



Department of
Environmental
Conservation

Brownfield Cleanup Program
Citizen Participation Plan
for
580 Gerard Former Post Office Vehicle Repair Shop
February 2021

C203142
580 Gerard Avenue

Bronx, NY 10451

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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: **SB Gerard Avenue LLC**
Site Name: **580 Gerard Former Post Office Vehicle Repair Shop**
Site Address: **580 Gerard Avenue, Bronx, NY**
Site County: **Bronx**
Site Number: **C203142**

1. What is New York's Brownfield Cleanup Program?

New York's Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and developed. These uses include recreation, housing, and business.

A *brownfield* is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants who conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at:
<http://www.dec.ny.gov/chemical/8450.html> .

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision-makers form or adopt final positions.

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment
- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process
- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

Project Contacts

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

The locations of the reports and information related to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC web-site. If this occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

Site Contact List

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The site contact list includes, at a minimum:

- Chief executive officer and planning board chairperson of each county, city, town and village in which the site is located;
- Residents, owners, and occupants of the site and properties adjacent to the site;
- The public water supplier which services the area in which the site is located;
- Any person who has requested to be placed on the site contact list;
- The administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- Location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

Note: The first site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See <http://www.dec.ny.gov/chemical/61092.html> .

Subsequent fact sheets about the site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the NYSDEC site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The

flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.
- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned citizen participation activities.

Technical Assistance Grant

NYSDEC must determine if the site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the site, as described in Section 5.

If the site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being or enjoyment of the environment may be affected by a release or threatened release of contamination at the site.

As of the date the declaration (page 2) was signed by the NYSDEC project manager, the significant threat determination for the site had not yet been made.

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

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

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

Citizen Participation Activities	Timing of CP Activity(ies)
Application Process:	
<ul style="list-style-type: none"> • Prepare site contact list • Establish document repository(ies) 	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period 	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement (BCA):	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	Before start of Remedial Investigation Note: Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period 	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.

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 (HASP) 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 New York State Department of Health (NYSDOH), 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.

For additional information, visit:

<https://popfactfinder.planning.nyc.gov/profile/1693/demographic>

4. Site Information

Site Description

- **580 Gerard Avenue, Bronx, NY, Borough of Bronx, County of Bronx**
- **Setting - urban**
- **Site size – 0.716 acres**
- **Adjacent properties – commercial, residential**

History of Site Use, Investigation, and Cleanup

From 1908 until on or about 1950 the site was vacant until the current on-site building was constructed circa 1950 for use as a vehicle maintenance and storage facility for the U.S. Post Office. The Post Office was the tenant from 1950 until circa 2000. From circa 2001 through 2007, the building was utilized for automotive service, vehicle repair and parking. After 2007, the site was occupied by a construction company for general office use and storage. As of 2011, the building was vacant again.

The site was listed in the New York State Department of Environmental Conservation Petroleum Bulk Storage (PBS) database under Facility Identification Numbers 2-333212 and 2-476021 and the Spills database under Spill Incident Numbers 9213223 and 9007668. In addition, the Post Office was a listed RCRA facility at this site under RCRA Facility ID NY5180010451 and was considered a large quantity generator of some type of industrial waste. Reports to date did not confirm if the waste being generated by the Post Office was hazardous waste or not. The Post Office was also listed as a small quantity generator under RCRA Facility ID NYD982727885 at this Site from 1992 until 2009, even though the Post Office vacated in about 2000-2001. Therefore, this ID # was likely related to the spill closures below, when varying amounts and types of wastes were generated and disposed of from the Site under this Facility ID Number.

Finally, a tenant named Autorama Enterprises of Bronx, using the 610 Gerard Avenue address, was also listed as a RCRA Facility at the Site under ID NYR000100255, but no hazardous waste activity was listed by New York State for this RCRA Facility. However, the type of waste generated was not specified.

Recognized Environmental Conditions (RECs) that have been identified by environmental consultants who have evaluated the Site's history include gasoline tanks, fuel oil tanks, hydraulic lifts and floor drains. Nine gasoline tanks, which had been installed in 1950, were removed in 1993, and subsequent soil sampling allegedly showed no evidence of significant contamination. Nevertheless, nine gasoline tank vent lines are still present running up the length of the wall on the eastern side of the building, suggesting that not every component of these tank systems may have been removed and an underground 2,500-gallon fuel oil tank is currently located inside the subject building, where a man-way cover and other associated access ports are present. Allegedly, a 5,000-gallon fuel oil tank was also removed and replaced in 1993 with this present 2,500-gallon fuel oil tank. Therefore, some remnants of the tank systems still remain on site and the DEC database regarding the tank removals specifically states that "Underground including vaulted with no access for inspection".

Therefore, it is unclear from the records if the bottom of the excavation pit under the tanks was inspected before or after removal.

There are three spill numbers associated with this Site: Closed Spill Incident Number 9007668, which pertains to a tank test failure of a 3,000-gallon fuel oil tank that occurred on October 13, 1990. There is a note in the spill file that groundwater was impacted. According to the NYSDEC spill file comments, a 5,000-gallon fuel oil underground storage tank was removed and replaced with a 2,500-gallon underground storage tank (UST) in 1993, and a subsurface investigation performed in 2000 showed no visual, olfactory, or Photoionization Detector (PID) Evidence of petroleum contamination or a release even though contaminants associated with historic fill soils were evident approximately 12-feet below ground surface. This spill incident was closed on May 11, 2001.

The second Closed Spill Incident is Spill Number 9213223, which related to gasoline found during the excavation of gasoline tanks that occurred on February 27, 1993. This spill incident indicates that nine 550-gallon gasoline Underground Storage Tanks (USTs) were removed in 1993. Concurrently, 22 tons of contaminated soil had also been reportedly excavated and removed. Allegedly, the subsurface investigation showed no visual or olfactory evidence of petroleum contamination even though contaminated fill material was present. This spill incident was also closed on May 11, 2001.

The third closed Spill Incident associated with the Site is Closed Spill Incident Number 1205845, which occurred when it was reported that approximately two gallons of heating oil residual/staining was noted next to the fill port area on the east side of the building.

There are suspected asbestos containing materials, and possible lead-based painted surfaces that will be properly abated during the planned building demolition process.

The Site is a City of New York E-designation site as of May 22, 2013, which has been assigned E-Number, E-292 under the Hazardous Materials Phase I and Phase II Testing Protocols.

In 2018, a subsurface investigation was performed at the Site including eight (8) test soil borings performed inside the building under the foundation slab. Two (2) of these soil borings were advanced into the groundwater table and two (2) groundwater grab samples were collected. However, it is important to note that these borings were not located in the vicinity of the former tank farm portion of the Site or where the current tank is still located. Additionally, four (4) soil vapor samples were collected from temporary implants installed beneath the building floor slab. A more recent February 2020 subsurface investigation involved 25 soil sample sets from 13 test pit locations

throughout the Site. Collectively, The soil, groundwater and soil vapor exceedances that directly result from historic operations and contaminated historic fill on this Site as determined by these two prior investigations included heavy metals, semi-volatile organic compounds (SVOCs) and Polychlorinated biphenyls (PCBs) in soil, volatile organic compounds (VOCs) in groundwater, and VOCs in soil vapor.

A May 2020 Remedial Investigation Work Plan was submitted with the application to participate in the Brownfield Cleanup Program to further investigate the contamination found to date. The scope of work includes 14 soil borings throughout the Site, the conversion of 6 soil borings into six permanent groundwater monitoring wells (MW 1 through MW-6), and 10 soil vapor samples.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Volunteer. This means that the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the site took place after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination onsite, and must conduct a "qualitative exposure assessment," a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the site and to contamination that has migrated from the site.

The Applicant in its Application proposes that the site will be used for 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 has developed a remedial investigation workplan, which was subject to public comment with the application.

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.

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 NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the site Decision Document.

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

Certificate of Completion

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

Site Management

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

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

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

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

Appendix A - Project Contacts and Locations of Reports and Information

Project Contacts

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

New York State Department of Environmental Conservation (NYSDEC):

Nigel Crawford, P.E.
Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
718 482-4599
Nigel.crawford@dec.ny.gov

New York State Department of Health (NYSDOH):

Mark Sergott, P.G.
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:

Woodstock Public Library
761 East 160th Street
Bronx, NY 10456
New York, NY 10039

Bronx Community Board 4
1650 Selwyn Avenue, Suite 11A

Bronx, NY 10457

Repositories are temporarily unavailable due to COVID-19 precautions. You can get information about this Site at

<https://www.dec.ny.gov/cfm/xtapps/derexterna/index.cfm/C203142>.

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

<http://www.dec.ny.gov/chemical/60058.html> 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

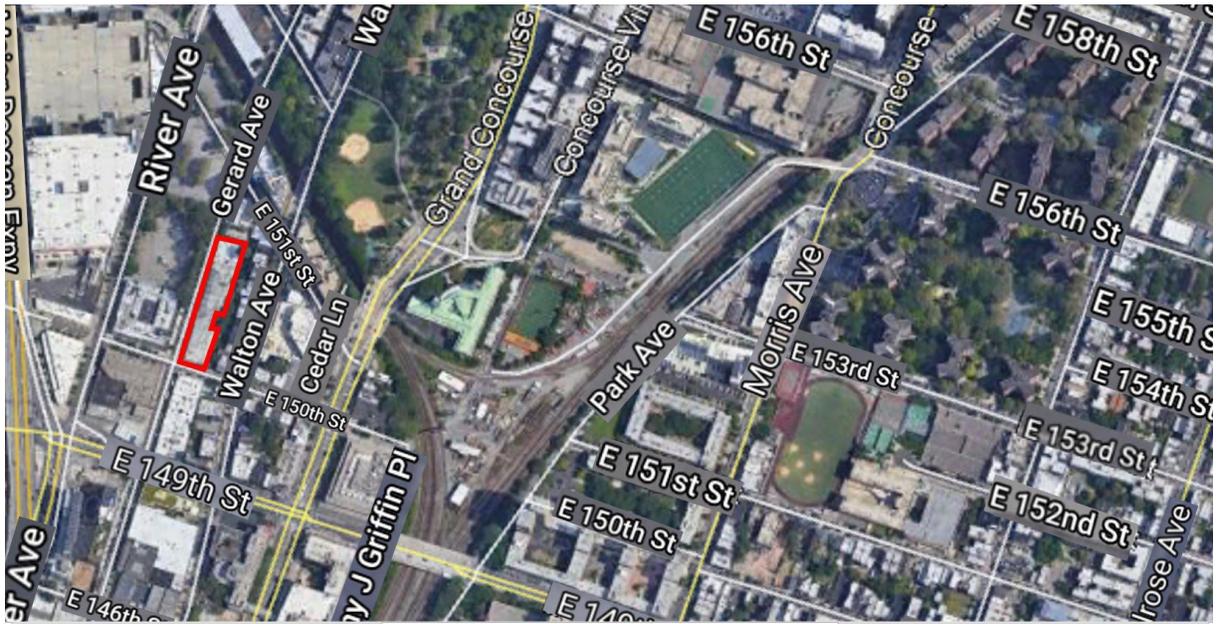
Federal and State Officials		
Hon. Chuck E. Schumer U.S. Senate 780 Third Avenue, Suite 2301 New York, NY 10017	Hon. Kirsten Gillibrand U.S. Senate 780 Third Avenue, Suite 2601 New York, NY 10017	Hon. Ritchie Torres U.S. House of Representatives-District 15 2354 Rayburn HOB Washington DC 20515
Hon. Diane Ayala NYC Councilwoman 105 E. 116 th Street New York, NY 10029	Hon. Amanda Septimo NYS Assemblywoman 384 East 149 th Street, Suite 202 Bronx, NY 10455	Hon. Jose M. Serrano New York State Senator 1916 Park Avenue, Suite 202 New York City, NY 10037
Hon. Ruben Diaz, Jr. Bronx Borough President 851 Grand Concourse, Suite 301 Bronx, NY 10451	Luis M. Diaz Bronx Borough County Clerk 851 Grand Concourse, Suite 118 Bronx, NY 10451	James Rausse Bronx Borough Director of Planning and Development 851 Grand Concourse, 3rd Floor Bronx, NY 10451
Bill de Blasio Mayor of New York City City Hall New York City, NY 10007	Marisa Lago Commissioner, NYC Department of City Planning 120 Broadway, 31st Floor New York City, NY 10271	Hon. Scott Stringer NYC Comptroller 1 Centre Street New York, NY 10007
Mark McIntyre, Director NYC Office of Environmental Remediation 100 Gold Street - 2nd Floor		
Media Outlets		
New York Daily News Media Outlet 4 New York Plaza New York City, NY 10004	Spectrum NY 1 News 75 Ninth Avenue New York, NY 10011	New York Post 1211 Avenue of the Americas New York, NY 10036

Bronx Times Reporter 900 East 132nd Street Bronx, NY 10454	Bronx News 135 Dreiser Loop Bronx, NY 10475 Hoy Nueva York 15 Metrotech Center Floor 7 Brooklyn, NY 11201	El Diario La Prensa 15 Metrotech Center Floor 7 Brooklyn, NY 11201
Public Water Supplier		
Vincent Sapienza New York City Public Water Supply System Department, Commissioner 59-17 Junction Blvd Queens, NY 11373	Alfonso L. Carney, Jr. Chair of the New York City Water Board 59-17 Junction Blvd Queens, NY 11373	
Schools and Daycare Facilities		
Dr. Khalek Kirkland Principal of Boys Prop Bronx Elementary School 192 East 151st Street Bronx, NY 10451	Courtney Thomas Principal of Bronx Global Learning Institute for Girls 750 Concourse Village West Bronx, NY 10451	Tyritia Groves Principal of Kipp Academy Elementary School 730 Concourse Village West, Tower D Bronx, NY 10451
Jorge Perdomo Principal of P.S. 001 Courtland School 335 East 152 Street Bronx, NY 10451	William Hewlett, Jr. Principal of P.S. 031 The William Lloyd Garrison 250 East 156 Street Bronx, NY 10451	Carlos Capellan Principal of Kipp NYC College Prep High School 201 East 144th Street Bronx, NY 10451
Deborah Sanabria Principal of P.S. Intermediate School 224 345 Brook Avenue Bronx, NY 10454	Yulissa C. Torres Director of Pink & Blue Daycare Inc 721 Walton Avenue Bronx, NY 10451	Dr. Tolaison Hooks Educational Director of Sunshine Learning Center of Mott Haven LLC 416 Willis Avenue Bronx, NY 10454
Prosita Rivera President of Little Ants Daycare Services, Inc. 380 East 143rd Street Bronx, NY 10454	Lincoln Academy/ Hostos 475 Grand Concourse Bronx, NY 10451	H.C.C. Children's Center, Inc. 475 Grand Concourse Bronx, NY 10451

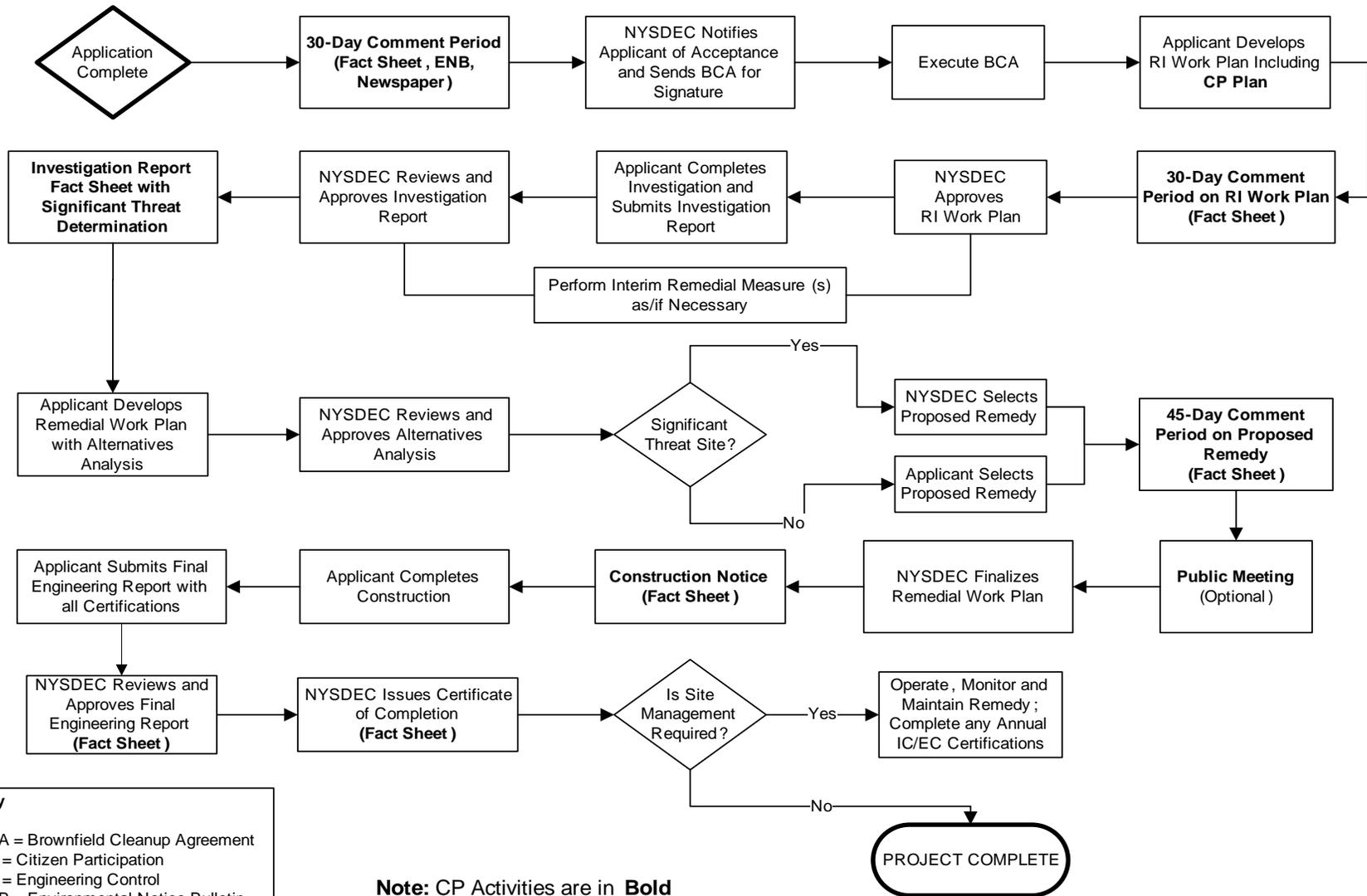
Cardinal Hayes High School Attn: Principal 650 Grand Concourse The Bronx, NY 10451		
Community, Civic, Religious and Other Environmental Organizations		
Eric Soto – Director Consolidated Edison Community Partnerships 511 Theodore Fremd Avenue Rye, NY 10580	Mildred James - President 44th NYPD Police Precinct 2 East 169th Street Bronx, NY 10452	Squad 41 FDNY 330 East 150 Street Bronx, NY 10451
Bronx Land Trust 148 West 37th Street, 13th Floor New York, NY 10018		
Adjacent Property Owners		
125 East 149th Street LLC Adjacent Property Owner of 125 East 149th Street 111-01 14th Avenue College Point, NY 11356	Group 585 LLC Adjacent Property Owner of 585 Gerard Avenue 50 East 153rd Street Bronx, NY 10451	580 Gerard LLC Adjacent Property Owner of 580 River Avenue 15 Verben Avenue, Suite 200 Floral Park, NY 11001
620 Gerard Avenue LLC Adjacent Property Owner of 620 Gerard Avenue 9 Bruckner Blvd. Bronx, NY 10454	Angela Maxwell Adjacent Property Owner of 629 Walton Avenue 629 Walton Avenue Bronx, NY 10451	Hazel Persad Adjacent Property Owner of 627 Walton Avenue 627 Walton Avenue Bronx, NY 10451
Christopher Kirkwood Adjacent Property Owner of 625 Walton Avenue 625 Walton Avenue Bronx, NY 10451	German Perez Adjacent Property Owner of 623 Walton Avenue 623 Walton Avenue Bronx, NY 10451	Ronald David Caswell, Jr. Adjacent Property Owner of 621 Walton Avenue 621 Walton Avenue Bronx, NY 10451
Aaron Brown Adjacent Property Owner of 617 Walton Avenue 617 Walton Avenue Bronx, NY 10451	J Bellve & UX Adjacent Property Owner of 615 Walton Avenue 615 Walton Avenue Bronx, NY 10451	Al Thompson Adjacent Property Owner of 613 Walton Avenue and 591 Walton Avenue 613 Walton Avenue Bronx, NY 10451

Ramon Gardose Adjacent Property Owner of 611 Walton Avenue 611 Walton Avenue Bronx, NY 10451	Johnson Security Bureau, Inc. Adjacent Property Owner and Operator of 609 Walton Avenue 609 Walton Avenue Bronx, NY 10451	Charles Powell Adjacent Property Owner of 607 Walton Avenue 607 Walton Avenue Bronx, NY 10451
Roberto Guevara Adjacent Property Owner of 605 Walton Avenue 605 Walton Avenue Bronx, NY 10451	Richard Rocha Espinosa Y Holguin Adjacent Property Owner of 603 Walton Avenue 603 Walton Avenue Bronx, NY 10451	Lisa Mojica Adjacent Property Owner of 601 Walton Avenue 114 Briggs Avenue Yonkers, NY 10701
Ruby Wilson Adjacent Property Owner of 599 Walton Avenue 599 Walton Avenue Bronx, NY 10451	Daisy Bellany Adjacent Property Owner of 597 Walton Avenue 597 Walton Avenue Bronx, NY 10451	Cecelia Levy Adjacent Property Owner of 595 Walton Avenue 595 Walton Avenue Bronx, NY 10451
Raymond Kilday Adjacent Property Owner of 593 Walton Avenue 593 Walton Avenue Bronx, NY 10451	Neville Hylton Adjacent Property Owner of 589 Walton Avenue 589 Walton Avenue Bronx, NY 10451	Sophia Cover Adjacent Property Owner of 587 Walton Avenue 587 Walton Avenue Bronx, NY 10451
John Mendy Adjacent Property Owner of 583 Walton Avenue 583 Walton Avenue Bronx, NY 10451	Bronx Children's Psychiatric Center Adjacent Property Operator of 595 Gerard Avenue 595 Gerard Avenue Bronx, NY 10451	American Express Adjacent Property Operator of 590 Gerard Avenue 590 Gerard Avenue Bronx, NY 10451
Pregones/PRTT Adjacent Property Operator of 575 Walton Avenue 575 Walton Avenue Bronx, NY 10451	Adjacent Property Operator of 585 Gerard Avenue 585 Gerard Avenue Bronx, NY 10451	

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: 580 Former Gerard Post Office Vehicle Repair Shop

Site Number: C203142

Site Address and County: 580 Gerard Avenue, Bronx, New York

Remedial Party(ies): SB Gerard Avenue 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:

Residential Agricultural Recreational Commercial Industrial

b. Residential type around site:

Urban Suburban Rural

c. Population density around site:

High **Medium** **Low**

d. Water supply of nearby residences:

Public **Private Wells** **Mixed**

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

Yes **No**

Provide details if appropriate:

[Click here to enter text.](#)

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

Yes **No**

Provide details if appropriate:

[Click here to enter text.](#)

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

Yes **No**

h. Special considerations:

Language **Age** **Transportation** **Other**

Explain any marked categories in **h**:

Large Spanish speaking population

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: 1/11/2021

Reviewed Approved By: Thomas V. Panzone

Date: 1/26/21