



Department of  
Environmental  
Conservation

# **Brownfield Cleanup Program**

## **Citizen Participation Plan**

for

## **Melrose Cornerstone B2**

July 2025

Site No. C203175  
3116-3124 Third Avenue  
Bronx, NY 10451

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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: **CS Melrose Site B2 Owner LLC**  
Site Name: **Melrose Cornerstone B2 ("Site")**  
Site Address: **3116-3124 Third Avenue, Bronx, New York 10451**  
Site County: **Bronx**  
Site Number: **C203175**

## **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, it has been determined that the site does not pose a significant threat.

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

<https://dec.ny.gov/regulatory/regulations/technical-assistance-grant-tag-guidance-handbook-der-14>

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)
<p align="center"><b>Application Process:</b></p> <div> <ul style="list-style-type: none"> <li>• Prepare site contact list</li> <li>• Establish document repository(ies)</li> </ul> </div> <div> <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> </div>	
<p align="center"><b>After Execution of Brownfield Site Cleanup Agreement (BCA):</b></p> <ul style="list-style-type: none"> <li>• Prepare Citizen Participation (CP) Plan</li> </ul>	<p>At time of preparation of application to participate in the BCP.</p> <p>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.</p> <p>Before start of Remedial Investigation</p> <p><b>Note:</b> Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.</p>
<p align="center"><b>Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</b></p> <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>	<p>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.</p>
<p align="center"><b>After Applicant Completes Remedial Investigation:</b></p> <ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes RI results</li> </ul>	<p>Before NYSDEC approves RI Report</p>
<p align="center"><b>Before NYSDEC Approves Remedial Work Plan (RWP):</b></p> <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>	<p>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.</p>
<p align="center"><b>Before Applicant Starts Cleanup Action:</b></p> <ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes upcoming cleanup action</li> </ul>	<p>Before the start of cleanup action.</p>
<p align="center"><b>After Applicant Completes Cleanup Action:</b></p> <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>	<p>At the time the cleanup action has been completed.</p> <p><b>Note:</b> The two fact sheets are combined when possible if there is not a delay in issuing the COC.</p>



### **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.

Primary issues include ongoing and upcoming site investigation and remediation activities; the overall process and timeline for cleanup and potential redevelopment; current knowledge of site contamination and its potential effects on public health and the environment; site-related impact on the community, including access restrictions; and planned Citizen Participation Activities.

The Site is located in an Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities.

The Site is located in an area with a sizable African-American, Hispanic-American and Chinese-American population, nearby. All future fact sheets will be translated into Spanish and Chinese.

For additional information, visit: <https://statisticalatlas.com/tract/New-York/Bronx-County/007100/Overview>

### **4. Site Information**

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

#### *Site Description*

- Location - 3116-3124 Third Avenue, Bronx, New York 10451
- Setting - Urban
- Site size - 13,800 square feet
- Adjacent properties – commercial structures to the north, east, and west, and a mixed-use residential and commercial structure to the south.

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

- Prior and current use(s) - Currently, the Site is used for parking for the adjacent New York Police Department (NYPD) 42<sup>nd</sup> Precinct and consists of unpaved parking areas, vegetation, and the abandoned New York Central Railroad Port Morris Branch which is present at approximately 20 feet below ground surface (ft bgs) on the eastern portion of the site. Past uses of the Site include commercial, manufacturing, and transportation uses.
- A Remedial Investigation was performed in April 2024 in accordance with the New York City Mayor's Office of Environmental Remediation (OER) requirements which included soil, groundwater, and soil vapor sampling.
- Based on the investigations performed to date, the primary contaminants of concern are contaminated historic fill material in soil, solvents in soil, groundwater, and soil vapor, and PFOA (Perfluorooctanoic acid)/PFOS (Perfluorooctane sulfonate) in groundwater. Contaminated historic fill material refers to dirt, soil, or other materials that were used to fill in an area of land but have since been found to contain hazardous substances. The substances include chemicals, heavy metals, and other pollutants that can be dangerous to human health and the environment. PFOA and PFOS are chemicals that are used in things like non-stick cookware, water-repellent clothing, and firefighting foam. These chemicals stay in the environment for long periods of time and have been linked to environmental and health problems. Solvents are liquids used to dissolve or dilute other substances, commonly found in products like paints, cleaning agents, and certain industrial chemicals. Solvents can pose significant environmental risks due to the chemicals they often contain. The volatile compounds released by some solvents contribute to air pollution and may have detrimental effects on both human health and the environment.

## **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 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 in accordance with OER requirements before it entered into the BCP. For the partial investigation, NYSDEC will determine if the data are useable.

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

### *Interim Remedial Measures*

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

### *Remedy Selection*

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

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

or

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

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

### *Cleanup Action*

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

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

### *Certificate of Completion*

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

Nour Haredy  
Project Manager  
NYSDEC Region 2  
Division of Environmental Remediation  
1 Hunters Point Plaza,  
47-40 21<sup>st</sup> Street,  
Long Island City, NY 11101  
(718) 482-6333  
nour.haredy@dec.ny.gov

Heather Leibowitz, Esq.  
Assistant Regional Attorney  
NYSDEC Office of General Counsel  
1 Hunters Point Plaza,  
47-40 21<sup>st</sup> Street,  
Long Island City, NY 11101  
(718) 482-6554  
heather.leibowitz@dec.ny.gov

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

Sarita Wagh  
Project Manager  
NYSDOH  
Empire State Plaza, Corning Tower  
Room 1787  
Albany, NY 12237  
(518) 402-7860  
sarita.wagh@health.ny.gov

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

<https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

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

**Bronx Community Board 1**

3024 Third Avenue  
Bronx, NY 10455  
Clarisa M. Alayeto, Chairperson  
Anthony R. Jordan, District Manager  
Committee on Environmental Justice and Sanitation  
Cesar Yoc, Committee Chairperson  
(718) 585-7117  
bx01@cb.nyc.gov

Hours:

Monday: 9am-5pm  
Tuesday: 9am-5pm  
Wednesday: 9am-5pm  
Thursday: 9am-5pm  
Friday: 9am-5pm  
Saturday: CLOSED  
Sunday: CLOSED

**Morrisania Library**

610 E 169<sup>th</sup> St,  
Bronx, NY 10456  
Colbert Nembhard  
(718) 589-9268  
morrisanialibrary@nypl.org

Hours:

Monday: 10am-7pm  
Tuesday: 10am-7pm  
Wednesday: 10am-7pm  
Thursday: 10am-7pm  
Friday: 10am-5pm  
Saturday: 10am-5pm  
Sunday: CLOSED

## Appendix B - Site Contact List

Name	Title	Address	Phone	Email / Website
<b>Local Government Officials</b>				
Hon. Eric Adams	NYC Mayor	City Hall New York, NY 10007	N/A	N/A
Hon. Vanessa Gibson	Bronx Borough President	Office of the Bronx Borough President 851 Grand Concourse, 3rd Floor, Bronx, NY 10451	(718) 590-3557	webmail@bronxbp.nyc.gov
Hon. Brad Lander	NYC Comptroller	1 Centre Street New York, NY 10007	N/A	N/A
Hon. Jumaane D. Williams	Public Advocate	1 Centre Street, 15 <sup>th</sup> Floor North, New York, NY 10007	N/A	N/A
David Gold, Esq.	Commissioner, NYC Dept. of City Planning	120 Broadway, 31 <sup>st</sup> Floor, New York, NY 10271	N/A	N/A
Hon. Rafael Salamanca Jr.	NYC Councilmember	1070 Southern Boulevard, Bronx, NY 10459	(718) 402-6130	N/A
Juston M. Horstman	Bronx Director of Planning & Development	Office of the Bronx Borough President 851 Grand Concourse, 3rd Floor, Bronx, New York 10451	(718) 590-3514	jhorstman@bronxbp.nyc.gov
Shaminder Chawla	Director, NYC Office of Environmental Protection	100 Gold Street – 2 <sup>nd</sup> Floor, New York, NY 10038	N/A	N/A
Hon. Ischia Bravo	Bronx County Clerk	851 Grand Concourse, Room 118, Bronx, New York 10451	N/A	N/A



Name	Title	Address	Phone	Email / Website
<b>Public Water Supplier</b>				
Rohit Aggarwala	Commissioner, NYC Dept. Of Environmental Protection	59-17 Junction Boulevard, Flushing, NY 11373	N/A	N/A
Philip Wasserman	Executive Director, New York City Municipal Water Finance Authority	255 Greenwich Street, 6 <sup>th</sup> Floor, New York, NY 10007	N/A	N/A
Alfonso L. Carney Jr.	Chairperson, New York City Water Board	59-17 Junction Boulevard, 8 <sup>th</sup> Floor, Flushing, NY 11373	N/A	N/A
<b>State and Federal Officials</b>				
Hon. Charles Schumer	U.S. Senator	780 Third Avenue, Suite 2301, New York, NY 10017	N/A	N/A
Hon. Kirsten Gillibrand	U.S. Senator	780 Third Avenue, Suite 2601, New York, NY 10017	N/A	N/A
Hon. Ritchie Torres	U.S. House of Representatives	540 E Fordham Road, Suite 2A, Bronx, NY 10458	N/A	N/A
Luis R. Sepulveda	NYS Senator	975 Kelly Street, Suite 203, Bronx, NY 10459	N/A	N/A
Hon. Chantel Jackson	NYS Assemblymember	780 Concourse Village West, Ground Fl. Professional, Bronx, NY 10451	N/A	N/A
<b>Local Media Outlets</b>				
New York Daily News	N/A	PO Box 7180 New York, NY 10008	N/A	N/A

Name	Title	Address	Phone	Email / Website
New York Post	N/A	1211 Avenue of Americas, New York, NY 10036	N/A	N/A
Spectrum NY 1 News	N/A	75 Ninth Avenue, New York, NY 10011	N/A	N/A
Bronx Times Reporter	N/A	3602 East Tremont Avenue, Bronx, NY 10465	N/A	N/A
Noticia NYC	N/A	3602 East Tremont Avenue, Bronx, NY 10465	N/A	N/A
Hoy Nueva York	N/A	Impremedia, 41 Flatbush Avenue 1st Floor Brooklyn, NY 11217	N/A	N/A
El Diario NY	N/A	Impremedia, 41 Flatbush Avenue, 1st Floor, Brooklyn, NY 11217	N/A	N/A
NYCHA Journal	N/A	N/A	N/A	journal@nycha.nyc.gov <a href="https://www.nyc.gov/site/nycha/about/contact.page">https://www.nyc.gov/site/nycha/about/contact.page</a>
School and Daycare Facilities				
Bronx Elementary School 29 (The Melrose School)	President/ Executive Director/ Principal	758 Courtlandt Avenue, Bronx, NY 10451	(718) 292-3785	<a href="https://www.psms29.net/">https://www.psms29.net/</a>
PS 146 Edward Collins Elementary School	President/ Executive Director/ Principal	968 Cauldwell Avenue, Bronx, NY 10456	(718) 378-9664	N/A
P.S. 157 Grove Hill	President/ Executive Director/ Principal	757 Cauldwell Avenue, Bronx, NY 10456	(718) 292-5255	N/A

<b>Name</b>	<b>Title</b>	<b>Address</b>	<b>Phone</b>	<b>Email / Website</b>
P17X @ 298X	President/ Executive Director/ Principal	778 Forest Avenue, Bronx, NY 10456	(718) 665- 5617	<a href="https://p017x.org/p17x298.html">https://p017x.org/p17x298.html</a>
P.S. X140 The Eagle School	President/ Executive Director/ Principal	916 Eagle Avenue, Bronx, NY 10456	(718) 585- 1205	<a href="https://www.ps140.org/">https://www.ps140.org/</a>
LEAD 359 Leaders of Excellence, Advocacy, and Discovery (formerly Concourse Village Elementary School)	President/ Executive Director/ Principal	639 St Ann's Avenue, Bronx, NY 10455	(332) 286- 1334	<a href="https://www.lead359.com/">https://www.lead359.com/</a>
X298 Academy of Public Relations	President/ Executive Director/ Principal	778 Forest Avenue, Bronx, NY 10456	(718) 665- 8866	<a href="https://apr298.com/">https://apr298.com/</a>
AECI 1 Charter School	President/ Executive Director/ Principal	838 Brook Avenue, Bronx, NY 10451	(646) 400- 5566	<a href="https://aecischools.org/aeci1/">https://aecischools.org/aeci1/</a>
Mott Haven Village Preparatory High School	President/ Executive Director/ Principal	701 St Ann's Avenue, Bronx, NY 10455	(718) 402- 0571	N/A
University Heights Secondary School	President/ Executive Director/ Principal	701 St Ann's Avenue, Bronx, NY 10455	(718) 292- 0578	<a href="https://universityheightshighschool.org/">https://universityheightshighschool.org/</a>
South Bronx Academy for Applied Media	President/ Executive Director/ Principal	778 Forest Avenue, Bronx, NY 1056	(718) 401- 0059	N/A

<b>Name</b>	<b>Title</b>	<b>Address</b>	<b>Phone</b>	<b>Email / Website</b>
Zeta South Bronx Elementary School + Zeta Bronx Middle School	President/ Executive Director/ Principal	425 Westchester Avenue, Bronx, NY 10455	(929) 458-3000	N/A
Immaculate Conception School	President/ Executive Director/ Principal	378 E 151st Street #2, Bronx, NY 10455	(718) 585-4843	<a href="https://icsfamily.org/contact-us">https://icsfamily.org/contact-us</a>
Boricua College – Bronx Campus	President/ Executive Director/ Principal	890 Washington Avenue, Bronx, NY 10451	(347) 964-8600	<a href="https://www.boricuacollege.edu/bronx">https://www.boricuacollege.edu/bronx</a>
Legacy College Prep Charter High School	President/ Executive Director/ Principal	808 Cauldwell Avenue, Bronx, NY 10456	(347) 746-1558	<a href="https://legacycollegeprep.org/high-school/">https://legacycollegeprep.org/high-school/</a>
Bronx Sky Child Care Center Inc.	President/ Executive Director/ Principal	495 E 158th Street, Bronx, NY 10451	(718) 401-0100	N/A
Everyone's Daycare	President/ Executive Director/ Principal	812 Melrose Avenue, Bronx, NY 10451	(347) 282-0438	<a href="https://www.everyonesdaycare.com/contact-us">https://www.everyonesdaycare.com/contact-us</a>
Tender Tots Child Care & Learning Center at Teller Ave	President/ Executive Director/ Principal	924 Teller Avenue, Bronx, NY 10451	N/A	N/A
Little Scholars Early Development Center	President/ Executive Director/ Principal	3365 Third Avenue, Bronx, NY 10456	(718) 292-5761	<a href="https://www.littlescholarsdcny.com/">https://www.littlescholarsdcny.com/</a>
Marshall England Early Learning Center – Highbridge Advisory Council Family Services Inc.	President/ Executive Director/ Principal	800 Concourse Village East, Bronx, NY 10451	(718) 742-2370	N/A

<b>Name</b>	<b>Title</b>	<b>Address</b>	<b>Phone</b>	<b>Email / Website</b>
Paola's Family Child Care	President/ Executive Director/ Principal	320 E 156th Street Apt. 5H, Bronx, NY 10451	(347) 876- 1080	N/A
Little Precious Angels LLC (Family Home Daycare)	President/ Executive Director/ Principal	387 E 158th Street, Bronx, NY 10451	(347) 271- 4914	N/A
Glorious Group Day Care LLC Daycare	President/ Executive Director/ Principal	1011 Washington Avenue #414, Bronx, NY 10456	(646) 209- 2591	N/A
Little Steps Daycare	President/ Executive Director/ Principal	835 Trinity Avenue, Bronx, NY 10456	(646) 894- 1299	N/A
Little Bitz Daycare	President/ Executive Director/ Principal	443 E 162nd Street, Bronx, NY 10451	(917) 821- 0378	N/A
TLC ADULT DAY CARE CENTER	President/ Executive Director/ Principal	3305 Third Avenue, Bronx, NY 10456	(718) 292- 7700	N/A
Wee Care Group Family Day Care	President/ Executive Director/ Principal	837 Washington Avenue, Bronx, NY 10451	(917) 847- 4642	N/A
Learning Through Play	President/ Executive Director/ Principal	443 E 163rd Street, Bronx, NY 10451	(929) 458- 3952	N/A
Little Ducklings Day Care	President/ Executive Director/ Principal	844 Trinity Avenue, Bronx, NY 10456	(718) 300- 6226	N/A
Homer Bean Group Day Care	President/ Executive Director/ Principal	385 E 157th Street, Bronx, NY 10451	(718) 292- 8139	N/A
Bronx Headstart of Northside Center	President/ Executive Director/ Principal	745 Eagle Avenue, Bronx, NY 10455	(347) 444- 3923	N/A

Name	Title	Address	Phone	Email / Website
Daisy B. Babies Group Family Daycare	President/ Executive Director/ Principal	615 E 158th Street, Bronx, NY 10456	(917) 599-6402	N/A
Little Thinkers Daycare	President/ Executive Director/ Principal	370 E 162nd Street, Bronx, NY 10451	(718) 877-8070	N/A
M&M Academy Daycare	President/ Executive Director/ Principal	294 East 162nd Street, Bronx, NY 10451	N/A	N/A
Forest Houses NYCHA Daycare Center	President/ Executive Director/ Principal	749 East 163rd Street, Bronx, NY 10456	N/A	N/A
<b>Community, Civic, Religious and other Environmental Organizations</b>				
Consolidated Edison Corporate Affairs	Director, Regional and Community Affairs Team Bronx	511 Theodore Fremd Avenue, Rye, NY 10580	N/A	N/A
NYPD 40 <sup>th</sup> Police Precinct Council	President	567 East 149th Street, Bronx, NY 10455	N/A	N/A
FDNY	Division 6/ Engine 71/ Ladder 55	720 Melrose Avenue, Bronx, NY 10455	N/A	N/A
The HUB – Third Avenue Business Improvement District	Executive Director	2825 Third Avenue, 3rd Floor, Bronx, NY 10455	N/A	psuarez@thirdavenuebid.org <a href="https://www.thirdavenuebid.org/contact">https://www.thirdavenuebid.org/contact</a>
Gospel Baptist Church	N/A	3265 Third Avenue, Bronx, NY 10456	N/A	N/A
Pentecostal Church Christ Followers	N/A	3291 Third Avenue, Bronx, NY 10456	N/A	N/A

<b>Name</b>	<b>Title</b>	<b>Address</b>	<b>Phone</b>	<b>Email / Website</b>
Saints Peter & Paul Church	N/A	824 Brook Avenue, Bronx, NY 10451	N/A	N/A
Greater Eternal Baptist Church	N/A	746 Elton Avenue, Bronx, NY 10451	N/A	N/A
St. Adalbert's Church	N/A	422 East 156th Street, Bronx, NY 10451	N/A	N/A
St David's Episcopal Church	N/A	384 E 160th Street, Bronx, NY 10451	N/A	N/A
Iglesia Cristiana Manantial De Vida	N/A	2935 Third Avenue, Bronx, NY 10455	N/A	N/A
Faith Life Ministries International – Christian Faith Center	N/A	885 Brook Avenue, Bronx, NY 10451	N/A	N/A
Iglesia Pentecostal Unida Latinoamericana Inc.	N/A	384 E 160th Street, Bronx, NY 10451	N/A	N/A
Solid Rock Church	N/A	3373 Third Avenue, Bronx, NY 10456	N/A	N/A
New Season Christian Center	N/A	937 Teller Avenue, Bronx, NY 10451	N/A	N/A
Focus Fellowship Church	N/A	639 St Ann's Avenue, Bronx, NY 10455	N/A	N/A

<b>Name</b>	<b>Title</b>	<b>Address</b>	<b>Phone</b>	<b>Email / Website</b>
Mt. Bethel Baptist Church	N/A	698 Courtlandt Avenue, Bronx, NY 10451	N/A	N/A
Missionary Church of Christ	N/A	937 Teller Avenue, Bronx, NY 10451	N/A	N/A
La Primitiva Pentecostal Church	N/A	277 E 162nd Street, Bronx, NY 10451	N/A	N/A
Darou Salam Islamic Community, Inc.	N/A	677 Elton Avenue, #2A, Bronx, NY 10455	N/A	N/A
Futa Islamic Center, Inc.	N/A	3400 Third Avenue, Bronx, NY 10456	N/A	N/A
Nurudeen Islamic Charity Organization	N/A	3391 Third Avenue, Bronx, NY 10456	N/A	N/A
New Jerusalem Pentecostal Church	N/A	671 E 156th Street, Bronx, NY 10455	N/A	N/A
PSS Andrew Jackson Senior Center	N/A	325 E 156th Street, Bronx, NY 1045	N/A	N/A
PSS Morrisania Air Rights Senior Center	N/A	325 E 156th Street, Bronx, NY 10451	N/A	N/A
Epworth United Methodist Church	N/A	834 Concourse Village East, Bronx, NY 10451	N/A	N/A
Concourse Village Special Adult	N/A	773 Concourse Village East, Bronx, NY 10451	N/A	N/A

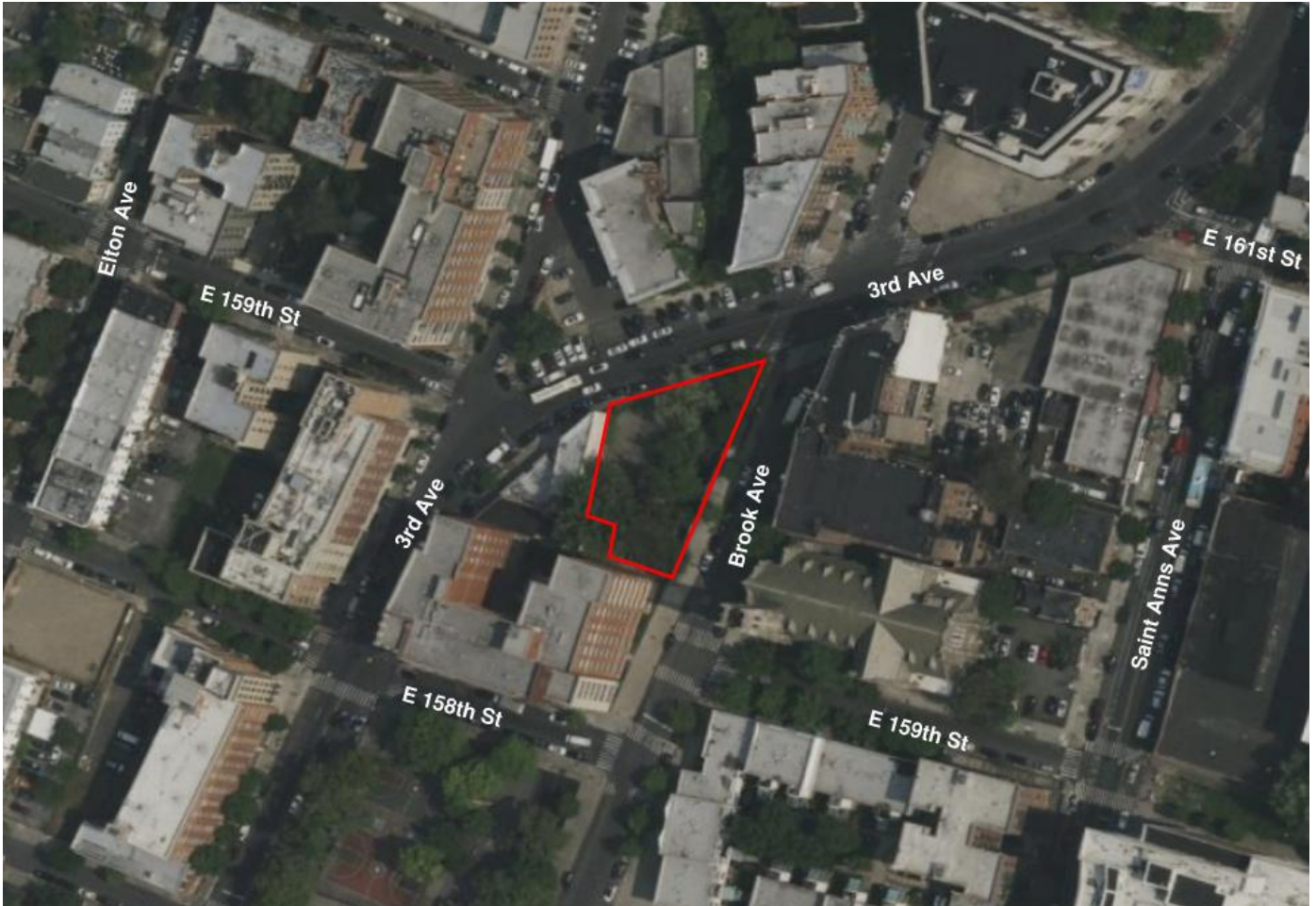


Name	Title	Address	Phone	Email / Website
Alianza Civica Bayamonese Inc.	N/A	696 Courtlandt Avenue, Bronx, NY 10451	N/A	N/A
Melrose Mott Haven Senior Center	N/A	372 E 152nd Street, Bronx, NY 10455	N/A	N/A
La Casa De Felicidad	N/A	3097 Third Avenue, Bronx, NY 10451	N/A	N/A
Melrose Houses NYCHA	Development Management Office	345 East 153rd Street, Bronx, New York 10451	N/A	N/A
Forest Houses NYCHA	Development Management Office	1010 Trinity Avenue, Bronx, New York 10456	N/A	N/A
Forest Houses NYCHA	Tenant Association	980 Trinity Avenue, Bronx, New York 10456	N/A	N/A
Jessica Clemente	CEO, We Stay/ Nos Quedamos	754 Melrose Avenue, Bronx, New York 10451	N/A	clemente@nosquedamos.org <a href="https://www.nosquedamos.org/">https://www.nosquedamos.org/</a>
3110 Bronx Corp.	N/A	3110 Third Avenue, Bronx, NY 10451	N/A	N/A
3108 Third Avenue Corp.	N/A	3108 Third Avenue, Bronx, NY 10451	N/A	N/A
CS Melrose Site B LLC	N/A	495 E 158th Street, Bronx, NY 10451	N/A	N/A
Adjacent Properties				
Derick T. Spaulding	Chief Executive Officer, AECl Network	838 Brook Avenue, Bronx, NY 10451	(646) 400-5566	<a href="mailto:info@aecischools.org">info@aecischools.org</a>

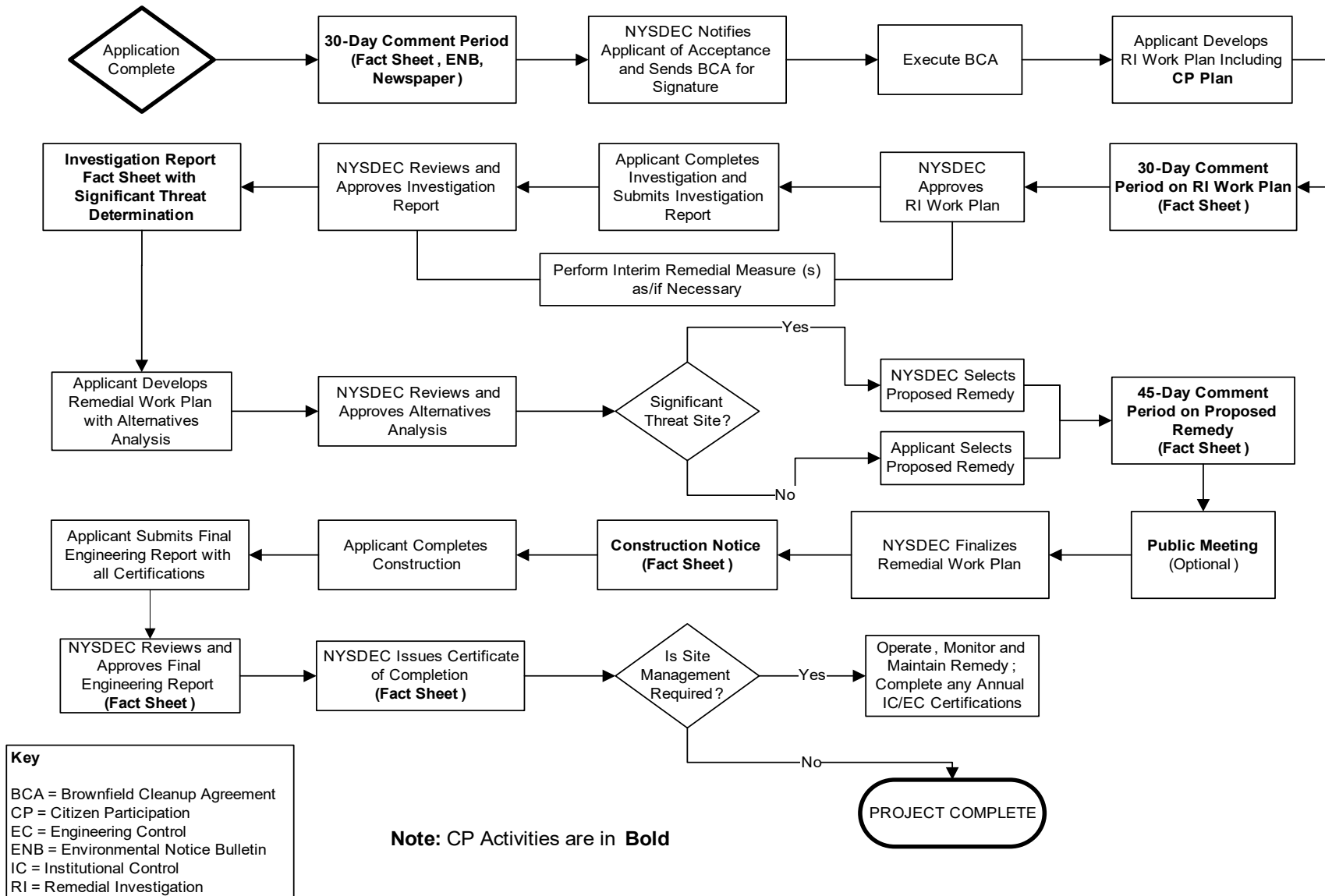
Name	Title	Address	Phone	Email / Website
Elizabeth Meran	President, Bronx Sky Child Care Center Inc.	495 E 158 <sup>th</sup> Street, Bronx, NY 10451	(718) 401- 0100	N/A
BoomCommunity Services, Inc.	N/A	3146 Third Avenue, Bronx, NY 10451	N/A	N/A
500 E 183 <sup>rd</sup> Realty Corp	N/A	871 Brook Avenue, Bronx, NY 10451	N/A	N/A

## Appendix C – Site Location Map

**3116-3124 Third Avenue,  
Bronx, NY 10451**



## Appendix D– Brownfield Cleanup Program Process



# 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, if applicable.

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.

### Instructions for Numbered Parts

Consider the bulleted issues and questions below and any others that may be appropriate to the site and the community to help complete the five Parts of this Scoping Sheet. Include 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 continue to 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 properties, natural resources, etc.?

- Are there 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?
- Do 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.**

- 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.** 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 in the selection and conduct of appropriate outreach activities, and to identify their timing and the information to be exchanged.

Check all affected/interested parties that apply to the site. **Note: Adjust the site's contact list appropriately.** The following are some ways to identify affected/interested parties:

- Tax maps of adjacent property owners
- Attendees at public meetings
- Telephone discussions
- Letters and e-mails to DER, the remedial party, and other agencies
- Political jurisdictions and boundaries
- Media coverage

- Current/proposed uses of site and/or nearby properties (recreational, commercial, industrial)
- Discussions with community organizations: grass roots organizations, local environmental groups, environmental justice groups, churches, and neighborhood advisory groups



## Remedial Programs

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

Remedial Party: CS Melrose Site B2 LLC

Site Name: Melrose Cornerstone B2

Site Number: C203175

Site County: Bronx

**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/or information. **Use this information as an aid to prepare or update the Major Issues of Public Concern section of the site Citizen Participation Plan.**

Key concerns for the community include the potential off-site migration of volatile organic compounds (VOCs) and dust generated during site activities.

How were these issues and/or information identified?

The Community Air Monitoring Plan will address air quality issues that are common during brownfield cleanup projects of this nature.

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

N/A

How were these information needs identified?

N/A

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

The community should be made aware that the site contact list is provided in Appendix B of the Community Participation Plan (CPP), and that the remedial action schedule is also outlined in the CPP.

How were these issues and/or information identified?

N/A

**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 around site:

☒ Residential    ☐ Agricultural    ☐ Recreational    ☐ Commercial    ☐ Industrial

b. Residential type around site:

☒ Urban    ☐ Suburban    ☐ Rural



c. Population density around site:

☒ **High**      ☐ **Medium**      ☐ **Low**

d. Community economic status:

☐ **High**      ☐ **Medium**      ☒ **Low**

e. Water supply of nearby residences:

☐ **Yes**    ☐ **No**    ☒ **Public**      ☐ **Private Wells**    ☐ **Mixed**

f. Other environmental issues significantly impacting affected community?

Provide details if appropriate:

[Click here to enter text.](#)

g. Special considerations:

☒ **Language**      ☐ **Age**      ☐ **Transportation**      ☐ **Other**

Explain marked categories in g.:

All future factsheets will be translated to Spanish and Chinese.

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

☒ **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):** The site contact list is provided in Appendix B of the Community Participation Plan (CPP), with modifications pursuant to discussions with the DEC,

**Date Completed:** 07/28/2025

**Prepared By:** Wilson Corella

**Reviewed By:** Thomas V. Panzone