



**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan for 1770 Jerome Avenue

September 19, 2025

BCP Site #C203185
1770 Jerome Avenue
Bronx, NY 10453

Prepared by:

akrf

AKRF, Inc.

440 Park Avenue South, 7th Floor
New York, NY 10016
(212) 696-0670

TABLE OF CONTENTS

<u>Section</u>	<u>Page Number</u>
1. What is New York's Brownfield Cleanup Program (BCP)?.....	1
2. Citizen Participation (CP) Activities.....	1
3. Major Issues of Public Concern	5
4. Site Information	6
5. Investigation and Cleanup Process	7

Appendix A - Project Contacts and Locations of Reports and Information	A-1
Appendix B - Site Contact List	B-1
Appendix C - Site Location Map	C-1
Appendix D - Brownfield Cleanup Program Process	D-1

* * * * *

Note: The information presented in this Citizen Participation (CP) Plan (CPP) was current as of the date of its approval by the New York State Department of Environmental Conservation (NYSDEC). Portions of this CPP may be revised during the investigation and cleanup process.

Applicant: **Jerome 1770 MM LLC** (“Applicant”)
Site Name: **1770 Jerome Avenue** (“Site”)
Site Address: **1770 Jerome Avenue**
Site County: **Bronx**
Site Number: **C203185**

What is New York’s Brownfield Cleanup Program (BCP)?

New York’s 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>.

Citizen Participation (CP) 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 by 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; and

- 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 CP Plan (CPP) 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 CPP 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 are also 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 website. 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 that 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 disseminating information at the facility; and
- Location(s) of reports and information.

The Site location is shown in Appendix C.

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 (RIWP)] is distributed both by paper mailing through the postal service and through DEC Delivers, NYSDEC's email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the Site. For more information, visit: <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 the 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 CPP 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 CP activities.

Technical Assistance Grant (TAG)

NYSDEC must determine whether 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 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 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 of this CPP, the significant threat determination for the Site has 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 CP activities related to the Site's investigation and cleanup program follows on the next page:

Citizen Participation (CP) Activity(ies)	Timing of CP Activity(ies)
Application Process:	
<ul style="list-style-type: none"> • Prepare Site contact list • Establish document repository(ies) 	At time of preparation of application to participate in the Brownfield Cleanup Program (BCP).
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to Site contact list • Conduct 30-day public comment period 	When the New York State Department of Environmental Conservation (NYSDEC) determines that the BCP application is complete. The 30-day public comment period begins on the date of publication of the notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the Site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement (BCA):	
<ul style="list-style-type: none"> • Prepare CP Plan (CPP) 	Before start of Remedial Investigation Note: Applicant must submit the CPP to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves Remedial Investigation (RI) Work Plan (RIWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to Site contact list about proposed RI activities and announcing 30-day public comment period about Draft RIWP • Conduct 30-day public comment period 	Before NYSDEC approves the RIWP. If the RIWP is submitted with the application, public comment periods will be combined and public notice will include the fact sheet. The 30-day public comment period begins/ends as per dates identified in the fact sheet.
After Applicant Completes RI:	
<ul style="list-style-type: none"> • Distribute fact sheet to Site contact list that describes RI results 	Before NYSDEC approves the RI Report (RIR).
Before NYSDEC Approves Remedial Action Work Plan (RAWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to Site contact list about Draft RAWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RAWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves the RAWP. The 45-day public comment period begins/ends as per the dates identified in the fact sheet. The public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to Site contact list that describes upcoming cleanup action 	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to Site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report (FER) • Distribute fact sheet to Site contact list announcing NYSDEC approval of FER 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.

Major Issues of Public Concern

This section of the CPP 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.

Redevelopment Project-Related Issues

Under the BCP, the Site will be redeveloped into a new affordable senior housing residential building. Remediation of the Site will be based on the proposed development plans and the findings of the Remedial Investigation and will be implemented during the redevelopment process. The proposed redevelopment project includes demolition of the existing building, followed by removal and filling-in the existing cellar and excavation in the rear courtyard between approximately 5 to 8 feet below.

The Site is located in a Potential Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. 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 Environmental Justice Area and the majority of the population in the surrounding area is Hispanic-American and African-American. Future fact sheets will be translated into Spanish.

For additional information, visit: <https://statisticalatlas.com/tract/New-York/Bronx-County/022701/Overview> In addition, there may be issues with regards to noise, odor or truck-related traffic.

Potential Remediation/Construction-Related Issues

Issues of concern to the community during the on-site remediation phase will likely include those related to the on-site handling and off-site disposal of contaminated soil. The likely concern to the surrounding community will be the possibility of the generation of vapors or dust from the Site during remediation. On-site air quality and dust levels will be monitored during any soil excavation and removal activity in accordance with a Site-specific Health and Safety Plan (HASP) that will be included as part of the Remedial Action Work Plan (RAWP). Dust suppression techniques will be employed to prevent the generation of dust. All air and dust monitoring will be performed in accordance with NYSDOH's Community Air Monitoring Program (CAMP).

A likely additional remediation/construction concern will be the potential presence of trucks traveling through the community, and parking or idling at or near the Site during soil excavation and disposal. The RAWP will include provisions for on-site soil handling techniques that minimize the number of trucks and duration of time within or near the Site. In addition, provisions will be included to restrict truck traffic (to the extent possible) to designated routes along main roads while minimizing traffic within the community.

The concern over construction-related noise is a common one for communities in which redevelopment is occurring. Construction plans will minimize noise to the extent possible and the operation of heavy equipment will be restricted to normal working hours as will be set forth in the required NY City-issued permits. Additional mitigation measures will also be evaluated.

The NYSDEC “Scoping Sheet for Major Issues of Public Concern” was used to complete this section (see Appendix E).

Site Information

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

Site Description

The approximately 15,831-square-foot parcel Site is located at 1770 Jerome Avenue, Bronx, NY and is identified on the New York City Tax Map as Block 2850, Lot 9. The Site is bounded to the north by East 176th Street; to the east by residential buildings; to the south by commercial properties; and to the west by Jerome Avenue. The greater surrounding area is primarily residential with some commercial and institutional uses. Elevated subway tracks (the NYC Metropolitan Transit Authority’s 4 line) are west-adjacent to the Site, above Jerome Avenue. The Major Deegan and Cross Bronx Expressways are located west and south of the Site block.

The Site is currently comprised of a one-story, ‘L’-shaped retail commercial building along the streets occupied by several commercial tenants, including Africa Unity Meat V. Corp Supermarket, Jerome Family Health Center, China Star Chinese Food Restaurant, Neighborhood Pharmacy, a retail space under renovation for a new juice bar, a check cashing store, a plants and religious goods store named Botanica Santa Ana, the Iglesia De Dios church, and the former Altagracia Grocery Corp. (vacant) with a shared landscaped courtyard. Specific construction details regarding the proposed redevelopment project are pending; however, the general redevelopment plan for the Site includes demolition of the existing building, followed by removal and filling-in the existing cellar and excavation in the rear courtyard between approximately 5 to 8 feet below its existing grade to facilitate construction of a new affordable senior housing residential building with slab-on grade construction.

The current zoning designation for the Site is R8A (residential), J (Special Jerome Corridor District), and C2-4 (Commercial). The proposed post-remediation use is consistent with the applicable land use plans. The proposed development complies with the current zoning of the Site and would provide affordable housing units on the Site as part of the goals of the Mayor’s Housing New York: A Five-Borough, Ten-Year Plan.

History of Site Use, Investigation, and Cleanup

Available records indicated that the Site was historically listed as laundry and cleaner, vacuum cleaning, printing, auto parts and hardware uses dating back to 1927. Additionally, Certificates of Occupancy (C of O) from 1948, 1965, 1998 and 1999 indicated the Site building was utilized as a factory (laundry), custom printing establishments, T.V., radio and phonograph and an appliance repair shop.

The Site is identified as BCP Site No. C203185. Soil, groundwater, soil vapor and indoor air were investigated during a subsurface investigation conducted by AKRF, Inc. (AKRF) in July 2024. The findings of the investigation were documented in a Remedial Investigation Report dated August 2024. The findings and results of the investigation were used to support the BCP application and were submitted to NYSDEC for review. During the subsurface investigation conducted at the Site, contaminated soil, groundwater, and soil vapor were identified at the Site. Based on available data collected to date, the primary contaminants of concern for the Site are semi-volatile organic compounds (SVOCs), metals, pesticides, and per- and polyfluoroalkyl substances (PFAS) in soil; volatile organic compounds (VOCs) SVOCs, metals, and [Per- and Polyfluoroalkyl Substances \(PFAS\)](#)

in groundwater; and chlorinated volatile organic compounds (CVOCs) and petroleum-related VOCs in soil vapor.

Concentrations of SVOCs, metals and pesticides in soil appear to be attributable to urban fill. The presence of the VOC acetone is likely attributable to laboratory contamination and not associated with a source of on-site contamination. The presence of PFAS could be attributable to former historic businesses that operated at the Site. The detections of SVOCs and metals in groundwater, may be attributed to urban fill or soil entrained in the sample; however, the presence of the VOC tetrachloroethene (PCE) and PFAS may be attributable to an unidentified on-site or off-site source(s). The chlorinated volatile organic compounds (CVOCs) and petroleum-related compounds detected in the soil vapor may be attributable to an unidentified on-site or off-site source(s).

Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's BCP 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 on-site, 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 cleanup activities at the Site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement (BCA) executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the Site.

Investigation

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

The Applicant will conduct an investigation of the Site, officially called a "Remedial Investigation" (RI). The RI will be performed with NYSDEC oversight. The Applicant must develop an RI Work Plan (RIWP), which is subject to public comment.

The RI has several goals:

Define the nature and extent of contamination in soil, surface water, groundwater, and any other parts of the environment that may be affected;

- Identify the source(s) of the contamination;
- Assess the impact of the contamination on public health and the environment; and
- Provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

The Applicant will submit a Draft RIWP to NYSDEC for review and approval. NYSDEC will make the Draft RIWP available to the public for review during a 30-day public comment period.

When the RI is complete, the Applicant will prepare and submit a report that summarizes the results. This report will also 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 whether 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 Measure (IRM)

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

or

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

Once the Applicant submits a Draft RAWP for approval, NYSDEC would announce the availability of the Draft RAWP for public review during a 45-day public comment period.

Cleanup Action

NYSDEC will consider public comments and revise the Draft RAWP, 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 Decision Document (DD).

The Applicant then may design and perform the cleanup action to address the Site contamination. NYSDEC and NYSDOH will 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 (COC)

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the Site, it will approve the FER. NYSDEC will then issue a 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 controls (ICs) and/or engineering controls (ECs) 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 (IC) 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 IC may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all, uses.

An engineering control (EC) 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, G.I.T.
Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233
elliott.jackson@dec.ny.gov
(518) 402-9789

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

New York State Department of Health (NYSDOH):

Ryan Minzloff
Public Health Specialist
Bureau of Environmental Exposure Investigation
NYSDOH
Empire State Plaza
Corning Tower, 17th Floor Albany,
NY 12237 beei@health.ny.gov
(518) 408-5146

Locations of Reports and Information

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

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDDetails?SiteCode=C203185>

Document Repository

Sedgwick Library
1701 Martin Luther King, Jr. Boulevard
Bronx, NY 10453
(718) 731-2074
sedgwick@nypl.org

Bronx Community Board 5
BCC Campus, Gould Hall, Room 200
2155 University Avenue
Bronx, NY 10453
(718) 364-2030
bx05@cb.nyc.gov
Kenneth Brown- District Manager
Osiris Guzman - Chairperson/Executive Committee Chair
Yazmin Benitez - Land Use Committee Chairperson
Office Hours: Monday - Friday, 9:00 AM to 5:00 PM

APPENDIX B
SITE CONTACT LIST

Local, State, and Federal Officials

Hon. Eric Adams Mayor of New York City City Hall Park New York, NY 10007	Hon. Brad Lander New York City Comptroller 1 Centre Street New York, NY 10007
Hon. Jumaane D. Williams Office of the Public Advocate Public Advocate 1 Centre Street, 15 th Floor North New York, NY 10007	Hon. Vanessa L. Gibson Bronx Borough President 851 Grand Concourse, 3 rd Floor Bronx, NY 10451
Hon. Landon C. Dais New York State Assembly District 77 910 Grand Concourse Suite 1JK Bronx, NY 10451	Hon. Pierina Ana Sanchez New York City Council District 14 2065 Morris Avenue Bronx, NY 10453 Please call or email to schedule an appointment
David Gold, Esq. Commissioner NYC Department of City Planning 120 Broadway, 31 st Floor New York, NY 10271	NYC Department of City Planning Paul Philps – Director Bronx Borough Office 1775 Grand Concourse, Suite 503 Bronx, NY 10453
Hon. Charles Schumer U.S. Senate 780 3 rd Avenue, Suite 2301 New York, NY 10017	Hon. Kirsten Gillibrand U.S. Senate 780 3 rd Avenue, Suite 2601 New York, NY 10017
Hon. Ritchie Torres U.S. House of Representatives (NY-15) 540 E Fordham Road, Suite 2A Bronx, NY 10458	Elijah Hutchinson, Executive Director Mayor's Office of Climate & Environmental Justice 253 Broadway, 14 th Floor New York, NY 10007
Shaminder Chawla, Director Mayor's Office of Environmental Remediation 100 Gold Street, 2 nd Floor New York, NY 10038	Hon. Gustavo Rivera New York State Senator, 33 rd District 2432 Grand Concourse, Suite 506 Bronx, NY 10458
Rohit T. Aggarwala Commissioner, NYCDEP – Public Water Supplier 59-17 Junction Boulevard, 13 th Floor Flushing, NY 11373	

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

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

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

Residents, Owners, and Occupants of the Site and Adjacent Properties

A list of adjacent properties, owners and occupants is provided below:

Block/Lot	Owner	Owner Mailing Address	Occupant
2861/7501	Jerome Housing Development Fund Corp. 1769 Jerome Avenue Bronx, NY 10453	Jerome 1769 Avenue Owner, LLC c/o Bronx Pro Group 1605 Dr. Martin Luther King Jr., Blvd. Bronx, NY 10453	Residential and Commercial
2861/74	1749 Equities Inc. 1749 Jerome Avenue Bronx, NY 10453	1749 Associates 2050 Center Avenue Fort Lee, NJ 07024	Commercial
2850/7	ACMH Jerome Ave. Housing Development Fund Corp. 1768 Jerome Avenue Bronx, NY 10453	ACMH Jerome Ave. Housing Development Fund Corp. 254 West 31 st Street, 9th Floor New York, NY 10001	Warehouse
2850/23	BSP Gigi LLC 1765 Townsend Avenue Bronx, NY 10453	BSP Gigi LLC 276 Fifth Avenue, Suite 402 New York, NY 10001	Residential
2850/16	New Townsend Realty Housing Development Fund Co. Inc. 1785 Townsend Avenue Bronx, NY 10453	New Townsend Realty Housing Development Fund Co. Inc. C/O Langsam Property Services Corp. 1601 Bronxdale Avenue Bronx, NY 10462	Residential
2851/1	JKNY Management 1846 Jerome Avenue Bronx, NY 10453	JKNY Management 141 Garden Street Roslyn Heights, NY 11577	Commercial
2861/157	NYC Transit Authority 1783 Jerome Avenue Bronx, NY 10453	City of New York 2 Broadway New York, NY 10004-2207	Transportation/Utility building
2861/161	P. Alvarez Associates Corp. 1779 Jerome Avenue Bronx, NY 10453	P. Alvarez Associates Corp. 23 East 70 th Street Bronx, NY 10452	Commercial

Local News Media

<p>The Bronx Daily Bronx.com (212)-361-9395 info@bronx.com</p>
<p>Spectrum New York 1 News 75 Ninth Avenue New York, NY 10011</p>
<p>Hoy Nueva York Impremedia, 41 Flatbush Avenue 1st Floor Brooklyn, NY 11217</p>
<p>El Diario NY Impremedia, 41 Flatbush Avenue 1st Floor Brooklyn, NY 11217</p>
<p>Bronx Times Reporter 3602 East Tremont Avenue Bronx, NY 10465</p>
<p>Morris Heights News C/O - Schneps Media 3602 East Tremont Avenue Bronx, NY 10465</p>
<p>Mount Hope News C/O - Schneps Media 3602 East Tremont Avenue Bronx, NY 10465</p>
<p>Noticia NYC 3602 East Tremont Avenue Bronx, NY 10465</p>
<p>Bronx Free Press editor@manhattantimesnews.com 5030 Broadway, Suite 801, New York, NY 10034</p>

Additional Contacts

None

Nearby Schools and Daycare Centers

Schools	
I.S. 117 Joseph H. Wade Academies President/Executive Director/Principal 1865 Morris Avenue Bronx, NY 10453 (718) 583-7750	P.S. 306 President/Executive Director/Principal 40 West Tremont Avenue Bronx, NY 10453 (718) 583-5355
The Bronx School of Young Leaders – M.S. 331 President/Executive Director/Principal 40 West Tremont Avenue Bronx, NY 10453 (718) 583-4146	P.S. 236 Langston Hughes President/Executive Director/Principal 1871 Walton Avenue Bronx, NY 10453 (718) 299-6128
P.S. 170 President/Executive Director/Principal 1598 Townsend Avenue Bronx, NY 10452 (718) 583-0662	
Daycare Facilities	
Marc Academy and Family Center (South Campus) President/Executive Director/Principal 55 East 175th Street Bronx, NY 10453 (718) 562-3410	Susan E. Wagner Family of Schools (Northeast Bronx Day Care Center, Inc.) President/Executive Director/Principal 1732 Davidson Avenue Bronx, NY 10453 (718) 229-6892
Comprehensive Model School Project M.S. 327 President/Executive Director/Principal 1501 Jerome Ave, Bronx, NY 10452 (718) 294-8111	
P.S. 028 Mount Hope Centennial School President/Executive Director/Principal 1861 Anthony Ave, Bronx, NY 10457 (718) 583-6444	

<p>I.S. 232 President/Executive Director/Principal 1700 Macombs Rd, Bronx, NY 10453 <u>(718) 583-7007</u></p> <p>JHS 82 - Alexander Macombs Junior High School President/Executive Director/Principal 1700 Macombs Rd, Bronx, NY 10453 <u>(718) 583-7007</u></p> <p>Academy for Language and Technology President/Executive Director/Principal 1700 Macombs Rd, Bronx, NY 10453 <u>(718) 583-7007</u></p> <p>New Covenant Christian School President/Executive Director/Principal 1925 Grand Concourse, Bronx, NY 10453 <u>(718) 299-5250</u></p> <p>P.S. 70 The Max Schoenfeld School President/Executive Director/Principal <u>1691 Weeks Avenue</u> <u>Bronx, NY 10457</u> <u>(718) 583-6000</u></p> <p>P.S. 204 Morris Heights President/Executive Director/Principal <u>1780 Dr. Martin Luther King Jr. Blvd.</u> <u>Bronx, NY 10453</u> <u>(718) 960-9520</u></p> <p>Mount Eden Children's Academy President/Executive Director/Principal 1501 Jerome Ave Bronx, NY 10452 <u>(718) 294-8155</u></p> <p>Rayitos De Amor Daycare President/Executive Director/Principal 1710 Montgomery Ave, Bronx, NY 10453 <u>(561) 805-0779</u></p> <p>Jaralu Group Family Daycare President/Executive Director/Principal 2028 Creston Ave, Bronx, NY 10453 <u>(917) 593-3161</u></p> <p>Happy Hearts Daycare President/Executive Director/Principal 1600 University Ave, Bronx, NY 10453 <u>(347) 316-0148</u></p>
--

Magical Moments Family Group Daycare
President/Executive Director/Principal
1745 Eastburn Ave,
Bronx, NY 10457
[\(917\) 478-9694](#)

kenia group family
President/Executive Director/Principal
226 W Tremont Ave,
Bronx, NY 10453
[\(347\) 691-0901](#)

Annalise Daycare LLC
President/Executive Director/Principal
2065 Davidson Ave,
Bronx, NY 10453
[\(347\) 260-1303](#)

Little Scholars Early Development Center
President/Executive Director/Principal
15 W 176th St,
Bronx, NY 10453
[\(347\) 789-3091](#)

Noa's Arc Daycare
President/Executive Director/Principal
1478 Walton Ave,
Bronx, NY 10452
[\(347\) 460-0685](#)

Awilda Little Garden Inc Group Family Daycare
President/Executive Director/Principal
1718 Grand Ave,
Bronx, NY 10453
[\(646\) 715-3827](#)

Sweet Kids Group Family Day Care Corp.
President/Executive Director/Principal
1770 Townsend Ave Apt 2B,
Bronx, NY 10453
[\(347\) 998-8500](#)

KiddieKare Daycare
President/Executive Director/Principal
1646 Andrews Ave S,
Bronx, NY 10453
[\(718\) 310-9259](#)

Rosa's Day Care
President/Executive Director/Principal
1749 Grand Concourse,
Bronx, NY 10453
[\(917\) 557-3449](#)

Two Little Hands Daycare
President/Executive Director/Principal
307 E Mt Eden Ave,
Bronx, NY 10457
[\(347\) 500-1832](#)

De Yasmín Family Group Daycare
President/Executive Director/Principal
2017 Morris Ave,
Bronx, NY 10453
[\(347\) 479-6196](tel:(347)479-6196)

Early Dream Catchers Daycare Inc
President/Executive Director/Principal
125 Mt Hope Pl,
Bronx, NY 10453
[\(646\) 897-4394](tel:(646)897-4394)

JC Family Group Daycare
President/Executive Director/Principal
1698 Selwyn Ave,
Bronx, NY 10457
[\(646\) 457-7554](tel:(646)457-7554)

Community, Civic, Religious and Other Environmental Organizations:

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

46th NYPD Police Precinct
President Basil Moore
2120 Ryer Ave.
Bronx, NY, 10457

ENGINE 42
1781 MONROE AVENUE
Bronx, NY 10457

East Concourse Neighborhood Senior Center
236 E Tremont Ave,
Bronx, NY 10457

Morris Heights Senior Housing
2022 Harrison Ave,
Bronx, NY 10453

Mt Hope Residence
14 Mt Hope Pl,
Bronx, NY 10453

Yankasa Masjid
1707 Townsend Ave,
Bronx, NY 10453

Bronx Islamic Cultural Center (Masjid Annasr)
50 E Tremont Ave,
Bronx, NY 10453

Mount Hope Masjid
24 Mt Hope Pl,
Bronx, NY 10453

Islamia Sunna Wal Jam'Ah
24 Mt Hope Pl,
Bronx, NY 10453

Baitul Islam Masjid & Community Center
2107 Davidson Ave,
Bronx, NY 10453

Masjid Mubarak Muslim Community Center
1536 Jesup Ave,
Bronx, NY 10452

HighBridge Islamic Center
1529 Plimpton Ave,
Bronx, NY 10452

Segunda Mision Cristiana
2019 Jerome Ave,
Bronx, NY 10453

Joy Fellowship Church
66 E Mt Eden Ave,
Bronx, NY 10452

Saint Margaret Mary Alacoque Roman Catholic Church
1914 Morris Ave,
Bronx, NY 10453

Calvary United Methodist Church
1885 University Ave,
Bronx, NY 10453

Evidence of Grace Church
1635 Grand Ave,
Bronx, NY 10453

Iglesia De Dios "Cristo La Cabeza"
8 E 176th St,
Bronx, NY 10453

Remnant of Grace Church, Inc.
1744 Eastburn Ave,
Bronx, NY 10457

Fountain Spring Baptist Church
2011 Grand Concourse,
Bronx, NY 10453

PTL Temple of the Living God
1921 Walton Ave,
Bronx, NY 10453

King of Glory Tabernacle
2019 Grand Ave,
Bronx, NY 10453

Mt Gilead Church
1682 Morris Ave,
Bronx, NY 10457

God's Fellowship Temple NY
2001 Morris Ave,
Bronx, NY 10453

Charity Baptist Church of Christ
1701 Townsend Ave,
Bronx, NY 10453

Mt. Horeb Holiness Church
1788 Townsend Ave,
Bronx, NY 10453

St. Edmund's Episcopal Church
1905 Morris Ave,
Bronx, NY 10453

Miracle Revival Center
1555 Macombs Rd,
Bronx, NY 10452

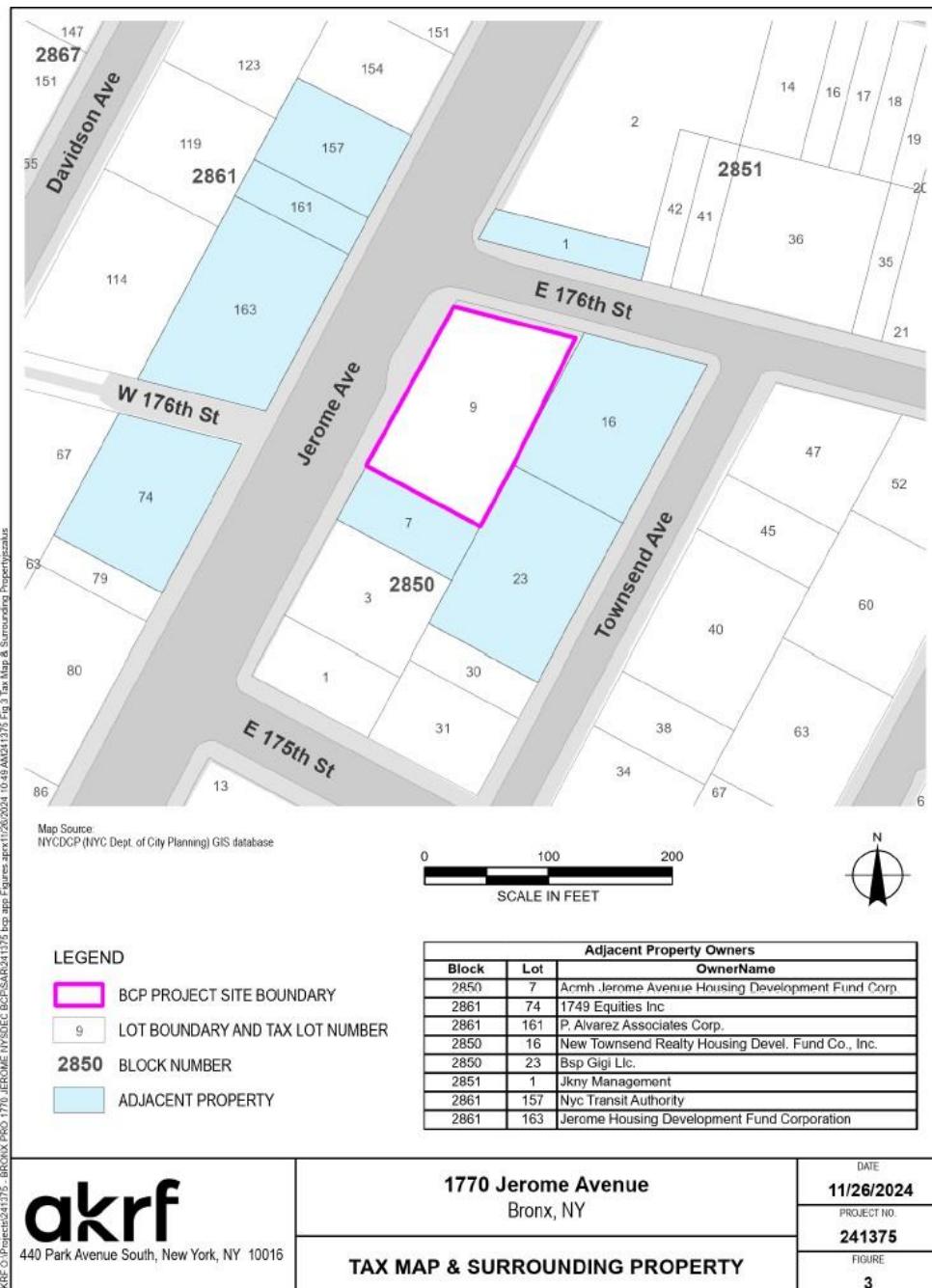
True Gospel Tabernacle
1 W Tremont Ave,
Bronx, NY 10453

Whosoever Will Baptist Church
1651 Popham Ave,
Bronx, NY 10453

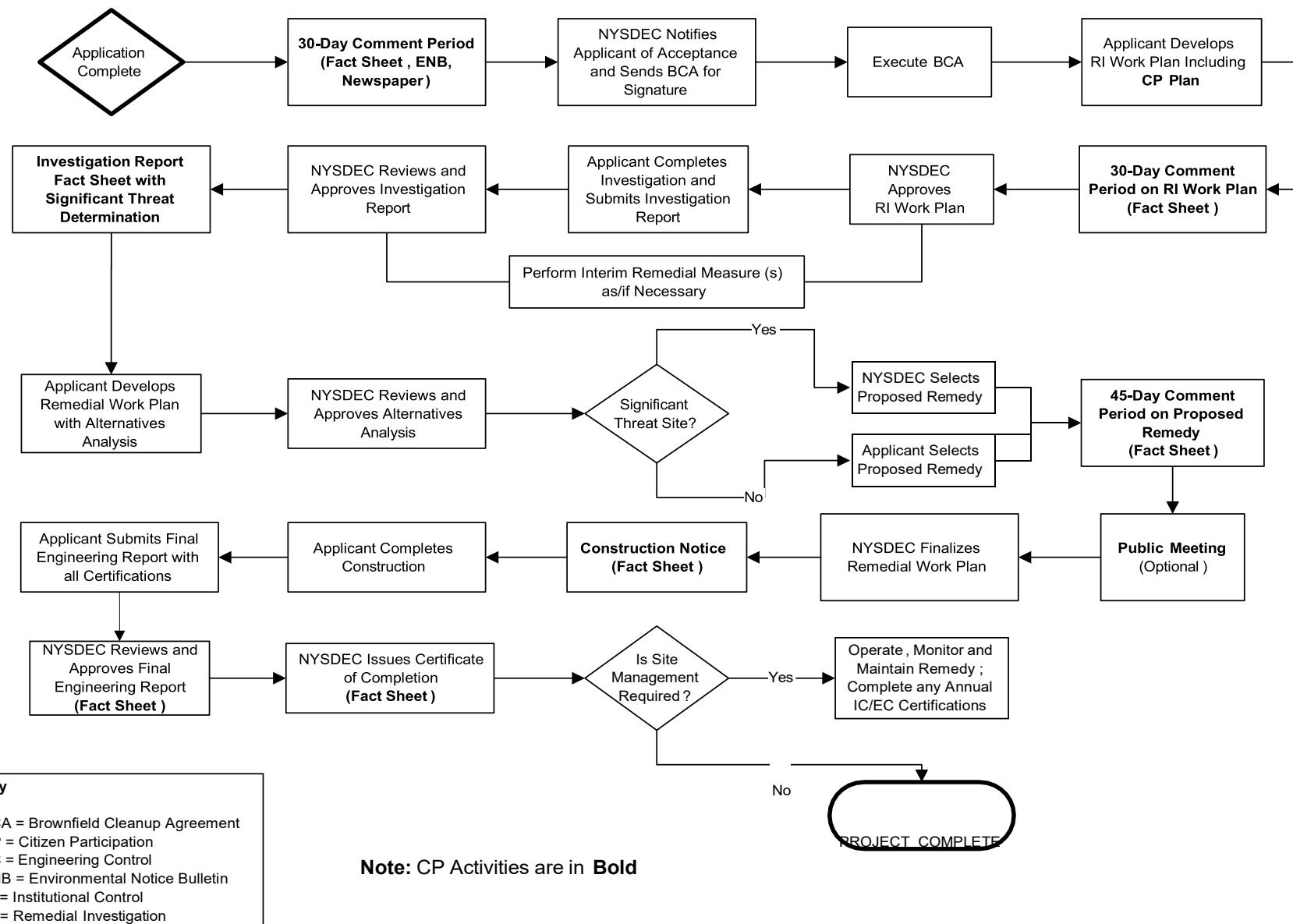
Tremont Baptist Church
324 E Tremont Ave,
Bronx, NY 10457

First Bible Church
206 Bush St,
Bronx, NY 10457

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 any time during the site remedial process.
- Fill in site name and other information as appropriate.
- The Scoping Sheet may be prepared by DEC or a remedial party, but must be reviewed and approved by the DER site project manager or his/her designee.

Instructions for Numbered Parts

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

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

- Is our health being impacted? (e.g. Are there problems with our drinking water or air? Are you going to test our water, yards, sumps, basements? Have health studies been done?)
- There are odors in the neighborhood. Do they come from the site and are they hazardous?
- Are there restrictions on what we may do (e.g. Can our children play outside? Can we garden? Must we avoid certain areas? Can we recreate (fish, hunt, hike, etc. on/around the site?)
- How and when were the site's contamination problems created?
- What contaminants are of concern and why? How will you look for contamination and find out where it is going? What is the schedule for doing that?
- The site is affecting our property values!
- How can we get more information (e.g. who are the project contacts?)
- How will we be kept informed and involved during the site remedial process?

- Who has been contacted in the community about site remedial activities?
- What has been done to this point? What happens next and when?
- The site is going to be cleaned up for restricted use. What does that mean? We don't want redevelopment on a "dirty" site.

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

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

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

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

Part 4. Community Characteristics

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

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

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

h. Consider factors such as:

- Is English the primary language of the affected community? If not, provisions should be considered regarding public outreach activities such as fact sheets, meetings, door-to-door visits and other activities to ensure their effectiveness.

- The age demographics of the community. For example, is there a significant number of senior citizens in the community? It may be difficult for some to attend public meetings and use document repositories. This may suggest adopting more direct interaction with the community with activities such as door-to-door visits, additional fact sheets, visits to community and church centers, nursing homes, etc.
- How do people travel about the community? Would most people drive to a public meeting or document repository? Is there adequate public transportation?

Part 5. Affected/Interested Public.

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

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

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

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



Division of Environmental Remediation

Remedial Programs

Scoping Sheet for Major Issues of Public Concern

Site Name: 1770 Jerome Avenue

Site Number: C203185

Site Address and County: 1770 Jerome Avenue, Bronx, Bronx County, NY

Remedial Party(ies): Jerome 1770 MM 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.**

- A subsurface investigation of the Site was conducted by AKRF in July 2024. The findings of the investigation were used to support the BCP Application.
- The contamination present at the Site is attributable to urban fill and the potential historical Site uses. The presence of volatile organic compounds (VOCs) and per- and polyfluoroalkyl substances (PFAS) may be attributable to an unidentified on-site or off-site source(s).
- The proposed Site use is a new affordable senior housing residential building. As such, there will be restrictions on Site use, which will be determined following remediation. In addition, groundwater is not used for drinking water.
- The Site is currently occupied by commercial tenants. A draft Interim Remedial Measures Work Plan (IRMWP) has been submitted to NYSDEC along with the BCP Application, to design and install a temporary sub-slab depressurization system in the existing building to mitigate the potential for soil vapor intrusion. Work conducted under the IRMWP will protect the health and safety of current Site occupants until a Site-wide remedy can be implemented in conjunction with Site redevelopment.
- As of this date, a limited soil, groundwater, and soil vapor investigation was conducted at the Site. A draft Remedial Investigation Work Plan (RIWP) will be prepared to further investigate the extent of on-site contamination. The RIWP will include provisions for analysis of soil, groundwater, and soil vapor beneath the entire Site. Findings from the Remedial Investigation will be used to prepare a RAWP, which includes the proposed remedy to address Site contamination and protect the health and safety of the public in the surrounding community.
- A Community Air Monitoring Plan (CAMP) will be developed as part of the Remedial Action Work Plan (RAWP) that will be implemented during all subsurface disturbance activities to mitigate potential exposures to particulates and organic vapors, and protect the health and safety of the public in the surrounding community.
- The proposed remediation of the Site will not diminish the property values in the surrounding area.
- Adjacent property occupants and owners will be kept informed about the progress of the Site cleanup activities. Periodic fact sheets will be sent by mail.
- Local, state, and federal officials will be notified via fact sheets about the Site remediation activities as described in this CPP.
- For more information about the Site or BCP program, contact the NYSDEC or NYSDOH Project Manager. Contact information is provided in Appendix A.

How were these issues and/or information needs identified?

These issues were identified based on a review of historic records of the Site presented in previous environmental reports, including: a Phase I Environmental Site Assessment (ESA) prepared by AKRF dated June 2024 and a Remedial Investigation Report prepared by AKRF dated August 2024. A description of the proposed project was also presented in the BCP Application.

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 additional information is required at this time.

How were these information needs identified?

There are no information needs at this time.

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.

Information related to the environmental cleanup and redevelopment at the Site will be communicated to the public as outlined in the CPP.

How were these issues and/or information needs identified?

Identified in communication with NYSDEC and NYSDOH as documented in the CPP.

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**:

Site is located in an area with a sizeable Hispanic-American and African-American population nearby. Therefore, 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: See list in Appendix B of the Citizen Participation Plan

Media: See list in Appendix B of the Citizen Participation Plan

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): See list in Appendix B of the Citizen Participation Plan

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): Nearby schools and daycare facilities. See list in Appendix B of the Citizen Participation Plan

Prepared/Updated By: Stephen Malinowski, AKRF

Date: August 29, 2025

Reviewed/Approved By: Thomas V. Panzone [Click here to enter text.](#)

Date: 9-4-25 [Click here to enter text.](#)