



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for 252 Third Avenue

May 2023

BCP Site No. C231154
252 Third Avenue
252-258 Third Avenue
New York, New York
10010

Prepared by:

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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: **Gramercy 252 Owner LLC (“Applicant”)**
Site Name: **252 Third Avenue (“Site”)**
Site Address: **252-258 Third Avenue, New York, NY 10010**
Site County: **New York**
Site Number: **C231154**

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 Citizen Participation Plan (CPP) 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 website. If this occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

Site Contact List

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the Site's investigation and cleanup process. The Site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the Site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The site contact list includes, at a minimum:

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

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

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

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

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the Site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the Site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.
- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

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 CPP 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 has 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 Plan (CPP) 	Before start of Remedial Investigation Note: Applicant must submit CPP to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves Remedial Investigation Work Plan (RIWP):	
<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 RIWP • Conduct 30-day public comment period 	Before NYSDEC approves RIWP. If RIWP 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 Action Work Plan (RAWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about draft RAWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RAWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves 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.
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.

Redevelopment Project-Related Issues

The Applicant submitted a BCP Application to the NYSDEC in November 2022 along with the Draft Remedial Investigation Work Plan (RIWP). The BCP Application was deemed complete on November 21, 2022. The BCP Application along with the RIWP were made available for public comment on November 22, 2022, and the public comment period continued through December 30, 2022.

The Site consists of four (4) contiguous tax parcels located at 252-258 Third Avenue in the Gramercy neighborhood of Manhattan, also identified as Block 876, Lots 29, 30, 31, and 32, which are approximately 0.1584-acres in total. Under the BCP, the Site will be redeveloped for mixed commercial-residential use. Remediation of the Site will be based on the proposed development plans and will be implemented during the redevelopment process.

The proposed redevelopment project includes removal/demolition of the existing structures and construction of a new 20-story building consisting of 44 residential units with a robust amenity package, 1,080 square feet (sf) retail/commercial space, and a full basement down to approximately 17 feet below sidewalk grade totaling 122,452 gross square feet (gsf). All remedial investigation and remedial activities are expected to be conducted in accordance with Environmental Conservation Law (ECL) Article 27, Title 14, 6 New York Codes, Rules, and Regulations (NYCRR) 375-1.6(a), 375-3.6, and 375-6, and all applicable laws, rules, regulations, and guidance documents.

Potential Remediation/Construction-Related Issues

Issues of concern to the community during the on-site remedial investigation phase will likely include those related to contamination associated with the historical Site uses such as a dry-cleaner, which has been documented to have impacted on-site subsurface conditions including soil, groundwater, and soil vapor. On-site air quality and dust levels will be monitored during ground intrusive activities in accordance with a Site-specific Health and Safety Plan (HASP) that was included as part of the RIWP.

Issues of concern to the community during the on-site remediation phase will likely include those related to the on-site handling and off-site disposal of contaminated soil. The likely concern to the surrounding community will be the possibility of the generation of vapors or dust from the Site during remediation. On-site air quality and dust levels will be monitored during any soil excavation and removal activities in accordance with a Site-specific Health and Safety Plan (HASP) that was included as part of the RAWP. Dust and vapor suppression techniques will be employed to prevent the generation of dust and vapors. All air and dust monitoring will be performed in accordance with the New York State Department of Health's (NYSDOH) Community Air Monitoring Program (CAMP). In addition, the remedy will include engineering controls to address potential soil vapor intrusion.

An additional remediation/construction concern will be the potential presence of trucks traveling through the community, and parking or idling at or near the Site during soil excavation and disposal. The RAWP will include provisions for on-site soil handling techniques that minimize the number of trucks and duration of time within or near the Site. In addition, provisions will be included to restrict truck traffic (to the extent possible) to designated routes along main roads while minimizing traffic within the community.

The concern over construction-related noise is also a common one for communities in which redevelopment is occurring. Construction plans will minimize noise to the extent possible and the operation of heavy equipment will be restricted to normal working hours as will be set forth in the required New York City-issued permits. Additional mitigation measures will also be evaluated.

The Site is not 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.

Fact sheets for this project do not require translation. Site Information

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

Site Description

The Site is located at the southwest corner of East 21st Street and Third Avenue in the Gramercy section of Manhattan, New York in a mixed-use neighborhood. The Site is abutted to the north by East 21st Street followed by multi-family residential buildings; to the south by mixed-use residential and commercial properties along Third Avenue; to the east by Third Avenue followed by mixed-use residential and commercial properties; and to the west by multi-family residential buildings.

The Site consists of four (4) contiguous tax parcels developed with four (4) adjoining buildings consisting of: a one-story commercial building occupied by Namu, a deli and grocery store (Lot 32; 252 Third Avenue), a single unit commercial building formerly occupied by Fancy Cleaners & Tailors, a drop-off only dry cleaner (Lot 31; 254 Third Avenue), a four-story mixed-use building with three vacant residential units on the second through fourth floors and one street-level commercial storefront occupied by the bar Plug Uglies (Lot 30; 256 Third Avenue), and a two-story building that is currently vacant (Lot 29; 258 Third Avenue). The building on Lot 29 was most recently occupied by Iris Nails on the first floor, which operated as nail salon and spa, and residential apartments on the second floor.

The greater surrounding area includes primarily commercial and residential uses.

History of Site Use, Investigation, and Cleanup

The Site was developed with four mixed-use residential and commercial buildings from at least 1887 to 1955. Various historical uses included a carpenter, dry-cleaning, a confectioner, a grocery store, a plumbing supply store, a soap company, restaurants, and a spa. Julius Klein Cleaners, a former drycleaner, operated at 258 Third Avenue (Block 876, Lot 29) from approximately 1956 through 1995. Julius Klein Cleaners is listed as a Resource Conservation Recovery Act (RCRA) Non-Generator of hazardous waste under Environmental Protection Agency (EPA) ID No. NYD981081839. This tenant was listed under an address of "258 3rd Avenue", which corresponds to the northernmost building on the Site. Julius Klein Cleaners was historically registered as a RCRA Large Quantity Generator (LQG) in 1985, generating spent halogenated solvent waste, typical of on-site dry-cleaning operations that utilize chlorinated cleaning solvent (i.e., tetrachloroethylene / PCE). Julius Klein Cleaners was identified on the New York Manifest database with one disposal event on June 22, 1995, involving the off-site disposal of 670 pounds of halogenated solvent waste. The generation of this waste confirms that dry cleaning operations were conducted on-site. A RCRA Compliance Evaluation Inspection was conducted in July 1993, and two violations were issued. The violations were resolved, and the facility returned to compliance by June 9, 1995. The Julius Klein Cleaners facility was verified as a RCRA Non-Generator in 1995, and again in 2006 and 2007. Julius Klein Cleaners was cross-listed on the EPA's Facility Index System (FINDS) and Enforcement and Compliance History (ECHO) tracking databases; however, additional pertinent information was not provided in these databases.

During previous investigations conducted at the Site, contaminated soil, groundwater, and soil vapor were identified at the Site. Based on available data collected to date, the primary contaminants of concern for the Site are chlorinated solvent-related volatile organic compounds (VOCs) and mercury in soil, chlorinated solvent- and petroleum-related VOCs and mercury in groundwater, and chlorinated solvent-related VOCs in soil vapor. Concentrations of VOCs in soil, groundwater, and soil vapor are likely related to historical dry-cleaning operations at the Site. Elevated heavy metals concentrations found within the soils beneath the Site are likely due to fill material. The concentrations of metals detected in groundwater are consistent with regional background conditions typical of groundwater quality in Manhattan and are not likely related to historical operations at the Site.

4. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a **Volunteer**. This means that the Applicant was not responsible for the disposal or discharge of the contaminants, or whose ownership or operation of the Site took place after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination on-site, and must conduct a "qualitative exposure assessment," a process that characterizes the actual or potential exposures of people, fish, and wildlife to contaminants on the Site and to contamination that has migrated from the Site.

The Applicant has proposed that the Site will be used for restricted residential purposes.

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

Investigation

The Applicant has completed a subsurface investigation before it entered into the BCP. For the subsurface investigation, NYSDEC will determine if the data are useable. The next steps are to conduct a Remedial Investigation (RI). The Applicant submitted a draft "Remedial Investigation Work Plan" (RIWP) as part of the BCP Application, which was the subject of a 30-day public comment period.

The RI has several goals:

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

The RI report will also recommend whether cleanup action is needed to address Site-related contamination. The investigation report is subject to review and approval by NYSDEC.

NYSDEC will use the information in the investigation report to determine whether the Site poses a significant threat to public health of 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 the NYSDEC. If the Site does not post 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” (RAWP). The RAWP describes the Applicant’s proposed remedy for addressing contamination related to the site.

When the Applicant submitted 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 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 (DD).

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

Site Management

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

An *institutional control* (IC) 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* (EC) 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):

Shawn Roberts
Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, NY 12233
(518) 402-9799
Email: shawn.roberts@dec.ny.gov

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

New York State Department of Health (NYSDOH):

Christopher Budd
Project Manager
New York State Department of Health
Empire State Plaza,
Corning Tower Rm. 1787
Albany, NY 12237
(518) 402-1769
BEEI@health.ny.gov

Locations of Reports and Information

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

New York Public Library –Epiphany Branch	NYSDEC Region 2	Manhattan Community Board 6
<p>Courtney Taddonio, Managing Librarian 228 East 23rd Street</p> <p>New York, NY 10010 epiphany@nypl.org 212-679-2645</p> <p>Hours: Monday, Wednesday: 12 pm-7 pm Tuesday, Thursday: 10 am-6 pm Friday, Saturday: 10am-5pm Sunday: Closed</p>	<p>47-40 21st Street Long Island City, NY</p> <p>Phone: (718) 482-4900</p> <p>Hours: Monday-Friday:9 am-5 pm (Call for appointment)</p> <p>DECInfo locator link: https://www.dec.ny.gov/data/DecDocs/C231154/</p>	<p>Jesus F. Perez – District Manager Kyle Athayde – Chairperson Neil Barclay – Environment & Parks Committee Chairperson 211 East 43rd Street, Suite 1404 New York, NY 10017</p> <p>212-319-3750</p> <p>Email: info@cbsix.org</p> <p>Hours: Monday-Friday:9 am-5 pm</p>

**APPENDIX B –
SITE CONTACT LIST**

Local, State, and Federal Officials

Hon. Eric Adams Mayor of New York City City of New York 1 Centre Street New York, NY 10007	Hon. Brad Lander New York City Comptroller Office of the Comptroller, City of NY 1 Centre Street New York, NY 10007
Hon. Jumaane Williams Public Advocate 1 Centre Street New York, NY 10007	Hon. Mark Levine Manhattan Borough President Northern Manhattan Office, 431 West 125 th Street New York, NY 10027
Hon. Harvey Epstein State Assembly District 74 107-109 Avenue B New York, NY 10009	Hon. Carlina Rivera City Council District 2 254 East 4 th Street New York, New York 10009
David Gold, Esq. Commissioner NYC Department of City Planning 120 Broadway, 31 st Floor New York, New York 10271	NYC Department of City Planning Manhattan Borough Office Erik Botsford - Director 120 Broadway, 31 st Floor New York, New York 10271
Hon. Charles Schumer U.S. Senate 780 Third Avenue, Suite 2301 New York, NY 10017	Hon. Kirsten Gillibrand U.S. Senate 780 Third Avenue, Suite 2601 New York, New York 10017
Hon. Jerrold Nadler U.S. House of Representatives (NY-12) 201 Varick Street, Suite 669 New York, NY 10014	Hon. Kristen Gonzalez New York State Senator, 59 th District Legislative Office Building, Room 817 198 State Street Albany, NY 12247
Mark McIntyre, Acting Director/General Counsel Mayor’s Office of Environmental Remediation 100 Gold Street, 2 nd Floor New York, NY 10038	Mark Chambers, Director Mayor’s Office of Environmental Sustainability 253 Broadway, 7 th Floor New York, New York 10007
Pinar Balci, Assistant Commissioner Bureau of Environmental Planning and Analysis NYCDEP 59-17 Junction Boulevard, 11 th Floor Flushing, NY 11373	Hon. Milton Tingling New York County Clerk 60 Centre Street, Room 161 New York, NY 10007
Rohit T. Aggarwala Commissioner NYC Dept. of Environmental Protection 59-17 Junction Boulevard Flushing, NY 11373	

Residents, Owners, and Occupants of the Site and Adjacent Properties

The Site is currently owned by City Lights Properties LLC (252 Third Avenue, New York, NY 10010), City Lights Properties Two LLC (254 Third Avenue, New York, NY 10010), 256 H.M. LLC (256 Third Avenue, New York, NY 10010), and 258 Third Avenue LLC (258 Third Avenue, New York, NY 10010). A list of the remaining adjacent properties and owners is provided below:

Block/Lot	Owner	Occupant
876/33	Michlee, Inc. 6 Lakeshore Drive New Rochelle, NY 10804	Residential Occupants
901/7501	Longer Hills II LLC c/o Alfa Development Management LLC 15 West 18 th Street, Suite 200 New York, NY 10011	Spectrum Store 261 Third Avenue New York, NY 10010 Phone: (888) 406-7063 Residential Occupants
901/2	247 3 rd Avenue Associates, LLC 21 Maple Place #1214 Manhasset, NY 11030 Phone:	7 Eleven 247 Third Avenue New York, NY 10010 Phone: (212) 260-6817 Residential Occupants
876/26	38 Gramercy Park, Inc. 666 Broadway, 12 th Floor New York, NY 10012	Residential Occupants
846/18	34 Gramercy Park East Trust 9100 Wilshire Boulevard, Suite 1000W Beverly Hills, CA 90212	Residential Occupants
877/42	39 Tenants Corp. 30-30 Northern Boulevard, Suite 400 Long Island City, NY 11101	Cleo Spa and Salon Gramercy 260 Third Avenue New York, NY 10010 Phone: (212) 260-0600 Residential Occupants
901/1	Quaker Ridge Tenants Corp. c/o Akan Associates, Inc. 260 Madison Avenue, 12th Floor New York, NY 10016 Phone: (212) 228-5503	JAG-ONE Physical Therapy 201 East 21 st Street 1B New York, NY 10010 Phone: (646) 401-0402 Residential Occupants

Local News Media

New York Post 1211 Avenue of the Americas New York, New York 10036	New York Daily News 270C Duffy Avenue Hicksville, NY 11801
Spectrum New York 1 News 75 Ninth Avenue New York, NY 10011	The Lo-Down (Lower East Side) https://www.thelodownny.com/

Our Town (East Side) 505 8 th Avenue - Suite 804 New York, NY 10018	Manhattan Times 5060 Broadway, Suite 807 New York, NY 10034
AM New York 1 Metrotech Center Brooklyn, NY 11201	

Nearby School and Day Care Centers

Schools	
M413 School of the Future President/Executive Director/Principal 127 East 22 nd Street New York, NY 10010 (212) 475-8086 https://www.sof.edu/	Public School 47: The American Sign Language and English Secondary School President/Executive Director/Principal 225 East 23 rd Street New York, NY 10010 (917) 326-6668 https://www.47aslhs.net/contact.html
Baruch College President/Executive Director/Principal 55 Lexington Avenue New York, NY 10010 (646) 312-1000 https://www.baruch.cuny.edu/	Success Academy Charter School – Union Square President/Executive Director/Principal 40 Irving Place New York, NY 10003 (646) 790-2161
Office for People with Developmental Abilities President/Executive Director/Principal 122 EAST 23rd STREET NEW YORK, NY 10010 https://opwdd.ny.gov/location/united-cerebral-palsy-new-york-city-inc (212) 677-7400 x240	P.S. 040 Augustus Saint-Gaudens President/Executive Director/Principal 320 EAST 20th STREET NEW YORK, NY 10003 (212) 475-5500
Learning Spring School President/Executive Director/Principal 247 East 20 th Street New York, NY 10003 (212) 239-4926 http://learningspring.org/	M.S. 255 Salk School of Science President/Executive Director/Principal 320 East 20 th Street New York, NY 10003 (212) 614-8785 https://www.salkschool.org/apps/contact/
Acorn School President/Executive Director/Principal 330 East 26 th Street New York, NY 10010 (212) 684-0230 https://www.acornschoolnyc.com/	The Jack and Jill School – Pre-School President/Executive Director/Principal 209 East 16 th Street New York, NY 10003 (212) 475-0855 https://www.thejackandjillschool.org/

Schools	
<p>Washington Irving HS President/Executive Director/Principal 40 IRVING PLACE New York, NY 10003 (212) 674-5000</p>	<p>The Epiphany School (Lower School) President/Executive Director/Principal 234 East 22nd Street New York, NY 10010 https://www.theepiphanyschool.org/ 212-473-4128</p>
<p>Ballet Tech/NYC PS For Dance President/Executive Director/Principal 890 BROADWAY New York, NY 10003 212-777-7710 https://ballettech.org/contact/</p>	
Daycare Facilities	
<p>Brotherhood Synagogue Child Care President/Executive Director/Principal 28 Gramercy Park South New York, NY 10003 212-674-5750 -Main Tel (212) 995-9867 – Nursery School http://brotherhoodsynagogue.org/early-childhood-programs.html</p>	<p>Open Arms Preschool President/Executive Director/Principal 155 East 22nd Street New York, NY 10010 (212) 777-1624 https://oapsnyc.org/</p>
<p>Children’s International Workshop President/Executive Director/Principal 17 East 16 St New York, NY 10003 https://kidpass.com/daycares/4115/34/childrens-international-workshop/childrens-international-workshop</p>	<p>BEGINNINGS NURSERY SCHOOL President/Executive Director/Principal 130 East 16 St New York, NY 10003 212-228-5679 https://www.beginningsnursery.org/contact.html</p>
<p>PS/MS 34 Franklin D. Roosevelt School 730 East 12th Street New York, NY 10009 212-228-4433 https://www.psms34.org/</p>	<p>United Nations International School 24-50 FDR Dr (Parking Lot) New York, NY 10010 https://www.unis.org/ 212-684-7400</p>
<p>M363 The Neighborhood School 121 East 3rd Street New York, NY 10009 212-387-0195 https://tnsny.org/contact-us/</p>	<p>The Clinton School 10 East 15th Street New York, NY 10001 212-524-4360 https://theclintonschool.net/</p>
<p>PS 11 Sarah Garnet School 320 West 21st Street New York, NY 10011 212-929-1743</p>	<p>Manhattan Village Academy 43 West 22nd Street New York, NY 10010 212-242-8752 https://manhattanvillageacademy.org/</p>

Schools	
FRIENDS SEMINARY SCHOOL President/Executive Director/Principal 222 E 16 St New York, NY 10003 212-979-5030 https://www.friendsseminary.org/	The Ecole Elementary and Middle School Building 111 East 22 nd Street New York, NY 10010 646-410-2238 https://www.theecole.org/

Community, Civic, Religious and Other Environmental Organizations:

Kimberly Williams – Director
Consolidated Edison Corporate Affairs
4 Irving Place 17th Floor
New York, NY 10003

13th NYPD Police Precinct Council
Serge Harnett – President
230 East 21st Street
New York, NY 10010

FDNY
Battalion 6, Ladder 3
103 East 13th Street
New York, NY 10003

Holy Trinity Slovak Lutheran
334 East 20th Street
New York, NY 10003

The Parish of Calvary St. Georges
61 Grammercy Park North
New York, NY 10010

Gustavus Adolphus Lutheran Church
155 East 22nd Street
New York, NY 10010

Church of the Epiphany
375 2nd Avenue
New York, NY 10010

Calvary Church
277 Park Avenue South
New York, NY 10010

Messiah's Reformed Fellowship
61 Gramercy Park North
New York, NY 10010

St. George's Episcopal Church
4 Rutherford Place
New York, NY 10003

Word of Mouse
902 Broadway
New York, NY 10010

Mother of the Week Church
235 East 22nd Street
New York, NY 10010

Abyssinian Baptist Church
22 West 24th Street
New York, NY 10010

Monsignor Farrick R. Parrish
375 2nd Avenue
New York, NY 10010

Christ Lutheran Church
123 East 15th Street
New York, NY 10003

180 Church
890 Broadway
New York, NY 10003

Trinity Christian Center
111 East 15th Street
New York, NY 10003

St. John the Baptist Greek Orthodox Church
143 East 17th Street
New York, NY 10003

St. Mary's Byzantine Catholic Church
246 East 15th Street
New York, NY 10003

The Church of the Transfiguration
1 East 29th Street
New York, NY 10016

Religious Society of Friends
15 Rutherford Place
New York, NY 10003

Church of the Good Shepherd
240 East 31st Street
New York, NY 10016

Nathan Straus NYCHA Development
chrome-
extension://efaidnbmnnnibpcajpcgclefindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Straus.
pdf
224 East 28th Street
New York, NY 10016

344 East 28th Street NYCHA Development
chrome-
extension://efaidnbmnnnibpcajpcgclefindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/344%2
0East%2028%20Street.pdf
344 East 28th Street
New York, NY 10016

STEIN NEIGHBORHOOD SENIOR CENTER
204 EAST 23RD STREET
NEW YORK, NY 10010

Grammercy Park Block Association
https://www.gramercyparkblockassociation.org/events_in_GP_neighborhood.htm
34 Gramercy Park East
New York, NY 10003
Phone: 212-260-3875
arlenesharrison@yahoo.com
Arlene Harrison – President

Union Square Partnership
<https://www.unionsquarenyc.org/unionsquareblog/2018/9/26/union-square-dog-run-receives-renovations>
212 460 1200
Ed Janoff – Acting Executive Director

The Murray Hill Neighborhood Association
<https://www.murrayhillnyc.org/common/about/contact-client.cfm?clientID=11037>
Post Office Box 1897
New York, NY 10156-1897
Email: Info@murrayhillnyc.org
Telephone: 212-886-5867
Diane Bartow – President

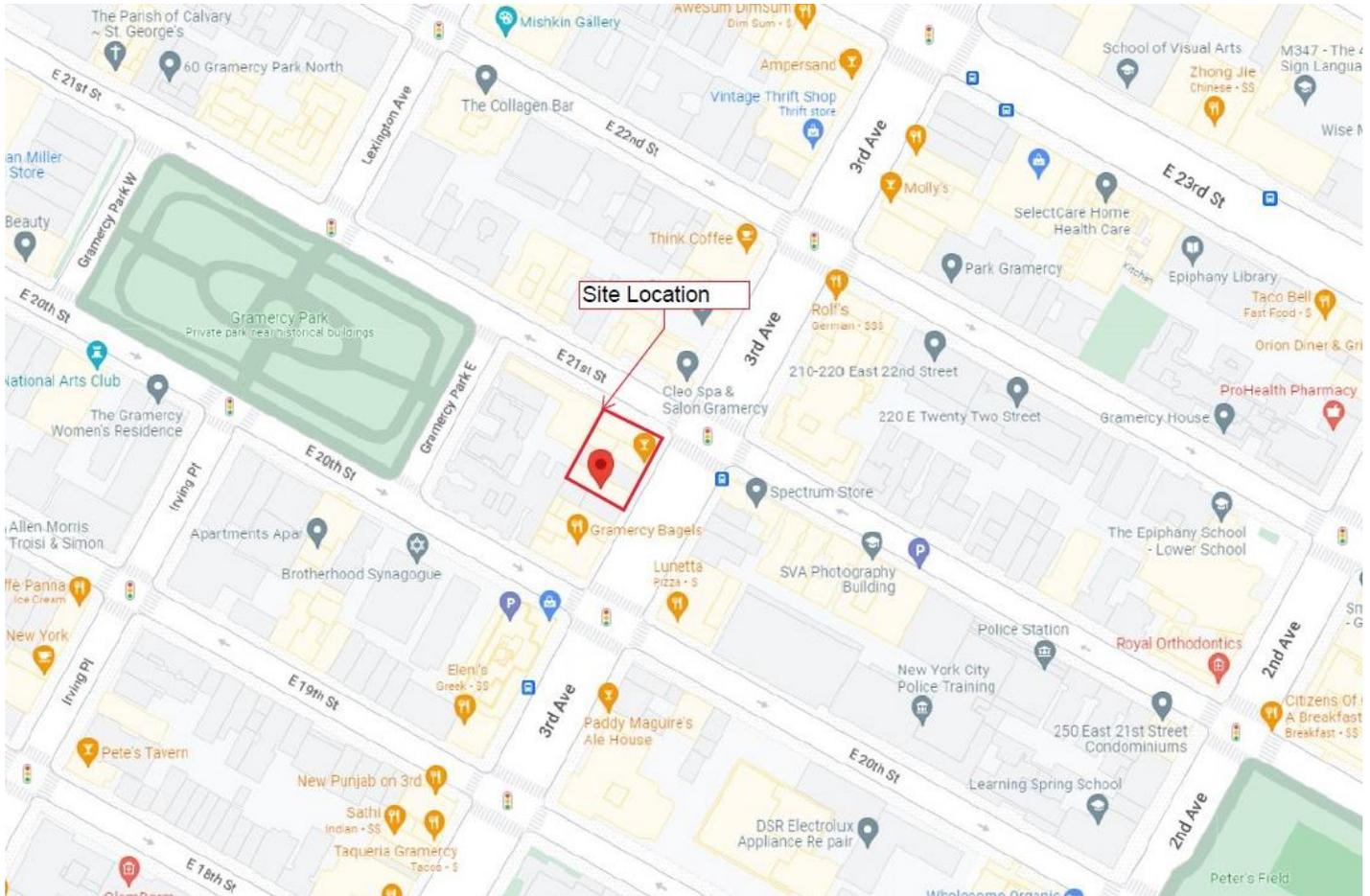
Grow NYC
<https://www.grownyc.org/about/contact>
PO Box 2327,
New York NY 10272

Flatiron Nomad Partnership
<https://flatironnomad.nyc/about-us/contact-us/>
230 Fifth Avenue
Suite 1511
New York, NY 10001
info@flatironnomad.nyc

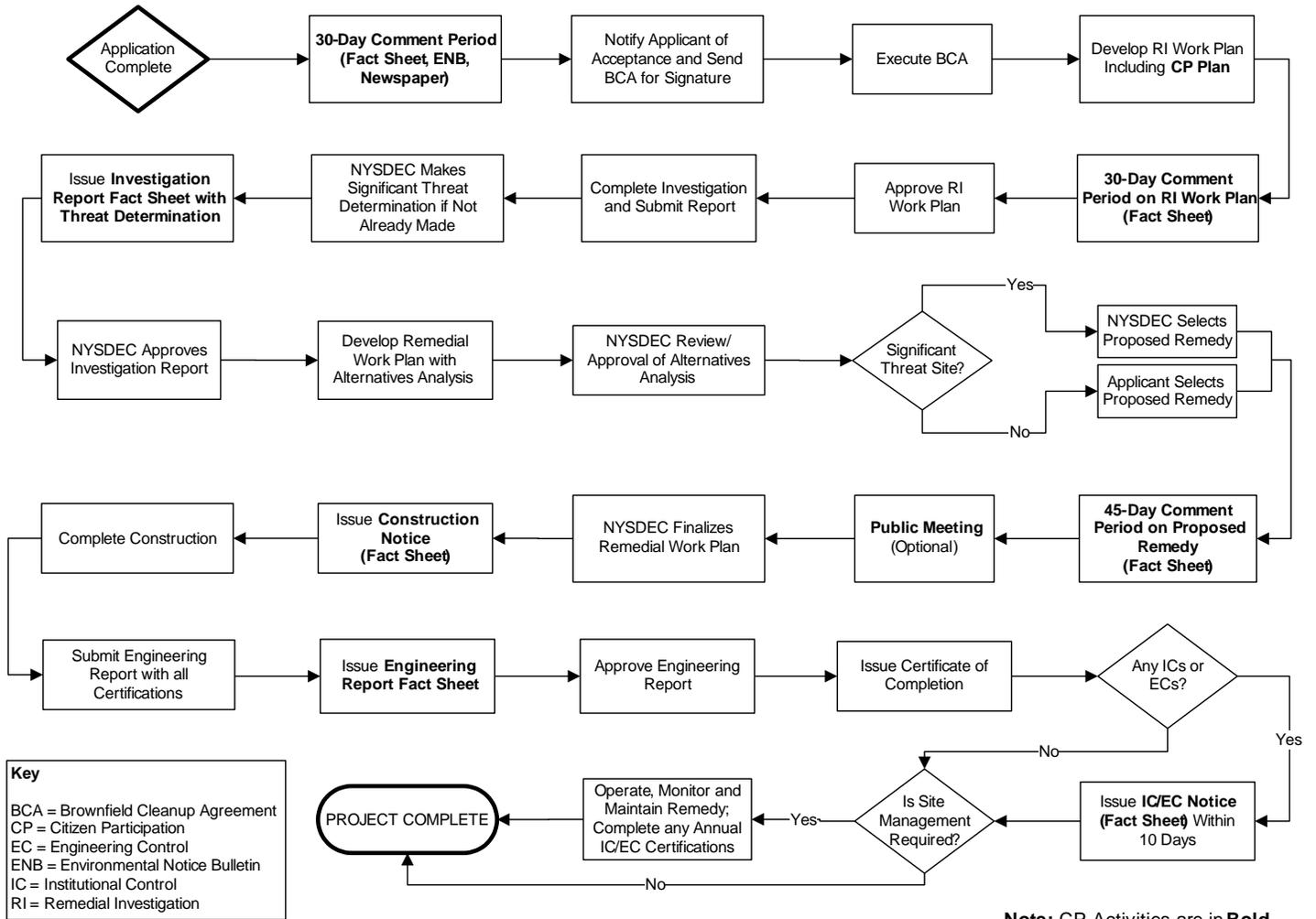
Grammercy Neighborhood Associates
<https://www.gnaonline.org/>
(917) 603-1128
P.O. Box 678
Madison Square Station
New York, NY 10159
Alan Krevis - President

Peter Cooper Village
<https://www.petercoopervillage.com/>
252 First Avenue
New York, NY 10009

APPENDIX C – SITE LOCATION MAP



Appendix D– Brownfield Cleanup Program Process





Division of Environmental Remediation

Remedial Programs

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

Site Name: 252 Third Avenue

Site Number: C321154

Site Address and County: 252-258 Third Avenue, New York, NY

Remedial Party(ies): Gramercy 252 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.*

Subsurface investigations of the Site were conducted by EBI Consulting (EBI) and P.W. Grosser Consulting, Inc. (P.W. Grosser) in February 2022 and April 2022, respectively. The findings of the investigation were used to support the BCP Application.

- The contamination present at the Site stems from historical uses including dry-cleaning.
- The proposed Site use is a mixed-use building. As such, there will be restrictions on Site use, which will be determined following remediation.
- As the Site is composed of 4 contiguous parcels, two parcels are currently vacant and two parcels are occupied by commercial tenants and will be vacated in the second half of 2023. All four parcels are capped by existing structures. In addition, groundwater beneath the Site is not used for drinking water.
- A Community Air Monitoring Plan (CAMP) will be developed as part of the Remedial Action Work Plan (RAWP) that will be implemented during all subsurface disturbance activities to mitigate potential exposures to particulates and organic vapors.
- The proposed remediation of the Site will not diminish the property values in the surrounding area.
- Adjacent property occupants and owners will be kept informed about the progress of the Site cleanup activities. Periodic fact sheets will be sent by mail.
- Local, state, and federal officials will be notified via fact sheets about the Site remediation activities as described in this CPP.
- To date, a Remedial Investigation (RI) has not been conducted on the Site. A draft RIWP was prepared and submitted to NYSDEC along with the BCP Application. The draft RAWP will include the proposed remedy to address Site contamination and protect the health and safety of the public in the surrounding community.
- For more information about the Site or BCP program, contact the NYSDEC or NYSDOH Project Manager. Contact information is provided in Appendix A.

How were these issues and/or information needs identified?

These issues were identified based on a review of historic records of the Site presented in previous environmental reports, including: a Phase I Environmental Site Assessment (ESA) prepared by IEC in May 2021, a Subsurface Investigation Report prepared by IEC dated July 2022, and a Draft RI Report prepared by AKRF dated December 2022. A description of the proposed project was also presented in the BCP Application.

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.

- Adjacent property owners and occupants will be informed of the Site remediation activities and can reach out to the Site's NYSDEC and/or NYSDOH Project Manager to obtain additional information.
- Nearby uses do not need to be restricted, since measures will be implemented during all investigation and remediation activities to protect the health safety of the public and local community. These measures include monitoring for dust that may be emanating from the Site and implementing dust controls such as spraying water or minimizing subsurface disturbance. Odors/vapors will be mitigated by the use of protective foams and/or covering any contaminated areas of disturbance or stockpiles with tarps. The draft remedy proposes engineering controls to prevent the migration of vapors off-site.

How were these information needs identified?

Research was completed to identify the names and contact information of adjacent property owners and local government officials. These individuals are included in the Site Contact List under Appendix B.

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.*

- Initial Subsurface Investigations of the Site were conducted by EBI and P.W. Grosser, which were documented in the BCP Application, dated November 2022. The findings of the subsurface investigations were used to support the BCP Application and were used to develop a draft RIWP, which was submitted to NYSDEC and NYSDOH along with the BCP Application.
- Document repositories, where copies of all documents regarding the investigation and remediation of the Site are available to the public, have been established at: New York Public Library, Epiphany Branch, 228 East 23rd Street, New York, NY 10010, and Manhattan Community Board 6, 211 East 43rd Street, Suite 1404, New York, NY 10017.

How were these issues and/or information needs identified?

These needs were identified by summarizing the project timeline and a review of the information included in the BCP Application. Any contact information or details pertaining to the Site that have changed since issuance of the BCP Application, have been updated in this CP Plan.

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**:

No need to translate future fact sheets into another language.

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: See list in Appendix B of the Citizen Participation Plan

Media: See list in Appendix B of the Citizen Participation Plan

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): See list in Appendix B of the Citizen Participation Plan

Environmental Justice Group(s):

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): Schools and daycares, See list in Appendix B of the Citizen Participation Plan

Prepared/Updated By: Stephen Malinowski, AKRF

Date: May 15, 2023

Reviewed/Approved By:

Date: