



Department of
Environmental
Conservation

Brownfield Cleanup Program
Citizen Participation Plan
for
Kimball Residences, Site No. C360141

April 2017

1209-1217 Yonkers Ave and 445-453 Bronx River Rd
City of Yonkers
Westchester County, New York

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Note: The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the site’s investigation and cleanup process.

Applicant: **1219 Yonkers Ave LLC (“Applicant”)**
Site Name: **Kimball Residences (“Site”)**
Site Address: **1209-1217 Yonkers Ave and 445-453 Bronx River Road, City of Yonkers**
Site County: **Westchester**
Site Number: **C360141**

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.

Once the Remedial Investigation is completed, extensive soil excavation will occur next. This activity can create noise and dust. Therefore, contingency plans will be put into place to control noise and dust. In addition, storm water runoff, erosion and sediment control measures will be implemented. A truck wash will be created to clean truck tires before leaving the site and to control increased commercial traffic due to the disposal of remediation material. Additional issues of public concern may be identified after completion of the Remedial Investigation.

4. Site Information

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

Site Description

- **Location – 1209-1217 Yonkers Ave and 445-453 Bronx River Road, City of Yonkers, Westchester County, New York**
- **Setting - suburban**
- **Site size – 0.67-acres**
- **Adjacent properties – residential, commercial, highway**

History of Site Use, Investigation, and Cleanup

Prior and Current Use(s):

The site presently consists of both vacant commercial structures and a partially-active commercial structure. The buildings were formerly used as a dry cleaning/laundry services, a gas station, theatre, restaurant, and various warehouse uses (see Appendix C for a Site Location Map). These buildings occupy approximately ninety-five percent of the site; the remainder of the property includes paved parking areas.

The project site is likely to have been used for commercial and residential purposes from as early as 1917. The majority of the on-site buildings, (with the exception of one) have been vacant for a significant period of time up to twenty years. This is principally due to a fire, which left the buildings in an unusable condition.

Historic maps and local records indicate that Lot 6 of the subject property was formerly utilized as a gasoline service station (from circa 1929 to sometime prior to 1965). Available records also indicate that Lot 17.18 and Lot 19.20 were formerly utilized as dry cleaning facilities from circa 1971 to sometime prior to 2006. Lot 19.20 was registered with the USEPA as "Tivey's Cleaner" (USEPA ID: NYD986947802).

Based on information obtained from previous environmental investigations, it is anticipated that contaminated subsurface fill materials will be encountered throughout the project site. Solvent contamination will be encountered in the vicinity of Lots 19.20, 17.18 and 15.16. Petroleum contamination will be encountered in the vicinity of Lot 6 and in areas where former petroleum underground storage tanks (USTs) were located.

Previous Environmental Investigations and Cleanup Activities Performed at the site include:

A Combined Phase I and II Environmental Site Assessment and Subsurface Investigation (Combined Phase I and II ESA) was prepared for a portion of the Site - Lots 6, 15.16 and 17.18 of the subject property was first prepared by Ecosystems Strategies, Inc. in July 2007 and updated in January 2008. Information gathered from the review of historic records and observations made during the site inspection revealed the following recognized environmental conditions:

- * Historic dry-cleaning operations on Lots 17.18 and 19.20
- * Historic presence of gasoline station on Lot 6; and
- * The observation of multiple fill ports and vent pipes on Lots 17.18 and 15.16, indicating the potential presence of as many as three fuel oil storage tanks.

The following fieldwork activities were conducted as part of the Combined Phase I and II ESA in order to address these identified environmental conditions:

- * The collection and analysis of three soil gas samples from the basement of the building on Lot 17.18 (former dry cleaner);
- * The attempted extension of soil borings in the basement of the building on Lot 17.18 in the vicinity of a potential fuel oil storage tank (sampling unsuccessful due to water in basement);
- * The attempted extension of soil boring in the basement of the building on Lot 15.16 in the vicinity of the suspected fuel oil UST (sampling unsuccessful for the same reason).
- * The extension of 15 soil borings on Lot 6 and analysis of soil samples.

Elevated concentrations of dry cleaning solvents (PCE and its breakdown product TCE) were detected in soil gas beneath the building on Lot 17.18, with peak concentrations of PCE at 1,310 $\mu\text{g}/\text{m}^3$ and TCE at 213 $\mu\text{g}/\text{m}^3$. No significant petroleum-related contamination was reported in soil at Lot 6; however, fieldwork observation documented

evidence of low-grade petroleum impacts (odors, staining and volatile vapors) in soils between 4 and 8 feet below ground surface (bsg) on the southern portion of the lot. Additionally, elevated concentrations of RCRA metals were detected in the upper 18 inches of soil at Lot 6. No PCBs or herbicides were detected in any soil samples.

The collection and analysis of subsurface soils in the basements of the buildings on Lots 17.18 and 15.16 were unsuccessful, and therefore no definitive statement was made regarding the presence or absence of subsurface soil contamination. No petroleum tanks were encountered during this investigation however evidence of suspected buried tanks was found.

In July 2013, Ecosystems prepared a revised ASTM 1527-05 Phase I Report for the entire site for a prospective purchaser. The report states that no access was available to interior portions of several on-site buildings [Buildings B (Lot 17.18) and C (Lot 15.16) due to unsafe conditions. This report described the structural integrity of each building in more detail but the historical description of the uses on this block were consist with the 2007 report. The only new information is that Lots 8 and 9 (originally Parcel 3 in 2007/2008 Phase I) housed a two-story dwelling as of 1917, Lot 15.16 (originally Parcel 2 in 2007/2008 Phase I) contained a two-story building labeled "Motion Picture Studio," which occupied the southern half of the parcel and the current Buildings described as C, D, E, and F were all present by this time. As of 1942, Lot 6 (formerly referred to as Parcel-3) now contains a small structure that corresponds to the currently existing Building G (formerly Building C). As of 1950, one-story commercial structures corresponding to the size, shape, and locations of current on-site structures became located on Lots 17.18 (former Parcel 1) and 19.20 (Buildings B and A in this report), Lot 6 (former Parcel 3) became a filling station and three underground gasoline tanks are depicted on the eastern portion of the parcel. The building on Lot 15.16 (former Parcel 2) was renovated into currently existing Building B and the buildings on Lot 8, formerly labeled as "paints" and "paints and wallpaper", are now depicted as a garage and restaurant, respectively. As of 1956, Lot 10 and a nearby property to the southeast became a filling station with two gasoline tanks. As of 1957, a nearby property to the southwest contained a dry cleaner. As of 1971, the structure on Lot 17.18 (Building B; former Parcel 1 and Building A) contained a restaurant and a dry cleaner.

This updated Phase I concluded that the following recognized environmental conditions (RECs) were found in connection with the properties:

- Documented subsurface contamination from historical usage of on-site lots;
- Known and potential petroleum bulk storage (PBS) tanks located on the property and a reported spill event;
- Presence of structural debris within on-site structures and potential debris from former structures; and
- Abandoned chemical and petroleum products within on-site structures.

The potential presence of lead-based paint (LBP), polychlorinated biphenyls (PCBs), and/or asbestos containing materials (ACMs) was considered a de minimus condition.

In July 2013, Soil Testing, Inc. performed a geotechnical investigation of site soil conditions. The boring logs revealed miscellaneous fill soils until bedrock containing ash and cinders.

In March 2014, additional soil sampling data was collected by a prior volunteer who submitted a BCP application with all of the environmental reports highlighted above in order to provide sufficient data to enable all 8 parcels to enter the BCP. This data revealed high metals were pervasive throughout the BCP Site. The fill soils did not contain standard PAH contaminants typically in fill soils, which suggested that either fill was brought to this site from a former industrial site that used metals, or the contamination was from former industrial and commercial operations on these parcels.

- Arsenic – Lots 6, 15.16
- Barium – Lots 6, 15.16
- Cadmium – Lots 6, 15.16
- Chromium – Lots 6, 15.16
- Copper – Lot 15.16
- Lead, 13 out of 15 samples on Lots 6, GP-12, 8, 9, 10, 15.16 and 19.20
- Mercury – Lots 6, 9, 15.16
- Zinc – Lots 10, 19.20, 15.16

The Department sent the Prior Volunteer the BCA after receipt of these results, which exceed applicable Track 1 cleanup standards given the planned residential future use of the property.

In June 2016, the current Volunteer's new engineering firm, PS&S Engineering prepared and submitted a Remedial Investigation Work Plan (RIWP), which summarized the Site data from 2007 and 2014, identified data gaps, and described an additional sampling plan to fill the data gaps.

In sum, the BCP Site has been impacted by the presence of at least two former gas stations and auto repair related facilities along the Bronx Avenue side of the BCP and three dry cleaners along the Yonkers Avenue side of the BCP Site. Lot 6, which formerly housed a gas station and auto repair facility exceeded the Track 1 standard for n-butylbenzene despite former UST removal efforts on that parcel. One of the three former dry cleaning facilities along Yonkers Avenue caused documented high PERC and TCE soil vapors on Lot 17.18. Finally, there are site-wide metals exceedances of the applicable Track 1 cleanup standards. It is not known if these exceedances originated from historic Site uses or contaminated industrial fill brought onto to the Site.

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 site unrestricted purposes.

To achieve this goal, the Applicant will conduct investigation activities at the site with oversight provided by NYSDEC. Site preparatory work consisting of building demolition occurred in the Fall of 2016 and early winter 2017. 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 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 submitted 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.

NYSDEC will use the information in the investigation report prepared after the investigation is performed to determine if the site poses a significant threat to public health or the environment. If the site is a "significant threat," it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the

Applicant and approved by NYSDEC. If the site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

Interim Remedial Measures

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

Remedy Selection

When the investigation of the site has been determined to be complete, the project likely would proceed in one of two directions:

1. The Applicant may recommend in its investigation report that no action is necessary at the site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a "Certificate of Completion" (described below) to the Applicant.

or

2. The Applicant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a "Remedial Work Plan". The Remedial Work Plan describes the Applicant's proposed remedy for addressing contamination related to the site.

When the Applicant submits a draft Remedial Work Plan for approval, NYSDEC would announce the availability of the draft plan for public review during a 45-day public comment period.

Cleanup Action

NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the site Decision Document.

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a final engineering report that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the site.

Certificate of Completion

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the final engineering report. NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved, and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the site after it receives a COC.

Site Management

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

An *engineering control* is a physical barrier or method to manage contamination. Examples include: caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats groundwater. Site management continues until NYSDEC determines that it is no longer needed.

**Appendix A -
Project Contacts and Locations of Reports and Information**

Project Contacts

For information about the site's investigation and cleanup program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (NYSDEC):

William Bennett
Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, New York 12233-7014
518-402-9648

Sarah Shepard
Citizen Participation Specialist
NYSDEC Region 3 Office
21 South Putt Corners
New Paltz, NY 12561
P: (845) 256-3154

New York State Department of Health (NYSDOH):

Krista Anders
Project Manager
NYSDOH
Empire State Plaza Corning Tower,
Room # 1787
Albany, New York 12237
518-402-7880

Mark Sergott
NYSDOH
Empire State Plaza Corning Tower,
Room # 1787
Albany, New York 12237
518-402-7880

Locations of Reports and Information

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

Yonkers Public Library
Edward Falcone, Director
16 Thompson Street
Yonkers, New York 10707
Phone: 914-779-3774
Hours: Mon-Th 9am-8pm
Friday 10am-5pm
Sat 9am-5pm

NYSDEC Region 3
21 South Putt Corners Rd.
New Paltz, New York 12561
Attn: Sarah Shepherd
Phone: 845-256-3000
Hours: Mon-Fri 8:30am-4:45pm

Appendix B - Site Contact List

Chief Executive Officer and Planning Board Chairperson of County and City	
Westchester County	City of Yonkers
County Chief Executive Officer Robert P. Astorino The Michaelian Office Building 148 Martine Avenue White Plains, NY 10601	Chief Executive Officer Mayor Mike Spano City Hall 40 South Broadway Yonkers NY 10701
Planning Board Chairperson Jeremiah Lynch The Michaelian Office Building 148 Martine Avenue White Plains, NY 10601	Planning Board Chairman Mr. Roman Kozicky 87 Nepperhan Avenue Yonkers, New York 10701-3892
Neil J. Sullivan, Chairman Westchester Planning Board 87 Nepperhan Ave # 319 Yonkers, NY 10701	
Public Water Supplier	
Water Bureau C/O Department of Public Works, City Hall 40 South Broadway, Room 311 Yonkers, New York 10701	Thomas Maier Commissioner of Public Works 40 S. Broadway, Room 311 Yonkers, NY 10701
Environmental Groups	
Scenic Hudson 1 Civic Center Plaza Poughkeepsie, NY 12601	Paul Gallay, president Pace/Riverkeeper 78 N. Broadway White Plains, NY 10603
Clearwater, Inc. 724 Wolcott Ave. Beacon, NY 12508-4173	Beczak Environmental Center 21 Alexander Street Yonkers, NY 10701
Greenway Conservancy 625 Broadway, 4 th Floor Albany, NY 12224	Environmental Citizens Coalition 33 Central Avenue Albany, NY 12210
The Nature Conservancy Eastern NY Chapter 265 Chestnut Ridge Road Mt. Kisco, NY 10549	Laura Haight NYPIRG 107 Washington Ave. Albany, NY 12210

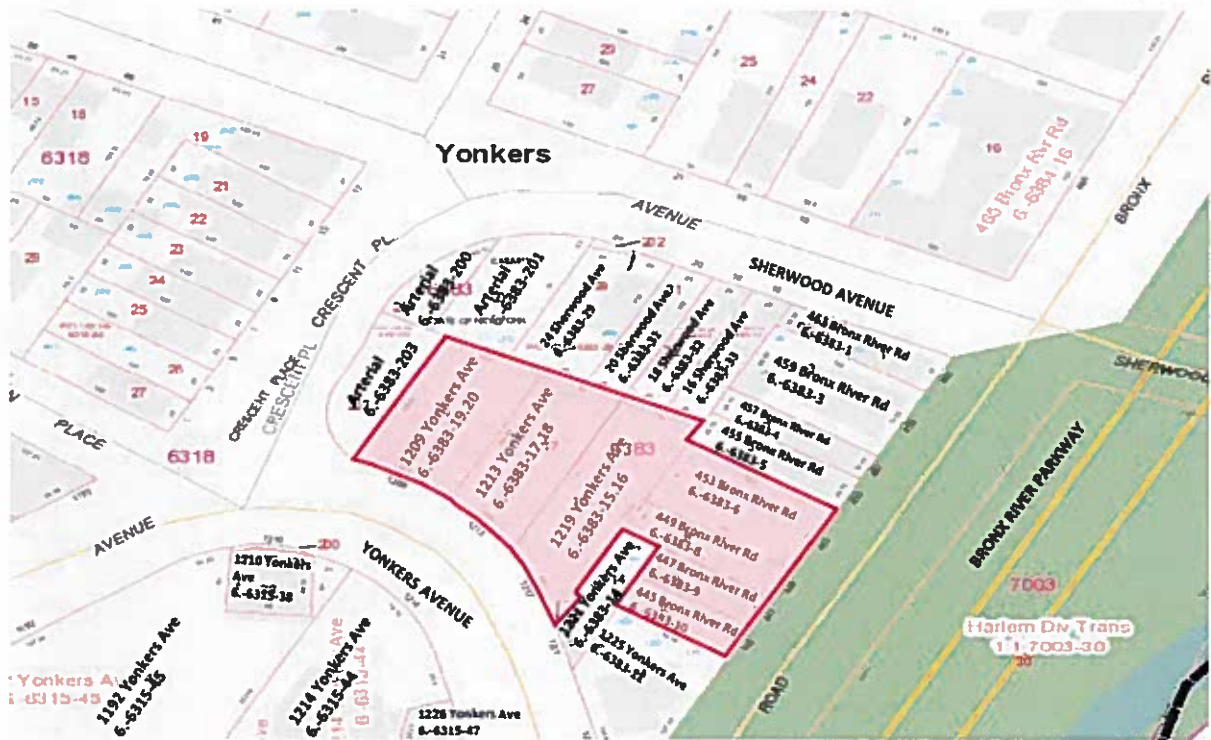
Sierra Club Atlantic Chapter 353 Hamilton Street Albany, NY 12210	Westchester County EMC 414 Michaelian Office Building White Plains, NY 10601
Westchester Environmental Coalition PO Box 488 White Plains, NY 10602	Robert Funicello Director of Environmental Projects Dept of Environmental Facilities 270 North Avenue, New Rochelle, NY 10801
Federated Conservationists of Westchester 78 N. Broadway White Plains, NY 10603	Dierdre Hoare Community First! Development Coalition 16 Cross Street, Yonkers, NY 10708
Local News Media	
Yonkers Tribune Attention: News Director 55 Main Street Yonkers, NY 10701 (914) 378-1433	The Journal News Attention: News Director 1133 Westchester Ave N110 White Plains (914) 694-9300
Yonkers Rising Attention: News Director Rising Media Group 25 Warburton Avenue. Yonkers, NY 10701 (914) 965-4000	WABC AM Attention: News Director 2 Penn Plaza, 17th Floor New York, NY 10117 (212) 613-3800
WNYC Attention: News Director 160 Varick Street New York, NY 10013 (646) 829-4000	WNYM Attention: News Director 777 Terrace Avenue, Suite 6 Hasbrouck Heights, NJ 07604-3100 201-298-5700
City Hall TV Attention: News Director 40 South Broadway, Room 500 Yonkers, New York, 10701 (914) 377-6000	News 12 Westchester Attention: News Director 6 Executive Plaza Yonkers, NY 10701 (914)378-4800
City Editor El Clarin 48 Broadway Haverstraw, NY 10927	News Director WRTN/WVOX 1 Broadcast Forum New Rochelle, NY 10801

<p>City Editor Associated Press 148 Martine Ave. CB Press White Plains, NY 10601</p>	<p>News Director News 12 6 Executive Plaza Yonkers, NY 10701</p>
<p>City Editor Gannett Suburban Newspapers 1 Gannett Drive White Plains, NY 10604</p>	<p>News Director Paragon Cable 701-717 N. MacQuestein Mount Vernon, NY 10552</p>
<p>City Editor Rising Publications 25 Warburton Ave. Yonkers, NY 10701</p>	<p>News Director WRNN-TV 800 Westchester Ave. Ste S-640 Rye Brook, NY 10573</p>
<p>City Editor Suburban Street News 170 Hamilton Ave. Ste 211 White Plains, NY 10601</p>	<p>Lisa Phillips, Bureau Chief WAMC 318 Central Ave. Albany, NY 12206-2522</p>
<p>City Editor, Metro Desk N.Y. Times 620 8th Ave. NY, NY 10018</p>	<p>Hank Gross Mid-Hudson News Network 42 Marcy Lane Middletown, NY 10941</p>
<p>City Editor The Business Journal 3 Gannett Drive White Plains, NY 10604</p>	<p>City Editor Westmore News, Inc. 33 Broad Street Port Chester, NY 10573</p>
<p>City Editor Patent Trader-Journal News 185 Kisco Ave. Mount Kisco, NY 10549-1409</p>	<p>News Director Women's e news 6 Barclay St. 5th floor New York, NY 10007</p>
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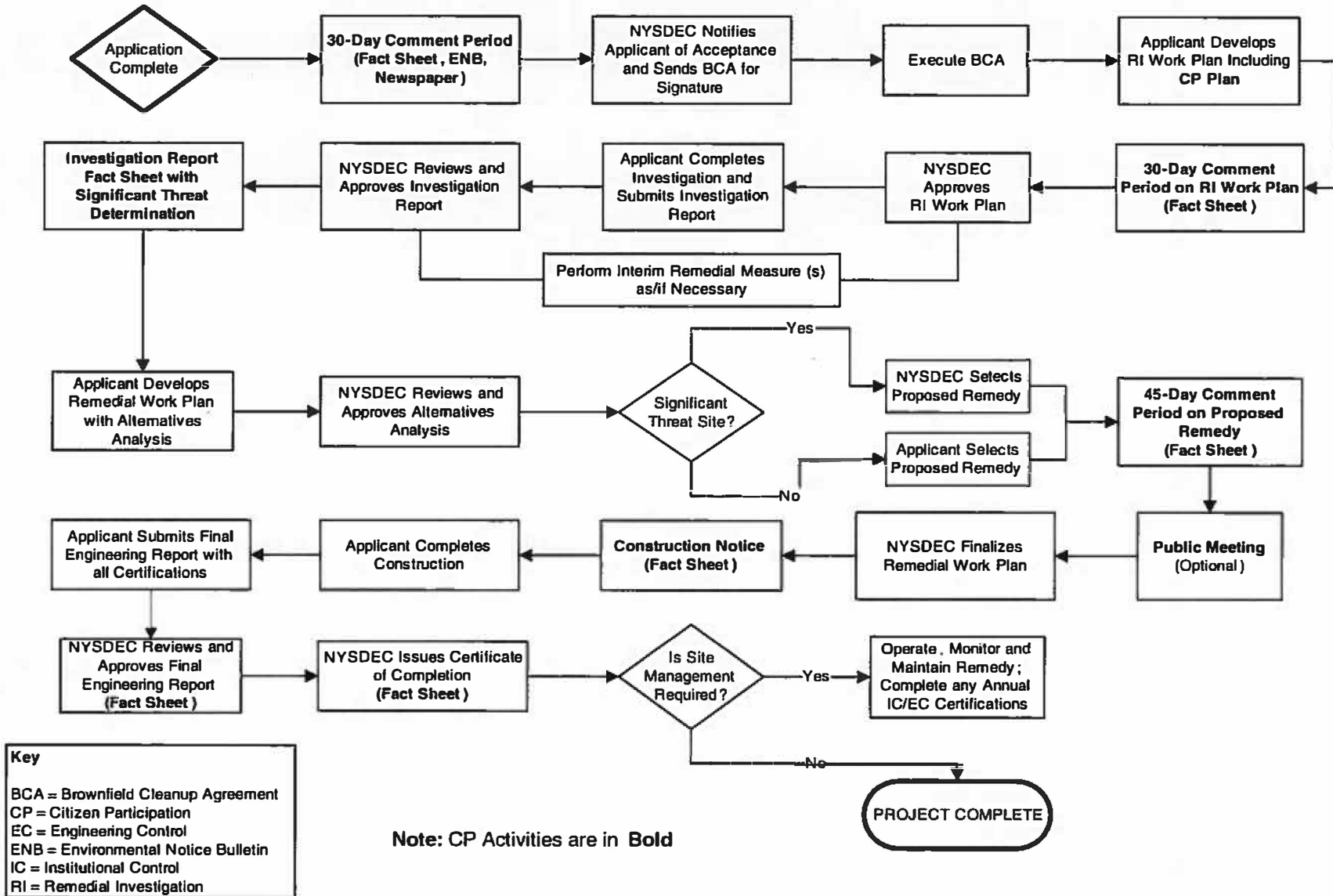
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Local Elected Officials	
Mike Spano, Mayor City Hall 40 S. Broadway Yonkers, NY 10701	Robert Astorino, County Executive The Michaelian Office Building 148 Martine Ave. White Plains, NY 10601
Vincent E. Spano, Clerk City Hall 40 S. Broadway, Yonkers, NY 10701	Timothy Idoni, County Clerk 110 MLK Jr. Blvd White Plains, NY 10601
Lee Ellman, Planning City Hall 40 S. Broadway Yonkers, NY 10701	Dr. Sherlita Amler County Health Dept. 145 Huguenot Street New Rochelle, NY 10801
Thomas G. Meier, Public Works City Hall 40 S. Broadway Yonkers, NY 10701	Edward Buroughs, Commissioner County Planning Dept. 148 Martine Ave. White Plains, NY 10601
Liam J. McLaughlin City Council President 40 S. Broadway Yonkers, NY 10701	Jay T. Pisco, Commissioner Public Works 148 Martine Ave. White Plains, NY 10601
James Pinto, YWDC City Hall, Ste. 414 40 S. Broadway Yonkers, NY 10701	Eileen Mildemberger, Director Economic Development 148 Martine Ave. White Plains, NY 10601
Hon. Charles Schumer US Senate Washington, DC 20510	Hon. Andrea Stewart-Cousins 28 Wells Avenue, Building Yonkers, NY 10710
Hon. Kirsten Gillibrand US Senate Washington, DC 20510	Bernice Spreckman County Legislature 800 Michaelian Office Bldg White Plains, NY 10601
Hon. Nita Lowey 222 Mamaroneck Ave, Ste. 310 White Plains, NY 10605	Gordon A. Burrows County Legislature 800 Michaelian Office Bldg White Plains, NY 10601

Assemblyman Garry Pretlow 48 N. Broadway Yonkers, NY 10701	Yonkers CDA 87 Nepperhan Ave. Yonkers, NY 10701
Ken Jenkins, Legislator Westchester County 800 Michaelian Office Bldg White Plains, NY 10601	Elliot L. Engel, Congressman U.S. House of Representatives 6 Gramatan Ave., Suite 205 Mt Vernon, NY 10550
Andrea Stewart-Cousins State Senator 28 Wells Ave, Bldg. 3 Yonkers, NY 10701	Hon. Judith A. Myers County Legislator 800 Michaelian Office Bldg. White Plains, NY 10601
Shelly Mayer Assemblywoman 35 E. Grassy Sprain Rd., 406B Yonkers, NY 10701	Wilson Kimball Commissioner Yonkers Planning and Development 87 Nepperhan Ave. Yonkers, NY 10701
Mike Breen City of Yonkers Council District 5 40 S Broadway Yonkers, NY 10701	Virginia Perez County Legislator 148 Martine Ave. White Plains, NY 10601
NYS DEC State Personnel	
Kelly Turturro Acting Regional Director NYS DEC Region 3 Office 21 South Putt Corners Road New Paltz, NY 12561 Martin.Brand@dec.ny.gov	Sarah Shepard Citizen Participation Specialist NYS DEC Region 3 Office 21 South Putt Corners Road New Paltz, NY 12561 Sarah.Shepard@dec.ny.gov
NYS DOH State Personnel	
Dr. Sheila Amier County Health Dept. 145 Huguenot Street New Rochelle, NY 10801	

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: Kimball Residences

Site Number: C360141

Site Address and County: 1209-1217 Yonkers Ave and 445-453 Bronx River Road, City of Yonkers
Westchester County, New York

Remedial Party(ies): 1219 Yonkers Ave 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. Once the Remedial Investigation is completed, extensive soil excavation will occur next. This activity can create noise and dust. Therefore, contingency plans will be put into place to control noise and dust. In addition, storm water runoff, erosion and sediment control measures will be implemented. A truck wash will be created to clean truck tires before leaving the site and to control increased commercial traffic due to the disposal of remediation material. Additional issues of public concern may be identified after completion of the Remedial Investigation.**

How were these issues and/or information needs identified?
These are typical impacts from remediation projects.

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.
A CAMP will be implemented during all Site intrusive work.

Demolition completed as site preparation required a demolition permit that was issued by the City of Yonkers, and included requirements to avoid impacts.

How were these information needs identified?
A demolition permit was required by the City of Yonkers.

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.
The City of Yonkers has been notified via the permit application and BCP processes. The permit process requires notice on the property to be posted, which will inform the community. The public will also be notified via Fact Sheets issued throughout the BCP.

How were these issues and/or information needs identified?
These are standard requirements for notice of demolition and remediation activities in Yonkers and required by the BCP.

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:

[Click here to enter text.](#)

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

Yes No

Provide details if appropriate:

[Click here to enter text.](#)

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:

[Click here to enter text.](#)

Part 5. The site contact list must include, at a minimum, the individuals, groups, and organizations identified in the instructions for **Part 5**. 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: Linda Shaw, Esq.

Date: 4/13/17

Reviewed/Approved By: Click here to enter text.

Date: Click here to enter text.