



Department of  
Environmental  
Conservation

# **Brownfield Cleanup Program**

## **Citizen Participation Plan for Sol on Park**

May 2024

C203169  
1451 Washington Ave  
Bronx, NY 10456

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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: **Sol on Park LLC**  
Site Name: **Sol on Park (“Site”)**  
Site Address: **1451 Washington**  
Site County: **Bronx**  
Site Number: **C203169**

## **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.

A local document repository has been established at the following location:

Morrisania Library  
610 East 169<sup>th</sup> Street  
Bronx, NY 10456  
718-589-9268  
morrisanialibrary@nypl.org

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



### 3. Major Issues of Public Concern

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

The Applicant is committed to informing and involving the public during the investigation and remediation of the project. The objective of the CP Plan is to promote communication and to assist the public in understanding the project process. Citizen participation in the project process provides the Applicant and the NYSDEC with an opportunity to obtain public input as part of the comprehensive redevelopment process.

No major issues of public concern have been identified relative to the Site as of yet and there is no potential impact to nearby wells. The Site will generate some noise during daytime working hours due to construction-related activities and vehicular traffic associated with the potential investigation and remediation activities throughout the cleanup process.

The Site is located within a Potential Environmental Justice Area according to the NYSDEC maps for Potential Environmental Justice Areas. 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. This CP Plan serves as a guide to better enable communication between the community and the proposed BCP project.

The Site is located in an area with sizable Hispanic-American and African-American populations nearby. Therefore, all future fact sheets will be translated into Spanish.

For additional information, visit: <https://statisticalatlas.com/tract/New-York/Bronx-County/014702/Race-and-Ethnicity>

The program will include procedures for protection of public health and safety during investigation and remediation activities. During investigation and remediation, worker and community health and safety activities will be conducted, including:

- Securing the work perimeter with a chain-link fence during remediation/construction;
- On-Site air monitoring for worker protection, if warranted;
- Perimeter air monitoring for community protection, if warranted; and
- Using odor, vapor, and dust controls such as water or foam sprays, if needed.

Details on the Site Health and Safety Plan (HASP) and the Community Air Monitoring Plan (CAMP) will be included in the documents generated in support of the remediation.

#### 4. Site Information

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

##### *Site Description*

The Site is located at 1451 Washington Ave, Bronx, NY, as shown on the figure in Appendix C. The Site is identified on the New York City Tax Map as being a part of Block 2902, Lot 36 in the Bronx, NY. The Site is a portion of a larger tax lot and primarily located within the southwestern portion of Lot 36. The Site consists of a vacant grass-covered lot with fencing and will undergo redevelopment into a multi-story apartment building.

The Site currently encompasses an area of approximately 0.68 acres and is a vacant grass-covered lot. The Site slopes from an elevation of approximately 30 feet above mean sea level (ft amsl) at the southeastern property corner to approximately 17 ft amsl at the northwestern property corner. The Site is surrounded by the following properties, as summarized by the table below:

<b>Adjacent Property Direction</b>	<b>Property Use</b>
North	A 16-story Residential New York City Housing Authority (NYCHA) Morris I building (known as building #16) and a paved parking lot.
South	St Pauls Place and NYC Department of Education Public School 128.
East	A 16-story Residential New York City Housing Authority (NYCHA) Morris I building (known as building #17).
West	Park Avenue and the Metro North rail line.

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

Historical use at the Site included mixed residential as well as commercial and industrial use. Residential structures were once developed at areas along St Pauls Place from at least 1891 through the 1950s. Former manufacturing use between 1891 through 1909 known as Varnishes and Brewers Chips occurred on the northern portion of the Site. The manufacturer of Brewers Varnish ceased operations around 1909. In the former manufacturing location, a parking lot and gasoline filling station operated until 1952. Evidence of a large-scale neighborhood redevelopment project appears in historical documents between the years of 1952 and 1966. Entire city blocks were leveled and large apartment buildings were erected during this time, which still stand today as the NYCHA campus.

The following previous environmental investigations were conducted at the Site:

- **Phase I Environmental Site Assessment Report**, prepared by BRS, Inc., dated March 7, 2022;
- **Phase II Environmental Site Assessment Summary Letter Report**, prepared by Roux, dated March 24, 2023;

Based upon the previous investigations conducted to date, the primary contaminants of concern for the Site include semivolatile organic compounds (SVOCs) and metals in soil and groundwater due to the presence of historic fill on-Site.

## 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 unrestricted purposes.

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

The site investigation has several goals:

- 1) Define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) Identify the source(s) of the contamination;

- 3) Assess the impact of the contamination on public health and the environment;  
and
- 4) Provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

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

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

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

#### *Interim Remedial Measures*

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

#### *Remedy Selection*

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

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

**or**

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

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

### *Cleanup Action*

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

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

### *Certificate of Completion*

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

### *Site Management*

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

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

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

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

## **Appendix A - Project Contacts and Locations of Reports and Information**

### **Project Contacts**

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

#### **New York State Department of Environmental Conservation (NYSDEC):**

Erick Bower  
Project Manager  
NYSDEC  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233  
518-402-9824  
[erick.bower@dec.ny.gov](mailto:erick.bower@dec.ny.gov)

Thomas V. Panzone  
Public Participation Specialist  
NYSDEC  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
Division of Communications, Education &  
Engagement  
718-482-4953  
[Thomas.panzone@dec.ny.gov](mailto:Thomas.panzone@dec.ny.gov)

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

Jonathan Robinson  
Project Manager  
NYSDOH  
Bureau of Environmental Exposure Investigation  
Empire State Plaza, Corning Tower, Room 1787  
Albany, NY 12233  
518-402-7881  
[johnathan.robinson@health.ny.gov](mailto:johnathan.robinson@health.ny.gov)

#### **Locations of Reports and Information**

<https://extapps.dec.ny.gov/data/DecDocs/C203169/>

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

Morrisania Library  
610 East 169<sup>th</sup>  
Bronx, NY 10456  
Attn: Colbert Nembhard

718-589-9268  
[morrisanialibrary@nypl.org](mailto:morrisanialibrary@nypl.org)  
Hours: M – Th 10 AM – 7 PM  
Fr – Sat 10 AM – 5 PM  
Sn – Closed

NYSDEC Division of Environmental  
Remediation  
Attn: Erick Bower  
Phone: 518-402-9824  
Hours: 8:30 AM – 4:45 PM Monday through  
Friday (call for appointment)

## Appendix B - Site Contact List

### i. Local and State Officials

Hon. Charles Schumer  
United States Senate  
780 Third Avenue, Suite 2301  
New York, NY 10017

Hon. Kirsten E. Gillibrand  
United States Senate  
780 Third Avenue, Suite 2601  
New York, NY 10017

Hon. Rep. Ritchie Torres (CD-15)  
U.S. House of Representatives  
540 E Fordham Rd, Unit 2A  
Bronx, NY 10458

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

Hon. Althea Stevens  
NYC Councilmember – District 16  
1377 Jerome Avenue  
Bronx, NY 10452

Hon. Luis R. Sepúlveda  
NYS Senator – District 32  
900 Rogers Place  
Bronx, NY 10459

Hon. Chantel Jackson  
NYS Assemblymember – District 79  
780 Concourse Village West, Ground Fl  
Bronx, NY 10451

Hon. Brad Lander  
New York City Comptroller

1 Centre Street #530  
New York, NY 10007

Hon. Jumaane D Williams  
Public Advocate  
1 Centre Street #15N  
New York, NY 10007

David Gold, Esq.  
Commissioner, NYC Dept. of City Planning  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271

Hon. Vanessa L. Gibson  
Bronx Borough President  
851 Grand Concourse, 301  
Bronx, NY 10451

Ischia Bravo  
Bronx County Clerk  
851 Grand Concourse  
Bronx, NY 10451

Rohit Aggarwala  
Commissioner, NYCDEP  
59-17 Junction Boulevard  
Flushing, NY 11373

Mark McIntyre  
Acting Director/General Counsel, NYCOER  
100 Gold Street – 2<sup>nd</sup> Floor  
New York, NY 10038

### ii. Current Site Owner

NYC Housing Authority  
Vanessa Jones  
90 Church Street  
New York, NY 10007



### iii. Community, Civic, Religious and Other Environmental Organizations

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

42<sup>nd</sup> Police Precinct Council  
President Russell Loren  
830 Washington Ave.  
Bronx, NY 10451

FDNY  
Rescue 3  
1655 Washington Avenue  
Bronx, NY 10457

WILLIAM HODSON COMMUNITY CENTER INC  
1320 WEBSTER AVENUE  
Bronx, NY 10456

Bronx is Blooming  
<https://www.bronxisblooming.org/our-team>

Holy Tabernacle Church  
3780 3<sup>rd</sup> Avenue  
Bronx, NY 10456  
(718) 293-9862

Christ the King Church  
1245 Washington Ave,  
Bronx, NY 10456

Baptist Temple of God  
1205 Washington Ave,  
Bronx, NY 10456

Evangelical Church of God  
1205 Washington Ave,  
Bronx, NY 10456

Open Door Church  
1581 Washington Ave,  
Bronx, NY 10457

Iglesia Mision Cristiana  
1591 Washington Ave,  
Bronx, NY 10457

Iglesia Cristiana Hijos De Sion, Inc. Sons Of Zion Christian Church, Inc.  
3798 Park Ave,  
Bronx, NY 10456

New Morris Ania Full Gospel  
1205 Washington Ave,  
Bronx, NY 10456

Templo Cristiano El Faro  
1731 Washington Ave,  
Bronx, NY 10457

Bronx Seventh-day Adventist Church  
1695 Washington Ave,  
Bronx, NY 10457

House of Prayer Deliverance  
1205 Washington Ave,  
Bronx, NY 10456

Upper Room Baptist Church  
1373 College Ave,  
Bronx, NY 10456

Goodwill Baptist Church  
642 Crotona Park S,  
Bronx, NY 10456

Kingdom Hall of Jehovah's Witnesses  
1352 Fulton Ave,  
Bronx, NY 10456

Iglesia Metodista Libre El Remanente Inc.  
1446 Prospect Ave,  
Bronx, NY 10456

NYCHA Butler Houses  
<https://www.nyc.gov/assets/nycha/downloads/pdf/Butler.pdf>  
DEVELOPMENT MANAGEMENT OFFICE  
1402 WEBSTER AVENUE  
Bronx, NY 10456

NYCHA Butler Houses  
<https://www.nyc.gov/assets/nycha/downloads/pdf/Butler.pdf>  
President – Resident Association  
1402 WEBSTER AVENUE  
Bronx, NY 10456

NYCHA Butler Houses  
<https://www.nyc.gov/assets/nycha/downloads/pdf/Butler.pdf>  
SENIOR CENTER  
1320 WEBSTER AVENUE  
Bronx, NY 10456

NYCHA Butler Houses  
<https://www.nyc.gov/assets/nycha/downloads/pdf/Butler.pdf>  
COMMUNITY CENTER  
1368 WEBSTER AVENUE  
Bronx, NY 10456

SoBRO  
Lourdes Zapata - President & CEO  
lzapata@sobro.org  
<https://sobro.org/>  
555 Bergen Avenue  
Bronx, NY 10455

Claremont Homeowners & Tenant Civic Improvement Corp.  
Ms. D. Lee Ezell, Exec. Director/CEO  
(718) 538-6881  
[https://www.nyc.gov/assets/bronxcb4/downloads/pdf/cbo\\_list.pdf](https://www.nyc.gov/assets/bronxcb4/downloads/pdf/cbo_list.pdf)  
1325 Teller Avenue  
Bronx, NY 10456

Clay Avenue Tenants Association  
Ms. Maria A. Forbes, President  
(718) 588-7588  
[https://www.nyc.gov/assets/bronxcb4/downloads/pdf/cbo\\_list.pdf](https://www.nyc.gov/assets/bronxcb4/downloads/pdf/cbo_list.pdf)  
1236 Clay Avenue, Suite 2C  
Bronx, NY 10456

Iglesia Ni Cristo - Locale of Bronx  
1343 Fulton Avenue  
Bronx, NY 10456

Masjid Sidiki  
1462 Boston Rd,  
Bronx, NY 10459

Greater Zion Baptist Church  
1281 Findlay Avenue  
Bronx, NY 10456

Claremont Neighborhood Centers, Inc  
<http://www.claremontcenter.org/index.html>  
489 East 169<sup>th</sup> Street  
Bronx, NY 10456

#### **iv. Parks and Recreation**

NYC Dept. of Parks & Recreation  
The Arsenal, Central Park, 830 Fifth Avenue  
New York, NY 10065  
Attn: Sue Donoghue – Commissioner

**v. Day Cares and Schools within Quarter Mile Radius**

Success Academy Charter School – Bronx 2  
President/Executive Director/Principal  
450 Saint Pauls Place, 5<sup>th</sup> Floor  
Bronx, NY 10456  
(347) 286-7965  
<https://www.successacademies.org/school/bronx-2/>

**Bronx Center for Science and Mathematics**  
President/Executive Director/Principal  
<https://www.bronxcenter.nyc/1363>  
Fulton Avenue,  
Bronx, NY 10456  
(718) 992-7089

Kids Zone Care Corp  
President/Executive Director/Principal  
1527 Washington Avenue  
Bronx, NY 10457  
(718) 304-7578

South Bronx Community Charter High School  
President/Executive Director/Principal  
1110 Washington Ave,  
Bronx, NY 10456  
<https://southbronxcommunity.org/>  
929-579-0025

I.S. 219 New Venture School  
President/Executive  
Director/Principal <https://www.is219.org/>  
3630 3<sup>rd</sup> Avenue  
Bronx, NY 10456  
(718) 681-7093

PS 42 Claremont Community School  
President/Executive Director/Principal  
<https://www.theclaremontschool.org/>  
1537 Washington Avenue  
Bronx, NY 10457  
718-583-7366

Early Scholars Group Family Daycare  
President/Executive Director/Principal  
1348 Webster Avenue  
Bronx, NY 10456  
(347) 818-5610

Community School 55 – Benjamin Franklin  
School  
President/Executive Director/Principal  
<https://cs55bengaltigers.com/>  
450 St. Paul's Place  
Bronx, NY 10456  
718-681-6227

P.S. 132 Garret A. Morgan Elementary School  
President/Executive Director/Principal  
<https://www.ps132x.org/>  
1245 Washington Avenue  
Bronx, NY 10456  
718-681-6455

P186X Walter J. Damrosch School  
President/Executive Director/Principal  
<https://p186x.org/p186146.html>  
968 Cauldwell Avenue  
Bronx, NY 10456  
718-378-0624

Mott Hall Charter School  
President/Executive Director/Principal  
<https://www.motthallcs.org/contact-us>  
1260 Franklin Avenue  
Bronx, NY 10456  
(718)-991-9139

P.S. 53 The Basheer Qusim School  
President/Executive Director/Principal  
<https://www.ps53.org/>  
360 East 168<sup>th</sup> Street  
Bronx, NY 10456  
718-681-7276

X404 School for Excellence  
President/Executive Director/Principal  
<https://schoolforexcellence.net/>  
1110 Boston Road  
Bronx, NY 10456  
718-860-1385

ALEENE LOGAN PRESCHOOL CENTER  
President/Executive Director/Principal  
1450 WEBSTER AVENUE

Bronx, NY 10456  
[\(718\) 293-1530](tel:7182931530)  
<https://insideschools.org/school/09XAMI>

Ready Set Learn Childcare Center  
President/Executive Director/Principal  
3467 3<sup>rd</sup> AVENUE  
Bronx, NY 10456  
[\(718\) 665-1234](tel:7186651234)

FORT GEORGE COMMUNITY ENRICHMENT  
President/Executive Director/Principal  
489 ST PAULS PLACE  
Bronx, NY 10456

MID BRONX CCRP ECC INC.  
President/Executive Director/Principal  
1458 WEBSTER AVENUE  
Bronx, NY 10456  
<https://www.myschools.nyc/en/schools/3k/09XB/SW/>  
[718-684-4790](tel:7186844790)

LOUIS A. FICKLING CHILD DEVELOPMENT  
CENTER  
President/Executive Director/Principal  
1240 WEBSTER AVENUE  
Bronx, NY 10456  
[\(718\) 538-7135](tel:7185387135)

1332 FULTON DAY CARE CENTER  
President/Executive Director/Principal  
1332 FULTON AVENUE  
Bronx, NY 10456  
[\(718\) 378-1331](tel:7183781331)

TREMONT MONTEREY DAY CARE, INC.  
President/Executive Director/Principal  
1600 BATHGATE AVENUE  
Bronx, NY 10457  
[\(718\) 466-6700](tel:7184666700)

LA PENINSULA HEAD START FULTON –  
XARC  
President/Executive Director/Principal  
1717 FULTON AVENUE  
Bronx, NY 10457  
<https://www.lapen.com/fulton>  
718-215-2020

PUERTO RICAN FAMILY INSTITUTE, INC.  
President/Executive Director/Principal  
1423 PROSPECT AVENUE  
Bronx, NY 10459

[\(718\) 991-5590](tel:7189915590)

LABOR BATHGATE COMMUNITY CHILD  
CARE CENTER  
President/Executive Director/Principal  
1638 ANTHONY AVENUE  
Bronx, NY 10457  
[\(718\) 583-3850](tel:7185833850)

Harriet Tubman Charter School  
President/Executive Director/Principal  
<https://www.htcsbronx.org/>  
3565 3<sup>rd</sup> Avenue  
Bronx, NY 10456  
718-537-9912

NYCHA Butler Houses  
DAY CARE CENTER  
[www.nyc.gov/assets/nycha/downloads/pdf/Butler.pdf](http://www.nyc.gov/assets/nycha/downloads/pdf/Butler.pdf)  
1450 WEBSTER AVENUE  
Bronx, NY 10456

NYCHA Butler Houses  
DAY CARE CENTER  
[www.nyc.gov/assets/nycha/downloads/pdf/Butler.pdf](http://www.nyc.gov/assets/nycha/downloads/pdf/Butler.pdf)  
1458 WEBSTER AVENUE  
Bronx, NY 10456

X241 the Urban Assembly School for Applied  
Math and Science  
President/Executive Director/Principal  
<https://www.amsbronx.org/>  
718-466-7800  
1595 Bathgate Avenue  
Bronx, NY 10457

Bronx Preparatory Charter School  
President/Executive Director/Principal  
718-294-0841  
3872 Third Avenue  
Bronx, NY 10457

P.S./M.S. 004 Crotona Park West  
President/Executive Director/Principal  
<https://insideschools.org/school/09X004>  
718-583-6655  
1701 Fulton Avenue  
Bronx, NY 10457

William H Taft High School Educational Campus  
President/Executive Director/Principal

<https://insideschools.org/school/00Z001>

240 East 172nd Street  
Bronx, NY 10457

Frederick Douglass Academy III Secondary  
School

President/Executive Director/Principal

<https://www.fdaiii.com/>

718-538-9726  
3630 3rd Avenue  
Bronx, NY 10456

Jackie's Loving Arms Daycare, INC.  
President/Executive Director/Principal  
(347) 726-5660  
3603 Third Avenue  
Bronx, NY 10456

Author's Academy  
President/Executive Director/Principal  
718-589-3058  
1260 Franklin Avenue  
Bronx, NY 10456

DREAM Highbridge Elementary School  
President/Executive Director/Principal  
<https://wearedream.org/highbridge-elementary-school/> 360 East 168th Street  
Bronx, NY 10456

**vi. Local News and Media**

Bronx Times  
3602 East Tremont Avenue  
Bronx, NY 10465

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

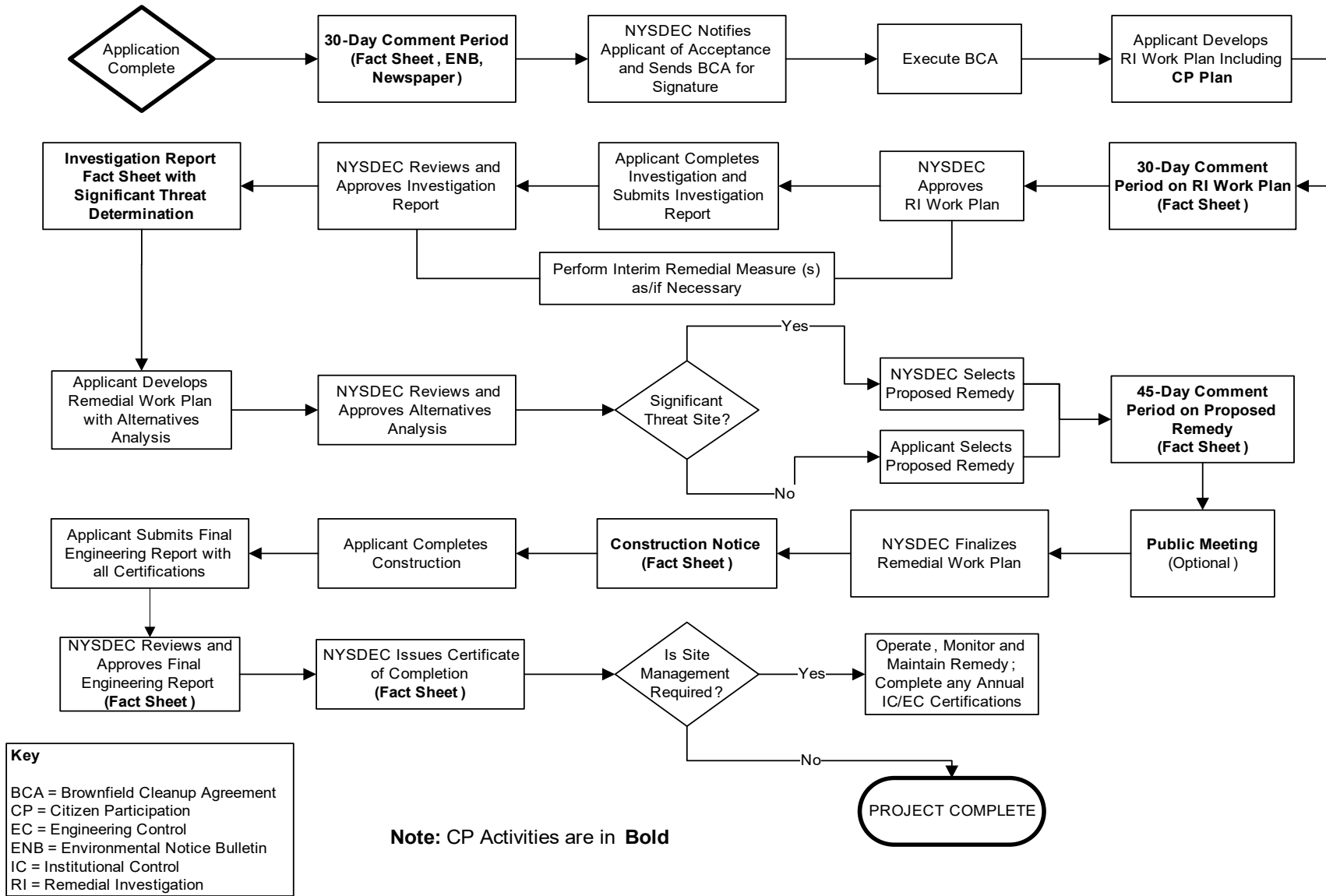
**vii. Any Person, Community Based Organization, or Local Media Who Has Requested to be placed on the contact list**

No persons have requested to be on the Site Contact List.

# Appendix C - Site Location Map



# Appendix D– Brownfield Cleanup Program Process











Division of Environmental Remediation

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

### Instructions

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

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

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

### General Instructions

- When to prepare: During preparation of the CP Plan for the site. It can be revisited and updated 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



Division of Environmental Remediation

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

**Site Name:** Sol on park

**Site Number:** C203169

**Site Address and County:** 1451 Washington Ave, Bronx, NY 10456

**Remedial Party(ies):** Sol on Park 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.**

None identified.

How were these issues and/or information needs identified?

NA

**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.

NA

How were these information needs identified?

NA

**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.

None identified.

How were these issues and/or information needs identified?

NA

**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**:

Future fact sheets will be translated into Spanish.

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

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

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

**Media:** [Click here to enter text.](#)

**Business/Commercial Interests:** [Click here to enter text.](#)

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

**Indian Nation:** [Click here to enter text.](#)

**Citizens/Community Group(s):** [Click here to enter text.](#)

**Environmental Justice Group(s):** [Click here to enter text.](#)

**Environmental Group(s):** [Click here to enter text.](#)

**Civic Group(s):** [Click here to enter text.](#)

**Recreational Group(s):** [Click here to enter text.](#)

**Other(s):** [Click here to enter text.](#)

**Prepared/Updated By:** Ron Lombino/Brooke Hildebrand, Roux

**Date:** 5/1/2024

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

**Date:** 1-25-24

