Pc 4226 3 <sup>rd</sup> Avenue Bronx, NY 10457	Emergency Locksmith 4226 3 <sup>rd</sup> Avenue Bronx, NY 10457
535 E. Tremont LLC 35-01 30 <sup>th</sup> Avenue, Suite 300 Astoria, NY 11103	PHS Neighborhood WIC East Tremont 535 East Tremont Avenue, 2 <sup>nd</sup> Floor Bronx, NY 10457
Luna Wine & Liquor 535 East Tremont Avenue Bronx, NY 10457	Quiet Bar Restaurant 535 East Tremont Avenue Bronx, NY 10457
Family Deli 531 East Tremont Avenue Bronx, NY 10457	Francisco Franco 535 East Tremont Avenue Bronx, NY 10457
Christian Suarez 535 East Tremont Avenue Bronx, NY 10457	State Farm Insurance Agent 4216 Third Avenue Bronx, NY 10457

JHR Property LLC 563 East Tremont Avenue Bronx, NY 10457	ACHP I LLC % Radame Perez 4218 Third Avenue Bronx, NY 10458
Martiza Rodriguez 563 East Tremont Avenue Bronx, NY 10457	Manuel Hilario 563 East Tremont Avenue Bronx, NY 10457
Cesar DeJesus 563 East Tremont Avenue Bronx, NY 10457	Gladis Gomez 563 East Tremont Avenue Bronx, NY 10457

***Local News Media***

New York Post 1211 Avenue of the Americas New York, New York 10036	New York Daily News PO Box 7180 New York, NY 10008
Spectrum New York 1 News 75 Ninth Avenue New York, NY 10011	Hoy Nueva York Impremedia 41 Flatbush Avenue 1st Floor Brooklyn, NY 11217
Bronx Times-Reporter 3602 East Tremont Avenue Bronx, NY 10465	News 12 The Bronx 930 Soundview Avenue Bronx, NY 10473
Inner City Press PO Box 20047 Dag Hammarskjold Station New York, NY 10017	Bronx Times 3602 East Tremont Avenue Bronx, NY 10465
El Diario Impremedia 41 Flatbush Avenue, 1st Floor Brooklyn, NY 11217	

*Nearby School and Day Care Centers*

<b>Schools</b>	
<p>Trabajamos Community Head Start  President/Executive Director/Principal  1997 Bathgate Avenue  Bronx, NY 10457  917-259-7081/82  <a href="http://www.trabajamoscommunityheadstart.com/">http://www.trabajamoscommunityheadstart.com/</a></p>	<p>Public School 58  President/Executive Director/Principal  459 East 176<sup>th</sup> Street  Bronx, New York 10457  718-583-6866</p>
<p>BRONX EARLY LEARNING CENTER  President/Executive Director/Principal  1887 BATHGATE AVENUE  BRONX, NY 10457  718-466-3580</p>	<p>SHARON BAPTIST HEAD START CENTER IV  President/Executive Director/Principal  1925 BATHGATE AVENUE  BRONX, NY 10457  <a href="https://www.sharonbaptistheadstart.org/head-start-pre-k-in-bronx-new-york">https://www.sharonbaptistheadstart.org/head-start-pre-k-in-bronx-new-york</a>  718-466-1604</p>
<p>JHS 118 William W Niles  President/Executive Director/Principal  577 EAST 179 STREET  Bronx, NY 10457  <a href="https://ms118.info/contact-us/">https://ms118.info/contact-us/</a>  718-584-2330</p>	<p>SHARON BAPTIST HEAD START CENTER II  President/Executive Director/Principal  279-81 Burnside Avenue  Bronx, NY 10457  <a href="https://www.sharonbaptistheadstart.org/head-start-pre-k-in-bronx-new-york">https://www.sharonbaptistheadstart.org/head-start-pre-k-in-bronx-new-york</a>  718-299-6500</p>
<p>PS 044 David C Farragut  President/Executive Director/Principal  1825 PROSPECT AVENUE  Bronx, NY 10457  <a href="https://www.communityschool44.com/apps/contact/">https://www.communityschool44.com/apps/contact/</a>  718-583-2360</p>	<p>PS 3 Raul Julia Micro Society  President/Executive Director/Principal  2100 LAFONTAINE AVENUE  Bronx, NY10457  718-584-1899</p>
<p>IT'S A SMALL WORLD AFTER ALL CHILD CARE INC.  President/Executive Director/Principal  647 E 180 St  Bronx, NY 10457  <a href="https://www.care.com/b/l/it-s-a-small-world-after-all-childcare-inc/bronx-ny">https://www.care.com/b/l/it-s-a-small-world-after-all-childcare-inc/bronx-ny</a>  347-591-0738</p>	<p>PS 057 Crescent  President/Executive Director/Principal  2111 CROTONA AVENUE  Bronx, NY 10457  <a href="https://www.myschools.nyc/en/schools/pre-k/12X057/">https://www.myschools.nyc/en/schools/pre-k/12X057/</a>  718-367-9446</p>
<p>The Bronx School of Young Leaders MS 331  40 West Tremont Avenue  Bronx, NY 10453  <a href="https://www.ms331.com/">https://www.ms331.com/</a>  718-583-4146</p>	<p>PS 004 Crotona Park West  President/Executive Director/Principal  1701 FULTON AVENUE  Bronx, NY10457  718-583-6655</p>
<p>Public School 352@595  700 East 179<sup>th</sup> Street Suite 417  Bronx, NY 10457  <a href="https://www.p352x.org/apps/pages/index.jsp?uREC_ID=3121090&amp;type=d&amp;pREC_ID=2355153">https://www.p352x.org/apps/pages/index.jsp?uREC_ID=3121090&amp;type=d&amp;pREC_ID=2355153</a>  718-583-3823</p>	<p>EAST TREMONT CHILD CARE AND DEVELOPMENT CENTER  President/Executive Director/Principal  1811 CROTONA AVENUE  BRONX, NY 10457  <a href="https://insideschools.org/school/12XAJT">https://insideschools.org/school/12XAJT</a>  718-731-4166</p>



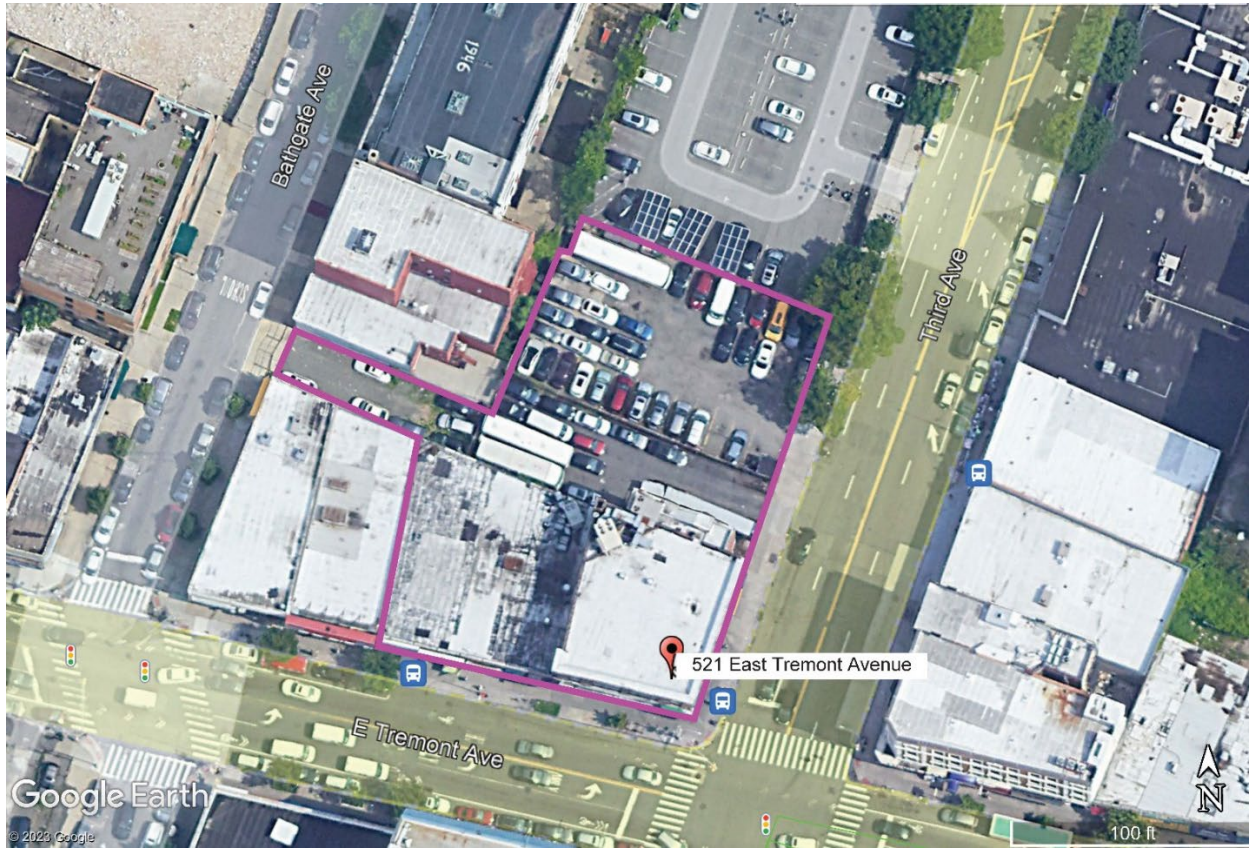
<p>Public School 352@ 06 Main Site          1000 East Tremont Avenue, Suite: 313          Bronx, NY 10460          Phone: (718) 328-3913  <a href="https://www.p352x.org/apps/pages/index.jsp?uREC_ID=3121090&amp;type=d&amp;pREC_ID=2355153">https://www.p352x.org/apps/pages/index.jsp?uREC_ID=3121090&amp;type=d&amp;pREC_ID=2355153</a></p>	<p>PS 211 The Bilingual School          President/Executive Director/Principal          1919 PROSPECT AVENUE          Bronx, NY 10457  <a href="https://www.csx211.org/apps/contact/">https://www.csx211.org/apps/contact/</a>          718-901-0436</p>
<p>The Bronx Charter School for Excellence (Middle School)          1946 Bathgate Avenue          Bronx, NY 10457  <a href="https://www.excellencecommunityschools.org/bronx-1/contact">https://www.excellencecommunityschools.org/bronx-1/contact</a>          718-882-1058</p>	<p>UNIQUELY MAKING A DIFFERENCE DAY          CARE CENTER INC.          President/Executive Director/Principal          4215 3 Ave          Bronx, NY 10457  <a href="https://www.misterwhat.com/uniquely-making-a-difference-y-S0tb2DZAQ">https://www.misterwhat.com/uniquely-making-a-difference-y-S0tb2DZAQ</a>          347-590-7924</p>
<p>BRONX DAY CARE CENTER, INC.          President/Executive Director/Principal          559 E Tremont Ave          Bronx, NY 10457  <a href="https://www.bronxdaycare.biz/copy-of-contact">https://www.bronxdaycare.biz/copy-of-contact</a>          718-299-2275          201-834-6880</p>	<p>THE CHILDREN'S AID College Prep Charter School          President/Executive Director/Principal          1919 Prospect Ave          Bronx, NY10457  <a href="https://www.trulia.com/schools/NY-bronx-children_s_aid_college_prep_charter_school-5700103746">https://www.trulia.com/schools/NY-bronx-children_s_aid_college_prep_charter_school-5700103746</a>          347-871-9002</p>
<p>Eagle Academy for Young Men          President/Executive Director/Principal          4143 Third Avenue          Bronx, New York 10457  <a href="https://www.eaglebronx.org/">https://www.eaglebronx.org/</a>          718-466-8000</p>	<p>Providing Urban Learners Success in Education High School          President/Executive Director/Principal          560 East 179<sup>th</sup> Street          Bronx, NY 10457          (718) 294-0230</p>
<p>SUNY Bronx Educational Opportunity Center  <a href="http://www.bronxeoc.org/">http://www.bronxeoc.org/</a>          President/Executive Director/Principal          Bronx Educational Opportunity Center          1666 Bathgate Avenue          Bronx, NY 10457          (718) 530-7000</p>	<p>Paul T. Matson HEAD START 1          President/Executive Director/Principal          1951 WASHINGTON AVENUE          BRONX, NY 10457  <a href="https://headstartprograms.org/center-197052.html">https://headstartprograms.org/center-197052.html</a>          718-328-8547</p>
<p>Loyalty Daycare LLC President/Executive Director/Principal          4226 Third Avenue          Bronx, New York 10457  <a href="https://childcarecenter.us/provider_detail/loyalty_daycare_llc_bronx_ny">https://childcarecenter.us/provider_detail/loyalty_daycare_llc_bronx_ny</a>          718-294-0134</p>	

***Community, Civic, Religious and Other Environmental Organizations***

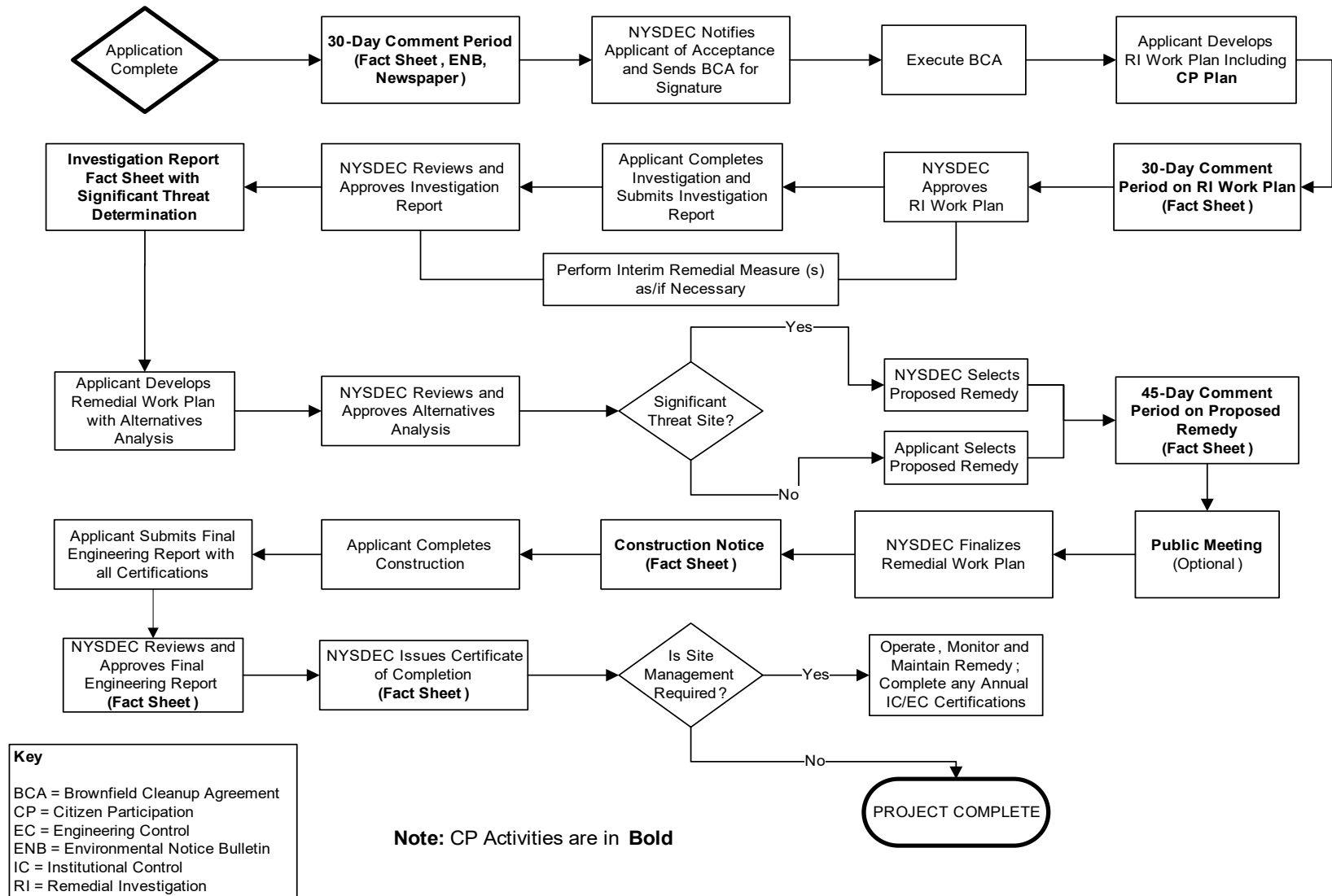
Consolidated Edison Corporate Affairs Evelyn Oliver – Director 511 Theodore Fremd Avenue Rye, NY 10580 48 <sup>th</sup> Police Precinct Council President Ms. Carmen Rivera 450 Cross Bronx Expressway Bronx, NY, 10457	Rescue 3 453 EAST 176 STREET Bronx, NY10457 South Bronx Overall Economic Development Corporation Lourdes Zapata – President & CEO 555 Bergen Avenue Bronx, NY 10455 lzapata@sobro.org <a href="https://www.sobro.org/">https://www.sobro.org/</a>
Bronx Land Trust PRESIDENT 148 W 37th St, New York, NY 10018 <a href="https://www.bronxlandtrust.org/">https://www.bronxlandtrust.org/</a>	Christ Apostolic Church International 483 East Tremont Avenue Bronx, NY 10457
Morningstar Full Gospel Assembly 464 East Tremont Avenue Bronx, NY 10457	Kingdom life Temple 478 East Tremont Avenue Bronx, NY 10457
Tremont United Methodist Church 1951 Washington Avenue Bronx, NY 10457	IGLESIA EMBAJADORES DEL GRAN REY 487 East Tremont Avenue Bronx, NY 10457
Tremont Baptist Church 324 East Tremont Avenue Bronx, NY 10457	Home of Miracles 456 East Tremont Avenue Bronx, NY 10457 <a href="https://churchesinusa.com/church/home_of_miracles/10150894405620468/">https://churchesinusa.com/church/home_of_miracles/10150894405620468/</a>
Christ Pentecostal International Church 4262 Third Avenue Bronx, NY 10457	Fellowship Chapel Brethren 240 East Tremont Avenue Bronx, NY 10457
EL-Shaddai Chapel, Global Evangelical Church NY 1882 Crotona Avenue Bronx, NY 10457	Mt Sinai Church Inc 1891 Washington Avenue Bronx, NY 10457
Trinity Presbyterian Church Inc. 4232 Third Avenue Bronx, NY 10458	Church of God Crotona Avenue 1920 Crotona Avenue Bronx, NY 10457
St Paul’s Evangelical Lutheran 1984 Crotona Avenue Bronx, NY 10457	Redeemer Church of Christ 1841 Bathgate Avenue Bronx, NY 10457
First Glorious Church 2084 Arthur Avenue Bronx, NY 10457	Assemblies of God Inc 2047 Hughes Avenue Bronx, NY 10457

<p>Iglesia Pentecostal La Gran Comision 4222 Third Avenue Bronx, NY 10457</p>	<p>Murphy Houses Resident Association 1805 Crotona Avenue, c/o Suite 10-A Contact: Christopher Moultrie Bronx, New York 10457 Phone: (347) 225-3267 Email: murphyassoc@aol.com <a href="https://cbbronx.cityofnewyork.us/cb6/wp-content/uploads/sites/4/2022/12/Bronx-Community-Board-6s-Resource-Directory.pdf">https://cbbronx.cityofnewyork.us/cb6/wp-content/uploads/sites/4/2022/12/Bronx-Community-Board-6s-Resource-Directory.pdf</a></p>
<p>Friends of Tremont Park <a href="mailto:friendsoftremontpark@gmail.com">friendsoftremontpark@gmail.com</a> 646-496-3380 <a href="https://www.friendsoftremontpark.org/contact-us/">https://www.friendsoftremontpark.org/contact-us/</a></p>	<p>Bronx is Blooming <a href="https://www.bronxisblooming.org/">https://www.bronxisblooming.org/</a></p>

APPENDIX C  
SITE LOCATION MAP



### Appendix D– Brownfield Cleanup Program Process





Department of  
Environmental  
Conservation

Division of Environmental Remediation

## Remedial Programs Scoping Sheet for Major Issues of Public Concern

### Instructions

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

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

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

### General Instructions

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

### Instructions for Numbered Parts

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

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

- Is our health being impacted? (e.g. Are there problems with our drinking water or air? Are you going to test our water, yards, sumps, basements? Have health studies been done?)
- There are odors in the neighborhood. Do they come from the site and are they hazardous?

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

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

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

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

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

## **Part 4. Community Characteristics**

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

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

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

h. Consider factors such as:

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

## Part 5. Affected/Interested Public.

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

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

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

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





Division of Environmental Remediation

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

**Site Name:** 521 East Tremont Avenue

**Site Number:** C203161

**Site Address and County:** 521 Tremont Avenue, Bronx, NY 10457

**Remedial Party(ies):** M521 Tremont 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.**

A Subsurface (Phase II) Investigation was conducted by AKRF in July 2019 and documented in a Subsurface (Phase II) Investigation Report dated August 2019. The findings of the investigation were used to support the BCP Application.

- The contamination present at the Site stems from historical uses including various commercial buildings, including a dry cleaner.
- The proposed Site use involves residential housing. As such, there will be restrictions on Site use, which will be determined following remediation.
- As most of the Site is currently capped by existing buildings and impervious parking areas, there is limited existing potential exposure pathway from uncapped areas. A Community Air Monitoring Plan (CAMP) will be developed as part of the Remedial Action Work Plan (RAWP) that will be implemented during all subsurface disturbance activities to mitigate potential exposures to particulates and organic vapors.
- The proposed remediation of the Site will not diminish, and may improve, the property values in the surrounding area.
- Adjacent property occupants and owners will be kept informed about the progress of the Site cleanup activities. Periodic fact sheets will be sent by mail.
- Local, state, and federal officials will be contacted about the Site remediation activities.
- A Remedial Investigation (RI) will be conducted on the Site in accordance with New York City (E) Designation requirements. A draft Remedial Investigation Work Plan (RIWP) was prepared and submitted to further investigate the extent of on-site contamination. Findings from the Remedial Investigation will be used to prepare a RAWP, which includes the proposed remedy to address Site contamination and protect the health and safety of the public in the surrounding community.
- For more information about the Site or BCP program, contact the NYSDEC or NYSDOH Project Manager. Contact information is provided in Appendix A.

**How were these issues and/or information needs identified?**

These issues were identified based on a review of historic records of the Site presented in previous environmental reports, including: a Phase II Environmental Site Assessment (ESA) prepared by AKRF in August 2019, and the Draft Remedial Investigation Work Plan (RIWP), prepared by AKRF dated September 2022. A description of the proposed project was also presented in the BCP Application.

**Part 2.** List important information needed **from** the community, if applicable. Identify individuals, groups, organizations, businesses and/or units of government related to the information needed.

- Adjacent property owners and occupants will be informed of the Site remediation activities and can reach out to the Site’s NYSDEC and/or NYSDOH Project Manager to obtain additional information.
- Nearby uses do not need to be restricted, since measures will be implemented during all investigation and remediation activities to protect the health safety of the public and local community. These measures include monitoring for dust that may be emanating from the Site and implementing dust controls such as spraying water or minimizing subsurface disturbance. Odors will be mitigated by the use of protective foams and/or covering any contaminated areas of disturbance or stockpiles with tarps.

**How were these information needs identified?**

Research was completed to identify the names and contact information of adjacent property owners and local government officials. These individuals are included in the Site Contact List under Appendix B.

**Part 3.** List major issues and information that need to be communicated **to** the community. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and/or information.

- An initial Subsurface Investigation of the Site was conducted by AKRF, which was documented in a Draft RIWP, dated September 2022. The findings of the investigation were used to support the BCP Application, and will be used to develop a RI which will be submitted to NYSDEC and NYSDOH for review and approval. The findings of the investigation will be used to develop a RAWP and a selected cleanup remedy.
- Document repositories, where copies of all documents regarding the investigation and remediation of the Site are available to the public, have been established at: Bronx Community Board 6, 1932 Arthur Ave., Room 403-A, Bronx, NY 10457 and Tremont Library, 1866 Washington Avenue, Bronx, NY 10457.

**How were these issues and/or information needs identified?**

These needs were identified by summarizing the project timeline and a review of the information included in the BCP Application. Any contact information or details pertaining to the Site that have changed since issuance of the BCP Application, have been updated in this CP Plan.

**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:

[Click here to enter text.](#)

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

- Yes**    **No**

Provide details if appropriate:

[Click here to enter text.](#)

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

- Yes**    **No**

h. Special considerations:

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

Explain any marked categories in h:

Project fact sheets will be translated to 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 list in Appendix B of the Citizen Participation Plan

**Local Officials:** See list in Appendix B of the Citizen Participation Plan

**Media:** See list in Appendix B of the Citizen Participation Plan

**Business/Commercial Interests:** See list in Appendix B of the Citizen Participation Plan

- 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):** See list in Appendix B of the Citizen Participation Plan
- Environmental Group(s):** Click here to enter text.
- Civic Group(s):** See list in Appendix B of the Citizen Participation Plan
- Recreational Group(s):** Click here to enter text.
- Other(s):** Schools and daycares, See list in Appendix B of the Citizen Participation Plan.

**Prepared/Updated By:** Madelyn Fleming, AKRF, Inc.

**Date:** 3-31-2023

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

**Date:** 6-14-23