



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan

for

241 West 28th Street

NYSDEC BCP Site No. C231139

October 2019

C231139
241 West 28th Street
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: **241 West 28th Street Owner LLC (“Applicant”)**

Site Name: **241 West 28th Street (“site”)**

Site Address: **241 West 28th Street**

Site County: **New York (Manhattan)**

Site Number: **C231139**

1. What is New York’s Brownfield Cleanup Program?

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

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

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

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

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

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

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

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment
- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process
- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

Project Contacts

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

The locations of the reports and information related to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC web site. If this occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

Site Contact List

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the

project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The site contact list includes, at a minimum:

- Chief executive officer and planning board chairperson of each county, city, town and village in which the site is located;
- Residents, owners, and occupants of the site and properties adjacent to the site;
- The public water supplier which services the area in which the site is located;
- Any person who has requested to be placed on the site contact list;
- The administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- Location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

Note: The first site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See <http://www.dec.ny.gov/chemical/61092.html>.

Subsequent fact sheets about the site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the NYSDEC site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. At the time of the BCP Application submission, the Volunteer also submitted a completed Remedial Investigation Report

(RIR) and Remedial Action Work Plan (RAWP) to enter the BCP at the remediation/cleanup phase. The flowchart in Appendix D shows how these CP activities typically integrate with the Brownfield Cleanup Program 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 brownfield cleanup program follows on the next page:

Citizen Participation Activities	Timing of CP Activity(ies)
<p>Application Process:</p> <ul style="list-style-type: none"> • Prepare site contact list • Establish document repositories 	<p>At time of preparation of application to participate in the BCP.</p>
<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, or a 45-day comment period if the applicant is entering the BCP at the remediation stage 	<p>When NYSDEC determines that BCP application is complete. The 30-day (or 45-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>
<p>After Execution of Brownfield Site Cleanup Agreement (BCA):</p> <ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	<p>Before start of Remedial Investigation or before start of Remedial Action, if entering at the remediation stage.</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>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>Before NYSDEC approves RI Work Plan, if applicant is entering at the investigative stage. 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>After Applicant Completes Remedial Investigation:</p> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	<p>Before NYSDEC approves RI Report, if applicant is entering at the investigative stage.</p>
<p>Before NYSDEC Approves Remedial Action Work Plan (RAWP):</p> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list about draft RAWP and announcing 45-day public comment period, if entering BCP at investigative stage • Public meeting by NYSDEC about proposed RAWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	<p>Before NYSDEC approves RAWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet, or upon BCP application submission if applicant is entering at the remediation stage. Public meeting would be held within the 45-day public comment period.</p>
<p>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>Before the start of cleanup action.</p>
<p>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.</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 course of the site's investigation and cleanup process.

As shown on the NYSDEC Potential Environmental Justice Areas in South Central New York County (Manhattan), New York map, the site is not located in a potential environmental justice area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

The following major issues of concern were identified: air quality, health of workers and community, nuisance odors, noise, and construction-related traffic. These issues are of the most concern to site workers and adjacent property owners, businesses and residents. These issues will be addressed in the Remedial Action Work Plan (RAWP), a Community Air Monitoring Program (CAMP) and a site-specific Construction Health and Safety Plan (CHASP) for the project to be approved by the NYSDEC and the New York State Department of Health (NYSDOH) prior to work being performed.

Based on previous investigations, historical uses of the property have included a lumber yard, a fur processing/cleaning company, an auto repair facility, garages with petroleum bulk storage (PBS) tanks and parking facilities.

Contaminants of concern include petroleum-related volatile organic compounds (VOC) and semivolatile organic compounds (SVOC), chlorinated solvents, metals, pesticides, and polychlorinated biphenyls (PCB). Contaminants are discussed in further detail in Section 4 below. The identified contaminants will be assessed, delineated and remediated to the extent required to support the redevelopment of the site for mixed residential and commercial use in accordance with an NYSDEC-approved work plan.

Site information is available through Project Contacts mentioned in Section 2 and Appendix A. The BCP Application, which includes the previous site investigations and the RAWP and identifies future reports to be prepared for the NYSDEC, are available in the document repository discussed above in Section 2 and in Appendix A. The RAWP includes schedules for the planned work.

4. Site Information

Site Description

The site is located in an urban area and is identified on the New York City Manhattan Borough

Tax Map as Block 778, Lots 13, 16, 18, and 66. The site occupies a footprint of 29,315-square-foot and is bound by West 29th Street to the north, a 13-story office building and a 12-story office building to the east, West 28th Street to the south, and a 5-story industrial manufacturing building and a 7-story public institutional building to the west. The site is a vacant lot improved with asphalt pavement and concrete slabs surrounded by a wooden construction fence. Because of the urban nature of the area, major infrastructure (e.g., storm drains, sewers, and underground utility lines) exists in the vicinity of the site. Appendix C contains a map identifying the location of the site.

According to the March 19, 2019 Topographic, Boundary, and Utility Survey, prepared by Langan, the site elevation (el) ranges from 28.34¹ in the southwestern portion of the site to 30.76 in the northeastern portion of the site. The site and surrounding area slope to the west toward the Hudson River, which is about 3,200 feet west of the site.

According to the New York City Planning Commission (NYCPC) Zoning Map, the site is located in the M1-6D district. M1 districts typically include light industrial and commercial uses, such as office and retail spaces.

History of Site Use, Investigation, and Cleanup

The site and surrounding area are located in an urban setting characterized by multi-story residential, mixed-use, industrial, commercial, and institutional buildings. Historical uses of the site include a lumber yard, fur processing and cleaning company, auto repair facility, garages with petroleum bulk storage, parking facilities with hydraulic lifts and suspected hydraulic underground storage tanks (UST), and three 550-gallon USTs identified by Sanborn maps.

Prior to entry into the NYSDEC BCP, the site was the subject of environmental site assessments and a remedial investigation, which are documented in the following reports:

- January 27, 2009 Phase I Environmental Site Assessment (ESA), prepared by ATC Associates, Inc.
- June 2014 Phase I ESA, prepared by Langan
- December 12, 2014 Remedial Investigation (RI) Report, prepared by Langan

These reports noted above were prepared for properties that comprise the brownfield site. The following is a summary of each report listed above:

¹ Elevations are in feet and referenced to the North American Vertical Datum of 1988 (NAVD88)

January 27, 2009 Phase I ESA, prepared by ATC Associates, Inc.

The Phase I ESA identified the following recognized environmental conditions (REC):

- According to available documentation, six 550-gallon gasoline steel USTs were closed in place in 1999. Gasoline-contaminated soil was identified around these USTs and a spill was reported to the NYSDEC on April 28, 1999. This spill was closed on June 19, 2003 based on investigation results showing concentrations in soil samples below applicable criteria. Available records did not indicate that remediation took place.
- Historical Sanborn fire insurance maps indicated that the site was previously developed as a garage with a 550-gallon gasoline UST on Lot 13 and a garage with two 550-gallon gasoline USTs on Lot 18. Historical uses of the site include an automobile repair facility, a printing ink compound company, a fur processing and cleaning company, and several garages and parking facilities.
- The rooftop motor of one of the hydraulic automobile elevators in the former parking garage at Lot 18 was leaking during the Phase I Site reconnaissance. Staining was evident in both elevator pits. The pits are constructed of concrete, but there are two areas with exposed soil.

June 2014 Phase I ESA, prepared by Langan

The Phase I ESA identified the following RECs:

- Historic fill was identified beneath the site cover during an RI in 2012 with several metals and SVOCs at concentrations that could potentially exceed applicable criteria for characteristic hazardous waste. VOCs, SVOCs, and metals were detected in groundwater at concentrations exceeding applicable regulatory standards. Several VOCs were detected in soil vapor at concentrations that would require vapor intrusion mitigation when evaluated using the NYSDOH decision matrices.
- At the time of the site reconnaissance, the site contained a parking lot with a hydraulic lift motor system and 43 hydraulic automobile lifts. The 2012 RI identified the aforementioned impacts that may be due to the current and historical uses.
- Historical Sanborn fire insurance maps indicated that the site previously contained a garage with two 550-gallon gasoline USTs on Lot 18. A geophysical survey performed during the 2012 RI indicated anomalies consistent with an oil-water separator and several possible hydraulic oil USTs in the former parking garage at Lot 18. Undetected releases associated

with these USTs may have adversely impacted soil, groundwater, and/or soil vapor beneath the site.

- Current and historical use of surrounding properties included drycleaners, insulated wire works, brass and iron works, repair facilities, a paint facility, garages with gasoline bulk storage, a junk yard, a printing facility, and the New York School of Dry Cleaning. Chlorinated and petroleum-related VOCs were detected in soil vapor and/or groundwater during the 2012 RI; a source of the VOCs was not identified. VOCs may have been released during historical and current operations at surrounding and adjoining properties.
- The NYSDEC PBS database indicated that six 550-gallon steel USTs were closed in place in 1999. Spill Case No. 9901067 was reported to NYSDEC during the closure of the USTs on April 28, 1999. The site was investigated, and the spill was subsequently closed on June 19, 2003. These USTs were also investigated during the 2012 remedial investigation and petroleum impacts were not identified in soil.

December 12, 2014 RI Report, prepared by Langan

- Geophysical Findings: The geophysical survey revealed anomalies consistent with six known and one unknown UST, an oil-water separator and associated piping, and several possible hydraulic fluid USTs.
- Stratigraphy: The site is underlain by historic urban fill consisting of underlain by native soil consisting of silt, sand, gravel, and boulders, overlying bedrock. The fill extends to varying depths throughout the site ranging from about three to 20 feet below grade surface (bgs) and generally consists of loose, black-to-gray-to-brown, fine-to-coarse sand, with varying amounts of gravel, silt, rock fragments, brick, tile, concrete and ash. Depth to bedrock ranges from 21 feet bgs in the southern portion of the site to 63 feet bgs near the northeast corner.
- Hydrogeology: Groundwater depths range from 16.51 to 17.41 feet bgs and groundwater flows west towards the Hudson River.
- Contamination in Soil, Groundwater, and Soil Vapor: Several metals and SVOCs were detected in soil samples above NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives (SCO). These contaminants appear to be constituents of the urban fill at the site. Groundwater samples contained concentrations of the VOCs, SVOCs and metals above their respective NYSDEC Ambient Water Quality Standards/Guidance Values (AWQ/GV). VOCs and chlorinated VOCs were detected in soil vapor at concentrations that exceed the NYSDOH Air Guideline Values (AGV).

5. 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.

During the Remedial Investigation, the Applicant fully characterized 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 proposes that the site will be used for mixed commercial and residential purposes. To achieve this goal, the Applicant will conduct cleanup activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement (BCA) executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

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. No IRM is currently proposed; however, if one is undertaken, it will go through the process required by NYSDEC.

Remedy Selection

The investigation of the site has been determined to be complete. The Applicant recommends in their investigation report and RAWP that action needs to be taken to address site contamination. The RAWP describes the Applicant's proposed remedy for addressing contamination related to the site.

Cleanup Action

NYSDEC will consider public comments, and may require the draft RAWP to be revised, if necessary, before approving the proposed remedy set forth in the RAWP. NYSDOH must concur with the proposed remedy. After approval by the NYSDEC with concurrence by NYSDOH, 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 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):

Michael MacCabe
Project Manager
NYSDEC Region 2
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-9687
Email: Michael.maccabe@dec.ny.gov

Michael Murphy, Esq.
Office of General Counsel
NYSDEC
625 Broadway
Albany, NY 12233-7016
Email: Michael.murphy1@dec.ny.gov

New York State Department of Health (NYSDOH):

Christine Vooris, P.E.
NYSDOH
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
Phone: (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 – Muhlenberg Branch

209 West 23rd Street
New York, NY 10011
Phone: (212) 924-1585
Hours: Mon-Thu 10 am – 7 pm
Fri: 10 am – 6 pm
Sat: 10 am – 5 pm
Sun: Closed

Manhattan Community Board 5

450 Seventh Avenue, Suite 2109
New York, NY 10123
Attn: Vikki Barbero, Chair
Phone: (212) 465-0907
Hours: Mon-Fri: 9 am – 5 pm
Sat-Sun: Closed

Appendix B - Site Contact List

Chief Executive Officer

Mayor Bill de Blasio
City Hall
260 Broadway
New York, NY 10007

New York City Comptroller

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

Public Advocate

Hon. Jumaane Williams
1 Centre Street, 15th Floor
New York, NY 10007

U.S. Senator

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

U.S. Senator

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

U.S. House of Representatives – 10th District

Hon. Jerrold Nadler
201 Varick Street, Suite 669
New York, NY 10014

NYC Planning Commission

Marisa Lago, Chair
22 Reade Street
New York, NY 10007-1216

NYS Assembly Member – 66th Assembly District

Hon. Deborah J. Glick
853 Broadway
Suite 2007
New York, NY 10003

NYC Councilmember – District 3

Corey Johnson
224 West 30th St, Suite 1206
New York, NY 10001

Manhattan Borough President

Gale A. Brewer
431 West 125th Street
New York, NY 10027

NYC Office of Environmental Remediation

Mark McIntyre, Esq. - Director
100 Gold Street, 2nd Floor
New York, New York 10038

Manhattan Community Board 5

Vikki Barbero - Chair
450 Seventh Avenue, Suite 2109
New York, NY 10123

NYS Senator – District 27

Hon. Brad Hoylman
322 Eighth Avenue, Suite 1700
New York, NY 10001

NYC Department of Environmental Protection

Vincent Sapienza, Commissioner
59-17 Junction Boulevard
Flushing, NY 11373

NYC Department of Transportation

Polly Trottenberg, Commissioner
55 Water Street, 9th Floor
New York, NY 10041

NYC Department of Environmental Protection

Office of Environmental Planning & Assessment
Julie Stein
59-17 Junction Blvd
Flushing, NY 11373

Local news media from which the community typically obtains information:**amNY**

240 West 35th Street, 9th Floor
New York, NY 10001
(646) 293-9499

The public water supply that services the area where the site is located:

Site drinking water is provided by New York City from surface watersheds in the Catskills in upstate New York. Contact information for the water supplier is:

Public Water Supplier:

Vincent Sapienza, Commissioner
New York City Department of Environmental Protection
59-17 Junction Boulevard, 13th Floor
Flushing, NY 11373

New York City Water Board:

Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Flushing, NY 11373

Any person who has requested to be placed in the site contact list:

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

The administrator of any school or day care facility located on or near the site:

There are no schools or day care facilities located on the site. The following are schools or day care facilities located within ½ mile of the site:

Atlas School/Atlas Foundation for Autism

(about 100 feet W of the site)
Amanda Friedman, Executive Director
252 W 29th Street
New York, NY 10001

Cooke SKILLS

(about 200 feet W from the site)
Michael Termini, President
254 W 29th Street
New York, NY 10001

Fashion Institute of Technology

(about 0.2 miles SE from the site)
Joyce F. Brown, President
227 W 27th Street
New York, NY 10001

ABC Languages

(about 0.2 miles E from the site)
Rachel Meyer, Co-Founder
146 W 29th Street
New York, NY 10001

Turner School

(about 0.2 miles E from the site)
145 W 30th Street
New York, NY 10001

PhotoUno Photography School

(about 0.2 miles E from the site)
Patricia Burmicky, Head Instructor
135 W 29th Street
New York, NY 10001

Krowne Vocal School NYC

(about 0.2 miles E from the site)
Jennifer Krowne, Director
146 W 29th Street
New York, NY 10001

Touro College – GSSW

(about 0.2 miles NW from the site)
Steven Huberman, Dean
320 W 31st Street
New York, NY 10001

American School of Flower Design

(about 0.2 miles E from the site)
Michael Gaffney, Founder
131 W 28th Street
New York, NY 10001

Bright Horizons at Chelsea

(about 0.2 miles S from the site)
Nancy Polanco, Center Director
258 W 26th Street
New York, NY

New York City Guitar School

(about 0.3 miles N from the site)
Dan Emery, Founder
251 W 30th Street
New York, NY 10001

CUNY School of Professional Studies

(about 0.3 miles NW from the site)
John Mogulescu, Dean
119 W 31st Street
New York, NY 10001

Public School 33

(about 0.3 miles W from the site)
Cindy Wang, President
281 9th Ave
New York, NY 10001

Ivy Prep Early Learning Academy

(about 0.3 miles SE from the site)
Amanda Cfika, Director
776 6th Ave
New York, NY 10001

Satellite Academy High School

(about 0.3 miles E from the site)
120 W 30th Street
New York, NY 10001

Keswell School

(about 0.3 miles SW from the site)
Ivy Feldman, Executive Director
331 W 25th Street
New York, NY 10001

Phillips School of Nursing at Mount Sinai

(about 0.3 miles SE from the site)
Todd Ambrosia, Dean
776 6th Ave
New York, NY 10001

New York Alt High School

(about 0.4 miles N from the site)
269 W 35th Street
New York, NY 10001

Manhattan Comedy School

(about 0.4 miles S from the site)
208 W 23rd Street
New York, NY 10011

New York Institute of English and Business

(about 0.4 miles N from site)
248 W 35th Street
New York, NY 10001

Spanish-American Institute

(about 0.4 miles N from site)
240 West 35 Street
New York, NY 10001

Bright Horizons at Hudson Yards

(about 0.5 miles W from the site)
Ean Gensler, Center Director
529A W 29th Street
New York, NY 10001

Charter School Business Management

(about 0.4 miles N from the site)
Raj Thakkar, CEO
237 W 35th Street
New York, NY 10001

Manhattan Nursery School

(about 0.5 miles NE from the site)
38 W 32nd Street
New York, NY 10001

Community, Civic, Religious and other Educational Institutions:

Church Universal and Triumphant®

208 West 29th Street #400
New York, NY 10001
Phone: (212) 645-2680

New Frontier Church Vision Center

142 West 29th Street
New York, NY 10001
Phone: (718) 340-9409

Manhattan Spirit

242 West 30th Street
New York, NY 10001
Phone: (212) 268-0502

Exilic Church

371 7th Avenue
New York, NY 10001

St. Francis of Assisi Church

135 West 31st Street
New York, NY 10001
Phone: (212) 736-8500

Mosaic Manhattan Church

11 Pennsylvania Plaza
New York, NY 10001
Phone: (212) 946-2735

Church of God Ministry of Jesus Christ Intl.

401 7th Avenue
New York, NY 10001
Phone: (888) 331-8197

First Alliance Church

127 West 26th Street
New York, NY 10001
Phone: (212) 604-0300

Scientist

121 West 27th Street #604
New York, NY 10001
Phone: (212) 404-3084

Church of the Holy Apostles

296 9th Avenue
New York, NY 10001
Phone: (212) 807-6799

Gallery Church

350 West 26th Street
New York, NY 10001
Phone: (424) 888-0995

Saint Eleftherios Greek Orthodox Church

359 West 24th Street
New York, NY 10001
Phone: (212) 924-3919

Japanese American United Church

255 7th Avenue
New York, NY 10001
Phone: (212) 242-9444

church of God

224 West 22nd Street
New York, NY 10011
Phone: (347) 536-6036

Joy Manhattan Church

25 West 31st Street, 2nd Floor
New York, NY 10001

New York City Police Department – 10th Precinct

230 West 20th Street
New York, NY 10011
Phone: (212) 741-8211

Manhattan Fellowship

127 West 24th Street
New York, NY 10011
Phone: (212) 243-3104

Manor Community Church

350 West 26th Street
New York, NY 10001
Phone: (212) 924-8490

St Columba Church

343 West 25th Street
New York, NY 10001
Phone: (212) 807-8876

German Lutheran Church of St. Paul

315 West 22nd Street
New York, NY 10011
Phone: (212) 929-1955

Fliegelman M

135 West 23rd Street
New York, NY 10011
Phone: (212) 255-6688

Jericho Baptist Church

158 West 22nd Street
New York, NY 10011
Phone: (212) 369-7007

In2 Church

401 7th Avenue
New York, NY 10001
Phone: (212) 427-2055

FDNY Engine 1, Ladder 24

142 West 31st Street
New York, NY 10001
Phone: (718) 999-2000

American Indian Community House

254 West 29th Street
New York, NY 10001
Phone: (212) 598-0100

Foundation for Jewish Culture

330 7th Avenue
New York, NY 10001
Phone: (212) 629-0500

Global Action Project

130 West 25th Street #2C
New York, NY 10001
Phone: (212) 594-9577

Chelsea Recreation Center

430 West 25th Street
New York, NY 10001
Phone: (212) 255-3705

BIGVISION NYC

34 West 27th Street, 4th Floor
New York, NY 10001
Phone: (646) 885-6720

New York Housing Authority

Chelsea/Elliott Community Center
441 West 26th Street
New York, NY 10001
Phone: (212) 760-9800

Residents, owners, and occupants of the site and properties adjacent to the site:

Owner:

249 W 28th Street Properties, LLC & Jay Street Associates, LLC
C/O Edison Parking Corporation
Ironside Newark STE 300
110 Edison Place
Newark, NJ 07102-4908

The contact information for the current owner and operator of the proposed brownfield site is:

Adjacent properties include:

Owner: 384-386 Eight Avenue LLC
Operator: Quik Park
Parking Lot
253 W 29th Street
New York, NY 10001

Owner: 249 Owners Corporation
Operator: Kremer Pigments
Commercial Building
247 W 29th Street
New York, NY 10001

Owner: 249 W 29 Owners Corporation
Operator: O Cabannon, Clamp Art, Panos
Furs
Restaurant/Commercial Building
245 W 29th Street
New York, NY 10001

Owner: 245 West 29 LLC
Operator: Manhattan Wardrobe Supply,
Offices
Commercial Building
241 W 29th Street
New York, NY 10001

Owner: Brisam Management (DE) LLC
Operator: Holiday Inn Express
Commercial Building
232 W 29th Street
New York, NY 10001

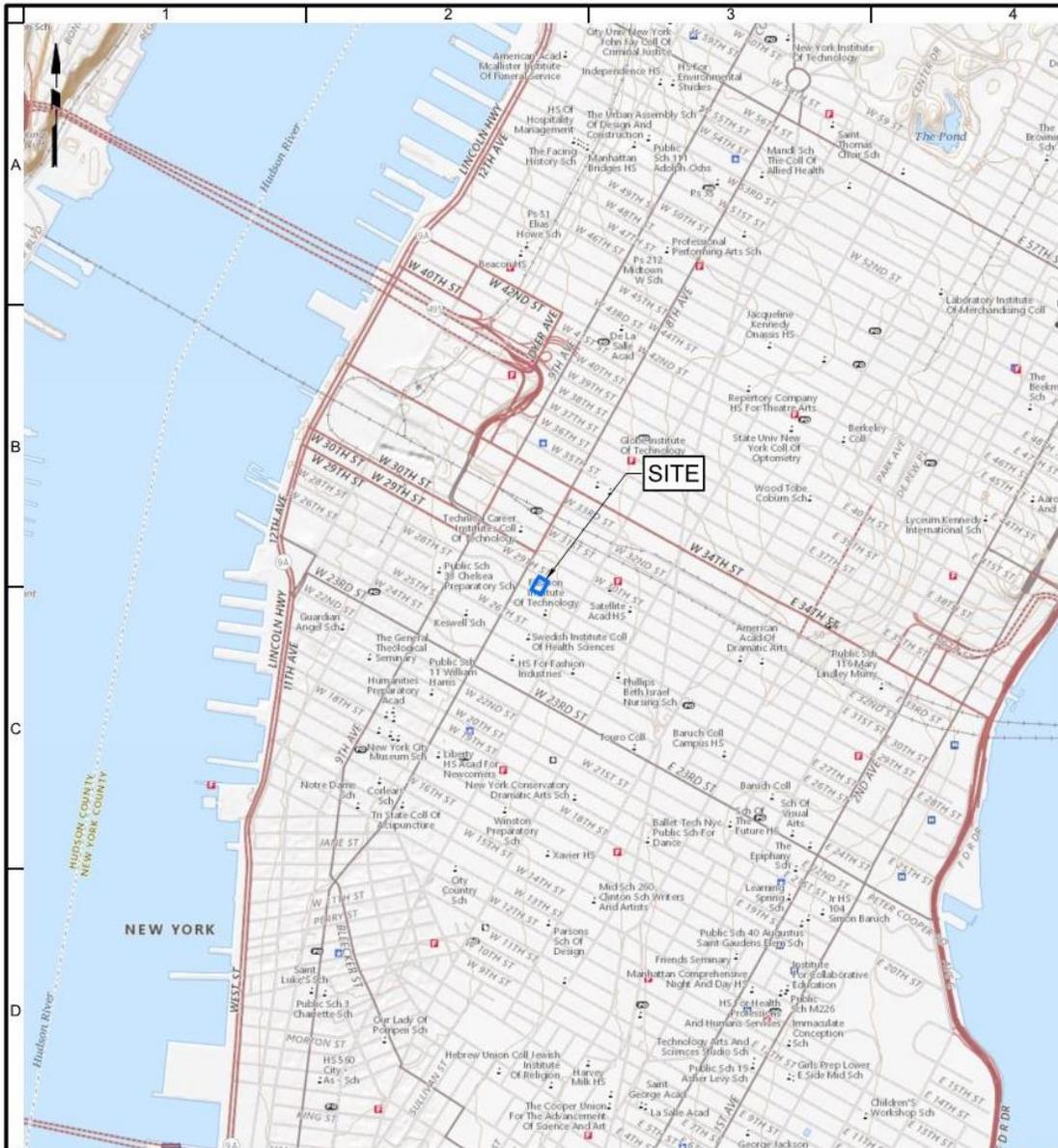
Owner: Lexin NY 229 LLC
Operator: Mission NYC, Rumi Event Space
Commercial Building
239 W 28th Street
New York, NY 10001

Owner: DCAS/ Department of Education
Operator: Fashion Institute of Technology
Educational Building
340 8th Avenue
New York, NY 10001

Owner: 253 W 28th Street Corporation
Operator: ADI Global Distribution
Commercial Building
253 W 28th Street
New York, NY 10001

Owner: Charand Associates
Operators: Haymaker Bar and Kitchen
Restaurant, Atlas School/Atlas Foundation
for Autism
252 W 29th Street
New York, NY 10001

Appendix C - Site Location Map



APPROXIMATE SITE BOUNDARY



NOTES:
 1. BASEMAP ADAPTED FROM UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5-MINUTE SERIES TOPOGRAPHICAL MAPS, WEEHAWKEN, JERSEY CITY, CENTRAL PARK, BROOKLYN, NEW YORK-NEW JERSEY, QUADRANGLES, DATED 2016.

LANGAN
 21 Penn Plaza, 360 West 31st Street, 8th Floor
 New York, NY 10001-2727
 T: 212.479.5400 F: 212.479.5444 www.langan.com

Langan Engineering & Environmental Services, Inc.
 Langan Engineering, Environmental, Surveying,
 Landscape Architecture and Geology, D.P.C.
 Langan International LLC

Collectively known as Langan

Project
**241 WEST
 28TH STREET**
 BLOCK No. 778,
 LOT Nos. 13, 16, 18 and 66
 MANHATTAN

NEW YORK NEW YORK

Figure Title
**SITE LOCATION
 MAP**

Project No. 170017004	Figure No. 1
Date 3/31/2020	
Scale 1"=2,000'	
Drawn By EMS	
Submission Date 3/31/2020	Sheet 1 of 1

Path: \\langan.com\data\NY\data\0170017001\ArcGIS\APRX\241_W_28th.aprx Date: 3/31/2020 User: esmith Time: 3:15 PM

Appendix D– Brownfield Cleanup Program Process

