



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan

for

The Beacon - 413 East 120th Street

July 2024

BCP Site No.: C231155
413 East 120th Street
New York, NY 10035

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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: **TCB Beacon East Harlem Limited Partnership (“Applicant”)**
Site Name: **The Beacon (“Site”)**
Site Address: **413 East 120th Street**
Site County: **New York County**
Site Number: **C231155**

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 C 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 <https://dec.ny.gov/regulatory/regulations/technical-assistance-grant-tag-guidance-handbook-der-14>

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 (Complete):	
<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 NYSDEC "Scoping Sheet for Major Issues of Public Concern" was used to complete this section (see Appendix D).

The following major issues of public concern were identified: construction-related air quality, health of workers and community, nuisance odors, noise, and construction-related traffic. These issues are of the most concern to adjacent businesses and residents. These issues will be addressed in the forthcoming 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.

The Site is located in a Potential Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

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 area surrounding the Site includes a high percentage of Spanish speaking residents; therefore, future fact sheets will be translated into Spanish.

For additional information, visit: <https://statisticalatlas.com/tract/New-York/New-York-County/019200/Race-and-Ethnicity>

4. Site Information

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

Site Description

The about 35,000-square-foot (about 0.80-acre) site is identified as Manhattan Tax Block 1808, Lot 8 and is located on the block bound by Palandino Avenue to the north and east, East 120th Street to the south, and 1st Avenue to the west. The site is owned by New York City and is improved with a former school building now used as offices and community services for the New York City Department of Housing Preservation & Development. A paved parking lot that is located on the northern part of the site.

The Site is adjoined to the north and east by two 16-story, multi-family residential buildings; to the south by East 120th Street, followed by 4- and 6-story residential buildings; and to the west by a 10-story, mixed commercial and residential building. The

Site is located in a residential zoning district (R7-2 and R7X) in an urban setting.

The proposed development will include demolition of the northern and western parts of the building, construction of a 21-story 100% affordable residential building, and renovation of the portion of the building to remain. The new building would occupy about 63 percent of the lot area and would include a full cellar, community space on the 1st floor, and about 254 dwelling units from the 2nd through 21st floors. Renovations of the existing building would include the addition of a sixth floor and this structure would include an educational greenhouse, basketball court, and community recreation space.

History of Site Use, Investigation, and Cleanup

Prior to entry into the NYSDEC BCP, the Site was the subject of environmental investigations, which are documented in the following reports:

- Phase I ESA for 413 East 120th Street, New York, New York, prepared by ALC Environmental, dated June 28, 2022
- Phase II ESI for 413 East 120th Street, New York, New York, prepared by Langan, dated February 1, 2023

The following is a summary of relevant findings from these reports.

The 5-story site building was constructed in 1923, used as a school until 1981, and then as a community service center from 1981 to present. Prior to construction of the building, the Site was formerly used as a coal and lumber yard from 1897 to 1911. The Site has been under the ownership and operation of the City of New York since 1954.

The 2022 Phase I Environmental Site Assessment (ESA) documented two active 10,000-gallon No. 2 fuel oil aboveground storage tanks (AST) as recognized environmental conditions (REC). NYSDEC Petroleum Bulk Storage (PBS) Database Registration # 2-604478 for the site notes that the ASTs that were installed in 1980.

The February 1, 2023 Phase II Environmental Site Investigation (ESI) identified the following:

- A fuel oil fill port traced to a cut and capped pipe in the cellar (in the northwestern corner of the boiler room), and piping for the active ASTs along the northwestern corner of the building (adjacent to the boiler room).
- A layer of non-native fill was observed beneath the surface cover to depths of about 10 to 13 feet below sidewalk grade (bsg) within the building footprint and about 3 to 8 feet bsg outside of the building footprint. The fill generally consists of fine-to-medium-grained sand, with varying amounts of silt, gravel, brick, and concrete. Layers of silt and fine-to-medium-grained sand with fine gravel, and coarse sand were observed beneath the fill layer.
- Tar-like material (presumed waterproofing) was observed in soil below the

concrete cellar slab. The material exhibited a maximum photoionization detector (PID) response of 350.6 parts per million (ppm) in the northern part of the building cellar and was observed at each interior boring location between about 1 and 2 feet below the slab.

- Analytical results for soil samples indicate the following:
 - The VOC naphthalene exceeded NYSDEC Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Restricted Use – Restricted Residential (RURR) soil cleanup objectives (SCO) in a soil sample collected from below the cellar slab.
 - Several semi-volatile organic compounds (SVOC), specifically polynuclear aromatic hydrocarbons (PAHs) were reported at concentrations above Unrestricted Use (UU) and RURR SCOs throughout most of the site at between about 3 to 13 feet bsg.
 - The metals lead, mercury, and zinc exceeded UU and/or RURR SCOs throughout the site to depths between 1 and 5 feet bsg.
- Depth to groundwater was observed between about 10 and 12 feet bsg. Inferred groundwater flow is to the east toward the Harlem River.
- Analytical results for groundwater samples indicate the following:
 - The VOC naphthalene exceeded the NYSDEC Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and Guidance Values for Class GA groundwater (collectively referred to as SGVs).
 - Several SVOCs were reported above the SGVs.
 - Two PFAS exceeded the NYSDEC guidance values; however, soil results and the site history do not indicate an on-site source of PFAS.
- Petroleum-related and chlorinated VOCs were detected in subsurface and sub-slab vapor, as well as indoor air.

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 in its Application proposes that the site will be used for restricted residential purposes. To achieve this goal, the Applicant will conduct cleanup 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 will conduct an investigation of the site and will prepare a remedial investigation report. The investigation report will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

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

Interim Remedial Measures

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

Remedy Selection

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

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

or

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

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

Cleanup Action

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

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

Certificate of Completion

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the final engineering report. 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):

Erick Bower
Project Manager
NYSDEC Region 2
Division of Environmental Remediation
625 Broadway
Albany, NY 12233
Erick.Bower@dec.ny.gov
(518) 402-9824

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

New York State Department of Health (NYSDOH):

Jim Sullivan
Project Manager
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
jim.sullivan@health.ny.gov
(518) 402-5584

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 – Harlem Library

9 West 124th Street
New York, NY 10027
Phone: (212) 348-5620
Email: harlem@nypl.org
Hours: Mon to Thurs 11AM – 7PM
Fri to Sat 10AM – 5PM

Manhattan Community Board 11

1664 Park Avenue
Ground Floor
New York, NY 10035
Xavier Santiago, Chairperson
Jessica Elliott, Chairperson –
Environment, Open Space & Parks
Committee
District Manager: Angel D. Mescain
Phone: (212) 831-8929
Email: mn11@cb.nyc.gov
Hours: Mon- Fri 12PM – 4PM

Access project documents through the
DECinfo Locator website:

<https://gisservices.dec.ny.gov/gis/dil/>

and at:

[https://extapps.dec.ny.gov/data/DecDocs/
C231155/](https://extapps.dec.ny.gov/data/DecDocs/C231155/)

Appendix B - Site Contact List

Chief Executive Officer

New York City Mayor
Hon. Eric Adams
City Hall
New York, NY 10007

New York City Planning Commission Chairman and Director of City Planning

David Gold, Esq.
NYC Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

NYC Comptroller

Hon. Brad Lander
1 Centre Street Room 517
New York, NY 10007

NYC Public Advocate

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

NYC Public Water Supplier

Rohit Aggarwala
Commissioner, NYC Dept. of Environmental Protection
59-17 Junction Boulevard
Flushing, NY 11373

New York City Municipal Water Finance Authority

Philip Wasserman - Executive Director
255 Greenwich Street, 6th Floor
New York, NY 10007

Manhattan Borough President

Hon. Mark Levine
Office of the Manhattan Borough President
1 Centre Street, 19th Floor
New York, NY 10007

Northern Manhattan Office
431 West 125th Street
New York, NY 10027

New York City Council, Local District 8

Hon. Diana Ayala, NYC Councilmember
East Harlem Office:
105 East 116th Street
New York, NY 10029

New York State Assembly Member, Assembly District 68

Hon. Edward Gibbs
55 East 115th St
Ground Level
New York, NY 10029

New York State Senate, District 29

Hon. Jose M. Serrano, NYS Senator
335 East 100th Street
New York, NY 10029

United States Senate

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

United States Senate

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

United States House of Representatives, District 13

Hon. Adriano Espaillat, Congressman
New York District Office
163 West 125th Street
#508 Harlem State Office Building
New York, NY 10027

New York City Office of Environmental Remediation

Shaminder Chawla, Deputy Director
100 Gold Street - 2nd Floor
New York, NY 10038

New York County Clerk

Hon. Milton Tingling
New York County Courthouse
60 Centre Street, Room 161
New York, NY 10007

Residents, owners, and occupants of the site:

The site is owned by The City of New York with a mailing address of 100 Gold Street
New York, NY 10038

Local new media from which the community typically obtains information:

Manhattan Times

5030 Broadway, Suite 807
New York, NY 10034

Hoy Nueva York

Impremedia,
41 Flatbush Avenue 1st
Floor
Brooklyn, NY 11217

El Diario NY

Impremedia,
41 Flatbush Avenue 1st
Floor
Brooklyn, NY 11217

New York Daily News

PO Box 7180
New York, NY 10008

New York Post

1211 Avenue of the Americas
New York, NY 10036

Spectrum NY 1 News

75 Ninth Avenue
New York, NY 10011

La Voz Hispana

159 East 116th Street 2nd Floor
New York, NY 10029

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 1/2-mile radius of the site:

Mt. Carmel Holy Rosary School
President/Executive Director/Principal 371 Pleasant Avenue
New York, NY 10035
<https://mchrschool.org/contact-us/>
(212) 876-7555

Harlem Village Academy East Elementary & Middle Charter School
President/Executive Director/Principal 2351 1st Avenue
New York, NY 10035
<https://www.harlemvillageacademies.org/schools/>
(646) 812-9500

Harlem Prep High School
President/Executive Director/Principal
<https://democracyprep.org/ny/hphs/>
240 East 123rd Street, 3rd Floor
New York, NY 10035
(646) 374-3429

P.S. 206/MS 206 Jose Celso Barbosa School
President/Executive Director/Principal 508 East 120 Street
New York, NY 10035
<https://www.psms206.org/>
(212) 860-5809

P.S. 155 William Paca/Renaissance School of the Arts
President/Executive Director/Principal 319 East 117th Street
New York, NY 10035
<https://www.d4ps155.org/>
(212) 860-5885

Harlem Prep Charter School
President/Executive Director/Principal
240 East 123rd Street,
New York, NY 10035
<https://www.newyorkcharters.org/charter-schools/harlem-prep-charter-school/>

P.S. 096 Joseph Lanzetta School of the Arts, Collaboration & Technology– PS96 ACT
President/Executive Director/Principal
216 East 120th Street
New York, NY 10035
<http://www.ps96act.com/map>
(212) 860-5851

Robert F. Kennedy School P169M
President/Executive Director/Principal 280 Pleasant Avenue #B60
New York, NY 10029
https://www.169m.org/p169m_at_manhattan_center_hs
(212) 876-4639, ext. 5661

Isaac Newton Middle School for Math & Science – M825
President/Executive Director/Principal 260 Pleasant Avenue
New York, NY 10029
<https://www.inms.info/>
(212) 860-6006

GED Plus Youth Actions & Homes Program
President/Executive Director/Principal 206 East 118th Street
New York, NY 10035
(212) 860-8170

P.S. 007/MS 007 – Samuel Stern School
President/Executive Director/Principal 160 East 120th Street,
New York, NY 10035
(212) 860-5827
<https://psms007.org/>

P.S. 102 Jacques Cartier School
President/Executive Director/Principal 315 East 113th Street
New York, NY 10029
<https://www.ps102m.org/>
(212) 860-5834

James Weldon Johnson Leadership Academy—PS/MS 57M
President/Executive Director/Principal 176 East 115th Street
New York, NY 10029
<https://psms57.org/>
(212) 876-5522

The Kings Academy
President/Executive Director/Principal 2345 3rd Avenue
New York, NY 10035
(212) 348-7331

River East Elementary School
President/Executive Director/Principal
<https://www.rivereastelementary.org/>
2351 1st Avenue
New York, NY 10035
(212) 802-3035

Academy of St. Paul & St. Ann
President/Executive Director/Principal
<https://stpaulchurchive.org/saint-paul-school>
114 East 118th Street
New York, NY 10035
(212) 534-0619

Sunshine Learning Center
President/Executive Director/Principal
2205 Third Ave
New York, NY 10035
<https://www.sunshinenewyork.com/locations>
(718) 679-9077 – Corporate Office

Kennedy Children's Center
President/Executive Director/Principal
2212 3rd Avenue
New York, NY 10035
<https://www.kenchild.org/>
(212) 988-9500

Thomas Jefferson Houses (NYCHA)

DAY CARE CENTER

chrome-

extension://efaidnbmnnnibpcajpcgltclefindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Jefferson.pdf

2211 1ST AVENUE

New York, NY 10029

Johnson Houses (NYCHA)

DAY CARE CENTER

chrome-

extension://efaidnbmnnnibpcajpcgltclefindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Johnson.pdf

1829 LEXINGTON AVENUE

New York, NY 10029

Boriken Head Start

President/Executive Director/Principal

<https://www.boriken.org/en/contact/>

440 East 116th Street

New York, NY 10029

(212)427-9010

Community, Civic, and Other Environmental Organizations:

Community and civic organizations have not requested be included in the contact list

Consolidated Edison Corporate Affairs

Director: Kimberly Williams, Director of Regional and Community Affairs Manhattan4

Irving Place

New York, NY 10003

BATTALION 12/ENGINE 35/LADDER 14

2282 THIRD AVENUE

New York, NY 10035

25th NYPD Police Precinct Council

President: Kioka Jackson

120 East 119th Street

New York, NY, 10035

Holy Tabernacle Church
407 East 114th Street
New York, NY 10029

First Sharon Baptist Church
233 East 116th Street
New York, NY 10029

Chambers Memorial Baptist Church
219 East 123rd Street
New York, NY 10035

Community Christian Church
216 East 120th Street
New York, NY 10035
Offices: 210 East 117th Street
New York, NY 10035

Metro Hope Church
The Grace Interfaith Center,
178 E 124th St,
New York, NY 10035

Church of the Holy Rosary Convent
https://www.east-harlem.com/index.php/Organizations/oview/holy_rosary_church/
444 East 119th Street
New York, NY 10035

St. Paul's Church
<https://stpaulchurchive.org/>
113 East 117th Street
New York, NY 10035

Elmendorf Reformed Church
<http://churches.rca.org/elmendorf/>
171 E. 121st Street
New York, N.Y. 10035

Greater Emanuel Baptist Church
325 E 118th St,
New York, NY 10035

Bethel Church of Christ
2238 3rd Ave,
New York, NY 10035

Our Lady of Mount Carmel
Church of Our Lady of Mt. Carmel,
448 E 116th St,
New York, NY 10029

Iglesia Pentecostal Smirna Inc.
420 E 119th St,
New York, NY 10035

Iglesia De Dios No-Sectaria, Inc.
249 East 121st St,
New York, NY 10035

United Moravian Church
200 East 127th Street
New York, NY 10035

True Church of God
2341 3rd Ave,
New York, NY 10035

Il Macedonian Pentecostal Church
(Second Macedonian Church -Assemblies of God)
2329 2nd Ave,
New York, NY 10035

La Santa Ciudad, Iglesia Pentecostal
2302 2nd Ave,
New York, NY 10035

New Birth Church
2238 3rd Ave,
New York, NY 10035

Our Lady Queen of Angels Church
Church of Our Lady Queen of Angels,
232 E 113th St,
New York, NY 10029

Naylul Maraam Islamic Center USA
2157 1st Ave. 2ND FL,
New York, NY 10029

Bethel Gospel Assembly
2-26 East 120th Street,
New York, NY 10035

Capilla Evangelica Spanish American Gospel Chapel
https://www.east-harlem.com/index.php/Organizations/oview/capilla_evangelica/
226 East 116th Street,
New York, NY 10029

Masjid salam
240 E 119th St,
New York, NY 10035

Manhattan Spanish Seventh-Day Adventist Church
237 E 123rd St,
New York, NY 10035

City Gate International Church
2253 3rd Ave # 7,
New York, NY 10035

Corsi Houses (NYCHA)
COMMUNITY CENTER/ SENIOR CENTER/
chrome-
extension://efaidnbmnnnibpcajpcgltclfindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Corsi%20Houses.pdf
306 EAST 117TH STREET
New York, NY 10035

Wagner Houses (NYCHA)
COMMUNITY CENTER/SENIOR CENTER

chrome-
extension://efaidnbmnnnibpcajpcgicfindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Wagner.pdf435 EAST 120TH STREET
New York, NY 10035

Wagner Houses (NYCHA)
DEVELOPMENT MANAGEMENT OFFICE

chrome-
extension://efaidnbmnnnibpcajpcgicfindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Wagner.pdf
2396 1ST AVENUE
New York, NY 10035

Wagner Houses (NYCHA)
President – Resident Association

chrome-
extension://efaidnbmnnnibpcajpcgicfindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Wagner.pdf
2396 1ST AVENUE
New York, NY 10035

Senior Center at Casabe Housing
150 East 121st Street
New York, NY 10035
<https://www.boriken.org/en/contact/>

Thomas Jefferson (NYCHA)
DEVELOPMENT MANAGEMENT OFFICE

chrome-
extension://efaidnbmnnnibpcajpcgicfindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Jefferson.pdf
300 EAST 115TH STREET
New York, NY 10029

Thomas Jefferson (NYCHA)
SENIOR CENTER

chrome-
extension://efaidnbmnnnibpcajpcgglefindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Jefferson.pdf
2205 1ST AVENUE
New York, NY 10029

Johnson Houses (NYCHA)
DEVELOPMENT MANAGEMENT OFFICE

chrome-
extension://efaidnbmnnnibpcajpcgglefindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Johnson.pdf
1844 LEXINGTON AVENUE
New York, NY 10029

Johnson Houses (NYCHA)
COMMUNITY CENTER

chrome-
extension://efaidnbmnnnibpcajpcgglefindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Johnson.pdf
1833 LEXINGTON AVENUE
New York, NY 10029

UPACA 5 (NYCHA)
MANHATTAN BOROUGH MANAGEMENT OFFICE

chrome-
extension://efaidnbmnnnibpcajpcgglefindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/UPACA%2056.pdf
1980 Lexington Avenue
New York, NY 10035

East Harlem Community Alliance

<https://eastharlemalliance.org/>

205 E 122nd St #221,
New York, NY 10035

East Harlem Triangle

<https://www.eastharlemtriangle.com/>

145 East 126th Street,

New York, NY, 10035

DERRICK TAITT, PRESIDENT

eastharlemtriangle@gmail.com

East Harlem Chamber of Commerce

<https://www.eastharlemchamber.com/>

164 East 116th Street

New York, NY 10029

eastharlemchmber@aol.com

(212) 996-2288

East Harlem Neighborhood Based Alliance Corporation

<https://ehnbac.org/contact-us>

413 East 120th Street, Suite 301

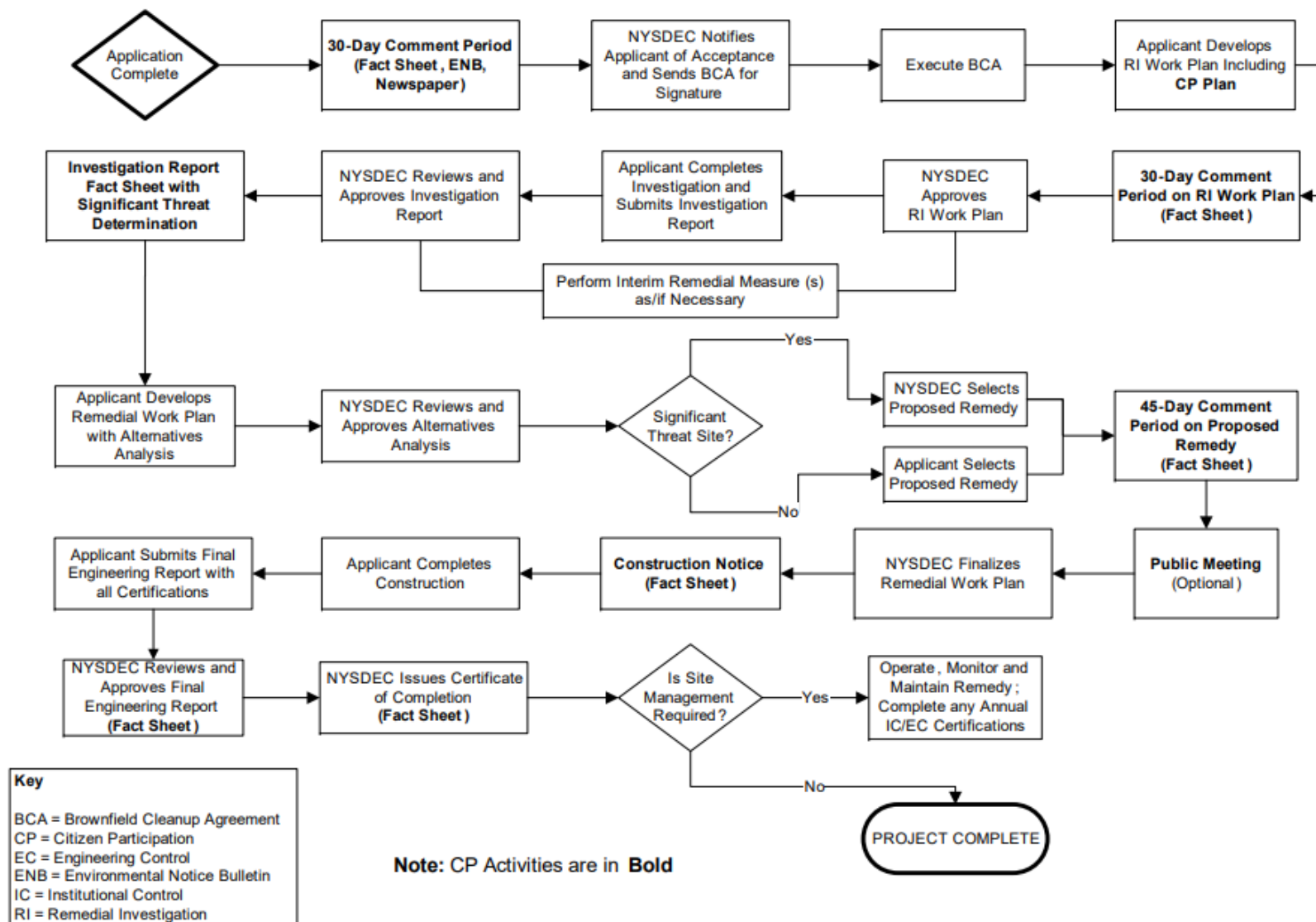
New York, New York 10035

East Harlem/El Barrio Community Land Trust

<https://ehebclt.nyc/contact/>

info@ehebclt.nyc

Appendix C - Brownfield Cleanup Program Process





Division of Environmental Remediation

Appendix D - Scoping Sheet for Major Issues of Public Concern Remedial Programs

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

Site Name: The Beacon

Site Number: C231155

Site Address and County: 413 East 120th Street, New York County, New York, NY 10035

Remedial Party(ies): TCB Beacon East Harlem Limited Partnership ("Applicant")

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.**

Soil and groundwater remediation may impact air quality while work is performed. NYSDEC and NYSDOH will 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 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 document repository has been established 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**:

The site is adjacent to a neighborhood comprised of a high percentage of Spanish speaking residents.

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:** See contact list

☒ **Local Officials:** See contact list

☒ **Media:** See contact list

☒ **Business/Commercial Interests:** Schools or daycare facilities within a ½-mile radius of the

Site.

- ☐ **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: Langan

Date: 03/11/2024

Reviewed/Approved By: Thomas V. Panzone

Date: 6 - 1 0 - 1 4

Appendix E - Site Plan

