



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for 2335 12th Avenue

March 2026

DEC Site No. C231159
2335 12th Avenue
New York, NY 10027

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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: **2335 12 Avenue, LLC (“Applicant”)**
Site Name: **2335 12th Avenue (“Site”)**
Site Address: **2335 12th Avenue**
Site County: **New York**
Site Number: **C231159**

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: <https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>.

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 [RI] 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 <https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>.

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 following document repositories have been established for reviewing project-related information:

New York Public Library – George Bruce Library

518 West 125th Street

New York, NY 10027

Phone: (212) 662-9727

Hours: Monday through Thursday: 12:00pm – 7:00pm; Friday and Saturday: 11:00am to 6:00pm; Sunday: Closed

Manhattan Community Board 9

3291 Broadway

New York, NY 10027

Attn: Victor Edwards, Chairperson

Eutha Prince – District Manager

Health & Environmental Committee

Co-Chairs: LaQuita Henry

Co-Chairs: Cameron Clarke

Phone: (212) 864-6200
Alternate Tel: (646) 355-3172
E-mail: info@cb9m.org
Hours: Monday through Friday: 10:00am – 6:00pm (call for appointment)

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 Activities
Application Process:	
<ul style="list-style-type: none"> • Prepare site contact list • Establish document repositories 	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 RI 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 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 RI:	
<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) or Remedial Action Work Plan (RAWP):	

Citizen Participation Activities	Timing of CP Activities
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about the draft plan 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 	<p>Before NYSDEC approves the plan. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.</p>
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	<p>Before the start of cleanup action.</p>
After Applicant Completes Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report • Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC) 	<p>At the time the cleanup action has been completed. Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.</p>

3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the site.

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 DEC 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 site census tract that is also identified as a Disadvantaged Community (DAC).

The site is in an area with a high percentage of Spanish speaking residents and African Americans; therefore, all future fact sheets will be translated into Spanish. For additional information, visit: <https://statisticalatlas.com/tract/New-York/New-York-County/022302/Overview>.

Primary contaminants of concern at the site, discussed in more detail in Section 4, include petroleum-related volatile organic compounds (VOC) and polychlorinated biphenyls (PCB) in soil; petroleum-related VOCs and semivolatile organic compounds (SVOC) in groundwater; and VOCs in soil vapor.

Site information is available through Project Contacts mentioned in Section 2 and detailed in Appendix A. The BCP Application, which includes the previous investigations at the site, and future reports prepared for the NYSDEC will be available in the document repository discussed above in Section 2 and detailed in Appendix A. The RWP or RAWP will include schedules for the planned work to make CP Plans as consistent as possible with the Division of Environmental Remediation's (DER) CP Handbook, Region 2.

Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process. If issues are identified, the public will be kept informed and mitigation measures will be implemented.

4. Site Information

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

Site Description

The site is approximately 7,600-square-feet (± 0.175 acre) and is located at 2335 12th Avenue in the Harlem neighborhood of Manhattan, NY. It is identified on the Manhattan Borough Tax Map as Block 2001, Lot 110. The site is occupied by a vacant three-story building and situated on the southwestern part of the city block bounded by West 134th Street to the north, Broadway to the east, West 133rd Street to the south, and the elevated Riverside Drive and underlying 12th Avenue to the west. The site is in a mixed-use area with commercial and residential uses.

History of Site Use, Investigation, and Cleanup

The site was historically undeveloped prior to 1924. By 1939, the site was developed with a two-story industrial building operated by Cleantex; the existing three-story warehouse was constructed by 1969. Previous environmental reports documented the presence of a 1,500-gallon underground storage tank (UST) containing heating oil and two above-ground storage tanks (ASTs) containing mineral spirits. Additionally, geophysical anomalies with UST-like appearances were identified in the loading dock in October 2018. Cleantex vacated the property by March 3, 2022, and the site has been vacant under the ownership of the Volunteer.

Previous subsurface investigations completed at the BCP site included a 2018 Phase II ESA, conducted by Galli, and a 2018 limited subsurface investigation, conducted by Langan.

Galli's 2018 Phase II ESA included the following:

- Advancement of eight soil borings and collection of six grab soil samples for laboratory analysis; and
- Installation of two temporary groundwater monitoring wells in the first floor loading dock area and collection of two groundwater samples for laboratory analysis.

The 2018 limited subsurface investigation conducted by Langan was performed to support due diligence of an entity that was considering purchasing the site and consisted of the following:

- Advancement of five soil borings in the first floor loading dock area and collection of five grab soil samples for laboratory analysis; and
- Installation of three sub-slab soil vapor probes and collection of three sub-slab soil vapor samples for laboratory analysis.

Based on the findings of the investigations, the primary contaminants of concern include petroleum-related VOCs and PCBs in soil, petroleum-related VOCs and SVOCs in groundwater, and petroleum-related VOCs and chlorinated VOCs in soil vapor. Petroleum-impacts in soil, groundwater, and soil vapor at the site are likely related to historical site use. Potential impacts to soil, groundwater, and soil vapor will be further evaluated during a RI.

5. Investigation and Cleanup Process

Application

The Applicant has been accepted into New York's BCP as a Participant. This means that the Applicant was the owner of the site at the time of the disposal or discharge of contaminants or was otherwise liable for the disposal or discharge of the contaminants. The Participant must fully characterize the nature and extent of contamination onsite, as well as the nature and extent of contamination that has migrated from the site. The Participant also 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 investigation and cleanup activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

Investigation

The Applicant will conduct an investigation of the site that is officially called a RI. This investigation will be performed with NYSDEC oversight. The Applicant must develop a RI workplan, which is subject to public comment.

The site investigation has several goals:

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

The Applicant submitted a draft RI Work Plan to NYSDEC for review and approval. NYSDEC makes the draft plan available to the public review during a 30-day public comment period.

When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. This report also 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 “RWP” or “RAWP”. The RWP or RAWP describes the Applicant’s proposed remedy for addressing contamination related to the site.

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

Cleanup Action

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

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a final engineering report 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 (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 continue safe reuse of the property after the COC is achieved, 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 employed as part of the remedy so that the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan (SMP).

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):

Jennifer Gonzalez

Project Manager
NYSDEC - Region 2
Division of Environmental Remediation
NYS Dept. of Environmental Conservation
47-40 21st Street
Long Island City, NY 11101
Jennifer.Gonzalez@dec.ny.gov
Tel: (718)-482-4508

Thomas V. Panzone

Public Participation Specialist
Division of Communication, Education,
and Community Engagement
Citizen Participation Specialist
NYSDEC – Region 2
47-40 21st Street
Long Island City, NY 11101
Thomas.Panzone@dec.ny.gov
Tel: (718) 482-4953

New York State Department of Health (NYSDOH):

Stephen Lawrence

Project Manager
Bureau of Environmental Exposure
Investigation
NYSDOH
Empire State Plaza
Corning Tower 17th Floor
Albany, NY 12237
bee@health.ny.gov
Tel: (518) 402-0450

Scarlett Messier-McLaughlin, P.G.

Chief, Region 2 (excluding Bronx) –
Bureau of Environmental Exposure
Investigation
NYSDOH
Empire State Plaza
Corning Tower Room 1739
Albany, NY 12237
bee@health.ny.gov
Tel: (518) 402-0450

Locations of Reports and Information

The facilities identified below are being used to provide the public with convenient access to important project documents. Additionally, important project documents can be found at <https://extapps.dec.ny.gov/data/DecDocs/C231159/>

New York Public Library – George Bruce Library

518 West 125th Street
New York, NY 10027
Phone: (212) 662-9727
Hours: Monday through Thursday:
12:00pm – 7:00pm; Friday and
Saturday: 11:00am to 6:00pm; Sunday:
Closed

Manhattan Community Board 9

3291 Broadway
New York, NY 10027
Attn: Victor Edwards, Chairperson
Phone: (212) 864-6200
E-mail: info@cb9m.org
Hours: Monday through Friday: 10:00am
– 6:00pm (call for appointment)

Appendix B - Site Contact List

Chief Executive Officer

Mayor Zohran Mamdani
City Hall
New York, NY 10007

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

Manhattan Borough President

Hon. Brad Hoylman-Sigal
Northern Manhattan Office
431 West 125th Street
New York, NY 10027

NYC Department of Buildings

Manhattan - Borough Commissioner
John Raine
280 Broadway 3rd Floor
New York, NY 10007

NYC City Comptroller

Hon. Mark Levine
1 Centre Street
New York, NY 10007

Shaminder Chawla, Director
NYC Office of Environmental Remediation
100 Gold Street – 2nd Floor
New York, NY 10038

NYC Public Advocate

Hon. Jumaane D. Williams
1 Centre Street, 15th Floor North

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New York County Clerk

Hon. Suzanne J. Adams
60 Centre Street, Room 161
New York, NY 10007

NYC Councilperson, District 7

Hon. Shaun Abreu
500 West 141st Street
New York, NY 10031

NYS Senator, District 30

Hon. Cordell Cleare
163 West 125th Street
Adam Clayton Powell, Jr. State Office Building., Suite 912
New York, NY 10027

NYS Assembly Member District 70

Hon. Jordan J.G. Wright
163 West 125th Street, Suite 911
New York, NY 10027

U.S. Senator

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

U.S. Senator

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

U.S. House of Representatives

Hon. Adriano Espaillat
[New York District Office](#)

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Adam Clayton Powell, Jr. State Office Building
163 West 125th Street, #508
New York, NY 10027

Local news media from which the community typically obtains information:

Spectrum News
75 Ninth Avenue,
New York, NY 10011

New York Daily News
PO Box 7180
New York, NY 10008

The New York Post
1211 Avenue of the Americas
New York, NY 10036

Hoy Nueva York
Impremedia, 41 Flatbush Avenue 1st Floor
Brooklyn, NY 11217

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

West Side Rag
<https://www.westsiderag.com/>
info@westsiderag.com

The Spirit
<https://www.westsidespirit.com/>
nyoffice@strausnews.com
20 West Avenue
Chester, NY 10918

I Love the Upper West Side
<https://www.ilovetheupperwestside.com/>
(917) 609-8680

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

The responsibility for supplying water in New York City is shared between the NYCDEP, the Municipal Water Finance Authority, and the New York City Water Board:

New York City Department of Environmental Protection

Lisa Garcia, Commissioner
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

New York City Water Board

Arlene Shaw, Chairperson
NYC Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Queens, NY 11373

Tricia Shimamura – Commissioner
NYC Department of Parks & Recreation
830 Fifth Avenue
New York, NY, 10065

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

No requests have been made by individuals for inclusion on the contact list.

Community, Civic, Religious and Other Environmental Organizations:

Consolidated Edison Corporate Affairs
Kimberly Denise Williams - Director of Manhattan Regional and Community Affairs at
Consolidated Edison (Con Ed)
4 Irving Place
New York, NY 10003

30th NYPD Precinct Council
President (Acting) Joyce Adewami
451 West 151st Street
New York, NY, 10031

FDNY
Engine 80/Ladder 23
503 West 139 Street
New York, NY 10031

PSS Manhattanville Senior Center
530 W 133rd Street
New York, NY 10027

Manhattanville Community Center
530 W 133rd Street
New York, NY 10027

St. Mary's Center
516 W 126th Street
New York, NY 10027

Old Broadway Synagogue
15 Old Broadway
New York, NY 10027

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Antioch Baptist Church
515 W 125th Street
New York, NY 10027

Annunciation Church
88 Convent Avenue
New York, NY 10027

Unity Fellowship of Christ Church - New York City
521 W 126th Street
New York, NY 10027

West Harlem Church of Christ
7 Hamilton Place
New York, NY 10031

Manhattan Baptist Church
1415 Amsterdam Avenue
New York, NY 10027

St Mary's Episcopal Church
521 W 126th Street
New York, NY 10027

Templo Biblico Church
503 W 126th St,
New York, NY 10027
United Church of Deliverance
1480 Amsterdam Avenue
New York, NY 10031

Third Christian Church - Hamilton Heights Church
46 Hamilton Place
New York, NY 10031

NYCHA Grant Houses
Development Management Offices
<https://www.nyc.gov/assets/nycha/downloads/pdf/Grant.pdf>
1320 Amsterdam Avenue

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NYCHA Grant Houses
President – Resident Association
<https://www.nyc.gov/assets/nycha/downloads/pdf/Grant.pdf>
1320 Amsterdam Avenue
New York, NY 10027

Citizens Committee for NYC
<https://www.citizensnyc.org/#contact>
Julie Shapiro – CEO
jshapiro@citizensnyc.org
461 W 126th Street #5W
New York, NY 10027

Local Daycare Facilities and Schools

Kipp Star Harlem College Prep Elementary School
President/Executive Director/Principal

<https://kippnyc.org/individual-schools/kipp-star-harlem-college-prep-elementary-school/>

625 West 133rd Street

New York, NY 10027

(212) 991-2655

Success Academy Hamilton Heights Middle School

<https://www.successacademies.org/school/hamilton-heights-middle-school/>

461 West 131st Street

New York, NY 10027

(646) 569-5900

Success Academy High School of Liberal Arts – Harlem

<https://www.successacademies.org/school/hsla-harlem/>

509 West 129th Street

New York, NY 10027

(646) 558-0093

P.S. 129 John H. Finley

<https://www.johnhfinley.org/>

425 West 130th Street

New York, NY 10027

(212) 690-5932

Flor Angel Daycare

593 Riverside Drive

New York, NY 10031

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

(917) 495-2962

(212) 862-1922

My Angel Family Daycare

615 West 135th Street Apt# 49

New York, NY 10031

(212) 283-6010

Citizen's Care Day Care Center 3
<https://www.citizenscarepreschool.com/>
3240 Broadway
New York, NY 10027
(212) 690-0742

Brighter Minds Daycare
<https://brightermindsdaycare.com/>
601 West 141st Street, Suite 41
New York, NY 10031
(347) 847-3545

Children's Learning Center
<https://www.clcnyc.com/contact-impact>
90 La Salle Street # MS
New York, NY 10027
(212) 663-9318

Bermeo Group Family Day Care
87 Hamilton Place
New York, NY 10031
(212) 491-9408
Jacky's Family Day Care
<https://jackysfamilydaycar.wixsite.com/jackysfamilydaycare>
87 Hamilton Place Apt. 3L
New York, NY 10031
(212) 281-0713

Johanny's Playground Daycare
529 West 135th Street, Basement Apt.
New York, NY 10031
(718) 503-0804

Little Rays of Sunshine Group Family Daycare
<https://littleraysofsunshinenyc.com/>
518 West 134th Street
New York, NY 10031
(646) 669-8015

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Sisulu-Walker Charter School Of Harlem
<https://sisuluwalker.org/>
71-111 Convent Avenue
New York, NY 10027
(212) 663-8216

P.S. 161 Don Pedro Albizu Campos
<https://www.dpac161.org/>
499 W 133rd Street
New York, NY 10027
(212) 690-5945

P.S. 192 Jacob H. Schiff
<https://www.ps192.org/>
500 W 138th Street
New York, NY 10031
(212) 775-9560

Loving Your Family DayCare
<http://lovingyourfamilydaycare.com/contact/>
504 W 134th St,
New York, NY 10031
(212) 690-4450

Dorothy Day Early Childhood
<https://www.freepreschools.org/program/dorothy-day-early-childhood-center.html>
583 Riverside Dr,
New York, NY 10031
(212) 862-7155

Planet of Angels Daycare LLC
<https://sites.google.com/view/the-angels-garden-llc?usp=sharing>
87 Hamilton Place
New York, NY 10031

Round the Clock Nursery
<https://www.roundtheclocknursery.org/>
3333 Broadway
New York, NY 10031
(212) 234-1870

B & J Wonderland Day Care #10
<https://www.bandjdaycare.com/day-cares>
608 W 139th Street
New York, NY 10031
(646) 544-6134

B & J Wonderland Day Care #14
<https://www.bandjdaycare.com/day-cares>
508 W 139th Street
New York NY 10031

Schiff House Child Development Center
<https://www.cuny.edu/cdc>
119 Convent Avenue
New York, NY 10027

KIPP Infinity Middle School
<https://kippnyc.org/schools/>
625 West 133rd Street
New York, NY 10027
(212) 991-2600

KIPP Infinity Elementary School
<https://kippnyc.org/schools/>
625 W 133rd Street
New York, NY 10027
(212) 991-2622

KIPP STAR College Prep Middle School
<https://kippnyc.org/schools/>
625 West 133rd Street
New York, NY 10027
(212) 991-2650

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Columbia Business School
<https://business.columbia.edu/>
665 West 130th Street
New York, NY 10027
(212)-854-1100

Residents, owners, and occupants of the site:

Current Owners

Owner: 2335 12 Avenue, LLC
Javier Martinez
1850 Amsterdam Avenue
New York, NY 10031

Adjacent Property Owners:

Commercial & Office Buildings
2331 12th Avenue
New York, NY 10027
Owner: J & C Missara

Public Facilities & Institutions
625 West 133rd Street
New York, NY 10031

Owner: New York City Educational Construction Fund
30-30 Thomson Avenue, Room 4-021
Long Island City, NY 11101

Industrial & Manufacturing Warehouse
2341 12th Avenue
New York, NY 10027

Owner: SM I MMS, L.L.C.
80 State Street
Albany, NY 12207

Commercial & Office Buildings
703 West 133rd Street
New York, NY 10027

Owner: 2331 12th Avenue Corp.
2331 12th Avenue
New York, NY 10027

Industrial & Manufacturing Warehouse
2350 Joe DiMaggio Highway
New York, NY 10027
Owner: Schneeweiss Family Limited Partnership
163 Stonehurst Drive
Tenafly, NJ 07670

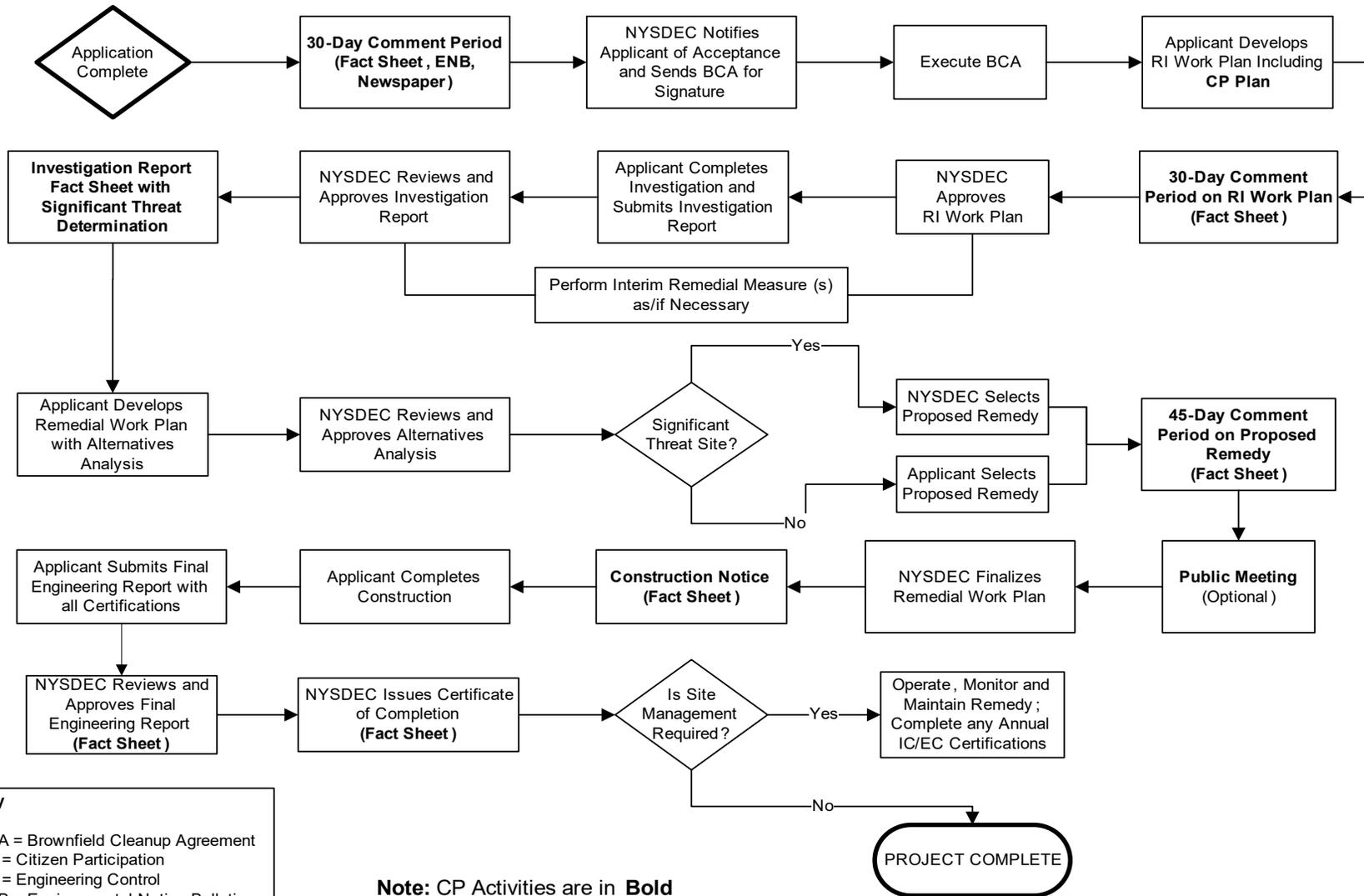
Appendix C - Site Location Map



Legend

-  Approximate Site Boundary
-  531 Tax Block
-  17 Tax Parcel

Appendix D– Brownfield Cleanup Program Process



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

Note: CP Activities are in **Bold**



Division of Environmental Remediation

Remedial Programs Scoping Sheet for Major Issues of Public Concern

Site Name: 2335 12th Avenue

Site Number: C231159

Site Address and County: 2335 12th Avenue New York, NY 10027

Remedial Party: 2335 12 Avenue, 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.**

As of the date of preparation of this Citizen Participation Plan, no individuals, community groups, or related organizations have offered comments or demonstrated interest in this project. The proposed remediation of soil, groundwater and soil vapor may have odor and air quality impacts. Air monitoring and site controls will be in place during remediation, in accordance with NYSDEC and NYSDOH regulations, to minimize these impacts. Air and odor issues associated with remediation activities will be mitigated if necessary

How were these issues and/or information needs identified?

Previous investigations identified contaminated soil, groundwater, and soil vapor at the site. Potential impacts are typical for remediation projects.

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 information is needed 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. DEC and NYSDOH contacts will be provided. A document repository has been established for the public to review documentation.

The community will be made aware of the following issues and information:

- Contaminants of concern related to historic site use,
- Project contacts and ways to get information,
- Components of the selected remedy,
- Progress and major project milestones, and
- Remediation and construction schedule

How were these issues and/or information needs identified?

Issue identification is the same as Part 1 response. Information communication was established by DEC 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:

Not applicable

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

- Yes No

Provide details if appropriate:
Not applicable

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 in an area with a high percentage of Spanish-speaking residents and within a Disadvantaged Community (DAC).

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 Site Contact List (Appendix B)

Media: See Site Contact List (Appendix B)

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 Site Contact List (Appendix B)

Environmental Justice Group(s): Click here to enter text.

Environmental Group(s): Click here to enter text.

Civic Group(s): See Site Contact List (Appendix B)

Recreational Group(s): Click here to enter text.

Other(s): Click here to enter text.

Prepared/Updated By: Langan Engineering,
Environmental, Surveying, Landscape Architecture and

Date: February 3, 2026

Geology, D.P.C.

Reviewed/Approved By: Thomas V. Panzone

Date: 3-11-26