



NEW YORK
STATE OF
OPPORTUNITY.

**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan for 408 West 207th Street

September 2021

C231147
408 West 207th Street
New York, NY 10034

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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: **Harlem River Ninth Avenue Development LLC (“Applicant”)**
Site Name: **408 West 207th Street (“Site”)**
Site Address: **408 West 207th Street**
Site County: **New York County**
Site Number: **C231147**

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) the 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; and
- 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.

Local document repositories have also been established at the following locations:

Inwood Library
4857 Broadway
New York, New York 10034
Phone: 212-942-2445
Manager: Danita Nichols

Manhattan Community Board 12
Chairman: Eleazar Bueno
District Manager: Ebenezer Smith
Environmental Committee Chairman: Steve Simon
530 West 166th Street, 6th Floor
New York, New York 10032
Phone: (212) 568-8500
Fax: (212) 740-8197
Email: dblow@cb.nyc.gov

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)				
<p align="center">Application Process:</p> <table border="1"> <tr> <td data-bbox="191 289 812 363"> <ul style="list-style-type: none"> • Prepare site contact list • Establish document repository(ies) </td><td data-bbox="812 289 1427 363">At time of preparation of application to participate in the BCP.</td></tr> <tr> <td data-bbox="191 363 812 577"> <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 </td><td data-bbox="812 363 1427 577">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.</td></tr> </table>		<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.
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<p align="center">After Execution of Brownfield Site Cleanup Agreement (BCA):</p> <table border="1"> <tr> <td data-bbox="191 625 812 751"> <ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan </td><td data-bbox="812 625 1427 751"> 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. </td></tr> </table>		<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.		
<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.				
<p align="center">Before NYSDEC Approves Interim Remedial Measure (IRM)/ Remedial Investigation (RI) Work Plan:</p> <table border="1"> <tr> <td data-bbox="191 804 812 1035"> <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 </td><td data-bbox="812 804 1427 1035"> 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. The RI Work Plan / Interim Remedial Measures Plan was submitted with BCP Application and was included as part of the BCP public comment period. </td></tr> </table>		<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. The RI Work Plan / Interim Remedial Measures Plan was submitted with BCP Application and was included as part of the BCP public comment period.		
<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. The RI Work Plan / Interim Remedial Measures Plan was submitted with BCP Application and was included as part of the BCP public comment period.				
<p align="center">After Applicant Completes Remedial Investigation:</p> <table border="1"> <tr> <td data-bbox="191 1087 812 1157"> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results </td><td data-bbox="812 1087 1427 1157">Before NYSDEC approves RI Report</td></tr> </table>		<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	Before NYSDEC approves RI Report		
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	Before NYSDEC approves RI Report				
<p align="center">Before NYSDEC Approves Remedial Work Plan (RWP):</p> <table border="1"> <tr> <td data-bbox="191 1209 812 1398"> <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 </td><td data-bbox="812 1209 1427 1398"> 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. </td></tr> </table>		<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.		
<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.				
<p align="center">Before Applicant Starts Cleanup Action:</p> <table border="1"> <tr> <td data-bbox="191 1451 812 1520"> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action </td><td data-bbox="812 1451 1427 1520">Before the start of cleanup action.</td></tr> </table>		<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	Before the start of 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.				
<p align="center">After Applicant Completes Cleanup Action:</p> <table border="1"> <tr> <td data-bbox="191 1572 812 1749"> <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) </td><td data-bbox="812 1572 1427 1749"> 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. </td></tr> </table>		<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.		
<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 Applicant is committed to informing and involving the public during the investigation and remediation of the project. The objective of the CP Plan is to promote communication and to assist the public in understanding the project process. Citizen participation in the project process provides the Applicant and the NYSDEC with an opportunity to obtain public input as part of the comprehensive redevelopment process.

No major issues of public concern have been identified relative to the site as of yet. The site may be busy during daytime working hours due to construction-related noise and vehicular traffic associated with the potential investigation and remediation activities throughout the cleanup process.

The site is located in an Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities. This CP Plan serves as a guide to better enable communication between the community and the proposed BCP project.

Because the site is located in an area with a large Hispanic-American population nearby, all future fact sheets will be translated into Spanish.

For additional information, visit:

<https://popfactfinder.planning.nyc.gov/profile/1006/demographic>.

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

- Securing the work perimeter with a NYC Department of Buildings-approved fence during remediation/construction;
- On-site air monitoring for worker protection, if warranted;
- Perimeter air monitoring for community protection, if warranted; and
- Using odor, vapor, and dust controls such as water or foam sprays, as required during air monitoring, if needed.

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

4. Site Information

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

Site Description

The Site is located at 408 West 207th Street in the Inwood section of Manhattan. The Site is located at Tax Block 2203 and Lot 21 in New York County and encompasses approximately 0.46-acres. The Site is currently comprised of an asphalt-paved parking lot as shown in Appendix C.

History of Site Use, Investigation, and Cleanup

Records indicate that the Site has had commercial uses, developed as early as 1926. Commercial uses have included an automobile garage and a gasoline filling station. By 1969, all structures had been removed and a paved parking lot that remains today had been completed.

A Phase I Environmental Site Assessment (ESA) performed in October 2010 identified the potential presence of urban fill material as well as the former automobile and gasoline filling operations as recognized environmental conditions (RECs) for the Site. A Phase II ESA was then completed in December 2011, which included the collection of soil and groundwater samples. Soil borings drilled and samples collected during this investigation showed the presence of historic urban fill soils (identified by the inclusion of concrete, bricks, and other non-native elements) across the Site with volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), and metals usually associated with such fill material. Evidence of staining and odors consistent with petroleum contamination was observed in soil borings in the northern portion of the Site. Groundwater samples detected several VOCs and one SVOC above the regulatory standards (NYSDEC Ambient Water Quality Standards and Guidance Values [AWQSGVs]).

Roux Environmental Engineering and Geology, D.P.C. (Roux) completed a Remedial Investigation in June 2019, which included the collection of soil, groundwater, and soil vapor samples. Soil analytical results indicated the presence of VOCs and metals with some concentrations exceeding regulatory standards (Unrestricted Use Soil Cleanup Objectives [UUSCOs] and Restricted Residential Soil Cleanup Objectives [RRSCOs]). Groundwater analytical results indicated the presence of VOCs, SVOCs, and metals exceeding the Ambient Water Quality Standards and Guidance Values (AWQSGVs). Soil vapor samples collected showed elevated levels of petroleum-related VOCs and low levels of chlorinated VOCs.

Additionally, supplemental soil sampling was performed by Roux in January and February 2021 during the pre-application process for entry into the BCP. Soil analytical results indicate the presence of SVOCs (particularly a subset called polycyclic aromatic hydrocarbons [PAHs]) and metals with some concentrations exceeding UUSCOs and RRSCOs. The soil sampling program also indicated the presence of historic fill containing construction demolition debris (e.g., brick, concrete).

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 proposes that the site will have unrestricted use.

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 workplan, which is subject to public comment.

The site investigation has several goals:

- 1) Define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) Identify the source(s) of the contamination;
- 3) Assess the impact of the contamination on public health and the environment; and
- 4) Provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

The Applicant has submitted a draft "Interim Remedial Measure/Remedial Investigation Work Plan" to NYSDEC that is currently under review and approval. NYSDEC has already made the draft plan available to the public for review during a 30-day public comment period concurrent with the Application.

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. The IRM/RIWP was submitted with BCP Application and was included as part of the BCP 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):

Kyle Forster
Project Manager
NYSDEC Region 2
Division of Environmental Remediation
625 Broadway
Albany, New York 12233
Tel: (518) 402-8644
kyle.forster@dec.ny.gov

Environmental Justice Program Hotline
(866) 229-0497

New York State Department of Health (NYSDOH):

Renata Ockerby
Project Manager
NYSDOH Bureau of Environmental
Exposure Investigation
Corning Tower Room 1787
Albany, New York 12237
BEEI@health.ny.gov
Tel: (518) 402-0445

Locations of Reports and Information

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

Inwood Library
4857 Broadway
New York, New York 10034
Phone: 212-942-2445

Hours: Monday: 10AM-7PM
Tuesday: 10AM-7PM
Wednesday: 10AM-7PM
Thursday: 10AM-7PM
Friday: 10AM-5PM
Saturday: 10AM-5PM
Sunday: Closed

Manhattan Community Board District 12
530 West 166th Street
New York, New York 10032
Phone: (212) 568-8500
Fax: (212) 740-8197
#

Appendix B - Site Contact List

i. Local and State Officials

Councilman Ydanis Rodriguez
10th Council District
618 West 177th Street, Ground Floor
New York, NY 10033
Tel: 917-521-2616
Fax: 917-521-1293

Senator Robert Jackson
31st Senatorial District
5030 Broadway, Suite 701
New York, NY 10034
Tel: 212-544-0173
Fax: 212-544-0256

Assemblywoman Carmen N. De La Rosa
72nd Assembly District
210 Sherman Ave, Ste A&C
New York, NY 10034
Tel: 212-544-2278

Hon. Kirsten E. Gillibrand
U.S. Senator
780 Third Avenue, Suite 2601
New York, NY 10017
Tel: 212-688-6262
Fax: 866-824-6340

Congressman Adriano Espaillat
13th Congressional District
720 West 181st St, Suite 2
New York, NY 10033
Tel: 212-497-5959

Manhattan Borough President
Gale Brewer
431 West 125th Street
New York NY 10027
Tel: 212-531-1609
Fax: 212-669-4305

Hon. Mayor Bill de Blasio
New York City Hall
New York, NY 10007
Phone: 212-718-7585
Fax: 212-406-3587

NYC Comptroller Scott Stringer
1 Centre Street
New York, NY 10007
212-669-3916

Public Advocate Jumaane D. Williams
Community Affairs
1 Centre Street, 15th Floor
New York, NY 10007
212-669-7200
Fax: 212-669-4701

Hon. Charles E. Schumer
U.S. Senator
780 Third Avenue, Suite 2301
New York, NY 10017-2110
212-486-4430
Fax: 212-486-7693

Hon. Milton Tingling
Count Clerk of New York County
New York County Courthouse
60 Centre Street, Room 161
New York, NY 10007
Tel: 646-386-5955

ii. Current Site Owner/Operator

Current Site Owner

Harlem River Ninth Avenue Development LLC
c/o L+M Development Partners
1865 Palmer Avenue
Larchmont, NY 10538

iii. Current Owners and Occupants of the Subject Site and Adjacent Sites

Subject Site Owner:

Block 2203, Lot 21

Harlem River Ninth Avenue
Development LLC
1865 Palmer Avenue
Larchmont NY 10538 (Requestor)

Adjacent Properties to the North:

Block 2189, Lot 1R

NYC TRANSIT
10 Avenue
New York, NY 10034

Block 2189, Lot 60

HESS RETAIL STORES LLC
401 West 207th St
New York, NY 10034

Adjacent Properties to the South

Block 2202, Lot 9R

420 WEST 206 STREET OWNERS
CORP
416 West 206th St
New York, NY 10034

Block 2202, Lot 17

3815 9TH AVE INC
414 West 206th St
New York, NY 10034

Block 2202, Lot 21

3842 9th AVE REALTY, INC.
3842 9th Avenue
New York, NY 10034

Adjacent Properties to the West

Block 2203, Lot 9

WEST 207 GROCERY OWNERS, LLC
421 Seventh Ave, 15th Floor
New York, NY 10001
(Owner)

Inwood Lot 9 Associates LLC
c/o Taconic Investment Partners
111 Eighth Avenue, Suite 1500
New York, NY 10011
(Ground Lessee)

Adjacent Properties to the East

Block 2187, Lot 1, 5, and 7

FLAIR BEVERAGE CORP.
3849 9th Avenue
New York, NY 10034

iv. Religious Authorities/Police and Fire Departments/Civic and Environmental Organizations

New York City Police Department 34th
Precinct Council
Stephen Feldheim - President
4295 Broadway

New York, NY 10033
FDNY Engine 95/Ladder 36
29 Vermilyea Ave
New York, NY 10034

Fundacio Cristianos Por la Democracia
572 West 187th St
New York, NY 10033

Church of The Good Shepherd
4967 Broadway
New York, NY 10034

Our Lady Queen of Martyrs Roman
Catholic Church
91 Arden Street
New York, NY 10040

Rocky Mt Baptist Church
37 Hillside Avenue
New York, 10040

Rain Inwood Neighborhood
Senior Center
84 Vermilyea Avenue
New York, NY 10034

Holy Trinity Episcopal Church
20 Cumming St
New York, NY 10034

Mt Washington Presbyterian Church

84 Vermilyea Avenue
New York, NY 10034

Dyckman Spanish Seventh-Day
Adventist Church
111-113 Vermilyea Avenue
New York, NY 10034

Everyday Christian Church
4862 Broadway
New York, NY 10034

Christ Crucified Fellowship Church
433 West 204th Street
New York, NY 10034

Manhattan Bible Church
401 West 205th St
New York, NY 10034

RAIN INWOOD NEIGHBORHOOD SENIOR
CENTER
84 VERMILYEA AVENUE
New York, NY 10034

v. Day Cares and Schools

New York City Housing Authority's
Dyckman Day Care Center
3732 10th Avenue
New York, NY 10034

Little Red Daycare
176 Nagle Ave
New York, NY 10034

Galex Family Daycare
449 W 206th St
New York, NY 10034

EKG Family WeeCarer
584 Academy St #5
New York, NY 10034

The Playpen Daycare
107 Post Ave #2b
New York, NY 10034

My Little Dream Daycare
71 Vermilyea Ave
New York, NY 10034

Treehouse Daycare
11 Seaman Ave
New York, NY 10034

Aura's Bright Children Daycare
13-19 Cumming St
New York, NY 10034

Little Tots Daycare
514 W 211th St
New York, NY 10034

Step By Step Group Family Day Care
4966 Broadway
New York, NY 10034

Nicholas Cardell Day Care Center
84 Vermilyea Avenue
New York, NY 10034

Smart Start Learning Center WeeCare
125 Seaman Ave #2h
New York, NY 10034

Happy Shiny Faces Daycare
136 Seaman Ave
New York, NY 10034

Inwood Academy for Leadership Charter
School
433 W 204th St
New York, NY 10034

Our Lady Queen of Martyrs School
71 Arden St
New York, NY 10040

The Equity Project Charter School
153 Sherman Ave
New York, NY 10034

Inwood Academy for Leadership
3898 10th Ave
New York, NY 10034

Washington Heights Academy
202 Sherman Ave
New York, NY 10034

High School for Excellence and
Innovation
650 Academy St
New York, NY 10034

Muscota New School
4862 Broadway
New York, NY 10034

vi. Local Water Supply

Vincent Sapienza, Commissioner
New York City Department of Environmental Protection
59-17 Junction Boulevard
Flushing, NY 11373

vii. Local News and Media

Manhattan Times
5030 Broadway, Suite 807
New York, NY 10034

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

New York Post
1211 Avenue of the Americas
New York, NY 10036
(212) 930-8000

The Harlem Community News
P.O.Box #1775
New York, NY 10027

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

NY1 News
75 Ninth Avenue
New York, NY 10011
(212) 367-0600

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

Latino Intelecto Newspapers
4 Payson Ave
New York, NY 10034

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

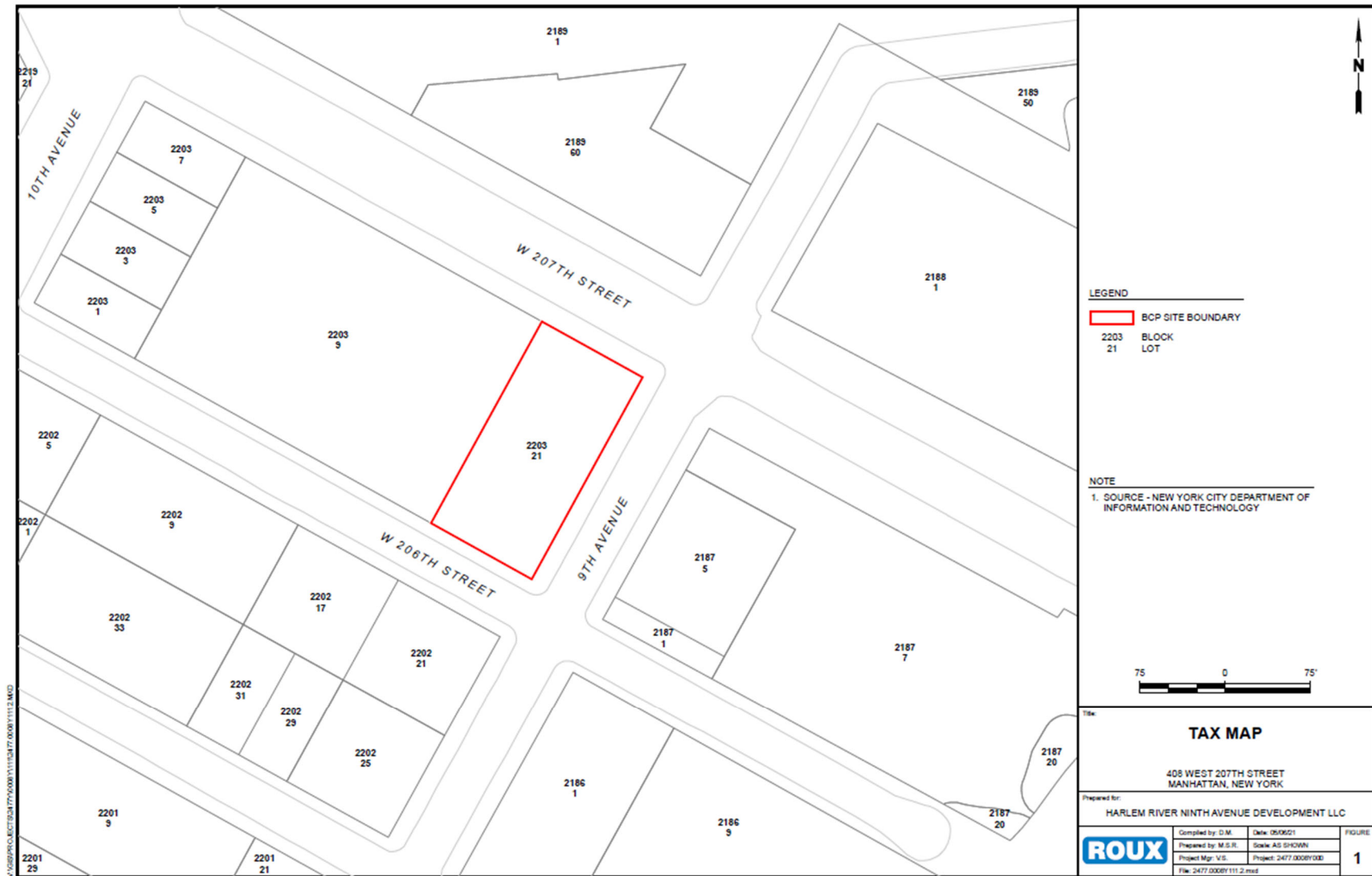
No persons have requested to be on the Site Contact List.

ix. Document Repository

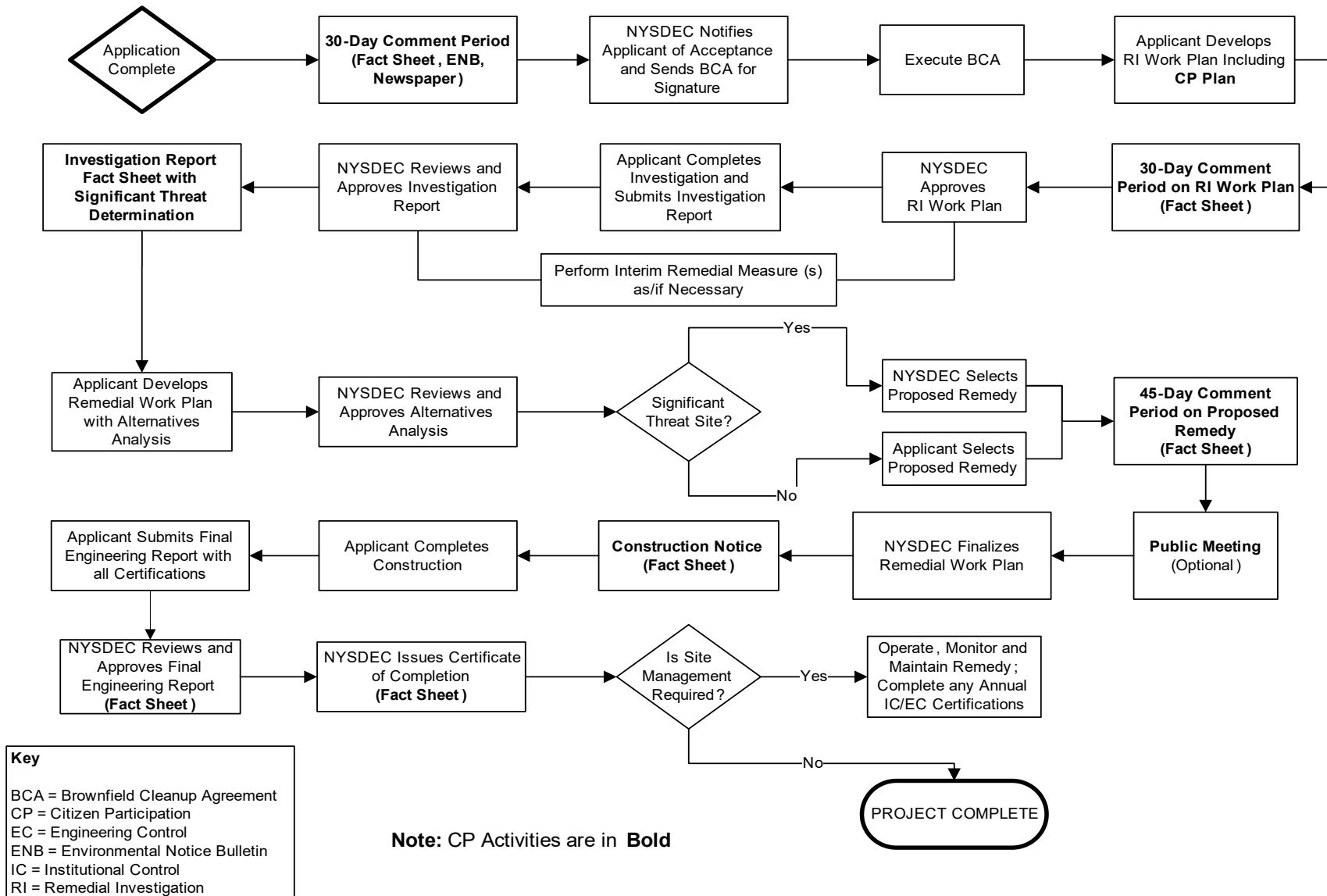
Inwood Library
4857 Broadway
New York, NY 10034
Phone: 212-942-2445

Manhattan Community Board District 12
530 West 166th Street
New York, NY 10032
Phone: (212) 568-8500
Fax: (212) 740-8197

Appendix C – Site Location Map



Appendix D– Brownfield Cleanup Program Process





Division of Environmental Remediation

Remedial Programs

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

Site Name: 408 West 207th St

Site Number: C231147

Site Address and County: 408 West 207th Street, Inwood, NY, New York County

Remedial Party(ies): Harlem River Ninth Avenue Development LLC

Note: For Parts 1. – 3. the individuals, groups, organizations, businesses and units of government identified should be added to the site contact list as appropriate.

Part 1. List major issues of public concern and information the community wants. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and information needs. **Use this information as an aid to prepare or update the Major Issues of Public Concern section of the site Citizen Participation Plan.**

No known issues.

How were these issues and/or information needs identified?

NA

Part 2. List important information needed **from** the community, if applicable. Identify individuals, groups, organizations, businesses and/or units of government related to the information needed.

None identified

How were these information needs identified?

NA

Part 3. List major issues and information that need to be communicated **to** the community. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and/or information.

None identified

How were these issues and/or information needs identified?

NA

Part 4. Identify the following characteristics of the affected/interested community. This knowledge will help to identify and understand issues and information important to the community, and ways to effectively develop and implement the site citizen participation plan (mark all that apply):

a. Land use/zoning at and around site:

☒ **Residential** ☐ **Agricultural** ☐ **Recreational** ☒ **Commercial** ☐ **Industrial**

b. Residential type around site:

☒ **Urban** ☐ **Suburban** ☐ **Rural**

c. Population density around site:

☒ **High** ☐ **Medium** ☐ **Low**

d. Water supply of nearby residences:

☒ **Public** ☐ **Private Wells** ☐ **Mixed**

e. Is part or all of the water supply of the affected/interested community currently impacted by the site?

☐ **Yes** ☒ **No**

Provide details if appropriate:

NA

f. Other environmental issues significantly impacted/impacting the affected community?

☐ **Yes** ☒ **No**

Provide details if appropriate:

NA

g. Is the site and/or the affected/interested community wholly or partly in an Environmental Justice Area?

☐ **Yes** ☒ **No**

h. Special considerations:

☒ **Language** ☐ **Age** ☐ **Transportation** ☐ **Other**

Explain any marked categories in h:

Future fact sheets will be translated into Spanish.

Part 5. The site contact list must include, at a minimum, the individuals, groups, and organizations identified in Part 2. of the Citizen Participation Plan under 'Site Contact List'. Are *other* individuals, groups, organizations, and units of government affected by, or interested in, the site, or its remedial program? (Mark and identify all that apply, then adjust the site contact list as appropriate.)

☒ **Non-Adjacent Residents/Property Owners:** [Click here to enter text.](#)

☒ **Local Officials:** [Click here to enter text.](#)

☒ **Media:** [Click here to enter text.](#)

☐ **Business/Commercial Interests:** [Click here to enter text.](#)

☐ **Labor Group(s)/Employees:** [Click here to enter text.](#)

☐ **Indian Nation:** [Click here to enter text.](#)

☒ **Citizens/Community Group(s):** [Click here to enter text.](#)

☐ **Environmental Justice Group(s):** [Click here to enter text.](#)

☐ **Environmental Group(s):** [Click here to enter text.](#)

☒ **Civic Group(s):** [Click here to enter text.](#)

☐ **Recreational Group(s):** [Click here to enter text.](#)

☐ **Other(s):** [Click here to enter text.](#)

Prepared/Updated By: Jessica Taylor, Roux

Date: 9/2/21

Reviewed/Approved By: Thomas V. Panzone

Date: 9/27/21