



Department of
Environmental
Conservation

Brownfield Cleanup Program
Citizen Participation Plan
for
46-70 McLean Avenue Auto Repair Laundry Site
May 2021

C360211
46-70 McLean Avenue
Yonkers
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: **SNL Yonkers, LLC (“Applicant”)**
Site Name: **46-70 McLean Avenue Auto Repair Laundry Site (“Site”)**
Site Address: **46-70 McLean Avenue, Yonkers, NY**
Site County: **Westchester County**
Site Number: **C360211**

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 	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-

Citizen Participation Activities	Timing of CP Activity(ies)
<ul style="list-style-type: none"> 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 	day public comment period.
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> Distribute fact sheet to site contact list that describes upcoming cleanup action 	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
<ul style="list-style-type: none"> Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC) 	At the time the cleanup action has been completed. Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.

3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

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 (CAMP) 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 upwind and 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 - 46-70 McLean Avenue, Yonkers, NY, Westchester County**
- **Setting - Urban**
- **Site size – 0.87 Acres**
- **Adjacent properties – Commercial, industrial**

History of Site Use, Investigation, and Cleanup

Maps from 1898 and 1917 showed that the Site was vacant and undeveloped at this time. However, by 1942, the Site was developed with its current structure, a two-story warehouse building. The building was initially used as a parking garage by Park Hill Garage. In 1951, the southern portion of the building was used for sportswear manufacturing and the northern portion was used for printing. In 1956, the southern portion of the building was used for eight unidentified commercial stores and the northern portion was still used for printing. From 1957 to 1978, the use of the property was not identified. From approximately 1987 to present, the first floor of the building was used by various auto repair facilities, paint stores and a laundry service. The building was also used for metal manufacturing by Metcor Manufacturing, Inc. from at least 1992 to 2005, toy manufacturing by Admiration

Toy Company, Inc. from at least 1987 to 2005, and US Toy MFG LTD from at least 1987 to 2010. The Willow Laundry Company was present in 2010 and various auto repair facilities from 1987 to the present time. All of these historic facilities likely used and stored hazardous chemicals and petroleum products. An active 5,000 gallon fuel oil underground storage tank (UST) is also present in the eastern portion of the Site, which may be impacting the environmental quality of the Site. There is a closed NYSDEC Spill # 93-10281 related to the release of petroleum during a fuel oil delivery to the underground fuel oil storage tank. Although the database indicates the spill was cleaned up immediately, residual contamination may have remained present. Finally, there is an adjacent gas station to the south, with four closed NYSDEC spills, that could be contributing to off-Site area-wide petroleum related contamination.

The initial subsurface investigation, which led to the submission of this application, was performed for the Requestor's parent company in April 2020 and consisted of the installation of 8 soil probes to 15 feet below or until refusal was encountered. Based upon the presence of bedrock directly beneath the slab in the western portion of the Site, only five of the soil probes were sampled and a total of 5 soil samples were analyzed for volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs). Additionally, two groundwater monitoring wells were installed downgradient of the tank, and two groundwater samples were collected for VOCs and SVOCs. Finally, 7 sub-slab vapor probes were installed and sampled for VOCs along with two indoor air and one outdoor air samples.

This initial investigation identified predominantly petroleum and VOC related groundwater and soil vapor contamination. The consultant reported a spill on the Site as a result of this investigation, which was assigned Spill No. 2000623.

In June-July 2020, a Supplemental investigation was performed to more fully delineate the recently reported Spill. Olfactory evidence of petroleum was identified in the saturated soil from 10 to 15 feet below grade. The investigation consisted of the installation and sampling of 6 soil probes and 6 groundwater monitoring wells. Gasoline compounds were detected at concentrations exceeding the groundwater standards beneath the parking garage ramp in southeast portion of the Site and beneath the sidewalk to the southwest of the Site.

A third round of groundwater testing was performed in July 2020 at the request of the Department, which was summarized in a September 2020 report. Five groundwater samples were collected. Groundwater flow direction was confirmed to be in the southwest direction toward the gasoline station. While some of the data decreased, data from a well that was previously dry was sampled and revealed high VOC levels.

In November 2020, another fourth round of groundwater samples were collected. The five wells were sampled but the wells that was originally dry but showed high results in the September round of sampling was dry again. The other four wells sampled showed highly fluctuating levels of groundwater contamination.

In order to expedite the investigation and remediation of the Site, a Remedial Investigation Work Plan (RIWP) and Interim Remedial Measures Work Plan (IRMWP), was submitted with this application to be publicly reviewed with the application so that the investigation and some interim remedial measures can commence shortly. The planned interim remedial measure is predominantly to remove the existing 5,000-gallon UST and the existing floor of the building to reveal any contaminated soil under the floor that can be removed. In addition, In-Situ Chemical Oxidation Injections will be performed prior to the remediation to reduce dissolved hydrocarbons and enhance microbial degradation of the petroleum related groundwater contamination. Soil, groundwater, and soil vapor will be tested and evaluated during the remedial investigation. Post-remediation monitoring will also occur.

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 a restricted commercial mini-storage facility.

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 has developed a remedial investigation workplan, which was submitted with the application for public comment during a 30-day public comment period.

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 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):

Matthew Hubicki
Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway, Albany, NY 12233
(518) 402-9605
Matthew.hubicki@dec.ny.gov

New York State Department of Health (NYSDOH):

James M. Sullivan
Public Health Specialist IINYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
James.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:

Yonkers Public Library-Riverfront
4 River Street
Yonkers, NY 10701
Attn: Sandy Amoyaw
Phone: (914) 375-7947
Hours: Mon and Thurs 12p-7p
Tues, Wed, Fri 10a-5p

Repositories may be temporarily unavailable due to COVID-19 precautions. You can get information about

this Site at

<https://www.dec.ny.gov/cfm/external/index.cfm/C360211>.

If you cannot access the online repository at <https://giservices.dec.ny.gov/gis/dil/>, and specifically the link to the documents in relation to this site at <https://www.dec.ny.gov/data/DecDocs/C360211/> please contact the NYSDEC project manager listed above for assistance. Type in the site address when accessing this website and then click on DEC Information Layers link. In this link, click "Environmental

Cleanup” and check all of the boxes. Then zoom in to see the documents of this site.

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>Sarah Crowell Director of NYS Office of Planning and Development (NYSDOS) 1 Commerce Plaza, Suite 1010, 99 Washington Avenue Albany, NY 12231</p>
<p>Eliot L. Engel U.S. House of Representatives, 16th District 6 Gramatan Avenue, Suite 205 Mt. Vernon, NY 10550</p>	<p>Andrea Stewart-Cousins 35th Senate District New York State Senator 28 Wells Avenue, Building #3 Yonkers, NY 10701</p>	<p>George Latimer Westchester County Executive 148 Martine Avenue White Plains, NY 10601</p>
<p>Richard Hyman Westchester Planning Board, Chair 148 Martine Avenue White Plains, NY 10601</p>	<p>Mike Spano Mayor of the City of Yonkers City Hall, 40 South Broadway Yonkers, NY 10701</p>	<p>Louis J. Albano Commissioner of the Yonkers' Department of Planning and Development City Hall Annex, 87 Nepperhan Avenue, 3rd Floor Yonkers, NY 10701</p>
Media Outlets		
<p>The Journal News- Westchester Media Outlet 1133 Westchester Avenue, Suite N110 White Plains, NY 10604</p>		
Public Water Supplier		
<p>Thomas Meier Yonkers City Department of Public Works Commissioner City Hall, 40 South Broadway, Room 311 Yonkers, NY 10701</p>		

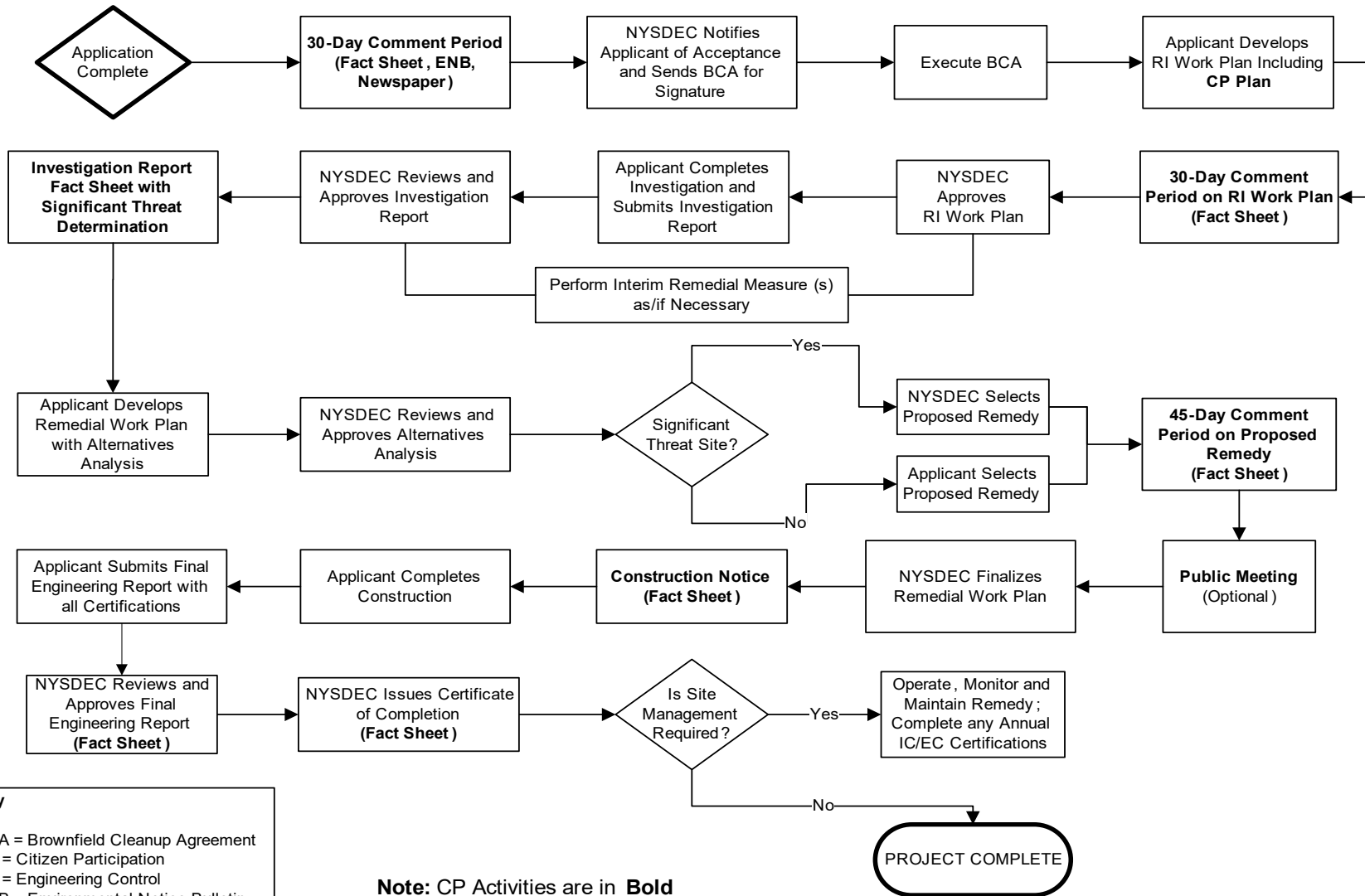
Schools and Daycare Centers		
Magdaline Delany Cedar Place Elementary School, Principal 20 Cedar Place Yonkers, NY 10705	Moria Gleeson Montessori School 27, Principal 132 Valentine Lane Yonkers, NY 10705	Jade Sharp Yonkers Middle High School, Principal 150 Rockland Avenue Yonkers, NY 10705
Valencia Brown-Wyatt Scholastic Academy for Academic Excellence, Principal 77 Park Hill Avenue Yonkers, NY 10705	Brian Gray Public School 13, Principal 195 McLean Avenue Yonkers, NY 10705	Sheila Alagia St. Peter's School, Principal 204 Hawthorne Avenue Yonkers, NY 10705
Marwan Sayegh Pearls Hawthorne School, Principal 350 Hawthorne Avenue Yonkers, NY 10705	Elda Perez-Mejia Eugenio Maria de Hostos MicroSociety School, Principal 75 Morris Street Yonkers, NY 10705	Jenyll Alcantara Cookies -n- Apple Juice 37 Cornell Avenue Yonkers, NY 10705
Yanercy Diaz De La Curz Mamaena Daycare Inc 12 Randolph Street, First Floor Yonkers, NY 10705	Erika Rodriguez Erika's Group Daycare 57 Radford Street, Apartment 2-rear Yonkers, NY 10705	Laura Mateo Lala's Daycare 19 Bruce Avenue Yonkers, NY 10705
Elizabeth Gutierrez Elizabeth's Group Family Daycare 23 Bruce Avenue Yonkers, NY 10705	Sebastian Guterrez Ana's Group Daycare 260 Valentine Lane, #4A Yonkers, NY 10705	Erika Jimeno Watch & Learn Group Family WeeCare 200 Valentine Lane, #11 Yonkers, NY 10705
Anabell Gutierrez Anabell's Group Family Daycare 57 Radford Street, 1st Floor Yonkers, NY 10705	Lainel Cruz-Soriano Blessed Kiddies Daycare 51 Cliff Avenue, 1st Floor Yonkers, NY 10705	
Adjacent Property Owners		
City of Yonkers Adjacent Property Owner of 40 and 72 McLean Ave and 357 and 372 Van Cortland Park Avenue 40 South Broadway Yonkers, NY 10701	Gejo and Jogy Joseph Adjacent Property Owner of 79 McLean Avenue 6 Lisa Lane New York City, NY 10956	Talapia Realty Corporation Adjacent Property Owner of 65 McLean Avenue 1724 East 12th Street Brooklyn, NY 11229

Rafael Martinez and Deivy Martinez Adjacent Property Owner of 63 McLean Avenue 63 McLean Avenue Yonkers, NY 10705	MHACY Adjacent Property Owner of 57 McLean Avenue 1511 Central Park Avenue Yonkers, NY 10701	Romaine Plaza 1350 LLC Adjacent Property Owner of 28 Romaine Avenue 111 Eighth Avenue New York, NY 10011
Varela LL Adjacent Property Owner of 30 Garden Street 34 Beachfront Ln New Rochelle, NY 10801	60 McLean Avenue, LLC c/o Sidney Newman Adjacent Property Owner of 46 McLean Avenue 3284 North 29th Court Hollywood, FL 33020	Food Distribution Center - Loerh CT/Western Site Adjacent Property Operator of 10 Western Avenue 10 Western Avenue Yonkers, NY 10705
Carwash Adjacent Property Operator of 26 Romaine Avenue 26 Romaine Avenue Yonkers, NY 10705	Advance Auto Parts Adjacent Property Operator of 28 Romaine Avenue 28 Romaine Avenue Yonkers, NY 10705	G & J Auto Repair Adjacent Property Operator of 79 McLean Avenue 79 McLean Avenue Yonkers, NY 10705
Capin Auto Repair Adjacent Property Operator of 86 McLean Avenue 86 McLean Avenue Yonkers, NY 10705	Jose Alvarado, Yonkers Director of Recreation Adjacent Property Operator of Sutherland Park and Pelton Park 285 Nepperhan Avenue Yonkers, NY 10701	

Appendix C - Site Location Map



Appendix D– Brownfield Cleanup Program Process



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

Note: CP Activities are in **Bold**



Department of
Environmental
Conservation

Division of Environmental Remediation

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

Site Name: 46-70 McLean Avenue Auto Repair Laundry Site

Site Number: C360211

Site Address and County: 46-70 McLean Avenue, Yonkers, NY, Westchester County

Remedial Party(ies): SNL Yonkers, 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.](#)

Civic Group(s): [Click here to enter text.](#)

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

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

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

Date: May 21, 2021

Reviewed Approved By: Matthew Hubicki, NYSDEC Project
Manager

Date: July 14, 2021