



**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan

for

Former Canadian Radium & Uranium Site

April 2020

NYSDEC Site No. C360179
95 and 107 Kisco Avenue
Westchester County
Mt. Kisco, 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: **Kisco Kommercial Properties LLC**
Site Name: **Former Canadian Radium & Uranium Site**
Site Address: **95 and 107 Kisco Avenue, Mount Kisco, NY**
Site County: **Westchester**
Site Number: **C360179**

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 Brownfield Cleanup Agreement was signed by the NYSDEC, the significant threat determination for the site had not yet been made.

To verify the significant threat status of the site, the interested public may contact the NYSDEC project manager identified in Appendix A.

For more information about TAGs, go online at
<http://www.dec.ny.gov/regulations/2590.html>

Note: The table identifying the citizen participation activities related to the site's investigation and cleanup program follows on the next page.

Citizen Participation Activities	Timing of CP Activity(ies)
Application Process:	
<ul style="list-style-type: none"> • Prepare site contact list. • Establish document repository(ies). 	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period. • Publish above ENB content in local newspaper. • Mail above ENB content to site contact list. • Conduct 30-day public comment period. 	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement (BCA):	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan. 	Before start of Remedial Investigation Note: Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan. • Conduct 30-day public comment period. 	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined, and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results. 	Before NYSDEC approves RI Report.
Before NYSDEC Approves Remedial Work Plan (RWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period. • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager). • Conduct 45-day public comment period. 	Before NYSDEC approves RWP. Forty-five-day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action. 	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report. • Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC). 	At the time the cleanup action has been completed. Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.

3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

There will be areas on the Site where soil excavation is necessary. Therefore, once the remediation commences, there may be concerns regarding odors, noise or truck traffic coming from the Site. However, these impacts will be mitigated through implementation of a Health and Safety Plan and Soil Management Plan approved by the Department, which will be designed to minimize these impacts. A Community Air Monitoring Plan will also be implemented to monitor dust and vapors to ensure the community is not impacted.

The site is also in an environmental justice area with a high Hispanic minority population. Therefore, the fact sheets will also be translated into Spanish.

4. Site Information

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

Site Description

- **Location: 95 and 107 Kisco Avenue, Village of Mt. Kisco**
- **Setting: Suburban**
- **Site size: 1.148 and 0.678 acres**
- **Adjacent properties: Commercial**

History of Site Use, Investigation, and Cleanup

- From 1943 until sometime prior to 1966, the Canadian Radium and Uranium, Corp. (CRU) facility (a/k/a, the International Rare Metals Refinery and/or the Pregels Mt. Kisco Refinery) operated at the Site and the adjacent parcel at 103 Kisco Avenue, which is owned by the Village of Mt. Kisco. The CRU facility operations included the recovery of uranium and other radioactive elements from uranium-bearing sludge, old instrumentation, and watch dials. The work began as part of the federal government's Manhattan Project. From 1943 to the 1950s, the primary product was uranium recovered from uranium-bearing sludge; subsequently, radium recovered from instruments and watch dials became the principal product until the facility's closure. The New York State Department of

Health (NYSDOH) has reported that the CRU facility also recovered radium-D (i.e., lead-210 [Pb-210]), radon, polonium, and actinium.

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 on-site, and must conduct a "qualitative exposure assessment," a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the site and to contamination that has migrated from the site.

The Applicant in its Application proposes that the site will be used for restricted commercial or restricted residential purposes based on the level of remediation achieved.

To achieve this goal, the Applicant will conduct investigation activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting 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 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):

Daniel Lanners
Project Manager
NYSDEC - Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, New York 12233-7014
(518) 402-9662
daniel.lanners@dec.ny.gov

New York State Department of Health (NYSDOH):

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

Locations of Reports and Information

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

Mount Kisco Public Library 100 Main Street Mount Kisco, New York 10549 Attn: Kathryn Feeley Phone: (914) 666-8041	Hours: Mon, Tues, Wed Thurs, Friday Saturday Sunday	10am-6pm 10am-5pm 10am-4pm 12pm-4pm
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Appendix B - Site Contact List

Federal, State and Local Officials	
<p>Chuck E. Schumer U.S. Senate 780 Third Avenue, Suite 2301 New York, Ny 10017</p>	<p>Kirsten Gillibrand U.S. Senate 780 Third Avenue, Suite 2601 New York, NY 10017</p>
<p>Pete Harckham NYS Senate 40th Senate District 1 Park Place, Suite 302 Peekskill, NY 10566 (914) 241-4600</p> <p>40 Gleneida Avenue Putnam County Office Bldg. Carmel, NY 10512 (845) 225-3025</p> <p>188 State Street Legislative Office Building, Room 812 Albany, NY 12247 (518) 455-2340 harckham@nysenate.gov</p>	<p>David Buchwald NYS Assembly 93rd Assembly District 125-131 East Main Street Suite 204 Mount Kisco, NY 10549 (914) 244-4450</p> <p>Legislative Office Building, Room 331 Albany, NY 12248 (518) 455-5397 BuchwaldD@assembly.state.ny.us</p>
<p>George Latimer Westchester County Executive 900 Michaelian Office Building 148 Martine Avenue White Plains, NY 10601 (914) 995-2900 ce@westchestergov.com</p>	<p>Village Mayor Gina D. Picinich MayorGinaPicinich@mountkisco.ny.gov 914-864-0033</p>
<p>Harold Boxer Mount Kisco City Zoning Board of Appeals Chairperson 104 Main Street Mount Kisco, NY 10549</p>	<p>Nita Lowey 17th District U.S. House of Representatives 222 Mamaroneck Avenue #312 White Plains, NY 10605</p>
<p>Terrence Murphy 40th Senate District New York State Senator</p>	

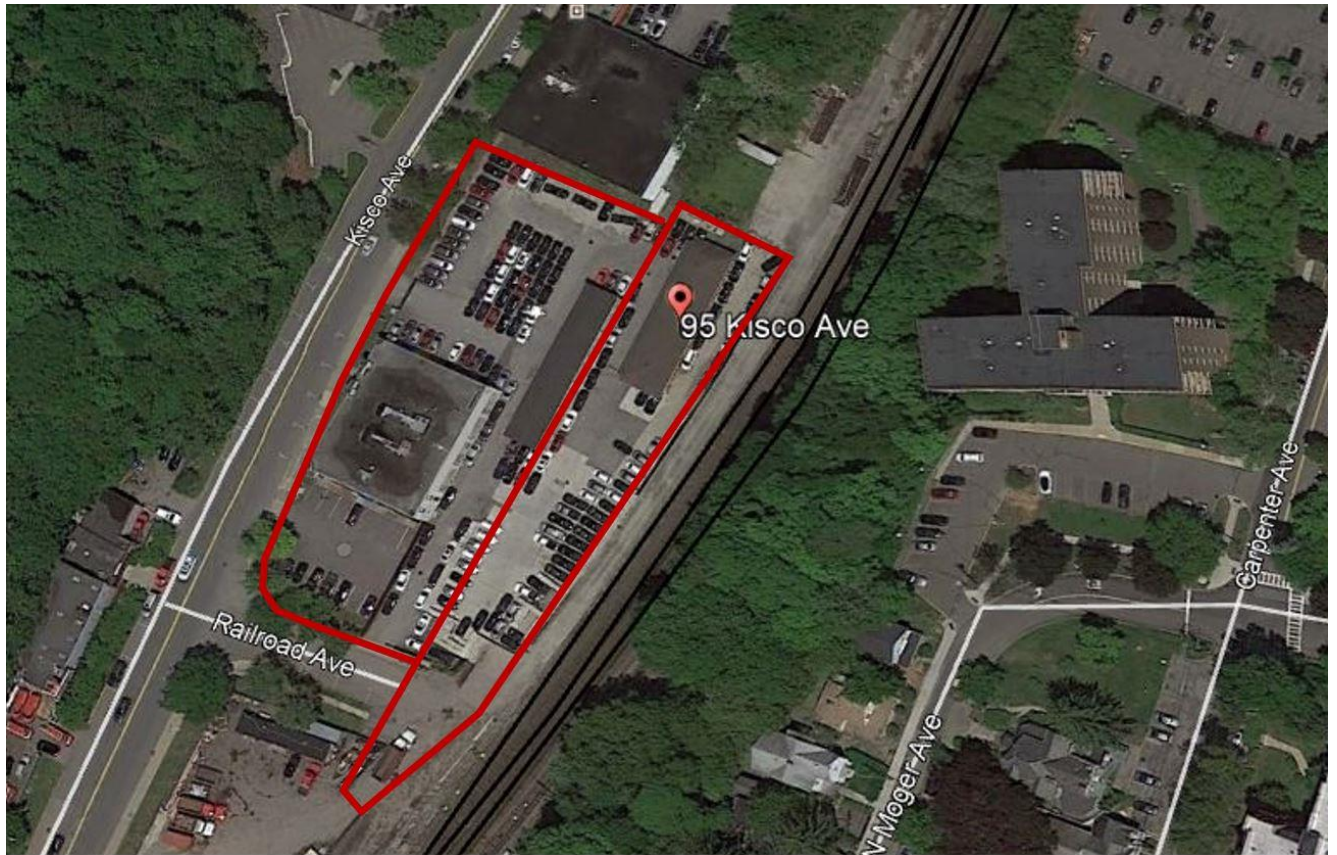
691 E Main Street	
Edward Burroughs Westchester County Commissioner of Planning 148 Martine Avenue White Plains, NY 10601	Douglass Hertz Mount Kisco Planning Board Chairperson 104 Main Street Mount Kisco, NY 10549
J. Michael Cindrich Mayor of The Village of Mount Kisco 104 Main Street Mount Kisco, NY 10549	
Media	
The Journal News Media Outlet 104 Main Street Mount Kisco, NY 10549	News 12 Westchester Media Outlet 6 Executive Plaza Yonkers, NY 10701
Public Water Supply	
Katie Marino Mount Kisco Water Bureau, Public Water Supplier Village Hall (1st Floor) 104 Main Street Mount Kisco, NY 10549	
Schools and Daycare	
Brett Miller Principal of Fox Lane Highschool P.O. Box 390 Route 172 Bedford, NY 10549	Susan Ostrofsky Principal of Fox Lane Middle School P.O. Box 298: Fox Lane Campus Route 172 Bedford, NY 10549
C. Zbynek Gold Principal of Bedford Hills Elementary School 123 Babbitt Road Bedford Hills, NY 10507	Kweon Stambaugh Principal of Mt. Kisco Elementary School 47 West Hyatt Avenue Mount Kisco, NY 10549
Vera Berezowsky Principal of West Patent Elementary School 80 West Patent Road	

Bedford Hills, NY 10507	
Adjacent Property Owners and Operators	
BEJ Realty Corp. Adjacent Property Owner of 76 Kisco Avenue 76 Kisco Avenue Mount Kisco, NY 10549	Hobby's Pool Supply & Services Adjacent Property Operator of 76 Kisco Avenue 76 Kisco Avenue Mount Kisco, NY 10549
Cannistra Realty LLC Adjacent Property Owner of 125 Kisco Avenue 125 Kisco Avenue Mount Kisco, NY 10549	Telsa Motors Adjacent Property Operator of 125 Kisco Avenue 115 Kisco Avenue Mount Kisco, NY 10549
Green Mountain Enterprise VII Adjacent Property Owner of 120 Kisco Avenue 120 Kisco Avenue Mount Kisco, NY 10549	Body Log Inc. Adjacent Property Operator of 120 Kisco Avenue 120 Kisco Avenue #C Mount Kisco, NY 10549
ESS, Limousine Services LLC Adjacent Property Operator of 120 Kisco Avenue 104 Kisco Avenue Mount Kisco, NY 10549	Selsar Corp Adjacent Property Owner of 140 Kisco Avenue 140 Kisco Avenue Mount Kisco, NY 10549
Zumbach Electronics Corporation Adjacent Property Operator of 140 Kisco Avenue 140 Kisco Avenue Mount Kisco, NY 10549	Elvo Welding Supply Store Adjacent Property Operator of 140 Kisco Avenue 140 Kisco Avenue Mount Kisco, NY 10549
Steven Finkelstein Realty Inc. Adjacent Property Owner of 135 Kisco Avenue 135 Kisco Avenue Mount Kisco, NY 10549	Mount Kisco Truck & Auto Adjacent Operator of 135 Kisco Avenue 135 Kisco Avenue Mount Kisco, NY 10549
Kidville Mount Kisco Adjacent Operator of 135 Kisco Avenue 145 Kisco Avenue Mount Kisco, NY 10549	Mt. Kisco Middle Income Housing c/o Ferrara Management Group Adjacent Property Owner of 1 Barker Street 1 Barker Street Mount Kisco, NY 10549
Mauricio Arriaga	Robert G. Martabano

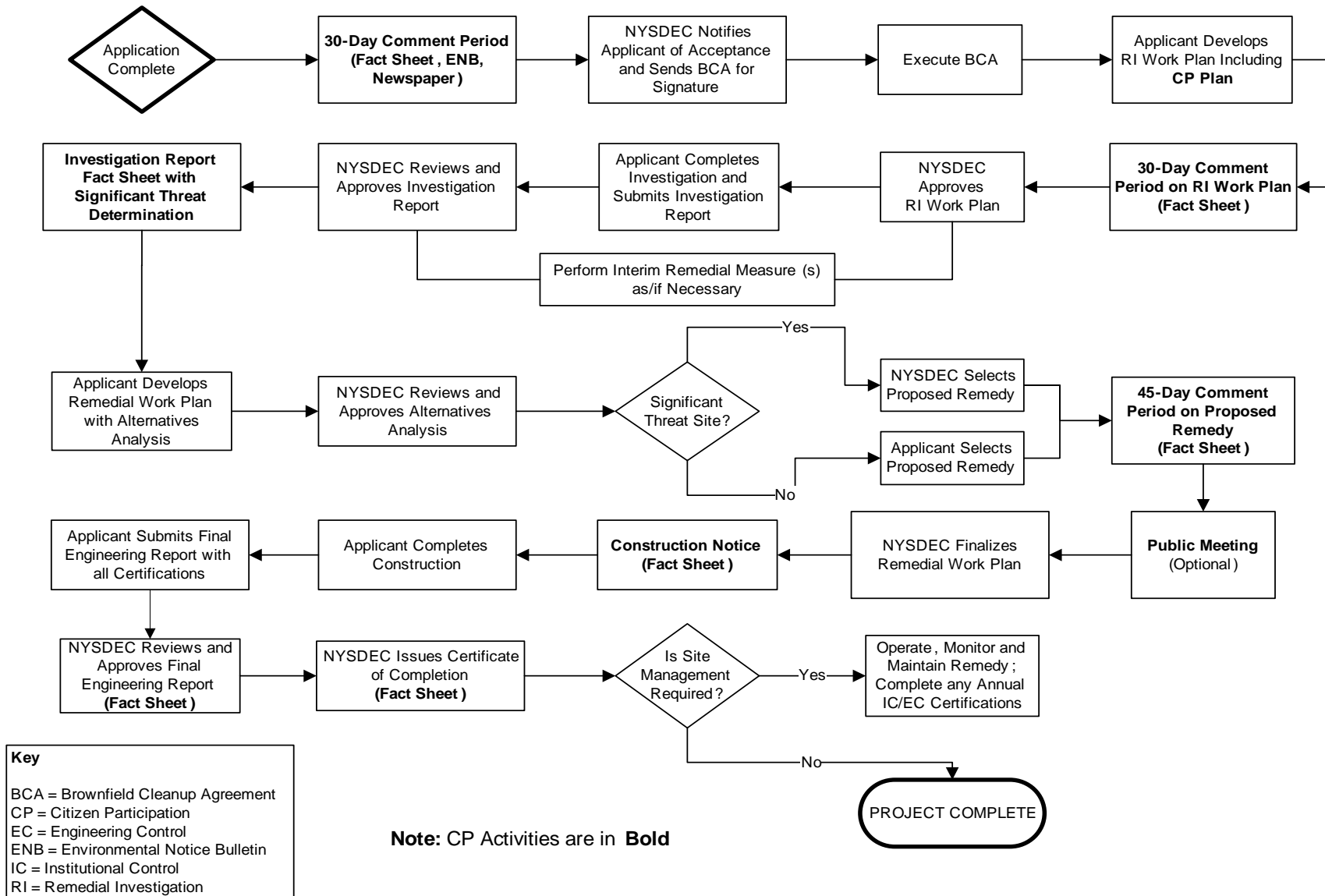
Adjacent Property Owner of 98 N. Moger Avenue 98 N. Moger Avenue Mount Kisco, NY 10549	Adjacent Property Owner of 96 N. Moger Avenue 96 N. Moger Avenue Mount Kisco, NY 10549
Hilda Delarosa Adjacent Property Owner of 90 N. Moger Avenue 90 N. Moger Avenue Mount Kisco, NY 10549	Robert Pinto Adjacent Property Owner of 88 N. Moger Avenue 88 N. Moger Avenue Mount Kisco, NY 10549
Robert Pinto, Francine Schwartz Adjacent Property Owner of 82 N. Moger Avenue 82 N. Moger Avenue Mount Kisco, NY 10549	Party City Adjacent Operator of 82 N. Moger Avenue 82 N. Moger Avenue Mount Kisco, NY 10549
William C. Bock, Judy S. Bock Adjacent Property Owner of 76 N. Moger Avenue 76 N. Moger Avenue Mount Kisco, NY 10549	John Hobby Jr. Plumbing-Heating Adjacent Property Operator of 76 N. Moger Avenue 76 N. Moger Avenue Mount Kisco, NY 10549
Julius Cohen, Rebecca Cohen Adjacent Property Owner of 72 N. Moger Avenue 72 N. Moger Avenue Mount Kisco, NY 10549	Wood & Furniture Repair Center Adjacent Operator of 72 N. Moger Avenue 72 N. Moger Avenue Mount Kisco, NY 10549
Paul Coppe, Amy Coppe Adjacent Property Owner of 64 N. Moger Avenue 64 N. Moger Avenue Mount Kisco, NY 10549	Ralph M Vigliotti Adjacent Property Owner of 60 N. Moger Avenue 60 N. Moger Avenue Mount Kisco, NY 10549
Sean Boylan, Deborah Tooma Adjacent Property Owner of 56-58 N. Moger Avenue 56-58 N. Moger Avenue Mount Kisco, NY 10549	Mannuel Montesdeoca, Dora Montesdeoca Adjacent Property Owner of 50 N. Moger Avenue 50 N. Moger Avenue Mount Kisco, NY 10549
Village of Mount Kisco Adjacent Property Owner of 103 Kisco Avenue 103 Kisco Avenue Mount Kisco, NY 10549	Hickory Homes & Properties Adjacent Property Operator of 103 Kisco Avenue 103 Kisco Avenue Mount Kisco, NY 10549
St. Francis AME Zion Church	Metro North Railroad

Adjacent Property Owner of 3 Hillside Avenue 3 Hillside Avenue Mount Kisco, NY 10549	1 Kirby Plaza Mt. Kisco, New York 10549
Other Interested Parties	
Cynthia Garcia NYCDEP - Bureau of Water Supply 465 Columbus Avenue Valhalla, NY 10595	Ray Kampff Day Engineering, P.C. 1563 Lyell Avenue Rochester, NY 14606
Daniel Gaughan USEPA Region II Raritan Depot 2890 Woodbridge Avenue Edison, NJ 08837-3679	Metro-North Railroad Environmental Compliance and Services 525 North Broadway White Plains, New York 10603 Sara M. Gianazza, Esq giannazza@mnr.org
Metro-North Railroad Environmental Compliance and Services 525 North Broadway White Plains, New York 10603 Clare Sammon sammon@mnr.org	

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: Former Canadian Radium & Uranium Site

Site Number: C360179

Site Address and County: 95 and 107 Kisco Avenue, Westchester County, Mt. Kisco, NY 10549

Remedial Party(ies): Kisco Kommercial Properties 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.**

The typical impacts associated with site remediation activities will be anticipated (i.e. truck traffic and potential dust and noise) have been included as potential impacts in the CPP. However, site management controls will be implemented to control truck traffic, noise and dust so the community is not impacted.

How were these issues and/or information needs identified?

These are typical potential impacts associated with removing contaminated soil from a brownfield site.

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.

The community will likely express concern about the cleanup of radiological contamination at the site.

How were these information needs identified?

Cleanup of radiological contamination is not fully understood by the average person. Therefore, we anticipate that the public and environmental groups will have concerns that the cleanup is performed in a manner that does not impact the community.

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.

Again, information regarding the planned cleanup of the radiological contamination will have to be communicated to the public.

How were these issues and/or information needs identified?

Based on the kind of contamination present on the site.

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:

While the water supply is not impacted, radiological impacts have been found at the former Mount Kisco wastewater treatment plant site and on property adjacent to the Kisco River.

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

☐ **Yes** ☒ **No**

Provide details if appropriate:

Radiological impacts have also been documented on the adjacent property located south of Railroad Avenue that was part of the former Canadian Radium and Uranium Site.

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:

There is a large Hispanic population. Therefore, the Fact Sheets will be translated into Spanish for this segment of the local population to better comprehend the scope of the investigation and remedy that will be proposed.

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: Linda Shaw, Esq.

Date: 12/2/19

Reviewed / Approved By: Daniel Lanners

Date: April 10, 2020