



Department of
Environmental
Conservation

Brownfield Cleanup Program
Citizen Participation Plan
for
One Water Street Blacksmith & Wheelwright Site

October 2023

Site # C360235
1 Water Street, White Plains, New York 10601
County of Westchester, NY

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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: **1 Water Street L.L.C. (“Applicant”)**
Site Name: **One Water Street Blacksmith & Wheelwright Site (“Site”)**
Site Address: **1 Water Street, White Plains, New York 10601**
Site County: **Westchester**
Site Number: **C360235**

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, 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 • Conduct 30-day public comment period 	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
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 NYSDEC, which will be designed to minimize these impacts. A Community Air Monitoring Plan will also be implemented to monitor dust and vapors to ensure the community is not impacted. CAMP implementation involves the placement of air monitoring stations 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 NYSDEC and the New York State Department of Health (NYSDOH), 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: 1 Water Street, White Plains, New York 10810; County of Westchester

Setting: Urban

Site Size: 1.178 Acres

Adjacent Properties: Commercial; Car dealership and service facility; Bus Terminal; Municipal Parking; Municipal building and Fire House

History of Site Use, Investigation, and Cleanup

The historical use of the Site as blacksmith and wheelwright is believed to have caused semi-volatile organic compounds (SVOCs) (e.g. ash residue) and metals contamination in the soil and other contamination in groundwater and soil vapor since this use was present for many years. A wheelwright repairs wheels and this prior operation, which extended into the 1940s, may have used solvents to clean equipment. The wheelwright operation may have also used historic fill containing ash on the site and a buried transformer was identified. In addition, in 1911 Standard Oil and in 1930, The Texas Co., which operated an Oil Storage warehouse, fronted the Site. In 1950, Westchester Asphalt Company fronted the Site and its operations including storage of asphalt and gasoline tanks were present. Contaminated historic fill material containing varying amounts of brick, concrete, asphalt, and ash was also identified at the Site during a 2018 geotechnical investigation and later during 2021 and 2022 subsurface

investigations. There are two abandoned underground water holding tanks of unknown capacity that may have been utilized at the Site for the old sprinkler system, which may not pose an environmental risk, but will need to be removed. An earlier 1997 investigation report also revealed that underground storage tanks were historically present at the adjacent Fire House Station site, which may have leaked and lead to some on-Site contamination. There were four historic spills at the adjacent Fire House Station Site and a total of four underground storage tanks (USTs) were removed by April 1991. This Fire Station may have also led to some of the Per- and Polyfluoroalkyl Substances (PFAS) (chemicals that are present in fire fighting foam), groundwater contamination. Trichlorofluoromethane (Freon-11) such as refrigerants, aerosol propellant, foam-blowing agent) was also detected throughout the Site, indicating a potential Freon-11 release.

There have been three (3) Investigations conducted to date as follows:

#	Consultant	Investigation Report Title	Date	Site Owner
1	Enviroprobe Services Inc.	Geophysical Investigation Report	February 2018	1 Water Street L.L.C.
2	SESI Consulting Engineers	Phase I Environmental Site Assessment Report	March 2018	1 Water Street L.L.C.
3	SESI Consulting Engineers	Phase II Environmental Site Assessment Report	September 2022	1 Water Street L.L.C.

Based on three investigations conducted to date, the primary contaminants of concern are: semi-volatile organic compounds (SVOCs) including ash and metals in soil; volatile organic compounds (VOCs) such as acetone, SVOCs, one pesticide, Per- and Polyfluoroalkyl Substances (PFAS) and metals in groundwater; and multiple types of VOCs in soil vapor. In soil, the SVOCs contamination may have been caused by the former wheelwright operations. The heavy metals present include arsenic and lead. In groundwater there is one chlorinated solvent (i.e. chemical compounds that contain chlorine used for industrial purposes) VOC, SVOCs that may have originated from the wheelwright operations and metals including lead, one Pesticide; and some PFAS substances, which are man-made chemicals included in products such as cleaners, paints, fire-fighting foams and wire insulation. The soil vapor gas included petroleum-related and chlorinated solvents related VOCs as well as freon, which may have originated from aerosol sprays, paints, solvents, stored fuel and automotive products. Therefore, all three environmental media - soil, groundwater and soil vapor - have been impacted.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a **Participant**. This means that the Applicant was the owner of the site at the time of the disposal or discharge of contaminants or was otherwise liable for the disposal or discharge of the contaminants. The Participant must fully characterize the

nature and extent of contamination onsite, as well as the nature and extent of contamination that has migrated from the site. The Participant also 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 use or restricted residential use.

To achieve this goal, the Applicant will conduct additional investigation and then 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):

NYSDEC – Project Manager

Oliver Wolfe
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233
oliver.wolfe@dec.ny.gov

New York State Department of Health

Sarita Wagh
Project Manager
NYSDOH, Bureau of Environmental
Exposure Investigation
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7860
BEEI@health.ny.gov

Citizen Participation Specialist NYSDEC

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

Locations of Reports and Information

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

PUBLIC LIBRARY	
<p>Galina Chernykh Harrison Public Library, West Harrison Branch, Director 2 Madison Street West Harrison, NY 10604 (914) 948-2092 https://www.harrisonpl.org/west-harrison-branch</p>	<p><u>HOURS:</u> Sunday,..... Closed Monday, Closed Tuesday, 10:00am-5:00pm Wednesday, 10:00am-7:00pm Thursday, 10:00am-5:00pm Friday,..... 10:00am-5:00pm Saturday,..... 10:00am-5:00pm</p>

Appendix B - Site Contact List

SITE CONTACT LIST

GOVERNMENT / MUNICIPALITIES		
Charles Schumer U.S. Senator Leo O'Brien Building, Room 827 Albany, NY 12207	Kirsten Gillibrand U.S. Senator Leo O'Brien Building, Room 821 Albany, NY 12207	Mondaire Jones U.S. House of Representatives, 17th District 222 Mamaroneck Avenue, Suite 213 White Plains, NY 10605
Andrea Stewart-Cousins New York State Senator. 35th District 28 Wells Avenue, Building #3, 5th Floor Yonkers, NY 10701	Chris Burdick NYS Assemblymember 93rd District 100 S. Bedford Road, Suite 150 Mount Kisco, NY 10549	George Latimer Westchester County Executive 148 Martine Avenue White Plains, NY 10601
Richard Hyman Westchester County Planning Board, Chair 148 Martine Avenue White Plains, NY 10601	Timothy C. Idoni Westchester County Clerk 110 Dr. Martin Luther King Jr. Blvd. White Plains, NY 10601	Thomas Toach Mayor of White Plains 255 Main Street White Plains, NY 10601
John Ioris White Plains Planning Board, Chair 225 Main Street White Plains, NY 10601		
UTILITIES / PUBLIC WATER AUTHORITIES		
Stefania A. Mignone White Plains Department of Public Works, Commissioner 225 Main Street White Plains, NY 10601	Bureau of Water & Wastewater City of White Plains Public Water Supplier 255 Main Street White Plains, NY 10601	
MEDIA		
The Journal News Media 1133 Westchester Avenue, Suite N110 White Plains, NY 10605		
LIBRARIES / COMMUNITY CENTERS		
Galina Chernykh Harrison Public Library, West Harrison Branch, Director 2 Madison Street West Harrison, NY 10604		
SCHOOLS / DAYCARE CENTERS		
Patricia Simone Lee F. Jackson School, Principal 2 Saratoga Road White Plains, NY 10607	Kim Ross Mohawk Country Day School, School Director 200 Old Tarr ytown Road White Plains, NY 10603	Myra Castillo Church Street School, Principal 295 Church Street White Plains, NY 10603

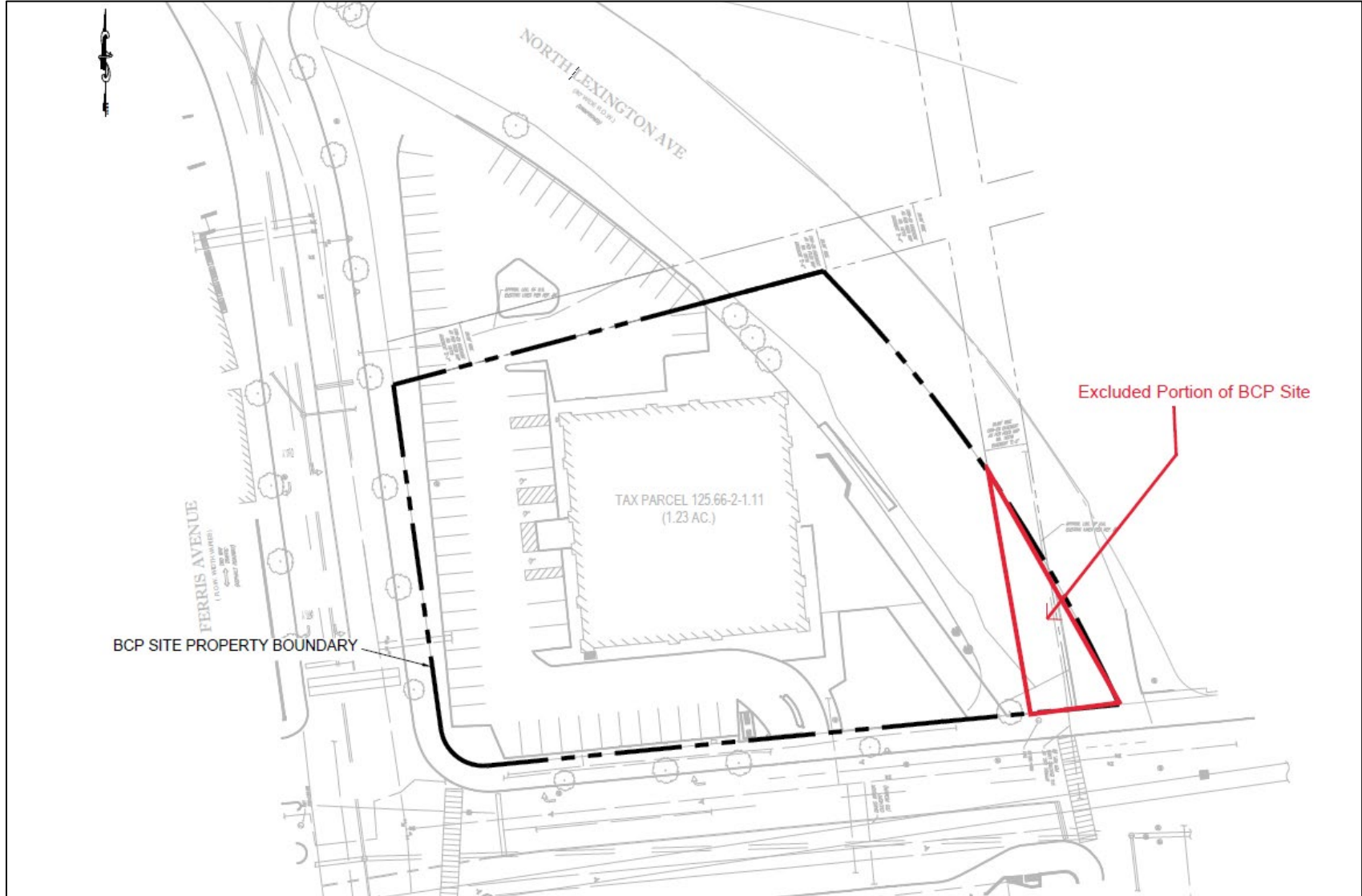
SITE CONTACT LIST

Shqype Rraci Richard J. Bailey School, Principal 33 West Hillside Avenue White Plains, NY 10607	Paul M. Pizzutello Reach Academy 45 Gainsborg Avenue East West Harrison, NY 10604	Leroy Dixon Eastview Campus - Middle School, Principal 350 Main Street White Plains, NY 10601
Laura Mungin George Washington School, Principal 100 Orchard Street White Plains, NY 10604	Timothy Dwyer School Choice International, CEO 150 Grand Street White Plains, NY 10601	Dennis Kortright S.J. Preston Elementary 50 Taylor Avenue West Harrison, NY 10604
Ryan Monk Fusion Academy Westchester, Campus Director 1 N Broadway, Suite 120 White Plains, NY 10601	Josefa A Estrella Estrella's Child Care LLC 91 Russell Street White Plains, NY 10606	Anatolia Torres Westchester Sunny Daycare 52 W Prospect Avenue White Plains, NY 10607
Gary Mastrangelo Highview Elementary School 200 N Central Avenue Hartsdale, NY 10530	Delia Reyes Pilar's Day Care 62 Lincoln Avenue White Plains, NY 10606	Hope Pierce Lil Explorers Preschool 39 Trenton Avenue White Plains, NY 10606
Patricia Patricia's Day Care 58 Lincoln Avenue White Plains, NY 10606	Adagui G. Marchena Mini City Daycare 66 Concord Avenue White Plains, NY 10606	Anthony Ross Children's Corner Learning Center 120 Bloomingdale Road White Plains, NY 10605

ADJACENT PROPERTY OWNERS

REDACTED	REDACTED	REDACTED
REDACTED	REDACTED	REDACTED
REDACTED	REDACTED	REDACTED
REDACTED	REDACTED	REDACTED

Appendix C - Site Location Map



Appendix D - Brownfield Cleanup Program Process

