



**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan for Hamilton Green

October 2018



BCP Site #C360177
200 Hamilton Avenue
City of White Plains
Westchester County, NY 10601

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: **S-WD/WP LLC (“Applicant”)**
Site Name: **Hamilton Green (“Site”)**
Site Address: **200 Hamilton Avenue, White Plains**
Site County: **Westchester County**
Site Number: **C360177**

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 that 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 project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the Site's investigation and cleanup program. The

flowchart in Appendix D shows how these CP activities integrate with the Site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

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

The public is encouraged to contact project staff at any time during the Site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the Site contact list and changes in planned citizen participation activities.

Technical Assistance Grant

NYSDEC must determine whether the Site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the Site, as described in Section 5.

If the Site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the Site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the Site, and that its members' health, economic well-being or enjoyment of the environment may be affected by a release or threatened release of contamination at the Site.

As of the date the declaration (page 2) was signed by the NYSDEC project manager, the significant threat determination for the Site had not yet been made.

To verify the significant threat status of the Site, the interested public may contact the NYSDEC project manager identified in Appendix A.

For more information about TAGs, go online at:
<http://www.dec.ny.gov/regulations/2590.html>

Note: The table identifying the citizen participation activities related to the Site's investigation and cleanup program follows on the next page:

Citizen Participation Activities	Timing of CP Activity(ies)
Application Process:	
<ul style="list-style-type: none"> • Prepare Site Contact List • Establish document repository(ies) 	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to Site Contact List • Conduct 30-day public comment period 	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the Site Contact List should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement (BCA):	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan • Prepare Remedial Investigation (RI) Work Plan 	Before start of Remedial Investigation.
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. 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 NYSDEC approves Final Engineering Report. These two fact sheets are combined if 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.

S-WD/WP LLC (the "Applicant") is preparing to redevelop the Site to replace the outdated and underperforming White Plains Mall. The redevelopment project includes demolition of the existing mall structure and construction of a mixed-use, transit-oriented community development. The Applicant has entered the BCP as a Volunteer for the purpose of investigation and remediation of contamination related to historic site uses under oversight of the NYSDEC. Contamination in the form of volatile organic compounds (VOCs) associated with the historic use and storage of petroleum products; and semi-volatile organic compounds (SVOCs) and metals associated with historic fill material are present in soil and groundwater underlying the Site. Direct contact with the contamination is currently infeasible as the contaminants are in the soils underlying the Site and groundwater below the Site is not used as a source of drinking water or for irrigation. There is a potential for exposure associated with contaminant vapors that could volatilize from the subsurface and migrate up through the foundation and into buildings located on and directly adjacent to the Site. The investigation work to be completed by the Applicant under the oversight of the NYSDEC will be performed to assess the potential for exposure from existing contamination, as may be required by the NYSDEC. The remedial plan for the Site will include appropriate measures to address potential exposure, including source removal and/or other mitigation as warranted.

Issues of public concern during the future on-Site remediation phase of the redevelopment will likely be limited to the on-Site handling and disposal of contaminated soil and water. The possibility of vapor or dust generation associated with the removal, and to a lesser extent, during the pre-remediation investigation phase may be of concern. In order to mitigate this risk and provide a measure of protection for the downwind community, on-Site air quality and dust levels will be monitored during all intrusive activities related to the investigation and remediation phases of the project (e.g. drilling, soil excavation, backfilling, etc.). The air quality monitoring will be conducted in accordance with a Site-specific Health and Safety Plan (HASP) that will be included as part of the Remedial Investigation Work Plan (RIWP) and Remedial Work Plan (RWP). Dust suppression techniques will be employed to prevent the generation of dust to the extent possible. All air quality monitoring will be performed in accordance with a Community Air Monitoring Program (CAMP). The RIWP, RWP, and all associated appendices (including the HASP and CAMP) will be reviewed and approved by NYSDEC and the New York State Department of Health (NYSDOH), and will be available for review at the document repositories identified in Appendix A.

A likely additional issue of public concern will be the potential presence of trucks traveling through the community, and parking or idling at or near the project Site during soil excavation and backfilling activities. The RWP will include provisions for on-Site soil handling techniques that will minimize the number of trucks and their duration of time at 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.

Any contaminated water will be properly handled and disposed off-site, or treated and discharged with permission of the local publicly-owned treatment works (POTW). In addition, any required permits (or equivalent) will be obtained from applicable regulatory agencies.

The issue of public concern related to construction-related noise is common in 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 City of White Plains-issued permits.

The Site is located in an Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities. The primary language within the community is English and as such, there is no need to translate future fact sheets into another language.

4. Site Information

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

Site Description

The Hamilton Green project site is located at 200 Hamilton Avenue in the City of White Plains, Westchester County, New York and is legally defined as Tax Map ID Section 125.67, Block 5, Lot 1 on the City of White Plains tax map. The 3.74-acre Site consists of a two-story shopping mall and an east-adjacent asphalt-paved parking lot, with additional parking on the building roof, accessed by a ramp on the northern side of the building. The topography surrounding the Site slopes downward to the west from approximately 200 feet above mean sea level [referenced to North American Vertical Datum of 1988 (NAVD 88)] along Cottage Place to approximately 190 feet along Martin Luther King Jr. Boulevard. The Site is bounded by Barker Avenue to the north followed by offices, a hotel,

and commercial development; Cottage Place to the east followed by a gasoline station and commercial buildings; Hamilton Avenue to the south followed by commercial and government buildings; and Dr. Martin Luther King Jr. Boulevard to the west followed by commercial development. The surrounding area consists primarily of commercial and governmental uses, with residences further north of the Site.

History of Site Use, Investigation, and Cleanup

Historic Sanborn fire insurance maps indicate that the Site was historically bisected by a public street (William Street) and contained several private residential dwellings, a candy manufacturer, and two gasoline stations. The gasoline stations included a facility with three gasoline tanks at 230 Hamilton Avenue (southeastern portion of the Site) on the 1930 through 1950 maps, and a second facility with greasing operations and four gasoline tanks at 250 Hamilton Avenue (southern portion of the Site) on the 1950 map. The former on-Site structures were likely present until construction of the current two-story shopping mall and east-adjacent asphalt-paved parking lot. Based on historic records and interviews, the current building was constructed in 1972 and has operated as the White Plains Mall with a variety of tenants since its construction, with the east-adjacent and rooftop parking lots utilized for private parking.

Previous subsurface investigations have documented that the Site is underlain by a fill layer from ground surface to depths ranging from approximately 5 to 12 feet below ground surface (bgs). Petroleum-contaminated soil has been identified above and extending below the water table in and adjacent to the footprint of the former gasoline station in the southeastern portion of the Site. The evidence of contamination included field observations of staining and odors, and detection of petroleum-related VOCs exceeding NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs), Protection of Groundwater Soil Cleanup Objectives (PGWSCOs), and Restricted Residential Soil Cleanup Objectives (RRSCOs), and the Soil Cleanup Levels (SCLs) for gasoline-contaminated soil listed in Commissioners Policy (CP)-51 Table 2 in samples collected from this area. Field evidence of petroleum contamination was also identified just above and extending below the water table in the footprint and immediately downgradient of the former gasoline station in the southern portion of the Site. Groundwater samples collected from the southeastern and southern portions of the Site identified petroleum-related VOC concentrations above NYSDEC Ambient Water Quality Standards (AWQSs). The groundwater analytical data also identified methyl tert-butyl ether (MTBE), an oxygenate that was used as a gasoline additive in New York State between 1979 and 2004, at concentrations in excess of the AWQS.

The findings from the previous investigations indicate an on-Site source for the petroleum-contaminated soil and groundwater; with the presence of MTBE in groundwater indicating a contributing off-site source. Groundwater elevation contour mapping indicates that groundwater at the Site generally flows in a southwesterly direction. The groundwater

contours are consistent with the observed groundwater contamination plume, which extends from the southeastern portion to the southern portion of the Site. The petroleum-related contamination was reported to the NYSDEC Spills division, and Spill Number 1706297 was assigned to the Site. Based on the previous investigations, SVOCs and metals detected in soil at levels above their regulatory standards were attributed to contaminants in the shallow fill layer observed at the Site.

In May 2018, the Applicant formally requested entry into the BCP as a Volunteer to facilitate the remaining subsurface delineation and remediation tasks related to Spill Number 1706297 and other site-related contamination under oversight of NYSDEC.

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 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 in its Application proposes that the Site will be used for restricted residential and commercial 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 on August 16, 2018 sets forth the responsibilities of each party in conducting these activities at the Site.

Investigation

The Applicant has completed partial site investigation prior to entering the BCP. An additional site investigation, officially called a "Remedial Investigation" (RI), will be completed under NYSDEC oversight to fulfill the BCP RI requirements. The Applicant will submit a draft Remedial Investigation Work Plan (RIWP) to NYSDEC for review and approval, which will be subject to a 30-day public comment period as noted in Appendix D. After the RIWP has been implemented, NYSDEC will determine if the investigation goals and requirements of the BCP have been met or if additional work is needed before a remedy can be selected.

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;
- 3) Assess the impact of the contamination on public health and the environment; and
- 4) Provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. 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 site 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” (RWP). The RWP describes the Applicant’s proposed remedy for addressing contamination related to the Site.

When the Applicant submits a draft RWP 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 proposed remedy must meet the requirements of the NYSDEC and NYSDOH in order to be approved. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the Site Decision Document.

The Applicant may then design and perform the cleanup action to address the Site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a Final Engineering Report (FER) that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC and NYSDOH 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 and NYSDOH are satisfied that cleanup requirements have been achieved or will be achieved for the Site, it will approve the FER. NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved, and relieves the Applicant from future liability for Site-related contamination, subject to certain conditions. The Applicant 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 (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):

Kiera Thompson
Project Manager
NYSDEC Central Office
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7014
Phone: (518) 402-9662
Email: kiera.thompson@dec.ny.gov

Stephanie Whatton
Public Participation Specialist
NYSDEC Region 3
21 South Putt Corners Road
New Paltz, NY 12561
Phone: (845) 256-3018
Email: Stephanie.Whatton@dec.ny.gov

New York State Department of Health (NYSDOH):

Scarlett McLaughlin, P.G.
Project Manager
NYSDOH - Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
Phone: (518) 402-7860
Email: BEEI@health.ny.gov

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

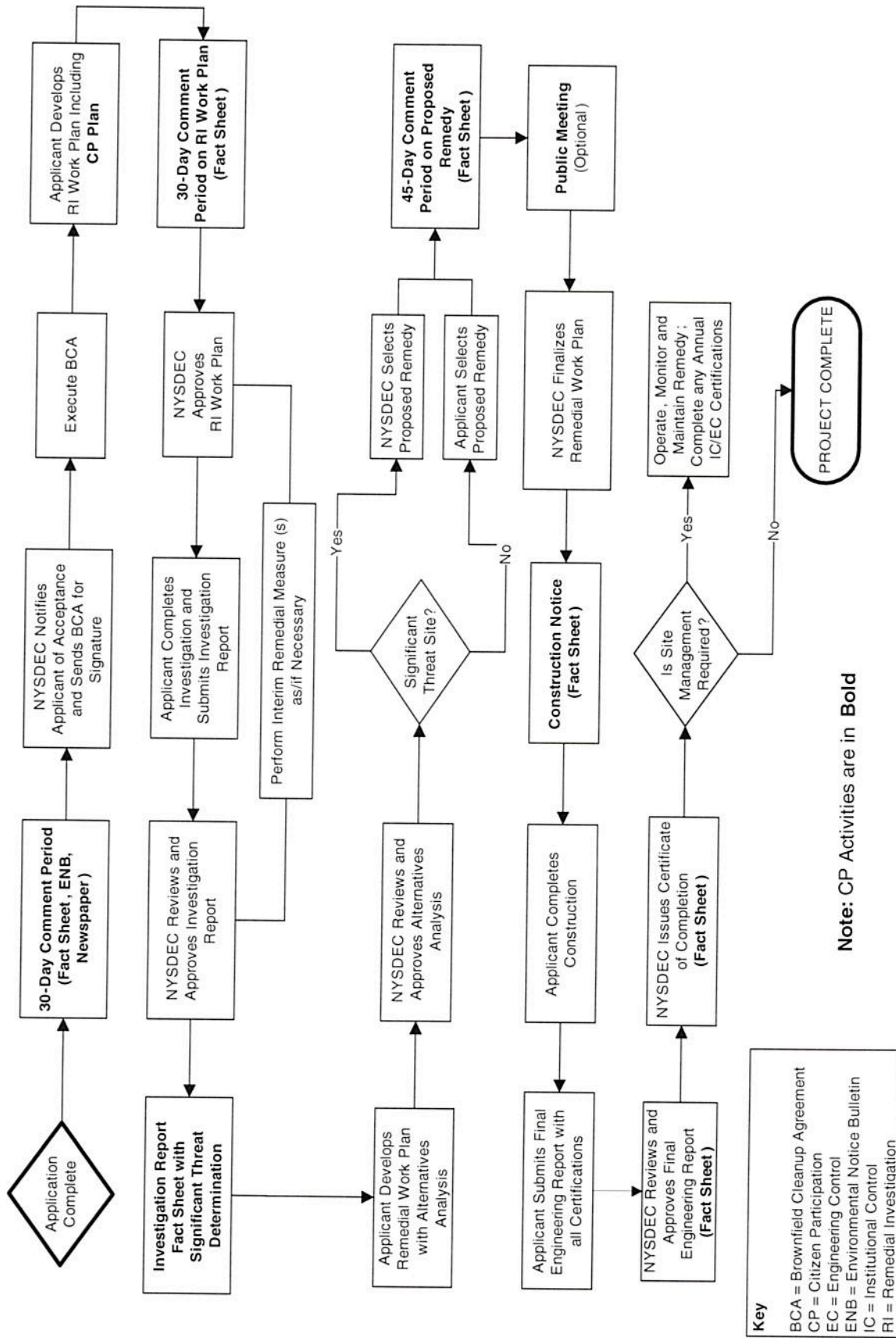
<p>White Plains Public Library 100 Martine Avenue White Plains, NY 10601 Brian Kenney – Director (914) 422-1400 Hours: Monday-Thursday, 10AM – 9PM Friday, 10AM – 6PM Saturday-Sunday, 1PM – 5PM</p>	<p>NYSDEC Region 3 21 South Putt Corners Road New Paltz, NY 12561 (845) 256-3052 Hours: Monday-Friday, 8:30AM – 4:45PM (call for appointment)</p>
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Appendix B - Site Contact List

Site Contact List					
Site #: C360177					
Site Name (County): Hamilton Green (Westchester County)					
Current Occupant	Name, Title	City	State	Zip	Site Name (County)
	WP Mall Realty, LLC	Valley	NY	10977	Hamilton Green (Westchester County)
	Hon. George Latimer	Plains	NY	10601	Hamilton Green (Westchester County)
	Mr. Ken Jenkins	Plains	NY	10601	Hamilton Green (Westchester County)
	Ms. Norma Drummond	Plains	NY	10601	Hamilton Green (Westchester County)
	Hon. Thomas M. Roach	Plains	NY	10601	Hamilton Green (Westchester County)
	Mr. Christopher Gomez, ACIP	Plains	NY	10601	Hamilton Green (Westchester County)
	Ms. Linda Puoplo, LMSW	Plains	NY	10601	Hamilton Green (Westchester County)
	Mr. John J. Ioris	Plains	NY	10601	Hamilton Green (Westchester County)
	Hon. Andrew M. Cuomo		NY	12224	Hamilton Green (Westchester County)
	Hon. Charles Schumer	gton	DC	20510	Hamilton Green (Westchester County)
	Hon. Kirsten Gillibrand	gton	DC	20510	Hamilton Green (Westchester County)
	Hon. Andrea Stewart-Cousins	s	NY	10701	Hamilton Green (Westchester County)
	Hon. Nita Lowey	gton	DC	20515	Hamilton Green (Westchester County)
	Kiera Thompson		NY	12233	Hamilton Green (Westchester County)
	Stephanie Whatton	ultz	NY	12561	Hamilton Green (Westchester County)
	Scarlett McLaughlin		NY	12237	Hamilton Green (Westchester County)
	Owner / Current Resident	Plains	NY	10601	Hamilton Green (Westchester County)
	Owner / Current Resident	Plains	NY	10601	Hamilton Green (Westchester County)
	Owner / Current Resident	Plains	NY	10601	Hamilton Green (Westchester County)
	Owner / Current Resident	Plains	NY	10601	Hamilton Green (Westchester County)
	Owner / Current Resident	Plains	NY	10601	Hamilton Green (Westchester County)
	Owner / Current Resident	Plains	NY	10601	Hamilton Green (Westchester County)
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	Owner / Current Resident	Plains	NY	10601	Hamilton Green (Westchester County)
	Owner / Current Resident	Plains	NY	10601	Hamilton Green (Westchester County)
	Owner / Current Resident	Plains	NY	10601	Hamilton Green (Westchester County)
	Owner / Current Resident	Plains	NY	10601	Hamilton Green (Westchester County)
	Owner / Current Resident	Plains	NY	10601	Hamilton Green (Westchester County)
	Owner / Current Resident	Plains	NY	10601	Hamilton Green (Westchester County)
	Owner / Current Resident	Plains	NY	10601	Hamilton Green (Westchester County)
	Owner / Current Resident	Plains	NY	10601	Hamilton Green (Westchester County)
	The Journal News	Plains	NY	10604	Hamilton Green (Westchester County)
	The White Plains Examiner	Kisco	NY	10549	Hamilton Green (Westchester County)
	The New York Times	ork	NY	10036	Hamilton Green (Westchester County)
	New York Daily News	ork	NY	10004	Hamilton Green (Westchester County)
	New York Post	ork	NY	10036	Hamilton Green (Westchester County)
	News 12 Westchester	s	NY	10701	Hamilton Green (Westchester County)
	FIOS 1 News	ook	NY	10573	Hamilton Green (Westchester County)
	WABC-TV	ork	NY	10023	Hamilton Green (Westchester County)
	WNYW Fox 5	ork	NY	10021	Hamilton Green (Westchester County)
	WNBC News 4	ork	NY	10112	Hamilton Green (Westchester County)
	Thomas H. Slater Community Center	Plains	NY	10601	Hamilton Green (Westchester County)
	St. John the Evangelist Roman Catholic Church	Plains	NY	10601	Hamilton Green (Westchester County)
	Grace Episcopal Church	Plains	NY	10601	Hamilton Green (Westchester County)
	White Plains Presbyterian Church	Plains	NY	10601	Hamilton Green (Westchester County)
	Authentic Church	Plains	NY	10601	Hamilton Green (Westchester County)
	Centro De Avivamiento Valle De Sitim	Plains	NY	10601	Hamilton Green (Westchester County)
	Our Lady of Mount Carmel Church	Plains	NY	10606	Hamilton Green (Westchester County)
	Lonnie White Memorial Church	Plains	NY	10603	Hamilton Green (Westchester County)
	Berkley College	Plains	NY	10601	Hamilton Green (Westchester County)
	Pace Law School	Plains	NY	10603	Hamilton Green (Westchester County)
	Church Street School	Plains	NY	10603	Hamilton Green (Westchester County)
	Eastview School	Plains	NY	10601	Hamilton Green (Westchester County)
	White Plains Presbyterian Church Nursery School	Plains	NY	10601	Hamilton Green (Westchester County)
	City of White Plains Youth Bureau – 2 Fisher Loop	Plains	NY	10601	Hamilton Green (Westchester County)
	Family Services of Westchester	Plains	NY	10601	Hamilton Green (Westchester County)
	Family Services of Westchester	Plains	NY	10601	Hamilton Green (Westchester County)
	Passage to Excellence Corporation	Plains	NY	10601	Hamilton Green (Westchester County)
	City of White Plains Youth Bureau – Church Street School	Plains	NY	10603	Hamilton Green (Westchester County)
	Family Services of Westchester, Inc	Plains	NY	10603	Hamilton Green (Westchester County)
	City of White Plains Youth Bureau - Eastview School	Plains	NY	10601	Hamilton Green (Westchester County)
	Family Services of Westchester - Eastview Center	Plains	NY	10601	Hamilton Green (Westchester County)
	White Plains Family YMCA	Plains	NY	10605	Hamilton Green (Westchester County)
	Sunnyside Daycare Adventures	Plains	NY	10606	Hamilton Green (Westchester County)
	Patricia's Day Care	Plains	NY	10606	Hamilton Green (Westchester County)
	Owner / Current Resident	Plains	NY	10606	Hamilton Green (Westchester County)

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

Site Name: Hamilton Green

Site Number: C360177

Site Address and County: 200 Hamilton Avenue, White Plains, NY; Westchester County

Remedial Party(ies): S-WD/WP 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.**

S-WD/WP LLC (the "Applicant") is preparing to redevelop the Site to replace the outdated and underperforming White Plains Mall. The redevelopment project includes demolition of the existing mall structure and construction of a mixed-use, transit-oriented community development. The Applicant has entered the Brownfield Cleanup Program (BCP) as a Volunteer for the purpose of investigation and remediation of contamination related to historic site uses under oversight of the New York State Department of Environmental Conservation (NYSDEC). Contamination in the form of volatile organic compounds (VOCs) associated with the historic use and storage of petroleum products; and semi-volatile organic compounds (SVOCs) and metals associated with historic fill material are present in soil and groundwater underlying the Site. Direct contact with the contamination is currently infeasible as the contaminants are in the soils underlying the Site and groundwater below the Site is not used as a source of drinking water or for irrigation. There is a potential for exposure associated with contaminant vapors that could volatilize from the subsurface and migrate up through the foundation and into buildings located on and directly adjacent to the Site. The investigation work to be completed by the Applicant under the oversight of the NYSDEC will be performed to assess the potential for exposure from existing contamination, as may be required by the NYSDEC. The remedial plan for the Site will include appropriate measures to address potential exposure, including source removal and/or other mitigation, as warranted.

Issues of public concern during the future on-Site remediation phase of the redevelopment will likely be limited to the on-Site handling and disposal of contaminated soil and water. The possibility of vapor or dust generation associated with the removal, and to a lesser extent, during the pre-remediation investigation phase may be of concern. In order to mitigate this risk and provide a measure of protection for the downwind community, on-Site air quality and dust levels will be monitored during all intrusive activities related to the investigation and remediation phases of the project (e.g. drilling, soil excavation, backfilling, etc.). The air quality monitoring will be conducted in accordance with a Site-specific Health and Safety Plan (HASP) that will be included as part of the Remedial Investigation Work Plan (RIWP) and Remedial Work Plan (RWP). Dust suppression techniques will be employed to prevent the generation of dust to the extent possible. All air quality monitoring will be performed in accordance with a Community Air Monitoring Program (CAMP). The RIWP, RWP, and all associated appendices (including the HASP and CAMP) will be reviewed and approved by NYSDEC and the New York State Department of Health (NYSDOH), and will be available for review at the document repositories identified in Appendix A.

A likely additional issue of public concern will be the potential presence of trucks traveling through the community, and parking or idling at or near the project Site during soil excavation and backfilling activities. The RWP will include provisions for on-Site soil handling techniques that will minimize the number of trucks and their duration of time at 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.

Any contaminated water would be treated prior to discharge to the sewer. In addition, any required permits (or equivalent) will be obtained from applicable regulatory agencies.

The issue of public concern related to construction-related noise is common in 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 City of White Plains-issued permits.

The investigation and remediation work will be designed to identify and remove the contamination and, therefore, reduce potential risk of exposure. For more information about the Site or BCP program, contact the NYSDEC or NYSDOH Project Manager. Contact information is located in Appendix A and B of the Citizen Participation Plan. Local, state, and federal officials and adjacent property owners/occupants will be kept informed about the progress of the Site cleanup activities, and periodic fact sheets will be prepared and made available for public review. The next phases of the project include finalizing the RIWP and determining whether any additional investigations or reporting are warranted to support the RWP.

How were these issues and/or information needs identified?

The issues were identified by completing preliminary site investigations which are summarized in representative investigation reports. The reports documenting the investigations completed to date are available for review at the document repositories listed in Appendix A of the Citizen Participation Plan.

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.

Information needed from the community includes questions or concerns about the Site conditions and the BCP process, and any issues that may arise for the community during the investigation and remediation phase of the project. Each individual and/or entity listed on the Site Contact List (Appendix B of the Citizen Participation Plan), plus anyone from the public, can reach out at any time to the Site's NYSDEC or NYSDOH Project Manager for information about the Site or to express comments/concerns. Each individual, group, organization, business, and government representative currently associated with this project has been included in Appendix B of the Citizen Participation Plan.

How were these information needs identified?

These needs were identified by researching the conditions of the area surrounding the Site, and following the established NYSDEC requirements of the BCP.

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 that the community needs includes the results of the remedial investigation, the results of the remediation, and the opportunities available to review work plans and reports. Each person listed on the Site Contact List (Appendix B), plus anyone from the public, can reach out at any time to the Site's NYSDEC or NYSDOH Project Manager for information about the Site or to express comments/concerns. Each individual, group, organization, business, and government representative currently associated with this project has been included in Appendix B.

Document repositories where copies of all documents regarding the investigation and remediation of the Site are available to the public and have been established at the White Plains Public Library, 100 Martine Avenue, White Plains, NY 10601, and the NYSDEC Region 3 Office, 21 South Putt Corners Road, New Paltz, NY 12561.

How were these issues and/or information needs identified?

These needs were identified by researching the conditions of the area surrounding the Site, and following the established NYSDEC requirements of the BCP.

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 site

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:

Not applicable

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:

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:

Labor Group(s)/Employees:

Indian Nation:

Citizens/Community Group(s): See list in Appendix B of the Citizen Participation Plan

Environmental Justice Group(s):

Environmental Group(s):

Civic Group(s):

Recreational Group(s):

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

Prepared/Updated By: Tim McClintock, AKRF, Inc.

Date: 10/19/18

Reviewed/Approved By: Rebecca A. Kinal, AKRF, Inc.

Date: 10/19/18