



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan

for

Broad Street Irving Ave Cleaners Site

July 2021

C360213
34-36, 38, 40 & 46 Broad St. and
139, 143, 145 and 147 Irving Ave.
Westchester County
Port Chester, New York 10573

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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: **Broad Street Owner LLC (“Applicant”)**
Site Name: **Broad Street Irving Ave Cleaners Site (“Site”)**
Site Address: **34-36, 38, 40 & 46 Broad St. and 139, 143, 145 and 147 Irving Ave.,
Port Chester, NY**
Site County: **Westchester County**
Site Number: **C360213**

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 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, it has been determined that the site does not pose a significant threat.

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.

Citizen Participation Activities	Timing of CP Activity(ies)
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 (CAMP) will also be implemented to monitor dust and vapors to ensure the community is not impacted. CAMP implementation involves the placement of air monitoring stations upwind and downwind of where work is occurring to capture both dust and vapor emissions. If dust or emissions exceed a set threshold established by NYSDEC and the Department of Health, then work must cease and the cause of the issue must be corrected before work can proceed.

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.

The site includes a community with a sizable Hispanic-American population, therefore, all future fact sheets will be translated into Spanish.

4. Site Information

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

Site Description

- **Site Address - 34-36, 38, 40 & 46 Broad St. and 139, 143, 145 and 147 Irving Ave. Port Chester, New York, Westchester County**
- **Setting - Urban**
- **Site size – 0.768 Acres**
- **Adjacent properties – Commercial, Residential and Industrial**

History of Site Use, Investigation, and Cleanup

The site consists of eight tax lots in Block 142.22-2 including Lots 69-76, with varying site histories described below by Lot, which prior uses led to site contamination.

Historically, Lot 69 has been occupied by a shirt factory, storage facility, laundry facility, cobbler, and meat retailer. A building was demolished in 1902 and a new building was built on the lot around the same time. In 1908, the building on the lot was destroyed by a fire. Occupying the building at the time of the fire included the laundry facility and the factory. The current building was built in 1915, which historically occupied a beauty parlor and a church/meeting hall. Currently the building is occupied by a restaurant.

Lot 70 has a similar history to Lot 69, as the historic buildings located on Lot 69, extended onto lot 70. There was also a bakery listed on lot 70 in 1906. The parts of the historic building located on lot 70 were also destroyed by the fire in 1908. A cigar store was listed on the lot in 1932 and from 2005-2016, a cleaners/dry cleaner occupied the lot. Currently, the main building on the lot is vacant. There was no clear history about the use of Lot 71 that could be located. But this Lot has been used as a multi-family building with a boiler.

The original building located on Lot 72 was demolished in 1908 and a new building was constructed at the time. Historical occupants of the Lot include a plumber, an upholsterer, and a beauty parlor. Upholsters historically utilized chemicals such as cleaning agents and softeners to ease the stretching of materials used to upholster furniture. Based on historic maps, a jeweler operated on Lot 72 in 1915. Jewelers historically utilized chemicals, particularly acids for their cleaning processes. In addition, heavy metals contamination is a common contaminant associated with the jewelry making process. Lot 72 is currently occupied by a hair salon and a travel agency.

Lot 73 was historically operated as a cobbler, newspaper stand, tailor, restaurant, and barber. The original building on the lot was demolished in 1934 and another building was built in its place. The Lot is currently occupied by a restaurant and a printing shop.

In 1890, on lot 74, "paints" were listed as being present on the lot. Therefore, the lot may have been occupied by a paint storage facility or paints manufacturing facility. Paints are known to contain volatile and semi volatile compounds and historic paints were lead based. In 1908, the lot was being occupied by a barber and a cobbler.

Lot 76 historically was occupied by stables, an electrician, a hand laundry facility, a plumbing and pipe supply shop, an auto repair shop and plumbing supplies sheet metal works. Currently the site is occupied by a home improvement company, a salon, a flower shop and a pottery studio.

Lots 69, 70 and 76 have been listed as having laundry facilities located on the lot at some

point in its history. Laundry facilities and laundromats/dry cleaners historically utilized chemicals, particularly chlorinated solvents [(carbon tetrachloride, tetrachloroethylene (PCE), and trichloroethylene(TCE)] for their cleaning processes. Though the specific lot is not known, there is also a record of a print shop located on the southern edge of the site from 1908 to 1915.

Investigations to date found evidence of significant gasoline contamination in the groundwater. It was concluded that the groundwater results generally consisted of gasoline-related contaminants and included 1,2,4-Trimethylbenzene, 1,3,5-Trimethylbenzene, MTBE, ethylbenzene, n-propylbenzene, toluene, and xylenes. Other Volatile Organic Compounds (VOCs)¹, acetone and methylene chloride were also present in some soil and groundwater samples. Even though the consultant performing this work at the time discounted the findings, suggesting all of the contamination found was either off-site or would not impact any occupants, a petroleum Spill Number 1308158 was reported to the NYSDEC on November 11, 2013, and the spill is still open.

In 2014, a soil vapor intrusion investigation at 44-46 Broad Street revealed concentrations of tetrachloroethylene (PCE), a chlorinated solvent commonly used by dry cleaners in the sub-slab vapor samples. Another chlorinated solvent, trichloroethylene (TCE), was also found at detectable concentrations in the sub-slab vapor samples. This compound also is commonly used by dry cleaners.

In October 2018, soil vapor intrusion sampling was performed in the three buildings on the three lots with residential apartments. Even though VOCs were detected in the soil vapor, indoor air, and ambient outdoor air samples, the consultant concluded that the indoor air quality at the site was not affected by soil vapor intrusion and no further action was recommended.

The most recent November 2020 investigation, the primary contaminants of concern are Semi-VOCs, VOCs and Metals in soil, VOCs, SVOCs and Metals in groundwater, and VOCs in soil, which the most recent consultant concluded resulted from the on-Site Spill, former on-site uses, including auto repair, laundry facilities, paint facility, upholsterer, jeweler, and print shop, an underground storage tank on Lot 74, a boiler, and historic upgradient off-site gasoline stations and automotive service/repair facilities.

5. Investigation and Cleanup Process

Application

¹ Volatile organic compounds (VOCs) are emitted as gases from certain solids or liquids. VOCs include a variety of chemicals, some of which may have short- and long-term adverse health effects. Concentrations of many VOCs are consistently higher indoors (up to ten times higher) than outdoors. (USA EPA)

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 unrestricted purposes.

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

Scott Deyette
Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7014
Scott.deyette@dec.ny.gov

New York State Department of Health (NYSDOH):

Stephanie Selmer
Project Manager
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
Stephanie.selmer@health.ny.gov

Locations of Reports and Information

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

New Rochelle Public Library
1 Library Plaza
New Rochelle, NY 10801
Attn: Tom Geoffino, Director
Phone: (914) 632-7878
Hours:

Monday 10AM–12PM, 2–5PM
Tuesday 10AM–12PM, 2–5PM, 6–8PM
Wednesday 10AM–12PM, 2–6PM

Thursday 10AM–12PM, 2–5PM, 6–8PM
Friday 10AM–12PM, 2–5PM
Saturday 10AM–12PM, 2–5PM
Sunday Closed

You can get information about this site at:
<https://gisservices.dec.ny.gov/gis/dil/>

and the documents in relation to the site at:
<https://www.dec.ny.gov/data/DecDocs/C360213/>

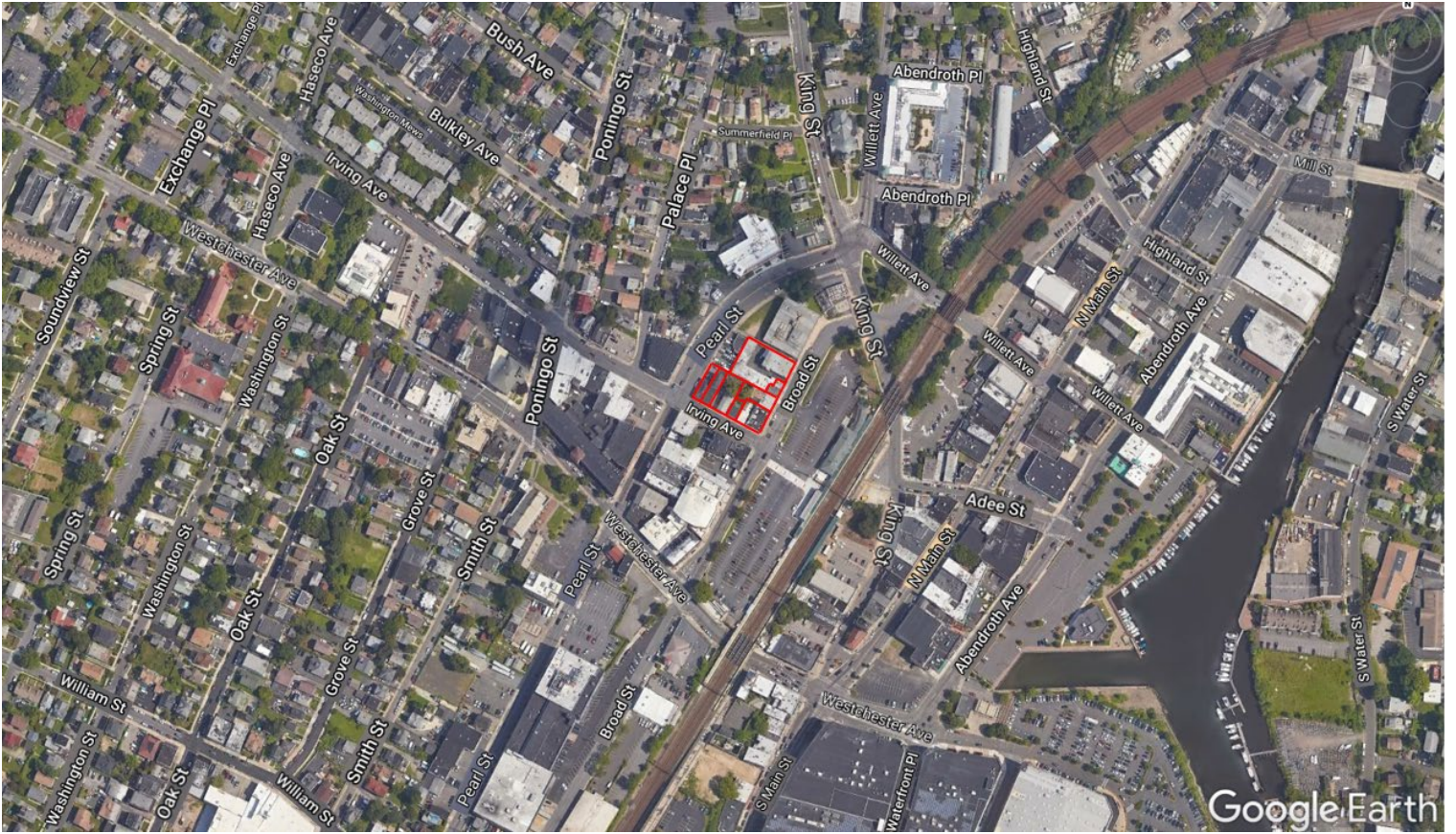
Appendix B - Site Contact List

Federal and State 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>Nita Lowey U.S. House of Representatives-17th District 222 Mamaroneck Avenue, Suite 312 White Plains, NY 10605</p>
<p>Shelley B. Mayer New York State Senator - 37th District 222 Grace Church Street, Suite 300 Port Chester, NY 10573</p>	<p>George Latimer Westchester County Executive 148 Martine Avenue White Plains, NY 10601</p>	<p>Richard Hyman, Chairperson Westchester County Planning Board 148 Martine Avenue White Plains, NY 10601</p>
<p>Gary J. Zuckerman Supervisor of the Town of Rye 222 Grace Church Street, 3rd Floor Port Chester, NY 10573</p>	<p>Richard A. Falanka The Village of Port Chester Mayor 222 Grace Church Street Port Chester, NY 10573</p>	<p>Eric Zamft, AICP The Village of Port Chester Director Of Planning & Economic Development 222 Grace Church Street, Suite 202 Port Chester, 10573</p>
Media Outlets		
<p>The Journal News- Westchester Media Outlet 1133 Westchester Avenue, Suite N110 White Plains, NY 10604</p>		
Public Water Supplier		
<p>Katie Marino Mount Kisco Water Bureau, Public Water Supplier Village Hall (1st Floor) ,104 Main Street Mount Kisco, NY 10549</p>	<p>Westchester Joint Water Works Westchester Public Water Supplier 1625 Mamaroneck Ave Mamaroneck, NY 10543</p>	

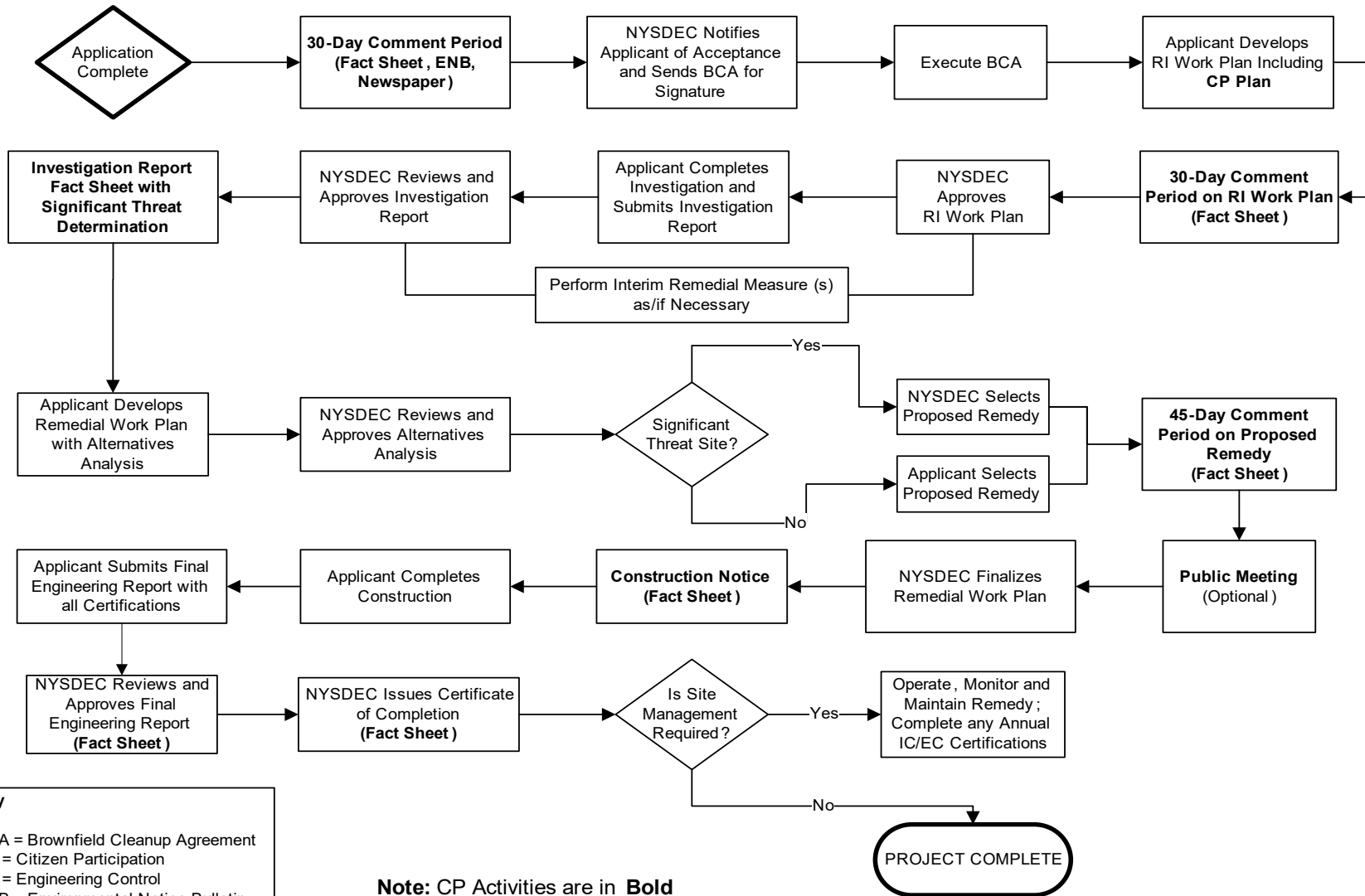
Schools and Daycare Centers		
Elsy Zizolfo, Administrator Port Chester Head Start Pre-Kindergarten 17 Spring Street Port Chester, NY 10573	Diantha Barone, Administrator Port Chester Public School, School No. 4 1 Tamarack Road Rye Brook, NY 10573	Deirdre McDermott, Principal Corpus Christi-Holy Rosary School 135 South Regent Street Port Chester, NY 10573
Ian Tolentino Principal of Thomas A Edison School 132 Rectory Street Port Chester, NY 10573	Patrick Swift Principal of Port Chester Middle School 113 Bowman Avenue Rye Brook, NY 10573	Blanca Arismendi CEO of Ladybug Family Daycare 141 William Street Port Chester, NY 10573
Maria Caballero Sunny Side Daycare Center 27 Smith Street, Apartment 2 Port Chester, NY 10573	Sean O'Connell CEO of Tots Place 8 Bent Avenue Port Chester, NY 10573	Zolia M. Braco Garzon Happy Corner Day Care Center Inc 80 South Regent Street Port Chester, NY 10573
Carolyn Kelly Port Chester Children's Place 400 Westchester Avenue Port Chester, NY 10573		
Adjacent Property Owners		
30 Broad St Owners LLC Adjacent Property Owner of 30 Broad Street 181 Westchester Avenue, Suite 301A Port Chester, NY 10573	136-138 Irving Owners LLC Adjacent Property Owner of 136 Irving Avenue 181 Westchester Avenue, Suite 301A Port Chester, NY 10573	Roosevelt Holding LLC Adjacent Property Owner of Irving Avenue 114 Pearl Street Port Chester, NY 10573
Belos Broad LLC Adjacent Property Owner of 146-148 Irving Avenue c/o Elias Eliopoulos, 144 Langdon Avenue Dobbs Ferry, NY 10522	181 Westchester Ave LLC Adjacent Property Owner of 181 Westchester Avenue 1129 Keeler Avenue Mamaroneck, NY 10543	155 Irving Realty LLC, Rafael Torres Adjacent Property Owner of 155 Irving Avenue and North Pearl Street 155 Irving Avenue Port Chester, NY 10573
Theodore Sabato and Susan Sabato Adjacent Property Owner	Bucci Irrevocable Trust, Mary Ann and John Bucci Adjacent Property Owner	Verizon New York Inc- Property Tax Department Adjacent Property Owner

of 110 North Pearl Street 1 Fairhaven Lane Port Chester, NY 10573	of 115 North Pearl Street 22 Parkwood Place Rye Brook, NY 10573	of 50 Broad Street 140 West Street New York, NY 10007
Metro Tans Authority Adjacent Property Owner of Broad Street 2 Broadway New York, NY 10004		
Adjacent Property Operators		
Pollo a La Brasa Pios Port Chester Adjacent Property Operator of 148 Irving Avenue 148 Irving Avenue Port Chester, NY 10573	Bambu Restaurant Adjacent Property Operator of 30 Broad Street 30 Broad Street Port Chester, NY 10573	Criollito Restaurant Adjacent Property Operator of 138 Irving Avenue 138 Irving Avenue Port Chester, NY 10573
Compare Foods Supermarket Adjacent Property Operator of 155 Irving Avenue 155 Irving Avenue Port Chester, NY 10573		

Appendix C - Site Location Map



Appendix D– Brownfield Cleanup Program Process



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

Note: CP Activities are in **Bold**



Department of
Environmental
Conservation

Division of Environmental Remediation

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

Site Name: Broad Street Irving Ave Cleaners Site

Site Number: C360213

Site Address and County: 34-36, 38, 40 & 46 Broad St. and 139, 143, 145 and 147 Irving Ave., Port Chester, NY, Westchester County

Remedial Party(ies): Broad Street Owner 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 list of potential impacts contained in the CPP are typical impacts of remediation on brownfield sites.

How were these issues and/or information needs identified?
See response above.

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.
Nothing is needed from the community at this time

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.

Communication of each step in the BCP process must be communicated in Fact Sheets and public hearings if required.

How were these issues and/or information needs identified?
This is part of the CPP process.

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:

[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**:

Large Spanish speaking community

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.](#)

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