



Department of  
Environmental  
Conservation

**Brownfield Cleanup Program**  
**Citizen Participation Plan**  
for  
**Gerard Avenue and East 146<sup>th</sup> Street Site**  
**C203111**

September 2018

417 & 445 Gerard Avenue and 440 Major Wm Deegan Boulevard.  
Bronx, NY 10451

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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: **417 Gerard Avenue Holdings LLC (“Applicant”)**  
Site Name: **Gerard Avenue and East 146<sup>th</sup> Street Site (“site”)**  
Site Address: **417 & 445 Gerard Avenue and 440 Major Wm Deegan Boulevard,  
Bronx, NY 10451**  
Site County: **Bronx County**  
Site Number: **C203111**

## **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. Notices and Fact Sheets can be provided in both English and another language.
- **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)
<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>	
<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>	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.
<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>	Before NYSDEC approves RI Report
<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>	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.
<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>	Before the start of cleanup action.
<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>	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.

### **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.

At this time, there are no known issues of public concern; however, if subsurface remediation is required, major issues of community concern may be noise, odor, dust and/or truck traffic associated with building demolition and removal of contaminated soil. However, these impacts will be mitigated through implementation of a Health and Safety Plan approved by the Department, which will be designed to minimize these impacts. A Community Air Monitoring Plan will also be implemented to monitor dust and vapors to minimize off-site impacts to the community.

Additional major issues of public concern may be identified during the course of the Site's cleanup process. If issues are identified, the public will be kept informed. Some impacts may be due to air, noise and truck-related traffic.

The Site is not located in an Environmental Justice Area. Therefore, there is no need to translate future fact sheets into another language. 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.

### **4. Site Information**

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

#### *Site Description*

- **location – 415 & 445 Gerard Avenue and 440 Major Wm Deegan Boulevard, Bronx, NY (Lots 3, 12, and 20 on Bronx Borough Tax Block 2351)**
- **setting - urban**
- **site size – 0.72 Acres**
- **adjacent properties - Mix of residential, commercial, industrial and cultural use throughout the area.**

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

The site has been occupied by commercial and industrial facilities since the early 1900s. Lot 3 was used as a parking garage (1935 to 1977); Lot 12 as taxi dispatch center (1930s to 1960s), auto repair shop (1960s to 1980s), and unspecified manufacturing (1990s to 2012); and Lot 20 as public garage (1935 to 1951), fire door manufacturer (1970s), Con Edison garage (1977 to 1993), and mirror fabrication (1993 to 2015).

Three gasoline Underground Storage Tanks (USTs) of unknown size associated with Lot 12 between the years 1935 and 1980 are known to be present and abandoned in place. Two 550-gallon gasoline USTs and three Aboveground Storage Tanks (ASTs) located in a partial cellar are present in the southwestern corner of the building on Lot 20. Lot 3, a former parking garage, had a 550-gallon gasoline UST from at least 1935 to 1977. A second gasoline UST of unknown size was associated with Lot 3 from 1947 to 1977. A geophysical survey performed in September 2017 revealed that at least three tank-like structures may still be present under the site: one under the northeastern corner of the building on Lot 12, one under the southeastern corner of the building on Lot 12, and one under the southeastern corner of the building on Lot 20.

Based on the investigations performed to date, Semi-Volatile Organic Compounds (SVOCs), volatile organic compounds (VOCs) and metals were detected above the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the New York Codes, Rules and Regulations (6 NYCRR) Part 375 Restricted Use Restricted-Residential (RRU) soil cleanup objectives (SCOs) in soil samples collected site-wide. Evidence of petroleum impacts (e.g., staining, odors, and photoionization detector [PID] readings up to 3,300 parts per million [ppm]) were observed in samples collected from borings advanced on each of the three lots. Based on field observations, NYSDEC was contacted and Spill No. 1705596 was assigned specifically to Lot 12.

As suspected based on the number of USTs formerly present, petroleum-related VOCs, SVOCs, and metals were detected in groundwater under the site at concentrations above the NYSDEC Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values (SGVs) for Class GA groundwater.

For soil vapor, petroleum-related VOCs and chlorinated VOCs were detected in sub-slab vapor and soil samples. Although not a direct comparison standard, Tetrachloroethene (PCE) concentrations above the New York State Department of Health (NYSDOH) Air Guideline Value (AGV) were detected in the sub-slab vapor sample collected from the western part of Lot 3 and the soil vapor sample collected from the southeastern part of Lot 3. Total VOCs were detected at a maximum concentration of about 10,472 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ) in the soil vapor samples collected.

## 5. Investigation and Cleanup Process

### *Application*

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

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

To achieve this goal, the Applicant will conduct investigation activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting future remediation 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 will submit a draft "Remedial Investigation Work Plan" to NYSDEC for review and approval. NYSDEC will make 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 (FER) 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 FER. 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):**

Sarah Quandt  
Project Manager  
NYSDEC  
Division of Environmental Remediation  
625 Broadway – 12<sup>th</sup> Floor  
Albany, NY 12233  
Email: sarah.quandt@dec.ny.gov  
Phone: (518) 402-9824

Thomas V. Panzone  
Citizen Participation Specialist  
NYSDEC Region 2  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
Email: Thomas.panzone@dec.ny.gov  
Phone: (718) 482-4953

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

Steven Berninger  
New York State Department of Health  
Empire State Plaza - Corning Tower  
Room 1787  
Albany, NY 12237  
Phone: (518) 402-7860  
Email: [BEEI@health.state.ny.us](mailto:BEEI@health.state.ny.us)

### **Locations of Reports and Information**

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

<p>Mott Haven Library  321 East 140<sup>th</sup> Street  Bronx, NY 10454  Phone: (718) 665-4878  Hours:    Mon-Thurs    10am-7pm                Fri-Sat        10am-5pm                Sunday        CLOSED</p>	<p>Bronx Community Board 1  George Rodriguez, Chairman  Cedric Loftin, District Manager  3024 Third Avenue  Bronx, NY 10455  (718) 585-7117</p>
<p><b>Appendix B - Site Contact List</b></p> <p><b>Local Government Officials</b></p>	
<p>New York City Mayor's Office  Hon. Bill DiBlasio  City Hall  260 Broadway Ave.  New York, NY 10007</p>	<p>Maris Lago, Commissioner  NYC Department of City Planning  120 Broadway, 31st Floor   New York, NY 10271</p>
<p>Ruben Diaz Jr.  Borough of Bronx, Borough President  851 Grand Concourse, 3<sup>rd</sup> Floor  Bronx, NY 10451</p> <p>Hon. Letitia James  Public Advocate  1 Centre Street, 15<sup>th</sup> Floor  New York, NY 10007</p> <p>Hon. Scott Stringer  NYC Comptroller  1 Centre Street  New York, NY 10007</p> <p>Hon. Diana Ayala  NYC Councilwoman  105 East 116<sup>th</sup> Street  New York, NY 10029</p> <p>Hon. Jose M. Serrano  NYS Senator  1916 Park Avenue, Suite 202</p>	<p>Carol Samol  Borough of Bronx, NYC Dept of City  Planning  1 Fordham Plaza, #502  Bronx, NY 10458</p> <p>Hon. Jose E. Serrano  U.S. House of Representatives  1231 Lafayette Avenue  Bronx, NY 10474</p> <p>Luis M. Diaz  Bronx County Clerk  851 Grand Concourse, Room 118  Bronx, NY 10451</p> <p>Dan Walsh, Director  NYC Office of Environmental Remediation  100 Gold Street - 2nd Floor  New York, NY 10038</p> <p>Julie Stein  Office of Environmental Assessment &amp;  Planning</p>

<p>New York, NY 10037</p> <p>Hon. Carmen Arroyo NYS Assemblywoman 384 East 149<sup>th</sup> Street, Suite 301 Bronx, NY 10455</p>	<p>NYC Dept. of Environmental Protection 96-05 Horace Harding Expressway Flushing, NY 11373</p>
<b>Federal Government Officials</b>	
<p>Hon Charles Schumer U.S. Senate 780 Third Avenue, Suite 2301 New York, NY 10017</p>	<p>Hon. Kristen Gillibrand U.S. Senate 780 Third Avenue, Suite 2601 New York, NY 10017</p>
<b>Local News Media</b>	
<p>Bronx Times 3602 East Tremont Avenue Suite 205 Bronx, NY 10465</p> <p>New York Daily News 4 New York Plaza New York, NY 10004</p>	<p>Spectrum NY1 News 75 Ninth Avenue New York, NY 10011</p> <p>New York Post 1211 Avenue of the Americas New York, NY 10036</p> <p>Mott Haven Herald editor@motthavenherald.com</p>
<b>Public Water Supply</b>	
<p>Vincent Sapienza, Commissioner 59-17 Junction Boulevard Flushing, NY 11373</p>	<p>New York City Municipal Water Finance Authority 255 Greenwich Street, 6th Floor New York, NY 10007</p>
<p>New York City Water Board NYC Department of Environmental Protection 59-17 Junction Boulevard, 8th Floor Flushing, NY 11373</p>	
<b>Schools and Day Care Facilities</b>	
<p>Family Life Academy Charter School III (about 450 feet south of the site) Andrea Hernandez, Principal</p>	<p>Hostos Community College (about 600 feet northeast of the site) David Gomez, College President</p>

370 Gerard Avenue, Bronx, NY 10451	500 Grand Concourse, Bronx, NY 10451
Community School for Social Justice (about 650 feet south of the site) Jaime Guzman, Principal 350 Gerard Avenue, Bronx, NY 10451	Health Opportunities High School (about 750 feet south of the site) Julie McHedlishvili, Principal 350 Gerard Avenue, Bronx, NY 10451
Cuddly Bundles Childcare (about 1,090 feet northeast of the site) 137 East 150th Street, Bronx, NY 10451 (718) 402-4801	KIPP NYC College Prep (about 1,220 feet east of the site) Natalie Byrne, Principal 201 East 144th Street, Bronx, NY 10451
Children's Pride, New York City Housing Authority Day Care Center (about 1,700 feet east of the site) Maritza Chavez, 414 Morris Avenue Bronx, NY 10451	Sunshine Learning Center (about 1,730 feet southeast of the site) Kayrn Alston, School District Leader 253 East 142nd Street, Bronx, NY 10451
Cardinal Hayes High School (about 1,740 feet northeast of the site) Fr. Joseph P. Tierney, President 650 Grand Concourse, Bronx, NY 10451	Bronx 1 Success Academy Charter School (about 1,800 feet southeast of the site) Eva Moskowitz, CEO, Founder 339 Morris Avenue, Bronx, NY 10451
P.S. 018 John Peter Zenger (about 2,050 feet east of the site) Lauren Sewell Walker, Principal 502 Morris Avenue, Bronx, NY 10451	KIPP Academy Elementary School (about 2,230 feet northeast of the site) Natalie Webb, Principal 730 Concourse Village West Bronx, NY 10451
Careers in Sports High School	Family Life Academy Charter School II

(about 2,300 feet northeast of the site) Johanny Garcia, Principal 730 Concourse Village West, Bronx, NY 10451 New Explorers High School (about 2,600 feet northeast of the site) Lisa Grevenberg, Principal 730 Concourse Village West, Bronx, NY 10451	(about 2,550 feet southeast of the site) Ms. Kathy Ortiz, Principal 296 East 140th Street, Bronx, NY 10454 Bronx Leadership Academy II High School (about 2,630 feet northeast of the site) R Lobianco, Principal 730 Concourse Village West, Bronx, NY 10451
<b>Adjacent Property Owners</b>	
Rocket Jewelry Box Inc. 101 East 144th Street, Bronx, NY 10451	Public Storage 385 Gerard Avenue, Bronx, NY 10451
Tori Realty Corp. 120 East 144th Street, Bronx, NY 10451	125 East 144 Street Holdings LLC 121 East 144th Street, Bronx, NY 10451
Omega Radio Communications 444 Gerard Avenue, Bronx, NY 10451	Dormitory Authority of the State of NY 131 East 146th Street, Bronx, NY 10451
Jai Ganesh Realty LLC 500 Exterior Street, Bronx, NY 10451	Freiman Coated Fabric 445 River Avenue, Bronx, NY 10451
441 River Avenue Inc. 441 River Avenue, Bronx, NY 10451	339 Exterior Street Associates, LLC 399 Exterior Street, Bronx, NY 10451

Community, Civic, Religious and Environmental Organizations:

Eric Soto  
Consolidated Edison Corporate Affairs  
511 Theodore Fremd Avenue  
Rye, NY 10580

Gabriel DeJesus, President  
40th NYPD Police Precinct Council  
257 Alexander Avenue  
Bronx, NY 10454

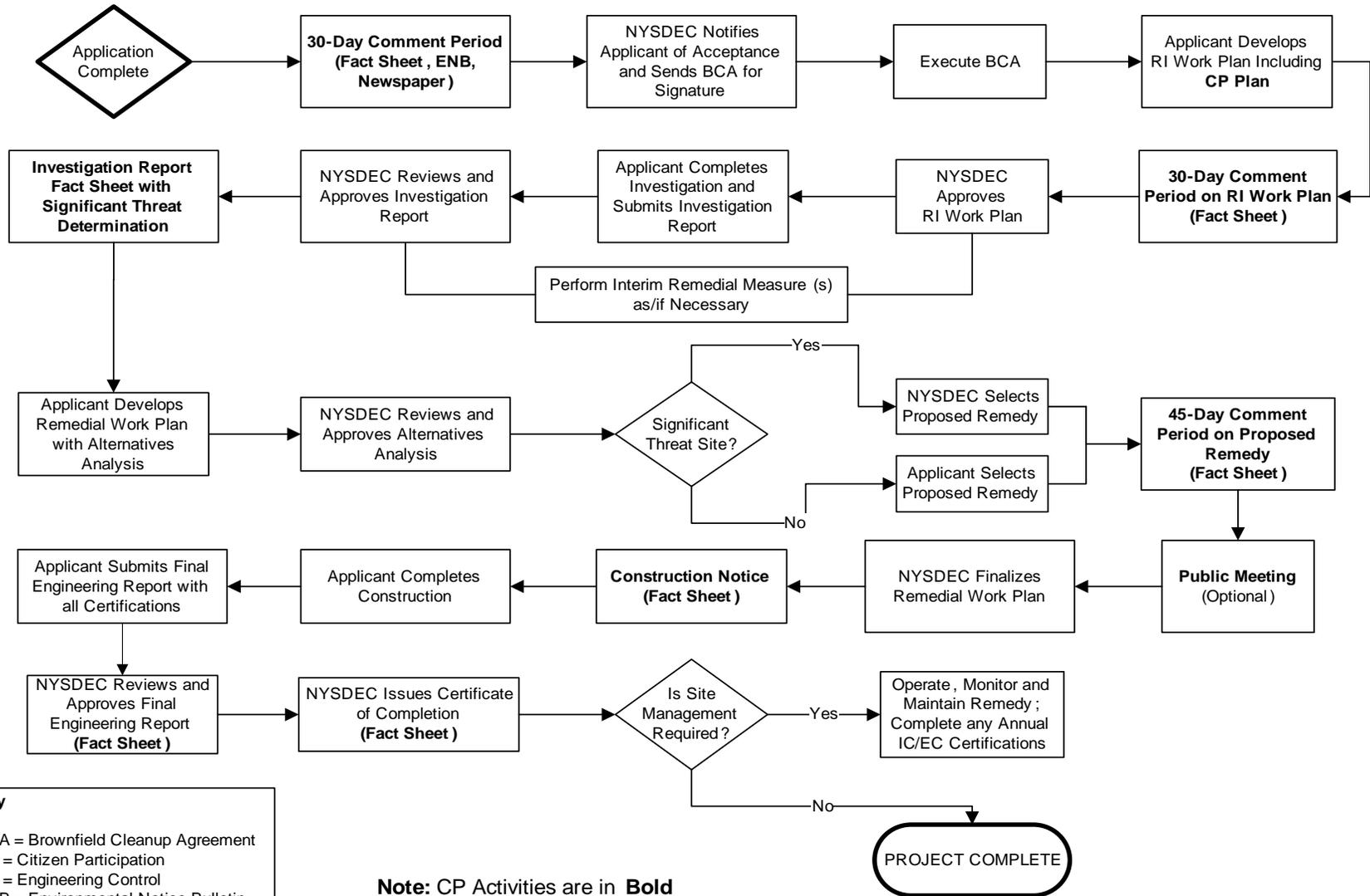
Battalion 14 Engine 60 Ladder 17  
FDNY  
341 EAST 143 STREET  
Bronx, NY 10454

Bronx Land Trust  
148 West 37th Street, 13th Floor  
New York, NY 10018

# Appendix C - Site Location Map



## Appendix D– Brownfield Cleanup Program Process



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

**Note:** CP Activities are in **Bold**