



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for 2560-2580 Boston Road

April 2024

BCP Site No. C203171
2560-2580 Boston Road
Bronx, NY 10467

Contents

<u>Section</u>	<u>Page Number</u>
1. What is New York's Brownfield Cleanup Program?	3
2. Citizen Participation Activities.....	3
3. Major Issues of Public Concern.....	9
4. Site Information.....	10
5. Investigation and Cleanup Process	11
Appendix A - Project Contacts and Locations of Reports and Information	15
Appendix B - Site Contact List.....	17
Appendix C - Site Location Map.....	27
Appendix D - Brownfield Cleanup Program Process	28

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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: **SPG 2560 Boston Road LLC (“Applicant”)**
Site Name: **2560-2580 Boston Road (“Site”)**
Site Address: **2560-2580 Boston Road**
Site County: **Bronx**
Site Number: **C203171**

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

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

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

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

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

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

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

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

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

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

Project Contacts

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

Locations of Reports and Information

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

Site Contact List

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

The site contact list includes, at a minimum:

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

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

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

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

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation

and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

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

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

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

Technical Assistance Grant

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

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

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

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

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

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

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

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

3. Major Issues of Public Concern

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

After a review of previous environmental reports, the following potential issues of public concern were identified: air quality, health of the community, nuisance odors, noise, and construction-related traffic. These issues are of the most concern to adjacent property businesses and residents. These issues will be addressed in the Remedial Action Work Plan (RAWP), a Community Air Monitoring Program (CAMP), and a site-specific Health and Safety Plan (HASP) for the project, to be approved by NYSDEC prior to work.

As shown on the NYSDEC Potential Environmental Justice Areas – Bronx County map, this site is located in a Potential Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

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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.

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According to the New York State (NYS) Department of Labor's mapped boundaries for NYS Environmental Zones (En-Zones), 100 percent of the site is located within the Bronx County Census Tract 328, a designated Criteria A En-Zone. The site is located within a census tract that has a poverty rate of 26.7% and an unemployment rate of 10.4%; this data satisfies En-Zone criteria pursuant to Tax Law 21(b)(6).

The site is located in a largely African-American and Hispanic-American neighborhood. Therefore, all future fact sheets will be translated into Spanish..

For additional information, visit:

<https://statisticalatlas.com/tract/New-York/Bronx-County/032800/Overview#nav-map/lower-state-legislative-district>

Based on previous investigations and reports, the site has historically been used for various residential and commercial purposes. Lot 16 was improved with a one-story building in the west-central part of the lot, with the remainder of the lot being used as an auto sales yard (Zodda Motor Sales) since at least 1949 through the early 1960s. The present-day supermarket was built on Lot 16 in 1965, with the associated parking lot occupying the remainder of the lot.

Lot 30 was improved with the present-day residential and commercial building as early as 1929. The building is currently vacant and was historically used as a residence, an attorney's office, and a daycare. Lot 32 was improved with a one-story office building as early as 1934. The building has historically been occupied by a mobile auto radio service (1949), an electrician (1956), an aluminum sales factory (1965), a dog training facility (1971), and a cleaning/contracting/building maintenance service (1992 - present). According to the owner of Lot 32, a convenience store with a fuel pump was present in the 1930s and 1940s, and the one-story building was used as an auto repair shop in the 1970s and 1980s.

Contaminants of concern at the property, discussed in more detail in Section 4, include petroleum-related volatile organic compounds (VOC), semi-volatile organic compounds (SVOC), and metals in soil; petroleum-related VOCs, SVOCs, and metals (total and dissolved) in groundwater; and petroleum-related VOCs in soil vapor. The site will be remediated to support the redevelopment for restricted-residential use under a NYSDEC-approved RAWP.

Site information is available through Project Contacts mentioned in Section 2 and detailed in Appendix A. The BCP Application, which includes the previous investigations at the site and future reports prepared for NYSDEC, will be available in the document repository discussed above in Section 2 and detailed in Appendix A. The RAWP will include schedules for the planned work to make Citizen Participation Plans (CPPs) as consistent as possible with the Division of Environmental Remediation's (DER) CP Handbook, Region 2.

4. Site Information

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

Site Description

The about 53,500-square-foot (1.22 acre) site is located at 2560-2580 Boston Road within an urbanized area of the Bronx, New York and is identified as Block 4440, Lots 16, 30 and 32 on the Bronx County Tax Map. The site is currently occupied by an active one-

story supermarket with a full basement and an associated asphalt-paved parking lot (Lot 16); a vacant two-story building with a full cellar and a private outdoor space (Lot 30); and an active one-story office building with a partial cellar and an associated garage (Lot 32). Block 4440 is bordered by Boston Road to the north, Matthews Avenue to the east, Mace Avenue to the south, and Barnes Avenue to the west. Surrounding property uses include residential and commercial use buildings, including a tire store and car wash to the north and a gasoline filling station to the northeast. The site is located in a mixed-use area with residential, commercial, light industrial, institutional uses, and parks.

History of Site Use, Investigation, and Cleanup

The site was historically used for various residential and commercial purposes. Lot 16 was improved with a one-story building in the west-central part of the lot, with the remainder of the lot being used as an auto sales yard (Zodda Motor Sales) since at least 1949 through the early 1960s. The present-day supermarket was built on Lot 16 in 1965, with an associated parking lot occupying the remainder of the lot. Lot 30 was improved with the present-day residential and commercial building as early as 1929. The building is currently vacant and was historically used as a residence, an attorney's office, and a daycare. Lot 32 was improved with a one-story office building as early as 1934. The building has historically been occupied by a mobile auto radio service (1949), an electrician (1956), an aluminum sales factory (1965), a dog training facility (1971), and a cleaning/contracting/building maintenance service (1992 - present). According to the owner of Lot 32, a convenience store with a fuel pump was present in the 1930s and 1940s, and the one-story building was used as an auto repair shop in the 1970s and 1980s.

An August 2023 Limited Subsurface Investigation (LSI) and a January 2024 Supplemental Subsurface Investigation performed by Langan identified the presence of petroleum-related VOCs, SVOCs, and metals in soil; petroleum-related VOCs, SVOCs, and metals (total and dissolved) in groundwater; and petroleum-related VOCs in soil vapor as contaminants of concern 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 restricted purposes.

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 are useable.

The Applicant will conduct an investigation of the site officially called a “remedial investigation” (RI). This investigation will be performed with NYSDEC oversight.

The 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 submitted 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 (SMP).

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):

Marlen C. Salazar

Project Manager
Division of Environmental Remediation
NYS Dept. of Environmental Conservation
One Hunter's Point Plaza
47-40 21st Street
Long Island City, NY 11101
Tel: (718) 482-7129
Email: Marlen.Salazar@dec.ny.gov

Thomas Panzone

Public Participation Specialist
Division of Communication, Education & Engagement
NYSDEC
One Hunter's Point Plaza
47-40 21st Street
Long Island City, NY 11101
Tel: (718) 482-4953
Email: Thomas.Panzone@dec.ny.gov

New York State Department of Health (NYSDOH):

Shaun Surani

NYSDOH
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
Tel: 518-402-7860
Email: 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. If you cannot access the online repository, please contact the NYSDEC project manager listed above for assistance.

DECInfo Locator: <https://www.dec.ny.gov/data/DecDocs/C203171/>

New York Public Library – Allerton Branch
2740 Barnes Avenue

Bronx, NY 10467
Phone: (718) 881-4240

Manuel Martinez – Library Manager
Email: allerton@nypl.org
Hours: Mon - Fri: 11am to 6pm
Sat: 10am to 5pm, Sun: Closed

Bronx Community Board 11
1741 Colden Avenue
Bronx, NY 10462
Phone: (718) 892-6262

Jeremy H. Warneke –District Manager
Email: jwarneke@cb.nyc.gov
Bernadette Ferrara – Chairperson
Avril Francis, Chairperson – Sanitation
and Environmental Protection
Hours: Mon - Fri: 9am to 5pm
Sat, Sun: Closed

Appendix B - Site Contact List

Chief Executive Officer

Mayor Eric Adams
City Hall
New York, NY 10007

New York City Planning Commission

David Gold, Esq.
Commissioner

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

Bronx Borough President

Hon. Vanessa Gibson
851 Grand Concourse, 3rd Floor
Bronx, NY 10451
(718) 590-3557

Shawinder Chawla - Deputy Director
NYC Office of Environmental Remediation
100 Gold Street - 2nd Floor
New York, NY 10038

Borough of the Bronx, NYC Department of City Planning

Paul Phillips
1775 Grand Concourse, Suite 503
Bronx, NY 10453

NYC City Comptroller

Hon. Brad Lander
1 Centre Street, Room 517
New York, NY 10007
212-669-3916

NYC Public Advocate

Hon. Jumaane Williams
1 Centre Street, 15th Floor North
New York, NY 10007
212-669-7250

Bronx County Clerk

Ischia Bravo
851 Grand Concourse, Room 118
Bronx, NY 10451
(718) 618-3300

NYC Councilperson, District 13

Hon. Kristy Marmorato
3040 E Tremont Avenue, Suite 107
Bronx, NY 10461
718-931-1721

NYS Senator, District 33

Hon. Gustavo Rivera
2432 Grand Concourse Suite 506
Bronx, NY 10458
718-933-2034

NYS Assembly Member District 80

Hon. John Zaccaro, Jr.
2018 Williamsbridge Road
Bronx, NY 10461
[718-409-0109](tel:718-409-0109)

U.S. Senator

Hon. Charles Schumer
780 Third Avenue, Suite 2301
New York, NY 10017
212-486-4430

U.S. Senator

Hon. Kirsten Gillibrand

780 Third Avenue, Suite 2601
New York, NY 10017
[\(212\) 688-6262](tel:(212)688-6262)

U.S. House of Representatives – 15th Congressional District

Hon. Ritchie Torres
540 E Fordham Road, Suite 2A
Bronx, NY 10458
(718) 503-9610

Local news media from which the community typically obtains information:

New York Daily News

PO Box 7180
New York, NY 10008

New York Post

1211 Avenue of the Americas
New York, NY 10036

Spectrum NY 1 News

75 Ninth Avenue
New York, NY 10011

Hoy Nueva York

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

El Diario NY

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

Noticia NYC

3602 East Tremont Avenue
Bronx, NY 10465

The Bronx Times Reporter

3602 East Tremont Avenue
Bronx, NY 10465
(718) 260-4593

The public water supplier which services the area in which the property is located:

The responsibility for supplying water in New York City is shared between the NYCDEP, the Municipal Water Finance Authority, and the New York City Water Board:

New York City Department of Environmental Protection

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

New York City Municipal Water Finance Authority

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

New York City Water Board

Alfonso L. Carney, Jr., Chairperson
NYC Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Flushing, NY 11373

NYC Office of Environmental Remediation

Shawinder Chawla - Acting Director
100 Gold Street - 2nd Floor
New York, NY 10038

Any person who has requested to be placed on the contact list:
No requests have been made by individuals for inclusion on the contact list.

Community, Civic, Religious and Other Environmental Organizations:

Consolidated Edison Corporate Affairs

Evelyn Oliver – Director - Bronx Regional and Community Affairs
511 Theodore Fremd Avenue
Rye, NY 10580

49th NYPD Police Precinct

Hazel Miura – President
2121 Eastchester Road
Bronx, NY 10461

FDNY Engine 62 Ladder 32

3431 White Plains Road
Bronx, NY 10467

Neighborhood Initiatives Development Corporation

2160 Matthews Avenue
Bronx, NY 10462

True Witness Shiloh

Attn: Pastor
2448 White Plains Road
Bronx, NY 10467

Saint Lucy's Roman Catholic Church

Attn: Pastor
833 Mace Avenue
Bronx, NY 10467

Our Lady of Lourdes Grotto at St. Lucy's Church

Attn: Pastor
831 Mace Avenue
Bronx, NY 10467

Agape Love Christian Center

Attn: Pastor
1023 Allerton Avenue
Bronx, NY 10469

New Life in the Bronx

Attn: Pastor
2525 Williamsbridge Road
Bronx, NY 10469

Congregation Sons of Israel

Attn: Rabbi
2521 Cruger Avenue
Bronx, NY 10467

Congregation Kehal Adath Yeshurun/ Cruger Avenue Synagogue

Attn: Rabbi
2222 Cruger Avenue
Bronx, NY 10467

Harvest Army World Revival Center

Attn: Pastor
2435 White Plains Road
Bronx, NY 10467

First Church Of The United Brethren In Christ, Inc

Attn: Pastor
805 Astor Avenue
Bronx, NY 10467

CENTRAL BRONX CHURCH OF CHRIST

Attn: Pastor
2910 Barnes Ave,
Bronx, NY 10467

Holiness Christian Church

Attn: Pastor
975 Burke Ave,
Bronx, NY 10469

Mt Carmel Pentecostal Church

Attn: Pastor
3080 White Plains Rd,
Bronx, NY 10467

The Universal Church

Attn: Pastor
830 Arnow Ave,
Bronx, NY 10469

Outreach Baptist Church

Attn: Pastor
2911 Paulding Ave,
Bronx, NY 10469

Wisdom Chapel International

Attn: Pastor
815 Allerton Ave,
Bronx, NY 10467

Good News Release Center Inc

Attn: Pastor
3060 Paulding Ave,
Bronx, NY 10469

Rulers Assembly

Attn: Pastor
2802 Bronxwood Ave,
Bronx, NY 10469

Living Love Ministries

Attn: Pastor
769 Arnow Avenue
Bronx, NY 10467

THE JEWISH ASSOCIATION FOR SERVICES FOR THE AGED

975 Waring Avenue
Bronx, NY 10469

PSS Parkside Center

644 Adele Ave,
Bronx, NY 10467

RAIN Boston Road Senior Center

2424 Boston Road
Bronx, NY 10467
(718) 547-8827

Bronx Jewish Community Council

Charles Landsberg, President

info@bjcconline.org

Administrative Office and Home Care Program:
2930 Wallace Ave
Bronx, NY 10467

Pelham Parkway Nursing Home

2401 Laconia Avenue,
Bronx, NY 10469
718-798-8600

Parkside Houses NYCHA

<https://www.nyc.gov/assets/nycha/downloads/pdf/Parkside.pdf>

COMMUNITY CENTER
2972 BRONX PARK EAST
Bronx, NY 10467

Parkside Houses NYCHA

<https://www.nyc.gov/assets/nycha/downloads/pdf/Parkside.pdf>

SENIOR CENTER
644 ADEE AVENUE
Bronx, NY 10467

Parkside Houses NYCHA

<https://www.nyc.gov/assets/nycha/downloads/pdf/Parkside.pdf>

DEVELOPMENT MANAGEMENT OFFICE
2963 WHITE PLAINS ROAD
Bronx, NY 10467

Parkside Houses NYCHA

<https://www.nyc.gov/assets/nycha/downloads/pdf/Parkside.pdf>

President – Resident Association
2963 WHITE PLAINS ROAD
Bronx, NY 10467

Pelham Parkway Houses

<https://www.nyc.gov/assets/nycha/downloads/pdf/Pelham%20Parkway.pdf>

DEVELOPMENT MANAGEMENT OFFICE
2420 BRONXWOOD AVENUE
Bronx, NY 10469

Pelham Parkway Houses
<https://www.nyc.gov/assets/nycha/downloads/pdf/Pelham%20Parkway.pdf>
President – Resident Association
2420 BRONXWOOD AVENUE
Bronx, NY 10469

Pelham Parkway Houses
<https://www.nyc.gov/assets/nycha/downloads/pdf/Pelham%20Parkway.pdf>
SENIOR CENTER
975 WARING AVENUE
Bronx, NY 10469

Pelham Parkway Houses
<https://www.nyc.gov/assets/nycha/downloads/pdf/Pelham%20Parkway.pdf>
COMMUNITY CENTER
2280 WALLACE AVENUE
Bronx, NY 10467

Pelham Parkway Houses
<https://www.nyc.gov/assets/nycha/downloads/pdf/Pelham%20Parkway.pdf>
COMMUNITY CENTER
785 PELHAM PARKWAY NORTH
Bronx, NY 10467

Local Daycare Facilities and Schools:

Better Days Adult Daycare

President/Executive Director/Principal
2542 Boston Road,
Bronx, NY 10467
718-324-2700

Shining Angel Daycares

President/Executive Director/Principal
2518 Bronxwood Avenue,
Bronx, NY 10469
718-547-5153

Bronx Green Middle School

President/Executive Director/Principal
2441 Wallace Avenue,
Bronx, NY 10467
<https://www.bgms.org/>
718-325-6593

Darlene Day Care

President/Executive Director/Principal
2513 Colden Avenue,
Bronx, NY 10469
718-655-0417

Fordham Arms Home For Adults

President/Executive Director/Principal
2915 Williamsbridge Road,
Bronx, NY 10467
718-655-3433
<https://profiles.health.ny.gov/acf/view/1255008>

Genius Group Family Daycare

President/Executive Director/Principal
First Floor, 2515 Barnes Avenue,
Bronx, NY 10467
718-231-5575

St. Lucy's School

President/Executive Director/Principal
830 Mace Avenue,
Bronx, NY 10467
718-882-2203
<https://stlucys.org/>

Bronx Park Middle School

President/Executive Director/Principal
2441 Wallace Avenue,
Bronx, NY 10467
718-652-6090

St. Lucy's Pre School

President/Executive Director/Principal
2401 Bronxwood Avenue,
Bronx, NY 10469
718-882-0800

P.S. 89 – The Williamsbridge School

President/Executive Director/Principal
980 Mace Avenue,
Bronx, NY 10469
718-653-0835
<https://www.ps89x.org/>

Solid Foundations Preschool

President/Executive Director/Principal
2333 Mathews Avenue,
Bronx, NY 10467
347-202-9793

My Learning Home Group Family Daycare

President/Executive Director/Principal
2505 Olinville Avenue Apt. 1A,
Bronx, NY 10467
917-564-9122

ABC Learning Hearts Daycare Inc

President/Executive Director/Principal
2935 Holland Avenue,
Bronx, NY 10467
929-453-5377

Step By Step Group Daycare Corp

President/Executive Director/Principal
2935 Holland Avenue,
Bronx, NY 10467
347-613-5720

P.S. 076 The Bennington School

President/Executive Director/Principal
900 Adea Avenue,
Bronx, NY 10469
718-882-8865

X288 Collegiate Institute for Math and Science

President/Executive Director/Principal
925 Astor Avenue,
Bronx , NY 10469
718-944-3635
<https://www.myschools.nyc/en/schools/high-school/11X288/>

Future Leaders

President/Executive Director/Principal
2515 Olinville Avenue #2H,
Bronx, NY 10467
551-282-7013

Nest of Love Daycare

President/Executive Director/Principal
2941 Radcliff Avenue,
Bronx, NY 10469
[\(646\) 488-1144](tel:6464881144)

Dream Big Little One, Group Family Day Care

President/Executive Director/Principal
808 Adea Avenue Apt. 2a,
Bronx, NY 10467
347-997-0336

Pelham Preparatory Academy

President/Executive Director/Principal
925 Astor Avenue,
Bronx, NY 10469
718-944-3401
<https://www.pelhamprepacademy.org/>

Daylin's World of Wonder Daycare #3

President/Executive Director/Principal
2506 Barker Avenue,
Bronx, NY 10467
347-825-6999

Nuna's Learn and Play Group Family Daycare

President/Executive Director/Principal
2442 Barker Avenue,
Bronx, NY 10467
347-366-3146

Christopher Columbus High School
President/Executive Director/Principal
925 Astor Avenue,
Bronx, NY 10469
718-944-3400

New York Institute For Special Education
President/Executive Director/Principal
999 Pelham Parkway N.,
Bronx, NY 10469
718-519-7000
<https://www.nyise.org/apps/contact/>

Bronx House Site 2
President/Executive Director/Principal
<https://bronxhouse.org/early-childhood/>
2222 Wallace Avenue,
Bronx, NY 10467
718-653-1044

Beanstalk Academy
President/Executive Director/Principal
<https://beanstalkacademy.com/>
2901 White Plains Road
Bronx, NY, 10467
1-888-743-2224

Beth Abraham Center for Rehabilitation, and Nursing
President/Executive Director/Principal
612 Allerton Avenue,
Bronx, NY 10467
718-519-4125
<https://beth-abraham-center.facilities.centershealthcare.org/contact/>

P.S. 096 Richard Rodgers
President/Executive Director/Principal
2385 Olinville Avenue,
Bronx, NY 10467
718-652-4959
<https://www.ps96x.org/>

Lil Scholars Day Care
President/Executive Director/Principal
610 Waring Avenue,
Bronx, NY 10467
347-738-0795

Bellas Bright Stars Childcare
President/Executive Director/Principal
2265 Olinville Avenue,
Bronx, NY 10467

Childrens Academy DayCare

President/Executive Director/Principal
2320 Bronx Park E.,
Bronx, NY 10467
929-209-5975
929-303-0537

Pelham Academy of Academics and Community Engagement

President/Executive Director/Principal
<https://www.pelhamacademy.com/>
2441 Wallace Ave,
Bronx, NY 10467
718-881-3136

Bronxdale High School

President/Executive Director/Principal
<https://www.bronxdalehs.org/>
718-944-3655 x1312
925 Astor Place
Bronx, NY 10469

High School of Language and Innovation

President/Executive Director/Principal
925 Astor Place
Bronx, NY 10469
<https://languageandinnovation.org/>
718-944-3625

Alphabet Kids Playhouse Corp.

President/Executive Director/Principal
2225 Bronxwood Avenue,
Bronx, NY 10469
[\(929\) 322-3725](tel:(929)322-3725)

F D Whalen Junior High School

President/Executive Director/Principal
2441 Wallace Ave,
Bronx, NY 10467
<https://www.newyorkschoools.com/schools/jhs-135-f-d-whelen.html>
718-653-1237

Little Stars Too

President/Executive Director/Principal
1083 Allerton Ave
Bronx, NY 10469
<https://littlestarspreschools.com/>
[\(718\) 515-8800](tel:(718)515-8800)

Residents, owners, and occupants of the site:

Lot 16

Current Owner: Boston Road Associates
Address: 38 East 29th Street, 9th Floor
New York, NY 10016
Attn: Ira Gross
516-447-5986
igross@danssupreme.com

Current Operator: 2556 Boston Road Food Corp
Address: 2556 Boston Road,
Bronx, New York 10467
Attn: Rodolfo Fuentres
516-967-7839
rudyfuentes@gmail.com

Lot 30

Current Owner and Operator: 2576 BPR
Equities Inc.
Address: 11 Hillside Court,
Suffern, New York 10901
Attn: John Rivera
917-596-8460
johnj2021@gmail.com

Lot 32

Current Owner: Gloria Re
25-28 Lurting Avenue,
Bronx, New York 10469
914-494-5452
charlesre54@icloud.com

Current Operator: Classico Building Maintenance Inc.
Address: 2580 Boston Road
Bronx, New York 10467
718-881-5551
mariarios@classicobmi.com

Adjacent properties include:

Napa Realty Corp.
Block: 4441 Lot: 34
2600 Boston Road
Bronx, NY 10467

John Angrisani
Block: 4441 Lot: 31
2560 Matthews Avenue
Bronx, NY 10467

Leo Borenstein
Block: 4441 Lot: 30
2558 Matthews Avenue
Bronx, NY 10467

Shkelzen Nikqi
Block: 4441 Lot: 28
2554 Matthews Avenue
Bronx, NY 10467

Anna Failla Revocable Trust
Block: 4441 Lot: 19
2534 Matthews Avenue
Bronx, NY 10467

Agim Kelmendi
Block: 4440 Lot: 15
2524 Barnes Avenue
Bronx, NY 10467

2555 Boston Road LLC
Block: 4439 Lot: 56
2559 Boston Road
Bronx, NY 10467

Maria Coppola
Block: 4441 Lot: 127
2552 Matthews Avenue
Bronx, NY 10467

Michael Ciofalo
Block: 4441 Lot: 27
2550 Matthews Avenue
Bronx, NY 10467

Most Rabea Khatun
Block: 4441 Lot: 26
2548 Matthews Avenue
Bronx, NY 10467

Agim Dedushi
Block: 4441 Lot: 25
2546 Matthews Avenue
Bronx, NY 10467

Jim Kong Chen
Block: 4440 Lot: 43
2535 Matthews Avenue
Bronx, NY 10467

Driart Realty LLC
Block: 4439 Lot: 25
2523 Barnes Avenue
Bronx, NY 10467

Carolei Realty Corp. LLC
Block: 4440 Lot: 71
800 Allerton Avenue
Bronx, NY 10467

Linus Jeremie
Block: 4441 Lot: 24
2544 Matthews Avenue
Bronx, NY 10467

Mario Scaglione
Block: 4441 Lot: 23
2540 Matthews Avenue
Bronx, NY 10467

Chien Tran
Block: 4441 Lot: 22
2538 Matthews Avenue
Bronx, NY 10467

Hannah Deh
Block: 4441 Lot: 20
2536 Matthews Avenue
Bronx, NY 10467

Klina Realty Corp.
Block: 4440 Lot: 45
2529 Matthews Avenue
Bronx, NY 10467

Boston 1 LLC
Block: 4439 Lot: 20
2556 Boston Road
Bronx, NY 10467

An aerial photograph of an urban area in Boston, Massachusetts. The map shows the intersection of Boston Road, Barnes Avenue, and Matthews Avenue. A blue outline delineates a specific area labeled "SITE". This site includes a large paved lot with several parked cars and a building. Surrounding the site are various residential and commercial properties, many of which are labeled with lot numbers. The map also shows street names and a crosswalk at the intersection of Barnes Avenue and Boston Road.

Appendix D– Brownfield Cleanup Program Process

