



**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan

for

1099 Webster Ave Redevelopment Site

December 2023

C203167
1099-1135 Webster Avenue
Bronx, NY 10456

www.dec.ny.gov

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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: **Webster 1099 Realty LLC (“Applicant”)**
Site Name: **1099 Webster Ave Redevelopment Site (“Site”)**
Site Address: **1099-1135 Webster Avenue**
Site County: **Bronx**
Site Number: **C203167**

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

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

CP Activities

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

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

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

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

Technical Assistance Grant (TAG)

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 TAG. The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

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

release of contamination at the site.

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

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

For more information about TAGs, go online at:

<http://www.dec.ny.gov/regulations/2590.html>

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

Citizen Participation Activities	Timing of CP Activity(ies)
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 CP Plan 	Before start of RI 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 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 RI:	
<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.

There are no currently identified major issues of public concern for the site, aside from contamination detected in soil, groundwater, and soil vapor during previous environmental investigations. Potable water in the area is supplied through New York City's public distribution system and the site is currently 100 percent covered with concrete and asphalt pavement. There are no water supply wells connected to the groundwater aquifer underlying or within the neighboring or general vicinity of the subject property. Therefore, the contamination to the soil and groundwater at this Site poses no significant threat to the public.

Major issues of public concern may be identified during the course of the site's investigation and cleanup process. The Site is located within an Environmental Justice Area in which a significant portion of the residents are Latin American or African-American. Furthermore, the Applicant has identified in its Scoping Sheet that the community has a large number of Spanish-speaking residents. Therefore, all fact sheets will be translated into Spanish.

For additional information, visit: <https://statisticalatlas.com/tract/New-York/Bronx-County/014300/Race-and-Ethnicity>

As part of the clean-up process, the Site may experience concerns from the residents regarding truck traffic on/off the Site, odor, and noise issues emanating from the Site.

4. Site Information

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

Site Description

The 1099 Webster Ave Brownfield Redevelopment Site consists of one tax lot (Block 2426, Lot 25) and is located in an urban area of the East Concourse section of Bronx, New York. The project site is located on the western side of Webster Avenue, between East 166th Street and East 167th Street.

The project site comprises approximately 36,840 square feet. There are two single-story connected buildings on the project site encompassing approximately 21,800 gross square feet, with the balance of the lot occupied by an open-air commercial parking lot.

The site is located in an R7X residential district, with a C2-4 commercial overlay. The

surrounding uses include residential, commercial, and light industrial/manufacturing uses including offices, automotive and autobody repair and parking lots.

The property is currently utilized for commercial purposes, with tenants including an

auto garage/machine shop, an auto dealer/auto, mechanic/transmission rebuilding facility, an auto mechanic/muffler and transmission repair shop. All tenancies are on a month-to-month basis. The surrounding properties to the north, south and west are also comprised of residential districts with varying commercial overlays along Webster Avenue and East 167th Street. To the east, across Webster Avenue, there is an M1-1 district which is comprised of various mixed-use buildings, office buildings, auto-body/collision and auto repair, light industrial/manufacturing uses, and parking lots. The project site is also located within a NYS Environmental (EN) Zone (Census Tract 139), and an Empire Zone (Port Morris).

History of Site Use, Investigation, and Cleanup

Site History

Sanborn Fire Insurance Maps from 1891, 1903 and 1909 indicate the project site was undeveloped, and it is considered unlikely that the project site was developed prior to 1891. Site history indicates the current site building was constructed in the 1920s, and originally encompassed the entire lot. The southern $\frac{1}{3}$ of the building was destroyed by fire and subsequently demolished in the late 1990s and had been used as parking lot since that time. The identified uses at the property since the early 1920s include auto repair garages, automotive machine shops, auto body repair shops, Sheffield Farms Dairy (garage, storage, and fleet repair), a retail auto parts store, restaurants, and retail stores. The Circle Dyeing and Finishing Corp., the Gotham Dyeing and Finishing Corp. and Rome Knitting Mills were identified as former owners of the project site in the New York City Department of Finance deed records reviewed.

Impacts Present or Suspected

Overall, historical usage of the site (industrial and manufacturing operations, auto repair operations, etc.) and petroleum underground storage tanks (USTs) were found to have impacted subsurface soil, groundwater, and soil vapor at the site. Widespread impacts to soil are primarily limited to metals in shallow soil. Localized soil impacts include volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) (primarily polycyclic aromatic hydrocarbons [PAHs]), metals, and pesticides. VOCs and SVOCs are commonly found in fossil fuels such as gasoline, and other greases, lubricants, and solvents (used for parts cleaning in automotive work and industrial/manufacturing operations). Metals and pesticides can also be present from use at the site (such as lead from former leaded gasoline stored in USTs at the site), and sometimes from fill material used to grade the site prior to construction. Some of these chemicals have also been detected in the groundwater and soil vapor beneath the site.

Previous Environmental Activities

Previous investigations performed at the site include a *Phase I Environmental Site*

Assessment (ESA) (January 2018), a *Phase II ESA* (July 2018), and a *Supplemental Investigation* (December 2022).

The *Phase I ESA* performed in January 2018 identified past uses at the site including industrial and manufacturing operations, auto repair operations, etc. as well as known and potentially unknown petroleum USTs that have the potential to impact the soil, groundwater, and soil vapor at the site.

Based on the *Phase I ESA* findings, a *Phase II ESA* was performed in July 2018, and a *Supplemental Investigation* in December 2022, where environmental samples were collected to evaluate soil, groundwater, and soil vapor quality at the site. Results of this sampling showed that there were exceedances of petroleum compounds, solvents, metals, and pesticides over regulatory limits in soil, groundwater, and soil vapor.

To address these detections and proceed with redevelopment of the site, the site owners decided to apply to the BCP.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and has been accepted into New York's BCP 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 on-site, 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 proposes that the site will be used for unrestricted use on the majority of the site, and restricted purposes in limited areas of the site.

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

Investigation

The Applicant has completed a partial site investigation before it entered into the BCP. For the partial investigation, NYSDEC will determine if the data is useable. A RI will be conducted. The site investigation has several goals:

- 1) Define the nature and extent of contamination in soil, 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.
- 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 remedial 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

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 (COC)

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report (FER). NYSDEC then will 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 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:

Shawn Roberts
Project Manager
NYSDEC Region 3
Division of Environmental Remediation
625 Broadway
Albany, NY
12233
518-402-9799
Shawn.roberts@dec.ny.gov

Thomas Panzone
Public Participation Specialist
Division of Communications
Education and Engagement
NYSDEC Region 2
Hunter's Point Plaza
47-40 21st Street
Long Island City, NY 11101 718-482-4953
Thomas.panzone@dec.ny.gov

New York State Department of Health:

Christine Vooris
Project Manager NYSDOH
Bureau of Environmental Exposure
Investigation Empire State Plaza Corning
Tower Room 1787
Albany, NY 12237
Phone: (518) 402-7860
E-mail: 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:

Morrisania Library

The New York Public Library
610 East 169th Street
Bronx, New York 10456
Attn: Colbert Nembhard
morrisanialibrary@nypl.org
Phone: 718-589-9268

Hours:

Monday	10 AM–7 PM
Tuesday	10 AM–7 PM
Wednesday	10 AM–7 PM
Thursday	10 AM–7 PM
Friday	10 AM–5 PM
Saturday	10 AM–5 PM
Sunday	Closed

Bronx Community Board 4

1650 Selwyn Avenue, Suite 11A
Bronx, New York 10457
718 299-0800

Office Hours:

9:00 AM to 5:00 PM | Mon.-Fri.

Email: bx04@cb.nyc.gov

Thomas Alexander - District Manager

Mr. Jackson Strong - Housing & Land Use Committee Chairperson

Chairperson: Robert Garmendiz

For the NYSDEC Info Locator Site, go online at: <https://gisservices.dec.ny.gov/gis/dil/>

Appendix B

Site Contact List

	A	B	C	D	E	F	G	H	I	J
1										
2	Site Contact List									
3	Site #: C203167									
4	Site Name: 1099 Webster Avenue Redevelopment Site		Site Address: 1099 Webster Avenue	List Last Updated: 12-1-23						
5		Name, Title	Address 1	Address 2	Address 3	Street Address	City	State	Zip	Site Name (County)
6	Local Government Officials	Hon. Eric Adams	NYC Mayor			City Hall	New York	NY	10007	1099 Webster Avenue Redevelopment Site (Bronx)
7		Hon. Brad Lander	NYC Comptroller			1 Centre Street	New York	NY	10007	1099 Webster Avenue Redevelopment Site (Bronx)
8		Hon. Jumaane Williams	Public Advocate			1 Centre Street 15th Floor North	New York	NY	10007	1099 Webster Avenue Redevelopment Site (Bronx)
9		David Gold, Esq.	Commissioner, NYC Dept. of City Planning			120 Broadway, 31st Floor	New York	NY	10271	1099 Webster Avenue Redevelopment Site (Bronx)
10	Public Water Supplier	Rohit Aggarwala	Commissioner, NYC Dept. of Environmental Protection			59-17 Junction Boulevard	Flushing	NY	11373	1099 Webster Avenue Redevelopment Site (Bronx)
11		Mark McIntyre, Acting Director/General Counsel	NYC Office of Environmental Remediation			100 Gold Street - 2nd Floor	New York	NY	10038	1099 Webster Avenue Redevelopment Site (Bronx)
12		Hon. Vanessa L. Gibson	Bronx Borough President			851 Grand Concourse, 301,	Bronx	NY	10451	1099 Webster Avenue Redevelopment Site (Bronx)
13		Shawn Roberts	NYSDEC Project Manager			625 Broadway	Albany	NY	12233	1099 Webster Avenue Redevelopment Site (Bronx)
14		Thomas V. Panzone	NYSDEC Public Participation Specialist			47-40 21st Street	Long Island City	NY	11101	1099 Webster Avenue Redevelopment Site (Bronx)
15		Christine Vooris	NYSDOH Public Health Specialist		Empire State Plaza	Corning Tower, Room 1787	Albany	NY	12237	1099 Webster Avenue Redevelopment Site (Bronx)
16		Hon Charles Schumer	U.S. Senator			780 Third Avenue, Suite 2301	New York	NY	10017	1099 Webster Avenue Redevelopment Site (Bronx)
17		Hon. Kirsten Gillibrand	U.S. Senator			780 Third Avenue, Suite 2601	New York	NY	10017	1099 Webster Avenue Redevelopment Site (Bronx)
18		Hon. Ritchie Torres	U.S. House of Representatives			540 East Fordham Road Suite 2A	Bronx	NY	10458	1099 Webster Avenue Redevelopment Site (Bronx)
19		Hon. Althea Stevens	NYC Councilmember			1377 Jerome Avenue	Bronx	NY	10452	1099 Webster Avenue Redevelopment Site (Bronx)
20		Hon. Luis Sepuheda	NYS Senator			900 Rogers Place	Bronx	NY	10459	1099 Webster Avenue Redevelopment Site (Bronx)
21		Hon. Latoya Joyner	NYS Assemblymember			910 Grand Concourse Suite 1JK	Bronx	NY	10451	1099 Webster Avenue Redevelopment Site (Bronx)
22	Community Board	District Manager: Thomas Alexander	Bronx Community Board 4			1650 Selwyn Avenue, Suite 11A	Bronx	NY	10457	1099 Webster Avenue Redevelopment Site (Bronx)
23		Chairperson: Mr. Robert Garmendiz	Bronx Community Board 4			1650 Selwyn Avenue, Suite 11A	Bronx	NY	10457	1099 Webster Avenue Redevelopment Site (Bronx)
24		Housing & Land Use Committee Chairperson - Mr. Jackson Strong	Bronx Community Board 4			1650 Selwyn Avenue, Suite 11A	Bronx	NY	10457	1099 Webster Avenue Redevelopment Site (Bronx)
25	County Clerk	Ischia Bravo	Bronx County Clerk			851 Grand Concourse Room 118	Bronx	NY	10451	1099 Webster Avenue Redevelopment Site (Bronx)
26	Consolidated Edison	Evelyn Oliver	Consolidated Edison Corporate Affairs			511 Theodore Fremd Avenue	Bronx	NY	10580	1099 Webster Avenue Redevelopment Site (Bronx)
27	NYPD	Mrs. Mildred James, President	44th NYPD Police Precinct Community Council			2 East 169 Street	Bronx	NY	10452	1099 Webster Avenue Redevelopment Site (Bronx)
28	FDNY	Engine 92/Ladder 44/Battalion 17	FDNY			1259 Morris Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
29	FDNY	Engine 50, Ladder 19, Battalion 26	FDNY			1155 Washington Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
30	Local Media Outlets	New York Daily News				PO Box 7180	New York	NY	10008	1099 Webster Avenue Redevelopment Site (Bronx)
31		New York Post				1211 Avenue of the Americas	New York	NY	10036	1099 Webster Avenue Redevelopment Site (Bronx)
32		Spectrum NY 1 News				75 Ninth Avenue	New York	NY	10011	1099 Webster Avenue Redevelopment Site (Bronx)
33		Bronx Times				3602 East Tremont Avenue, Suite 205	Bronx	NY	10465	1099 Webster Avenue Redevelopment Site (Bronx)
34		Hoy Nueva York				Impremedia, 41 Flatbush Avenue 1st Floor	Brooklyn	NY	11217	1099 Webster Avenue Redevelopment Site (Bronx)
35		El Diario La Prensa				Impremedia, 41 Flatbush Avenue 1st Floor	Brooklyn	NY	11217	1099 Webster Avenue Redevelopment Site (Bronx)
36	School and Daycare Facilities	P.S. 53 The Basheer Qusim School	President/Executive Director/Principal	https://www.ps53.org/	718-681-7276	360 E 168th St	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
37		X443 The Family School	President/Executive Director/Principal	https://ps443.org/	718-538-3266	1116 Sheridan Ave Suite 211	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
38		Grant Avenue Elementary School	President/Executive Director/Principal	7181 681-6288	250 E 164th St	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)	
39		Success Academy Charter School Bronx 2 Middle School	President/Executive Director/Principal	https://www.successacademies.org/school/bronx-2-middle-school/	646-558-0038	270 E 167th St 2nd Floor	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
40		I.S. 339	President/Executive Director/Principal	https://s339.org/	718-583-6767 ext. 2463	1600 Webster Avenue	Bronx	NY	10457	1099 Webster Avenue Redevelopment Site (Bronx)
41		I.S. 313 School of Leadership Development	President/Executive Director/Principal			1600 Webster Avenue	Bronx	NY	10457	1099 Webster Avenue Redevelopment Site (Bronx)
42		I.S. 219 New Venture School @ Charles Drew Educational Campus	President/Executive Director/Principal			3630 3rd Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
43		Bronx Early College Academy	President/Executive Director/Principal	https://www.beca324.org/	718-681-8287	250 East 164th Street	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
44		Ready Set Learn Childcare Center	President/Executive Director/Principal	https://readysetlearn.nyc/	718-665-1234	3467 3rd Ave	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
45		South Bronx Classical Charter School III	President/Executive Director/Principal	https://classicalcharterschools.org/schools/south-bronx-classical-iii/	929-285-3025	3458 Third Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
46		Choose Happiness Daycare	President/Executive Director/Principal	https://choose-happiness-daycare.business.site/	718-293-3134	1052 Findlay Avenue #2B	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
47		Family Life Academy Charter School Middle School	President/Executive Director/Principal	https://www.flacsnyc.com/	718-588-0679	316 East 165th Street	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
48		Harriet Tubman Charter School Elementary School	President/Executive Director/Principal	https://www.htcsbronx.org/	718-537-9912	3565 3rd Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
49		Harriet Tubman Charter School Junior Academy School	President/Executive Director/Principal	https://www.htcsbronx.org/	718-991-4181	1176 Franklin Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
50		South Bronx Community Charter School	President/Executive Director/Principal	https://southbronxcommunity.org/	929-579-0025	1110 Washington Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
51		X404 School for Excellence	President/Executive Director/Principal	https://schoolforexcellence.net/	718-860-1385	1110 Boston Road	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
52		Success Academy Charter School - Bronx 3 Elementary	President/Executive Director/Principal			1000 Teller Ave	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
53		New Pathways Academy	President/Executive Director/Principal	https://newpathwaysacademy.org/	718-588-8263	1000 Teller Ave 3rd Floor	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
54		New Millennium Bronx Academy of the Arts	President/Executive Director/Principal	https://www.bronxacademyofthearts.com/	718-588-8308	1000 Teller Ave	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
55	Community, Civic, Religious and Other Environmental Organizations	The Universal Church				1227 Webster Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
56		La Iglesia Del Bronx, La Hermosa				1099 Morris Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
57		Missionary Church of Christ				937 Teller Avenue	Bronx	NY	10451	1099 Webster Avenue Redevelopment Site (Bronx)
58		Community Church of Morrisania				1325 Teller Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
59		Gospel Hill Baptist Church				3265 3rd Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
60		New Season Christian Center				937 Teller Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
61		Bronx Refugee Church of Christ				1044 Washington Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
62		Nazareth Baptist Church				490 East 165th	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
63		The Redeemed Christian Church of God, Chapel of Restoration				1005 Morris Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
64		Bronx Land Trust	Ramon Andino - President	https://www.bronxlandtrust.org/board-of-directors		972 Sherman Avenue Suite 2G	New York	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
65		Revitalize Claremont Park	https://www.bronxisblooming.org/upcomingevents/revitalize-claremont-park-2-abc9e-12yr5-dzwkz-6f36e-dz3hj-8n45n-w9cp	info@bronxisblooming.org		Jennifer Beaugrand - Founder & Executive Director	Bronx	NY	10452	1099 Webster Avenue Redevelopment Site (Bronx)
66		Islamic Cultural Center of the Bronx				371 East 166th Street	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
67		Evangelical Church of God				1205 Washington Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
68		Pentecostal Church Christ Followers				3291 3rd Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
69		Claremont Homeowners & Tenants Civic Improvement		chrome-extension://efaidnbmnnnibpcajpcglclefindmkajhttps://www.nyc.gov/assets/bronxcb4/downloads/pdf/cbo_list.pdf		1325 Teller Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
70		Clay Avenue Tenants Association		chrome-extension://efaidnbmnnnibpcajpcglclefindmkajhttps://www.nyc.gov/assets/bronxcb4/downloads/pdf/cbo_list.pdf		1236 Clay Avenue, Suite 2C	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
71		Bronx Jewish Community Council		chrome-extension://efaidnbmnnnibpcajpcglclefindmkajhttps://www.nyc.gov/assets/bronxcb4/downloads/pdf/cbo_list.pdf		1175 Findlay Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
72		R.A.I.N. College Avenue Senior Center		chrome-extension://efaidnbmnnnibpcajpcglclefindmkajhttps://www.nyc.gov/assets/bronxcb4/downloads/pdf/cbo_list.pdf		1020 College Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
73	Adjacent Properties	Webster 1099 Realty LLC				2432 Grand Concourse	Bronx	NY	10458	1099 Webster Avenue Redevelopment Site (Bronx)
74		Five Star Machine Shop				1099-1115 Webster Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
75		I&J Machine Shop				1119 Webster Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
76		Vicente Amparo				1135 Webster Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
77		Resident/Business Owner				1149 Webster Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
78		Resident/Business Owner				1155 Webster Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
79		Resident/Business Owner				1100-1102 Webster Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
80		Resident/Business Owner				1110 Webster Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
81		Resident/Business Owner				1135 Webster Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
82		Resident/Business Owner				1150 Webster Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
83		Resident/Business Owner				1154 Webster Avenue	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
84		Resident/Business Owner				381 E 166th St	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
85		Resident/Business Owner				1100 Clay Ave	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
86		Resident/Business Owner				1104 Clay Ave	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
87		Resident/Business Owner				1120 Clay Ave	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
88		Resident/Business Owner				1124 Clay Ave	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
89		Resident/Business Owner				1132 Clay Ave	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
90		Resident/Business Owner				1140 Clay Ave	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
91		Resident/Business Owner				390 E 167th St	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
92		Resident/Business Owner				396 E 167th St	Bronx	NY	10456	1099 Webster Avenue Redevelopment Site (Bronx)
93		Resident/Business Owner								

Appendix C

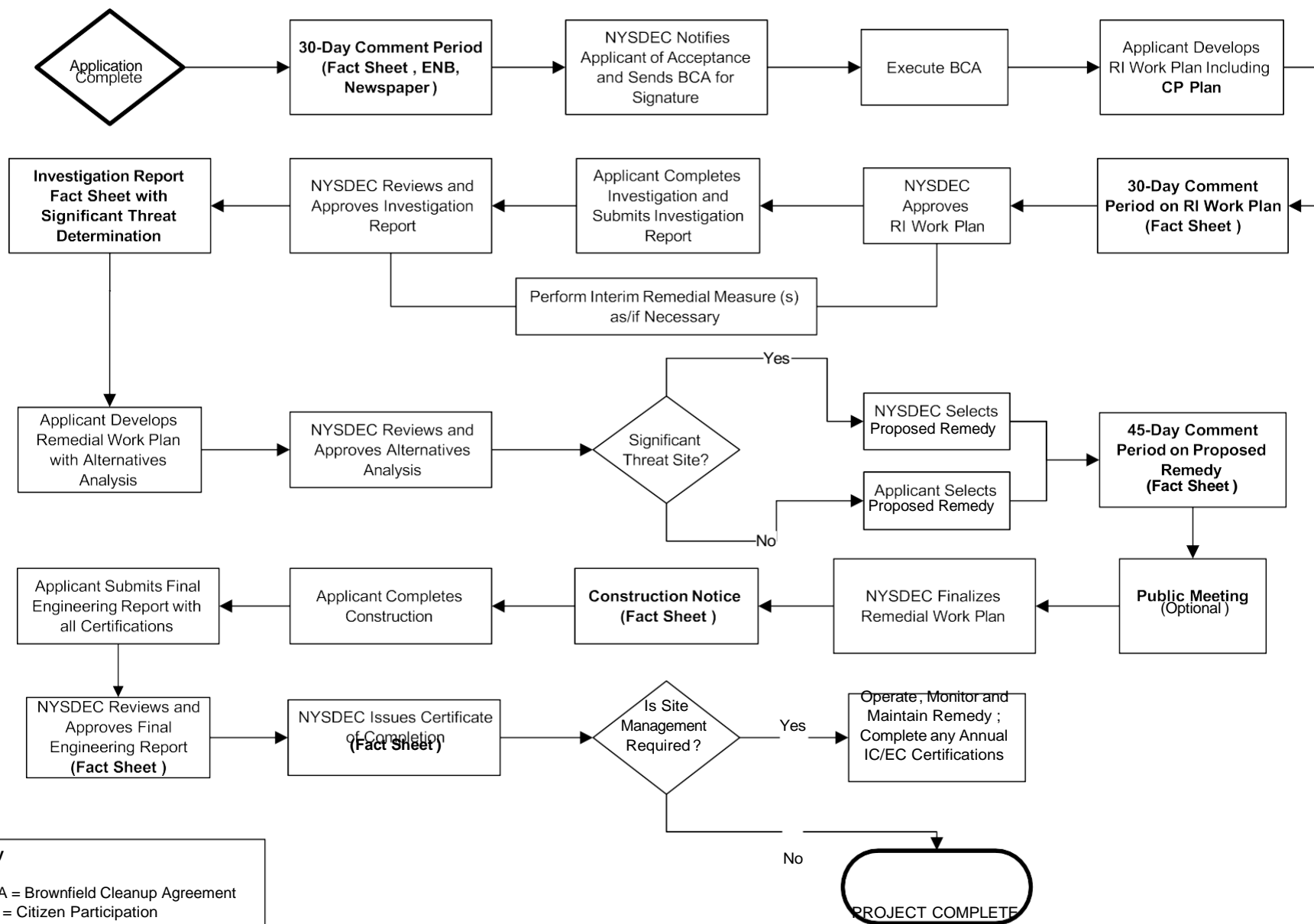
Site Location Map



Figure 1
1099 Webster Ave, Bronx, NY 10456
Block 2426, Lot 25

Appendix D

Brownfield Cleanup Program Process



Key

BCA = Brownfield Cleanup Agreement
 CP = Citizen Participation
 EC = Engineering Control
 ENB = Environmental Notice Bulletin
 IC = Institutional Control
 RI = Remedial Investigation

Note: CP Activities are in **Bold**



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 anytime 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



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

Site Name: **1099 Webster Avenue Redevelopment Site**

Site Number: **C203167**

Site Address and County: **1099-1135 Webster Avenue, Bronx, New York**

Remedial Party(ies): **Webster 1099 Realty 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.**

To ensure that contamination beneath the site is not migrating offsite through groundwater or soil vapor and potentially exposing members of the community.

To ensure that contamination beneath the site is addressed and will not impact the community members who seek to utilize the newly developed building and amenities.

Other major issues of public concern may be identified during the course of the site's cleanup process. As part of the clean-up process, the site may experience concerns from the residents regarding truck traffic on/off the site, odor, and noise issues emanating from the site.

How were these issues and/or information needs identified?

Phase II Environmental Site Assessment and Supplemental Site Investigation were performed to identify major issues of public concern.

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

N/A

How were these information needs identified?

N/A

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

The NYC Public Library-Morrisania Branch and the Bronx Community Board District 4 are the established document repositories for this project and will have documents available to the community for review throughout the project's timeline. Major issues will be proper disposal of contaminated soil and treatment of site groundwater.

How were these issues and/or information needs identified?

These issues were identified during the Phase II Environmental Site Assessment and Supplemental Site Investigation and will be further refined as needed during the Remedial Investigation.

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:

The site and future construction will continue to be served by the municipal water supply.

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

☐ **Yes** ☒ **No**

Provide details if appropriate:

None known.

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:

Fact Sheets will be translated into Spanish.

Part 5. The site contact list must include, at a minimum, the individuals, groups, and organizations identified in the instructions for **Part 5**. 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.)

- ☐ **XNon-Adjacent Residents/Property Owners:** None currently identified.
- ☐ **XLocal Officials:** Included in contact list.
- ☐ **XMedia:** Local media included in contact list.
- ☐ **Business/Commercial Interests:** None currently identified.
- ☐ **Labor Group(s)/Employees:** None currently identified.
- ☐ **Indian Nation:** None currently identified.
- ☐ **XCitizens/Community Group(s):** None currently identified.
- ☐ **Environmental Justice Group(s):** None currently identified.
- ☐ **XEnvironmental Group(s):** None currently identified.
- ☐ **XCivic Group(s):** None currently identified.
- ☐ **Recreational Group(s):** None currently identified.
- ☐ **Other(s):** None currently identified.

Prepared/Updated By: Wendy Monterosso.

Date: 8/10/2023.

Reviewed/Approved By: Thomas V. Panzone

Date: 12-1-23.