



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for Lafayette Site B

July 2025

C203179
1931 Lafayette Avenue
Bronx, NY 10473

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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: **GDC Strada Castle Hill JV I LLC (“Applicant”)**
Site Name: **Lafayette Site B (“Site”)**
Site Address: **1931 Lafayette Avenue**
Site County: **Bronx**
Site Number: **C203179**

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:	
• Prepare site contact list • Establish document repository(ies)	At time of preparation of application to participate in the BCP.
• 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):	
• 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:	
• 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:	
• Distribute fact sheet to site contact list that describes RI results	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
• Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
• Distribute fact sheet to site contact list that describes upcoming cleanup action	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
• Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report • Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC)	At the time the cleanup action has been completed. Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.

3. Major Issues of Public Concern

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

There may be areas on the Site where soil excavation is necessary. Therefore, once the remediation commences, there may be concerns regarding odors, noise or truck traffic coming from the Site. However, these impacts will be mitigated through implementation of a Remedial Action Work Plan (RAWP), Health and Safety Plan (HASp), and Soil/Material Management Plan (SMMP) approved by the Department, which will be designed to minimize these impacts. A Community Air Monitoring Plan (CAMP) will also be implemented to monitor dust and vapors at the Site perimeter to ensure the community is not impacted.

The Site has been identified as a Disadvantaged Community and an Environmental Justice Area.

NYS has identified Disadvantaged Communities in order to ensure that frontline and otherwise underserved communities benefit from NYS' historic transition to cleaner, greener sources of energy, reduction pollution and cleaner air, and economic opportunities. 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 sizeable African-American and Hispanic-American populations. Therefore, all future fact sheets will be translated into Spanish. For additional information, visit: <https://statisticalatlas.com/tract/New-York/Bronx-County/001600/Race-and-Ethnicity>

4. Site Information

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

Site Description

- **Location** – 1931 Lafayette Avenue, Bronx, New York
- **Setting** – urban
- **Site size** – 0.472 acres
- **adjacent properties** – The surrounding land use includes multi-family residential mixed commercial and residential, commercial, and institutional (i.e. post office, school).

History of Site Use, Investigation, and Cleanup

The Site's current use is a parking lot and has served as a parking lot since the Site was developed in the 1970s.

A Phase I Environmental Site Assessment was completed at the Site in 2024. The Site was part of a large wetland river system until the mid-1950s. The wetlands appear to have been filled in the 1950s to develop the Soundview neighborhood. The Site features were constructed in the late 1970s. The 2024 Phase II ESA indicated the presence of impacted fill material.

Roux performed a Phase II ESA in March 2024 to evaluate the soil conditions prior to redevelopment. The borings identified a contaminated fill layer which extended from land surface to a depth of 12 ft below land surface (bls) throughout the Site. The fill material consisted of sand, brick, concrete, metal, gravel, wood, peat and organics. Groundwater was observed between 10 and 12 ft bls. The investigation results identified elevated contaminants that are typical of historic urban fill. Based upon previous investigations conducted to date, the primary contaminants of concern for the Site include select polycyclic aromatic hydrocarbons (PAHs) and metals in soil, and petroleum-related volatile organic compounds (VOCs), and chlorinated VOCs (CVOCs) in soil vapor.

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 residential 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, through their environmental consultant Roux Environmental Engineering and Geology, D.P.C., completed a site investigation focused on soil contamination before it was approved entry into the Brownfield Cleanup Program (BCP). Regarding the data generated during the partial investigation, its usability will be determined by NYSDEC.

The Applicant will conduct an investigation of the site officially called a "remedial investigation" (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation workplan, which is subject to public comment.

The site investigation has several goals:

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

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

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

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

Interim Remedial Measures

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

Remedy Selection

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

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

or

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

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

Cleanup Action

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

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

Certificate of Completion

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

Site Management

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

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

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

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

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

Project Contacts

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

New York State Department of Environmental Conservation (NYSDEC):

Christopher Allan, PE
Project Manager
NYSDEC Region 2
Division of Environmental Remediation
47- 40 21st Street, Long Island City, NY
11101
(718) 482-4065
christopher.allan@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
718-482-4953
Thomas.panzone@dec.ny.gov

New York State Department of Health (NYSDOH):

Christine Vooris
Public Health Specialist
NYSDOH
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, New York 12237
(518) 402-0445

Locations of Reports and Information

<https://extapps.dec.ny.gov/data/DecDocs/C203179>

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

Soundview Branch Library

660 Soundview Avenue,
Bronx, NY, 10473
Attn: Tanya Bradley
Phone: (718) 589-0880
soundview@nypl.org

Hours:

Monday	10 AM–6 PM
Tuesday	10 AM–6 PM
Wednesday	10 AM–6 PM
Thursday	10 AM–6 PM
Friday	10 AM–6 PM
Saturday	CLOSED
Sunday	CLOSED

Bronx Community Board 9

1967 Turnbull Avenue,
Bronx, NY 10473
Chairperson: Mohammed Mujumder
District Manager: William Rivera
Land, Zoning, Planning & Economic
Development:
Chairperson: Mitchell Halpern

Phone: 718-823-3034
Email: bx09@cb.nyc.gov

Hours:

Monday	9 AM–5 PM
Tuesday	9 AM–5 PM
Wednesday	9 AM–5 PM
Thursday	9 AM–5 PM
Friday	9 AM–5 PM
Saturday	CLOSED
Sunday	CLOSED

Appendix B - Site Contact List

Local and State Officials	
Hon. Charles Schumer United States Senate 780 Third Avenue, Suite 2301 New York, NY 10017	Hon. Kirsten E Gillibrand United States Senate 780 Third Avenue, Suite 2601 New York, NY 10017
Hon. Nathalia Fernandez NYS Senator District 34 3853 East Tremont Ave. Bronx, NY 10465	Hon. Alexandria Ocasio-Cortez US House of Representatives District 14 Hunts Point Office 1231 Lafayette Ave Suite L-610 Bronx, NY 10474
Hon. Karines Reyes New York State Assembly District 87 1973 Westchester Avenue Bronx, NY 10462 Hon. Emerita Torres NYS Assembly District 85 1163 Manor Avenue, Store Front 1 Bronx, NY 10472	Hon. Amanda Farias NYC Councilmember – District 18 778 Castle Hill Avenue Bronx, NY 10473
Hon. Vanessa L. Gibson Bronx Borough President 851 Grand Concourse, 3rd Floor Bronx, NY 10451	Hon. Eric Adams New York City Mayor City Hall New York, NY 10007
Hon. Brad Lander NYC Comptroller 1 Centre Street 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	Rohit T. Aggarwala Commissioner NYC Department of Environmental Protection 59-17 Junction Blvd. Flushing, NY 11373
	Shaminder Chawla Director

	NYC Office of Environmental Remediation 100 Gold Street - 2nd Floor New York, NY 10038
Michelle Sarro, Esq. General Counsel NYC Office of Environmental Remediation 100 Gold Street - 2nd Floor New York, NY 10038	
New York City Department of Parks & Recreation Iris Rodriguez-Rosa Commissioner 830 Fifth Ave New York, NY, 10065 Ischia Bravo Bronx Borough County Clerk 851 Grand Concourse, Room 118 Bronx, NY 10451	New York City Municipal Water Finance Authority Philip Wasserman - Executive Director 255 Greenwich Street, 6 th Floor New York, NY 10007 New York City Water Board NYC Department of Environmental Protection Alfonso L. Carney, Jr., Chairperson 59-17 Junction Boulevard, 8 th Floor Flushing, NY 11373
Current Site Owner	
Castle Hill Acquisition I LLC 7 Jackson Walkway Providence, RI 02903	
Current Site Operators	
GDC Strada Castle Hill JV I LLC 7 Jackson Walkway Providence, RI 02903	
Current Owners and Occupants of Adjacent Sites and Subject Sites	
Block 3672, Lot 20 GDC Strada Castle Hill JV I LLC 28 Liberty St, 42nd Floor New York, NY 10005	Block 3672, Lot 30 HP Park Lane Preservation Housing Development Fund 253 West 35th St, 3rd Fl, New York, NY 10001
Block 3672, Lot 1 HP Park Lane Preservation Housing Development Fund 253 West 35th St, 3rd Fl, New York, NY 10001	Block 3673, Lot 1 VNO Bruckner Plaza LLC 1998 Bruckner Boulevard Bronx, New York 10473

Block 3645, Lot 1 UE Bruckner Shops LLC 888 Seventh Ave, 6th Floor New York, NY 10106	Block 3604, Lot 39 DCAS/Department of Education 1960 Pugsley Avenue Bronx, New York 104627
Block 3606, Lot 1 US Postal Service 1950 Lafayette Avenue Bronx, New York 10473	Block 3600, Lot 4 and Lot 24 Stevenson Commons Housing Company, INC 1850 Lafayette Avenue Bronx, New York 10473
Religious Authorities	
Fellowship Covenant Church Rear Entrance 720 Castle Hill Avenue Bronx, New York 10473	Ramos A Cesar 2022 Turnbull Ave Bronx, New York, 10473
Church of Jesus Christ-NY Inc 625 Leland Avenue Bronx, New York 10473	Kingdom Hall of Jehovah's Witnesses 875 Caste Hill Avenue Bronx, New York 104731
St. Andrew's Episcopal Church 781 Castle Hill Avenue Bronx, New York, 10473	Holy Cross RC Church 600 Soundview Ave, Bronx, NY 10473
Renovation City Church/Soundview Presbyterian Church 760 Soundview Ave, Bronx, NY 10473	Castlehill Ideal Islamic Center 2166 Turnbull Ave, Bronx, NY 10473
Legacy Movement Church 1994 Bruckner Blvd , 2 nd Fl Bronx, NY, 10473	
Church of God of Seward Avenue 1780 Seward Ave, Bronx, NY 10473	
Parks and Recreation	
NYC Parks and Recreation Space Time Playground Underhill & Lafayette Avenue Bronx, New York 10473	NYC Parks and Recreation Story Playground 1820 Story Avenue Bronx, New York 10473

NYC Parks and Recreation Randall Playground 2125 Randall Avenue Bronx, New York 10473	NYC Parks and Recreation Field of Dreams 1930 Randal Avenue Bronx, New York 10473
NYC Parks and Recreation P.O. Serrano Playground 2125 Turnbull Avenue #1317 Bronx, New York 10473	
Day Cares and Schools within Quarter Mile Radius	
JHS 131 Albert Einstein President/Executive Director/Principal https://insideschools.org/school/08X131718-991-7490 ext. 236 885 Bolton Avenue Bronx, New York 10473 Soundview Academy for Culture and Scholarship President/Executive Director/Principal https://www.svabx.org/ (718) 991-4027 885 Bolton Avenue Bronx, New York 10473	PS 100 Isaac Clason President/Executive Director/Principal https://www.ps100x.org/ (718) 842-1461 800 Taylor Avenue Bronx, New York 10473
PS 138 Samuel Randall President/Executive Director/Principal https://insideschools.org/school/08X138718-822-5325 2060 Lafayette Avenue Bronx, New York 10473	Jackie's Sunshine Daycare Inc. President/Executive Director/Principal (929) 405-9410 910 Thieriot Ave, Bronx, NY 10473
Success Academy Charter School – Bronx 4 Elementary School President/Executive Director/Principal https://www.successacademies.org/school/bronx-4/ (646) 558-0043 1880 Story Avenue 3rd Floor Bronx, NY 10473	Ingrid's Group Family Daycare LLC President/Executive Director/Principal (570) 861-4371 2045 Story Ave 1st Fl, Bronx, NY 10473
Millennium Art Academy President/Executive Director/Principal https://www.millenniumartacademy.org/ (718) 824-0978 1980 Lafayette Avenue Bronx, NY 10473	Bambi's Playhouse Group Daycare LLC President/Executive Director/Principal (347) 681-2344 784 Olmstead Ave, Bronx, NY 10473

X432 Bronx Bridges High School President/Executive Director/Principal (718) 829-2984 1980 Lafayette Ave, Bronx, NY 10473 Bronx Guild High School President/Executive Director/Principal (718) 597-1587 1980 Lafayette Avenue Bronx, New York 10473 X377 Bronx Community High School President/Executive Director/Principal https://www.bronxcommunityhighschool.com/ (718) 892-1026 1980 Lafayette Ave, Bronx, NY 10473 X561 Bronx Compass High School President/Executive Director/Principal https://www.bronxcompass.org/ (718) 828-1206 1980 Lafayette Avenue 3rd Floor Bronx, NY 10473 Holy Cross School President/Executive Director/Principal https://holycrossbx.org/ 1846 Randall Ave, Bronx, NY 10473 (718) 842-4492 New Sunrise Group Family Daycare President/Executive Director/Principal 510 Pugsley Ave apt 1, Bronx, NY 10473 (929) 478-8818 Neidy's Daycare President/Executive Director/Principal (347) 324-2634 632 Leland Ave, Bronx, NY 10473	PS 182 President/Executive Director/Principal https://insideschools.org/school/08X182 (718) 828-6607601 Stickball Boulevard Bronx, New York 10473 Pathways to Graduation President/Executive Director/Principal (718) 794-1550 1980 Lafayette Ave, Bronx, NY 10473 Sweet Little Bears Daycare President/Executive Director/Principal (917) 284-1499 1785 Story Ave, Bronx, NY 10473 Multicultural Family Group Daycare President/Executive Director/Principal 945 Underhill Ave, Bronx, NY 10473 (347) 688-7245 Shiny Time Group Family Daycare President/Executive Director/Principal https://shinytimedaycare.com/contact/ 728 Soundview Ave, Bronx, NY 10473 (347) 309-6790 (917) 473-7321 Baby On Board Family Group Daycare President/Executive Director/Principal (929) 371-9607 955 Underhill Ave Apt 1407, Bronx, NY 10473 Happy Moon Daycare President/Executive Director/Principal 758 Rosedale Ave, Bronx, NY 10473 (347) 206-0737
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Multicultural kids Daycare President/Executive Director/Principal (646) 363-6176 735 Commonwealth Ave, Bronx, NY 10473 Little Hearts Great Minds Daycare President/Executive Director/Principal 2156 Turnbull Ave, Bronx, NY 10473 (347) 969-6704 Little Hands Little Feet's GFDC President/Executive Director/Principal (718) 991-5418 755 White Plains Rd, Bronx, NY 10473 Sweetsymphony Family Daycare President/Executive Director/Principal (917) 257-7154 1762 Story Ave, Bronx, NY 10473 Yeln Group Family Daycare President/Executive Director/Principal (646) 705-9489 741 Commonwealth Ave 1st floor, Bronx, NY 10473 Growing Minds Youth Development II President/Executive Director/Principal https://growingmindsyd.com/ (929) 563-7879 2045 Story Ave, Bronx, NY 10473 Little Apron Day Care President/Executive Director/Principal (347) 488-5074 649 St Lawrence Ave, Bronx, NY 10473	Yira's Daycare President/Executive Director/Principal (646) 407-4296 740 Taylor Ave, Bronx, NY 10473
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Lunita Play & Learn Group Day Care President/Executive Director/Principal http://www.lunitaplaylearndaycare.com/ 1876 Watson Ave, Bronx, NY 10472 (917) 577-0310 Claire Heureuse Community Center President/Executive Director/Principal https://www.chccnydaycare.org/ 833-524-3265 212-756-5470 718-576-5835 575 Soundview Ave, Bronx, NY 10473 Emery's Treasure Box Daycare, Inc President/Executive Director/Principal (646) 400-9792 2024 Cicero Ave #1, Bronx, NY 10473	
Local News and Media	
Bronx Times 3602 East Tremont Avenue Bronx, NY 10465 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	News 12 The Bronx 930 Soundview Avenue Bronx, New York 10473 El Diario NY Impremedia, 41 Flatbush Avenue 1st Floor Brooklyn, NY 11217 Noticia NYC 3602 East Tremont Avenue Bronx, NY 10465

Community, Civic, and Other Environmental Organizations:

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

NYPD 43rd Police Precinct Council
President Aurora Carrion
900 Fteley Ave.
Bronx, NY, 10473

ENGINE 96/LADDER 54
FDNY
1689 STORY AVENUE
Bronx, NY 10473

NYCHA Monroe Houses
Senior Center
chrome-
extension://efaidnbmnnnibpcajpcgclclefindmkaj/<https://www.nyc.gov/assets/nycha/downloads/pdf/Monroe.pdf>
1780 STORY AVENUE
Bronx, NY 10473

NYCHA Monroe Houses
DEVELOPMENT MANAGEMENT OFFICE
extension://efaidnbmnnnibpcajpcgclclefindmkaj/<https://www.nyc.gov/assets/nycha/downloads/pdf/Monroe.pdf>
1779 STORY AVENUE
Bronx, NY 10473

Soundview Senior Housing Hf DC
669 White Plains Rd,
Bronx, NY 10473

Grand Manor Nursing & Rehabilitation Center
700 White Plains Rd,
Bronx, NY 10473

Bronx Center for Rehabilitation and Nursing
1010 Underhill Ave,
Bronx, NY 10472

St Andrews House
2155 Virgil Pl,
Bronx, NY 10473

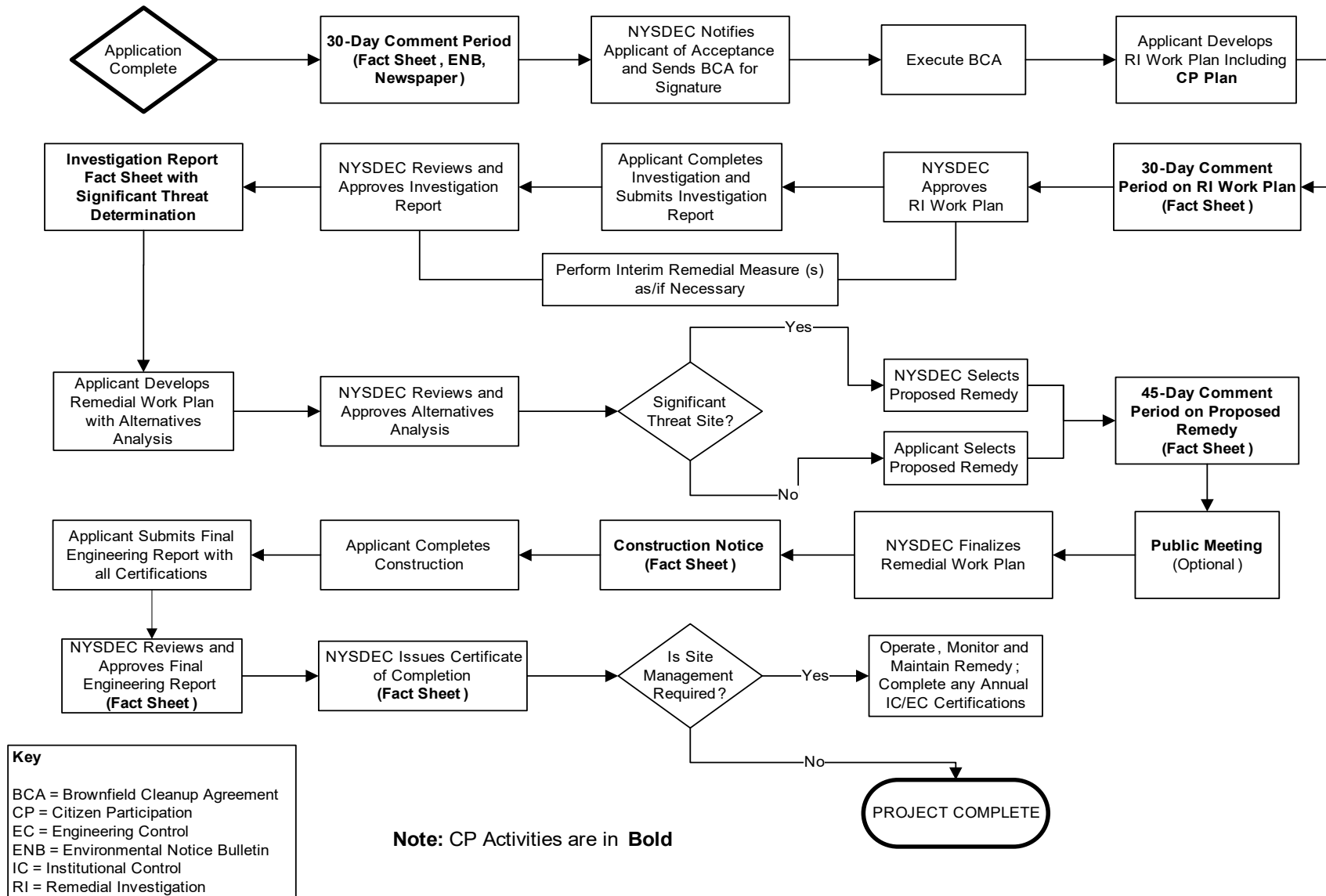
New York City Housing Authority Monroe Community Center
1780 Story Ave,
Bronx, NY 10473

Bruckner Nursing Home
1010 Underhill Ave,
Bronx, NY 10472

Appendix C - Site Location Map



Appendix D– Brownfield Cleanup Program Process



Division of Environmental Remediation

Remedial Programs Scoping Sheet for Major Issues of Public Concern

Instructions

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

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

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

General Instructions

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

Instructions for Numbered Parts

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

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

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

Site Number: C203179

Site Address and County: 1931 Lafayette Avenue, Bronx

Remedial Party(ies): GDC Strada Castle Hill JV I LLC

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

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

No known issues to date.

How were these issues and/or information needs identified?

Not applicable.

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.

No information needs from the community identified to date.

How were these information needs identified?

Not applicable.

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.

There will be the need to advise neighbors of remediation impacts when it is time for remediation. Communication of each step in the BCP process must be communicated in Fact Sheets and public hearings if required.

How were these issues and/or information needs identified?

Standard impacts will have to be addressed via the Remedial Action Work Plan (RAWP), Community Air Monitoring Plan (CAMP), Site Specific Health and Safety Plan (HASP) and Soil/Material Management Plan (SMMP).

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:

Not applicable.

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

☐ **Yes** ☒ **No**

Provide details if appropriate:

Not applicable.

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:

Public notices will be translated into Spanish.

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

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

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

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

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

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

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

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

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

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

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

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

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

Prepared/Updated By: Patrick Perry

Date: 5/7/2025

Reviewed Approved By: Thomas V. Panzone

Date: 7-9-25

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LEGEND

SITE BOUNDARY

NOTES

1. AERIAL SOURCE: NYS OFFICE OF INFORMATION TECHNOLOGY SERVICES GIS PROGRAM OFFICE (GPO)



Title:
APPENDIX C – SITE LOCATION MAP

SITE B
1931 LAFAYETTE AVE
BRONX, NEW YORK

Prepared for:
GDC STRADA CASTLE HILL JV I LLC

	Compiled by: S.S.	Date: 05/06/2025	FIGURE 1
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: L.D.	Project: 3868.0004Y000	
	File: 3868.0004Y108.working01.mxd		