



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan

for

431-441 Concord Avenue Development Project

May 2025

C203177
431-441 Concord Avenue
Bronx, NY 10455

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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: **Concord Developments Housing Development Fund (“Applicant”)**
Site Name: **431-441 Concord Avenue Development Project (“Site”)**
Site Address: **431-441 Concord Avenue**
Site County: **Bronx**
Site Number: **C203177**

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 <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)
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.

Citizen Participation Activities	Timing of CP Activity(ies)
<p align="center">Before Applicant Starts Cleanup Action:</p> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	
<p align="center">After Applicant Completes Cleanup Action:</p> <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) 	

3. Major Issues of Public Concern

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

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

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.

Major issues of public concern may be identified during the course of the Site's investigation and cleanup process. The Site is located within an Environmental Justice Area in which a significant portion of the residents are Spanish-speaking. Therefore, all fact sheets will be translated into Spanish.

For additional information, visit: <https://statisticalatlas.com/tract/New-York/Bronx-County/003500/Race-and-Ethnicity>

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

4. Site Information

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

Site Description

The 431-441 Concord Avenue Development Project consists of one tax lot (Block 2578, Lot 15) and is located in an urban area of the Mott Haven section of Bronx, N Y. The Site is located on the western side of Concord Avenue, between East 145th Street to the north and East 144th Street to the south. The Site comprises approximately 16,750

square feet. There is one single-story auto repair building on the north portion of the Site, with the balance of the lot vacant and covered with vegetation.

The Site is located within a R7D district, which was recently changed from M1-2. The Site is currently utilized for commercial purposes, with the current and historical tenant operating an auto repair shop. The surrounding properties to the east and west are occupied by residential buildings, with a school located to the north and commercial properties to the south. The Site is also located within an NYS Environmental (EN) Zone (Census Tract 35). The proposed development is consistent with the current surrounding land uses and in compliance with the established zoning for the lot and the surrounding area.

Site History

The subject building was constructed in 1953, for unspecified manufacturing purposes. By 1956, the building was occupied by an auto body repair shop and remained an auto body repair shop until at least 1979. From 1980 to present-day, the operations in the building have consisted of general automotive repair and maintenance. From at least 1891 to 2002, there was a two-story dwelling located on the west side of the Site. In addition to the typical residential uses associated with this dwelling, the Elevator Service and Appliance Company occupied part of this structure in the 1940's. The dwelling was demolished in 2002 and the west side of the Site remains unoccupied since that time.

The identified former uses of the Site include the elevator Service and Appliance Company, auto body repair shops, and general automotive repair shops. Such operations typically involve the storage and use of hazardous substance and/or petroleum products. Any past spills, leaks or discharges of such materials would be a potential source of contamination to the Site.

Impacts Present or Suspected

Overall, historical usage of the Site (Auto repair operations, etc.) were found to have impacted subsurface soil and soil vapor at the Site. Widespread impacts to soil are primarily limited to semi volatile organic compounds (SVOCs) (primarily polycyclic aromatic hydrocarbons [PAHs]) and metals. Impacts from volatile organic compounds (VOCs) were identified in soil vapor. VOCs and SVOCs are commonly found in fossil fuels such as gasoline, and other greases, lubricants, and solvents (used for parts cleaning in automotive work). Metals can be present from use at the site or from fill material used to grade the Site prior to construction.

Previous Environmental Activities

Previous investigations performed at the Site include a *Phase I Environmental Site Assessment* (ESA) (October 2023), a *Phase II ESA* (February 2020), and an additional *Phase II ESA* (February 2024).

The *Phase I* ESA identified the potential presence of out of service fuel oil tanks, as well as the presence of disturbed soil along with human made materials such as red brick, concrete, coal and stone fragments, which tend to cause contamination.

During the *Phase II* ESAs conducted in February 2020 and February 2024, environmental samples were collected to evaluate soil and soil vapor quality at the Site. Results of this sampling showed that there were exceedances of petroleum compounds, solvents, and metals over regulatory limits in soil and soil vapor. To address these detections and proceed with redevelopment of the Site, the Site owners decided to apply to the BCP.

5. Investigation and Cleanup Process

Application

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

The Applicant in its Application proposes that the site will be used for unrestricted use 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 will conduct an investigation of the site officially called a "remedial investigation" (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation workplan, which is subject to public comment.

The site investigation has several goals:

- 1) Define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) Identify the source(s) of the contamination;
- 3) Assess the impact of the contamination on public health and the environment; and
- 4) Provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

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

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

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

Interim Remedial Measures

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

Remedy Selection

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

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

or

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

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

Cleanup Action

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

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

Certificate of Completion

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

Site Management

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the

remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

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

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

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

Appendix A - Project Contacts and Locations of Reports and Information

Project Contacts

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

New York State Department of Environmental Conservation (NYSDEC):

Nour Haredy
Project Manager
NYSDEC
Division of Environmental Remediation
47-40 21st Street
Long Island City, New York 11101
718-482-6333
Nour.haredy@dec.ny.gov

Thomas V. Panzone
Public Participation Specialist
Division of Communication, Education
and Engagement
NYSDEC – Region 2
47-40 21st Street
Long Island City, NY 11101
Thomas.panzone@dec.ny.gov
718-482-4953

New York State Department of Health (NYSDOH):

Christine Vooris
Project Manager
NYSDOH Bureau of Environmental
Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
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:

Mott Haven Library
The New York Public Library
321 East 140th Street
Bronx, NY 10454
Attn: Melissa Davis, Associate Director
Phone: 718-665-4878
motthaven@nypl.org

Hours:

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

Bronx Community Board #1
3024 Third Avenue
Bronx, NY 10455
Attn: Anthon R. Jordan, District Manager
Clarisa M. Alayeto, Chairperson
Cesar Yoc - Committee on Environmental Justice and Sanitation
Bx01@CB.NYC.Gov 718-585-7117
Hours: 9 AM-5 PM

Files can also be viewed electronically using the NYSDEC Info Locator site, which is found at: <https://extapps.dec.ny.gov/data/DecDocs/C203177/>

Appendix B - Site Contact List

Local Government Officials

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

Hon. Brad Lander
NYC Comptroller
1 Centre Street Room 517
New York, NY 10007

Hon. Jumaane D. Williams
Public Advocate
1 Centre Street 15th Floor North
New York, NY 10007

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

Public Water Supplier

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

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

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

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

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

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

U.S. House of Representatives
Hon. Alexandria Ocasio-Cortez
Hunts Point Office
1231 Lafayette Ave
Suite L-610
Bronx, NY 10474

NYC Councilmember
Hon. Diane Ayala
214 St. Ann's Avenue
Bronx, NY 10454

NYS Senator
Hon. Jose M. Serrano
335 E 100th Street
New York, NY 10029

NYS Assemblymember
Hon. Amanda Septimo
384 E 149th St., Suite 202
Bronx, NY 10455

New York City Municipal Water Finance Authority
Philip Wasserman - Executive Director
255 Greenwich Street, 6th Floor
New York, NY 10007

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

Local Media Outlets

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

Bronx Times Reporter
3602 East Tremont Avenue
Bronx, NY 10465

Schneps Media
3602 East Tremont Avenue
Bronx, NY 10465

Noticia NYC
3602 East Tremont Avenue
Bronx, NY 10465

School and Daycare Facilities

Storefront Academy Charter Schools - South Bronx
President/Executive Director/Principal
<https://www.storefrontacademy.org/>
(646) 758-7201
609 Jackson Avenue
Bronx, NY 10455

Port Morris School of Community Leadership PS/MS 5X
President/Executive Director/Principal
<https://www.psms5.com/>
718-292-2683
564 Jackson Avenue,
Bronx, NY 10455

Success Academy Charter School - Bronx 5 Lower Elementary
President/Executive Director/Principal
<https://www.successacademies.org/school/bronx-5-lower/>
347-284-6465
604 East 139th Street
Bronx, NY, 10454

I.S. 584
President/Executive Director/Principal
<https://www.mshs223.org/o/is>
718-742-2900
600 Saint Ann's Avenue
Bronx, NY 10455

Neighborhood Charter School: Bronx
President/Executive Director/Principal
<https://ncschools.org/our-schools/ncs-bronx/>
646-701-7117
411 Wales Avenue,
Bronx, NY 10454

Mott Haven Community High School
President/Executive Director/Principal
<https://www.motthavencommunityhs.com/>
718-665-8512
455 Southern Boulevard
Bronx, NY 10455

University Prep Charter High School
President/Executive Director/Principal
<https://www.uppublicschools.org/>
(718) 292-6543
600 St. Ann's Avenue 4th Fl.
Bronx, NY 10455

University Prep Charter Middle School
President/Executive Director/Principal
<https://www.uppublicschools.org/>
(917) 985-8300

470 Jackson Avenue 3rd Fl.
Bronx, NY 10455

PS 277 Dr. Evelina Antonetty
President/Executive Director/Principal
<https://www.ps277x.com/>
718-292-3594
519 St Anns Avenue
Bronx, NY 10455

Little Angels Concord Head
President/Executive Director/Principal
(718) 292-8564
560 Concord Ave,
Bronx, NY 10455

Evelyn's Creative Learning Daycare
President/Executive Director/Principal
(646) 643-0142
530 E 146th St,
Bronx, NY 10455

Play Based Bronx Daycare
President/Executive Director/Principal
(914) 363-0424
143rd and, St Mary's St,
Bronx, NY 10454

Sunshine Learning Center of Jackson Ave LLC
President/Executive Director/Principal
718-679-9073
609 Jackson Ave,
Bronx, NY 10455

Happy Tots, LLC
President/Executive Director/Principal
(718) 665-5699
515 E 145th St,
Bronx, NY 10454

Emma's Family Daycare & Wonderschool
President/Executive Director/Principal
(347) 833-3271
353, 4A Cypress Ave,
Bronx, NY 10454

Mi Bebe Group Family Daycare #4
President/Executive Director/Principal
(718) 200-0432
602 Prospect Ave,
Bronx, NY 10455

Child Care Bronx
President/Executive Director/Principal
545 E 144th St,
Bronx, NY 10454

Tots Magical Clubhouse
President/Executive Director/Principal
(929) 801-8600
500 Union Ave,
Bronx, NY 10455

BELKIS group family daycare
President/Executive Director/Principal
472 E 145th St,
Bronx, NY 10454

Doña Ana's Group Daycare
President/Executive Director/Principal
(347) 431-7996
543 E 148th St,
Bronx, NY 10455

ABC 123 Day Care
President/Executive Director/Principal
498 Southern Blvd,
Bronx, NY 10455

Xitlieli Family Group Day Care Inc. Daycare
President/Executive Director/Principal
(718) 550-5984
593 Jackson Ave #2,
Bronx, NY 10455

Tender loving care daycare
President/Executive Director/Principal
(347) 744-7556
480 E 145th St,
Bronx, NY 10454

Community, Civic, Religious and Other Environmental Organizations

Consolidated Edison Corporate Affairs
Franchesca Diaz - Director Regional Community Affairs
Bronx
511 Theodore Fremd Avenue
Rye, NY 10580

40th Police Precinct Council
President Gabriel DeJesus
567 E 149th Street,
Bronx, NY, 10455

ENGINE 83/LADDER 29
FDNY
618 EAST 138 STREET
Bronx, NY 10454

Betances Senior Center
607 Concord Ave,
Bronx, NY 10455

Betances Senior Center
401 St Ann's Ave,
Bronx, NY 10454

Maria Isabel Senior Center
787 E 149th St,
Bronx, NY 10455

New York City Housing Authority Moore Senior Center
515 Jackson Ave,
Bronx, NY 10455

Templo Emmanuel (Congregación De Yahweh)
335 Beekman Ave,
Bronx, NY 10454

Ambassadors For Christ Community Outreach Ministries, Inc.
520 Concord Ave,
Bronx, NY 10455

St. Luke Roman Catholic Church
623 E 138th St,
Bronx, NY 10454

Thessalonica Christian Church
313 St Ann's Ave,
Bronx, NY 10454

Second Christian Church
734 E 149th St,
Bronx, NY 10455

Jehovah Shammah International Ministries
508 Southern Blvd,
Bronx, NY 10455

Mott Haven Spanish SDA Church
600 Westchester Ave,
Bronx, NY 10455

Iglesia Pentecostal Unida Hispana
503 Wales Ave,
Bronx, NY 10455

Holy Temple Church of God
581 Prospect Ave,
Bronx, NY 10455

Harvest Center
505 Brook Ave,
Bronx, NY 10455

Alianza Christian Missionary Church
505 E 142nd St,
Bronx, NY 10454

Iglesia Espiritu De Hermandad Bx
606-612 E 141st St,
Bronx, NY 10454

Iglesia Cristiana Shekinah
477 Brook Ave,
Bronx, NY 10455

Way Out Church Ministries, Inc.
518 E 148th St,
Bronx, NY 10455

South Bronx Community Housing
545 East 144th Street
Bronx, NY 10454

BronxWorks
630 Southern Blvd,
Bronx, NY 10455

Jackson Avenue Family Residence
691 E 138th St,
Bronx, NY 10454

Adjacent Properties

Diallo Auto Body
441 Concord Avenue
Bronx, NY 10455

Owner
Concord Developments Housing Development Fund Corporation
224 West 124th Street
New York, NY 10027

Resident/Business Owner
438 Concord Avenue
Bronx, NY 10455

Resident/Business Owner
434 Concord Avenue
Bronx, NY 10455

Resident/Business Owner
432 Concord Avenue
Bronx, NY 10455

Resident/Business Owner
428 Concord Avenue
Bronx, NY 10455

Resident/Business Owner
422 Concord Avenue
Bronx, NY 10455

Resident/Business Owner
420 Concord Avenue
Bronx, NY 10455
Resident/Business Owner
418 Concord Avenue
Bronx, NY 10455

Resident/Business Owner
390 Concord Avenue
Bronx, NY 10455

Resident/Business Owner
732 East 144th Street
Bronx, NY 10455

Resident/Business Owner
415 Concord Avenue
Bronx, NY 10455

Resident/Business Owner
420 Jackson Avenue
Bronx, NY 10455

Resident/Business Owner
440 Jackson Avenue
Bronx, NY 10455

Resident/Business Owner
720 East 144th Street
Bronx, NY 10455

Resident/Business Owner
435 Wales Avenue
Bronx, NY 10455

Resident/Business Owner
429 Wales Avenue
Bronx, NY 10455

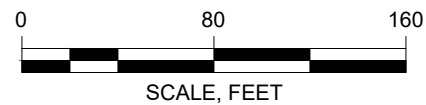
Resident/Business Owner
423 Wales Avenue
Bronx, NY 10455


Resident/Business Owner
417 Wales Avenue
Bronx, NY 10455

**Appendix C -
Site Location Map**

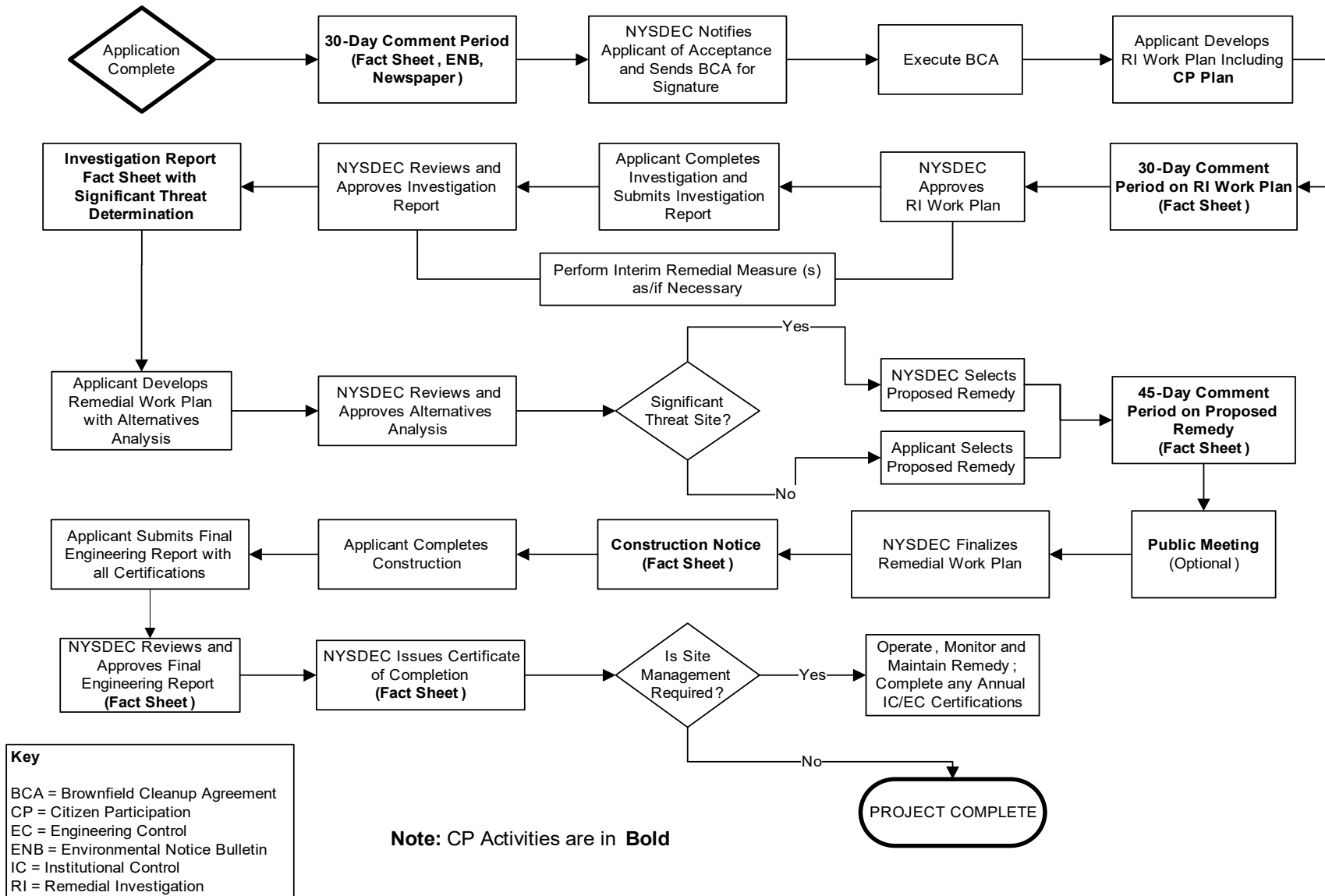


SOURCE:
1. PLAN BASED ON GOOGLE MAP IMAGERY.



BCP APPLICATION 431 CONCORD AVE, BRONX, NY 10455	 GEI Consultants	SITE BOUNDARY
CONCORD DEVELOPMENTS HOUSING DEVELOPMENT FUND CORPORATION		
Project 2405391	August 2024	Fig. 1

Appendix D– Brownfield Cleanup Program Process





Division of Environmental Remediation

Remedial Programs Scoping Sheet for Major Issues of Public Concern

Instructions

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

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

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

General Instructions

- When to prepare: During preparation of the CP Plan for the site. It can be revisited and updated anytime during the site remedial process.
- Fill in site name and other information as appropriate.
- The Scoping Sheet may be prepared by DEC or a remedial party, but must be reviewed and approved by the DER site project manager or his/her designee.

Instructions for Numbered Parts

Consider the bulleted issues and questions below and any others that may be unique or appropriate to the site and the community to help complete the five Parts of this Scoping Sheet. Identify the issue stakeholders in Parts 1 through 3 and adjust the site's contact list accordingly.

Part 1. List Major Issues of Public Concern and Information the Community Wants.

- Is our health being impacted? (e.g. Are there problems with our drinking water or air? Are you going to test our water, yards, sumps, basements? Have health studies been done?)
- There are odors in the neighborhood. Do they come from the site and are they hazardous?
- Are there restrictions on what we may do (e.g. Can our children play outside? Can we garden? Must we avoid certain areas? Can we recreate (fish, hunt, hike, etc. on/around the site?)
- How and when were the site's contamination problems created?
- What contaminants are of concern and why? How will you look for contamination and find out where it is going? What is the schedule for doing that?
- The site is affecting our property values!
- How can we get more information (e.g. who are the project contacts?)
- How will we be kept informed and involved during the site remedial process?
- Who has been contacted in the community about site remedial activities?
- What has been done to this point? What happens next and when?
- The site is going to be cleaned up for restricted use. What does that mean? We don't want redevelopment on a "dirty" site.

Part 2. List Important Information Needed From the Community, if Applicable.

- Can the community supplement knowledge about past/current uses of the site?
- Does the community have knowledge that the site may be significantly impacting nearby people, properties, natural resources, etc.?
- Are activities currently taking place at the site or at nearby properties that may need to be restricted?
- Who may be interested or affected by the site that has not yet been identified?
- Are there unique community characteristics that could affect how information is exchanged?
- Does the community and/or individuals have any concerns they want monitored?
- Does the community have information about other sources in the area for the contamination?

Part 3. List Major Issues and Information That Need to be Communicated to the Community.

- Specific site investigation or remediation activities currently underway, or that will begin in the near future.
- The process and general schedule to investigate, remediate and, if applicable, redevelop the site.
- Current understanding about the site contamination and effects, if any, on public health and the environment.
- Site impacts on the community and any restrictions on the public's use of the site and/or nearby properties.
- Planned CP activities, their schedule, and how they relate to the site's remedial process.
- Ways for the community to obtain/provide information (document repositories, contacts, etc.).

Part 4. Community Characteristics

a. - e. Obtain information from local officials, property owners and residents, site reports, site visits, "windshield surveys," other staff, etc.

f. Has the affected community experienced other **significant** present or past environmental problems unrelated to this site? Such experiences could significantly affect public concerns and perspectives about the site; how the community will relate to project staff; the image and credibility of project staff within the community; and the ways in which project staff communicate with the community.

g. In its remedial programs, DER seeks to integrate, and be consistent with, environmental justice principles set forth in *DEC Commissioner Policy 29 on Environmental Justice* and *DER 23 – Citizen Participation Handbook for Remedial Programs*. Is the site and/or affected community wholly or partly in an Environmental Justice (EJ) Area? Use the Search feature on DEC's public web site for "environmental justice". DEC's EJ pages define an EJ area, and link to county maps to help determine if the site and/or community are in an EJ area.

h. Consider factors such as:

- Is English the primary language of the affected community? If not, provisions should be considered regarding public outreach activities such as fact sheets, meetings, door-to-door visits and other activities to ensure their effectiveness.
- The age demographics of the community. For example, is there a significant number of senior citizens in the community? It may be difficult for some to attend public meetings and use document repositories. This may suggest adopting more direct interaction with the community with activities such as door-to-door visits, additional fact sheets, visits to community and church centers, nursing homes, etc.
- How do people travel about the community? Would most people drive to a public meeting or document repository? Is there adequate public transportation?

Part 5. Affected/Interested Public.

Individuals and organizations who need or want information and input can change during the site's remedial process. This need is influenced by real, potential, or perceived impacts of the site or the remedial process. Some people may want information and input throughout the remedial process. Others may participate only during specific remedial stages, or may only be interested in particular issues.

It is important to revisit this question when reviewing this scoping sheet. Knowing who is interested in the site – and the issues that are important to them – will help to select and conduct appropriate outreach activities, and to identify their timing and the information to be exchanged.

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

- Tax maps of adjacent property owners
- Attendees at public meetings
- Telephone discussions
- Letters and e-mails to DER, the remedial party, and other agencies
- Political jurisdictions and boundaries
- Media coverage
- Current/proposed uses of site and/or nearby properties (recreational, commercial, industrial)
- Discussions with community organizations: grass roots organizations, local environmental groups, environmental justice groups, churches, and neighborhood advisory groups



Division of Environmental Remediation

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

Site Name: 431-441 Concord Avenue Development Project

Site Number: C203177

Site Address and County: 431-441 Concord Avenue, Bronx

Remedial Party: Concord Developments Housing Development Fund Corporation

Note: For Parts 1. – 3. the individuals, groups, organizations, businesses and units of government identified should be added to the site contact list as appropriate.

Part 1. List major issues of public concern and information the community wants. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and information needs. **Use this information as an aid to prepare or update the Major Issues of Public Concern section of the site Citizen Participation Plan.**

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

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

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

How were these issues and/or information needs identified?

Phase II Environmental Site Assessments performed in 2020 and 2024.

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

N/A

How were these information needs identified?

N/A

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

The New York Public Library – Mott Haven Branch and the Bronx Community Board District #1 are the established document repositories for this project and will have documents available to the community for review throughout the project's timeline. Major issues will be proper disposal of contaminated soil.

How were these issues and/or information needs identified?

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

Part 4. Identify the following characteristics of the affected/interested community. This knowledge will help to identify and understand issues and information important to the community, and ways to effectively develop and implement the site citizen participation plan (mark all that apply):

a. Land use/zoning at and around site:

☒ Residential ☐ Agricultural ☐ Recreational ☒ Commercial ☐ Industrial

b. Residential type around site:

☒ Urban ☐ Suburban ☐ Rural

c. Population density around site:

☒ High ☐ Medium ☐ Low

d. Water supply of nearby residences:

☒ Public ☐ Private Wells ☐ Mixed

e. Is part or all of the water supply of the affected/interested community currently impacted by the site?

☐ Yes ☒ No

Provide details if appropriate:

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

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

☐ Yes ☒ No

Provide details if appropriate:

None known

g. Is the site and/or the affected/interested community wholly or partly in an Environmental Justice Area?

☒ Yes ☐ No

h. Special considerations:

☒ Language ☐ Age ☐ Transportation ☐ Other

Explain any marked categories in h:

Fact Sheets will be translated into Spanish.

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

☐ **Non-Adjacent Residents/Property Owners:** None currently identified.

☒ **Local Officials:** Included in contact list.

☒ **Media:** Local media included in contact list.

☐ **Business/Commercial Interests:** None currently identified.

☐ **Labor Group(s)/Employees:** None currently identified.

☐ **Indian Nation:** None currently identified.

☐ **Citizens/Community Group(s):** None currently identified.

☐ **Environmental Justice Group(s):** None currently identified.

☐ **Environmental Group(s):** None currently identified.

- ☐ **Civic Group(s):** None currently identified.
- ☐ **Recreational Group(s):** None currently identified.
- ☐ **Other(s):** None currently identified.

Prepared/Updated By: William J. Fitchett

Date: 4/22/25

Reviewed/Approved By: Thomas V. Panzone

Date: 5/5/25