



NEW YORK
STATE OF
OPPORTUNITY.

**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan

for

207th Street / 9th Avenue

March 2017

Site No.: C231102
3875 9th Avenue
Manhattan
New York, New York

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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: **J.207 ST LLC and MFC Realty Corp. (“Applicant”)**
Site Name: **207th Street/9th Avenue (“Site”)**
Site Address: **3875 9th Avenue**
Site County: **New York**
Site Number: **C231102**

1. WHAT IS NEW YORK’S BROWNFIELD CLEANUP PROGRAM?

New York’s Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and developed. These uses include recreation, housing, and business.

A *brownfield* is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants who conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at: <http://www.dec.ny.gov/chemical/8450.html>.

2. CITIZEN PARTICIPATION ACTIVITIES

Why NYSDEC Involves the Public and Why It Is Important

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision-makers form or adopt final positions.

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment;
- Improving public access to and understanding of issues and information related to a particular site and that site’s investigation and cleanup process;
- Providing citizens with early and continuing opportunities to participate in NYSDEC’s site investigation and cleanup process;

- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community; 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 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; and
- 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.

Document repositories have been established at the following locations:

Manhattan Community Board 12
Attn: Steve Simon, Chairperson
530 West 166th Street, 6th Floor
New York, NY 10032

New York Public Library – Inwood Library
Attn: Danita Nichols
4790 Broadway
New York, NY 10034

NYSDEC Region 2
Division of Environmental Remediation
Attn: MD S. Hoque, P.E
1 Hunter's Point Plaza – 1st Floor
47-40 21st Street
Long Island City, NY 11101

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 <http://www.dec.ny.gov/regulations/2590.html>.

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 	
<p align="center">After Execution of Brownfield Site Cleanup Agreement (BCA):</p> <ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	
<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">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">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 Applicant Starts Cleanup Action:</p> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	
<p align="center">After Applicant Completes Cleanup Action:</p> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report • Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC) 	

3. MAJOR ISSUES OF PUBLIC CONCERN

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

No major issues of public concern have been identified relative to the Site. The Site may be busy during daytime working hours due to construction-related noise and truck traffic.

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

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

The Site is located in an area with a sizable Hispanic-American population, in addition to a large African-American population present. Therefore, all future fact sheets will be translated into Spanish.

The Applicant is committed to informing and involving the public during the investigation, remediation and redevelopment of the project. The objective of the CP Plan is to promote communication and to assist the public in understanding the project process. Citizen participation in the project process provides the Applicant and the NYSDEC with an opportunity to obtain public input as part of the comprehensive redevelopment process.

The Site will include procedures for protection of public health and safety during investigation and remediation activities. During investigation and remediation (if necessary), worker and community health and safety activities will be conducted, including:

- Securing the work perimeter with an eight-foot chain link fence during demolition/remediation/construction;
- On-Site air monitoring for worker protection, if warranted;
- Perimeter air monitoring for community protection, if warranted; and
- Using odor, vapor, and dust controls such as water or foam sprays, as required during air monitoring, if needed.

Details on the Site Health and Safety Plan (HASP) and the Community Air Monitoring Plan (CAMP) will be included in the documents generated in support of the remediation.

In order to achieve the aforementioned objectives, this CP Plan provides information about the following, but is not limited to: project background; details regarding the process for identifying stakeholders; meaningful opportunities for the public to comment; availability of written information to the public in support of the CP Plan; document repository; and the manner in which the Applicant will report the results of its public participation activities.

A Contact List (Appendix B) has been prepared to provide information to the stakeholders including area residents, elected officials, media, and other interested parties who want to be kept informed about the status of the project.

4. SITE INFORMATION

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

Site Description

The Site is located at 3875 9th Avenue within the Inwood section of Manhattan, NY, (refer to Appendix C for map of Site location). The Site is 71,575 square feet in size encompassing an entire city block (block 2188 lot 1) for a total area encompassing 1.64 acres. Currently, the Site is an asphalt-paved active parking lot. There is a parking attendant trailer in the northwestern corner of the property, and the property is surrounded by a chain link fence. The nearest residential properties are located approximately 500 feet northwest of the Site. Surrounding land uses located immediately adjacent to the property include a New York City Transit rail yard and office building, a gas station, a parking facility and a food and beverage commercial store. Other land uses within the Site vicinity include: light commercial facilities, places of worship, multi-family housing, and a school.

History of Site Use, Investigation, and Cleanup

Historically the Site was mainly used for commercial purposes including: auto repair and sales, auto wrecking, houseboat mooring, trailer parking, dumping and vacant land. The eastern portion of the property was part of the Harlem River until filling activities occurred between 1951 and 1968. The fill material was of unknown origin and the former Harlem River bed may contain hazardous materials.

Based upon the environmental investigations completed to date, the primary contaminants of concern in Site soils and groundwater include metals and organic compounds that may be related to uses such as gasoline additives, cleaning metal parts, paint thinners and plastic parts, and petroleum. Chlorinated organic compounds were also present in soil vapor. The asphalt parking lot on Site covers the contamination present in Site soils, and groundwater. There are no buildings on Site that would cause soil vapor exposure concerns.

5. INVESTIGATION AND CLEANUP PROCESS

Application

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Volunteer. This means that the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the site took place after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination 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 Site redevelopment will include residential affordable housing, some retail space and possibly community facility space. The Applicant in its Application proposes that the Site will likely be used for restricted residential purposes.

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

Investigation

The Applicant will conduct an investigation of the site officially called a “remedial investigation” (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation workplan.

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.

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

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

Interim Remedial Measures

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

Remedy Selection

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

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

or

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

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

Cleanup Action

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

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

Certificate of Completion

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

Site Management

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

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

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

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

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

Appendix A – Project Contacts and Locations of Reports and Information

Project Contacts

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

New York State Department of Environmental Conservation (NYSDEC):

MD S. Hoque, P.E.
Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, NY 12233
Tel: (518) 402-9475
Email: md.hoque@dec.ny.gov

Thomas V. Panzone
Citizen Participation Specialist
NYSDEC Region 2
Division of Environmental Remediation
1 Hunter's Point Plaza – 1st Floor
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):

Steven G. Berninger
Project Manager
NYSDOH
Bureau of Environmental Exposure Investigation
New York State Department of Health
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
518-402-7860
Email: BEEI@health.ny.gov

Locations of Reports and Information

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

New York Public Library – Inwood
4790 Broadway
New York, NY 10034
Attention: Danita Nichols
Phone: 212-942-2445

Manhattan Community Board 12
530 West 166th Street, 6th Floor
New York, NY 10032
Attention: Steve Simon, Chairperson
Phone: 212-568-8500
Hours: Call for Appointment

Library Hours:

Monday	10:00am	7:00pm
Tuesday	10:00am	6:00pm
Wednesday	10:00am	7:00pm
Thursday	11:00am	7:00pm
Friday	10:00am	5:00pm
Saturday	10:00am	5:00pm
Sunday	1:00pm	5:00pm

NYSDEC Region 2
Division of Environmental Remediation
1 Hunter's Point Plaza – 1st Floor
47-40 21st Street
Long Island City, NY 11101
Attention: MD S. Hoque, P.E. Phone: (518) 402-9475
Hours: Call for Appointment

Appendix B – Site Contact List

1. The Chief Executive Officer and Planning Board Chairperson of each County, City, Town and Village in which the Property is located:

Honorable Charles Schumer
United States Senate
780 Third Avenue, Suite 2301
New York, NY 10017

Honorable Kirsten E Gillibrand
United States Senate
780 Third Avenue, Suite 2601
New York, NY 10017

Hon. Carmen de La Rosa
NYS Assemblymember
210 Sherman Avenue, Suite A & C
New York, NY 10034

Hon. Adriano Espaillat
U.S. House of Representatives
163 West 125th Street
New York, NY 10027

Hon. Scott Stringer
NYC Comptroller
1 Centre Street
New York, NY 10007

Hon. Letitia James
Public Advocate
1 Centre Street, 15th Floor
New York, NY 10007

Milton Tingling
Manhattan County Clerk
60 Centre Street, Room 141B
New York, NY 10007

Mayor Bill de Blasio
City Hall
New York, NY 10007

Hon. Ydanis Rodriguez
New York City Councilmember
618 West 177th Street, Ground Floor
New York, NY 10033

Hon. Gale Brewer
Manhattan Borough President
1 Centre Street, 19th Floor
New York, NY 10007

Mitchell J. Silver, Commissioner
New York City Department of Parks &
Recreation
The Arsenal – Central Park
830 Fifth Avenue
New York, NY 10065

Carl Weisbrod, Director
NYC Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Hon. Marisol Alcantara
NYS Senator
5030 Broadway, Suites 701 & 702
New York, NY 10034

Dan Walsh, Director
NYC Office of Environmental Remediation
100 Gold Street – 2nd Floor
New York, NY 10038

2. Residents, Owners, and Occupants of properties adjacent to the Property:

Property Operator

Block 2188 Lot 1
207 Garage LLC
3875 9th Avenue
New York, NY 10034

Property Owners

Block 2188 Lot 1
MFC REALTY CORP and J.207 ST LLC
15 Verbena Avenue, Suite 200
Floral Park, NY 11001

To the North

Block 2189 Lot 50
NYC Department of Citywide Administrative Services
Attn: DCAS Asset Management
One Centre Street, 17th Floor South
New York, NY 10007

To the North and West

Block 2189 Lot 1
New York City Transit Authority
10th Avenue
New York, NY 10034

Veronique Hakim
MTA New York City Transit President
2 Broadway
New York, NY 10004

To the East

No resident, owner or occupant exists to the east of the property due to the presence of the Harlem River.

To the South

Block 2187 Lot 5 and 7
3859 9th Avenue
New York, NY 10034

To the Southwest

Block 2203 Lot 21
408 West 207th Street
New York, NY 10034

Block 2187 Lot 20
NYC Department of Small Business Services
Attn: Gregg Bishop, Commissioner
110 William Street, 7th Floor
New York, NY 10038

To the West

Block 2189 Lot 60

Hess Retail Stores, LLC

401 West 207th Street

New York, NY 10034

3. Local News Media from which the Community typically obtains information:

DNA Info New York

810 7th Avenue, Suite 800

New York, NY 10019

Manhattan Times

5030 Broadway, Suite 801

New York, NY 10034

New York Post

1211 Avenue of the Americas

New York, NY 10036

(212) 930-8000

New York Daily News

4 New York Plaza

New York, NY 10004

Hoy Nueva York

1 MetroTech Center, 18th Floor

Brooklyn, NY 11201

El Diario La Prensa

1 MetroTech Center, 18th Floor

Brooklyn, NY 11201

The Harlem Community News

P.O. Box #1775

New York, NY 10027

NY1 News

75 Ninth Ave

New York, NY 10011

(212) 367-0600

4. The Public Water Supplier which services the area in which the Property is located:

Vincent Sapienza, Acting Commissioner

New York City Department of Environmental Protection

59-17 Junction Boulevard

Flushing, NY 11373

Julie Stein
Office of Environmental Assessment & Planning
NYC Department of Environmental Protection
96-05 Horace Harding Expressway
Flushing, NY 11373

5. Any Person who has requested to be placed on the Contact List:

We are unaware of any requests for inclusion on the contact list.

6. The Administrator of any School or Day Care Facility located on or near the Property:

Galex Family Daycare
Administrator, Carmen Garcia
449 West 206th Street, Suite 2d
New York, NY 10034

Manhattan Christian Academy
Dean, Ms. Elizabeth Suggs
401 West 205th Street
New York, NY 10034

Saint Jude School
Administrator, David P. Friedlander
433 West 204th Street
New York, NY 10034

Inwood Academy for Leadership
Attn: Administrator
433 West 204th Street
New York, NY 10034

Public School 366: Washington Heights Academy
Principal, Renzo Martinez
202 Sherman Avenue
New York, NY 10034

Public School 98: Shorac Kappock
Principal, Maritza Rodriguez
512 West 212th Street
New York, NY 10034

7. Any community board located in a city with a population of one million or more, if the proposed site is located within such community board's boundaries:

Manhattan 12 Community District
Chairperson: Shahabuddeen A. Ally, Esq.
District Manager: Mr. Ebenezer Smith
Address: 530 West 166th Street 6th Floor
New York, NY 10032

8. Other Identified Community Groups:

Churches:

Manhattan Bible Church
401 West 205th Street
New York, NY 10034

Christ Crucified Fellowship
433 West 204th Street
New York, NY 10034

Saint Jude's Roman Catholic Church
431 West 204th Street
New York, NY 10034

Goodwill:

Salvation Army
2359 Jerome Avenue
Bronx, NY 10468

Clinics:

Pediatrics 2000
515 West 207th Street
New York, NY 10034

Alfonso Dental Office
100-102 Post Avenue
New York, NY 10034

Civic Associations:

The Northern Manhattan Coalition
5030 Broadway
New York, NY 10034

Senior Centers:

Dyckman Senior Center
Attn: Executive Director
3754 10th Avenue
New York, NY 10034

NYCHA Houses:

Dyckman Houses
Attn: Management Development Office
177 Nagle Avenue
New York, NY 10034

Dyckman Houses
Attn: President, Resident Association
177 Nagle Avenue
New York, NY 10034

Caroline R. Kretz, Director
Con Edison Corporate Affairs
4 Irving Place, Room 1428
New York, NY 10003

Stephen Feldheim, President
34th NYPD Police Precinct Council
4295 Broadway
New York, NY 10033

Engine 95 Ladder 36
FDNY
29 Vermilyea Avenue
New York, NY 10034

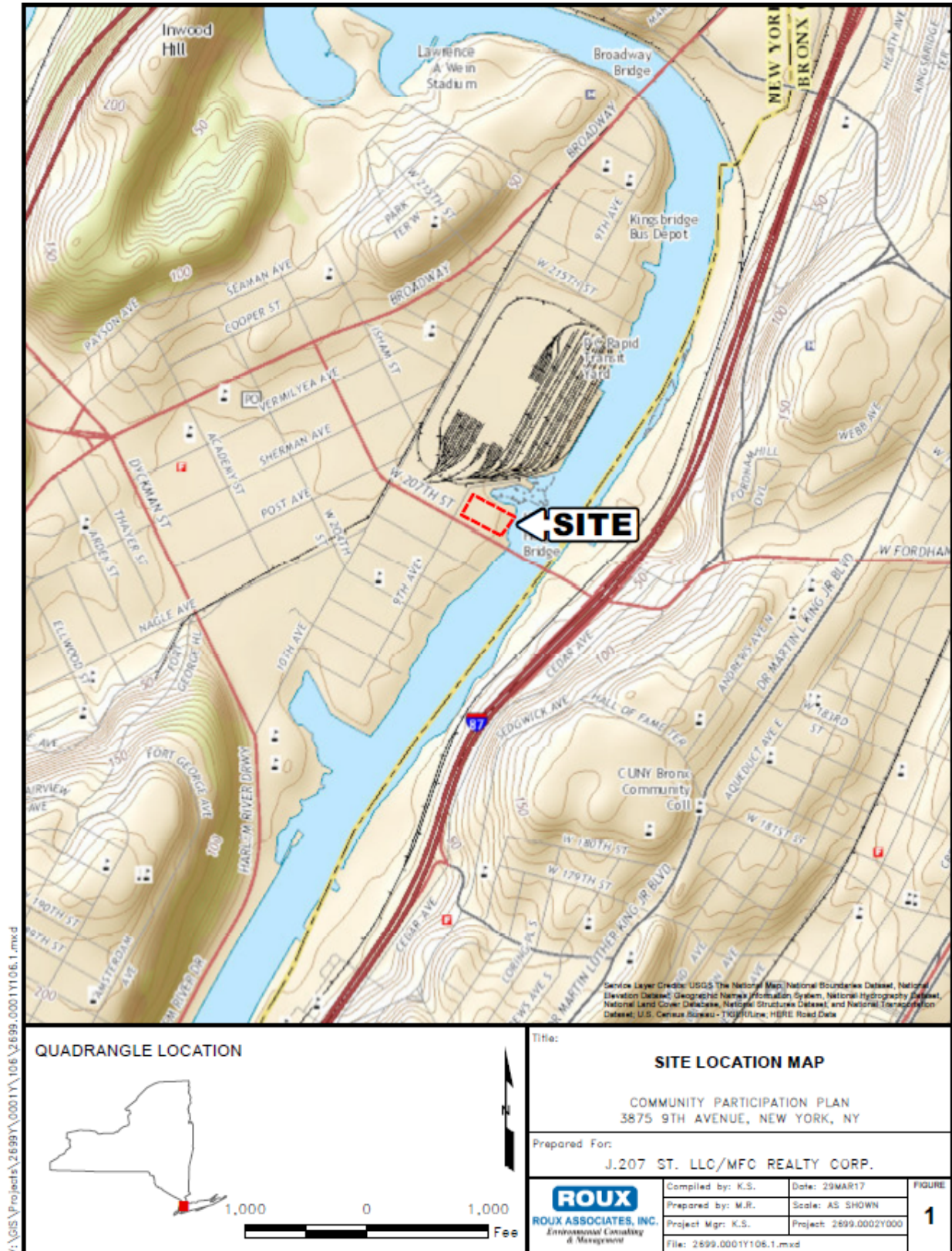
9. Document Repositories

NYSDEC Region 2
Division of Environmental Remediation
Attn: MD Hoque
1 Hunter's Point Plaza – 1st Floor
47-40 21st Street
Long Island City, NY 11101

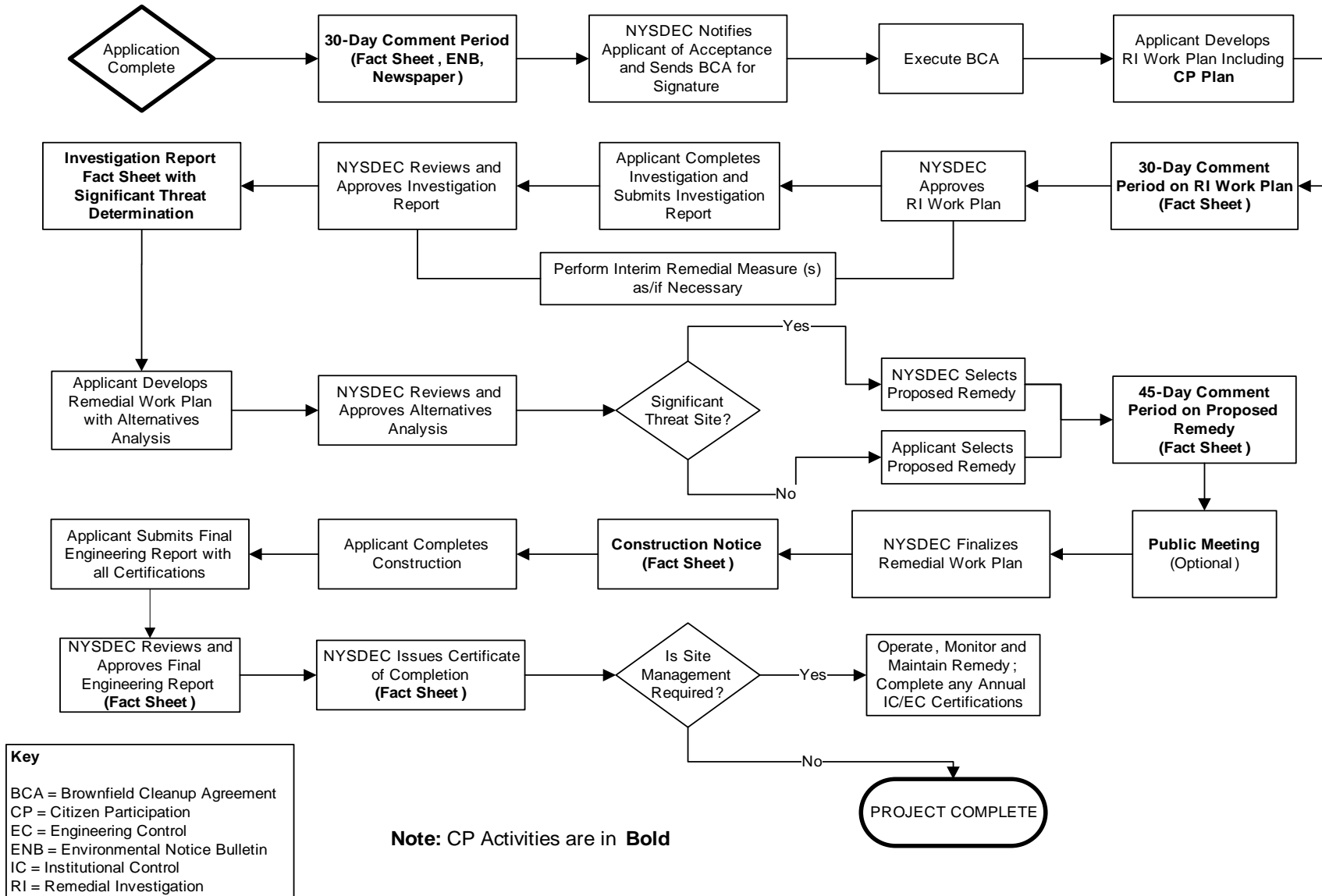
Manhattan Community Board 12
Attn: Sha Ally, Chairperson
530 West 166th Street, 6th Floor
New York, NY 10032

New York Public Library – Inwood Library
Attn: Danita Nichols
4790 Broadway
New York, NY 10034

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 (see instructions)

Site Name: 207th Street/9th Avenue

Site Number: C231102

Site Address and County: 3875 9th Avenue, New York

Remedial Party(ies): J.207 ST LLC and MFC Realty Corp.

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.**

Known soil, groundwater, and soil vapor contamination exists beneath the Site that will be addressed through additional subsurface investigation and remediation. The contamination will not impact the daily lifestyle of the surrounding neighborhood.

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

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

The Site is located in an area with a sizable Hispanic-American population, in addition to a large African-American population present. Therefore, all future fact sheets will be translated into Spanish.

How were these issues and/or information needs identified?

Soil, groundwater and soil vapor investigation activities were completed at the Site.

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.
None.

How were these information needs identified?

Site history was thoroughly researched through Phase I Environmental Site Assessments and Phase II Environmental Site Assessments that have been completed. No additional information is needed from the community 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.

Based upon the environmental investigations completed to date, the primary contaminants of concern in Site soils and groundwater include metals and organic compounds that may be related to uses such as gasoline additives, cleaning metal parts, paint thinners and plastic parts, and petroleum. Chlorinated organic compounds were also present in soil vapor. A Remedial Investigation will be completed in the spring of 2017 to delineate the extent of the contamination and a Remedial Action Work Plan will follow in the summer of 2017. During Site remediation and Site redevelopment the community will not have access to the Site however this restriction will not impact the daily lifestyle of the community. Information regarding the Site status can be obtained through the NYSDEC document repository or through the project manager MD Hoque (md.hoque@dec.ny.gov) or the document repository at Inwood Public Library, 4790 Broadway, New York, New York 10034 or Community Board 12 located at 530 West 166th Street, 6th Floor, New York, New York 10032.

How were these issues and/or information needs identified?

These issues were identified through soil, groundwater and soil vapor investigation activities. Project contacts and supplemental project information is provided in the Community Participation Plan and the Brownfields Cleanup Application.

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**:

This Site is located in an Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities. Since the Site is in an environmental justice area, 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:** As listed on Site Contact List.

☒ **Local Officials:** As listed on Site Contact List.

☒ **Media:** As listed on Site Contact List.

☒ **Business/Commercial Interests:** As listed on Site Contact List.

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

☐ **Indian Nation:** Click here to enter text.

☒ **Citizens/Community Group(s):** As listed on Site Contact List.

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

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

☒ **Civic Group(s):** As listed on Site Contact List.

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

☒ **Other(s):** As listed on Site Contact List.

Prepared/Updated By: Roux Associates, Inc.

Date: March 15, 2017

Reviewed/Approved By: Thomas V. Panzone

Date: 3-23-17