



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for 401 Hunts Point

September 2023

C203162
401 Hunts Point Ave and 1360 Drake Park South
Bronx, NY, 10474

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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: **401 Hunts Point LLC (“Applicant”)**
Site Name: **401 Hunts Point (“Site”)**
Site Address: **401 Hunts Point Ave and 1360 Drake Park South, Bronx, NY 10474**
Site County: **Bronx**
Site Number: **C203162**

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

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

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

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

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

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

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

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

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

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

Project Contacts

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

Locations of Reports and Information

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

Site Contact List

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

The site contact list includes, at a minimum:

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

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

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

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

CP Activities

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

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.

- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

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

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

Technical Assistance Grant

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

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

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

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

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

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

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

Citizen Participation Activities	Timing of CP Activity(ies)
Application Process:	
<ul style="list-style-type: none"> • Prepare site contact list • Establish document repository(ies) 	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period 	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement (BCA):	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	Before start of Remedial Investigation Note: Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period 	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	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.
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report • Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC) 	At the time the cleanup action has been completed. Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.

3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

Based on the review of prior environmental site assessment reports, the site contains contaminant impacts in soil, groundwater, and vapor.

Contaminant concentrations in soil are at depth and not currently accessible as the site is paved or covered by buildings. All contaminant concentrations in soil are below the Commercial and Industrial Use Soil Cleanup Objectives, which is consistent with the current zoned site use of light industrial manufacturing and surrounding parcel use of commercial and light industrial manufacturing. Therefore, soil is not a major issue of public concern unless it is contributing to groundwater impacts and subsequently soil vapors.

Several contaminants were detected in groundwater at concentrations above the Class GA Ambient Water Quality Standards. Groundwater at the site and in the surrounding area is currently not accessible and water to the site and surrounding parcels is supplied through municipal sources. No water supply wells are present on or surround the site. Therefore, any contaminated groundwater which may be present is not a major issue of public concern unless it is contributing to the migration of contaminated vapors on or off site.

Based on data collected from the subsurface ("soil vapor") and indoor air at the onsite buildings, detections of chlorinated volatile organic compounds were found at concentrations that may pose a risk to on-site workers in the building(s). Based upon the collected soil-vapor data, further investigation is planned at the site perimeter to fully define the extent of contamination and potential migration of soil vapors off site that could impact workers in off-site buildings.

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

For additional information, visit: <https://statisticalatlas.com/neighborhood/New-York/New-York/Hunts-Point/Race-and-Ethnicity>

4. Site Information

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

Site Description

This site is referred to as 401 Hunts Point and consists of two parcels—401 Hunts Point Avenue and 1360 Drake Park South, Bronx, New York. The 401 Hunts Point Avenue parcel is the southern portion of the property totaling approximately 0.359 acres and is improved with an approximately 15,635-square-foot building. The 1360 Drake Park South parcel is the northern portion of the property totaling approximately 0.783 acres and is improved with an approximately 24,794-square-foot building. Outside of the buildings, both parcels are improved with asphalt paved parking areas or concrete walkways. The site is zoned for light manufacturing use, and the surrounding properties include a combination of commercial, light industrial, and utility rights-of-way. Currently, the site is used as a sheet metal fabrication shop. The nearest residential area is 0.8 miles northwest.

History of Site Use, Investigation, and Cleanup

Based on the available historical maps, aerials, and records, the site appears to have been developed in 1943 (at minimum) at 401 Hunts Point Avenue with the current industrial buildings, and in 1951 and 1954 at 1360 Drake Park South with the current industrial building, with a parking area and a storage shed to the west of the buildings.

According to city directories and historical records, the 401 Hunts Point Avenue parcel has operated as a sheet metal fabrication shop from 1994 to present, an elevator service company from 2005 to 2014, fruit and vegetable distributor circa 1994, and a machine shop, woodworking, and metal and wood door manufacturer from before 1950 to approximately 1994. The 1360 Drake Park South parcel has operated as a metal fabrication shop since at least 1977.

Both parcels contain storage tanks for petroleum products (e.g., fuel oil and/or gasoline) that are either in active use or abandoned and closed in place. The 401 Hunts Point Avenue parcel contains one active 1,000-gallon underground storage tank, which showed no evidence of leakage during the investigation activities. The 1360 Drake Park South parcel contains one active 1,000-gallon above ground storage tank and one closed-in-place, 5,000-gallon underground storage tank. Both storage tanks are located within the paved parking area to the west of the building. Prior investigation activities indicated petroleum impacts to soil and groundwater, which are believed to originate from one or both storage tanks on the 1360 Drake Park South parcel.

A Phase I Environmental Site Assessment (ESA) was completed in June 2022 by others. The Phase I ESA consists of gathering information related to the current and historical use of the property and surrounding area with respect to evaluating potential environmental concerns. The Phase I ESA identified environmental concerns known as “recognized environmental conditions” that were further investigated during a Phase II

ESA. The Phase II ESA involved a site investigation consisting of environmental sampling of soil, groundwater, and vapor (sub-surface and indoor air) biased towards the recognized environmental conditions.

The results of the Phase II ESA, evidenced petroleum contamination in a range of depths below ground surface in the soil and groundwater, primarily in the vicinity of the petroleum storage tanks on the 1360 Drake Park South parcel. The presence of the petroleum impacts is believed to be from the use and storage of petroleum during site operations.

The Phase II ESA also evidenced the presence of chlorinated solvent compounds within the groundwater, soil vapor, and indoor building air. Solvents are commonly used products for cleaning metals and machinery, historical additives to paint thinners, and were widely used in dry-cleaning operations. The source of the chlorinated solvents found in the groundwater, soil vapor, and indoor air has not yet been determined. Further investigation, as outlined in Section 5, is to be conducted to determine the source of the chlorinated solvents.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Participant. This means that the Applicant was the owner of the site at the time of the disposal or discharge of contaminants or was otherwise liable for the disposal or discharge of the contaminants. The Participant must fully characterize the nature and extent of contamination onsite, as well as the nature and extent of contamination that has migrated from the site. The Participant also must conduct a "qualitative exposure assessment," a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the site and to contamination that has migrated from the site.

The Applicant in its Application proposes that the site will be used for restricted (industrial) purposes, consistent with current site use.

To achieve this goal, the Applicant will conduct investigation and cleanup (if required) 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 partial site investigation before it entered into the BCP and the NYSDEC will determine if the data are useable.

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

The site investigation has several goals:

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

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

When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

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

Interim Remedial Measures

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

Remedy Selection

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

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

or

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

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

Cleanup Action

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

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

Certificate of Completion

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved, and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the site after it receives a COC.

Site Management

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management

incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

An *engineering control* is a physical barrier or method to manage contamination. Examples include caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats groundwater. Site management continues until NYSDEC determines that it is no longer needed.

Appendix A - Project Contacts and Locations of Reports and Information

Project Contacts

For information about the site's investigation and cleanup program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (NYSDEC):

Madeleine Babick, EIT

Project Manager
NYSDEC Region 2
Division of Environmental Remediation
One Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
Madeleine.babick@dec.ny.gov
(718) 482-4992

Thomas Panzone

Public Participation Specialist
NYSDEC Region 2
One Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
Thomas.panzone@dec.ny.gov
(718) 482-4953

New York State Department of Health (NYSDOH):

Stephanie Selmer

Project Manager
NYSDOH
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
beei@health.ny.gov
(518) 402-7864

Locations of Reports and Information:

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

NYSDECInfo Locator

<https://gisservices.dec.ny.gov/gis/dil/>

NYSDEC Document Repository

<https://www.dec.ny.gov/data/DecDocs/C203162/>

Soundview Library

660 Soundview Avenue

Bronx, NY 10473

Phone: (718) 589-0880

Email: soundview@nypl.org

Hours:

Monday – Thursday 10AM – 6PM

Friday – Saturday 10AM – 5PM

Bronx Community Board 2

District Manager: Ralph Acevedo

Chairperson - Roberto Crespo

Roland Lopez, Environmental

Chairperson

1029 E. 163rd Street, Room 202

Bronx, NY 10459

Email: brxcb2@optonline.net

NYSDEC Region 2

Division of Environmental Remediation

One Hunters Point Plaza

47-40 21st Street

Long Island City, NY 11101

Attn: Madeleine Babick

Phone: (718) 482-4992

Hours: Monday – Friday 9AM – 4PM

Appendix B - Site Contact List

Owners:

Darlene Rebak (LLC Manager)
16298 Vintage Oaks Lane
Delray Beach, FL 33484
(914) 450-6293

Peter Stelzer (LLC Member)
5432 25th Avenue South
Minneapolis, MN 55417
(857) 242-8700

Leonard Stein (LLC Member)
2745 Point Circle
West Palm Beach, FL 33413
(561) 966-6110

Residents, Occupants:

Center Sheet Metal, Inc.
Victory Gany
President
1371 East Bay Avenue
Bronx, NY 10474
vgany@bellatlantic.net
(718) 893-6700

Owner's Attorney:

George C. D. Duke
Connell Foley LLP
875 Third Avenue 21st Floor
New York, NY 10022
gduke@connellfoley.com
(212) 307-3700

Document Repository:

Soundview Library
600 Soundview Avenue
Bronx, NY 10459
Phone: (718) 589-0880

Environmental Consultants:

Nicholas Krasnecky, PE
Carson Voci Engineering and Geology, D.P.C.
an affiliate of Terraphase Engineering, Inc.
Project Manager
222 International Drive, Suite 150
Portsmouth, NH 03801
(201) 552-0224

Al Nesheiwat
Sustainable Development Inc.
Managing Principal
166 Woodside Avenue
West Harrison, NY 10604
(914) 220-2404

Local and State Officials:

Bronx Borough President
Borough President: Hon. Vanessa L. Gibson
851 Grand Concourse, 3rd Floor
Bronx, NY 10451

New York City Department of City Planning
Bronx Borough Office: Borough Director Position Vacant
1775 Grand Concourse, Suite 503
Bronx, NY 10458

New York City Mayor's Office
Eric Adams, Mayor
City Hall
New York, NY 10007

Hon. Brad Lander
NYC Comptroller
1 Centre Street
New York, NY 10007

Hon. Jumaane Williams
Public Advocate
1 Centre Street 15th Floor North
New York, NY 10007

Rohit Aggarwala
Commissioner, NYC Dept. 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

Hon Charles Schumer
U.S. Senator
780 Third Avenue, Suite 2301
New York, NY 10017

Hon. Kirsten Gillibrand
U.S. Senator
780 Third Avenue, Suite 2601
New York, NY 10017

NYC City Planning Commissioner: David Gold, Esq.
120 Broadway, 31st Floor
New York, NY 10271

NYC Council Member, District 17:
Hon. Rafael Salamanca, Jr.
1070 Southern Blvd,
Bronx, NY 10459

Hon. Jose M. Serrano
NYS Senator
335 E 100th Street
New York, NY 10029

Hon. Amanda Septimo
NYS Assemblymember
384 E 149th St., Suite 202
Bronx, NY 10455

Hon. Alexandra Ocasio-Cortez
US House of Representatives
Hunts Point Office
1231 Lafayette Ave
Suite L-610
Bronx, NY 10474

Bronx Community Board 2,
District Manager: Ralph Acevedo
Chairperson - Roberto Crespo
Roland Lopez, Environmental Chairperson
1029 E. 163rd Street, Room 202
Bronx, NY 10459
Email: brxcb2@optonline.net

NYC Dept. of City Planning,
Environmental Assessment & Review Division,
Director: Stephanie Shellooe
120 Broadway, 31st Floor
New York, NY 10271

Bronx County Clerk's Office
Ischia Bravo – County Clerk
851 Grand Concourse, Room 118
Bronx, NY 10451

Sue Donaghue - Commissioner
NYC Department of Parks & Recreation
830 Fifth Avenue
New York, NY 10065

Local News Media:

The Hunts Point Express
Hunter College
695 Park Avenue
New York, NY 10065
(212) 722-4000

New York Post
1211 Avenue of the Americas
New York, NY 10036

Spectrum NY 1 News
75 Ninth Avenue
New York, NY 10011

Hoy Nueva York
Impremedia, 41 Flatbush Avenue, 1st Floor
Brooklyn, NY 11217

El Diario NY
Impremedia, 41 Flatbush Avenue 1st Floor
Brooklyn, NY 11217

New York Daily News
PO Box 7180
New York, NY 10008

Bronx Times Reporter
3602 East Tremont Avenue
Bronx, NY 10465

Adjacent Property Owners:***North***

Joseph Rodman Drake Park & Enslaved African Burial Ground
Drake Park South and Hunts Point Avenue
Bronx, NY 10474
(212) 639-9675

West

New York Truck Refrigeration
410 Longfellow Avenue
Bronx, NY 10474
(718) 893-3400

East

Albert's Coffee Shop
405 Hunts Point Avenue
Bronx, NY 10474
(718) 328-6500

Nao Medical
421 Hunts Point Avenue
Bronx, NY 10474
(917) 310-3371

Vacant
407 Hunts Point Avenue
Bronx, NY 10474
Realtor Number: (718) 231-5700

Vacant
405 Hunts Point Avenue
Bronx, NY 10474
Realtor Number: (718) 683-2165

Fratilli's Pizza (across Hunts Point Ave)
404 Hunts Point Avenue
Bronx, NY 10474
(718) 542-7340

South

Franco Remodeling Corp.
1361 E. Bay Avenue
Bronx, NY 10474
(718) 387-9399

Bronx Freight & Fish
1349 E. Bay Avenue
Bronx, NY 10474
(718) 861-7944

P&G Beverages
1351 E. Bay Avenue
Bronx, NY 10474
(718) 588-8880

Hilo Equipment & Services
1337 E. Bay Avenue
Bronx, NY 10474
(718) 842-4456

Local Schools & Daycare Centers:

PS 048 Joseph R Drake
President/Executive Director/Principal
<https://www.ps48x.org/>
1290 SPOFFORD AVENUE
Bronx, NY 10474
718-589-4312

MS 201x Sci Theatre Arts & Res
President/Executive Director/Principal
730 BRYANT AVENUE
Bronx, NY 10474

LA PENINSULA HEAD START CENTER (MANIDA STREET) Center 1
President/Executive Director/Principal
711 MANIDA STREET
BRONX, NY 10474

Hyde Leadership Charter School (Elementary & Middle School)
President/Executive Director/Principal
730 Bryant Ave
Bronx, NY 10474
(718) 991-5500

Hyde Leadership Charter School (High School)
President/Executive Director/Principal
830 Hunts Point Ave
Bronx, NY 10474
(718) 991-5500

Bronx Academy for Multi-Media
President/Executive Director/Principal
730 Bryant Ave
Bronx, NY 10474
718-328-1972

Community, Civic, Religious and Other Environmental Organizations:

Consolidated Edison Corporate Affairs
Evelyn Oliver – Director
511 Theodore Fremd Avenue
Rye, NY 10580

41st NYPD Police Precinct Council
President Mr. Raymond Arroyo
1035 Longwood Ave.
Bronx, NY, 10459

FDNY
Battalion 3 Engine 94 Ladder 48
1226 SENECA AVENUE
Bronx, NY 10474

La Peninsula
<https://www.lapen.com/>
Renee Sutton, Interim Executive Director
711 Manida Street
Bronx, NY 10474

The Point CDC
<https://www.thepoint.org/>
Maria Torres – President & CEO
mtorres@thepoint.org
940 Garrison Avenue
Bronx, NY 10474

Hunts Point Produce Market
<https://huntspointproducemkt.com/>
772 Edgewater Road
Bronx, NY 10474
info@huntspointproducemkt.com

Hunts Point Cooperative Market
<https://huntspointcoopmkt.com/>
Bruce Reingold – General Manager
355 Food Center Drive
Bronx, NY 10474
breingold@huntspointmkt.com

The Greater Hunts Point Economic Development Corporation & Greater Hunts Point
Chamber of Commerce
The BankNote Building
1231 Lafayette Ave, 4th floor
Bronx, NY 10474
<https://ghpedc.org/>

Bronx Land Trust
PRESIDENT – Ramon Andino - Sun, Wind & Shade Oasis
148 W 37th St
New York, NY 10018
212-244-2288

Sustainable South Bronx
C/o The Hope Program
1360 Garrison Avenue
Bronx, NY 10474
646-400-5292

Damascus Christian Church
833 Manida Street
Bronx, NY 10474

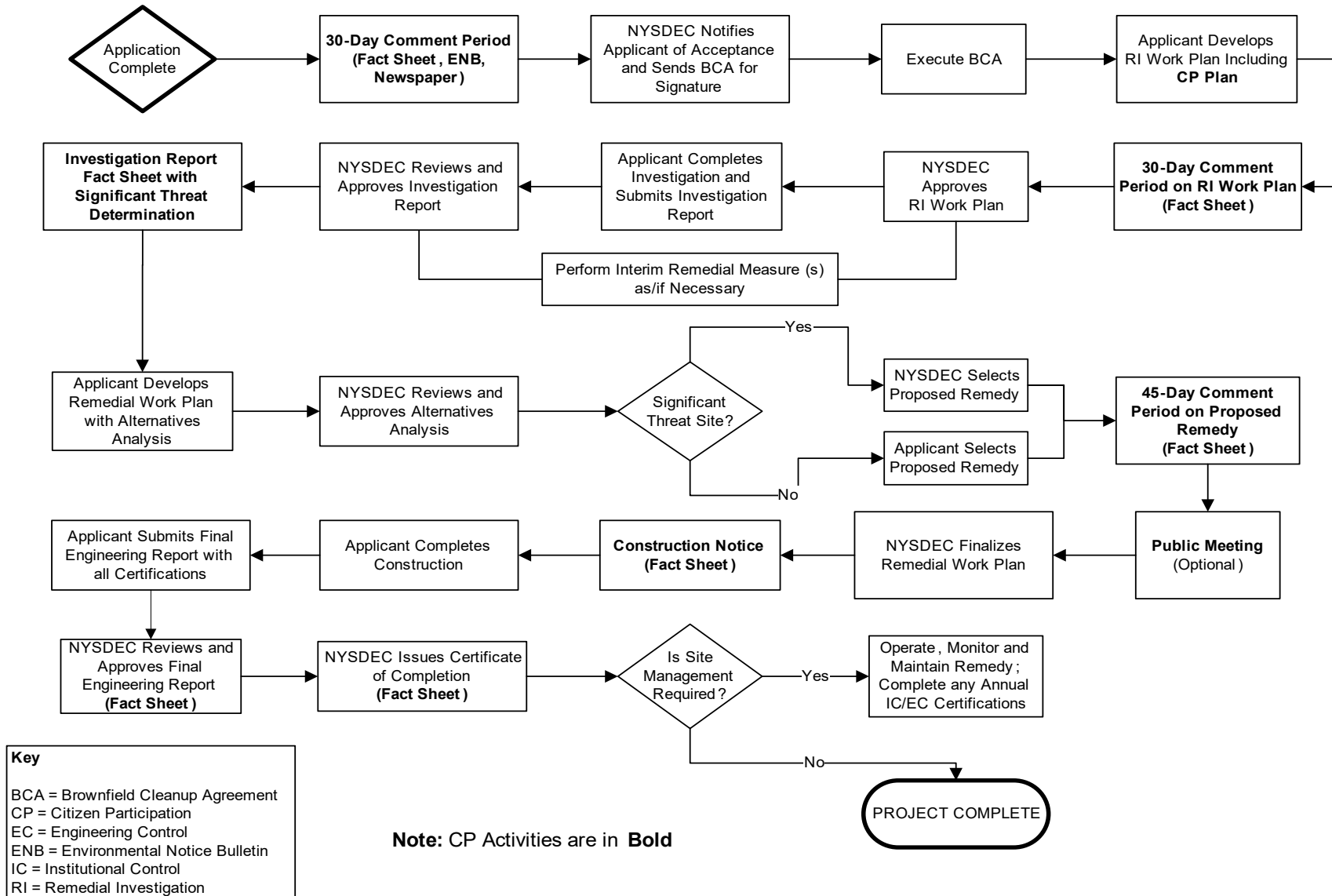
Pentecostal Church
823 Faile Street
Bronx, NY 10474

File: N:\GIS\Prj\CV01.003_Carson-Voci\MXD\A(20230809)\Appendix C - Site Location.mxd 8/9/2023 Created by: Sean Coordinate System: NAD 1983 StatePlane New York Long Island FIPS 3104 Feet



Aerial Imagery Source: Nearmap (May 28, 2023)	<div>050100150200</div> <div>Feet</div> <div>1 inch = 100 feet</div> <div><div>N</div><div></div><div></div><div></div></div>	<div>SAFETY FIRST</div> <div><div>carsonvoci</div><div>engineering and geology dpc</div><div>an affiliate of Terraphase Engineering Inc</div></div>	CLIENT: 401 Hunts Point, LLC	Site Location Map
			PROJECT: 401 Hunts Point NYSDEC BCP Site No.: C203162	
			PROJECT NUMBER: CV01.003.001	Appendix C

Appendix D– Brownfield Cleanup Program Process



Division of Environmental Remediation

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

Site Name: 401 Hunts Point

Site Number: C203162

Site Address and County: 401 Hunts Point Avenue and 1360 Drake Park South, Bronx, Bronx County

Remedial Party(ies): 401 Hunts Point 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.**

Contaminant concentrations in soil are at depth and not currently accessible as the site is paved or covered by buildings. All contaminant concentrations in soil are below the Commercial and Industrial Use Soil Cleanup Objectives, which is consistent with the current zoned site use of light industrial manufacturing and surrounding parcel use of commercial and light industrial manufacturing. Therefore, soil is not a major issue of public concern unless it is contributing to groundwater impacts and subsequently soil vapors.

Several contaminants were detected in groundwater at concentrations above the Class GA Ambient Water Quality Standards. Groundwater at the site and in the surrounding area is currently not accessible and water to the site and surrounding parcels is supplied through municipal sources. No water supply wells are present on or surround the site. Therefore, any contaminated groundwater which may be present is not a major issue of public concern unless it is contributing to the migration of contaminated vapors on or off site.

Based on data collected from the subsurface ("soil vapor") and indoor air at the onsite buildings, detections of chlorinated volatile organic compounds were found at concentrations that may pose a risk to on-site workers in the building(s). Based upon the collected soil-vapor data, further investigation is planned at the site perimeter to fully define the extent of contamination and potential migration of soil vapors off site that could impact workers in off-site buildings.

How were these issues and/or information needs identified?

These issues were identified by and evaluation of prior environmental reports including soil, groundwater, and soil gas and indoor air sampling conducted on-site.

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.

[Click here to enter text.](#)

How were these information needs identified?

[Click here to enter text.](#)

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.

Following acceptance into the BCP and approval of the RIWP, the Remedial Investigation will commence. Following implementation of the RIWP, a Remedial Investigation Report will be prepared and will describe the nature and extent of contamination at the site. A Remedial Action Work Plan (RAWP) will then be developed to describe the preferred remedy and alternatives analysis. The RAWP will be subject to a 45-day public comment period prior to NYSDEC approval. Following NYSDEC approval of the RAWP, the remedial contractor will mobilize to the site to begin implementation of the NYSDEC-approved remedy.

How were these issues and/or information needs identified?

These information needs were identified via prior environmental investigations, the requirements of the BCP, and by 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** ☒ **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**:

The Site is located in area with a sizable Hispanic-American population nearby.

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

☐ **Non-Adjacent Residents/Property Owners:** [Click here to enter text.](#)

☒ **Local Officials:** [Click here to enter text.](#)

- ☒ **Media:** Click here to enter text.
- ☐ **Business/Commercial Interests:** Click here to enter text.
- ☐ **Labor Group(s)/Employees:** Click here to enter text.
- ☐ **Indian Nation:** Click here to enter text.
- ☐ **Citizens/Community Group(s):** Click here to enter text.
- ☐ **Environmental Justice Group(s):** Click here to enter text.
- ☐ **Environmental Group(s):** Click here to enter text.
- ☐ **Civic Group(s):** Click here to enter text.
- ☒ **Recreational Group(s):** Joseph Rodman Drake Park & Enslaved African Burial Ground
- ☐ **Other(s):** Click here to enter text.

Prepared/Updated By: Nicholas Krasnecky, PE

Date: 9/01/23

Reviewed/Approved By: Click here to enter text.

Date: Click here to enter text.