



NEW YORK
STATE OF
OPPORTUNITY.

**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan

for

St. Clair Hotel Dry Cleaning Site

August 2022

C360220

32, 36, and 38 Main Street and 1 & 3 Riverdale Avenue
Yonkers

Yonkers and Westchester County, New York 10701

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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: **St. Clair Development, LLC**
Site Name: **St. Clair Hotel Dry Cleaning Site**
Site Address: **32, 36, and 38 Main Street and 1 & 3 Riverdale Avenue, Yonkers, NY**
Site County: **Yonkers and Westchester County**
Site Number: **C360220**

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.

The site is located in an Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color,

national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities.

The site includes a community with a sizable Hispanic-American population, therefore, all future fact sheets will be translated into Spanish.

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

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

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

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

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

Citizen Participation Activities	Timing of CP Activity(ies)
<ul style="list-style-type: none"> • Conduct 30-day public comment period 	begins/ends as per dates identified in fact sheet.
<p align="center">After Applicant Completes Remedial Investigation:</p> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	
<p align="center">Before NYSDEC Approves Remedial Work Plan (RWP):</p> <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 	
<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 (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 downwind and upwind 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

- **32, 36, and 38 Main Street and 1 & 3 Riverdale Avenue, Yonkers, NY**
- **Setting – urban**
- **Site size – 0.24 Acres**
- **Adjacent properties – residential, commercial**

History of Site Use, Investigation, and Cleanup

The site consists of a variety of lots with a number of historic uses on each lot. This historic use section will focus on the historic uses that likely caused the contamination under the site.

The earliest use on the site is unknown, however, historical Sanborn maps dated between 1886 and 1917, reveal that two underground ovens were present, which likely caused some of the contamination on the site. As of 1942, the St. Clair Hotel occupied the site. Hotels are historically known to have had in-house dry-cleaning services, which used tetrachloroethene ("PCE") a common solvent to perform dry cleaning. Maps from 1951 until 1973 also include a paint manufacturing and a dressmaking facility. These former industrial and commercial operations may have also contributed to the on-site

contamination since solvents were used to clean machines and parts. By 2017, all buildings were removed from the lot, and the lot was vacant. However, historic maps indicated there may be buried construction debris present from demolition of on-site buildings.

A subsurface investigation has revealed that the contaminants of concern known to date include Semi-Volatile Organic Compounds (“SVOCs”), pesticides and metals in soils, Volatile Organic Compounds (“VOCs”) or solvents and metals in groundwater, and VOCs in soil vapor. The SVOCs known as Poly Aromatic Hydrocarbons (“PAH”) in soil were present at much higher levels than is typical in historical fill urban soil. The geophysical investigation did not identify the presence of any tanks but also could not rule out the presence of tanks because of significant metal interference under the site. As a result of this investigation, remediation is required prior to the planned residential redevelopment of the site.

A Remedial Investigation Work Plan (RIWP) was prepared and was submitted with the application. The RIWP is designed to achieve the following objectives: (i) to complete the horizontal and vertical delineation of the nature and extent of contamination at the site; (ii) to identify any potential source areas of contamination; (iii) to determine the remedial action needed to protect human health and the environment; and (iv) to collect sufficient data to advance the remediation of the site. The scope of the proposed investigation and the investigation will proceed after the RIWP is approved by the DEC.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York’s Brownfield Cleanup Program as a Volunteer which 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 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 has submitted a draft “Remedial Investigation Work Plan” to NYSDEC for review and approval. NYSDEC made the draft plan available to the public review during a 30-day public comment period which occurred from November 10 to December 10, 2021. However, the public can submit comments at any time.

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):

Salvatore F. Priore, P.E. Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, New York 12233-7014
Salvatore.priore@dec.ny.gov

New York State Department of Health (NYSDOH):

Christine Vooris
NYSDOH
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, New York 12237

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 Library
1 Larkin Center
Yonkers, NY 10701
Mr. Sandy Amoyaw, Branch Administrator

Hours:
Sun-Mon Closed
Tues-Thurs 10am-7pm
Fri, Sat 10am-5pm

Appendix B - Site Contact List

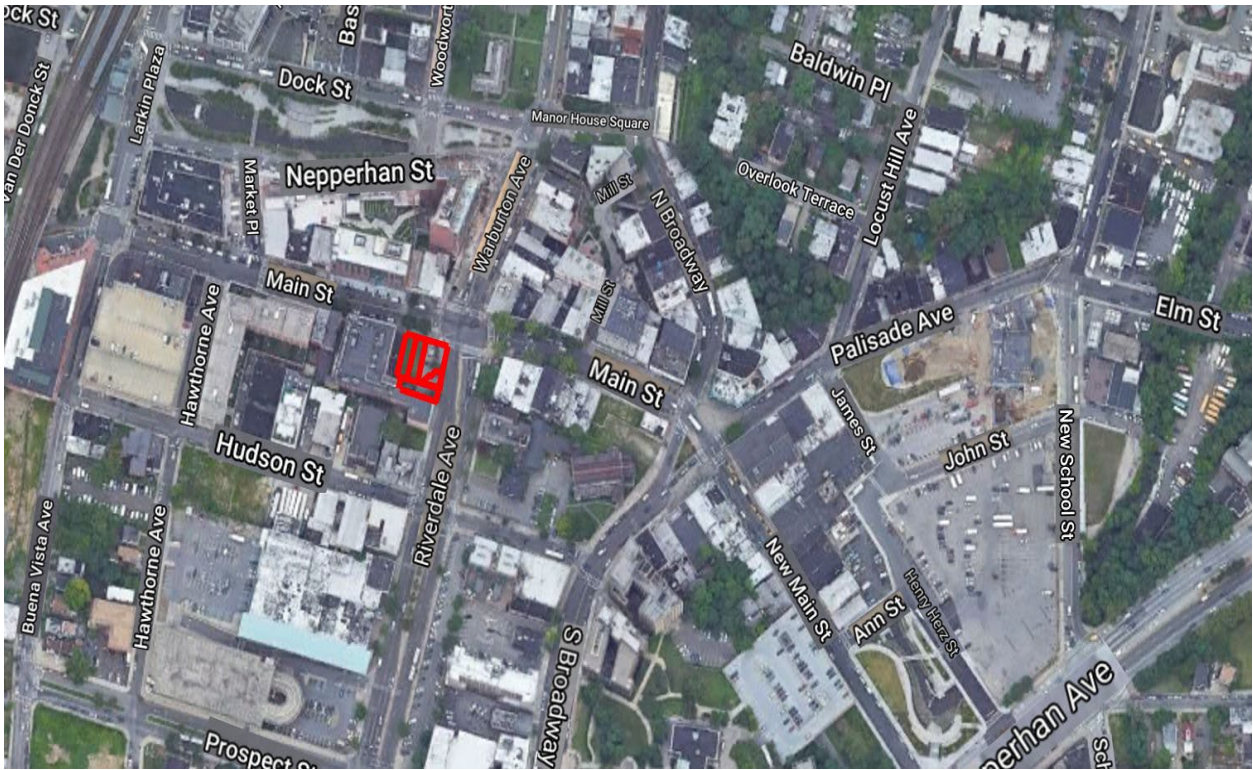
Federal and State Officials		
<p>Chuck E. Schumer U.S. Senate 780 Third Avenue, Suite 2301 New York, NY 10017</p>	<p>Kirsten Gillibrand U.S. Senate 780 Third Avenue, Suite 2601 New York, NY 10017</p>	<p>Sarah Crowell Director of the NYS Office of Planning and Development (NYSDOS) 1 Commerce Plaza, 99 Washington Ave, Suite 1010 Albany, NY 12231</p>
<p>Jamaal Bowman U.S. House of Representatives, 16th District 6 Gramatan Avenue Mt. Vernon, NY 10550</p>	<p>Andrea Stewart-Cousins New York State Senator, 35th District 28 Wells Avenue, Building 3, 5th Floor Yonkers, NY 12247</p>	<p>J. Gary Pretlow NYS Assembly Member, 89th District 6 Gramatan Avenue, Suite 201 Mt. Vernon, NY 10550</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>Mike Spano Mayor of the City of Yonkers City Hall, 40 South Broadway Yonkers, NY 10701</p>
<p>Louis J. Albano Yonkers Department of Planning and Development, Commissioner City Hall, 40 South Broadway Yonkers, NY 10701</p>		
Media Outlets		
<p>The Journal News Media Outlet 1133 Westchester Avenue, Suite N110 White Plains, NY 10601</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		
Sheila Alagia, BA, MS. St. Peter's School, Principal 204 Hawthorne Avenue Yonkers, NY 10705	Michael Walpole Yonkers Public School No. 23, Principal 56 Van Cortlandt Park Avenue Yonkers, NY 10701	Mark Ametrano Enrico Fermi School, Principal 27 Poplar Street Yonkers, NY 10701
Sandy Hattar Martin Luther King Jr. Academy, Principal 135 Locust Hill Avenue Yonkers, NY 10701	Leonard Spano Westchester School - Specialties Children, Executive Director 45 Park Avenue Yonkers, NY 10703	Michelle Yazurlo Yonkers Public School No. 9, Principal 53 Fairview Street Yonkers, NY 10703
Marwan Sayegh Pearls Hawthorne School, Principal 350 Hawthorne Avenue Yonkers, NY 10705	Brian Gray Yonkers Public School No. 13, Principal 195 McLean Avenue Yonkers, NY 10705	Robert Riccuiti Yonkers Public School No. 5, Principal 118 Lockwood Avenue Yonkers, NY 10701
Dr. Don Solimene Riverside High School, Principal 565 Warburton Avenue Yonkers, NY 10701	Cynthia Eisner Yonkers Public School No. 16, Principal 759 North Broadway Yonkers, NY 10701	William Shaggura Charles E. Gorton High School, Principal 100 Shonnard Place Yonkers, NY 10703
Stephen Johnson Exceptional Family Daycare WeeCare, Director 444 Park Hill Avenue Yonkers, NY 10705	Elizabeth Gutierrez Elizabeth's Group Family Daycare 23 Bruce Avenue Yonkers, NY 10705	Mercedes A. De La Rosa Loli's Daycare 255 Sedgwick Avenue Yonkers, NY 10705
Jailene Torres Bright Future Montessori Daycare 249 Lee Avenue Yonkers, NY 10705	Samantha Perez Friendly Faces Daycare Center, Director 23 Inwood Street Yonkers, NY 10704	Sugey Aquino Modesta Joy Group Family Daycare 71 Jackson Street, #1 Yonkers, NY 10701
Ana L. Santos Kid & Play Day Care, LLC 372 Prescott Street Yonkers, NY 10701	Maria M. Taveras De Luna The Spring of Learning Group Daycare 2 Halcyon Place, #2 Yonkers, NY 10701	Viva R. Small World Daycare and Preschool 600 N Broadway Yonkers, NY 10701

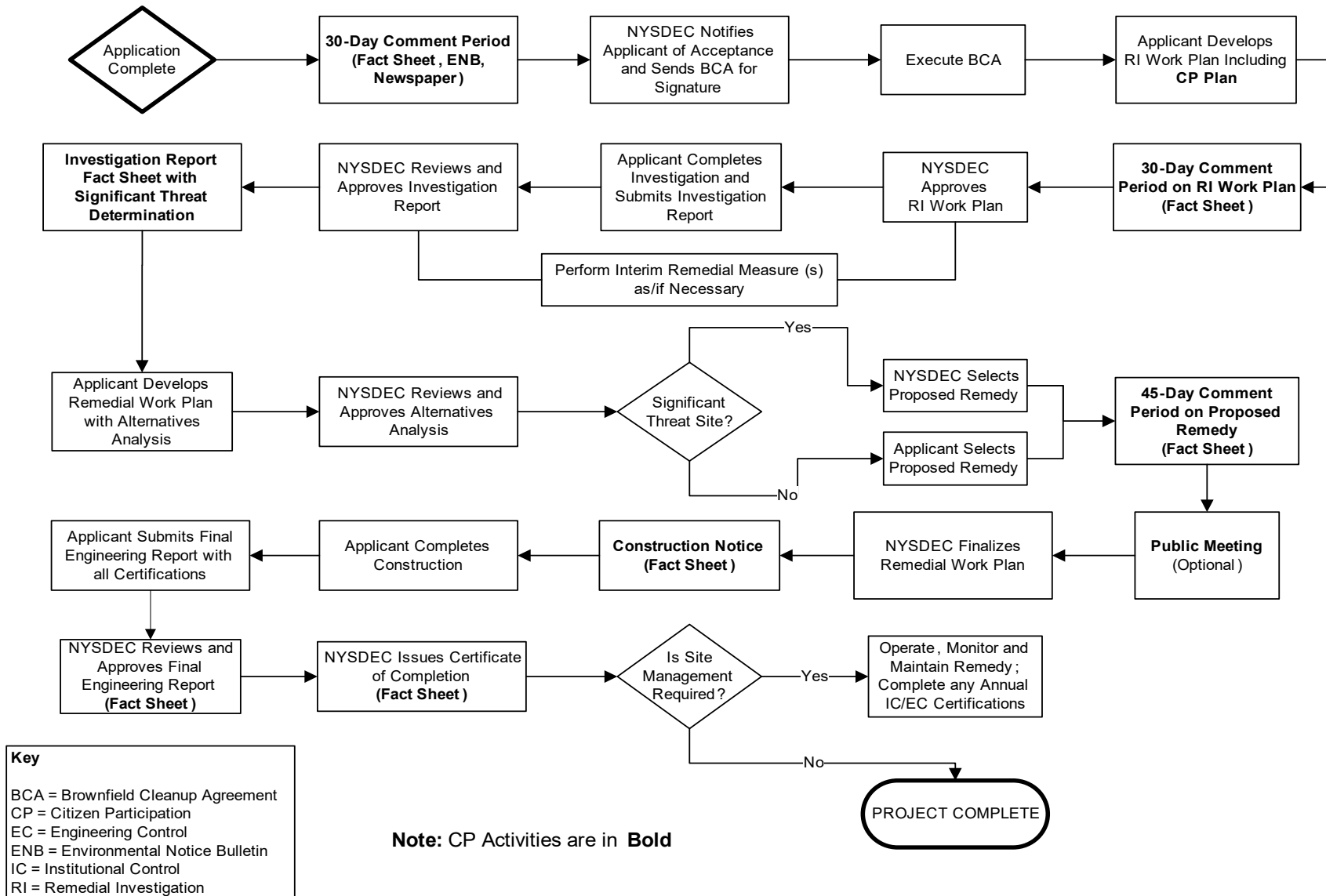
Laura Fonseca The Secret Garden Daycare 58 Douglas Avenue Yonkers, NY 10703	Ilonca M. Santana Family Daycare of Excellence 1079 Nepperhan Avenue Yonkers, NY 10703	Isonel Hierro Pure Joy Group Family Daycare 527 Riverdale Avenue, Apartment 3R Yonkers, NY 10705
Adjacent Property Owners		
New Liberty Inc. Adjacent Property Owner of 38 Main Street 38 Main Street Yonkers, NY 10701	Verizon New York Inc. Adjacent Property Owner/operator of 40 Main Street 140 West Street New York, NY 10007	RxR Soyo Exalta Owners LLC Adjacent Property Owner of 16 Nepperhan Street, Larkin Place 625 RXR Plaza Uniondale, NY 11556
Gateway Lofts Associates LLC Adjacent Property Owner of 35 Main Street 31-10 37th Avenue, Suite 500 Long Island City, NY 11101	Rising Development Yonkers Mill/Main LLC Adjacent Property Owner of 27 Main Street 945 Summit Avenue Bronx, NY 10452	Yonkers Community Development Agency (CDA) Adjacent Property Owner of 28 Main Street and 17 Hudson Street 87 Nepperhan Avenue, Suite 315 Yonkers, NY 10701
Kala'an Mil Bar & Grill Adjacent Property Operator of 38 Main Street 38 Main Street Yonkers, NY 10701	Horizon It Adjacent Property Operator of 40 Main Street 40 Main Street Yonkers, NY 10701	Waterfront on the Go Adjacent Property Operator of 35 Main Street 37 Main Street Yonkers, NY 10701
Advantage Trim & Lumber Co Adjacent Property Operator of 6 Ganson Street 601 Ohio Street Buffalo, NY 14203	Silo City Adjacent Property Operator of 145 Buffalo River 85 Silo City Row Buffalo, NY 14203	Beato Beauty Salon Adjacent Property Operator of 35 Main Street 39 Main Street Yonkers, NY 10701
La Bella Havana Adjacent Property Operator of 35 Main Street 35 Main Street Yonkers, NY 10701	Chartreuse Adjacent Property Operator of 35 Main Street 35 Main Street Yonkers, NY 10701	Sawyer Place Apartments Adjacent Property Operator of 16 Nepperhan Street, Jarkin Plz 45 Main Street Yonkers, NY 10701

Accent Care of New York Adjacent Property Operator of 27 Main Street 27 Main Street Yonkers, NY 10701		
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Appendix C - Site Location Map



Appendix D– Brownfield Cleanup Program Process





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

Site Name: St. Clair Hotel Dry Cleaning Site

Site Number: C360220

Site Address and County: 32, 36, and 38 Main Street and 1 and 3 Riverdale Avenue, Yonkers and Westchester County, Yonkers, NY

Remedial Party(ies): St. Clair Development, 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.

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:

Large Hispanic Population.

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.](#)

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

Date: 08/14/2022

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

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