



Department of  
Environmental  
Conservation

# **Brownfield Cleanup Program**

## **Citizen Participation Plan for 115 South MacQuesten Parkway**

August 2023

C360230  
115 South MacQuesten Parkway  
Westchester County  
Mount Vernon, 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: **115 Macquesten Development LLC (“Applicant”)**  
Site Name: **115 South MacQuesten Parkway (“Site”)**  
Site Address: **115 South MacQuesten Parkway, Mount Vernon, NY 10550**  
Site County: **Westchester County**  
Site Number: **C360230**

## **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.

A local document repository has been established at the following location:  
Mount Vernon Public Library  
28 S 1st Avenue  
Mount Vernon, NY 10550  
Phone: (914) 668-1840

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, 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)
<b>Application Process:</b>	
<ul style="list-style-type: none"> <li>• Prepare site contact list</li> <li>• Establish document repository(ies)</li> </ul>	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> <li>• Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period</li> <li>• Publish above ENB content in local newspaper</li> <li>• Mail above ENB content to site contact list</li> <li>• Conduct 30-day public comment period</li> </ul>	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.
<b>After Execution of Brownfield Site Cleanup Agreement (BCA):</b>	
<ul style="list-style-type: none"> <li>• Prepare Citizen Participation (CP) Plan</li> </ul>	Before start of Remedial Investigation <b>Note:</b> Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
<b>Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</b>	

Citizen Participation Activities	Timing of CP Activity(ies)
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan</li> <li>• Conduct 30-day public comment period</li> </ul>	<p>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.</p>
<b>After Applicant Completes Remedial Investigation:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes RI results</li> </ul>	<p>Before NYSDEC approves RI Report</p>
<b>Before NYSDEC Approves Remedial Work Plan (RWP):</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period</li> <li>• Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager)</li> <li>• Conduct 45-day public comment period</li> </ul>	<p>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.</p>
<b>Before Applicant Starts Cleanup Action:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes upcoming cleanup action</li> </ul>	<p>Before the start of cleanup action.</p>
<b>After Applicant Completes Cleanup Action:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report</li> <li>• Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC)</li> </ul>	<p>At the time the cleanup action has been completed.  <b>Note:</b> The two fact sheets are combined when possible if there is not a delay in issuing the COC.</p>



### **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.

The Applicant is committed to informing and involving the public during the investigation and remediation of the project. The objective of the CP Plan is to promote communication and to assist the public in understanding the project process. Citizen participation in the project process provides the Applicant and the NYSDEC with an opportunity to obtain public input as part of the comprehensive redevelopment process.

No major issues of public concern have been identified relative to the Site as of yet and there is no potential impact to nearby wells. The Site will generate some noise during daytime working hours due to construction-related activities and vehicular traffic associated with the potential investigation and remediation activities throughout the cleanup process.

The Site is located within a Potential Environmental Justice Area according to the NYSDEC maps for Potential Environmental Justice Areas. 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. This CP Plan serves as a guide to better enable communication between the community and the proposed BCP project.

The program will include procedures for protection of public health and safety during investigation and remediation activities. During investigation and remediation, worker and community health and safety activities will be conducted, including:

- Securing the work perimeter with a chain-link fence during remediation/construction;
- On-Site air monitoring for worker protection, if warranted;
- Perimeter air monitoring for community protection, if warranted; and
- Using odor, vapor, and dust controls such as water or foam sprays, if needed.

Details on the Site Health and Safety Plan (HASP) and the Community Air Monitoring Plan (CAMP) will be included in the documents generated in support of the remediation.

#### 4. Site Information

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

##### *Site Description*

The Site is located at 115 South MacQuesten Parkway, Mount Vernon, New York, as shown on the figure in Appendix C. The Site is comprised of five separate tax lots with different addresses in the City of Mount Vernon, Westchester County. These are the lots comprising the Site:

- 2 Grove Street 164.75-1060-1
- 8 Grove Street 164.75-1060-2
- 102 South Terrace Avenue 164.75-1060-3
- 115 South MacQuesten Parkway 164.75-1060-6
- o 111 South MacQuesten Parkway 164.75-1060-29, which was previously merged with Lot 6
- 126 South Terrace Avenue 164.75-1060-8

The Site currently encompasses an area of approximately 1.77 acres in an urban area and is developed with asphalt-paved parking lots (2 Grove Street, 102 South Terrace Avenue, and 111 South MacQuesten Parkway), a two-story commercial warehouse and office building (115 South MacQuesten Parkway), a two-story commercial warehouse and office building (126 South Terrace Avenue), and a one-story auto body shop and two-story residential building (8 Grove Street). The Site is surrounded by the following properties, as summarized by the table below:

<b>Adjacent Property Direction</b>	<b>Property Use</b>
North	A one-story commercial warehouse building, a two-story commercial and industrial warehouse building with an asphalt-paved parking lot, and a two-story commercial office building.
South	A two-story commercial warehouse building occupied by Beacon Adhesives and a boarded up two-story residential home.
East	A three-story residential apartment building, a two-story auto body shop with an asphalt-paved parking lot, a two-story residential home, and a one-story auto repair shop.
West	A one-story commercial office building, a three-story commercial office building, and asphalt-paved parking lots.

### *History of Site Use, Investigation, and Cleanup*

The Site was first developed in the late-1800s with residential dwellings. The Site remained relatively unchanged until 1932, when a portion of the Site was depicted as a lumber yard. Sometime between 1942 and 1950, the existing two-story building was constructed and occupied by Wolta Electric Products. Between 1967 and 1988, the existing three-story warehouse addition was constructed in the south portion of the Site and the current one-story auto body repair shop was constructed. The Site remained relatively unchanged from 1989 through today. Various commercial tenants occupied the Site, including an electric fixture manufacturer and a jewelry company.

The following previous environmental investigations were conducted at the Site:

- **Phase I Environmental Site Assessment Report**, prepared by Roux Environmental Engineering and Geology, D.P.C. (Roux), dated November 25, 2020;
- **Phase II Environmental Site Assessment**, prepared by Roux, dated May 26, 2022;
- **Brownfield Cleanup Program Eligibility Investigation Summary Letter Report**, prepared by prepared by Roux, dated May 26, 2022

Based upon the previous investigations conducted to date, the primary contaminants of concern for the Site include chlorinated volatile organic compounds (CVOCs) in soil vapor and semivolatile organic compounds (SVOCs) and lead in soil and groundwater due to the presence of historic fill on-Site from leaking underground storage tanks (USTs).

## **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 remediated under a Track 1, unrestricted cleanup, (if feasible) or a Track 2/Track 4, restricted-residential/commercial cleanup. Proposed Remedial Alternatives will be described in a

future Remedial Action Work Plan.

To achieve this goal, the Applicant will conduct investigation and/or cleanup 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. 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):**

Michaela Cochran  
Project Manager  
NYSDEC  
Division of Environmental Remediation  
625 Broadway, Albany, NY 12233  
[michaela.cochran@dec.ny.gov](mailto:michaela.cochran@dec.ny.gov)

Stephanie Mossey  
Citizen Participation Specialist  
NYSDEC  
21 S Putt Corners Rd  
New Paltz, NY  
845-256-3154

**New York State Department of Health (NYSDOH):**

Sara Bogardus  
Project Manager  
NYSDOH  
Empire State Plaza, Corning Tower,  
Room 1787  
Albany, NY 12233  
[bee@health.ny.gov](mailto:bee@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:

Mount Vernon Public Library  
28 S 1<sup>st</sup> Avenue  
Mount Vernon, NY 10550  
Phone: (914) 668-1840

Hours:  
M – Th 10 AM – 8:30 PM  
F – 10 AM – 6 PM  
S – 10 AM – 5 PM

Sn – Closed  
NYSDEC Division of Environmental  
Remediation  
Attn: Michaela Cochran  
Phone: 518-402-9669  
Hours: 8:30 AM – 4:45 PM Monday  
through Friday (call for appointment)

## Appendix B - Site Contact List

### i. Local and State Officials

Hon. Charles Schumer  
United States Senate  
780 Third Avenue, Suite 2301  
New York, NY 10017

Hon. Kirsten E. Gillibrand  
United States Senate  
780 Third Avenue, Suite 2601  
New York, NY 10017

NYSDEC Public Participation Specialist  
Region 3  
21 South Putt Corners Road  
New Paltz, NY 12561

Richard Thomas  
City of Mount Vernon Mayor  
1 Roosevelt Square  
Mount Vernon, NY 10550

George Latimer  
Westchester County Executive  
148 Martine Avenue  
White Plains, NY 10601

Norma Drummond  
Westchester County Planning Commissioner  
148 Martine Avenue  
White Plains, NY 10601

Peter S.G. Davis  
City of Mount Vernon Justice  
2 Roosevelt Square North, 2<sup>nd</sup> Floor  
Mount Vernon, NY 10550

William Edwards  
City of Mount Vernon Justice  
2 Roosevelt Square North, 2<sup>nd</sup> Floor  
Mount Vernon, NY 10550

Nichelle A. Johnson  
City of Mount Vernon Justice  
2 Roosevelt Square North, 2<sup>nd</sup> Floor  
Mount Vernon, NY 10550

Lyndon D. Williams  
City of Mount Vernon Justice  
2 Roosevelt Square North, 2<sup>nd</sup> Floor  
Mount Vernon, NY 10550

Marlon Molina  
City of Mount Vernon Deputy Commissioner,  
Planning & Community Development  
1 Roosevelt Square North  
Mount Vernon, NY 10550



**ii. Current Site Owner**

Michael Anthony Holdings, Inc.  
115 South MacQuesten Parkway  
Mount Vernon, New York 10550

50-55 South Mac Realty LLC  
115 South MacQuesten Parkway  
Mount Vernon, New York 10550

Michael Anthony Jewelers Real Estate, Inc.  
115 South MacQuesten Parkway  
Mount Vernon, New York 10550

**iii. Current Site Operators**

Roslyn Garcia  
8 Grove Street  
Mount Vernon, New York 10550

8 Grove Street  
Mount Vernon, New York 10550  
(914) 664-4700

Paul Branch  
8 Grove Street  
Mount Vernon, New York 10550

Patco Shipping  
126 S Terrace Ave  
Mount Vernon, New York 10550  
(914) 363-0859

Citius Baseball Academy  
115 South MacQuesten Parkway  
Mount Vernon, New York 10550  
(914) 352-8338

Mount Vernon Barbell Club  
115 South MacQuesten Parkway  
Mount Vernon, New York 10550  
(914) 667-4700

Fresh Start Christian Center  
Epic Auto Body & Repair  
115 South MacQuesten Parkway  
Mount Vernon, New York 10550  
(914) 663-1010

**iv. Current Owners and Occupants of Adjacent Sites**

**Block 1060, Lot 26**

Beacon Chemical Company Inc  
125 South MacQuesten Parkway  
Mount Vernon, New York 10550

**Block 1057, Lots 6 & 7**

AMC Realty Group LLC  
74 South MacQuesten Parkway  
Mount Vernon, New York 10550

**Block 1061, Lot 1**

Reuben Henry  
22 Grove Street  
Mount Vernon, New York 10550

**Block 1060, Lot 26**

Beacon Chemical Company Inc  
125 South MacQuesten Parkway  
Mount Vernon, New York 10550

**Block 1057, Lot 11**

Nipidimi Ex LLC  
150 South MacQuesten Parkway  
Mount Vernon, New York 10550

**Block 1057, Lot 5**

Sixty SMQ LLC  
60 South MacQuesten Parkway  
Mount Vernon, New York 10550

Edwin Vargas  
123 South Terrace Ave  
Mount Vernon, New York 10550

**Block 1063, Lot 17 & 18**  
Michael Anthony Holdings, Inc.  
115 South MacQuesten Parkway  
Mount Vernon, New York 10550

**Block 1061, Lot 17**  
127 S Terrace Ave LLC  
115 South Terrace Ave  
Mount Vernon, New York 10550

**Block 1061, Lots 19, 20, 23**  
South Terrace Realty LLC  
117 South Terrace Ave  
Mount Vernon, New York 10550

**Block 1060, Lot 9**  
Beacon Adhesives Inc  
128 South Terrace Ave  
Mount Vernon, New York

**Block 1061, Lot 21**  
115 S Terrace LLC  
115 South Terrace Ave  
Mount Vernon, New York 10550

**Block 1064, Lot 17**  
59 S. Terrace Avenue Corporation  
59 South Terrace Ave  
Mount Vernon, New York

**Block 1061, Lot 18**

**v. Religious Authorities**

Rohoboth Christian Church  
115 S Macquesten Parkway  
Mount Vernon, NY 10550  
Phone: (914) 737-4705

Hosanna Church CMA  
40 Crescent Place  
Yonkers, NY 10704  
(914)-374-3307

**vi. Parks and Recreation**

Mount Vernon Recreation Department  
1 Roosevelt Square N #11  
Mt. Vernon, NY 10550  
Phone: (914) 665-2420

**vii. Day Cares and Schools within Quarter Mile Radius**

Hamilton Elementary School  
Marc Molina, Principal  
20 Oak Steet  
Mount Vernon, NY 10550  
Phone: (914) 665-5050

**viii. Local Water Supply**

Mt. Vernon Board of Water Supply  
1 Roosevelt Square  
Mt. Vernon, NY 10550  
Phone: (914) 668-7820

**ix. Local News and Media**

News 12 Westchester  
6 Executive Plaza  
Yonkers, NY 10701

Journal News  
1 Gannet Drive  
White Plains, NY 10604  
Phone: (914) 693-9300

**x. Any Person, Community Based Organization, or Local Media Who Has Requested to be placed on the contact list**

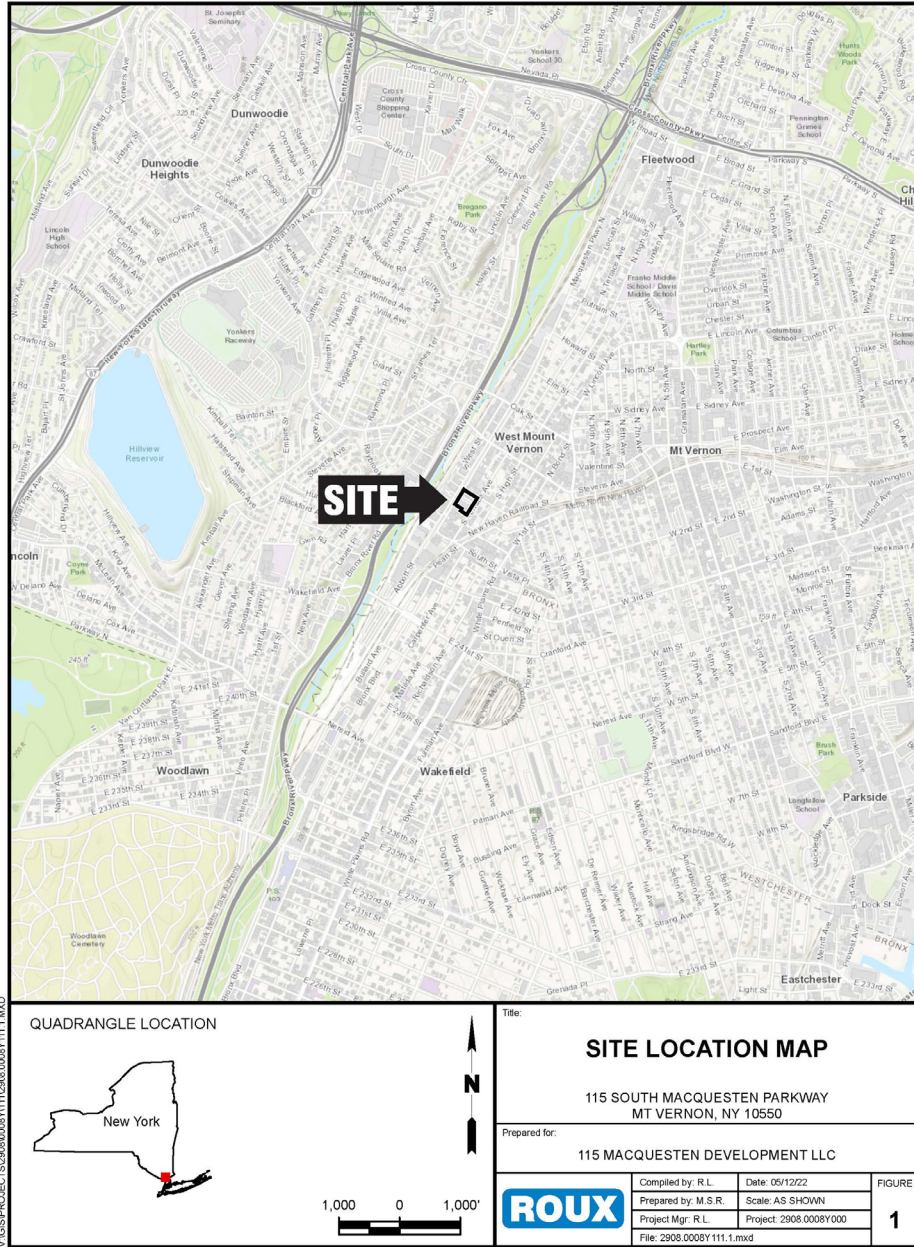
No persons have requested to be on the Site Contact List.

**xi. Document Repository**

Mount Vernon Public Library  
28 S 1<sup>st</sup> Avenue  
Mount Vernon, NY 10550  
Phone: (914) 668-1840

See attached documentation confirming acceptance as document repository.

# Appendix C - Site Location Map



V:\S\PROJECTS\2908\008Y111\2908.008Y111.1.MXD

QUADRANGLE LOCATION

N

1,000 0 1,000'

Title:

## SITE LOCATION MAP

115 SOUTH MACQUESTEN PARKWAY  
MT VERNON, NY 10550

Prepared for:

115 MACQUESTEN DEVELOPMENT LLC

Compiled by: R.L.	Date: 05/12/22	FIGURE
Prepared by: M.S.R.	Scale: AS SHOWN	<b>1</b>
Project Mgr: R.L.	Project: 2908.008Y000	
File: 2908.008Y111.1.mxd		

# Appendix D– Brownfield Cleanup Program Process

