



NEW YORK
STATE OF
OPPORTUNITY.

**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan for MJW 47 LLC

April 2018

MJW 47 LLC
682 9th Avenue
New York, NY 10036

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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: **MJW 47 LLC (“Applicant”)**
Site Name: **MJW 47 LLC (“Site”)**
Site Address: **682 9th Avenue, New York, New York 10036**
Site County: **New York**
Site Number: **C231106**

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;
- 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 <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)
Application Process:	
<ul style="list-style-type: none"> • Prepare site contact list • Establish document repository(ies) 	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period 	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement (BCA):	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	Before start of Remedial Investigation Note: Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
<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 	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
<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 	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	Before the start of cleanup action.

Citizen Participation Activities	Timing of CP Activity(ies)
<p style="text-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>At the time the cleanup action has been completed. Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.</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 course of the site's investigation and cleanup process.

No major issues of public concern such as potential impacts on nearby public water supply or private water wells, restrictions on community activities, or health concerns are associated with the investigation or cleanup process of the Site at this time.

A commercial dry cleaning facility which formerly operated at the Site resulted in Tetrachloroethylene (PCE), Trichloroethylene (TCE), and cis-1,2-dichloroethene contamination in soil beneath the basement slab at concentrations greater than their respective NYSDEC soil cleanup objectives. Sub-slab vapor samples, indoor air, and outdoor/ambient air samples collected at the Site indicated that PCE and TCE were detected at concentrations greater than the applicable New York State Department of Health (NYSDOH) guidance levels for sub-slab vapor and indoor air. The scope of work outlined in the Remedial Investigation Work Plan will further delineate the extent of the impacts resulting from the former dry cleaning facility. Remedial activities that will be proposed in order to remediate the contamination identified during the Remedial Investigation and to protect the community will include soil excavation and the installation of a sub-slab depressurization system at the Site. Proposed remedial actions will depend on the findings of the completed remedial investigation.

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 nearby. Therefore, all future fact sheets will be translated into Spanish.

Other potential impacts may be related to noise, odor or truck-related traffic.

4. Site Information

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

Site Description

The MJW 47 Site is located in an urban area on the northeast corner of 9th Avenue and 47th Street in New York, NY. The area surrounding the Site consists of mostly commercial and residential occupants. The Site is approximately 0.04 acres in size. The building consists of one (1) four-story building with a basement and totals approximately 8,622 square feet. The building has historically been used for commercial purposes use on the ground floor and residential use on the upper three floors; however, the building has not been occupied for several years.

History of Site Use, Investigation, and Cleanup

The Site is currently vacant and was most recently occupied as a coffee shop from approximately 2000 to 2013. From approximately 1993 to 2000, the property was occupied by a clothing retailer. It appears that a dry cleaners operated at the Site prior to 1990 and that the prior occupancy of the Site by a dry cleaners led to on-site contamination.

Dry cleaners utilize cleaning solutions, also known as solvents; some solvents are considered potentially harmful to human health and the environment. Certain solvents utilized in dry cleaning are classified by the US Environmental Protection Agency (USEPA) as likely to be carcinogenic in humans. An independent investigation by the Site owner was conducted within the basement of the Site in September 2016. Results from soil samples collected during the investigation indicate that the prior occupancy of the Site by a dry cleaner led to contamination of soil beneath the concrete floor in the basement of the building. The presence of contaminated soil beneath the slab has also impacted the air in the spaces between soil particles and voids beneath the building creating “soil vapor contamination”. The dry cleaner-related contaminants detected in the soil vapor have also been detected above the basement slab in indoor air.

Based on the presence of contaminated soil, soil vapor, and indoor air at the Site, limited excavation of contaminated soil was conducted in the basement between May 15, 2017 and May 23, 2017. Approximately 50 tons of soil was excavated, removed from the site by a licensed contractor, and disposed of at a licensed, off-site hazardous waste disposal facility. Plans for further investigation and remediation of the contamination are being developed as described below.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Participant. This means that the Applicant was the owner of the site at the time of the disposal or discharge of contaminants or was otherwise liable for the disposal or discharge of the contaminants. The Participant must fully characterize the nature and extent of contamination onsite, as well as the nature and extent of contamination that has migrated from the site. The Participant also 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 restricted residential and commercial purposes.

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

Investigation

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

The Applicant will conduct an investigation of the Site officially called a "remedial investigation" (RI). This investigation will be performed with NYSDEC oversight. The Applicant previously developed a remedial investigation workplan, which was subject to public comment.

The site investigation has several goals:

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

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

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

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

Interim Remedial Measures

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

Remedy Selection

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

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

or

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

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

Cleanup Action

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

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

Certificate of Completion

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the Site, it will approve the Final Engineering Report (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):

Manfred Magloire
Project Manager
NYSDEC - Region 2
Division of Environmental Remediation
1 Hunter's Point Plaza
47-40 21st Street
Long Island City, NY 11101-5401
Email: Manfred.Magloire@dec.ny.gov
Tel: (718) 482-4078)

Thomas V. Panzone
Public Participation Specialist
NYSDEC - Region 2
1 Hunter's Point Plaza
47-40 21st Street
Long Island City, NY 11101-5401
Email: Thomas.panzone@dec.ny.gov
Tel: (718) 482-4953

New York State Department of Health:

Renata E. Ockerby
Public Health Specialist I
Bureau of Environmental Exposure
Investigation
NYSDOH
Empire State Plaza
Corning Tower, Rm. 1787
Albany, NY 12237
Email: BEEI@health.ny.gov
Tel: (518) 402-7860

Locations of Reports and Information

The three (3) facilities identified below are being used to provide the public with convenient access to important project documents:

Community Board 4 / Manhattan
330 West 42nd Street, 26th Floor
New York, NY 10036
Phone: (212) 736-4536
Attn: Jesse Bodine
Hours: (call for appointment)

Columbus Library
742 10th Avenue
New York, NY 10019
Phone: (212) 586-5098
Hours: M-Th 10-7; F-Sat 10-5;
Closed Sunday

NYSDEC - Region 2
1 Hunter's Point Plaza
47-40 21st Street
Long Island City, NY 11101-5401
Attn: Manfred Magloire
Phone: (718) 482-4078
Hours: M-F 8-5 (call for appointment)

Appendix B - Site Contact List*

Community/Planning Board Contacts

Organization	Representative	Address	Phone/E-mail
West 47 th /48 th Street Block Association	Elke Fears - President	449 1/2 West 47th St., New York, NY, 10036	Unknown
Manhattan Community Board 4 - Clinton/Hell's Kitchen	Jesse Bodine – District Manager	330 West 42nd Street, 26th Floor New York, NY 10036	212-736-4536 / jbodine@cb.nyc.gov
NYC Department of City Planning	Marisa Lago – Director	120 Broadway, 31st Floor, New York, NY 10271	212-720-3480 / mlago@planning.nyc.gov

Adjacent Property Contacts

Address	Direction	Owner / Address	Phone/E-mail
359 West 47 Street, New York, NY 10036	Adjoining to the east	Fountain House Inc. 425 W 47th St., New York, NY 10036	212-582-0340 / fhinfo@fountainhouse.org /
686 Ninth Avenue, New York, NY 10036	Adjoining to the north	686 Realty LLC 655 Madison Avenue, 19th Floor New York, NY 10021	212-644-0900 / bobschwartz@aol.com
678 Ninth Avenue, New York, NY 10036	Adjacent to the south across 47 th Street	678 Ninth Avenue Associates, LLC 180 Marcus Blvd, Hauppauge, NY 11788	212-929-0510 / info@dalanmanagement.com
683 Ninth Avenue, New York, NY 10036	Adjacent to the west across Ninth Avenue	683 Ninth Company, LLC C/O Intervest Development Corp., 1841 Broadway, New York, NY 10023	212-974-8433
681 Ninth Avenue, New York, NY 10036	Adjacent to the southwest across Ninth Avenue and 47 th Street	681 Ninth Avenue, LLC 349 West 37 th Street New York, NY 10018	Unknown

Local News Media

Organization	Address	Phone/E-mail
Chelsea Now Newspaper	NYC Community Media One MetroTech Center North, 10th Floor, New York, NY 11201	212- 229-1890/ scott@chelseanow.com

Public Water Supplier

Organization	Address	Phone/E-mail
NYC Department of Environmental Protection Attn: Vincent Sapienza, Commissioner	59-17 Junction Boulevard, Flushing, NY 11373	718-595-7000 / CustomerService@dep.nyc.gov

Local Schools

Organization	Representative	Address	Phone/E-mail
PS 212 Midtown West School	Kathleen Loua - Principal	328 West 48th Street New York, NY 10036	212-247-0208 / kloua@schools.nyc.gov

*Expanded Site Contact Spreadsheet attached

Document Repository

Organization	Address	Phone/E-mail
Columbus Library	742 10th Ave., New York, NY 10019	718-586-5098/ president@nypl.org
Community Board 4 - Manhattan Clinton/Hell's Kitchen	330 West 42nd Street, 26th Floor New York, NY 10036	212-736-4536 / jbodine@cb.nyc.gov

	A	B	C	D	E	F	G	H	I	J
1										
2	Site Contact List									
3	Site #: 1701031									
4	Site Name: MJW 47 Site			List Last Updated: 11-20-17						
5	Current Occupant	Name, Title	Address 1	Address 2	Address 3	Street Address	City	State	Zip	Site Name (County)
6	Current Occupant	Hon. Bill de Blasio	NYC Mayor			City Hall	New York	NY	10007	MJW 47 Site (Manhattan)
7	Current Occupant	Hon. Scott Stringer	NYC Comptroller			1 Centre Street	New York	NY	10007	MJW 47 Site (Manhattan)
8	Current Occupant	Hon. Letitia James	Public Advocate			1 Centre Street	New York	NY	10007	MJW 47 Site (Manhattan)
9	Current Occupant	Marisa Lago	Commissioner, NYC Dept. of City Planning			120 Broadway, 31st Floor	New York	NY	10271	MJW 47 Site (Manhattan)
10		Vincent Sapienza	Commissioner, NYC Dept. of Environmental Protection			59-17 Junction Boulevard	Flushing	NY	11373	MJW 47 Site (Manhattan)
11		Dan Walsh, Director	NYC Office of Environmental Remediation			100 Gold Street - 2nd Floor	New York	NY	10038	MJW 47 Site (Manhattan)
12		Julie Stein	Office of Environmental Assessment & Planning	NYC Dept. of Environmental Protection		96-05 Horace Harding Expressw	Flushing	NY	11373	MJW 47 Site (Manhattan)
13		Gale Brewer	Manhattan Borough President			1 Centre Street, 19th Floor	New York	NY	10007	MJW 47 Site (Manhattan)
14		Manfred Magloire	NYSDEC Project Manager			625 Broadway	Albany	NY	12233	MJW 47 Site (Manhattan)
15		Thomas V. Panzone	NYSDEC Citizen Participation Specialist			47-40 21st Street	Long Island City	NY	11101	MJW 47 Site (Manhattan)
16		Larry Ennist	NYSDEC			625 Broadway	Albany	NY	12233	MJW 47 Site (Manhattan)
17		Renata Ockerby	NYSDOH Public Health Specialist	Empire State Plaza		Corning Tower, Room 1787	Albany	NY	12237	MJW 47 Site (Manhattan)
18		Hon Charles Schumer	U.S. Senator			780 Third Avenue, Suite 2301	New York	NY	10017	MJW 47 Site (Manhattan)
19		Hon. Kirsten Gillibrand	U.S. Senator			780 Third Avenue, Suite 2601	New York	NY	10017	MJW 47 Site (Manhattan)
20		Hon. Jerrold Nadler	U.S. House of Representatives			201 Varick Street, Suite 669	New York	NY	10014	MJW 47 Site (Manhattan)
21		Hon. Corey Johnson	NYC Councilmember			224 West 30th St, Suite 1206	New York	NY	10001	MJW 47 Site (Manhattan)
22		Hon. Brad Hoylman	NYS Senator			322 Eighth Avenue, Suite 1700	New York	NY	10001	MJW 47 Site (Manhattan)
23		Hon. Richard N. Gottfried	NYS Assemblymember			214 West 29th Street, Suite 100	New York	NY	10001	MJW 47 Site (Manhattan)
24		Jesse Bodine, District Manager	Manhattan Community Board 4			330 West 42nd Street, Suite 261	New York	NY	10036	MJW 47 Site (Manhattan)
25		Delores Rubin, Chairwoman	Manhattan Community Board 4			330 West 42nd Street, Suite 261	New York	NY	10036	MJW 47 Site (Manhattan)
26		Maarten de Kadt, Environmental Committee Chair	Manhattan Community Board 4 Environmental Committee			330 West 42nd Street, Suite 261	New York	NY	10036	MJW 47 Site (Manhattan)
27		Milton Tingling	Manhattan County Clerk			60 Centre Street, Room 141B	New York	NY	10007	MJW 47 Site (Manhattan)
28		Caroline R. Kretz	Consolidated Edison Corporate Affairs			4 Irving Place, Room 1428	New York	NY	10003	MJW 47 Site (Manhattan)
29		Larry Roberts, President	NYPD Police Precinct Council	Midtown North Precinct		306 West 54th Street	New York	NY	10019	MJW 47 Site (Manhattan)
30		Battalion 9 Engine 54 Ladder 4	FDNY			782 Eighth Avenue	New York	NY	10036	MJW 47 Site (Manhattan)
31		Elke Fears - President	West 47 th /48 th Street Block Association			449 1/2 West 47th St	New York	NY	10036	MJW 47 Site (Manhattan)
32		Fountain House Inc.	Re: 359 West 47 Street			425 W 47th St.	New York	NY	10036	MJW 47 Site (Manhattan)
33		686 Realty LLC	Re: 686 Ninth Avenue			655 Madison Avenue, 19th Floor	New York	NY	10021	MJW 47 Site (Manhattan)
34		678 Ninth Avenue Associates, LLC	Re: 678 Ninth Avenue			180 Marcus Blvd	Hauppauge	NY	11788	MJW 47 Site (Manhattan)
35		683 Ninth Company, LLC	C/O Intervest Development Corp.	Re: 683 Ninth Avenue		1841 Broadway	New York	NY	10023	MJW 47 Site (Manhattan)
36		681 Ninth Avenue, LLC	Re: 681 Ninth Avenue			349 West 37 th Street	New York	NY	10018	MJW 47 Site (Manhattan)
37		Chelsea Now Newspaper				One MetroTech Center North, 1	New York	NY	11201	MJW 47 Site (Manhattan)
38		AM New York				240 West 35th Street, 9th Floor	New York	NY	10001	MJW 47 Site (Manhattan)
39		New York Daily News				4 New York Plaza	New York	NY	10004	MJW 47 Site (Manhattan)
40		New York Post				1211 Avenue of the Americas	New York	NY	10036	MJW 47 Site (Manhattan)
41		Hoy Nueva York				1 MetroTech Center, 18th Floor	Brooklyn	NY	11201	MJW 47 Site (Manhattan)
42		El Diario La Prensa				1 MetroTech Center, 18th Floor	Brooklyn	NY	11201	MJW 47 Site (Manhattan)
43		Spectrum NY 1 News				75 Ninth Avenue	New York	NY	10011	MJW 47 Site (Manhattan)
44		PS 212 Midtown West School	Kathleen Loua - Principal			328 West 48th Street	New York	NY	10036	MJW 47 Site (Manhattan)
45		Cravath, Swaine and Moore				825 8th Avenue	New York	NY	10019	MJW 47 Site (Manhattan)
46		High School Communications Graphic Art				439 West 49th Street	New York	NY	10019	MJW 47 Site (Manhattan)
47		Montessori Family School of Manhattan				308 West 46th Street	New York	NY	10036	MJW 47 Site (Manhattan)
48		Professional Performing Arts School				328 West 48th Street	New York	NY	10036	MJW 47 Site (Manhattan)
49		New York Crossroads Seventh Dat Adventist				410 West 45th Street	New York	NY	10036	MJW 47 Site (Manhattan)
50		St. Clements Episcopal Church				423 West 46th Street	New York	NY	10036	MJW 47 Site (Manhattan)
51		Actors Temple				339 West 47th Street	New York	NY	10036	MJW 47 Site (Manhattan)
52		Calvary Christian Church				409 West 47th Street	New York	NY	10036	MJW 47 Site (Manhattan)
53		Church of the Sacred Heart of Jesus				457 West 51st Street	New York	NY	10019	MJW 47 Site (Manhattan)
54		Encore Neighborhood Center				239 West 49th Street	New York	NY	10019	MJW 47 Site (Manhattan)
55		Hartley House				413 West 46th Street	New York	NY	10036	MJW 47 Site (Manhattan)
56		Hell's Kitchen Neighborhood Association				454 West 35th Street	New York	NY	10001	MJW 47 Site (Manhattan)
57		Salvation Army				315 West 47th Street	New York	NY	10036	MJW 47 Site (Manhattan)
58		RESIDENT/BUSINESS OWNER			642	9 AVENUE	NEW YORK	NY	10036	MJW 47 Site (Manhattan)
59		RESIDENT/BUSINESS OWNER			644	9 AVENUE	NEW YORK	NY	10036	MJW 47 Site (Manhattan)
60		RESIDENT/BUSINESS OWNER			646	9 AVENUE	NEW YORK	NY	10036	MJW 47 Site (Manhattan)
61		RESIDENT/BUSINESS OWNER			648	9 AVENUE	NEW YORK	NY	10036	MJW 47 Site (Manhattan)
62		RESIDENT/BUSINESS OWNER			357	WEST 45 STREET	NEW YORK	NY	10036	MJW 47 Site (Manhattan)
63		RESIDENT/BUSINESS OWNER			349	WEST 45 STREET	NEW YORK	NY	10036	MJW 47 Site (Manhattan)
64		RESIDENT/BUSINESS OWNER			341	WEST 45 STREET	NEW YORK	NY	10036	MJW 47 Site (Manhattan)
65		RESIDENT/BUSINESS OWNER			325	WEST 45 STREET	NEW YORK	NY	10036	MJW 47 Site (Manhattan)
66		RESIDENT/BUSINESS OWNER			317	WEST 45 STREET	NEW YORK	NY	10036	MJW 47 Site (Manhattan)
67		RESIDENT/BUSINESS OWNER			305	WEST 45 STREET	NEW YORK	NY	10036	MJW 47 Site (Manhattan)
68		RESIDENT/BUSINESS OWNER			717	8 AVENUE	NEW YORK	NY	10036	MJW 47 Site (Manhattan)

	A	B	C	D	E	F	G	H	I	J
414		RESIDENT/BUSINESS OWNER			444	WEST 49 STREET	NEW YORK	NY	10019	MJW 47 Site (Manhattan)
415		RESIDENT/BUSINESS OWNER			446	WEST 49 STREET	NEW YORK	NY	10019	MJW 47 Site (Manhattan)
416		RESIDENT/BUSINESS OWNER			448	WEST 49 STREET	NEW YORK	NY	10019	MJW 47 Site (Manhattan)
417		RESIDENT/BUSINESS OWNER			450	WEST 49 STREET	NEW YORK	NY	10019	MJW 47 Site (Manhattan)
418		RESIDENT/BUSINESS OWNER			452	WEST 49 STREET	NEW YORK	NY	10019	MJW 47 Site (Manhattan)
419		RESIDENT/BUSINESS OWNER			458	WEST 49 STREET	NEW YORK	NY	10019	MJW 47 Site (Manhattan)
420		RESIDENT/BUSINESS OWNER			700	10 AVENUE	NEW YORK	NY	10019	MJW 47 Site (Manhattan)
421		RESIDENT/BUSINESS OWNER			698	10 AVENUE	NEW YORK	NY	10019	MJW 47 Site (Manhattan)
422		RESIDENT/BUSINESS OWNER			696	10 AVENUE	NEW YORK	NY	10019	MJW 47 Site (Manhattan)
423		RESIDENT/BUSINESS OWNER			694	10 AVENUE	NEW YORK	NY	10019	MJW 47 Site (Manhattan)
424		RESIDENT/BUSINESS OWNER			453	WEST 48 STREET	NEW YORK	NY	10036	MJW 47 Site (Manhattan)
425		RESIDENT/BUSINESS OWNER			435	WEST 48 STREET	NEW YORK	NY	10036	MJW 47 Site (Manhattan)
426		RESIDENT/BUSINESS OWNER			433	WEST 48 STREET	NEW YORK	NY	10036	MJW 47 Site (Manhattan)
427		RESIDENT/BUSINESS OWNER			408	WEST 49 STREET	NEW YORK	NY	10019	MJW 47 Site (Manhattan)
428		RESIDENT/BUSINESS OWNER			454	WEST 49 STREET	NEW YORK	NY	10019	MJW 47 Site (Manhattan)
429		RESIDENT/BUSINESS OWNER			460	WEST 49 STREET	NEW YORK	NY	10019	MJW 47 Site (Manhattan)
430		RESIDENT/BUSINESS OWNER			715	9 AVENUE	NEW YORK	NY	10019	MJW 47 Site (Manhattan)
431		RESIDENT/BUSINESS OWNER			424	WEST 49 STREET	NEW YORK	NY	10019	MJW 47 Site (Manhattan)
432		RESIDENT/BUSINESS OWNER			456	WEST 49 STREET	NEW YORK	NY	10019	MJW 47 Site (Manhattan)



LEGEND

Site **AEI CONSULTANTS**

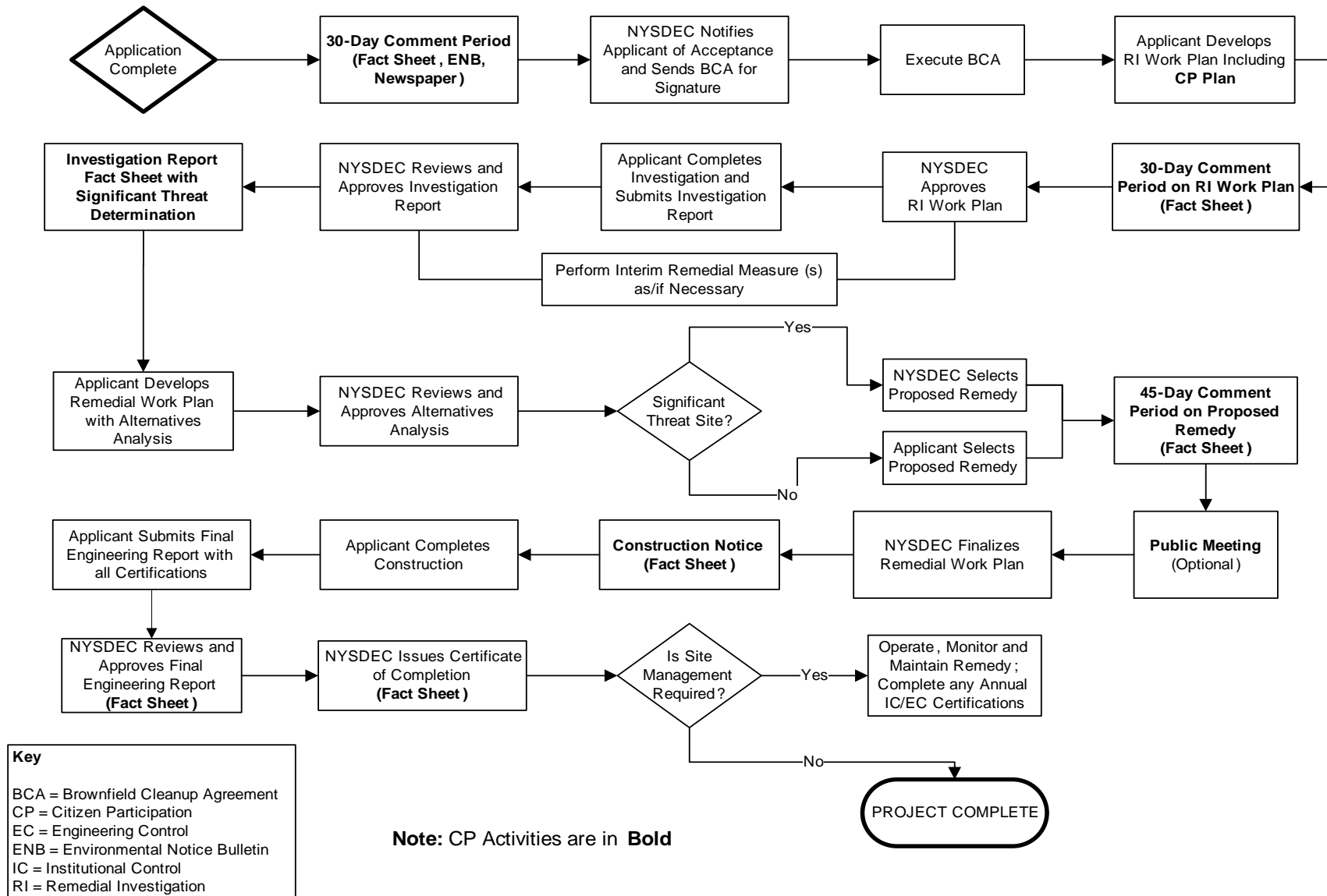
20 CHERRY PLAZA, SUITE 310, FREEHOLD, NEW JERSEY

Appendix C: Site Location Map

682 9th Avenue
New York, NY 10036

Project No. 368024

Appendix D– Brownfield Cleanup Program Process





Division of Environmental Remediation

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

Site Name: MJW 47 LLC

Site Number: 1701031

Site Address and County: 682 9th Avenue, New York, NY

Remedial Party(ies): MJW 47 LLC

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

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

The Site is located in an Environmental Justice Area. Therefore, all future fact sheets need to be translated into Spanish.

How were these issues and/or information needs identified?
Needs were identified using census data.

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.
NA

How were these information needs identified?
NA

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.
NA

How were these issues and/or information needs identified?
NA

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:

Residents are provided with their drinking water through the NYC Department of Environmental Protection.

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**:

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: Anthony Cauterucci, AEI Consultants

Date: 4/11/18

Reviewed/Approved By: Thomas V. Panzone, NYSDEC

Date: 11/16/17