



Department of
Environmental
Conservation

Brownfield Cleanup Program
Citizen Participation Plan
for
1487 1st Avenue Redevelopment Site

August 2022

C231152
1487 1st Avenue
Manhattan
New York County, 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: **CP VII 78th Street Owner, LLC (“Applicant”)**
Site Name: **1487 1st Avenue Redevelopment Site (“Site”)**
Site Address: **1487 1st Avenue, Manhattan, NY**
Site County: **New York**
Site Number: **C231152**

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. 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.
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 • Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC) 	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.

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.

The following potential major issues of public concern were identified: construction-related air quality, health of workers and community, nuisance odors, noise and traffic. These issues are of the most concern to Site workers and to adjacent property owners, businesses, and residents. These issues will be addressed in the Community Air Monitoring Program (CAMP) and site-specific Health and Safety Program (HASP) for the project to be approved by the NYSDEC prior to the respective phases of work.

According to the mapping tool maintained online by the New York City Mayor's Office of Climate & Environmental Justice, the Site is not located within an Environmental Justice Area. However, according to the NYSDEC DECinfo Locator mapping tool, the site is located in an Environmental Justice Area. Environmental Justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities.

The NYSDEC "Scoping Sheet for Major Issues of Public Concern" was used to complete this section (see Appendix E).

4. Site Information

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

Site Description

The Site is located in the Upper East Side neighborhood of Manhattan, New York and is identified as Block 1452, Lots 27, 28, 29, and 30 (to be merged as Tentative Lot 27 in accordance with the New York City RP-602 Form partially executed on 6 January 2022). The Site is an approximately 10,050-square foot parcel that is currently occupied by two four-story vacant buildings in the southern and northwestern portions of the site. The remaining portions of the site consist of vacant land where former building basements were previously partially backfilled with remnant demolition debris from sidewalk level to the assumed depth of the former basement slabs at approximately 8 to 10 feet below sidewalk level (bsl) by the previous owner. The vacant portion of the site was heavily vegetated with uneven topography; however, vegetation was cleared and the remnant demolition debris was graded to a flat surface ranging from 4 to 8 feet bsl. The Site is bordered by the four-story 354 East 78th Street building to the west, East 78th Street to

the north, 1st Avenue to the east, and the nine-story 1485 1st Avenue building to the south.

History of Site Use, Investigation, and Cleanup

According to the Phase I ESA completed by Langan in January 2022, historical operations on the subject site included dyeing and cleaning operations between 1920 and 2005 on Lot 28 and Lot 30 and a solvent tank was identified on the Sanborn Maps from 1951 to 2005 on Lot 30. Chlorinated solvent contamination has been detected in site soil, groundwater, and soil vapor.

The site was identified in the NY Spills database for a release reported to the NYSDEC on 4 November 2009 and assigned Spill No. 0908776. According to the case narrative, a supply line for two 275-gallon fuel oil aboveground storage tanks (ASTs) was suspected to have leaked. The supply line was replaced and the spill was administratively closed on 2 December 2009.

Two fuel oil aboveground storage tanks (ASTs) have been documented at the site; one is located in the basement of the vacant building in the northwestern corner of the site and one was found buried in the debris of the building demolished by the previous owners. A release was observed when the AST was discovered and reported to NYSDEC and assigned Spill No. 2109276.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a **Volunteer**. This means that the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the site took place after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination 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 restricted residential purposes.

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

Investigation

The Applicant submitted a Remedial Investigation Work Plan (“RIWP”) with its BCP Application, which was subject to public comment with the application, to conduct an investigation of the site officially called a “remedial investigation” (RI). The investigation will determine the nature and extent of contamination on the site.

The remedial 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.

When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results (the RI Report). This report also will recommend whether cleanup action is needed to address site-related contamination. The RI Report is subject to review and approval by NYSDEC. NYSDEC will determine if the RI Report summarizing the results is sufficient to characterize the contamination on the Site or if additional investigation will be required.

NYSDEC will use the information in the RI 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. The Applicant submitted an IRM Work Plan with its BCP Application, which was subject to public comment with the application, to complete an interim remedy. The IRM Work Plan addresses soil and groundwater contamination at the site. If an additional IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

Remedy Selection

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

1. The Applicant may recommend in its investigation report that no action is necessary at

the site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a “Certificate of Completion” (described below) to the Applicant.

or

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

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

Cleanup Action

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

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

Certificate of Completion

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the 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
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Michael.maccabe@dec.ny.gov

New York State Department of Health (NYSDOH):

Christine Vooris
Project Manager
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
christine.vooris@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 – Webster Library
1465 York Avenue
New York, NY 10075
(212) 288-5049

Borough of Manhattan, Community Board 8
505 Park Avenue, Suite 620
New York, NY 10022
(212) 758-4616

Hours: Mon: 11 AM to 7 PM
Tues: 11 AM to 7 PM
Wed: 11 AM to 7 PM
Thurs: 11 AM to 7 PM
Fri: 10 AM to 5 PM
Sat: 10 AM to 5 PM
Sun: Closed

Appendix B Site Contact List

Chief Executive Officer

New York City Mayor
Eric Adams (Mayor)
City Hall
260 Broadway Avenue
New York, NY 10007

New York City Planning Commission Chairman and Director of City Planning

Dan Garodnick
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Borough of Manhattan, Borough President

Mark Levine (Borough President)
431 West 125th Street
New York, NY 10027

Borough of Manhattan, Community District 8

Russell Squire, Chairperson
505 Park Avenue
Suite 620
New York, NY 10022

New York City Council, Council District 5

Julie Menin, Councilman
444 East 75th Street
Unit 1B
New York, NY 10021

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

Owner:

CP VII 78th Street Owner, LLC
805 Third Avenue, 20th Floor
New York, NY 10022

Adjacent Properties:

1495 1st Avenue
New York, NY 10075
Block 1453, Lot 23
Owner: Keren Associates
c/o Werber Mgmt Corp.
40-52 75th Avenue
Elmhurst, NY 11373

354 East 78th Street
New York, NY 10075
Block 1452, Lot 31
Owner: Chou's Three D LLC
408 8th Avenue
New York, NY 10001

1485 1st Avenue
New York, NY 10075
Block 1452 Lot 26
Owner: Rothman First Avenue, LLC
27236 Grand Central Parkway
Floral Park, NY 10005

1488 and 1490 1st Avenue
Block 1472, Lot 49 and 50
Owner: Plentino Realty
650 Park Avenue
New York, NY 10065

1492 1st Avenue
Block 1472, Lot 48
Owner: 1492 Realty Co.
1492 First Avenue
New York, NY 10021

1494 1st Avenue
Block 1472, Lot 47
Owner: The Notaro Family Limited Partnership
2170 80th Street
Brooklyn, NY 11214

Local news media from which the community typically obtains information:

Local newspaper
Our Town – East Side
505 8th Avenue, Ste. 804
New York, NY 10018

Local television
WABC7 New York
7 Lincoln Square
New York, NY 10023

The public water supplier which services the area in which the property is located:

The responsibility for supplying water in New York City is shared between the NYC Department of Environmental Protection (NYCDEP), the Municipal Water Finance Authority, and the New York City Water Board:

NYCDEP

Rohit T. Aggarwala, Commissioner
59-17 Junction Boulevard
Flushing, NY 11373

New York City Municipal Water Finance Authority
255 Greenwich Street, 6th Floor
New York, NY 10007

New York City Department of Environmental Protection
Bureau of Environmental Planning and Analysis
59-17 Junction Boulevard, 11th Floor
Flushing, NY 11373

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 a ½-mile radius of the site:

Eleanor Roosevelt High School – (approximately 450 feet southeast of the site)

Superintendent: Vivian Orlen

411 East 76th Street
New York, NY 10021
(212) 772-1220

Yorkville East Middle School – (approximately 820 feet southeast of the site)

Superintendent: Kelly McGuire

1458 York Avenue
New York, NY 10021
(212) 744-6562 or (917) 432-5413

JHS 167 Robert F. Wagner – (approximately 1,085 feet west of the site)

Superintendent: Kelly McGuire

220 East 76th Street
New York, NY 10021
(212) 535-8610

PS 290 Manhattan New School – (approximately 1,125 feet north of the site)

Superintendent: Kelly McGuire

311 East 82nd Street
New York, NY 10028
(212) 734-7127

PS 158 Bayard Taylor (approximately 820 feet southeast of the site)

Principal: Dina Ercolano

1458 York Avenue
New York, NY 10075
(212) 744-6562

Lenox Hill Neighborhood House and Day Care (approximately 2,020 feet southwest of the site)

Director: Teresa Stewart

331 East 70th Street
New York, NY 10021
(212) 218-0404

Cassidy's Place (approximately 2,380 feet northeast of the site)

Executive Director: Gretchen Buchenholz

419 East 86th Street
New York, NY 10028
(212) 845-3821

Marymount Manhattan College (approximately 1,950 feet southwest of the site)

President: Kerry Walk

221 East 71st Street
New York, NY 10021
(212) 517-0400

Hunter College School Social Work CUNY (approximately 2,060 feet northwest of the site)

Dean: Mary Cavanaugh

129 East 79th Street
New York, NY 10021
(212) 396-7500

Cornell University / Weill Graduate School of Medical Sciences of Cornell University (approximately 2,600 feet southwest of the site)

Dean: Barbara Hempstead

445 East 69th Street
New York, NY 10021
(212) 746-6565

Cornell University / Weill Medical College of Cornell University (approximately 2,420 feet southwest of the site)

Dean: Barbara Hempstead

1300 York Avenue
New York, NY 10021
(212) 746-6565

NYPL, Webster Branch (approximately 745 feet southeast of the site)

Director: Jason Baumann

1465 York Avenue
New York, NY 10021
(212) 288-5049

NYPL, Yorkville Branch (approximately 1,040 feet northwest of the site)

Director: Jason Baumann

222 East 79th Street
New York, NY 10021
(212) 744-5824

OST - Lenox Hill Neighborhood House (approximately 1,170 feet west of the site)

Director: Teresa Stewart

220 East 76th Street
New York, NY 10021
(212) 218-0404

Chabad Lobavitch of the Upper East Side (approximately 360 feet southeast of the site)

Director: Chanie Krasnianski

419 East 77th Street
New York, NY 10075
(212) 717-4613

Hopscotch Montessori, Inc (approximately 724 feet east of the site)

435 East 79th Street
New York, NY 10075
(212) 774-1907

The Caedmon School (approximately 740 feet northeast of the site)

Head of School: Matthew Stuart

416 East 80th Street
New York, NY 10075
(212) 879-2296

Temple Shaaray Tefila Nursery School (approximately 815 feet northwest of the site)

Director of Lifelong Learning: Rabbi Sharon Litwin

250 East 79th Street
New York, NY 10075
(212) 535-8008

Saint Stephen of Hungary School (approximately 840 feet northeast of the site)

408 East 82nd Street
New York, NY 10028
(212) 288-1989

The Cathedral School (approximately 900 feet southwest of the site)

Director of Education: Anastasios Koularmanis

319 East 74th Street
New York, NY 10021
(212) 249-2840

The Church of the Epiphany (approximately 1,115 feet southeast of the site)

Interim Rector: Reverend Roy A. Cole

1393 York Avenue
New York, NY 10021
(212) 737-2720

Lycee Francais de New York (approximately 1,140 feet southeast of the site)

Head of School: Evelyne Estey

505 East 75th Street
New York, NY 10021
(212) 369-1400

The Children's Academy (approximately 1,165 feet northeast of the site)

350 East 82nd Street
New York, NY 10028

The Birch Wathen Lenox School (approximately 1,120 feet northwest of the site)

210 East 77th Street
New York, NY 10075
(212) 861-0404

York Avenue Preschool (approximately 1,230 feet northeast of the site)

Director: Becky Laird

1520 York Avenue
New York, NY 10028
(212) 734-0922

The Town School (approximately 1,500 feet southeast of the site)

540 East 76th Street
New York, NY 10021
(212) 288-4383

St. Jean Baptiste High School (approximately 1,700 feet east of the site)

173 East 75th Street
New York, NY 10021
(212) 288-1645

All Souls School (approximately 1,875 feet northwest of the site)

Director: Jennifer Vest

1157 Lexington Avenue
New York, NY 10075
(212) 861-5232

Church of St. Ignatius Layola (approximately 1,730 feet north of the site)

Head of School: Mary E. Larkin

240 East 84th Street
New York, NY 10028
(212) 861-3820

Manhattan School House LLC (approximately 1,960 feet northeast of the site)

1624 First Avenue
New York, NY 10028
(212) 772-2066

Manhattan School House LLC (approximately 1,640 feet northeast of the site)

1616 First Avenue
New York, NY 10028
(212) 879-4400

Manhattan School House LLC (approximately 495 feet south of the site)

1456 First Avenue
New York, NY 10028
(212) 879-3495

The Allen Stevenson School (approximately 2,045 feet northwest of the site)
132 East 78th Street
New York, NY 10075
(212) 288-6710

Bright Horizons Children's Center Inc. (approximately 2,080 feet southwest of the site)
Center Director: Kimberly Sanseverino
435 East 70th Street
New York, NY 10021
(212) 746-6543

Clarke School for the Deaf (approximately 2,120 feet northeast of the site)
President: Bruce Skyer
80 East End Avenue
New York, NY 10028
(212) 585-3500

The Brearley Kindergarten/School (approximately 2,225 feet northeast of the site)
610 East 83rd Street
New York, NY 10028
(212) 744-8582

The Chapin School (approximately 2,300 feet northeast of the site)
Head of School: Suzanne Fogarty
100 East End Avenue
New York, NY 10028
(212) 744-2335

Resurrection Episcopal Day School (approximately 2,290 feet west of the site)
Head of School: Sharon Lickerman
119 East 74th Street
New York, NY 10021
(212) 535-3191

Temple Israel of the City of New York (approximately 2,270 feet northwest of the site)
Executive Director: Lara Knuettel
112 East 75th Street
New York, NY 10021
(212) 249-5000

International Preschools, Inc. (approximately 2,400 feet northeast of the site)
345 East 86th Street
New York, NY 10028
(212) 371-8604

St. Catherine of Sienna (approximately 2,420 feet southwest of the site)
Pastor: Father Peter Martyr Yungwirth
420 East 69th Street
New York, NY 10021
(212) 744-2080

The Buckley Preschool/School (approximately 2,450 feet southwest of the site)
113 East 73rd Street
New York, NY 10021
(212) 535-8787

The William Woodward, Jr. Nursery School (approximately 2,490 feet south of the site)
Director: Serena Fine English
436 East 69th Street
New York, NY 10021
(212) 744-6611

Association to Benefit Children, Inc. (approximately 2,550 feet northeast of the site)
Executive Director: Gretchen Buchenholz
420 East 87th Street
New York, NY 10128
(212) 845-3821

The location of the document repository for the project (e.g., local library):

New York Public Library – Webster Library
1465 York Avenue
New York, NY 10075
(212) 288-5049

Borough of Manhattan, Community Board 8
505 Park Avenue, Suite 620
New York, NY 10022
(212) 758-4616

Appendix C Site Location Map



LANGAN
 300 Kimball Drive
 Parsippany, NJ 07054
 T: 973.560.4800 F: 973.560.4901 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
1487 FIRST AVENUE
 BLOCK No. 1452, LOT No. 27, 28, 29 & 30
 MANHATTAN
 NEW YORK NEW YORK

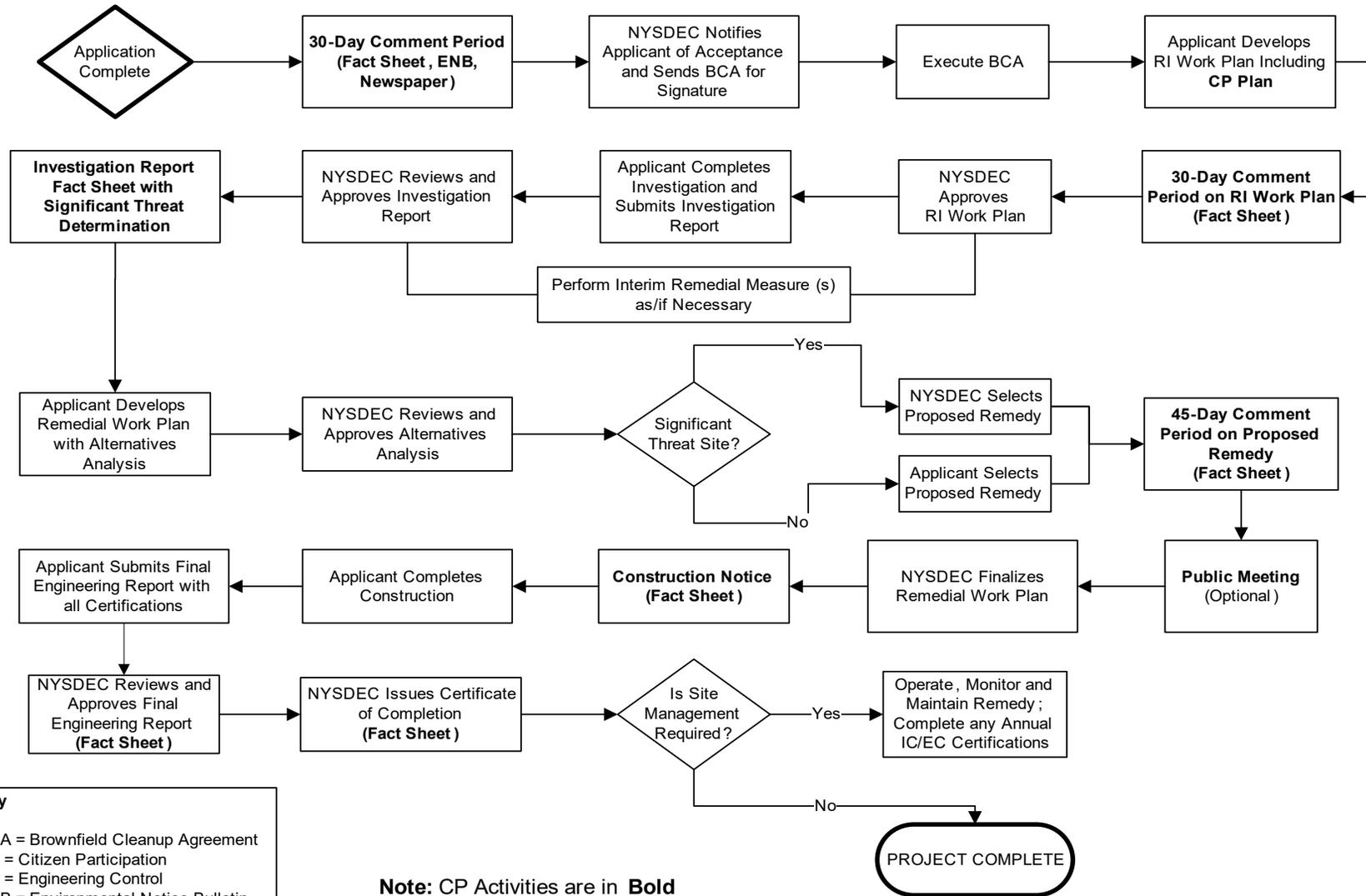
Drawing Title
**SITE
 LOCATION MAP**

Project No.
 100963701
 Date
 12/3/2021
 Scale
 1"=2,000'
 Drawn By
 JF
 Submission Date

Figure
1

Path: \\angan.com\data\PAR\data\7100963701\Project Data\ArcGIS\APRX\100963701\100963701.aprx Date: 12/3/2021 User: Jfaser Time: 10:33 AM

Appendix D– Brownfield Cleanup Program Process



Key
 BCA = Brownfield Cleanup Agreement
 CP = Citizen Participation
 EC = Engineering Control
 ENB = Environmental Notice Bulletin
 IC = Institutional Control
 RI = Remedial Investigation

Note: CP Activities are in **Bold**



Division of Environmental Remediation

Remedial Programs Scoping Sheet for Major Issues of Public Concern

Instructions

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

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

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

General Instructions

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

Instructions for Numbered Parts

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

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

- Is our health being impacted? (e.g. Are there problems with our drinking water or air? Are you going to test our water, yards, sumps, basements? Have health studies been done?)
- There are odors in the neighborhood. Do they come from the site and are they hazardous?
- Are there restrictions on what we may do (e.g. Can our children play outside? Can we garden? Must we avoid certain areas? Can we recreate (fish, hunt, hike, etc. on/around the site?)
- How and when were the site's contamination problems created?
- What contaminants are of concern and why? How will you look for contamination and find out where it is going? What is the schedule for doing that?
- The site is affecting our property values!
- How can we get more information (e.g. who are the project contacts?)
- How will we be kept informed and involved during the site remedial process?
- Who has been contacted in the community about site remedial activities?
- What has been done to this point? What happens next and when?
- The site is going to be cleaned up for restricted use. What does that mean? We don't want redevelopment on a "dirty" site.

Part 2. List Important Information Needed From the Community, if Applicable.

- Can the community supplement knowledge about past/current uses of the site?
- Does the community have knowledge that the site may be significantly impacting nearby people, properties, natural resources, etc.?
- Are activities currently taking place at the site or at nearby properties that may need to be restricted?
- Who may be interested or affected by the site that has not yet been identified?
- Are there unique community characteristics that could affect how information is exchanged?
- Does the community and/or individuals have any concerns they want monitored?
- Does the community have information about other sources in the area for the contamination?

Part 3. List Major Issues and Information That Need to be Communicated to the Community.

- Specific site investigation or remediation activities currently underway, or that will begin in the near future.
- The process and general schedule to investigate, remediate and, if applicable, redevelop the site.
- Current understanding about the site contamination and effects, if any, on public health and the environment.
- Site impacts on the community and any restrictions on the public's use of the site and/or nearby properties.
- Planned CP activities, their schedule, and how they relate to the site's remedial process.
- Ways for the community to obtain/provide information (document repositories, contacts, etc.).

Part 4. Community Characteristics

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

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

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

h. Consider factors such as:

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

Part 5. Affected/Interested Public.

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

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

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

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

Appendix E - Scoping Sheet for Major Issues of Public Concern



Department of
Environmental
Conservation

Division of Environmental Remediation

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

Site Name: 1487 1st Avenue Redevelopment Site

Site Number: C231152

Site Address and County: 1487 1st Avenue, Manhattan, NY

Remedial Party(ies): CP VII 78th Street Owner, 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.**

Investigation and remediation of soil, groundwater, and soil vapor may impact air quality during investigation and construction activities. NYSDEC and NYSDOH are overseeing the project to ensure the air and odor issues are monitored and mitigated during implementation of the work plan.

How were these issues and/or information needs identified?

Previous limited environmental investigations identified contaminated soil, groundwater, and soil vapor at the site

Part 2. List important information needed **from** the community, if applicable. Identify individuals, groups, organizations, businesses and/or units of government related to the information needed. No additional information is required from the community at this time.

How were these information needs identified?

There are no information needs at this time.

Part 3. List major issues and information that need to be communicated **to** the community. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and/or information.

Information will be communicated to the public as outlined in the Citizen Participation Plan. NYSDEC and NYSDOH contacts will be provided. A repository will exist for the public to review documentation.

How were these issues and/or information needs identified?

Issue identification is the same as Part 1 response. Information communication was established by NYSDEC and NYSDOH as part of the NYS Brownfield Cleanup Program

Part 4. Identify the following characteristics of the affected/interested community. This knowledge will help to identify and understand issues and information important to the community, and ways to effectively develop and implement the site citizen participation plan (mark all that apply):

a. Land use/zoning at and around site:

Residential Agricultural Recreational Commercial Industrial

b. Residential type around site:

Urban **Suburban** **Rural**

c. Population density around site:

High **Medium** **Low**

d. Water supply of nearby residences:

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

e. Is part or all of the water supply of the affected/interested community currently impacted by the site?

Yes **No**

Provide details if appropriate:

[Click here to enter text.](#)

f. Other environmental issues significantly impacted/impacting the affected community?

Yes **No**

Provide details if appropriate:

[Click here to enter text.](#)

g. Is the site and/or the affected/interested community wholly or partly in an Environmental Justice Area?

Yes **No**

h. Special considerations:

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

Explain any marked categories in h:

There are no special considerations at this time.

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: Amanda Forsburg, CHMM
Langan Engineering, Environmental, Survey,
Landscape Architecture and Geology, D.P.C.

Date: 8/16/2022

Reviewed/Approved By: [Click here to enter text.](#)

Date: [Click here to enter text.](#)