

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Remedial Bureau C

625 Broadway, 12th Floor, Albany, NY 12233-7014

P: (518) 402-9662 | F: (518) 402-9679

www.dec.ny.gov

December 7, 2021

GS White Plains Owner, LLC
Attn: Ryan Souls
One Federal Street, Suite 1804
Boston, MA 02110

Re: Citizen Participation Plan - Approval
Hope Fire Engine Co. Site
Site #C360219

Dear Ryan Souls:

The New York State Department of Environmental Conservation (Department) has reviewed the Citizen Participation Plan (CPP) for the above referenced site. The CPP is hereby approved. Please ensure that copies are sent to all necessary repositories.

Please do not hesitate to reach out should any questions or issues arise: 518-402-2029 or email: greta.white@dec.ny.gov.

Sincerely,



Greta White, P.G.
Project Manager
Remedial Action Bureau C
Division of Environmental Remediation

EC: D. Eaton & J. Brown; NYSDEC
K. Kulow & M. Schuck; NYSDOH
F. Dahan; SESI
L. Shaw; KS



Department of
Environmental
Conservation



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan

for

Hope Fire Engine Co. Site

June 2021

50 Hamilton Avenue and a Portion of 85 North Lexington Avenue
(f/k/a 40-82 Hamilton Avenue; t/b/k/a 25 Lexington Avenue)

C360219

White Plains

Westchester County, New York 10601

Contents

<u>Section</u>	<u>Page Number</u>
1. What is New York's Brownfield Cleanup Program?	3
2. Citizen Participation Activities.....	3
3. Major Issues of Public Concern.....	9
4. Site Information.....	9
5. Investigation and Cleanup Process	9
Appendix A - Project Contacts and Locations of Reports and Information	15
Appendix B - Site Contact List.....	16
Appendix C - Site Location Map.....	20
Appendix D - Brownfield Cleanup Program Process.....	21

* * * * *

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: **GS White Plains Owner, LLC c/o Greystar**
Site Name: **Hope Fire Engine Co. Site**
Site Address: **50 Hamilton Avenue and p/o 85 North Lexington Avenue**
(f/k/a 40-82 Hamilton Avenue; t/b/k/a 25 Lexington Avenue)
Site County: **Westchester County**
Site Number: **C360219**

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

#

#

Citizen Participation Activities	Timing of CP Activity(ies)
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 	<p>Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.</p>
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	<p>Before the start of cleanup action.</p>
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) 	<p>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.</p>

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. 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 DEC 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.

Site-related documents will be translated into various languages upon request.

4. Site Information

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

Site Description

- **50 Hamilton Avenue and p/o 85 North Lexington Avenue (f/k/a 40-82 Hamilton Avenue; t/b/k/a 25 Lexington Avenue) White Plains, NY 10601**
- **Setting – urban**
- **Site size – 1.532 Acres**
- **Adjacent properties – commercial**

History of Site Use, Investigation, and Cleanup

#

#

85 North Lexington History (P/O Lot 1)

In 1860, this portion of the Site was used as farmland. The New York and Harlem Railroad purchased the land to be used as a freight yard. Between 1885 and 1888, this portion of the Site was improved with dwellings, a rail line, and several retail establishments. Lot 1 contained a turn table and round warehouse. A lumber and coal storage yard were present on Lot 1 from 1889 until 1905. The lot also contained a railroad round house. The Hope Fire Engine Co. of White Plains was present from 1889 until 1911.

By 1905, the tracks and other improvements associated with the lumber and coal storage yard have been razed. The property was redeveloped with new railroad spurs, a railway platform, and offices for the New York Central Freight House. Railroad tracks extended into Lot 1 and ran generally southeast direction. The presence of the railroad storage yard and lumber yard may have contributed to contamination at the Site. Contaminants associated with railroad operations include residual ash and cinders, chemically treated railroad ties, and petroleum related compounds. Polyaromatic hydrocarbons (“PAHs”) contaminated soils detected during previous investigations maybe attributed to the previous railroad storage and lumber yard. The railroad tracks, platform and New York Central Freight Offices remained on the Site until approximately 1970.

The Hope Fire Engine Co. was replaced by Fire Department Station No. 2 in 1911, which remained on the site for many years until 1987. An underground storage tank (UST) was present at the fire station in 1930. The long history of fire station use may have contributed to contamination on the site. The New York State Department of Health also occupied a portion of the Site from approximately 1911 until 1987.

Aerial maps from 1941 to 1962 depict approximately 5 buildings on Lot 1. In the mid-1960s, the property became part of the White Plains Development Project, and it was ceded to the White Plains Urban Renewal Agency in 1966. Between 1967 and 1968, Hamilton Avenue was expanded. By 1970, the railroad terminal that was present at the Site was razed and that portion of Lot 1 was turned into a parking lot and has been used as a parking lot since approximately 1970. Hamilton Plaza Company, Inc. purchased another portion of Lot 1 in May 1985. The Site was fully developed into a parking lot by 2006.

50 Hamilton Avenue (Lot 2)

In 1860, the Site was used as farmland. The New York and Harlem Railroad purchased the farmland to be used as a freight storage yard in the late 1800's.

#

#

By 1905, the tracks and other improvements associated with the lumber and coal storage yard had been razed. The property was redeveloped with new railroad spurs and a new storage building. The presence of the railroad storage yard and lumber yard may have contributed to contamination at the Site.

In 1911, a fire station was constructed at the intersection of Hamilton and Lexington Avenue. Several other dwellings were also constructed along Hamilton Avenue. A warehouse identified as “feed store” was constructed on this lot in 1930. Wholesale Feed (Feed Grinding) and Storage and possibly White Plains Coal, Feed and Asphalt Distribution was present from 1930 until 1950. In 1937, a portion of the Lot was occupied by a terminal garage. Hamilton Service Station occupied a portion of the Site from 1937 until 1961. Stockwell & Son’s Service Station occupied a portion of the lot from 1947 to 1961. The presence of service stations may have contributed to the contamination present on the Site. Aerial photographs show rail spurs on Lot 2 in 1941. Coles Bros. Feed Co. occupied the Site in 1942. The dwellings located along Hamilton Avenue were razed in 1950. The area was redeveloped with a gas station and a beer storage warehouse. Several additional commercial structures were developed along Hamilton Avenue.

In the mid-1960s, this lot also became part of the White Plains Development Project. By 1987, all previous developments on the lot had been razed. The lot was partially developed into a parking lot by 1995 and fully developed into a parking lot by 2006.

5. Investigation and Cleanup Process

Application

The Applicant has applied for the New York’s Brownfield Cleanup Program as a Volunteer which 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 either unrestricted or restricted residential and commercial 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 has developed a remedial investigation workplan, which it submitted with the application, and was subject to a public comment period.

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.

As noted above, the Applicant has submitted a draft “Remedial Investigation Work Plan” to NYSDEC for review and approval. NYSDEC made the draft plan available to the public review during a 30-day public comment period. However, the public can submit comments at any time.

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):

Greta White, P.G.
Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7014
Greta.white@dec.ny.gov
(518) 402-2029

New York State Department of Health (NYSDOH):

Kristin Kulow
NYSDOH - BEEI
28 Hill Street, Suite 201
Oneonta, NY 13820

Locations of Reports and Information

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

White Plains Public Library
100 Martine Avenue
White Plains, New York 10601
Attn: Brian Kenney, Director

Repositories are temporarily unavailable due to COVID-19 precautions. You can get information about this Site at <https://www.dec.ny.gov/cfm/xtapps/dereexternal/index.cfm/C360219>.

If you cannot access the online repository at <https://gisservices.dec.ny.gov/gis/dil/>,

and specifically the link to the documents in relation to this site at <https://www.dec.ny.gov/data/DecDocs/C/> please contact the NYSDEC project manager listed above for assistance. Type in the site address when accessing this website and then click on DEC Information Layers link. In this link, click "Environmental Cleanup" and check all of the boxes. Then zoom in to see the documents of this site.

#

#

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>Andrea Stewart-Cousins NYS Senator - District 35 28 Wells Avenue, Building #3 Yonkers, NY 10701</p>
<p>Mondaire Jones U.S. House of Representatives - District 17 222 Mamaroneck Avenue, Suite 312 White Plains, NY 10605</p>	<p>Sarah Crowell NYS DOS Office of Planning and Development 1 Commerce Place, 99 Washington Ave, Ste 1010 Albany, NY 12231</p>	<p>George Latimer Westchester County Executive 148 Martine Avenue White Plains, NY 10601</p>
<p>Richard Hyman Westchester County Planning Board 148 Martine Avenue White Plains, NY 10601</p>	<p>Thomas M. Roach City of White Plains Mayor 255 Main Street White Plains, NY 10601</p>	<p>John J. Ioris City of White Plains Planning Board, Chair 255 Main Street White Plains, NY 10601</p>
<p>Christopher Gomez, AICP City of White Plains Department of Planning, Commissioner 70 Church Street White Plains, NY 10601</p>		
Media Outlets		
<p>The Journal News Media Outlet 1133 Westchester Avenue, Suite N110 Mount Kisco, NY 10549</p>		
Public Water Supplier		
<p>Richard G. Hope City of White Plains Dept of Public Works, Bureau of Water 255 Main Street White Plains, NY 10601</p>	<p>David Kvinge, AICP/ASLA Westchester County Water Agency 148 Martine Avenue White Plains, NY 10601</p>	

#

#

Schools and Daycare Centers		
Myra Castillo Church Street School, Principal 295 Church Street White Plains, NY 10603	Ryan Monk Fusion Academy Westchester, Head of School 1 N Broadway, Suite 120 White Plains, NY 10601	Paul Bratcher Rochambeau Alternative High School. Director 228 Fisher Avenue White Plains, NY 10606
Jesimae Ossorio Post Road School, Principal 175 W Post Road White Plains, NY 10606	Rob Janowitz Mamaroneck Avenue School, Principal 7 Nosband Avenue White Plains, NY 10605	Shqype Rraci Richad J. Bailey School, Principal 33 W Hillside Avenue White Plains, NY 10607
Laura Mungin George Washington School, Principal 100 Orchard Street White Plains, NY 10604	Lia Da Rocha Lia's Day Care 236 S Lexington Avenue White Plains, NY 10606	Candy and Consuelo Camacho My Sister's Daycare 3 Ridgeview Avenue White Plains, NY 10606
Corel Marchena Mini City Daycare 66 Concord Avenue White Plains, NY 10606	Hope Pierce Lil Explorers Day Care, Director 39 Trenton Avenue White Plains, NY 10606	Delia Reyes Pilar's Day Care 62 Lincoln Avenue White Plains, Ny 10606
Adjacent Property Owners		
Gateway I Group, Inc. Adjacent Property Owner of Site and 1 N. Lexington Ave 1251 Avenue of Americas, 36th Floor New York, NY 10020	W.P. Urban Renewal Adjacent Property Owner of 3 Hamilton Ave 255 Main Street White Plains, Ny 10601	City of White Plains Adjacent Property Owner of 10 Ferris Ave 255 Main Street White Plains, NY 10601
Metro North Adjacent Property Owner of 16 Ferris Ave 420 Lexington Avenue New York, NY 10017	1 Water Street LLC Adjacent Property Owner of 1 Water St 210 Hudson Street, Harborside 3, Suite 400 Jersey City, NJ 07311	15 Water LLC Adjacent Property Owner of 15 Water St 50 Bank Street White Plains, NY 10606
12 Water Street LLC Adjacent Property Owner of 12 Water St 12 Water Street White Plains, NY 10601	Con Edison Co of NY Inc. Adjacent Property Owner/Operator of 9 New St 4 Irving Place, RM 1875	St. John the Evangelist Roman Catholic Church Adjacent Property Owner of New St and 106-110 Hamilton Ave

#

#

	New York, NY 10003	148 Hamilton Avenue White Plains, NY 10601
81 Main Realty LLC Adjacent Property Owner of 81 Main St 680 Fifth Avenue, 23rd Floor New York, NY 10019	Metro North Stations Adjacent Property Operator of 10 Ferris Avenue 16 Ferris Avenue White Plains, NY 10601	Greyhound Bus Station Adjacent Property Operator of 16 Ferris Avenue 11 Ferris Avenue White Plains, NY 10601
Lab Support, A Division of On Assignment Adjacent Property Operator of 1 Water Street 1 Water Street, 2nd Floor White Plains, NY 10601	Concepts of Independent Choice Adjacent Property Operator of 1 Water Street 1 Water Street, #290 White Plains, NY 10601	Pepe Cadillac Adjacent Property Operator of 15 Water Street 15 Water Street White Plains, NY 10601
Thomas M. Bona, PC Adjacent Property Operator of 12 Water Street 12 Water Street White Plains, NY 10601	Allied Universal Adjacent Property Operator of 12 Water Street 12 Water Street, #301 White Plains, NY 10601	Capital Logistics Adjacent Property Operator of 12 Water Street 12 Water Street, #403b White Plains, NY 10601
Harold, Salant, Strassfield & Spielberg Adjacent Property Operator of 81 Main Street 81 Main Street, Suite 205 White Plains, Ny 10601	Schwartzapfel Lawyers P.C. Adjacent Property Operator of 81 Main Street 81 Main Street White Plains, NY 10601	Fiedler Deutsch, LLP Adjacent Property Operator of 81 Main Street 81 Main Street, #304 White Plains, NY 10601
Mionetto Adjacent Property Operator of 81 Main Street 81 Main Street, #303 White Plains, NY 10601	Steven R Sundheim & Associates Adjacent Property Operator of 1 N. Lexington Avenue 1 N. Lexington Avenue, 15th Floor White Plains, NY 10601	Richard N. Pitassy, Esq Adjacent Property Operator of 1 N. Lexington Avenue 1 N. Lexington Avenue White Plains, NY 10601
Frank Gobes Esq Adjacent Property Operator of 1 N. Lexington Avenue 1 N. Lexington Avenue, 11th Floor White Plains, NY 10601	Baker Leshko Saline & Drapeau, LLP Adjacent Property Operator of 1 N. Lexington Avenue 1 N. Lexington Avenue White Plains, NY 10601	Anthony C Saline Law Office Adjacent Property Operator of 1 N. Lexington Avenue 1 N. Lexington Avenue White Plains, NY 10601

#

3: #

#

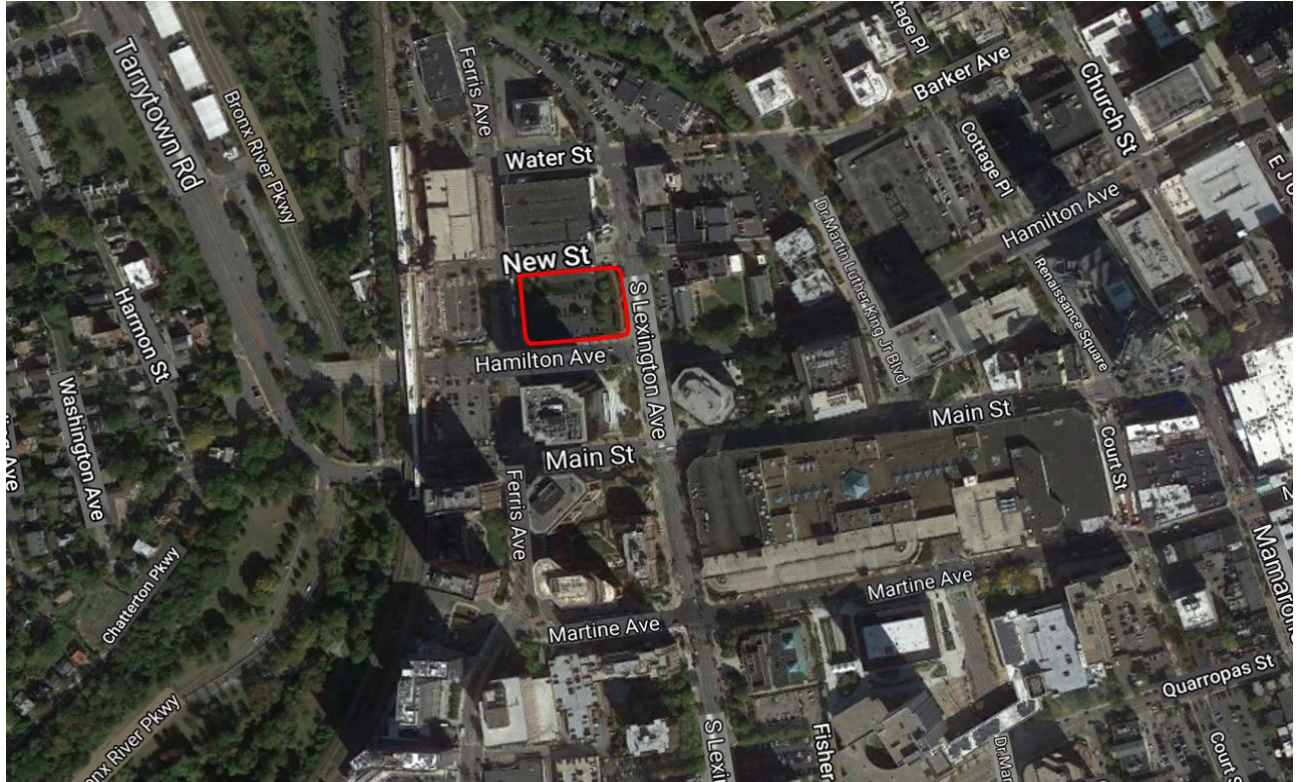
<p>Nolletti Law Group PLLC Adjacent Property Operator of 1 N. Lexington Avenue 1 N. Lexington Avenue, 15th Floor White Plains, NY 10601</p>	<p>Argus Information and Advisory Services, LLC Adjacent Property Operator of 1 N. Lexington Avenue 1 N. Lexington Avenue White Plains, NY 10601</p>	<p>Gateway Café Adjacent Property Operator of 1 N. Lexington Avenue 1 N. Lexington Avenue, #1 White Plains, NY 10601</p>
<p>Cushman & Wakefield Inc Adjacent Property Operator of 1 N. Lexington Avenue 1 N. Lexington Avenue White Plains, NY 10601</p>	<p>Bleakley Platt & Schmidt, LLP Adjacent Property Operator of 1 N. Lexington Avenue 1 N. Lexington Avenue White Plains, NY 10601</p>	

#

3; #

#

Appendix C - Site Location Map



#

42#

#



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

Site Name: Hope Fire Engine Co. Site

Site Number: C360219

Site Address and County: 50 Hamilton Avenue and p/o 85 North Lexington Avenue (f/k/a 40-82 Hamilton Avenue; t/b/a 25 Lexington Avenue, White Plains, NY 10601

Remedial Party(ies): GS White Plains 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.

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:

[X] Residential [] Agricultural [] Recreational [X] Commercial [X] Industrial

b. Residential type around site:

[X] 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**:

Site-related documents will be translated into various languages upon request

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 R. Shaw, Esq.

Date: 6/7/2021

#

Reviewed Approved By: [Click here to enter text.](#)

Date: [Click here to enter text.](#)