



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan

for

338-344 Grand Concourse Redevelopment

September 2025

BCP Site #C203188
338-344 Grand Concourse
Bronx, NY 10451

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

Applicant: **338-344 Grand Concourse LLC (“Applicant”)**
Site Name: **338-344 Grand Concourse Redevelopment (“Site”)**
Site Address: **338-344 Grand Concourse, Bronx, NY 10451**
Site County: **Bronx**
Site Number: **C203188**

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

3. Major Issues of Public Concern

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

No major issues of public concern have been identified at this point in the Brownfield Cleanup Program process. Any future changes to this section will be detailed in the Scoping Sheet for Major Issues of Public Concern and submitted to the NYSDEC.

Based on analytical results from a Limited Phase II Environmental Site Investigation (ESI) performed at the Site in October 2024, the primary contaminants of concern at the Site are metals and semi-volatile organic compounds (SVOCs) in soil; and volatile organic compounds (VOCs), including petroleum-related VOCs and chlorinated VOCs, in soil vapor. Issues of concern would be regarding the nearby local residents and property owners.

The Site is located along Grand Concourse in an urban area of the Mott Haven neighborhood of Bronx, NY. There are two sensitive receptors within a 500-foot (ft) radius of the Site, Family Life Academy Charter School III and Community School for Social Justice. The area surrounding the Site has been characterized by commercial, industrial, and residential properties.

The Site is in a Potential Environmental Justice Area (Census Block Group # 360050051001). There is a sizable Hispanic-American and African-American population nearby. Future fact sheets will be translated into Spanish.

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.

For additional information, visit:

<https://statisticalatlas.com/tract/New-York/Bronx-County/005100/Overview>

If addition, there may be concerns regarding odor, noise and truck-related traffic.

4. Site Information

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

Site Description

The Site is located at 338 and 344 Grand Concourse in an urban area characterized by mixed-use commercial, industrial, and residential buildings. The Site, identified as Block 2341, Lots 34 and 37 on the New York City tax map in a C6-2A zoning area, is approximately 0.25-acres in size and currently developed with two vacant, one-story commercial buildings previously operated as automotive repair shops.

Section	Block	Lot	Official Address	Acreage
2	2341	34	338 Grand Concourse	0.134
2	2341	37	334 Grand Concourse	0.116

The Site is located in the Mott Haven neighborhood of Bronx, NY. Adjacent properties include:

Direction	Adjoining Properties	Surrounding Properties
North	Multi-story commercial hotel building	Vacant land formerly operated by a BP gasoline station followed by residential buildings
South	Mixed-use commercial/residential building	Mixed-use commercial/residential buildings
East	MTA Metro-North New-Haven railroad followed by Park Avenue	Mixed-use commercial and industrial buildings
West	Grand Concourse followed by mixed-use commercial/residential building	Mixed-use commercial/residential buildings

History of Site Use, Investigation, and Cleanup

Based on a Phase I Environmental Site Assessment completed by KB Environmental Assessment Ltd. (KBEA) for the Site in September 2024, the Site was first developed by 1908 with a small one-story structure occupied by the New York State (NYS) & Hudson Valley Railroad. By 1935, the property is depicted on Sanborn Maps as developed with several interconnected one-story structures. Sanborn Maps detailed historical operations have included a retail store, auto repair, auto service, auto painting, and storage buildings. By 1942, the only structure remaining depicted on Sanborn Maps was an auto repair shop and retail store while remaining structures were demolished. The 1952 Sanborn Map

depicts expanded development to the east, labeled as a garage. On the 1977 Sanborn Map, the property addressed 338 Grand Concourse was depicted as redeveloped with a one-story commercial building, identified as an auto body repair shop with a retail store at the northwestern corner and the property addressed 344 Grand Concourse was depicted as an auto repair shop. The structure located at 338 Grand Concourse is currently vacant. The structure located at 344 Grand Concourse is currently occupied by Teddy's Place Auto Repair, which has reportedly occupied the Site since the mid-1970s.

In September 2024, KB Environmental Assessment Ltd. (KBEA) completed Phase I Environmental Site Assessments for 338 and 344 Grand Concourse. Each assessment identified one Recognized Environmental Condition (REC) due to the historical use of the properties, and surrounding areas, for auto repair, auto painting, and industrial activities, which may have impacted subsurface conditions, including soil vapor and indoor air quality. At 338 Grand Concourse, an additional Business Environmental Risk (BER) was identified related to a historical 225-gallon underground storage tank (UST) shown on a 1935 Sanborn Map. Although the tank is presumed removed and has been listed as out of service since the late 1940's, its historical presence presents a potential concern.

A Limited Phase II Environmental Site Investigation was completed and summarized in a report prepared by Haley & Aldrich in November 2024. Based on the results of this investigation, the primary contaminants of concern for the Site are metals and semi-volatile organic compounds (SVOCs) in soils and elevated concentrations of volatile organic compounds (VOCs), including petroleum-related VOCs and chlorinated VOCs, in soil vapor. A Remedial Investigation Work Plan (RIWP) has been submitted to NYSDEC. The results of the Remedial Investigation (RI) will be used to confirm the results of the previous Site characterization activities, delineate any on-Site source(s), and determine a course for remedial action.

Redevelopment plans, while still conceptual, include developing the site as two 11-story mixed use commercial residential buildings with partial cellars. During future ground intrusive activities, the community will be protected from contamination migration using air monitoring protocols which will be detailed in a forthcoming Remedial Action Work Plan (RAWP) to be approved by NYSDEC.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program (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 onsite, and must conduct a "qualitative exposure assessment," a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the site and to contamination that has migrated from the site.

The Applicant in its Application proposes that the site will be used for residential and commercial purposes.

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

Investigation

The Applicant will investigate 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 Action Work Plan”. The Remedial Action Work Plan describes the Applicant’s proposed remedy for addressing contamination related to the site.

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

Cleanup Action

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

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

Certificate of Completion

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

Site Management

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

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

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

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

Appendix A - Project Contacts and Locations of Reports and Information

Project Contacts

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

New York State Department of Environmental Conservation (NYSDEC):

Nour Haredy

Project Manager
NYSDEC Region 2
Division of Environmental Remediation
1 Hunter's Point Plaza
47-40 21st Street
Long Island City, NY 11101
Tel: (718) 482-6333
Email: Nour.Haredy@dec.ny.gov

Thomas V. Panzone

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

New York State Department of Health (NYSDOH):

Benjamin Caligiuri

Public Health Specialist
NYSDOH
Bureau of Environmental Exposure
Investigation
Corning Tower, Rm 1787
Albany, NY 12237
Tel: (518) 402-7868
Email: beei@health.ny.gov

NYSDEC Info Tracker

<https://extapps.dec.ny.gov/data/DecDocs/C203188/>

Locations of Reports and Information

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

Bronx Public Library-Mott Haven Branch

321 East 140th Street Bronx, NY, 10454
Attn: Josephine Freeman – Managing
Librarian
Email: josephinefreeman@nypl.org
Phone: 718-665-4878
Hours: Mon-Thurs: 10AM-7PM
Fri-Sat: 10AM-5PM
Sun: 1 PM-5 PM

Phone: 718-585-7117
Hours: Mon-Sun: 9-5PM

Bronx Community Board 1

3024 3rd Avenue Bronx, NY, 10455
Attn: Clarisa M. Alayeto, Chairperson
Anthony R. Jordan, District Manager
Committee on Environmental Justice and
Sanitation – Cesar Yoc, Committee
Chairperson
Email: Bx01@cb.nyc.gov
Phone : 718-585-7117
Office hours: 9:00 AM to 5:00 PM

Appendix B - Site Contact List

Local Government and Elected Officials:

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

Hon. Jumaane D. Williams
Public Advocate
1 Centre Street
New York, NY 10007

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

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

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

Hon. Diana Ayala
NYC Councilmember
Bronx Office:
214 St. Ann's Avenue
Bronx, NY 10454

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

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

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

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

Hon. Ritchie Torres
U.S. House of Representatives
540 E Fordham Road Suite 2A
Bronx, NY 10458

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

Hon. Amanda Septimo
NYS Assemblymember
505 Brook Avenue
Bronx, NY 10455

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

Iris Rodriguez-Rosa, Commissioner
NYC Department of Parks & Recreation
830 Fifth Ave
New York, NY, 10065

MTA Metro-North Railroad
Justin Vonashek – President
420 Lexington Avenue
New York, NY 10017

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

New York City Water Board
NYC Department of Environmental
Protection

Alfonso L. Carney, Jr., Chairperson
59-17 Junction Boulevard, 8th Floor
Flushing, NY 11373

Owners, Residents, Occupants:

The Site is currently vacant with no occupants or residents.

Yoel Barminka
338-344 Grand Concourse LLC
162 Manhattan Avenue
Brooklyn, NY 11206

Adjacent Properties:

<u>Owner/Entity Name</u>	<u>Contact Name</u>	<u>Site Use</u>	<u>Property Address</u>	<u>Owner Mailing Address</u>
AREC 9, LLC	Not Available	Industrial/manufacturing	356 Walton Avenue, Bronx, NY 10451	2727 North Central Avenue, Phoenix, AZ 85004
Montar Owner, LLC	Not Available	Commercial/Office Buildings	349 Grand Concourse, Bronx, NY 10451	C/o Rosenberg & Estis, p.c. 733 Third Avenue, New York, NY 10017
Green Street Property Owner LLC	Not Available	Vacant Land	335 Grand Concourse, Bronx, NY 10451	C/o Rosenberg & Estis, p.c. 733 Third Avenue, New York, NY 10017
Walton Street GC Developments LLC	Not Available	Commercial/Office Buildings	315 Grand Concourse, Bronx, NY 10451	1021 38th street, Brooklyn, NY 11219
336 Grand Concourse LLC	Not Available	Residential/Commercial Buildings	336 Grand Concourse, Bronx, NY 10451	199 Lee Avenue, Suite 777, Brooklyn, NY 11211
346 Grand A LLC	Not Available	Hotel	346 Grand Concourse, Bronx, NY 10451	99-06 Metropolitan Avenue, 2nd Floor, Forest Hills, NY 11375
350 Rising LLC	Not Available	Vacant Land	350 Grand Concourse, Bronx, NY 10451	350 Grand Concourse, Bronx, NY 10451

Local News and Media:

Spectrum NY News
75 Ninth Avenue
New York, NY 10011

New York Post
1211 Avenue of the Americas
New York, NY 10036

New York Daily News
PO Box 7180
New York, NY 10008

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

News12 The Bronx
930 Soundview Ave,
Bronx, NY 10473

Norwood News
3400 Reservoir Oval
Bronx, NY 10467
norwoodnews@norwoodnews.org

Mott Haven Herald
<https://motthavenherald.com/>
editor@motthavenherald.com

NYCHA Journal
<https://nychajournal.nyc/>
journal@nycha.nyc.gov

School or Day Care Located on or Proximal to the Site

The following schools or day care facilities are located within ½-mile radius to the Site:

Rosalyn Yalow Charter School
President/Executive Director/Principal
(347) 735-5480
650 Grand Concourse,
Bronx, NY 10451

Success Academy Charter School - Bronx 1 Elementary
President/Executive Director/Principal
(347) 286-7950
339 Morris Ave 2nd Floor,
Bronx, NY 10451

Health Opportunities High School
President/Executive Director/Principal
(718) 401-1826
350 Gerard Ave,
Bronx, NY 10451

The Bronx Charter School for Children Elementary School (Access Bronx Charter School)
President/Executive Director/Principal
(718) 402-3300
388 Willis Ave,
Bronx, NY 10454

The Laboratory School of Finance and Technology: X223
President/Executive Director/Principal
(718) 585-8202
360 E 145th St,
Bronx, NY 10454

Hostos Children's Center @ Hostos Community College – CUNY
President/Executive Director/Principal
475 Grand Concourse,
Bronx, NY 10451
(718) 518-4176

Sunshine Learning Center of Morris Ave LLC
President/Executive Director/Principal
(718) 989-9807
253 E 142nd St,
Bronx, NY 10451

Kaamba Daycare - Mott Haven
President/Executive Director/Principal
(718) 973-9834
477 Gerard Ave,
Bronx, NY 10451

Luminous Early Childhood Learning Center
President/Executive Director/Principal
(718) 682-3650
655 Morris Ave,
Bronx, NY 10451

Jojo's Group Family Daycare Corp.
President/Executive Director/Principal
(646) 377-5849
225 E 149th St,
Bronx, NY 10451

Bernie's Magical Place Family Group Corp.
President/Executive Director/Principal
(917) 545-5238
730 Grand Concourse,
Bronx, NY 10451

Bendiciones de Vida Daycare LLC
President/Executive Director/Principal
(347) 761-1735
366 E 146th St,
Bronx, NY 10455

Super Hero Day Care
President/Executive Director/Principal
(646) 982-9084
495 Courtlandt Ave,
Bronx, NY 10451

Valdez Group Family Daycare
President/Executive Director/Principal
250 E 144th St,
Bronx, NY 10451

Community School for Social Justice
President/Executive Director/Principal
350 Gerard Avenue,
Bronx, NY 10451
(718) 402-8481

Family Life Academy Charter School III
President/Executive Director/Principal
370 Gerard Avenue,
Bronx, NY 10451
718-585-6580

Eugenio Maria de Hostos Community College
President/Executive Director/Principal
500 Grand Concourse,
Bronx, NY 10451
(718) 518-4444

P.S. 018 John Peter Zenger
President/Executive Director/Principal
502 Morris Avenue,
Bronx, NY 10451
(718) 292-2868

The Urban Assembly Bronx Academy of Letters
President/Executive Director/Principal
339 Morris Avenue,
Bronx NY 10451
(718) 401-4891

Family Life Academy Charter School II
President/Executive Director/Principal
296 East 140th Street,
Bronx, NY 10454
718-665-2805

South Bronx Preparatory – A College Board School
President/Executive Director/Principal
360 East 145th Street,
Bronx, NY 10454
(718) 292-2211

Boys Prep Bronx Elementary School,
President/Executive Director/Principal
192 East 151st Street,
Bronx, NY 10451
(718) 742-4321

P.S. 49 Willis Avenue School
President/Executive Director/Principal
383 East 139th Street,
Bronx, NY 10454
(718) 292-4623

P.S. 154 Jonathan D. Hyatt Elementary School
President/Executive Director/Principal
333 East 135th Street 3rd Floor,
Bronx, NY 10454
(718) 292-4742

NYCHA Patterson Houses
Daycare Center
<https://www.nyc.gov/assets/nycha/downloads/pdf/Patterson.pdf>
414 Morris Avenue,
Bronx, NY 10451

Mitchel Houses NYCHA
Day Care Center
<https://www.nyc.gov/assets/nycha/downloads/pdf/Mitchel.pdf>
200 Alexander Avenue,
Bronx, NY 10454

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

FDNY
Battalion 14/Engine 60/Ladder 17
341 East 143rd Street,
Bronx, NY 10454

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

St Rita's Roman Catholic Church
448 College Ave,
Bronx, NY 10451

Good News Manhattan Church
171 Lincoln Ave,
Bronx, NY 10454

Deeper Life Bible Church
213 E 144th St,
Bronx, NY 10451

St. Jerome Roman Catholic Church
230 Alexander Ave,
Bronx, NY 10454

Abundant Life Tabernacle
2692 Third Ave,
Bronx, NY 10454

Greater Universal Baptist Church
253 E 153rd St,
Bronx, NY 10451

Mott Haven Reformed Church
350 E 146th St,
Bronx, NY 10451

Calvary Deliverance Christian
737 Concourse Village W #739,
Bronx, NY 10451

Third Spanish Baptist Church
322 Alexander Ave,
Bronx, NY 10454

Iglesia Católica Santa Ana
164 Morris Ave,
Bronx, NY 10451

Masjid Ebn Abass or Masjid Ibn Abass
2580 Third Ave,
Bronx, NY 10454

NYCHA Patterson Houses
Senior Center
<https://www.nyc.gov/assets/nycha/downloads/pdf/Patterson.pdf>
308 E 145th St,
Bronx, NY 10451

NYCHA Patterson Houses
Development Management Office
<https://www.nyc.gov/assets/nycha/downloads/pdf/Patterson.pdf>
301 East 143rd Street,
Bronx, NY 10451

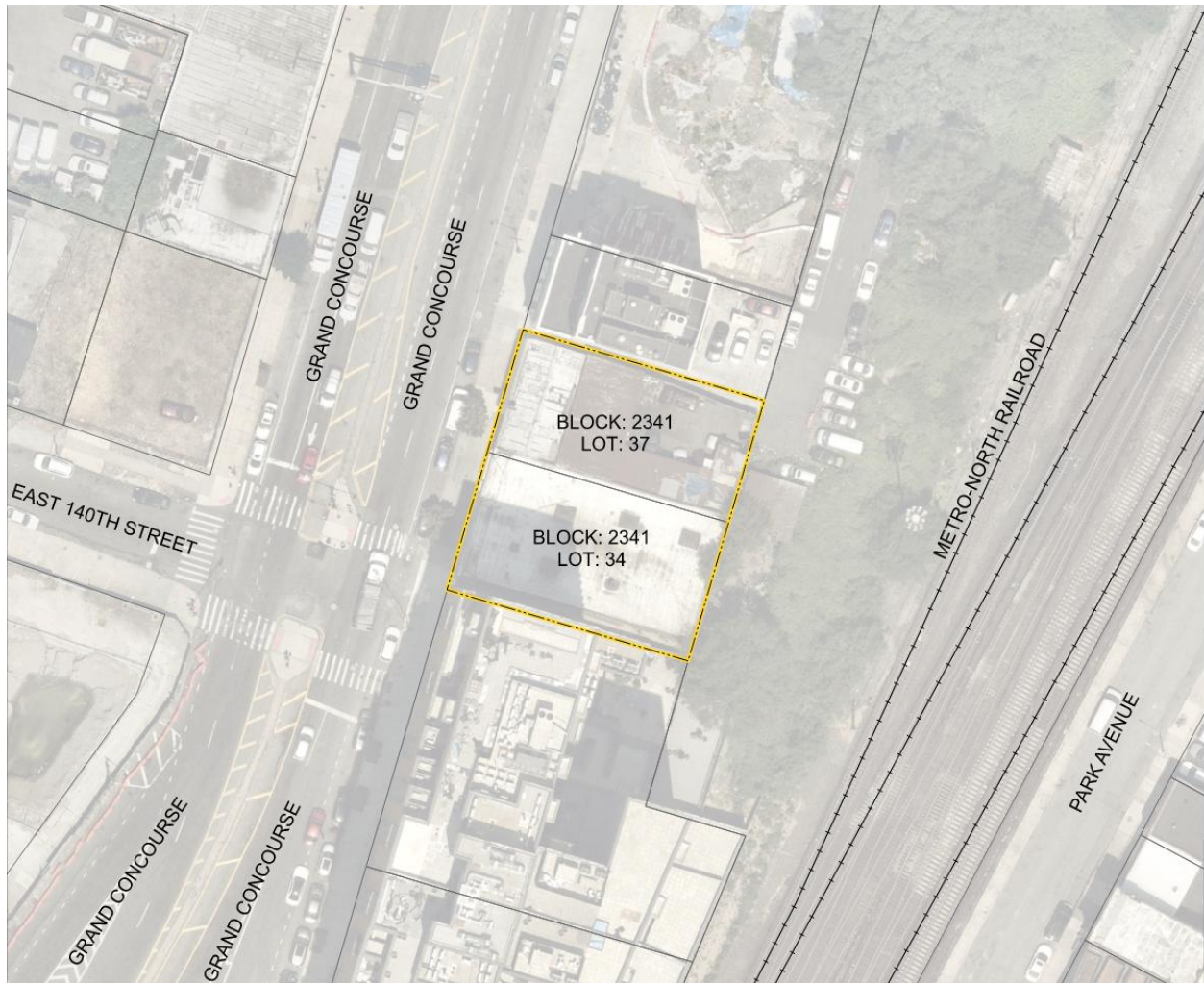
NYCHA Patterson Houses
President – Patterson Houses Resident Association
<https://www.nyc.gov/assets/nycha/downloads/pdf/Patterson.pdf>
301 East 143rd Street,
Bronx, NY 10451

East Side House Settlement
188 Lincoln Ave,
Bronx, NY 10454

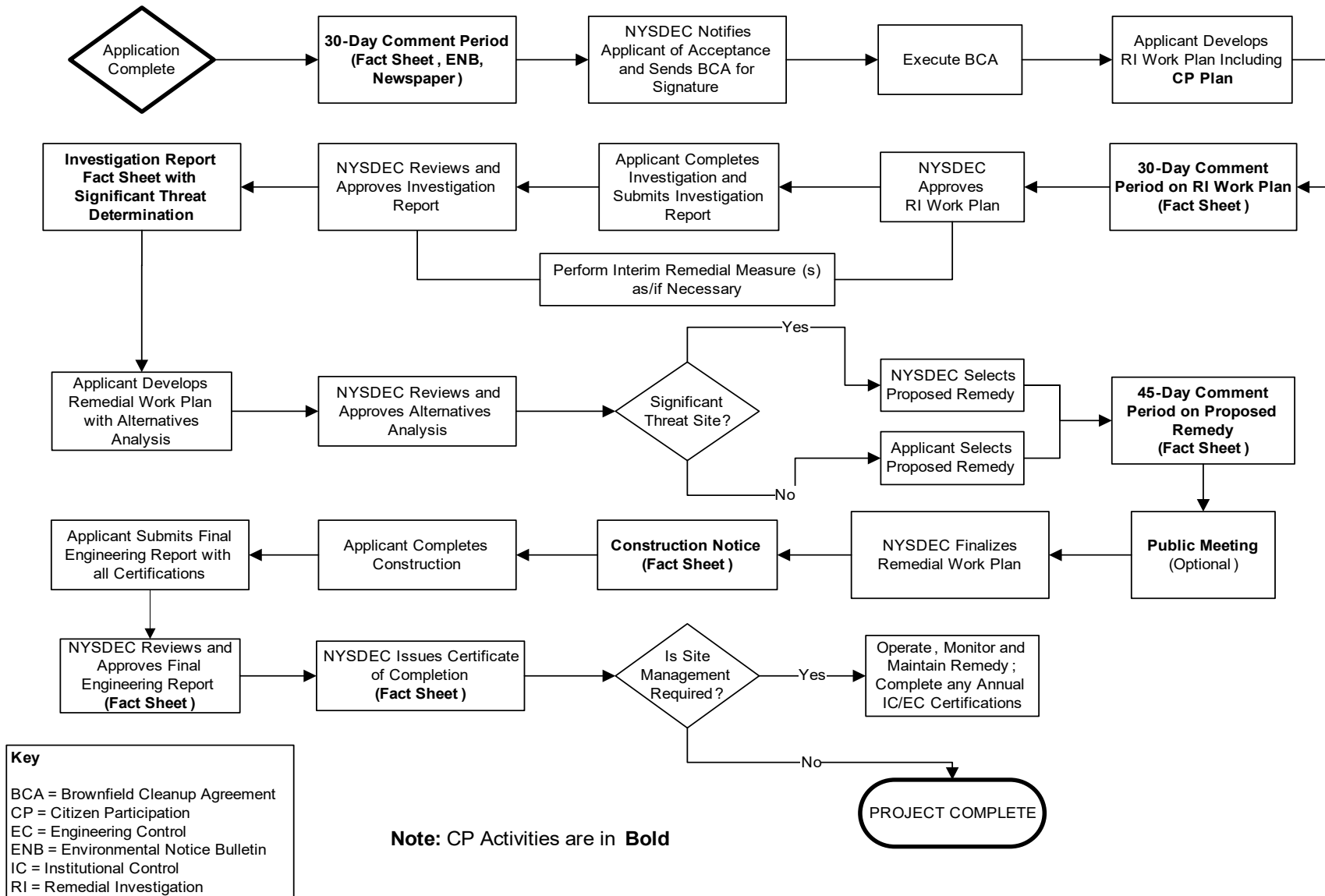
Mitchel Houses NYCHA Senior Center
<https://www.nyc.gov/assets/nycha/downloads/pdf/Mitchel.pdf>
188 Lincoln Ave,
Bronx, NY 10454

Mitchel Houses NYCHA
<https://www.nyc.gov/assets/nycha/downloads/pdf/Mitchel.pdf>
Development Management Office
225 Alexander Avenue,
Bronx, NY 10454

Appendix C - Site Location Map



Appendix D– Brownfield Cleanup Program Process



Division of Environmental Remediation

Remedial Programs Scoping Sheet for Major Issues of Public Concern

Instructions

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

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

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

General Instructions

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

Instructions for Numbered Parts

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

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

- Is our health being impacted? (e.g. Are there problems with our drinking water or air? Are you going to test our water, yards, sumps, basements? Have health studies been done?)
- There are odors in the neighborhood. Do they come from the site and are they hazardous?
- Are there restrictions on what we may do (e.g. Can our children play outside? Can we garden? Must we avoid certain areas? Can we recreate (fish, hunt, hike, etc. on/around the site?)
- How and when were the site's contamination problems created?
- What contaminants are of concern and why? How will you look for contamination and find out where it is going? What is the schedule for doing that?
- The site is affecting our property values!
- How can we get more information (e.g. who are the project contacts?)
- How will we be kept informed and involved during the site remedial process?
- Who has been contacted in the community about site remedial activities?
- What has been done to this point? What happens next and when?
- The site is going to be cleaned up for restricted use. What does that mean? We 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 soon.
- The process and general schedule to investigate, remediate and, if applicable, redevelop the site.
- Current understanding about the site contamination and effects, if any, on public health and the environment.
- Site impacts on the community and any restrictions on the public's use of the site and/or nearby properties.
- Planned CP activities, their schedule, and how they relate to the site's remedial process.
- Ways for the community to obtain/provide information (document repositories, contacts, etc.).

Part 4. Community Characteristics

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

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

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

h. Consider factors such as:

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

Part 5. Affected/Interested Public.

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

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

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

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



Division of Environmental Remediation

Remedial Programs

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

Site Name: 338-344 Grand Concourse Redevelopment

Site Number: C203188

Site Address and County: 338-344 Grand Concourse, Bronx, NY

Remedial Party(ies): 338-344 Grand Concourse 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 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.

The primary contaminants of concern for the Site are metals and semi-volatile organic compounds (SVOCs) in soils and elevated concentrations of volatile organic compounds (VOCs), including petroleum-related VOCs and chlorinated VOCs, in soil vapor. Issues of concern would be regarding the nearby local residents and property owners. During ground intrusive activities, the community will be protected from contamination migration using air monitoring protocols and management of investigation derived waste.

How were these issues and/or information needs identified?

These issues were identified through the previous investigation 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.

The sources of the contaminants of concern detailed in Part 1 will be fully characterized and identified during upcoming investigations at the Site.

How were these information needs identified?

This information was identified through review of the results of the previous environmental investigations.

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 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 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**:

The Site is in an area with a sizable 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:** [Click here to enter text.](#)

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

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

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

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

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

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

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

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

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

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

Prepared/Updated By: Thomas R. Giordano

Date: 9/23/2025

Reviewed/Approved By: Matthew Levy

Date: 8/6/2025