



Department of  
Environmental  
Conservation

# **Brownfield Cleanup Program**

## **Citizen Participation Plan**

**for**

### **1003 East 173<sup>rd</sup> Street Development**

July 2025

BCP Site # C203181  
1003 East 173<sup>rd</sup> Street  
Bronx, NY 10460

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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: **The Vaja Group LLC (“Applicant”)**  
Site Name: **1003 East 173<sup>rd</sup> Street Development (“Site”)**  
Site Address: **1003 East 173<sup>rd</sup> Street, Bronx, New York 10460**  
Site County: **Bronx County**  
Site Number: **C203181**

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

### **3. Major Issues of Public Concern**

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

When subsurface remediation commences, major issues of public concern may include noise, odor, dust, and/or truck traffic associated with the removal of contaminated soil. However, these impacts will be mitigated through implementation of a Health and Safety Plan (HASP) and Soil Management Plan (SMP) 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 to ensure the community is not impacted.

The Site is located in the Crotona neighborhood of Bronx, NY within a disadvantaged community based on the Criteria defined by the Climate Justice Working Group and is also 100% within an En-Zone. An En-Zone is defined as a census tract with a poverty rate of 20 percent and an unemployment rate at least 1.25 times the state unemployment rate, or a poverty rate at least double the rate of the county.

Based on the findings of the September 2024 Limited Phase II ESI, the primary contaminants of concern at the Site include heavy metals (manganese) in shallow soils between 2- and 5-feet below grade surface (bgs); and chlorinated volatile organic compounds (CVOCs) including, tetrachloroethene (PCE), trichloroethene (TCE), cis-1,2-dichloroethene and methylene chloride in soil vapor. Further investigation is needed to determine if an on-Site source of chlorinated VOCs exists and to evaluate the quality of groundwater at the Site.

Although the future development plans for the Site are in preliminary design phases, the proposed future development will consist of constructing a new seven-story residential building with a partial cellar and parking on the ground level. The new development is anticipated to encompass the entire Site footprint and require Site-wide excavation to approximately 14 ft bgs to accommodate construction.

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

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

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

For additional information, visit: <https://statisticalatlas.com/tract/New-York/Bronx-County/015700/Race-and-Ethnicity>

In addition, there may be concerns with truck-related traffic, odor-related issues and/or noise-related issues.

#### **4. Site Information**

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

##### *Site Description*

- **Location – 1003 East 173<sup>rd</sup> Street**
- **Setting - Urban**
- **Site size – approximately 20,000 square feet**
- **Adjacent properties – Commercial buildings, multi-family residential buildings, and mixed-use buildings including a school and health care center and residential buildings**

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

Historic uses of the Site include a garage and repair facility in the early 1950s; a warehouse facility and moving company from the late 1970s through the mid-1990s; and an auto repair facility and warehouse from the late 1990s through at least 2007. Historical maps show two 550-gallon gasoline underground storage tanks (USTs) in the northwestern portion of the Site building from the early 1950s to at least 2007. The structure has remained relatively unchanged since the early 1920s when it was initially constructed. The Site no longer operates as a warehouse or automotive repair facility and was vacant at the time of inspection.

One 275-gallon waste oil aboveground storage tank (AST) is present within the Site building (installed in February 2004). Moderate staining was observed on the concrete floor slab inside the building and near the 275-gallon waste oil AST. Potential pathways to the subsurface (i.e., cracked floor slab, floor drains) were noted on the concrete building slab near the AST and the observed staining.

The Site investigation to date has identified metals-impacted soil throughout the Site from the surface down to at least 5 ft bgs. Chlorinated volatile organic compounds (CVOCs) were detected in soil vapor and were also detected in Site soils, indicative of a potential on-site source. Further investigation is required to determine if an on-Site source of chlorinated VOCs exists and to evaluate the quality of groundwater at the Site.

Historical investigations on this Site include:

- Phase I Environmental Site Assessment (ESA) dated September 13, 2024, prepared by Haley & Aldrich of New York; and
- Limited Phase II Environmental Site Investigation (ESI) dated September 13, 2024, prepared by Haley & Aldrich of New York.

## **5. Investigation and Cleanup Process**

### *Application*

The Applicant has applied for 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 process proposes that the site will be used for restricted purposes.

To achieve this goal, the Applicant will conduct investigation and cleanup activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

### *Investigation*

The Applicant has completed a partial site investigation before it entered the BCP. For the partial investigation, NYSDEC will determine if the data are useable.

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

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

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

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

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

### Project Contacts

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

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

##### **Elliott Jackson**

Assistant Geologist, Division of Environmental Remediation  
Remedial Bureau B, Section A  
625 Broadway, 12<sup>th</sup> Floor  
Albany, NY 12233  
(518) 402-9789

[Elliott.Jackson@dec.ny.gov](mailto:Elliott.Jackson@dec.ny.gov)

##### **Thomas V. Panzone**

Public Participation Specialist  
Division of Communication, Education, and Engagement  
NYSDEC – Region 2  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
(718) 482-4953

[Thomas.Panzone@dec.ny.gov](mailto:Thomas.Panzone@dec.ny.gov)

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

##### **Ryan Minzloff**

Public Health Specialist  
Bureau of Environmental Exposure Investigation  
Empire State Plaza, Corning Tower, 17<sup>th</sup> Floor  
Albany, NY 12237  
(518) 408-5146  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

#### **NYSDEC InfoTracker**

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDDetails?SiteCode=C203181>

**Locations of Reports and Information** The facilities identified below are being used to provide the public with convenient access to important project documents:

#### **The New York Public Library – Morrisania Branch on behalf of Bronx Community Board 3**

610 E 169th Street  
Bronx, NY 10456  
Attn: Colbert Nembhard  
Phone: 718-589-9268  
Email: [colbertnembhard@nypl.org](mailto:colbertnembhard@nypl.org)  
[morrisanialibrary@nypl.org](mailto:morrisanialibrary@nypl.org)

##### Hours:

Monday–Thursday: 10:00am - 7:00pm  
Friday – Saturday: 10:00am - 5:00pm  
Sunday: Closed

**New York Public Library – Clasons Point Branch**

1215 Morrison Ave  
Bronx, NY 10472  
Attn: Jasmin Hernandez  
Phone: (718)842-1235  
[clasonspoint@nypl.org](mailto:clasonspoint@nypl.org)

Hours:  
Monday–Thursday: 10:00am - 7:00pm  
Friday – Saturday: 10:00am - 5:00pm  
Sunday: Closed

## Appendix B - Site Contact List

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 Gibson  
851 Grand Concourse, 3rd Floor  
Bronx, New York 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. Alexandra Ocasio-Cortez  
[Hunts Point Office](#)

1231 Lafayette Ave Suite L-610  
Bronx, NY 10474

NYC Councilmember  
Hon. Rafael Salamanca Jr.  
1070 Southern Boulevard  
Bronx, NY 10459

NYS Senator  
Hon. Luis R. Sepulveda  
975 Kelly Street, Suite 203  
Bronx, NY 10459

NYS Assemblymember  
Hon. Emerita Torres  
1163 Manor Avenue Store Front 1  
Bronx, NY 10472

Bronx Community Board 3  
1426 Boston Road  
Bronx, New York 10456  
718-378-8054  
eritter@cb.nyc.gov  
District Manager: Etta F. Ritter  
Joetta Brown, Chairperson  
Ms. Kolaco Acqui – Chairperson Housing Land Use & Economic Development

New York City Municipal Water Finance Authority  
Philip Wasserman - Executive Director  
255 Greenwich Street, 6<sup>th</sup> 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<sup>th</sup> Floor  
Flushing, NY 11373

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

## Owners, Residents, Occupants

Owner	Contact Name	Phone	Mailing Address	Email
BOONE AVENUE REALTY CORP.	KUEY, CHARLOTTE	917-807-0248	7091 Queens Ferry Circle, Boca Raton, Florida, 33496	booneaverealty@gmail.com

## Adjacent Properties

Owner/Entity Name	Address	Contact Name	Owner Mailing Address	Site Use
1661 Boone Avenue Realty Corp.	1661 Boone Avenue	Not Available	1661 Boone Avenue, Bronx, New York 10460	Industrial and Manufacturing
SAMARITAN-COMPASS III & IV HOUSING DEV FUND CORP	1560 Boone Avenue	Not Available	138-02 Queens Boulevard, Briarwood, NY 11435	Mixed Residential and Commercial Building
NYC School Construction Authority	1570 Boone Avenue	Not Available	3030 Thomson Avenue, Queens, NY 11101	Public School
1559 BOONE AVENUE HOUSING DEVELOPMENT FUND COMPANY	1559 Boone Avenue	Not Available	290 Lenox Avenue 3rd Floor New York, NY 10027	Mixed Residential and Commercial Building
Cerita Parker	1570 Longfellow Avenue	Cerita Parker	1570 Longfellow Avenue, Bronx, NY 10460	Residential Apartment
Joseph Woodley	1568 Longfellow Avenue	Joseph Woodley	1568 Longfellow Avenue, Bronx, NY 10460	Residential Apartment
William Mendoza Tenemaza	1566 Longfellow Avenue	William Mendoza Tenemaza	1566 Longfellow Avenue, Bronx, NY 10460	Residential Apartment
Martin Lotan G	1564 Longfellow Avenue	Martin Lotan G	1564 Longfellow Avenue, Bronx, NY 10460	Residential Apartment
1562 Longfellow LLC	1562 Longfellow Avenue	Not Available	1562 Longfellow Avenue, Bronx, NY 10460	Residential Apartment
Rita Richardson	1560 Longfellow Avenue	Rita Richardson	1560 Longfellow Avenue, Bronx, NY 10460	Residential Apartment
Dennis Carty	1558 Longfellow Avenue	Dennis Carty	1558 Longfellow Avenue, Bronx, NY 10460	Residential Apartment
Amalfy Martinez	1556 Longfellow Avenue	Amalfy Martinez	1556 Longfellow Avenue, Bronx, NY 10460	Residential Apartment
Unavailable	1554 Longfellow Avenue	Not Available	1554 Longfellow Avenue, Bronx, NY 10460	Residential Apartment
Felicity K. Dalaba	1552 Longfellow Avenue	Felicity K. Dalaba	1552 Longfellow Avenue, Bronx, NY 10460	Residential Apartment
Dorothy Palmer	1550 Longfellow Avenue	Dorothy Palmer	1550 Longfellow Avenue, Bronx, NY 10460	Residential Apartment

## **Local News and Media**

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

Schneps Media  
3602 East Tremont Avenue  
Bronx, NY 10465

Noticia NYC  
3602 East Tremont Avenue  
Bronx, NY 10465

## **School or Day Cares Located on or Proximal to the Site**

East Bronx Academy for the Future  
President/Executive Director/Principal  
(718) 861-8641  
1716 Southern Blvd  
Bronx, NY 10460

P186X Walter J. Damrosch Day Treatment School  
President/Executive Director/Principal  
<https://www.p186x.org/>  
1716 Southern Blvd,  
Bronx, NY 10460  
[\(718\) 378-0006](tel:(718)378-0006)

P.S. X010  
President/Executive Director/Principal  
<https://p10x.org/p10x817x.html>  
[\(718\) 828-4022](tel:(718)828-4022) / 347-352-3757  
1680 Hoe Ave,  
Bronx, NY 10460

Mott Hall V  
President/Executive Director/Principal  
<https://www.mothallv.org/apps/contact/>  
1551 E 172nd St,  
Bronx, NY 10472  
[\(718\) 620-8160](tel:(718)620-8160)

X511 Bronx Envision Academy  
President/Executive Director/Principal  
<https://www.bronxenvision.org/>  
(718) 589-1590  
1619 Boston Rd  
Bronx, NY 10460

P.S. 006 The West Farms School  
President/Executive Director/Principal  
<https://www.ps006x.org/>  
(718) 542-7676  
1000 E Tremont Ave,  
Bronx, NY 10460

X458 Samara Community School  
President/Executive Director/Principal  
<https://www.samaracomunityschool.org/>  
929-946-4840  
1570 Boone Ave,  
Bronx, NY 10460

FAIRMONT NEIGHBORHOOD SCHOOL  
President/Executive Director/Principal  
<https://www.thefairmontschool.com/>  
(718) 860-5210  
1550 Vyse Ave,  
Bronx, NY 10460

Community School 61/Intermediate School 190  
President/Executive Director/Principal  
<https://www.is190.org/>  
(718) 620-9423  
1550 Crotona Park E,  
Bronx, NY 10460

P.S. 61 Francisco Oller  
President/Executive Director/Principal  
<https://insideschools.org/school/12X061>  
(718) 542-7230  
1550 Crotona Park E,  
Bronx, NY 10460

Explorations Academy H.S.  
President/Executive Director/Principal  
<https://www.explorationsnyc.us/>  
(718) 893-6173  
1619 Boston Rd, 3<sup>rd</sup> Floor  
Bronx, NY 10460

Fannie Lou Hamer Freedom High School  
President/Executive Director/Principal  
<https://www.flfhhs.org/>  
(718) 861-0521  
1021 Jennings St,  
Bronx, NY 10460

"Magical Beginnings" Day Care  
President/Executive Director/Principal  
(646) 353-5556  
1016 E 172nd St  
Bronx, NY 10460

Tremont Crotona Day Care Center  
President/Executive Director/Principal  
(718) 378-5600  
1600 Crotona Park E,  
Bronx, NY 10460

Cuddle Bubbles daycare  
President/Executive Director/Principal  
(347) 791-9784  
1671 Vyse Ave,  
Bronx, NY 10460

Heaven's Tiny Tots East Tremont  
President/Executive Director/Principal  
<https://www.heavenstinytots.com/about1-c1z94>  
(718) 684-5512  
1020 E Tremont Ave,  
Bronx, NY 10460

Beanstalk Academy  
President/Executive Director/Principal  
<https://beanstalkacademy.com/location/1778-southern/>  
1778 Southern Boulevard  
Bronx, NY, 10460  
[\(718\) 589-5900](tel:(718)589-5900)

My Savior Family Group Day care  
President/Executive Director/Principal  
1709 Boston Rd 3 M,  
Bronx, NY 10460  
[\(347\) 695-6116](tel:(347)695-6116)

Divine Kids Klub  
President/Executive Director/Principal  
1010 E 173rd St,  
Bronx, NY 10460

Leomarys' Little Stars  
President/Executive Director/Principal  
1359 Bronx River Ave,  
Bronx, NY 10472  
[\(929\) 249-8289](tel:(929)249-8289)

Little Dreamers  
President/Executive Director/Principal  
(347) 348-5344  
1707 Boston Rd  
Bronx, NY 10460

Mayra Colon Group Family Daycare  
President/Executive Director/Principal  
(917) 517-1487  
861 Crotona Park N Apt. 3B,  
Bronx, NY 10460

Marjorie Baez Family Daycare  
President/Executive Director/Principal  
1700 Crotona Park E #2-t,  
Bronx, NY 10460

Daycare diarisis polanco  
President/Executive Director/Principal  
(347) 435-8158  
1728 Crotona Park E,  
Bronx, NY 10460

Francheska's Family Daycare  
President/Executive Director/Principal  
(917) 932-3020  
1939 W Farms Rd,  
Bronx, NY 10460

Bronx River Childcare Center  
President/Executive Director/Principal  
(718) 842-6582  
1555 E 174th St,  
Bronx, NY 10472

Smiley Face Group Day Care  
President/Executive Director/Principal  
(347) 497-9397  
1664 Bryant Ave  
Bronx, NY 10460

Blessing Bless Day Care  
President/Executive Director/Principal  
(929) 531-2956  
1665 Bryant Ave,  
Bronx, NY 10460

Marianela Group Family Daycare  
President/Executive Director/Principal  
(347) 399-8511  
1728 Crotona Park E,  
Bronx, NY 10460

Tiny Tunes Daycare, Inc.  
President/Executive Director/Principal  
(718) 991-4939  
1455 Bryant Ave,  
Bronx, NY 10460

Cynthia Group DayCare  
President/Executive Director/Principal  
(347) 542-0371  
1710 HOE AVE. APT #2B / 3ER. FLOOR,  
Bronx, NY 10460

My Little Sunshine Group Family Daycare  
President/Executive Director/Principal  
(917) 608-5474  
1359 Bronx River Ave,  
Bronx, NY 10472

PS 214 The Lorraine Hansberry Academy  
President/Executive Director/Principal  
<https://www.ps214x.com/>  
(718) 589-6728  
1970 W Farms Rd,  
Bronx, NY 10460

Emolior Academy  
President/Executive Director/Principal  
<https://www.emolior.net/>  
718-842-2670  
1970 W Farms Rd,  
Bronx, NY 10460

P.S. 066 School of Higher Expectations  
President/Executive Director/Principal  
<https://insideschools.org/school/12X066>  
(718) 319-2820  
1001 Jennings St,  
Bronx, NY 10460

BRONX RIVER & BRONX RIVER ADDITION (NYCHA)

President/Executive Director/Principal

DAY CARE CENTER

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extension://efaidnbmnnibpcapcglclefindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Bronx%20River%20and%20Bronx%20River%20Addition.pdf

1619 EAST 174TH STREET

Bronx, NY 10472

## **Community, Civic, Religious and other Environmental Organizations:**

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

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

BATTALION 18/ENGINE 45/LADDER 58  
925 EAST TREMONT AVENUE  
Bronx, NY 10451

Casa Boricua Senior Center  
910 E 172nd St,  
Bronx, NY 10460

Neighborhood Shopp Cm Program  
910 E 172nd St,  
Bronx, NY 10460

Iglesia Pentecostal La Senda Antigua  
1682 Boston Rd,  
Bronx, NY 10460

Christian Temple El Shaddai  
1307 W Farms Rd,  
Bronx, NY 10459

Bronx Deliverance Center Of Faith  
1314 Southern Blvd,  
Bronx, NY 10459

Bronx River Senior Center  
1619 E 174th St,  
Bronx, NY 10472

Saint Thomas Aquinas Church  
1900 Crotona Pkwy  
Bronx, NY 10460

Union Grove Missionary Baptist Church  
1488 Hoe Ave,  
Bronx, NY 10460

St. Joan of Arc Church  
1388 Stratford Ave,  
Bronx, NY 10472

Promised Land Covenant Church  
1010 E 174th St,  
Bronx, NY 10460

All Souls Evangelical Church  
1701 Vyse Ave,  
Bronx, NY 10460

Calvary Church  
1010 E 174th St,  
Bronx, NY 10460

Grace Episcopal Church  
1909 Vyse Ave,  
Bronx, NY 10460

Iglesia Universal  
1749 Boston Rd,  
Bronx, NY 10460

Little Mt. Bethel BC  
1538 Longfellow Ave,  
Bronx, NY 10460

Berean Prayer Center  
1011-1001 E 173rd St,  
Bronx, NY 10460

Iglesia Casa Del Alfarero  
1559 Minford Pl,  
Bronx, NY 10460

Salem Church  
1406 Bryant Ave,  
Bronx, NY 10459

Christian Church Christ the King  
908 Jennings St,  
Bronx, NY 10460

Emanuel Pentecostal Faith Church  
1310 Elder Ave,  
Bronx, NY 10472

Christian Missionary Vision  
971 Jennings St,  
Bronx, NY 10460

Beulah Christian Church Inc  
1272 Hoe Avenue, #1274  
Bronx, NY 10459

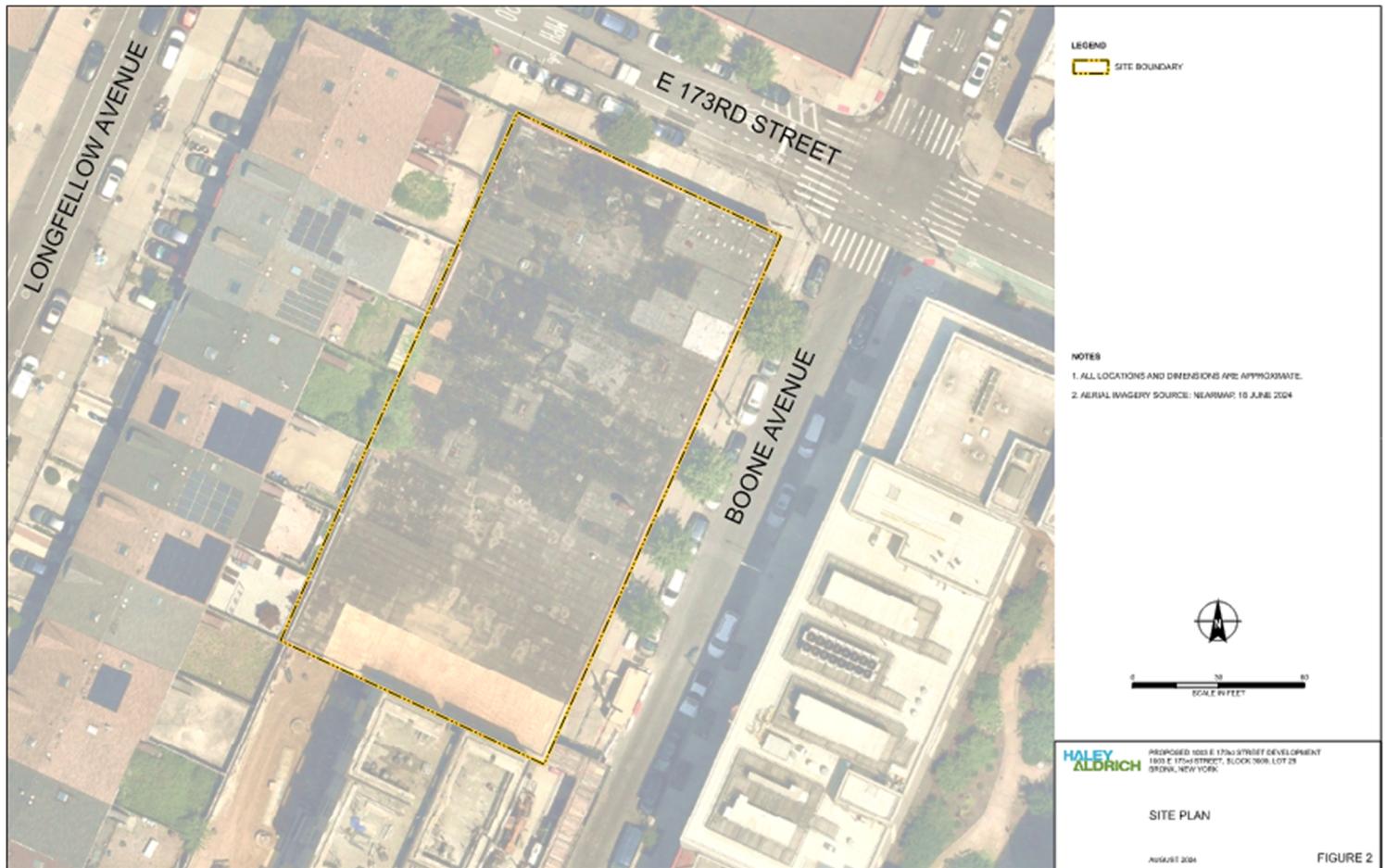
Tried Stone Baptist Church  
1591 Boston Road  
Bronx, NY 10460

New Gospel Temple / South Bronx Rising Together  
1554 Minford Place  
Bronx, NY 10460

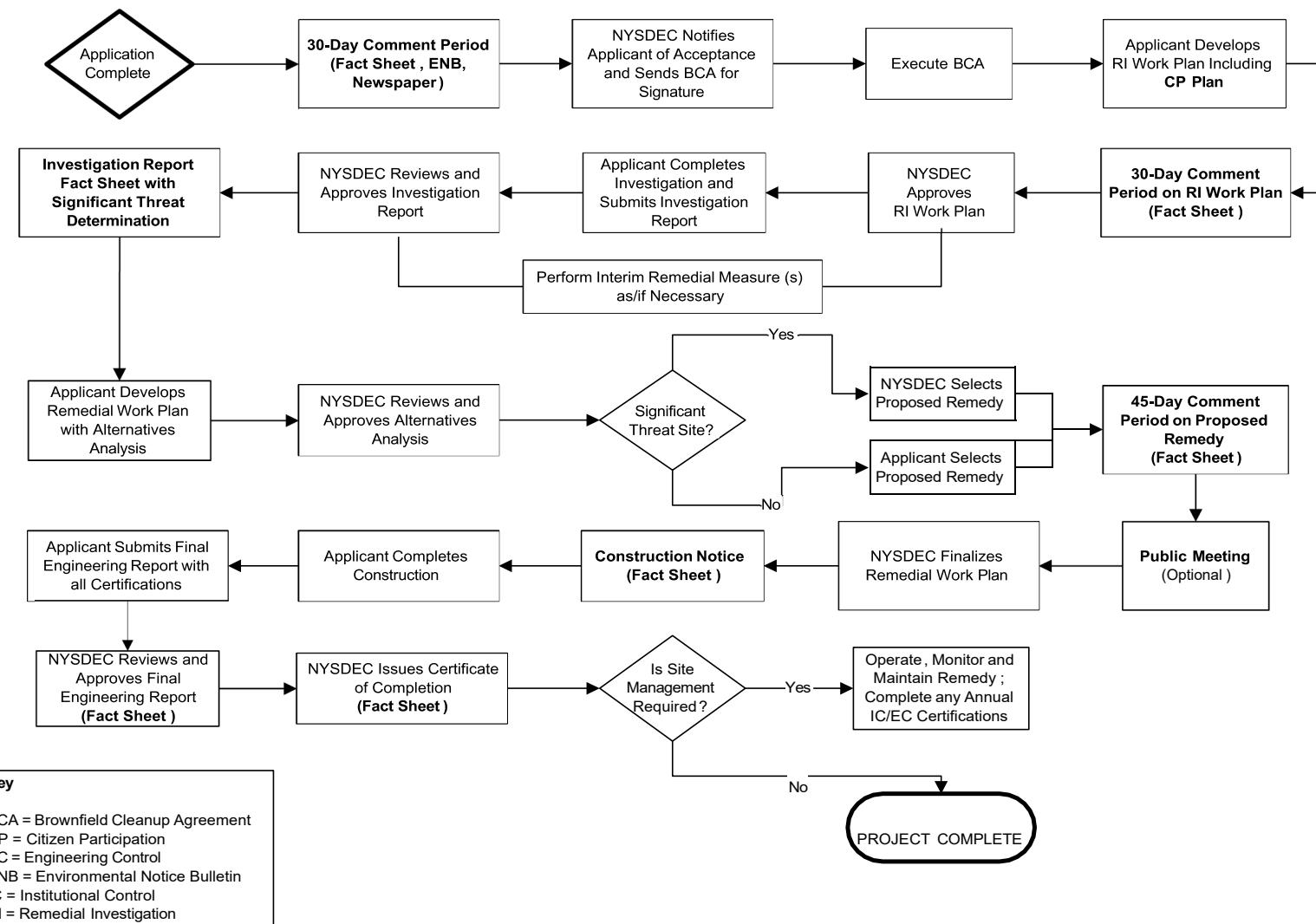
BRONX RIVER & BRONX RIVER ADDITION (NYCHA)  
DEVELOPMENT MANAGEMENT OFFICE  
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1605 EAST 174TH STREET  
Bronx, NY 10472

BRONX RIVER & BRONX RIVER ADDITION (NYCHA)  
SENIOR CENTER/ COMMUNITY CENTER  
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extension://efaidnbmnnibpcajpcglclefindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Bronx%20River%20and%20Bronx%20River%20Addition.pdf  
1619 EAST 174TH STREET  
Bronx, NY 10472

## Appendix C - Site Location Map



## Appendix D– Brownfield Cleanup Program Process



**Note:** CP Activities are in **bold**



## 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



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

**Site Name:** 1003 East 173rd Street Development

**Site Number:** C203181

**Site Address and County:** 1003 East 173rd Street, Bronx County

**Remedial Party(ies):** The Vaja Group 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.**

The Site is located within a disadvantaged community based on the Criteria defined by the Climate Justice Working Group and is also 100% within an En-zone.

Based on the findings of the September 2024 Limited Phase II ESI, the primary contaminants of concern at the Site include heavy metals (manganese) in shallow soils between 2- and 5-feet below grade surface (bgs); and chlorinated volatile organic compounds (CVOCs) including, tetrachloroethene (PCE), trichloroethene (TCE), cis-1,2-dichloroethene and methylene chloride in soil vapor. Further investigation would be required to determine if an on-site source of chlorinated VOCs exists and to evaluate the quality of groundwater at the Site.

How were these issues and/or information needs identified?

These issues were identified through the previous subsurface investigations results and correspondence with NYSDEC.

**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.

Click here to enter text.

How were these information needs identified?

Click here to enter text.

**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.

Following acceptance into the BCP and approval of the RIWP, the Remedial Investigation will commence. Following implementation of the RIWP, a Remedial Investigation Report will be prepared and will describe the nature and extent of contamination at the site. A Remedial Action Work Plan (RAWP) will then be developed to describe the preferred remedy and alternatives analysis. The RAWP will be subject to a 45-day public comment period prior to NYSDEC approval. Following NYSDEC approval of the RAWP, the remedial contractor will mobilize to the site to begin implementation of the NYSDEC-approved remedy.

How were these issues and/or information needs identified?

These issues were identified through the previous subsurface investigations results and correspondence

with NYSDEC

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

**a.** Land use/zoning at and around site:

**Residential**  **Agricultural**  **Recreational**  **Commercial**  **Industrial**

**b.** Residential type around site:

**Urban**  **Suburban**  **Rural**

**c.** Population density around site:

**High**  **Medium**  **Low**

**d.** Water supply of nearby residences:

**Public**  **Private Wells**  **Mixed**

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

**Yes**  **No**

Provide details if appropriate:

[Click here to enter text.](#)

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

**Yes**  **No**

Provide details if appropriate:

[Click here to enter text.](#)

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

**Yes**  **No**

**h.** Special considerations:

**Language**  **Age**  **Transportation**  **Other**

Explain any marked categories in **h**:

Because there is a large Hispanic American population near the site, all future fact sheets will be translated into Spanish

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

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

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

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

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

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

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

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

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

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

**Civic Group(s):** The New York Public Library – Morrisania Branch on behalf of Bronx Community Board 3  
New York Public Library – Clasons Point Branch

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

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

**Prepared/Updated By:** Delia Freliech

**Date:** 6-23-25

**Reviewed/Approved By:** Emily Butler

**Date:** 6-23-25