



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan

for

**691 Lenox Avenue – Phase 1
C231145**

February 2022

691 Lenox Avenue
New York, NY 10037

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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: **One45 Lenox LLC**
Site Name: **691 Lenox Avenue – Phase 1 (“site”)**
Site Address: **691 Lenox Avenue, Manhattan, NY 10037**
Site County: **New York County**
Site Number: **C231145**

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 completion of the BCP application) 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 brownfield cleanup agreement was executed (February 1, 2022) and signed by the Director of the Division of Environmental Remediation, 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 a site contact list • Establish document repository(ies) | <p>At time of preparation of an 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 the site contact list • Conduct 30-day public comment period | <p>When NYSDEC determines that the BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.</p> |
| After Execution of the Brownfield Site Cleanup Agreement (BCA): | |
| <ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan | <p>Before start of the Remedial Investigation Note: Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.</p> |
| Before NYSDEC Approves the 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 the draft RI Work Plan • Conduct 30-day public comment period | <p>Before NYSDEC approves the RI Work Plan. If the RI Work Plan is submitted with application, public comment periods will be combined and public notice will include a fact sheet. Thirty-day public comment period begins/ends as per dates identified in the fact sheet.</p> |
| After Applicant Completes the Remedial Investigation: | |
| <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results | <p>Before NYSDEC approves RI Report</p> |
| Before NYSDEC Approves the Remedial Action Work Plan (RAWP): | |
| <ul style="list-style-type: none"> • Distribute fact sheet to site contact list about the draft RAWP and announcing 45-day public comment period • Public meeting by NYSDEC about the proposed RAWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period | <p>Before NYSDEC approves the RAWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.</p> |
| Before Applicant Starts Cleanup Action: | |
| <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> |
| After Applicant Completes Cleanup Action: | |
| <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report | <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> |

| Citizen Participation Activities | Timing of CP Activity(ies) |
|---|----------------------------|
| <ul style="list-style-type: none"> 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.

At this time, there are no known issues of public concern. However, once the remediation commences, there may be concerns regarding odors, noise or truck traffic coming from the Site since there will be extensive soil excavation activities. A Community Air Monitoring Plan (CAMP) and a site-specific Health & Safety Plan (HASP) will be designed to minimize off-site impacts to the community.

Additional major issues of public concern may be identified during the course of the Site’s cleanup process. If issues are identified, the public will be kept informed.

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.

Because the site is located in sizable Hispanic-American and African-American community, all future fact sheets will be translated into Spanish.

For additional information, visit: <https://statisticalatlas.com/tract/New-York/New-York-County/023200/Race-and-Ethnicity>

4. Site Information

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

Site Description

The site is located at 691 Lenox Avenue in the Harlem neighborhood of Manhattan, NY. It encompasses part of Manhattan Block 2013, Lot 29 (formerly Lots 29 and 33 and part of Lot 38) and comprises about 34,400 square feet (\pm 0.79 acres) in area. The site is part of a larger, two-part development property known as “One45”. The second half of the development property, known as “691 Lenox Avenue – Phase 2”, adjoins the site to the west and comprises the remainder of Block 2013, Lot 29 (formerly Lots 44, 50, and the remainder of Lot 38). On June 23, 2021, prior to submission of the BCP Application, the New York City Department of Finance (NYCDOF) approved a tax lot merger to combine Block 2013, Lots 29, 33, 38, 44 and 50.

The site is bound by West 145th Street followed by a multi-story mixed residential/commercial buildings and a self-storage facility to the north; Lenox Avenue followed by Colonel Charles Young Playground to the east; multi-story residential buildings (owned and operated by the New York City Housing Authority [NYCHA]) and West 144th Street, followed by multi-family residential buildings and a church and community center to the south; and an out-of-service gas station, followed by an active gas station and multi-story residential buildings to the west. The site currently includes one-story commercial buildings a vacant lot. Tenants/uses include retail stores, a vacant nail salon, an Islamic religious center, a vacant pharmacy, a restaurant, a community center, and a vacant laundromat.

Database:

- **Location: 691 Lenox Avenue, Manhattan, NY**
- **Setting: Urban**
- **Site size: about 0.79 Acres**
- **Adjacent properties: Mix of residential, commercial, light industrial and institutional (i.e., schools and churches)**

History of Site Use, Investigation, and Cleanup

The site was initially developed in the early 1900s with a hotel at the corner of Lenox Avenue and West 145th Street (former Lot 33). In 1939, the site was developed with auto garages and auto repair shops (former Lots 29 and 38), and a hotel and store (former Lot 33). The hotel on former Lot 33 was demolished in 2019 and the lot remains vacant. Former Lots 29 and 38 are currently occupied by one-story buildings with various

commercial tenants including restaurants, retail stores (some vacant) and community/religious centers.

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) completed a Phase II Environmental Site Investigation (ESI) in November 2020 and a Supplemental Soil Sampling Event in October 2021. The Phase II ESI consisted of completion of a geophysical survey to clear boring locations and identify subsurface anomalies; advancement of 11 soil borings to depths of about 9 to 25 feet below sidewalk grade (bsg); installation of 3 temporary groundwater monitoring wells and 2 soil vapor probes; and collection of soil, groundwater, and soil vapor samples. The Supplemental Soil Sampling Event consisted of the completion of a geophysical survey to clear boring locations and identify subsurface anomalies; advancement of 10 soil borings to depths of about 9 to 18 feet bsg; and collection of soil samples. The findings of the investigations include:

1. Stratigraphy: The subsurface stratigraphy generally consists of non-native fill composed of varying amounts of sand, silt, and gravel and anthropogenic materials (brick, coal, coal ash, slag, asphalt, ceramics, wood, and concrete) extending to depths ranging from 9 to 18 feet bsg. The fill layer is underlain by native soil consisting of varying amounts of sand, clay, gravel, silt and organics. Groundwater was observed at about 10 to 18 feet bsg.
2. Soil: Semi volatile organic compounds (SVOC), Polycyclic aromatic hydrocarbons (PAH), and metals typically found in non-native fill in urban environments were identified at concentrations above the Title 6 of the Official Compilation of the New York Codes, Rules and Regulations (6 NYCRR) Part 375 Unrestricted Use (UU) and Restricted Use – Restricted Residential (RURR) Soil Cleanup Objectives (SCO). Lead was identified in one sample at a concentration above the United States Environmental Protection Agency (USEPA) Resource Conservation and Recovery Act (RCRA) Code of Federal Regulations (CFR) Part 261 Maximum Concentration of Contaminants for the Toxicity Characteristics.
3. Groundwater: Semi-Volatile Organic Compounds (SVOCs) and dissolved and total metals in groundwater exceeded their NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values (SGV) for Class GA waters.
4. Soil Vapor: Petroleum-related compounds and chlorinated VOCs were detected in soil vapor samples.

5. Investigation and Cleanup Process

Application

The Applicant was accepted into the 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 Applicant in its BCP Application proposes that the Site will be used for restricted use – restricted residential purposes.

To achieve this goal, the Applicant plans to conduct investigation and remediation activities at the Site. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting future investigation and remediation activities at the Site.

Investigation

The Applicant plans to conduct an investigation of the site officially called a “remedial investigation” (RI).

The site investigation has several goals:

- 1) Define the nature and extent of contamination in soil, groundwater, soil vapor, surface water 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 investigation has not yet been completed. Once completed, the Applicant will prepare and submit a report that summarized the results. This report will also recommend cleanup action that is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

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

pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

Interim Remedial Measures

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

Remedy Selection

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

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

or

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

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

Cleanup Action

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

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a Final Engineering Report (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 is 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
47-20 21st Street
Long Island City, NY 11101
Email: manfred.magloire@dec.ny.gov
Tel: (718) 482-4078

New York State Department of Health (NYSDOH):

Arunesh Ghosh, Public Health Specialist
II
NYS Department of Health
Bureau of Environmental Exposure
Investigation
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
Phone: (518) 486-1443
E-mail: 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. Additionally, important project documents can be found at <https://gisservices.dec.ny.gov/gis/dil/>:

Citizen Participation Plan
691 Lenox Avenue – Phase 1
Manhattan, New York 10037
BCP Site No. C231145

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New York Public Library – Countee Cullen
Library
104 West 136th Street
Manhattan, NY 10030
counteecullen@nypl.org

Phone: 212-491-2070
Attn: Nicole Nelson– Library
Manager

| | |
|----------------|----------|
| Hours: Mon-Sat | 10am-7pm |
| Sunday | Closed |

Manhattan Community Board 10
Shatic Mitchell, District Manager
Cicely Harris, Chairperson
Karen Dixon, Land Use Committee Chairperson
215 West 125th Street, 4th Floor
New York, NY 10027
212-749-3105
mn10cb@cb.nyc.gov

Document Repositories – COVID-19

Repositories may be temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed above for assistance.

Appendix B - Site Contact List

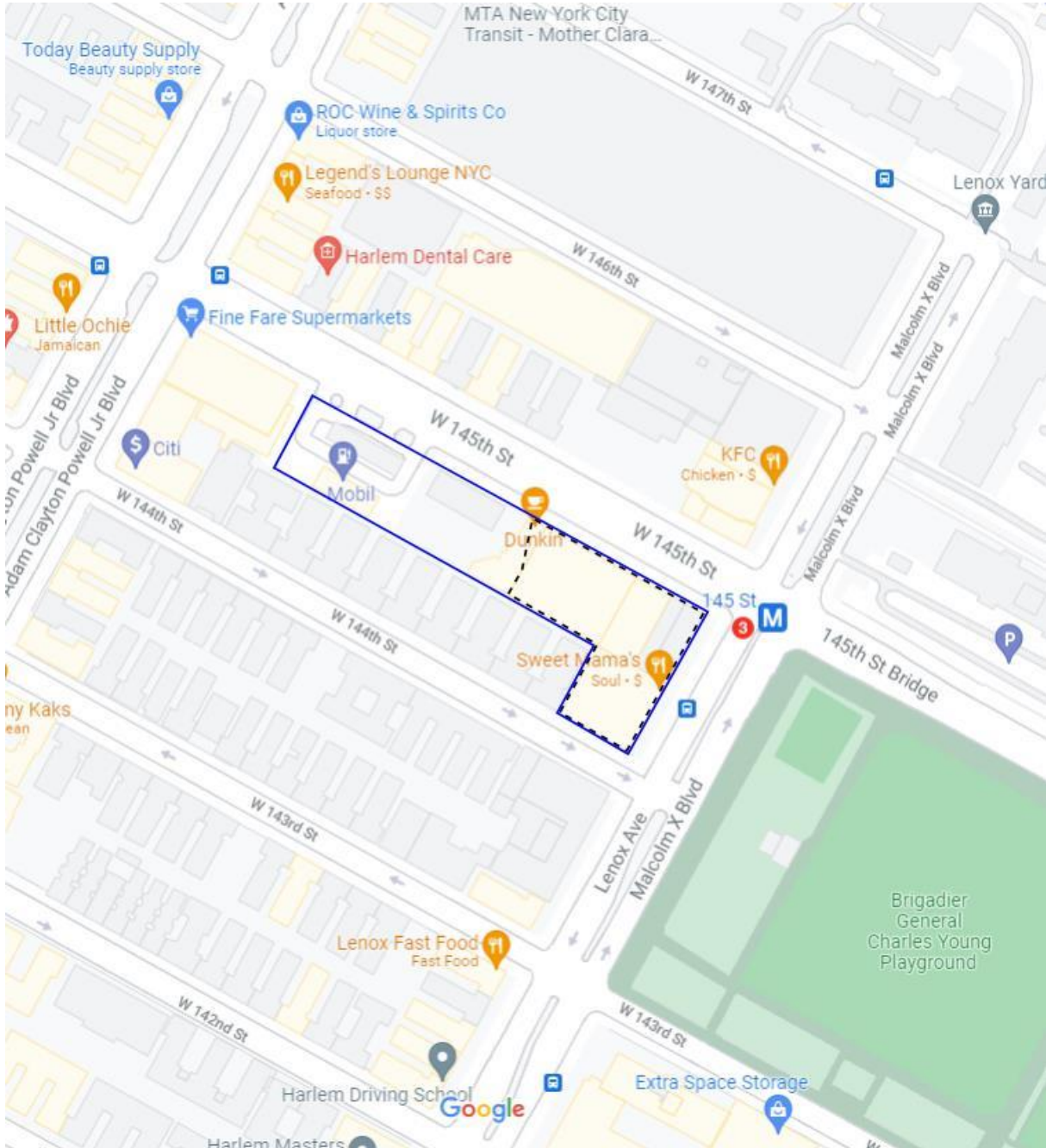
| Local Elected & Government Officials | |
|---|---|
| <p>Hon. Charles Schumer U.S. Senate 780 Third Ave., Suite 2301 New York, NY 10017</p> | <p>Hon. Kirsten Gillibrand U.S. Senate 780 Third Ave., Suite 2601 New York, NY 10017</p> |
| <p>Mayor Eric Adams City Hall New York, NY 10007</p> <p>Hon. Brad Lander NYC Comptroller 1 Centre Street New York, NY 10007</p> <p>Hon. Jumaane Williams Public Advocate 1 Centre Street, 15th Floor New York, NY 10007</p> <p>Hon. Al Taylor NYS Assemblymember 2541-55 Adam Clayton Powell Jr. Blvd New York, NY 10039</p> <p>Hon. Adriano Espaillat U.S. House of Representatives, 13th District 163 West 125th Street, #508, Harlem State Office Building New York, NY 10027</p> <p>Gabrielle Fialkoff Commissioner NYCDPR The Arsenal 830 5th Avenue New York, NY 10029</p> | <p>Anita Laremont Commissioner New York City Department of City Planning 120 Broadway, 31st Floor New York, NY 10271</p> <p>Mark McIntyre New York City Mayor's Office of Environmental Remediation Acting Director/General Counsel 100 Gold Street – 2nd Floor New York, NY 10038</p> <p>Hon. Mark Levine Manhattan Borough President Northern Manhattan Office 431 West 125 Street, New York, NY 10027</p> <p>Hon. Kristin Richardson Jordan NYC Councilmember 181 West 135th Street New York, NY 10030</p> <p>Hon. Cordell Cleare NYS Senator, 30th District 163 West 125th Street, Harlem State Office Bldg., Suite 912 New York, NY 10027</p> <p>Hon Milton Tingling, County Clerk of New York County New York County Courthouse 60 Centre Street, Room 161 New York, NY 10007</p> |

| News Media | |
|---|--|
| <p>New York Daily News 4 New York Plaza New York, NY 10004</p> <p>Spectrum NY 1 News 75 Ninth Avenue New York, NY 10011</p> <p>Harlem Community News P.O. Box #1775Manhattan, NY 10027</p> <p>New York Amsterdam News 2340 Frederick Douglass Boulevard New York, NY 10027</p> | <p>New York Post 1211 Avenue of the Americas New York, NY 10036</p> <p>Hoy Nueva York 15 Metrotech Center Floor 7 Brooklyn, NY 11201</p> <p>El Diario La Prensa 15 Metrotech Center Floor 7 Brooklyn, NY 11201</p> |
| Public Water Supply | |
| <p>New York City Department of Environmental Protection 59-17 Junction Boulevard, 8th Floor Flushing, NY 11373 Attn: Vincent Sapienza - Commissioner</p> | <p>New York City Municipal Water Finance Authority 255 Greenwich Street, 6th Floor New York, NY 10007</p> |
| Schools and Daycare Facilities | |
| <p>P.S. 194 Countee Cullen (about 0.20 miles west of the site) President/Executive Director/Principal 244 West 144th Street Manhattan, NY 10030 212-690-5954</p> | <p>P.S. 200 The James Mccune Smith School (about 0.25 miles northeast of the site) President/Executive Director/Principal 2589 Adam C Powell Blvd (7th Avenue) New York, NY 10039 212-491-6636</p> |
| <p>Saint Charles Borromeo School (about 0.30 miles west of the site) President/Executive Director/Principal 214 West 142nd Street New York, NY 10030 212-368-6666</p> | <p>St. Mark the Evangelist School (about 0.34 miles south of the site) President/Executive Director/Principal 55 West 138st Street New York, NY 10037 212-283-4848</p> |
| <p>Thurgood Marshall Academy Lower School (about 0.36 miles north of the site) President/Executive Director/Principal 276 West 151st Street New York, NY 10039 212-368-8731</p> | <p>P.S 123 Mahalia Jackson (about 0.44 miles west of the site) President/Executive Director/Principal 301 West 140th Street New York, NY 10030 212-342-6200</p> |

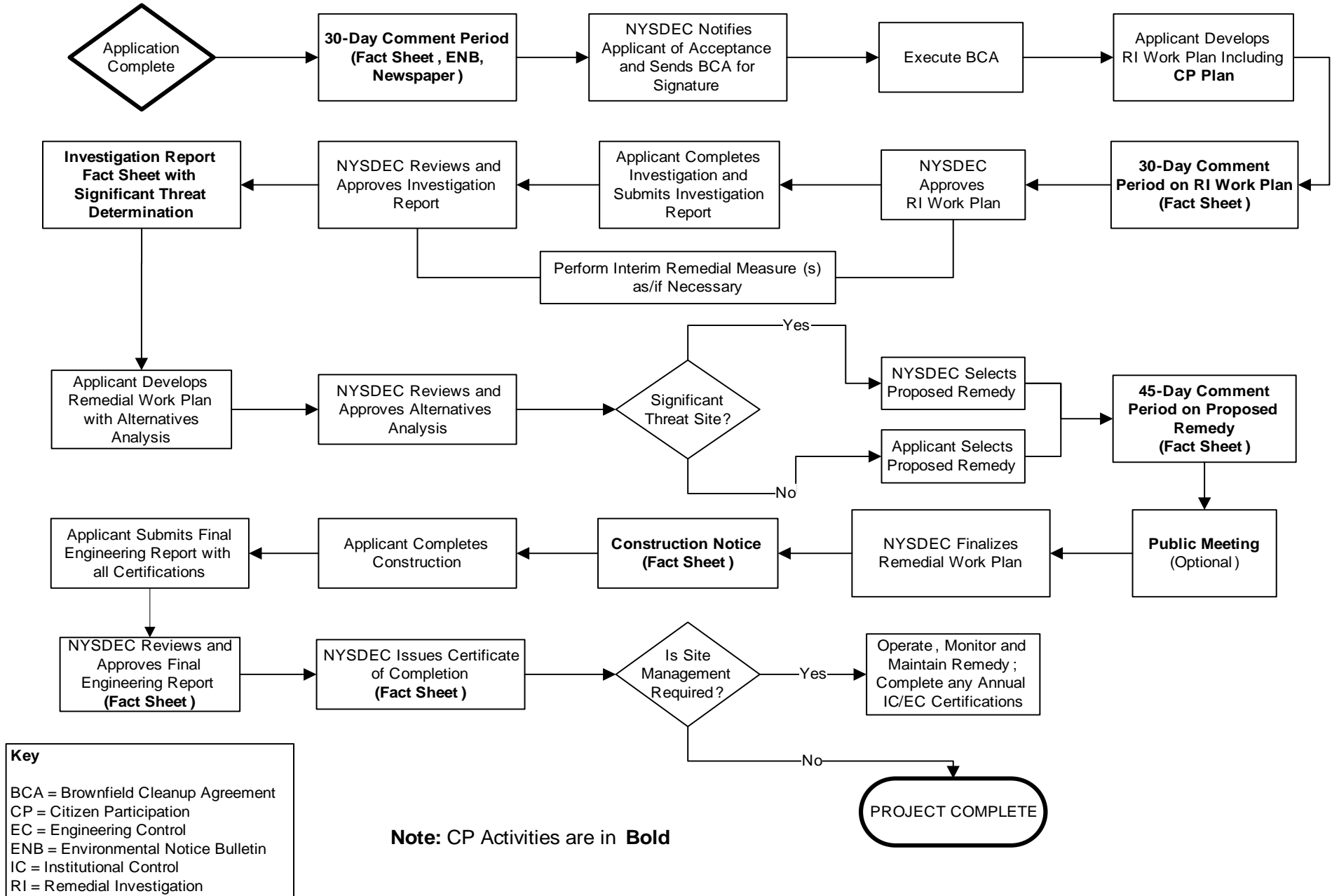
| | |
|---|---|
| <p>P.S. 197 John B Russwurm (about 0.45 miles south of the site) President/Executive Director/Principal 2230 5th Avenue New York, NY 10037 212-690-5960</p> <p>Drew Hamilton Daycare President/Executive Director/Principal 2672 Frederick Douglas Boulevard New York, NY 10030 212-281-9555</p> | <p>ECDO Child Start Center President/Executive Director/Principal 249 West 144th Street New York, NY 10030 212-678-0037</p> |
| <p>Community, Civic, Religious and Other Environmental Organizations</p> | |
| <p>FDNY Battalion 16 Engine 69 Ladder28 248 West 143rd Street New York, NY 10030</p> | <p>NYPD 32th Precinct Council Ruth Jones - President 34 West 134th Street New York, NY 10037</p> |
| <p>WEACT Attn: Peggy Shepard – Executive Director 1854 Amsterdam Avenue (at 152nd Street) 2nd Floor New York, NY 10031 212-961-1000 info@weact.org</p> | <p>Joshua Rivera - Director Consolidated Edison Corporate Affairs 4 Irving Place Room 1428 New York, NY 10003</p> |
| <p>A. PHILIP RANDOLPH NEIGHBORHOOD SC 108 West 146th Street New York, NY 10039</p> | <p>Abyssinian Baptist Church 132 W 138th St, New York, NY 10030 (212) 862-7474 www.abyssinian.org</p> |
| <p>Cathedral Church of St. Thomas The Apostle 147 West 144th Street New York, NY 10030</p> | <p>The Greater Hood Memorial AME Zion Church 160 West 146th Street New York, NY 10039</p> |
| <p>New Mt. Calvary Baptist Church 102 West 144th Street New York, NY 10030</p> | <p>St. Charles Borromeo RC Church 211 West 141st Street New York, NY 10030</p> |
| <p>Mission Society of NYC 646 Malcom X Blvd New York, NY 10037</p> | |
| <p>Adjacent Property Owners</p> | |
| <p>Vacant Lot Owner: 119 West 145 Street LLC 119 West 145 Street</p> | <p>Public Facility/ Institutions 701 Esplanade Gardens Plaza New York, NY 10030</p> |

| | |
|---|--|
| <p>New York, NY 10030</p> | <p>Owner: 703 Lenox LLC 703-705 Lenox Avenue New York, NY 10030</p> |
| <p>Residential Building 700 Esplanade Gardens Plaza New York, NY 10030 Owner: Esplanade Gardens Inc 2569 Adam Clayton Powell Jr Blvd New York, NY 10002</p> | <p>Vacant Lot 122 West 145th Street New York, NY 10039 Owner: One45 Lenox LLC 85 Delancey Street New York, NY 10002</p> |
| <p>Residential Building 117 West 144th Street New York, NY 10030 Owner: New York City Housing Authority 250 Broadway New York, NY 10007</p> | <p>Residential Building 113 West 144th Street New York, NY 10030 Owner: New York City Housing Authority 250 Broadway New York, NY 10007</p> |
| <p>Residential Building 109 West 144th Street New York, NY 10030 Owner: New York City Housing Authority 250 Broadway New York, NY 10007</p> | |

Appendix C - Site Location Map



Appendix D– Brownfield Cleanup Program Process





New York State Department of Environmental Conservation
Division of Environmental Remediation

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

Remedial Party: One45 Lenox LLC

Site Name: 691 Lenox Avenue – Phase 1

Site Number: C231145

Site County: New York, New York

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/or information. **Use this information as an aid to prepare or update the Major Issues of Public Concern section of the site Citizen Participation Plan.**

As of the date of preparation of the Citizen Participation Plan, no individuals, community groups, or related organizations have offered comments or demonstrated interest in this project.

The Proposed remediation of soil and groundwater may have odors and air quality impacts. Air monitoring and site controls will be in place during the investigation, in accordance with NYSDEC and NYSDOH regulations, to minimize these impacts.

How were these issues and/or information identified?

The site was the subject to a Phase I Environmental Site Assessment and a Phase II Environmental Site Investigation, during which past site use and site contamination were identified.

Part 2. List important information needed **from** the community, if applicable. Identify individuals, groups, organizations, businesses, and/or units of government related to the needed information.

No additional information is required from the community at this time.

How were these information needs identified?

Not Applicable

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.

The community has been and will continue to be made aware of the following issues and information:

- Contaminants of concern related to historic site use,
- Project contacts and ways to get information,
- Components of the selected remedy

- Progress and major project milestones, and
- Remediation and construction schedule

How were these issues and/or information identified?

These issues were identified by review of project information and experience on similar projects.

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 around site:

- Residential** **Agricultural** **Recreational** **Commercial** **Industrial**

b. Residential type around site:

- Urban** **Suburban** **Rural**

c. Population density around site:

- High** **Medium** **Low**

d. Community economic status:

- High** **Medium** **Low**

e. Water supply of nearby residences:

- Public** **Private Wells** **Mixed**

f. Other environmental issues significantly impacting affected community?

- Yes** **No**

Provide details if appropriate:

Not Applicable

g. Special considerations:

- Language** **Age** **Transportation** **Other**

Explain marked categories in g.:

The site is located in an area that has a large Hispanic population. 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 the instructions for **Part 5**. 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:** See Contact List
- Local Officials:** See Contact List
- Media:** See Contact List
- Business/Commercial Interests:** See Contact List

- Labor Group(s)/Employees:** [Click here to enter text.](#)
- Indian Nation:** [Click here to enter text.](#)
- Citizens/Community Group(s):** [See Contact List](#)
- Environmental Justice Group(s):** [See Contact List](#)
- 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.](#)

Date Completed: [January 31, 2022](#)

Prepared By: [Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C](#)

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

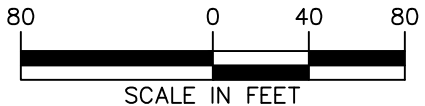
| | A | B | C | D | E | F | G | H | I | J |
|----|--|---|---|----------------------------|---------------------|--|------------------|-------|-------|-----------------------------------|
| 1 | | | | | | | | | | |
| 2 | Site Contact List | | | | | | | | | |
| 3 | Site #: C2311465 | | Site Address: 691 Lenox Avenue | | | | | | | |
| 4 | Site Name: 691 Lenox Avenue - Phase 1 | | | List Last Updated: 2-4-22 | | | | | | |
| 5 | | Name, Title | Address 1 | Address 2 | Address 3 | Street Address | City | State | Zip | Site Name (County) |
| 6 | Local Government Officials | Hon. Eric Adams | NYC Mayor | | | City Hall | New York | NY | 10007 | 691 Lenox Avenue Site (Manhattan) |
| 7 | | Hon. Brad Lander | NYC Comptroller | | | 1 Centre Street | New York | NY | 10007 | 691 Lenox Avenue Site (Manhattan) |
| 8 | | Hon. Jumaane Williams | Public Advocate | | | 1 Centre Street | New York | NY | 10007 | 691 Lenox Avenue Site (Manhattan) |
| 9 | | Anita Laremont | Commissioner, NYC Dept. of City Planning | | | 120 Broadway, 31st Floor | New York | NY | 10271 | 691 Lenox Avenue Site (Manhattan) |
| 10 | Public Water Supplier | Vincent Sapienza | Commissioner, NYC Dept. of Environmental Protection | | | 59-17 Junction Boulevard | Flushing | NY | 11373 | 691 Lenox Avenue Site (Manhattan) |
| 11 | | Mark McIntyre, Acting Director/General Counsel | NYC Office of Environmental Remediation | | | 100 Gold Street - 2nd Floor | New York | NY | 10038 | 691 Lenox Avenue Site (Manhattan) |
| 12 | | Hon. Mark Levine | Manhattan Borough President | Northern Manhattan Office | | 431 West 125 Street, | New York | NY | 10027 | 691 Lenox Avenue Site (Manhattan) |
| 13 | | Manfred Magloire | NYSDEC Project Manager | | | 47-40 21st Street | Long Island City | NY | 11101 | 691 Lenox Avenue Site (Manhattan) |
| 14 | | Thomas V. Panzone | NYSDEC Public Participation Specialist | | | 47-40 21st Street | Long Island City | NY | 11101 | 691 Lenox Avenue Site (Manhattan) |
| 15 | | Arunesh Ghosh | NYSDOH Public Health Specialist II | Empire State Plaza | | Corning Tower, Room 1787 | Albany | NY | 12237 | 691 Lenox Avenue Site (Manhattan) |
| 16 | | Hon Charles Schumer | U.S. Senator | | | 780 Third Avenue, Suite 2301 | New York | NY | 10017 | 691 Lenox Avenue Site (Manhattan) |
| 17 | | Hon. Kirsten Gillibrand | U.S. Senator | | | 780 Third Avenue, Suite 2601 | New York | NY | 10017 | 691 Lenox Avenue Site (Manhattan) |
| 18 | | Hon. Adriano Espaillat | U.S. House of Representatives | | | 163 West 125 th Street, #508, Har | New York | NY | 10027 | 691 Lenox Avenue Site (Manhattan) |
| 19 | | Hon. Kristin Richardson Jordan | NYC Councilmember | | | 181 West 135 th Street | New York | NY | 10030 | 691 Lenox Avenue Site (Manhattan) |
| 20 | | Hon. Cordell Cleare | NYS Senator | | | 163 West 125 th Street, Harlem S | New York | NY | 10027 | 691 Lenox Avenue Site (Manhattan) |
| 21 | | Hon. Al Taylor | NYS Assemblymember | | | 2541-55 Adam Clayton Powell J | New York | NY | 10039 | 691 Lenox Avenue Site (Manhattan) |
| 22 | | Gabrielle Fialkoff | Commissioner | NYCDPR | The Arsenal | 830 5 th Avenue | New York | NY | 10029 | 691 Lenox Avenue Site (Manhattan) |
| 23 | Community Board | Shatic Mitchell, District Manager | Manhattan Community Board 10 | mn10cb@cb.nyc.gov | 212-749-3105 | 215 West 125th Street, 4th Floor | New York | NY | 10027 | 691 Lenox Avenue Site (Manhattan) |
| 24 | | Cicely Harris, Chairperson | Manhattan Community Board 10 | mn10cb@cb.nyc.gov | 212-749-3105 | 215 West 125th Street, 4th Floor | New York | NY | 10027 | 691 Lenox Avenue Site (Manhattan) |
| 25 | | Karen Dixon, Land Use Committee Chairperson | Manhattan Community Board 10 | mn10cb@cb.nyc.gov | 212-749-3105 | 215 West 125th Street, 4th Floor | New York | NY | 10027 | 691 Lenox Avenue Site (Manhattan) |
| 26 | | New York City Municipal Water Finance Authority | | | | 255 Greenwich Street, 6th Floor | New York | NY | 10007 | 691 Lenox Avenue Site (Manhattan) |
| 27 | County Clerk | Hon Milton Tingling | Manhattan County Clerk | New York County Courthouse | | 60 Centre Street, Room 161 | New York | NY | 10007 | 691 Lenox Avenue Site (Manhattan) |
| 28 | Consolidated Edison | Joshua Rivera - Director | Consolidated Edison Corporate Affairs | | | 4 Irving Place Room 1428 | New York | NY | 10003 | 691 Lenox Avenue Site (Manhattan) |
| 29 | NYPD | Ruth Jones - President | NYPD 32 th Precinct Council | | | 250 West 135th Street | New York | NY | 10037 | 691 Lenox Avenue Site (Manhattan) |
| 30 | FDNY | FDNY Battalion 16 Engine 69 | | | | 248 West 143 rd Street | New York | NY | 10030 | 691 Lenox Avenue Site (Manhattan) |
| 31 | Local Media Outlets | New York Daily News | | | | 4 New York Plaza | New York | NY | 10004 | 691 Lenox Avenue Site (Manhattan) |
| 32 | | New York Post | | | | 1211 Avenue of the Americas | New York | NY | 10036 | 691 Lenox Avenue Site (Manhattan) |
| 33 | | Spectrum NY 1 News | | | | 75 Ninth Avenue | New York | NY | 10011 | 691 Lenox Avenue Site (Manhattan) |
| 34 | | Hoy Nueva York | | | | 15 Metrotech Center Floor 7 | Brooklyn | NY | 11201 | 691 Lenox Avenue Site (Manhattan) |
| 35 | | El Diario La Prensa | | | | 15 Metrotech Center Floor 7 | Brooklyn | NY | 11201 | 691 Lenox Avenue Site (Manhattan) |
| 36 | | Harlem Community News | | | | P.O. Box #1775 | New York | NY | 10027 | 691 Lenox Avenue Site (Manhattan) |
| 37 | | New York Amsterdam News | | | | 2340 Frederick Douglass Boulev | New York | NY | 10027 | 691 Lenox Avenue Site (Manhattan) |
| 38 | School and Daycare Facilities | P.S. 194 Countee Cullen | President/Executive Director/Principal | 212-690-5954 | | 244 West 144 th Street | New York | NY | 10030 | 691 Lenox Avenue Site (Manhattan) |
| 39 | | P.S. 200 The James Mccune Smith School | President/Executive Director/Principal | 212-491-6636 | | 2589 Adam C Powell Blvd (7 th A | New York | NY | 10039 | 691 Lenox Avenue Site (Manhattan) |
| 40 | | Saint Charles Borromeo School | President/Executive Director/Principal | 212-368-6666 | | 214 West 142 nd Street | New York | NY | 10030 | 691 Lenox Avenue Site (Manhattan) |
| 41 | | St. Mark the Evangelist School | President/Executive Director/Principal | 212-283-4848 | | 55 West 138 st Street | New York | NY | 10037 | 691 Lenox Avenue Site (Manhattan) |
| 42 | | Thurgood Marshall Academy Lower School | President/Executive Director/Principal | 212-368-8731 | | 276 West 151 st Street | New York | NY | 10039 | 691 Lenox Avenue Site (Manhattan) |
| 43 | | P.S 123 Mahalia Jackson | President/Executive Director/Principal | 212-342-6200 | | 301 West 140 th Street | New York | NY | 10030 | 691 Lenox Avenue Site (Manhattan) |
| 44 | | P.S. 197 John B Russwurm | President/Executive Director/Principal | 212-690-5960 | | 2230 5 th Avenue | New York | NY | 10037 | 691 Lenox Avenue Site (Manhattan) |
| 45 | | Drew Hamilton Daycare | President/Executive Director/Principal | 212-281-9555 | | 2672 Frederick Douglas Bouleva | New York | NY | 10030 | 691 Lenox Avenue Site (Manhattan) |
| 46 | | ECDO Child Start Center | President/Executive Director/Principal | 212-678-0037 | | 249 West 144 th Street | New York | NY | 10030 | 691 Lenox Avenue Site (Manhattan) |
| 47 | Community, Civic, Religious and Other Environmental Organizations | | | | | | | | | |
| 48 | | WEACT | Attn: Peggy Shepard – Executive Director | 212-961-1000 | info@weact.org | 1854 Amsterdam Avenue (at 152 | New York | NY | 10031 | 691 Lenox Avenue Site (Manhattan) |
| 49 | | Abyssinian Baptist Church | | (212) 862-7474 | www.abyssinian.org/ | 132 W 138th St | New York | NY | 10030 | 691 Lenox Avenue Site (Manhattan) |
| 50 | | A. PHILIP RANDOLPH NEIGHBORHOOD SC | | | | 108 WEST 146TH STREET | New York | NY | 10039 | 691 Lenox Avenue Site (Manhattan) |
| 51 | | The Greater Hood Memorial AME Zion Church | | | | 160 West 146 th Street | New York | NY | 10039 | 691 Lenox Avenue Site (Manhattan) |
| 52 | | Cathedral Church of St. Thomas The Apostle | | | | 147 West 144 th Street | New York | NY | 10030 | 691 Lenox Avenue Site (Manhattan) |
| 53 | | St. Charles Borromeo RC Church | | | | 211 West 141 st Street | New York | NY | 10030 | 691 Lenox Avenue Site (Manhattan) |
| 54 | | New Mt. Calvary Baptist Church | | | | 102 West 144 th Street | New York | NY | 10030 | 691 Lenox Avenue Site (Manhattan) |
| 55 | | Mission Society of NYC | | | | 646 Malcom X Blvd | New York | NY | 10037 | 691 Lenox Avenue Site (Manhattan) |
| 56 | Adjacent Properties | 119 West 145 Street LLC | | | | 119 West 145 Street | New York | NY | 10030 | 691 Lenox Avenue Site (Manhattan) |
| 57 | | 703 Lenox LLC | | | | 703-705 Lenox Avenue | New York | NY | 10030 | 691 Lenox Avenue Site (Manhattan) |
| 58 | | Public Facility/ Institutions | | | | 701 Esplanade Gardens Plaza | New York | NY | 10030 | 691 Lenox Avenue Site (Manhattan) |
| 59 | | Residential Building | | | | 700 Esplanade Gardens Plaza | New York | NY | 10030 | 691 Lenox Avenue Site (Manhattan) |
| 60 | | Esplanade Gardens Inc | | | | 2569 Adam Clayton Powell Jr B | New York | NY | 10002 | 691 Lenox Avenue Site (Manhattan) |
| 61 | | Vacant Lot | | | | 122 West 145 th Street | New York | NY | 10039 | 691 Lenox Avenue Site (Manhattan) |
| 62 | | One45 Lenox LLC | | | | 85 Delancey Street | New York | NY | 10002 | 691 Lenox Avenue Site (Manhattan) |
| 63 | | Residential Building | | | | 117 West 144 th Street | New York | NY | 10030 | 691 Lenox Avenue Site (Manhattan) |
| 64 | | New York City Housing Authority | | | | 250 Broadway | New York | NY | 10007 | 691 Lenox Avenue Site (Manhattan) |
| 65 | | Residential Building | | | | 113 West 144 th Street | New York | NY | 10030 | 691 Lenox Avenue Site (Manhattan) |
| 66 | | Residential Building | | | | 109 West 144 th Street | New York | NY | 10030 | 691 Lenox Avenue Site (Manhattan) |



- LEGEND:**
- APPROXIMATE PHASE 1 BCP SITE BOUNDARY
 -
 - 50 TAX BLOCK NUMBER
 -
 - 50 TAX LOT NUMBER

- NOTES:**
1. BASEMAP ACCESSED FROM GIS.NYC.GOV/TAXMAP ON JANUARY 25, 2022.
 2. NORTH ARROW SHOWS TRUE NORTH.
 3. 691 LENOX AVENUE - PHASE 1 BCP SITE CONSISTS OF TAX BLOCK 2013, AND p/o LOT 29 (FORMERLY LOTS 29, 33, AND p/o LOT 38).
 4. BCP = BROWNFIELD CLEANUP PROGRAM

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.



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Project
691 LENOX AVENUE - PHASE 1
 BLOCK No. 2013, p/o LOT No. 29
 (FORMER LOT Nos. 29, 33, & p/o 38)
 MANHATTAN NEW YORK

Figure Title
REVISED TAX MAP

| | |
|--------------------------|--------------|
| Project No. 170635401 | D - 1 |
| Date 01/25/2022 | |
| Drawn By EMS | |
| Checked By GCW | |

Figure No.
D - 1