



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for 320 West Fordham Road

January 2024

BCP Site No.: C203163
320 West Fordham Road
Bronx, NY 10468

Contents

<u>Section</u>	<u>Page Number</u>
1. What is New York's Brownfield Cleanup Program?	3
2. Citizen Participation Activities	3
3. Major Issues of Public Concern	9
4. Site Information	9
5. Investigation and Cleanup Process	14
Appendix A - Project Contacts and Locations of Reports and Information	16
Appendix B - Site Contact List	18
Appendix C - Site Location Map	24
Appendix D - Brownfield Cleanup Program Process	25
Appendix E – Scoping Sheet Major Issues of Public Concern	26

* * * * *

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: **DS Fordham Landing 1 LLC (“Applicant”)**
Site Name: **320 West Fordham Road (“Site”)**
Site Address: **320 West Fordham Road**
Site County: **Bronx County**
Site Number: **C203163**

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 (Complete): <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.
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. The NYSDEC "Scoping Sheet for Major Issues of Public Concern" was used to complete this section (see Appendix E).

The following major issues of public concern were identified: construction-related air quality, health of workers and community, nuisance odors, noise, and construction-related traffic. These issues are of the most concern to adjacent businesses and residents. These issues will be addressed in the forthcoming Community Air Monitoring Program (CAMP) and site-specific Health and Safety Program (HASP) for the project to be approved by the NYSDEC prior to the respective phases of work.

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 area surrounding the site includes a high percentage of Spanish speaking residents; therefore, future fact sheets will be translated into Spanish. For additional information, visit: <https://statisticalatlas.com/tract/New-YSadork/Bronx-County/025700/Race-and-Ethnicity>

4. Site Information

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

Site Description

The about 57,472-square-foot (about 1.319-acre) site is located about 380 feet south of West Fordham Road in the University Heights neighborhood of Bronx, New York, and consists of the southern portion of New York City Tax Block 3231, Lot 265. The current site use is a construction material staging area.

The site is bound by the northern portion of Lot 265 to the north; a Metropolitan Transportation Authority (MTA) Metro-North commuter railroad right-of-way to the east; a vacant, vegetated shorefront area to the south; and the shoreline of the Harlem River to the west.

The site is located in a residential zoning district (R7-2) in an urban setting. The proposed development will include demolition and removal of the concrete surface and ground cover, removal of geotechnically unsuitable material, stockpiled soil, debris, and contaminated soil, and remediation of contaminated groundwater to accommodate construction of a 17-story affordable housing residential building. The building will occupy about 26,500 square feet and will include a full cellar, community space on the 1st and 2nd floors, and open space on the 3rd floor. A paved vehicle turnaround will adjoin the building to the north, and a full cellar will extend below the building and vehicle turnaround. The remaining portions of the site will include landscaped areas and a shorefront esplanade. The proposed project is consistent with existing zoning.

History of Site Use, Investigation, and Cleanup

Prior to entry into the NYSDEC BCP, the site was the subject of environmental investigations, which are documented in the following reports:

- *Phase I ESA for 320 West Fordham Road, Bronx, New York*, prepared by IVI Assessment Services, Inc., dated February 2012, with Addendum Letter dated July 2013
- *Phase I ESA for 320 West Fordham Road, Bronx, New York*, prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., dated November 28, 2018
- *Phase II ESI for 320 West Fordham Road, Bronx, New York*, prepared by Langan, dated November 29, 2018
- *Phase I ESA for 320 West Fordham Road, Bronx, New York*, prepared by Langan, dated May 28, 2021

The following is a summary of environmental conditions at the site based on the listed reports.

The site was historically outboard of the Harlem River shoreline. A timber bulkhead was constructed along the Harlem River shoreline by 1900, and the waterbody was incrementally backfilled with material from an unknown source through about 1966, bringing the shoreline further east. Historical site use included a rail yard (1915 to 1966), a manufacturing facility on the northern portion of the site (1974 to 1979), and equipment and commercial vehicle parking (1980 to 2017). The northern portion of the site has been used as a construction equipment staging facility since at least 2018. The site has been under the ownership of DS Fordham Landing 1 LLC since April 2, 2019.

The 2013 Phase I Environmental Site Assessment (ESA) documented an abandoned 250-gallon aboveground storage tank (AST) and several 55-gallon drums on the northern portion of the site; however, a 2013 Addendum Letter stated that photos and manifest documents provided for IVI's review indicated that the AST and drums had been removed and were no longer an environmental concern.

The 2018 Phase I ESA identified recognized environmental conditions (RECs) related to the following:

- Commercial truck parking and several containers of petroleum products and other chemicals indicative of vehicle repair were observed on the central and northern portions the site
- Stockpiles of soil and other construction and demolition debris of unknown origin were observed on the northern portion of the site.
- The site was also listed as a Resource Conservation and Recovery Act (RCRA) Small Quantity Generator (SQG) of ignitable waste and benzene in 2012.
- Off-site property uses, including a trucking terminal on the northern portion of Lot 265 in 2009, a gasoline service station located about 275 feet east of Lot 265 since about 1972, and historical vehicle repair and bus garages located about 200 feet east of Lot 265 in 1950, were also identified as a REC. The service station was also listed with New York State Department of Environmental Conservation (NYSDEC) Spill No. 1707244, which was associated with gasoline compounds detected in soil.

The following is a summary of sub-surface observations and analytical results based on the November 29, 2018 Phase II ESI and concurrent geotechnical investigation:

- A layer of non-native fill (consisting of varying amounts of clay, gravel, brick, slag, glass, and organic material) extends to depths between about 5 and 20 feet below ground surface (bgs) and is primarily underlain by native sand. Top of bedrock was encountered at about 51 feet bgs.
- Depth to groundwater was observed between about 7.5 and 11.5 feet bgs. Inferred groundwater flow is to the northwest towards the adjoining Harlem River. Based on proximity to the Harlem River estuary, groundwater depths likely vary with tidal fluctuations.
- A reportable spill condition was identified based on the following:
 - Petroleum-like staining, tar- and petroleum-like odors, and/or photoionization detector (PID) readings above background were encountered in two borings in the northwestern part of the BCP site at depths between about 7 and 15 feet bgs. Maximum recorded PID readings were 1,500 parts per million (ppm) and 234 ppm in the impacted borings. A soil sample collected from the impacted material

contained petroleum-related volatile organic compounds (VOCs) at concentrations above the Title 6 of the New York Codes, Rules and Regulations (NYCRR) Part 375 Unrestricted Use (UU) Soil Cleanup Objectives (SCOs).

- Hydrocarbon fingerprint analysis of the stained soil sample indicated a polycyclic aromatic hydrocarbon (PAH) concentration of 19,200 milligrams per kilogram (mg/kg) and a chemical signature resembling coal tar creosote.
- A groundwater sample collected from the same area exhibited a petroleum-like sheen and odor and contained petroleum-related VOCs at concentrations above NYSDEC Technical and Operational Guidance Series (TOGS 1.1.1) Ambient Water Quality Standards and Guidance Values (SGV).

Based on these observed impacts and analytical results, a spill was reported to NYSDEC after the volunteer acquired the site and Spill No. 2008010 was assigned.

- Several semivolatile organic compounds (SVOCs), including naphthalene, and metals, including barium, arsenic, and lead, were detected in several soil samples throughout the site at depths between 0 and 16 feet bgs at concentrations above the Part 375 Restricted Use Restricted-Residential (RRU) SCOs. The highest SVOC concentrations were detected in the soil samples which also exhibited field evidence of petroleum-like impacts in the northwest part of the site.
- Several SVOCs and dissolved metals were detected in each groundwater sample at concentrations above the SGVs. The highest SVOC concentrations were detected in sample TMW05 (in the petroleum-impacted area), which contained naphthalene at 3,120 micrograms per liter (µg/l). Dissolved hexavalent chromium was detected at concentrations above the SGVs in a sample collected from the southeastern portion of the site; however, a site source of hexavalent chromium was not identified in soil samples.
- Several VOCs, including chlorinated VOCs and petroleum-related compounds, were detected in soil vapor samples. Based on a comparison against the New York State Department of Health (NYSDOH), the results correspond to recommendations of “no further action” to “identify source(s) and resample or mitigate.” Methane concentrations in soil vapor did not exceed the typical industry action level of 25% of the Lower Explosivity Limit (LEL).

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Volunteer. This means that the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the site took place after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination onsite, and must conduct a "qualitative exposure assessment," a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the site and to contamination that has migrated from the site.

The Applicant in its Application proposes that the site will be used for restricted residential purposes.

To achieve this goal, the Applicant will conduct cleanup 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 conducted an investigation of the site and will prepare a remedial investigation report. The investigation report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

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

Interim Remedial Measures

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

Remedy Selection

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

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

or

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

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

Cleanup Action

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

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

Certificate of Completion

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the final engineering report. NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals

have been achieved, and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the site after it receives a COC.

Site Management

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

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

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

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

Appendix A - Project Contacts and Locations of Reports and Information

Project Contacts

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

New York State Department of Environmental Conservation (NYSDEC):

Sadique Ahmed
Project Manager
NYSDEC Region 2
Division of Environmental Remediation
625 Broadway
Albany, NY 12233
sadique.ahmed@dec.ny.gov
(518) 402-9656

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

New York State Department of Health (NYSDOH):

Arunesh Ghosh
Project Manager
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
bee@health.ny.gov

Locations of Reports and Information

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

New York Public Library – Francis Martin Library

2150 University Avenue

Bronx, NY 10453

Phone: (718) 295-5287

Email: francismartin@nypl.org

Hours: Mon to Thurs 11AM – 7PM

Fri 10AM – 6PM

Sat 10AM – 5PM

Bronx Community Board 7

229-A East 204th Street

Bronx, NY 10458

Yajaira Arias, Chairperson

Karla Cabrera Carrera, District Manager

Betty Arce, Environment & Sanitation

Chairperson

Phone: (718) 933-5650

Email: ibravo@cb.nyc.gov

Hours: Mon- Fri 8AM – 5PM

Access project documents through the
DECinfo Locator website:

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

and at:

[https://extapps.dec.ny.gov/data/DecDocs/
C203163/](https://extapps.dec.ny.gov/data/DecDocs/C203163/)

Appendix B - Site Contact List

Chief Executive Officer

New York City Mayor
Hon. Eric Adams
City Hall
New York, NY 10007

New York City Planning Commission Chairman and Director of City Planning

David Gold, Esq.

NYC Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

NYC Comptroller

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

NYC Public Advocate

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

NYC Public Water Supplier

Rohit Aggarwala
Commissioner, NYC Dept. of Environmental Protection
59-17 Junction Boulevard
Flushing, NY 11373

New York City Municipal Water Finance Authority

255 Greenwich Street, 6th Floor
New York, NY 10007

New York City Department of Environmental Protection

Bureau of Environmental Planning and Analysis
59-17 Junction Boulevard, 11th Floor
Flushing, NY 11373

Bronx Borough President

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

New York City Council, Local District 14

Hon. Pierina Ana Sanchez, Councilmember
2065 Morris Ave
Bronx, NY 10453

New York City Council Local District 16

Hon. Althea Stevens
1377 Jerome Avenue
Bronx, NY 10452

New York State Assembly, District 86

Hon. Yudelka Tapia,
NYS Assembly member
2175C Jerome Ave
Bronx, NY 10453

New York State Senate, District 31

Hon. Robert Jackson, NYS Senator
5030 Broadway
Suite 701
New York, NY 10034

United States Senate

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

United States Senate

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

United States House of Representatives, District 13

Hon. Adriano Espaillat,
Congressman
3107 Kingsbridge Avenue
Bronx, NY 10463

New York City Office of Environmental Remediation

Mark McIntyre, Esq., Acting
Director/General Counsel
100 Gold Street - 2nd Floor
New York, NY 10038

Bronx County Clerk

Hon. Ischia Bravo
851 Grand Concourse
Room 118
Bronx, NY 10451

Residents, owners, and occupants of the site:

The site is owned by DS Fordham Landing 1 LLC with a mailing address of:
343 Taconic Road
Greenwich, CT 06831

Adjacent properties include

Commercial Staging Area
West Fordham Road
Bronx, NY 10468

Owner: DS Fordham Landing 1 LLC
343 Taconic Road
Greenwich, CT 06831

Transportation/Utility
Metro-North Railway Easement
Major Deegan Expressway
Bronx, NY 10468

Owner: New York City Department of Environmental Protection
59-17 Junction Blvd.
Flushing, NY 11373

Vacant Land
Harlem River Waterfront
Bronx, NY 10468
Owner: New York City Department of Environmental Protection
59-17 Junction Blvd.
Flushing, NY 11373

Local new media from which the community typically obtains information:

Bronx Times

3602 East Tremont Avenue
Bronx, NY 10465

Bronx Free Press

5030 Broadway, Suite 801
New York, NY 10034

Schneps Media

3602 East Tremont
Avenue
Bronx, NY 10465

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

New York Post

1211 Avenue of the Americas
New York, NY 10036

Spectrum NY 1 News

75 Ninth Avenue
New York, NY 10011

The Administrator of any school or day care facility located on or near the site:

There are no schools or day care facilities located on the site. The following are schools or day care facilities located within a 1/2-mile radius of the site:

P.S. X015 Institute for Environmental Learning
President: Sarah Sosbe
2195 Andrews Avenue N
Bronx, NY 10453
(718) 563-0473
<https://www.psms10x015.org/>

Little Shepard's Daycare Center
Executive Director: Shagun Oberoi
2260 Andrews Avenue N
Bronx, NY 10468
(718) 295-2740

Noemi's Group Family Day Care
Director information unavailable
2326 Loring Place North Bronx, NY 10468
(646) 363-1425

Brilla Pax Elementary School - Brilla Public Charter Schools
Principal: Shingi Mutasa
2336 Andrews Avenue North,
Bronx, NY 10468
(347) 523-5823
<https://brillaschools.org/contact-us/>

Brilla Caritas Elementary School
Principal: Elizabeth Berger
2336 Andrews Avenue
Bronx, NY 10468
(347) 523-5832
<https://brillaschools.org/contact-us/>

P.S. 091 Bronx
Principal: Meridith Nasjletti
2200 Aqueduct Avenue
Bronx, NY 10453
(718) 584-5805
<https://www.ps91x.com/>

Bronx Middle School 206
Principal: Rafael Cabral
2280 Aqueduct Avenue East
Bronx, NY 10468
(718) 584-1570
<https://www.is206.com/>

ABCedar Daycare
Director information unavailable
2240 Cedar Avenue
Bronx, NY 10468
(718) 216-1446
<https://abcedar-daycare.business.site/>

Precious Moments Family Day Care
Director: Tiffany Jones
120 West 183rd Street
Bronx, NY 10453
347-583-4632

Gleisy J. Uceta Liriano Group Family Day Care
Director information unavailable
2287 Loring Pl N Apt 2D
Bronx, NY 10468
(917) 340-4586

P.S. 291
Principal: Carlos Velez
2195 Andrews Ave N
Bronx, NY 10453
<https://insideschools.org/school/10X291>
(718) 563-0776

Bronx Community College
Interim President: Milton Santiago
2155 University Ave
Bronx, NY 10453
(718) 289-5100
<https://www.bcc.cuny.edu/>

South Road (Private College)
Principal: Ellen Flanagan
155 West 180th Street
Bronx, NY 10453

P.S. 226 (0.53 miles)
<https://www.ps226.com/>
President/Executive Director/Principal
1950 Sedgewick Avenue
Bronx, NY 10453
929-452-3090

Inwood Academy for Leadership Charter School (Middle School)
Principal: Dr. Marjorie Iglio
<https://inwoodacademy.org/>
433 West 204th Street
New York, NY 10034
646-665-5570

Dyckman Houses (NYCHA)
Chief Executive Officer: Lisa Bova-Hiatt
chrome-
extension://efaidnbmnnnibpcajpcgicfindmkaj/<https://www.nyc.gov/assets/nycha/downloads/pdf/Dyckman.pdf>

Friends of Crown Heights DCC #28
PResident: Vaughan Toney
3732 10TH AVENUE
New York, NY 10034

Community, Civic, and Other Environmental Organizations:

Community and civic organizations have not requested be included in the contact list

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

FDNY
Engine 43 Ladder 59
1901 SEDGWICK AVENUE
Bronx, NY 10453

52nd NYPD Police Precinct Council
President: Brenda Caldwell
3016 Webster Ave.
Bronx, NY, 10467

St Nicholas of Tolentine Church
2345 University Avenue
Bronx, NY 10468

Iglesia Bautista Hispana de Fordham
2295 University Avenue
Bronx. NY 10468

University Heights Senior Housing
123 W 183rd St
Bronx, NY 10453

Chùa Thập Phương (Buddhist Temple)
2222 Andrews Ave N
Bronx, NY 10454

Manhattan Bible Church
401 W 205th St,
New York, NY 10034

Dyckman Houses (NYCHA)
DEVELOPMENT MANAGEMENT OFFICE

chrome-

extension://efaidnbmnnnibpcajpcgclclefindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Dyckman.pdf

215 NAGLE AVENUE
New York, NY 10034

Dyckman Houses (NYCHA)
Resident Association

chrome-

extension://efaidnbmnnnibpcajpcgclclefindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Dyckman.pdf

215 NAGLE AVENUE
New York, NY 10034

Dyckman Houses (NYCHA)
SENIOR CENTER

chrome-

extension://efaidnbmnnnibpcajpcgclclefindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Dyckman.pdf

3754 10TH AVENUE
New York, NY 10034

Dyckman Houses (NYCHA)
COMMUNITY CENTER

chrome-

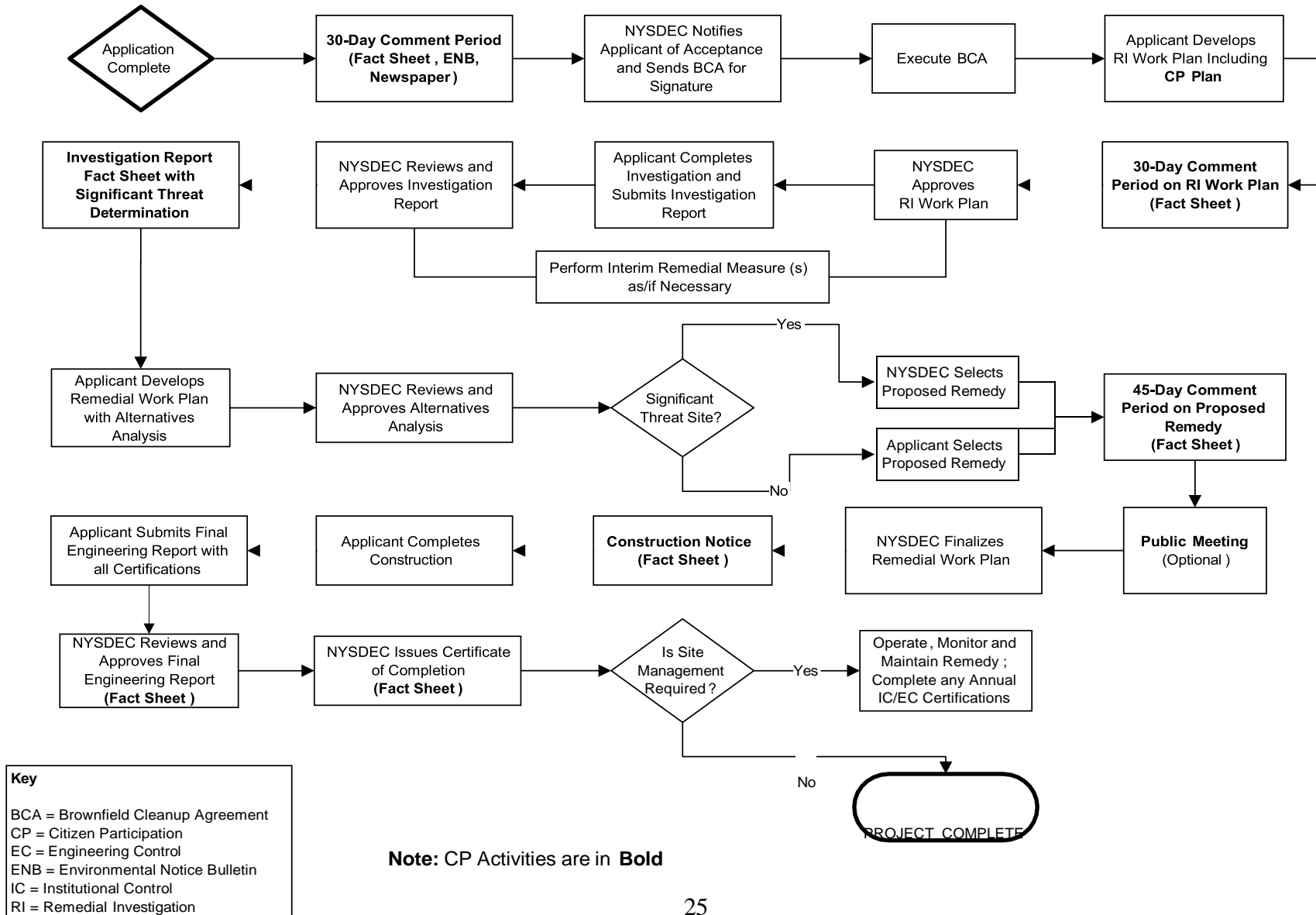
extension://efaidnbmnnnibpcajpcgclclefindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Dyckman.pdf

3782 10TH AVENUE
New York, NY 10034

Appendix C - Site Location Map



Appendix D– Brownfield Cleanup Program Process





Division of Environmental Remediation

Appendix E - Scoping Sheet for Major Issues of Public Concern Remedial Programs

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

Site Name: 320 West Fordham Road

Site Number: C203163

Site Address and County: 320 Fordham South Ave, Bronx County, Bronx, NY 10453

Remedial Party(ies): DS Fordham Landing 1 LLC ("Applicant")

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.**

Soil and groundwater remediation may impact air quality while work is performed. NYSDEC and NYSDOH will ensure the air and odor issues are monitored and mitigated during implementation of the work plan.

How were these issues and/or information needs identified?

Previous investigations identified contaminated soil, groundwater, and soil vapor at the 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. No additional information is required from the community at this time.

How were these information needs identified?

There are no information needs at this time.

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.

Information will be communicated to the public as outlined in the Citizen Participation Plan. NYSDEC and NYSDOH contacts will be provided. A document repository has been established for the public to review documentation.

How were these issues and/or information needs identified?

Issue identification is the same as Part 1 response. Information communication was established by NYSDEC and NYSDOH as part of the NYS Brownfield Cleanup Program.

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 adjacent to a neighborhood comprised of a high percentage of Spanish speaking residents.

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 contact list

☒ **Local Officials:** See contact list

☒ **Media:** See contact list

☒ **Business/Commercial Interests:** Schools or daycare facilities within a ½-mile radius of the Site.

☐ **Labor Group(s)/Employees:** [Click here to enter text.](#)

- ☐ **Indian Nation:** Click here to enter text.
- ☐ **Citizens/Community Group(s):** Click here to enter text.
- ☐ **Environmental Justice Group(s):** Click here to enter text.
- ☐ **Environmental Group(s):** Click here to enter text.
- ☐ **Civic Group(s):** Click here to enter text.
- ☐ **Recreational Group(s):** Click here to enter text.
- ☐ **Other(s):** Click here to enter text.

Prepared/Updated By: Langan

Date: 06/06/2023

Reviewed/Approved By: Thomas V. Panzone

Date: 12-20-23