



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan

for

495 Eleventh

NYSDEC BCP Site: C231141

November 2021

NYSDEC BCP Site: C231141
495 11th Avenue
New York, New York 10018

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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: **495 11 Avenue Owner Realty LLC (“Applicant”)**
Site Name: **495 Eleventh (“Site”)**
Site Address: **495 11th Avenue**
Site County: **New York**
Site Number: **C231141**

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.

The primary contaminants of concern at the Site are elevated concentrations of metals and semi-volatile organic compounds (SVOCs) in soil and groundwater. Low-level contamination by volatile organic compounds is present in soil vapor, at concentrations typically found in urban and commercial settings. Based on the use of the Site as a paved parking lot and existing investigation data, which indicate that subsurface fill soils (below the pavement) have only been impacted by metals and SVOCs, and that there are only low levels of volatile chemicals in soil vapor, there appears to be no public health concerns from exposures to on-site contaminants. Site contamination is not affecting community activities and there are no known on-site uses of groundwater at or near the Site (the surrounding urban area utilizes public water).

Although the site is not located in an Environmental Justice Area, there is still a sizable Hispanic-American population located nearby. Therefore, all future fact sheets will be translated into Spanish.

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.

In addition, there may be other issues such as odor, noise or truck-related traffic concerning the site.

4. Site Information

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

Site Description

The Site is a 0.57-acre parking lot utilized by NYPD. Development plans for the Site include the demolition of the existing paved parking lot and construction of a new 56-story mixed-use building, with NYPD parking space, residential apartments (350 affordable units), and commercial uses including a hotel (683 units) and a supermarket. New construction, requiring soil excavation, will occupy the entirety of the property. The Site is located in an area comprised primarily of institutional and mixed commercial and high-rise residential properties. The Site is bounded by West 40th Street and a NYCTA bus garage to the north, by 11th Avenue and parking lots to the east, by a ventilation structure for the Lincoln Tunnel to the south, and the Javits Center to the west.

History of Site Use, Investigation, and Cleanup

The Site was occupied by a slaughterhouse and meat packaging facility during the late-1800s to the mid-1900s, apparently associated with several other similar operations at adjoining and nearby properties. The Site was used as a warehouse and store from circa 1976 to 1982 and all on-Site structures were demolished by circa 1991. The Site is currently utilized as a parking lot. Previous subsurface investigations indicate that metals and SVOCs are present in soil in excess of NYSDEC Soil Cleanup Objectives (SCOs) for both Unrestricted and Restricted-Residential Use. Site cleanup will result in removal of contaminated soil with contaminant levels above Unrestricted Use SCOs.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program **as 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 unrestricted purposes. To achieve this goal, the Applicant will conduct investigation and 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 work plan, 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 (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):

Ronnie Lee
Project Manager
Central Office
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany NY 12233
(518) 402-9656
Ronnie.lee@dec.ny.gov

Thomas V. Panzone
Public Participation Specialist
NYSDEC Region 2
Office of Communications Services
47-40 21st Street
Long Island City NY 11101
(718) 482-4953
Thomas.panzone@dec.ny.gov

New York State Department of Health (NYSDOH):

Sally Rushford
Project Manager
NYSDOH
Corning Tower, Room 1787
Empire State Plaza
Albany, NY 12237
(518) 402-5465
BEEI@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:

New York Public Library
Columbus Library Branch
742-10th Avenue, Manhattan, NY
Attn: Leiana Spooner
Phone: (212) 586-5098
Hours: Mon – Thurs 10AM – 7 PM
Fri – Sat: 10AM – 5PM

Manhattan Community Board 4
330 West 42nd Street Suite 2618
New York, NY 10036
Attn: Jessie Bodine, District Manager
Lowell Kern, Chairman
Maarten de Kadt, Environmental
Committee Chairman
Phone: (212) 736-4536
Hours: (call for appointment)

Appendix B - Site Contact List

Public Officials:

New York City Council District 3
Hon. Corey Johnson
224 West 30th Street, Suite 1206
New York, New York 10001
Phone: 212-564-7757
Fax: 212-564-7347

NYS Assembly District 075
Hon. Richard Gottfried
214 West 29th Street, Suite 1002
New York, NY 10001
Phone: 212-807-7900
Fax: 212-243-2035

NYS Senate District 31
Hon. Robert Jackson
5030 Broadway, Suite 701
New York, NY 10034
Phone: 212-544-0173

NYC Mayor
Mayor Bill de Blasio
City Hall
New York, NY 10007
Phone: 212-788-1400

Manhattan Borough President
Gale Brewer
1 Centre Street, 19th Floor
New York, NY 10007
Phone: 212-669-8300
Fax: 212-669-4305

Director of Communications
Michael Casa
City Hall
New York, NY 10007
Phone: 212-788-1400

New York City Planning
Anita Laremont,
Commissioner
120 Broadway, 31st Floor
New York, NY 10271
Phone: 212-720-3300
Fax: 212-720-3219

Hon. Jerrold Nadler
U.S. House of Representatives
201 Varick Street - Suite 669
New York, NY 10014

Hon Charles Schumer
U.S. Senator
780 Third Avenue, Suite 2301
New York, NY 10017

Hon. Kirsten Gillibrand
U.S. Senator
780 Third Avenue, Suite 2601
New York, NY 10017

Milton Tingling
Manhattan County Clerk
60 Centre Street Rm. 161
New York, NY 10007

Local Schools and Daycare Centers:

None nearby

Media:

New York Daily News
4 New York Plaza
New York, NY 10004

New York Post
1211 Avenue of the Americas
New York, NY 10036

Spectrum NY 1 News
75 Ninth Avenue
New York, NY 10011

Manhattan Times
5030 Broadway
Suite 807
New York, NY 10034
Phone: 212-544-9545

The West Sider Chelsea Clinton News
8th Avenue & 35th Street
New York, NY 10018

Hoy Nueva York
15 Metrotech Center Floor 7
Brooklyn, NY 11201

El Diario La Prensa
15 Metrotech Center Floor 7
Brooklyn, NY 11201

Public Water Supplier:

Vincent Sapienza - Commissioner
NYC DEP
59-17 Junction Boulevard
Elmhurst, NY 11373
Phone: 718-595-7000

Community, Civic, Religious and Other Environmental Organizations:

Joshua Rivera - Director
Consolidated Edison Corporate Affairs
4 Irving Place - Room 1428
New York, NY 10003

Larry O'Neill - President
10th Police Precinct Council
230 West 20th Street
New York, NY 10011

FDNY - Rescue 1
530 West 43rd Street
New York, NY 10036

Sts. Cyril & Methodius & St. Raphael's Catholic Church Croatian Parish
Attn: Pastor
502 W 41st St
New York, NY 10036

Metropolitan Community Church
Attn: Pastor
446 W 36th St
New York, NY 10018

Church In New York City
Attn: Pastor
446 W 34th St
New York, NY 10001

Friends of Hudson River Park
Connie Fishman, Executive Director
305 7th Avenue, 12th Floor
New York, NY 10036

Hudson River Foundation
17 Battery Place, Suite 915
New York, NY 10004

Hudson River Park Trust
353 West Street (at W. Houston St.)
Pier 40, 2nd Floor
New York, NY 10014

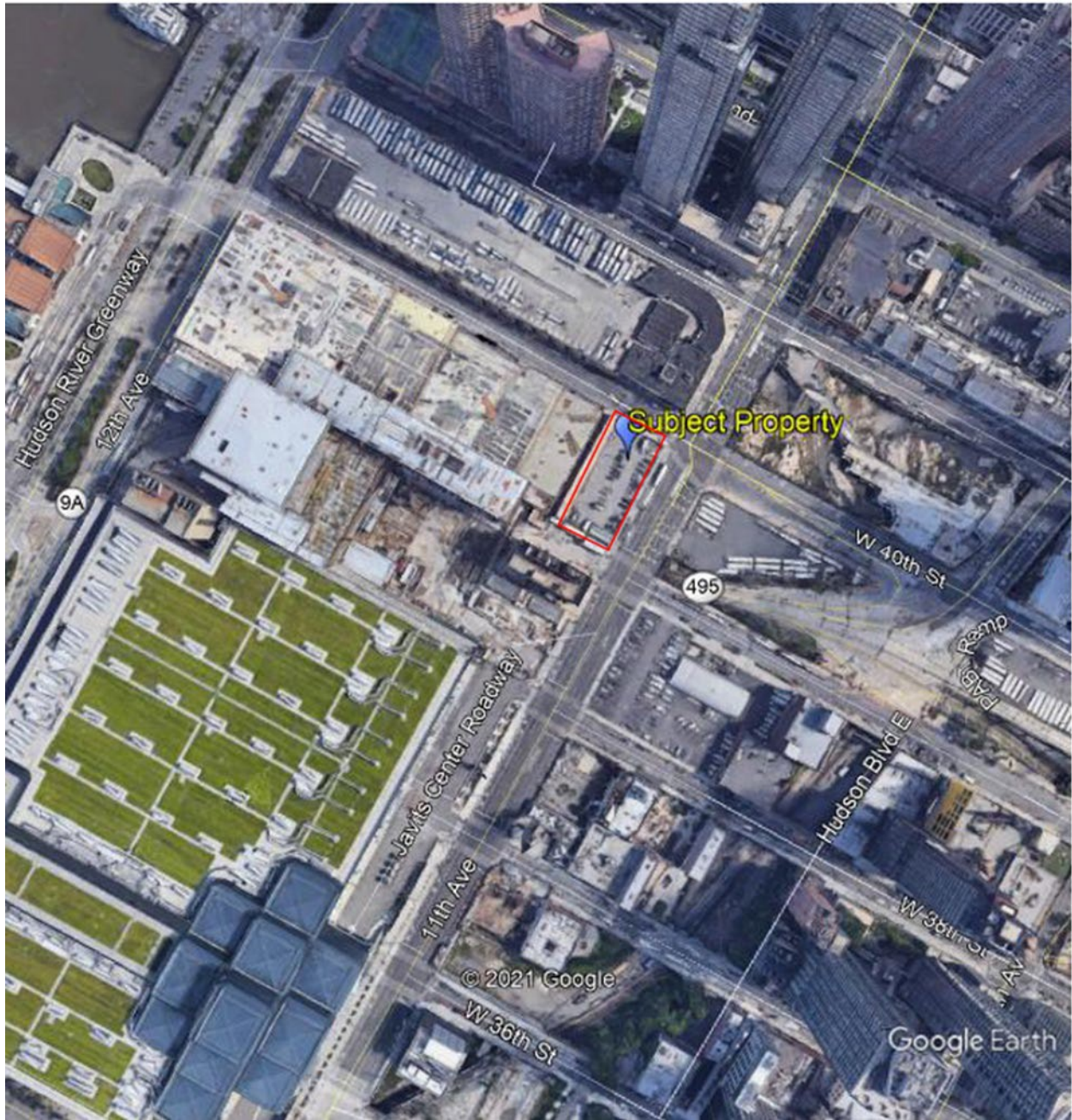
Manhattan Chamber of Commerce
575 Fifth Avenue
New York, NY 10017
Email: info@manhattancc.org

34th Street Partnership (BID)
1065 Avenue of the Americas, Suite 2400
Attn: Dan Biederman, President
New York, NY 10018

Adjacent Properties:

Adjacent Properties		
608 West 40 th Street Block 685, Lot 42	NY Convention Center Development 633 3 rd Avenue New York, NY 10017	Convention center
360 West Street Block 680, Lot 1	NY Convention Center Development 633 3 rd Avenue New York, NY 10017	Convention center
491 11 th Avenue Block 680, Lot 33	NY Convention Center Development 633 3 rd Avenue New York, NY 10017	Lincoln Tunnel Ventilation Building
476 11 th Avenue Block 710, Lot 1	555 West 38 LLC 15 East 26 th Street, FL 7 New York, NY 10010	parking
11 th Avenue Block 711, Lot 1	Port Authority 1 Path Plz Jersey City, NJ 07306	parking
514 11 th Avenue Block 1069, Lot 1	Silverstein MB LLC 7 World Trade Center 250 Green New York, NY 10007	parking
525 11 th Avenue Block 2307, Lot 49	NYC Transit Authority 2 Broadway FRNT 4 New York, NY 10004	parking

Appendix C - Site Location Map



Appendix D– Brownfield Cleanup Program Process

