



**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan for Former United Hospital

February 2022

BCP Site No. C360202
406 Boston Post Road
Post Chester
Westchester County, NY 10573

Prepared by:



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TABLE OF CONTENTS

<u>Section</u>	<u>Page Number</u>
1. What is New York’s Brownfield Cleanup Program (BCP)?.....	1
2. Citizen Participation (CP) Activities.....	1
3. Major Issues of Public Concern	5
4. Site Information.....	6
5. Investigation and Cleanup Process.....	7
Appendix A - Project Contacts and Locations of Reports and Information	A-1
Appendix B - Site Contact List.....	B-1
Appendix C - Site Location Map	C-1
Appendix D - Brownfield Cleanup Program Process	D-1

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Note: The information presented in this Citizen Participation Plan (CPP) was current as of the date of its approval by the New York State Department of Environmental Conservation (NYSDEC). Portions of this CPP may be revised during the investigation and cleanup process.

Applicant: **BR RA Port Chester LLC (“Applicant”)**
Site Name: **Former United Hospital (“Site”)**
Site Address: **406 Boston Post Road, Port Chester, NY 10573**
Site County: **Westchester County**
Site Number: **C360202**

1. What is New York’s Brownfield Cleanup Program (BCP)?

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 (CP) 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 by 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; and
- 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 (CPP) 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 CPP and the CP program for the Site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

The locations of the reports and information related to the Site's investigation and cleanup program are also identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC website. If this occurs, NYSDEC will inform the public in fact sheets distributed about the Site and by other means, as appropriate.

Site Contact List

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

The Site contact list includes, at a minimum:

- Chief executive officer and planning board chairperson of each county, city, town and village in which the Site is located;
- Residents, owners, and occupants of the Site and properties adjacent to the Site;
- The public water supplier 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 disseminating information at the facility; and
- Location(s) of reports and information.

The Site location is shown in Appendix C.

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 (RIWP)] is distributed both by paper mailing through the postal service and through DEC Delivers, NYSDEC's email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the Site. For more information, visit:

<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 the potential to influence decisions about a site's investigation and cleanup.

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

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

Technical Assistance Grant (TAG)

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 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 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 of this CPP, the significant threat determination for the Site has not yet been made.

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

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

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

Citizen Participation (CP) 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 Brownfield Cleanup Program (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 the New York State Department of Environmental Conservation (NYSDEC) determines that the BCP application is complete. The 30-day public comment period begins on the date of publication of the 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 Citizens Participation (CP) Plan (CPP) • Prepare Remedial Investigation (RI) Work Plan (RIWP) 	Before start of Remedial Investigation Note: Applicant must submit the CPP to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves Remedial Investigation (RI) Work Plan (RIWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to Site Contact List about proposed RI activities and announcing 30-day public comment period about Draft RIWP • Conduct 30-day public comment period 	Before NYSDEC approves the RIWP. If the RIWP is submitted with the application, public comment periods will be combined and public notice will include the fact sheet. The 30-day public comment period begins/ends as per dates identified in the 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 the RI Report (RIR).
Before NYSDEC Approves Remedial Action Work Plan (RAWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to Site Contact List about Draft RAWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RAWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves the RAWP. The 45-day public comment period begins/ends as per the dates identified in the fact sheet. The 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 (FER) • Distribute fact sheet to Site Contact List announcing NYSDEC approval of FER 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 CPP 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.

BR RA Port Chester LLC (the "Applicant") is preparing to redevelop the Site to replace the former New York United Hospital Center and associated grounds. The redevelopment project includes demolition of the abandoned multi-winged hospital building and associated ancillary buildings (including the power plant), and construction of a mixed-use development, including residential and commercial uses. 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. Direct contact with the contamination (or contaminant vapors) is currently infeasible as the contaminants are in the soil and groundwater underlying the Site, groundwater below the Site is not used as a source of drinking water or for irrigation, and Site buildings are not occupied. The remedial plan for the Site will include appropriate measures to address potential future exposure, including source removal and/or other mitigation, as warranted.

Issues of public concern during the future on-Site demolition and remediation phases of the redevelopment will include demolition of the existing Site buildings, on-Site handling and disposal of contaminated soil, and on-Site handling and removal of any petroleum/chemical storage tanks. The possibility of vapor or dust generation associated with the demolition and remediation phases, and to a lesser extent, during the 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 at the BCP portion of the Site during all intrusive activities related to the demolition and remediation phases of the project (e.g., building demolition, soil excavation, backfilling, etc.). The specific air quality monitoring requirements 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 Action Work Plan (RAWP). 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, RAWP, 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 RAWP 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 Village of Port Chester and Westchester County issued permits.

4. Site Information

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

Site Description

The Site is located at 406 Boston Post Road in the Town of Rye, Village of Port Chester, Westchester County, NY 10573, and is defined as Tax Map ID Section 141.052, Block 1, Lot 2 on the Town of Rye, Village of Port Chester Tax Map. The 12.03-acre Site consists of multiple abandoned structures associated with the former New York United Hospital Medical Center, asphalt-paved parking areas and roadways, and vegetated areas. The topography at the Site generally slopes to the west toward Interstate 287 and to the southeast toward Boston Post Road, with Site elevations ranging from approximately 80 to 100 feet above mean sea level. The Site is bounded to the north and northeast by Abendroth Park and a former hospital parking lot (Lot 2.4), respectively, followed by residential properties; to the south by the former hospital staff residential building (Lot 2.1) and High Street, followed by a nursing/rehabilitation facility and the Boston Post Road approach to Interstate 287; to the east by Boston Post Road, followed by a commercial shopping center; and to the west by Interstate 287, followed by residential properties and St. Mary's Cemetery. The surrounding area consists primarily of residential and commercial uses, with some educational uses and parkland.

History of Site Use, Investigation, and Cleanup

According to previous environmental reports, the Site was partially developed as a hospital as early as 1915, with various additions and standalone structures constructed over time. The hospital ceased operations circa 2004 and has remained vacant since.

According to the findings from AKRF's May 2020 subsurface investigation, historic fill material (brown to gray sand including some to trace amounts of asphalt, brick, concrete, gravel, silt, and wood) was encountered to depths up to 12.5 feet below ground surface across the Site. The fill material was generally underlain by apparent shallow bedrock, which was encountered at depths ranging from 2.5 to 15 feet below ground surface, with bedrock outcrops observed in the western portion of the Site. Groundwater is anticipated to be approximately 20 to 30 feet below ground surface within the bedrock layer, and is expected to generally flow in a southerly direction; however, perched water was encountered intermittently above bedrock at depth ranging from approximately 7.5 to 13 feet below ground surface. Previous environmental investigations conducted at the Site by others between circa 2013 and 2019 identified visual and olfactory evidence of petroleum-contaminated soil in several locations, including the location of two former 25,000-gallon No. 6 fuel oil underground storage tanks (USTs) and around a closed-in-place 2,000-gallon diesel fuel UST. The 25,000-gallon USTs and some petroleum-contaminated soil were removed 2013, with post-excavation soil samples indicating the presence of residual petroleum contamination. Several other petroleum storage tanks were reported to be removed and/or closed-in-place between 1999 and 2013.

Based on the findings of the environmental investigations conducted by AKRF and others, the primary contaminants of concern at the Site include semi-volatile organic compounds (SVOCs) and metals in soil, and volatile organic compounds (VOCs) and SVOCs in groundwater. Several SVOCs [benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenz(a,h)anthracene, and indeno(1,2,3-cd)pyrene] and metals (arsenic, barium, lead, silver, manganese, and mercury) were detected at concentrations above the NYSDEC Restricted Residential Soil Cleanup Objectives (RRSCOs). The VOC 1,2,4,5-trimethylbenzene and several SVOCs [benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, and indeno(1,2,3-cd)pyrene] were detected at concentrations above the NYSDEC Class GA Ambient Water Quality Standards and Guidance Values (AWQSGVs).

In July 2020, the Applicant requested entry into the BCP as a Volunteer to facilitate the continued investigation and subsequent remediation of Site-related contamination under oversight of the NYSDEC.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's BCP 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 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 (BCA) (No. C360202-10-20), executed by NYSDEC and the Applicant in October 2020, sets forth the responsibilities of each party in conducting these activities at the Site.

Investigation

The Applicant completed a preliminary site investigation before it entered 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.

The RI has several goals:

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

The Applicant will submit a Draft RIWP to NYSDEC for review and approval. NYSDEC will make the Draft RIWP available to the public for review during the 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 whether 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 Measure (IRM)

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

or

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

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

Cleanup Action

NYSDEC will consider public comments and revise the Draft RAWP, if necessary, before approving the proposed remedy. The NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the Decision Document.

The Applicant then may design and perform the cleanup action to address the Site contamination. NYSDEC and NYSDOH will 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 (COC)

When NYSDEC and NYSDOH are satisfied that cleanup requirements have been achieved or will be achieved for the Site, they will approve the FER. NYSDEC will then issue a COC to the Applicant. The COC states that cleanup goals have been achieved, and relieves the Applicant from future liability for Site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the Site after it receives a COC.

Site Management

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the Site cleanup program. This phase begins when the COC is issued. Site management incorporates any institutional controls (ICs) and/or engineering controls (ECs) required to ensure that the remedy implemented for the Site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan (SMP).

An IC is a non-physical restriction on use of the site, such as a deed restriction or environmental easement that would prevent or restrict certain uses of the property. An IC may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all, uses.

An EC is a physical barrier or method to manage contamination. Examples include: caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats groundwater. Site management continues until NYSDEC determines that it is no longer needed.

APPENDIX A

PROJECT CONTACTS AND LOCATIONS OF REPORTS AND INFORMATION

Project Contacts

For information about the Site's investigation and cleanup program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (NYSDEC):

Kiera Thompson, P.G.
Project Manager
NYSDEC Region 3
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7014
Phone: (518) 402-9662
Email: kiera.thompson@dec.ny.gov

Stephanie Mossey
Public Participation Specialist
NYSDEC Region 3
21 South Putt Corners Road
New Paltz, NY 12561
Phone: (845) 256-3154
Email: stephanie.mossey@dec.ny.gov

New York State Department of Health (NYSDOH):

Angela Martin
Project Manager
NYSDOH
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
Phone: (518) 473-4671
Email: BEEI@health.ny.gov

Locations of Reports and Information

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

Port Chester – Rye Brook Public Library 1 Haseco Avenue, Port Chester, NY 10573 Robin Lettieri – Director (914) 939-6710	
Standard Hours: Monday, 9AM – 7PM Tuesday, 9AM – 6PM Wednesday-Friday, 9AM – 5PM Saturday-Sunday, Closed	COVID-Restricted Hours: (by appointment only – call to schedule) Monday, 10AM – 6PM Tuesday, 10AM – 5PM Wednesday-Friday, 10AM – 4PM Saturday-Sunday, Closed

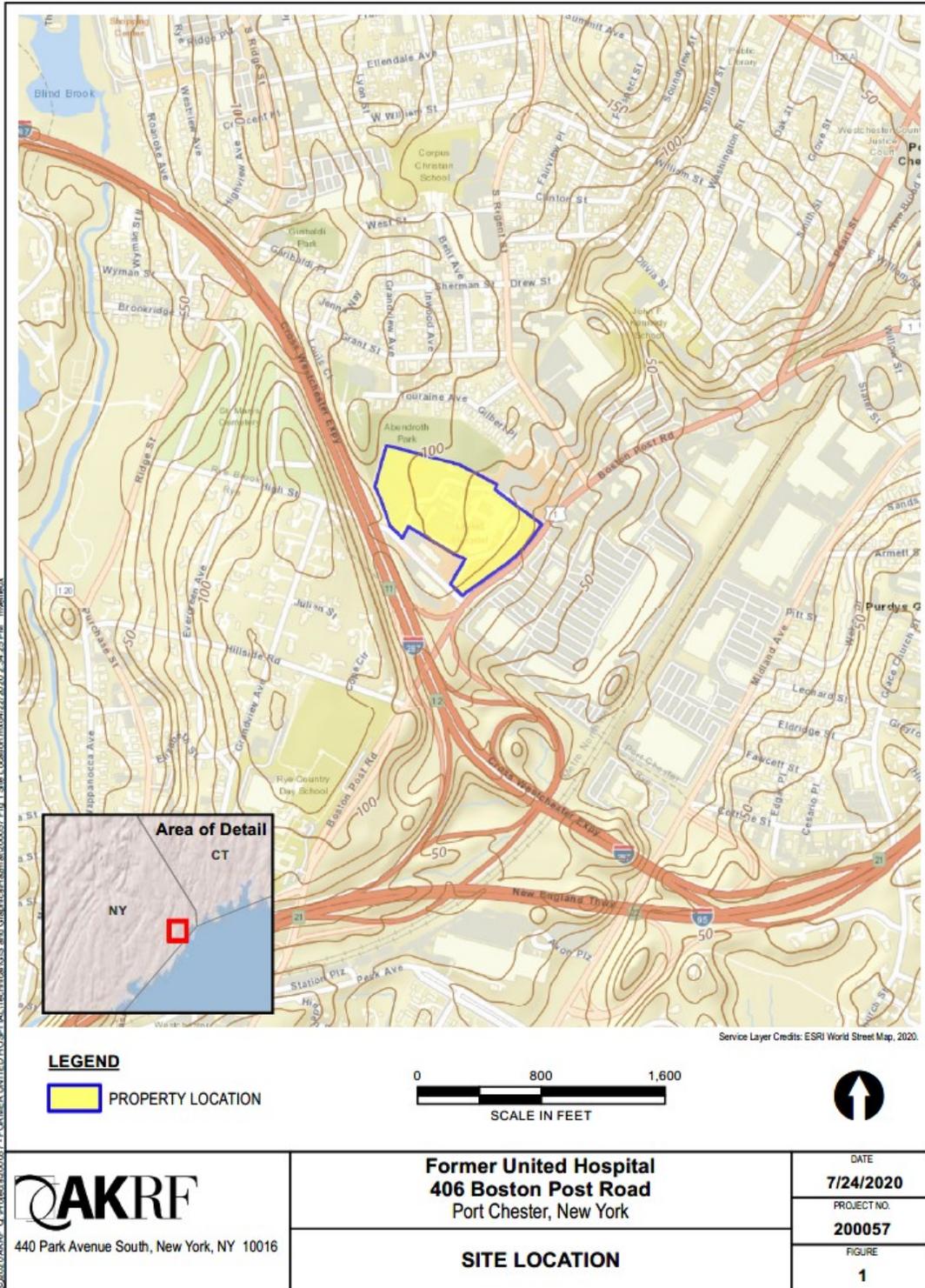
In addition to the facility noted above, the NYSDEC will upload important project documents to the DECinfo Locator database (<https://www.dec.ny.gov/data/DecDocs/C360202/>) for convenient online public access. For more information, go online at: <https://www.dec.ny.gov/pubs/109457.html>

APPENDIX B
SITE CONTACT LIST

<p>Hon. Kathy Hochul Governor of New York State NYS State Capitol Bldg. Albany, NY 12224 www.governor.ny.gov</p>	<p>Hon. Charles Schumer U.S. Senator 322 Hart Senate Office Bldg. Washington, DC 20510 www.schumer.senate.gov</p>	<p>Hon. Kirsten Gillibrand U.S. Senator 478 Russell Senate Office Bldg. Washington, DC 20510 www.gillibrand.senate.gov</p>	<p>Hon. Mondaire Jones U.S. House of Representatives 1017 Longworth HOB Washington, DC 20515 https://jones.house.gov</p>
<p>Hon. Shelley B. Mayer NY State Senator 222 Grace Church Street, Ste. 300 Port Chester, NY 10573 smayer@nysenate.gov</p>	<p>Hon. George Latimer Westchester County Executive Michaelian Office Bldg. 148 Martine Avenue White Plains, NY 10601 CE@westchestergov.com</p>	<p>Mr. Ken Jenkins Deputy Westchester County Executive Michaelian Office Bldg. 148 Martine Avenue White Plains, NY 10601 kjenkins@westchestergov.com</p>	<p>Ms. Norma Drummond Planning Commissioner Westchester County Dept. of Planning Michaelian Office Bldg. 148 Martine Avenue White Plains, NY 10601 nvvl@westchestergov.com</p>
<p>Mr. Richard Hyman Chairman Westchester County Planning Board Michaelian Office Bldg. 148 Martine Avenue White Plains, NY 10601 https://planning.westchestergov.com/planning-board</p>	<p>Hon. Luis A. Marino Mayor Village of Port Chester 222 Grace Church Street Port Chester, NY 10573 www.portchesterny.com/mayor</p>	<p>Mr. Curt Lavalla, ACIP Director Village of Port Chester Dept. of Planning and Economic Development 222 Grace Church Street Port Chester, NY 10573 www.portchesterny.com/planning-economic-development</p>	<p>Mr. Michael Scarola Chairman Village of Port Chester Planning Commission 222 Grace Church Street Port Chester, NY 10573 www.portchesterny.com/planning-commission</p>
<p>NYSDEC Division of Environmental Remediation 625 Broadway Albany, New York 12233 www.dec.ny.gov</p>	<p>Kiera Thompson, P.G. NYSDEC Project Manager NYSDEC Region 3 625 Broadway 11th Floor Albany, NY 12233-7014 kiera.thompson@dec.ny.gov</p>	<p>Stephanie Mossey Public Participation Specialist NYSDEC Region 3 21 South Putt Corners Road New Paltz, NY 12561 stephanie.mossey@dec.ny.gov</p>	<p>Angela Martin NYSDOH Project Manager Empire State Plaza Corning Tower Room 1787 Albany, NY 12237 BEEL@health.ny.gov</p>
<p>The Journal News 1133 Westchester Avenue, Suite N110 White Plains, NY 10604 www.lohud.com/news/westchester</p>	<p>Westmore News 38 Broad Street Port Chester, NY 10573 www.westmorenews.com</p>	<p>The New York Times 620 Eighth Avenue New York, NY 10018 www.nytimes.com</p>	<p>New York Daily News 270C Duffy Avenue Hicksville, NY 11801 www.nydailynews.com</p>
<p>New York Post 1211 Avenue of the Americas New York, NY 10036 www.nypost.com</p>	<p>News 12 Westchester 6 Executive Plaza Yonkers, NY 10701 https://westchester.news12.com</p>	<p>WABC-TV 7 Lincoln Square New York, NY 10023 www.abc7ny.com</p>	<p>WNYW Fox 5 205 East 67th Street New York, NY 10021 www.fox5ny.com</p>

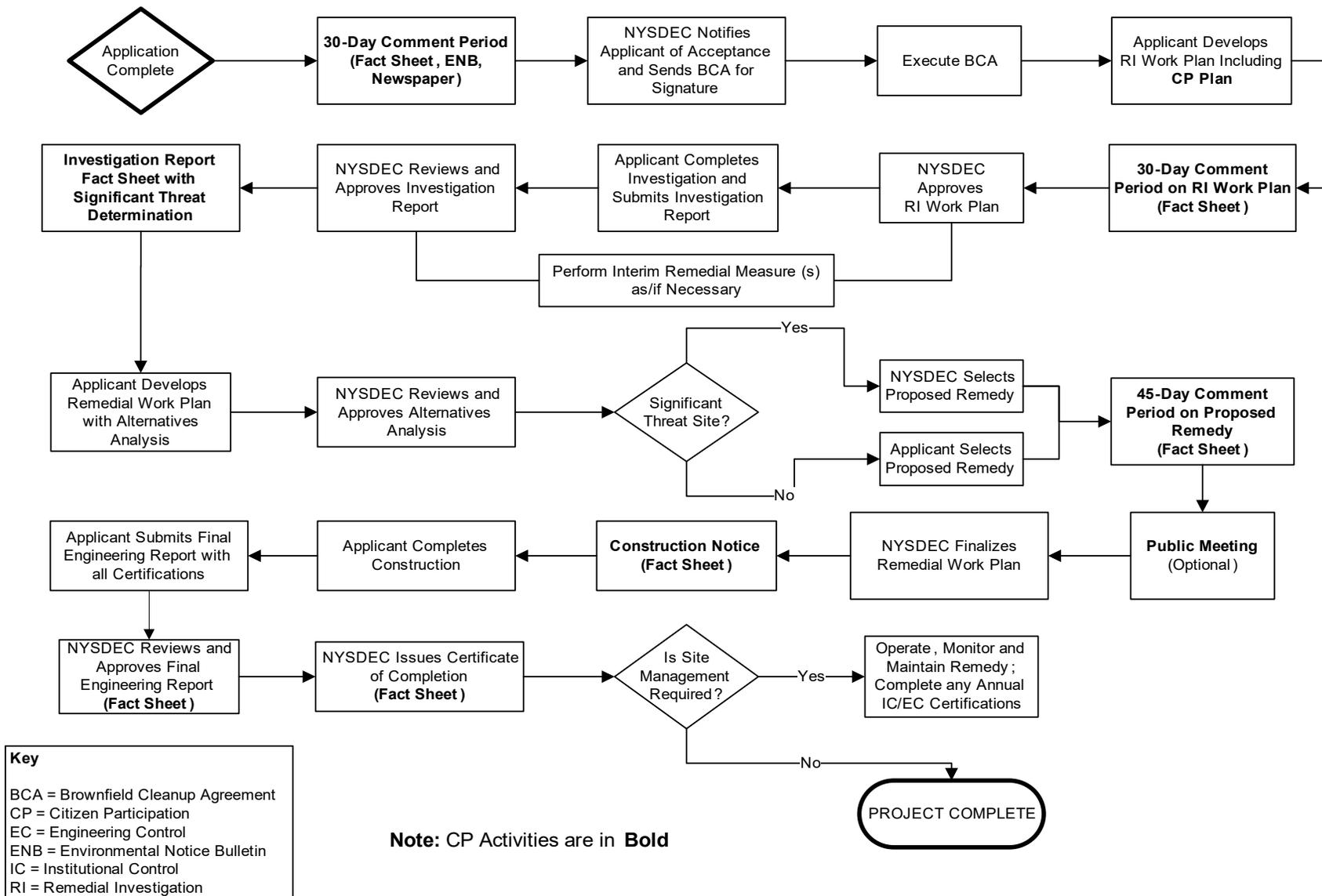
<p>WNBC News 4 30 Rockefeller Plaza New York, NY 10112 www.nbcnewyork.com</p>	<p>Jan's Kidz 'N' Motion Sara J. Betwarda 84 Grant Street Port Chester, NY 10573</p>	<p>Tots Place, Inc. Tetyana Palmisano 8 Bent Avenue Port Chester, NY 10573 www.preschoolwestchesterny.com</p>	<p>Port Chester Carver Center Fallen Jean-Baptiste 40 Olivia Avenue Port Chester, NY 10573 www.carvercenter.org</p>
<p>My 2nd Home Day Care Karol A. Mejia 226 South Ridge Street Rye Brook, NY 10573</p>	<p>Happy Corner Day Care Center, Inc. Zoila M. Bravo Garzon 80 South Regent Street Port Chester, NY 10573</p>	<p>Rye Country Day School Jonathan Leef, Ryan Song, and Barbara Shea 3 Cedar Street Rye, NY 10580 jon_leef@ryecountryday.org ryan_song@ryecountryday.org barbara_shea@ryecountryday.org</p>	<p>John F. Kennedy Elementary School Judy Diaz 40 Oliva Street Port Chester, NY 10573 jdiaz@portchesterschools.org</p>
<p>Corpus Christi Holy Rosary School Deidre McDermott 135 South Regent Street Port Chester, NY 10573 deidre.mcdermott@cchrs.org</p>	<p>Local Document Repository: Port Chester–Rye Brook Public Library Robin Lettieri 1 Haseco Avenue Port Chester, NY 10573 rlettieri@wlsmail.org</p>	<p>Public Water Supply: Suez North America Westchester Operations 2525 Palmer Avenue New Rochelle, NY 10801 www.mysuezwater.com</p>	<p>Gregg Hamilton Executive Director Sustainable Port Chester Alliance 345 Westchester Avenue Port Chester, NY 10573 portchesteralliance@gmail.com</p>
<p>Stuart Rabin Port Chester Village Manager Port Chester Village Hall 222 Grace Church Street Port Chester, NY 10573 srabin@portchesterny.gov</p>	<p>Steve Otis New York State Assembly 222 Grace Church Street Port Chester, NY 10573 otiss@nyassembly.gov</p>		

APPENDIX C
SITE LOCATION MAP



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Appendix D– Brownfield Cleanup Program Process





Division of Environmental Remediation

Remedial Programs Scoping Sheet for Major Issues of Public Concern

Site Name: Former United Hospital

Site Number: C360202

Site Address and County: 406 Boston Post Road, Port Chester, Westchester County, NY 10573

Remedial Party(ies): BR RA Port Chester 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.**

BR RA Port Chester LLC (the "Applicant") is preparing to redevelop the Site to replace the former New York United Hospital Center and associated grounds. The redevelopment project includes demolition of the abandoned multi-winged hospital building and associated ancillary buildings (including the power plant), and construction of a mixed-use development, including residential and commercial uses. 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. Direct contact with the contamination (or contaminant vapors) is currently infeasible as the contaminants are in the soil and groundwater underlying the Site, groundwater below the Site is not used as a source of drinking water or for irrigation, and Site buildings are not occupied. The remedial plan for the Site will include appropriate measures to address potential future exposure, including source removal and/or other mitigation, as warranted.

Issues of public concern during the future on-Site demolition and remediation phases of the redevelopment will include demolition of the existing Site buildings, on-Site handling and disposal of contaminated soil, and on-Site handling and removal of any tanks. The possibility of vapor or dust generation associated with the demolition and remediation phases, and to a lesser extent, during the 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 at the BCP portion of the Site during all intrusive activities related to the demolition and remediation phases of the project (e.g., building demolition, soil excavation, backfilling, etc.). The specific air quality monitoring requirements 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 Action Work Plan (RAWP). 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, RAWP, 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 RAWP 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 Village of Port Chester and Westchester County 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 this 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 preparing and implementing the RIWP, and determining whether any additional investigations or reporting are warranted to support preparation of the RAWP.

How were these issues and/or information needs identified?

The issues were identified during previous environmental investigations of the Site, 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. Additional concerns related to the demolition of the existing Site buildings were raised during public comment periods.

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 phases 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 of the Citizens 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 this Citizens Participation Plan.

A document repository where copies of all documents regarding the investigation and remediation of the Site are available to the public has been established at the Port Chester – Rye Brook Public Library, located at 1 Haseco Avenue in Port Chester, NY 10573. In addition to the Port Chester – Rye Brook Public Library, the NYSDEC will upload important project documents to the DECinfo Locator database (<https://www.dec.ny.gov/data/DecDocs/C360202/>) for convenient online public access.

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**

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**:

[Click here to enter text.](#)

Part 5. The site contact list must include, at a minimum, the individuals, groups, and organizations identified in Part 2. of the Citizen Participation Plan under 'Site Contact List'. Are *other* individuals, groups, organizations, and units of government affected by, or interested in, the site, or its remedial program? (Mark and identify all that apply, then adjust the site contact list as appropriate.)

- Non-Adjacent Residents/Property Owners:** [Click here to enter text.](#)
- Local Officials:** See list in Appendix B of the Citizen Participation Plan
- Media:** See list in Appendix B of the Citizen Participation Plan
- Business/Commercial Interests:** [Click here to enter text.](#)
- Labor Group(s)/Employees:** [Click here to enter text.](#)
- Indian Nation:** [Click here to enter text.](#)
- Citizens/Community Group(s):** See list in Appendix B of the Citizen Participation Plan
- Environmental Justice Group(s):** [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):** See list in Appendix B of the Citizen Participation Plan

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

Date: 02/07/2021

Reviewed/Approved By: Marc Godick, AKRF, Inc.

Date: 02/07/2021