



NEW YORK
STATE OF
OPPORTUNITY

**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan

for

Sun Valley Nursery Filling Station Site

September 2024

C360207
136-140 Croton Avenue
Ossining
Westchester County, New York

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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: **136-140 Croton Avenue LLC (“Applicant”)**
Site Name: **Sun Valley Nursery Filling Station Site (“Site”)**
Site Address: **136-140 Croton Avenue, Ossining, NY**
Site County: **Westchester County**
Site Number: **C360207**

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

New York’s Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and developed. These uses include recreation, housing, and business.

A *brownfield* is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants who conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at:
<http://www.dec.ny.gov/chemical/8450.html> .

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision makers form or adopt final positions.

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment
- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process
- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

Project Contacts

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

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

Site Contact List

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

The site contact list includes, at a minimum:

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

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

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

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

CP Activities

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

flowchart in Appendix 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 if the site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the site, as described in Section 5.

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

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

As of the date the declaration (page 2) was signed by the NYSDEC project manager, it has been determined that the site does not pose a significant threat.

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 	Before start of Remedial Investigation Note: Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period 	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.

Citizen Participation Activities	Timing of CP Activity(ies)
<p align="center">Before Applicant Starts Cleanup Action:</p> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	
<p align="center">After Applicant Completes Cleanup Action:</p> <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) 	

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.

There will be areas on the site where soil excavation is necessary. Therefore, once the remediation commences, there may be concerns regarding odors, noise or truck traffic coming from the site. However, these impacts will be mitigated through implementation of a Health and Safety Plan and Soil Management Plan approved by the Department, which will be designed to minimize these impacts. A Community Air Monitoring Plan will also be implemented to monitor dust and vapors to ensure the community is not impacted. CAMP implementation involves the placement of air monitoring stations downwind of where work is occurring to capture both dust and vapor emissions. If dust or emissions exceed a set threshold established by DEC and the Department of Health, then work must cease and the cause of the issue must be corrected before work can proceed.

4. Site Information

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

Site Description

- **Location - 136-140 Croton Avenue, Ossining, NY, Westchester County**
- **Setting - Urban**
- **Site size - 0.8 Acres**
- **Adjacent properties - Residential, Commercial**

History of Site Use, Investigation, and Cleanup

Most recently, the site was used as the Sun Valley Nursey until 2017. Prior to that use, the Site had a long history of use as an automotive repair garage and retail gasoline station.

The past investigations of the Site have revealed that the historic use of the Site as a gasoline and automotive repair facility from the 1940s until the 1990s, the former presence of underground storage tanks containing gasoline and heating fuel on Site, the former presence of in-ground hydraulic lifts inside prior buildings and former gasoline pumps all potentially caused contamination on the Site. In addition, multiple spills have occurred near and onsite including:

:

- Spill #8804569, dated 8/24/1988, occurred at a gas station on Croton and Watson when abandoned drums spilled an unknown amount of petroleum into the soil; the spill was closed on 9/19/1988.
- Spill #9613901, dated 2/26/1997, occurred when a tank overfill spilled an unknown amount of gasoline into the soil; this spill was closed on 9/9/1997.
- Spill #1505778, dated 8/31/2015, occurred at a right of way on Croton and Watson Avenue due to a traffic collision. Allegedly only 0.13 gallons of petroleum was spilled and this spill was closed the same day on 8/31/2015.

A 2017 ground penetrating radar (“GPR”) survey was performed in order to determine if the tanks were still present, which survey results at that time did not identify the suspected presence of any remaining in-ground tanks. A subsurface soil borings investigation from ground surface to depths of ten to fifteen feet below grade near suspected areas of concern borings indicated the presence of volatile organic compounds (“VOCs”), Poly-Aromatic Hydrocarbons (“PAHs”), and metals. Based on the soil sample results, impacts consistent with gasoline were documented near the former gasoline USTs and pump islands on both Site parcels.

A more recent 2021 investigation after the on-Site buildings on the two parcels were demolished appeared to reveal two metallic anomalies found to the south and southwest of the former building located on Lot 79 which were cylindrical in shape and consistent with the presence of underground storage tanks. Another subsurface investigation revealed the contaminants of concern for soil are petroleum related VOCs and metals, and for groundwater VOCs, semi-volatile organic compounds (“SVOCs”) and metals. Soil vapor contaminants of concern included chlorinated VOCs. In sum, this investigation concluded that petroleum related impacts in soil are generally located within the vicinity of the historical gas station filling pads and tanks areas.

5. Investigation and Cleanup Process

Application

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

The Applicant in its Application proposes that the site will be used for unrestricted or restricted residential purposes.

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

Investigation

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

The site investigation has several goals:

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

The Applicant submits a draft “Remedial Investigation Work Plan” to NYSDEC for review and approval with the application. NYSDEC makes the draft plan available to the public review during a 30-day public comment period.

When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

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

Interim Remedial Measures

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when

a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

Remedy Selection

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

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

or

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

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

Cleanup Action

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

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

Certificate of Completion

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

Site Management

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

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

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

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

Appendix A - Project Contacts and Locations of Reports and Information

Project Contacts

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

New York State Department of Environmental Conservation (NYSDEC):

Michael Squire
Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, NY 12233
Michael.squire@dec.ny.gov

New York State Department of Health (NYSDOH):

Jim Sullivan
Project Manager
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
Jim.Sullivan@health.ny.gov

Locations of Reports and Information

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

Ossining Public Library	Hours:	
53 Croton Avenue	Monday	9am-9pm
Ossining, NY 10562	Tuesday	10am-6pm
Attn: Karen LaRocca	Wednesday	1pm-9pm
Phone: (914) 941-2416	Thursday	9am-9pm
	Friday	10am-6pm
	Saturday	9am-5pm
	Sunday	1pm-5pm

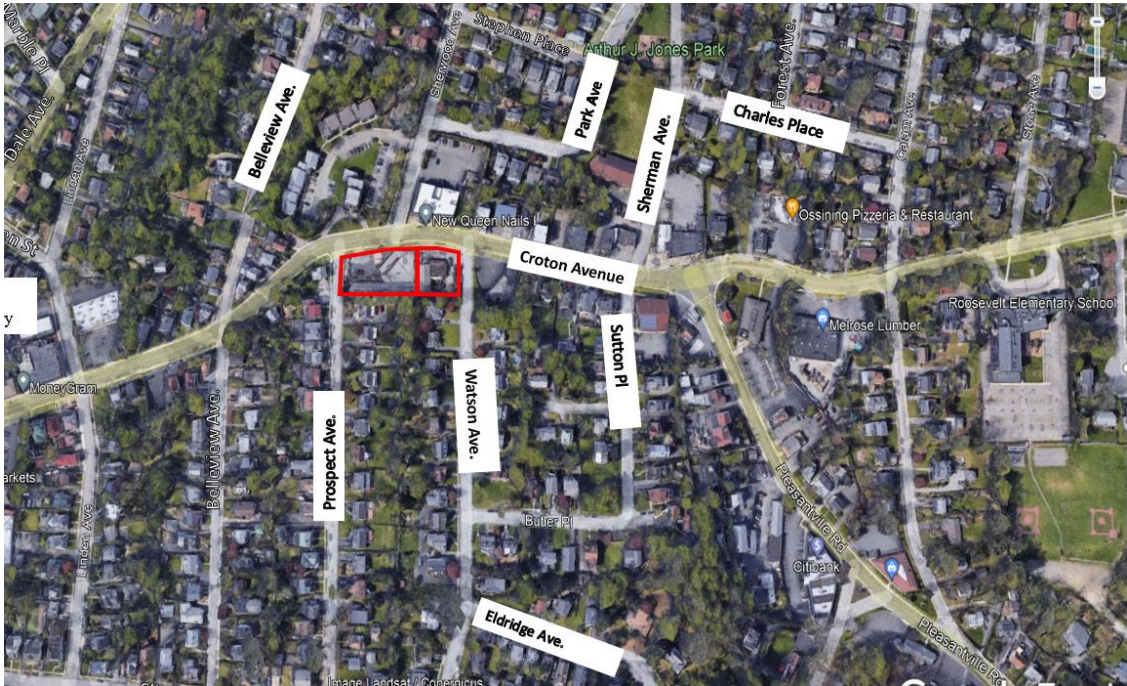
Appendix B - Site Contact List

Federal and State Officials		
<p>Chuck E. Schumer U.S. Senate 780 Third Avenue, Suite 2301 New York, NY 10017</p>	<p>Kirsten Gillibrand U.S. Senate 780 Third Avenue, Suite 2601 New York, NY 10017</p>	<p>Mondaire Jones U.S. House of Representatives, 17th District 222 Mamaroneck Avenue, Suite 312 White Plains, NY 10605</p>
<p>Elijah Reichlin-Melnick New York State Senator, 38th District 2 Church Street, Suite 210 Ossining, NY 10562</p>	<p>Kathy Hochul Governor of New York NYS State Capitol Building Albany, NY 12224</p>	<p>George Latimer Westchester County Executive 148 Martine Avenue White Plains, NY 10601</p>
<p>Richard Hyman Westchester County Planning Board, Chair 148 Martine Avenue White Plains, NY 10601</p>	<p>Dana Levenberg Town Supervisor, Town of Ossining 16 Croton Avenue Ossining, NY 10562</p>	<p>Gareth Hougham Town of Ossining Planning/ARB Board Chairperson Route 9A - P.O. Box 1166 Ossining, NY 10562</p>
<p>Gregory Meyer Deputy Supervisor/Council Member of Town Board 16 Croton Avenue Ossining, NY 10562</p>	<p>Rika Levin Mayor of the Village of Ossining 16 Croton Avenue Ossining, NY 10562</p>	<p>Jaime Martinez Village of Ossining, Director of Planning 101 Rt. 9A Ossining, NY 10562</p>
<p>Susanne Donnelly Village of Ossining, Village Clerk 16 Croton Avenue Ossining, NY 10562</p>		
Media Outlets		
<p>The Journal News-Westchester Media Outlet 1133 Westchester Avenue, Suite N110 White Plains, NY 10604</p>	<p>News 12 Westchester Media Outlet 6 Executive Plaza Yonkers, NY 10701</p>	

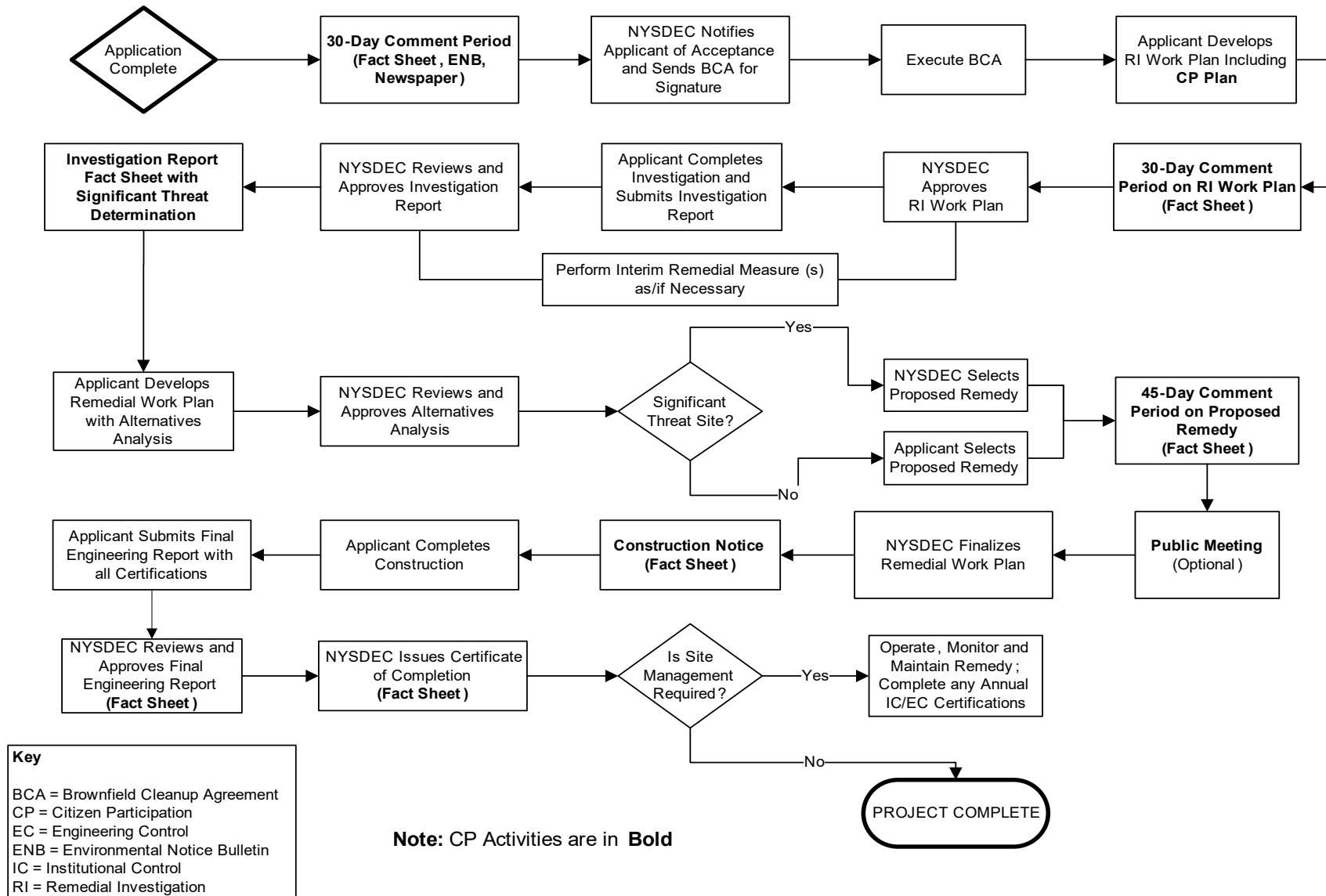
Public Water Supplier		
Andrew Tiess Village of Ossining, Superintendent of Water/Sewer 101 Briarcliff-Peekskill Parkway Ossining, NY 10562	Paul Fraioli PE Village Engineer 101 Briarcliff-Peekskill Parkway Ossining, NY 10562	
Schools and Daycare Centers		
Ferzeen Shamsi Claremont Elementary School, Principal 2 Claremont Road Ossining, NY 10562	Dr. Nicole Nover Anne M. Dorner Middle School, Principal 100 Van Cortland Avenue Ossining, NY 10562	Katie Castellano Minaya Roosevelt Elementary School, Principal 190 Croton Avenue Ossining, NY 10562
Emily Macias Park Early Childhood Center, Principal 22 Edward Street Ossining, NY 10562	LaToya Langley Ossining High School, Principal 29 South Highland Avenue Ossining, NY 10562	Synara Okyne-Aryee First Steps/Little School, Program Coordinator 34 South Highland Avenue Ossining, NY 10562
Laurie A. Kaufman All Aboard on the Hudson, Director 255 North Highland Avenue Ossining, NY 10562	Grace K. Scamarone Kelly's Kids Family Childcare LLC, On-Site Provider 34 Pershing Avenue Ossining, NY 10562	Veronica Nunez 123 Steps Daycare 81 Ferris Place Ossining, NY 10562
Kimberly Abramson YZ Daycare 25 Brookville Avenue Ossining, NY 10562	Paul AVECILLAS St. Ann's Peas and Karrots Child Care Center Director 16 Elizabeth Street Ossining, NY 10562	Lucia Orduz Brookside Elementary School, Principal 30 Ryder Road Ossining, NY 10562
Claudia Weger Ossining Children's Center, Assistant Executive Director 32 State Street Ossining, NY 10562		
Adjacent Property Owners		
AMAK Development LLC Owner of Site 136 Croton Avenue Ossining, NY 10562	Inga Saul & Celia Suscal Adjacent Property Owner of 15 Prospect Avenue 15 Prospect Avenue Ossining, NY 10562	James P. Crisci and Mary Delaney

Adjacent Property Owner of 4 Watson Avenue 4 Watson Avenue Ossining, NY 10562	William G. Hunt and Gwendolyn A. Hunt Adjacent Property Owner of 5 Watson Avenue 5 Watson Avenue Ossining, NY 10562	Risko Real Estate LLC Adjacent Property Owner of 144-146 Croton Avenue 144 Croton Avenue Ossining, NY 10562
Milnic Realty Inc. Adjacent Property Owner of 153-155 Croton Avenue 2 Plum Court Katonah , NY 10536	Frank Rubbo and Marie Rubbo Adjacent Property Owner of 151 Croton Avenue 151 Croton Avenue Ossining, NY 10562	Michael Calandrello Adjacent Property Owner of Croton Avenue, Park Avenue, Sherwood Avenue, and 139 Croton Avenue 139 Croton Avenue Ossining, NY 10562
Sherwood Fee I LLC Adjacent Property Owner of 135 Croton Ave and 7 Sherwood Ave 125 Park Avenue, 7th Floor New York, NY 10017	Joseph and Maria Rodrigues Adjacent Property Owner of 129 Croton Avenue 129 Croton Avenue Ossining, NY 10562	Guido Alvarez Adjacent Property Owner of 132 Croton Avenue 132 Croton Avenue Ossining, NY 10562
Kimberly Cruz and Angelica Maldonado Adjacent Property Owner of 4 Prospect Avenue 4 Prospect Avenue Ossining, NY 10562	River Edge Properties Adjacent Property Operator of 139 Croton Avenue 139 Croton Avenue Ossining, NY 10562	New Queen Nails Adjacent Property Operator of 139 Croton Avenue 139 Croton Avenue, Suite No 3 Ossining, NY 10562
Carpet Giant of Ossining Adjacent Property Operator of 139 Croton Avenue 139 Croton Avenue Ossining, NY 105623	K.S. Variedades Store Adjacent Property Operator of 151 Croton Avenue 141 Croton Avenue Ossining, NY 10562	Mike Risko Music School Adjacent Property Operator of 144-146 Croton Ave. 144 Croton Avenue Ossining, NY 10562
Psychic Readings Adjacent Property Operator of 151 Croton Avenue 141 Croton Avenue Ossining, NY 10562	A&L Automotive Adjacent Property Operator of 153-155 Croton Ave. 155 Croton Avenue Ossining, NY 10562	

Appendix C - Site Location Map



Appendix D– Brownfield Cleanup Program Process





Department of
Environmental
Conservation

Division of Environmental Remediation

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

Site Name: Sun Valley Nursery Filling Station

Site Number: C360207

Site Address and County: 136-140 Croton Avenue, Ossining, NY, Westchester County

Remedial Party(ies): 136-140 Croton Avenue LLC

Note: For Parts 1. – 3. the individuals, groups, organizations, businesses and units of government identified should be added to the site contact list as appropriate.

Part 1. List major issues of public concern and information the community wants. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and information needs. **Use this information as an aid to prepare or update the Major Issues of Public Concern section of the site Citizen Participation Plan.**

The list of potential impacts contained in the CPP are typical impacts of remediation on brownfield sites

How were these issues and/or information needs identified?

See response above.

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.

Nothing is needed from the community at this time

How were these information needs identified?

NA

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.

Communication of each step in the BCP process must be communicated in Fact Sheets and public hearings if required.

How were these issues and/or information needs identified?

This is part of the CPP process.

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:** [Click here to enter text.](#)

☐ **Media:** [Click here to enter text.](#)

☐ **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):** [Click here to enter text.](#)

☐ **Environmental Justice Group(s):** [Click here to enter text.](#)

☐ **Environmental Group(s):** [Click here to enter text.](#)

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☐ **Recreational Group(s):** [Click here to enter text.](#)

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Prepared/Updated By: Linda R. Shaw, Esq.

Date: 3/26/2022

Reviewed Approved By: [Click here to enter text.](#)

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