



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for 102 Bruckner Boulevard

December 2023

BCP Site No. C203168
102 Bruckner Boulevard
Bronx, NY 10454

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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: **132 Willis Associates, LLC (“Volunteer”)**
Site Name: **102 Bruckner Boulevard (“Site”)**
Site Address: **102 Bruckner Boulevard, Bronx, NY 10454**
Site County: **Bronx County**
Site Number: **C203168**

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 Action Work Plan (RAWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about draft RAWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RAWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves RAWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report • Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC) 	At the time the cleanup action has been completed. Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.

3. Major Issues of Public Concern

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

Redevelopment Project-Related Issues

The redevelopment plan is currently being developed; however, it is anticipated to include demolition of the current Site buildings followed by construction of a new residential building containing market rate and potentially affordable housing, with the potential for commercial/retail space on the ground floor.

Potential Remediation/Construction-Related Issues

Issues of concern to the community during the on-Site remediation phase will likely include those related to the on-Site handling and off-Site disposal of contaminated soil. The likely concern to the surrounding community will be the possibility of the generation of vapors or dust from the Site during remediation. On-Site air quality and dust levels will be monitored during any soil excavation and removal activities in accordance with a Site-specific Health and Safety Plan (HASP) that will be included as part of the Remedial Action Work Plan (RAWP). Dust suppression techniques will be employed to prevent the generation of dust. All air and dust monitoring will be performed in accordance with the New York State Department of Health's (NYSDOH) Community Air Monitoring Program (CAMP).

A likely additional remediation/construction concern will be the potential presence of trucks traveling through the community, and parking or idling at or near the Site during soil excavation and disposal. The RAWP will include provisions for on-Site soil handling techniques that minimize the number of trucks and duration of time within or near the Site. In addition, provisions will be included to restrict truck traffic (to the extent possible) to designated routes along main roads while minimizing traffic within the community.

The concern over construction-related noise is a common one for communities in which redevelopment is occurring. Construction plans will minimize noise to the extent possible and the operation of heavy equipment will be restricted to normal working hours as will be set forth in the required New York City-issued permits. Additional mitigation measures will also be evaluated.

The Site is located within 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 is located in an area with a sizable Hispanic-American and African-American population nearby. Therefore, all future fact sheets will be translated into Spanish.

For Additional information, visit: <https://statisticalatlas.com/tract/New-York/Bronx-County/001900/Race-and-Ethnicity>

4. Site Information

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

Site Description

The Site is located at 102 Bruckner Boulevard (Block 2277, Lot 50) in the Port Morris section of the Bronx, New York, and is bounded to the north by Bruckner Boulevard, followed by commercial properties; to the south by vacant parcels; to the east by a self-storage facility; and to the west by a parking lot and the Willis Avenue Bridge exit ramp to Bruckner Boulevard, followed by a public park. The approximately 26,000-square foot Site (0.597 acres) and the associated buildings are currently unoccupied/vacant, and the Site is secured with a chain link fence. Historically, the Site contained a gasoline station, with an associated auto repair shop and convenience, as well as a separate warehouse/garage.

The Site is part of the Bronx County Census Tract 19.02, which is identified as a draft Disadvantaged Community (DAC). According to the 2017-2021 American Community Survey (ACS) Profile data, it is estimated that approximately 21.8% of the population in Census Tract 19.02 is living below the poverty line, compared to the national poverty rate of 12.6% and the New York State poverty rate of 13.5%. The unemployment rate for Census Tract 19.02 is 10.3%, compared to the New York City unemployment rate of 5.3% (as of November 2022) and the national unemployment rate of 3.7% (as of November 2022).

The Site is located within an En-Zone, under Criteria A. This indicates that the census tract has a “poverty rate of at least 20% and unemployment rate of at least 125% the statewide unemployment rate.”

A Site Location map is included in Appendix C.

History of Site Use, Investigation, and Cleanup

Based on historical records, the Site was developed with a gas station with auto repair and a separate warehouse/garage by 1935. Both the former gas station and warehouse/garage are currently vacant.

The Applicant submitted a BCP Application to NYSDEC in April 2023, and the application was deemed complete by NYSDEC in May 2023. The BCP Application was available for public comment between May 31, 2023 and June 30, 2023. The Brownfield Cleanup Agreement (BCA) was executed by the Applicant and NYSDEC effective October 28, 2023.

Subsurface (Phase II) Investigations were conducted by the Applicant in 2021 and 2022. The previous investigations documented that subsurface materials beneath the Site consists of historical fill (predominantly sand, silt, and gravel with asphalt, brick, concrete, and wood) down to depths of 9 feet below ground surface. Bedrock was encountered between depths of 1 and 14 feet below ground surface, and groundwater was encountered between 4 and 10 feet below ground surface.

Based on an evaluation of the data and information obtained during the previous investigations, contaminated soil, groundwater, and soil gas present at the Site are likely attributable to historic fill and the Site's historic uses. Historical and current off-Site industrial and commercial uses may have affected subsurface conditions beneath the Site as well. Metals were detected in soil samples collected across the Site, which are commonly found in historic fill material found in New York City due to the presence of coal ash and other man-made materials. Petroleum-related compounds detected in soil are likely attributable to the former gas station and vehicle repair operations at the Site. Petroleum and chlorinated solvent compounds were detected in groundwater and soil vapor samples across the Site, which are also likely attributable to the former gas station and vehicle repair operations at the Site.

5. Investigation and Cleanup Process

Application

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

The Applicant proposes that the Site will be used for restricted residential and commercial purposes. To achieve this goal, the Applicant will conduct investigation and cleanup activities at the Site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement (BCA), executed by NYSDEC and the Applicant in October 2023, sets forth the responsibilities of each party in conducting these activities at the Site.

Investigation

The Applicant has completed a partial site investigation before it entered into the BCP. For the partial investigation, NYSDEC will determine if the data are useable. The Applicant will conduct an investigation of the site officially called a “remedial investigation” (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a Remedial Investigation Work Plan, which is subject to public comment.

The site investigation has several goals:

- 1) Define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) Identify the source(s) of the contamination;
- 3) Assess the impact of the contamination on public health and the environment; and
- 4) Provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

The Applicant will submit a draft “Remedial Investigation Work Plan” to NYSDEC for review and approval. NYSDEC will make 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 Action Work Plan”. The Remedial Action Work Plan describes the Applicant’s proposed remedy for addressing contamination related to the site.

When the Applicant submits a draft Remedial Action 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 (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 (SMP).

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):

Manfred Magloire

Project Manager
NYSDEC Region 2
Division of Environmental Remediation
47-40 21st Street
Long Island City, NY, 11101
Tel: (718) 482-4078
Email: manfred.magloire@dec.ny.gov

Thomas V. Panzone

Public Participation Specialist
NYSDEC Region 2
Division of Communications Environment
and Engagement
47-40 21st Street
Long Island City, NY 11101
Tel: (718) 482-4953
Email: thomas.panzone@dec.ny.gov

New York State Department of Health (NYSDOH):

Mark Sergott

Project Manager
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza
Corning Tower - Room 1787
Albany, NY 12237
Tel: (518) 402-7897
Email: 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:

Mott Haven Public Library 321 East 140th Street Bronx, NY, 10454 Phone: (718) 665-4878 Hours: Mon–Thur: 10AM-7PM Fri & Sat: 10AM-5PM Sun: Closed	Arlene Parks, Chairperson Anthony Jordan – District Manager Environmental Committee Chairperson Bronx Community Board #1 3024 Third Avenue Bronx, NY 10455 (718) 585-7117 Bx01@CB.NYC.Gov
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In addition to the facility noted above, the NYSDEC will upload important project documents to the DECinfo Locator database (<https://www.dec.ny.gov/data/DecDocs/C203168/>) for convenient online public access. For more information, go online at: <https://www.dec.ny.gov/pubs/109457.html>.

Appendix B - Site Contact List

1. Local, State, and Federal Officials

Hon. Eric Adams Mayor of New York City City of New York 1 Centre Street New York, NY 10007	Hon. Brad Lander New York City Comptroller Office of the Comptroller, City of NY 1 Centre Street, Room 517 New York, NY 10007
Hon. Jumaane D. Williams Public Advocate 1 Centre Street, 15 th Floor North New York, NY 10007	Hon. Vanessa L. Gibson Bronx Borough President 851 Grand Concourse, 3rd Floor Bronx, New York 10451
Public Water Supplier Rohit T. Addarwala – Commissioner New York City Department of Environmental Protection 59-17 Junction Boulevard Elmhurst, NY 11373	
David Gold, Esq. - Commissioner NYC Department of City Planning 120 Broadway, 31 st Floor New York, NY 10271	NYC Department of City Planning Bronx Borough Office 1775 Grand Concourse, Suite 503 Bronx NY 10453
Hon. Charles 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. Amanda Septimo State Assembly District 84 384 East 149th Street Suite 202 Bronx, NY 10455	Hon. Jose M. Serrano New York State Senator, District 29 335 E 100th Street New York, NY 10029
Shaminder Chawla-Interim Director Mayor's Office of Environmental Remediation 100 Gold Street, 2 nd Floor New York, NY 10038	Hon. Richie Torres U.S. House of Representatives 540 East Fordham Road Suite 2A Bronx, NY 10458
Pinar Balci, Assistant Commissioner NYC Dept. of Environmental Protection – Bureau of Environmental Planning and Analysis 96-05 Horace Harding Expressway Flushing, New York 11373	Ischia BravoBronx County Clerk 851 Grand Concourse, Room 118 Bronx, NY 10451
Hon. Diana Ayala, NYC Councilmember City Council District 8 214 St. Ann's Avenue Bronx, NY 10454	
Shaminder Chawla, Interim Director NYC Office of Environmental Remediation 100 Gold Street - 2nd Floor New York, NY 10038	Mark Chambers, Director Mayor's Office of Environmental Sustainability 253 Broadway, 7th Floor New York, New York 10007

2. Residents, Owners, and Occupants of the Site and Adjacent Properties

The Site, Block 2277, Lot 50, is currently owned by 132 Willis Associates, LLC, located at 102 Bruckner Boulevard, Bronx, NY 10454. A list of adjacent properties and owners/occupants is provided below:

Adjacent to the West:

Block 2277, Lots 51 & 250 – Vacant

New York City Department of Transportation (Current Owner)
55 Water Street, 9th Floor
New York, NY 10041

Adjacent To The East:

Block 2277, Lots 82 & 92

SP HHF SUB B LLS (Current Owner)
112 Bruckner Boulevard
Bronx, NY 10454

Storage Post (Current Occupant)
112 Bruckner Boulevard
Bronx, NY 10454

Adjacent To The South:

Block 2260, Lot 62

New York City Department of Transportation (Current Owner)
55 Water Street, 9th Floor
New York, NY 10041
Foodfest Depot (Current Occupant)
500 East 132nd Street
Bronx, NY 10454

Waste Management - Harlem River Yard Transfer Station (Current Occupant)
98 Lincoln Avenue
Bronx, NY 10454

Adjacent To The North:

Block 2278, Lots 61 & 64

405 Rider Avenue Realty (Current Owner)
105 Bruckner Boulevard
Bronx, NY 10454

Association for Energy Affordability, Inc. (Current Occupant)
105 Bruckner Boulevard
Bronx, NY 10454

3. Local News Media

New York Post 1211 Avenue of the Americas New York, NY 10036	New York Daily News PO Box 7180 New York, NY 10008
Bronx Times-Reporter 3602 East Tremont Avenue Bronx, NY 10465	Bronx Times 3602 East Tremont Avenue Bronx, NY 10465
Spectrum New York 1 News 75 Ninth Avenue New York, NY 10011	El Diario Impremedia, 41 Flatbush Avenue 1st Floor Brooklyn, NY 11217
Inner City Press PO Box 20047, Dag Hammarskjold Station New York, NY 10017	News 12 The Bronx 930 Soundview Avenue Bronx, NY 10473
Hoy Nueva York Impremedia, 41 Flatbush Avenue 1st Floor Brooklyn, NY 11217	

5. Additional Contacts

N/A

6. Nearby School and Day Care Centers

Day Cares:

Inwood House
President/Executive Director/Principal
165 Brown Place
Bronx, NY 10454
718-292-4502

Arabesca De La Cruz
President/Executive Director/Principal
105 Willis Avenue, Apt. 4-H
Bronx, NY 10454

Tender Tots Day Care, Preschool, After School Programs
President/Executive Director/Principal
<https://tendertotsny.com/mott-haven-hunts-point/>
718-215-4125
531 E 137th Street
Bronx, NY 10454

Kerrice Holmes
President/Executive Director/Principal
331 East 132nd Street
Bronx, NY 10454
<https://opengovny.com/child-care-program/879624>

Amy's Family WeeCare
President/Executive Director/Principal
<https://zaubee.com/biz/amys-family-weecare-csw4uo1h>
646-956-4501
520 E 137th Street #6F
Bronx, NY 10454

WINIFRED WHEELER DAY CARE CENTER
President/Executive Director/Principal
https://childcarecenter.us/provider_detail/winifred_wheeler_day_care_bronx_ny
718-993-3692
200 ALEXANDER AVENUE
Bronx, NY 10454

PAMELA C. TORRES DAY CARE CENTER, INC.
President/Executive Director/Principal
<https://www.yelp.com/biz/torres-pamela-c-day-care-center-bronx>
718-585-2540
161 St. Ann's Ave.
Bronx, NY 10454

Schools:

Public School 43 – Bronx (Jonas Bronck School)
President/Executive Director/Principal
165 Brown Place
Bronx, NY 10454
(718) 292-4502
<https://www.jb43.org/>

Learning Through Play Pre-K Center
President/Executive Director/Principal
105 Willis Avenue
Bronx, NY 10454
(718) 401-0510
<https://www.learningthroughplaybx.org/Contact>

Mott Haven Academy Charter School
President/Executive Director/Principal 170 Brown Place
Bronx, NY 10454
(718) 292-7015
<https://havenacademy.org/>

The Bronx Charter School for Children Middle School
President/Executive Director/Principal
<https://tbcsc.org>
929-399-8100
423 E 138th Street
Bronx, NY 10454

The Bronx Charter School for Children Elementary School
President/Executive Director/Principal
<https://tbcsc.org/>
718-402- 3300
388 Willis Avenue
Bronx, NY 10454

P.S. 49 Willis Avenue School
President/Executive Director/Principal
<https://www.willisaveschool.com/>
718-292-4623
383 E 139th Street
Bronx, NY 10454

Young Leaders Elementary School
President/Executive Director/Principal
718-292-7391
468 E 140th Street
Bronx, NY 10454

P.S. 030 Wilton
President/Executive Director/Principal
<https://www.ps30x.org/>
718-292-8817
510 E 141st Street
Bronx, NY 10454

South Bronx Classical Charter School II
President/Executive Director/Principal
<https://classicalcharterschools.org/schools/south-bronx-classical-ii/>
718-292-9526
333 E 135th Street
Bronx, NY 10454

South Bronx Charter School For International Cultures & the Arts
President/Executive Director/Principal
164 Bruckner Boulevard
Bronx, NY 10454
718-292-5737

Zeta South Bronx Elementary School/Zeta Bronx Middle School
President/Executive Director/Principal
<https://zetaschools.org/about-us/locations/>
425 Westchester Avenue
Bronx, NY 10455

New York City Montessori Charter School
President/Executive Director/Principal
<https://nycmcs.org/contact/>
646-648-0039
423 E 138th Street
Bronx, NY 10454

PS 154 Jonathan D Hyatt
President/Executive Director/Principal
<https://www.ps154x.org/>
718-292-4742
333 EAST 135 STREET
Bronx, NY 10454

Community, Civic, Religious and Other Environmental Organizations

Evelyn Oliver - Director
Consolidated Edison Corporate Affairs
511 Theodore Fremd Avenue
Rye, NY 10580

Gabriel de Jesus - President
40th NYPD Police Precinct
257 Alexander Avenue
Bronx, NY 10454

Engine 83 Ladder 29
FDNY
618 EAST 138 STREET
Bronx, NY 10454

Cayuga Centers
2417 3rd Ave. Suite 701
Bronx, NY 10451

UpBeat NYC
287 E 139th St 2nd Floor
Bronx, NY 10454

Mitchel NYCHA Houses
DEVELOPMENT MANAGEMENT OFFICE
<https://www1.nyc.gov/assets/nycha/downloads/pdf/Mitchel.pdf>
225 ALEXANDER AVENUE
Bronx, NY 10454

NYCHA – Mitchel Houses
SENIOR CENTER
<https://www1.nyc.gov/assets/nycha/downloads/pdf/Mitchel.pdf>
188 LINCOLN AVENUE
Bronx, NY 10454

NYCHA – Mitchel Houses
DAY CARE CENTER
<https://www1.nyc.gov/assets/nycha/downloads/pdf/Mitchel.pdf>
200 ALEXANDER AVENUE
Bronx, NY 10454

NYCHA – Mitchel Houses
Community Operations Space
<https://www1.nyc.gov/assets/nycha/downloads/pdf/Mitchel.pdf>
185 Willis Avenue
Bronx, NY 10454

NYCHA – Mitchel Houses
President – Resident Association
<https://www1.nyc.gov/assets/nycha/downloads/pdf/Mitchel.pdf>
225 Alexander Avenue
Bronx, NY 10454

Bronx Land Trust
PRESIDENT – Ramon Andino - Sun, Wind & Shade Oasis
<https://www.bronxlandtrust.org/>
972 Sherman Avenue - Suite 2G
New York, NY 10456

Sustainable South Bronx – Hope Program
Tracey Capers – Executive Director
<https://www.thehopeprogram.org/contact/>
646-400-5292
1360 Garrison Avenue
Bronx, NY 10474

Mott Haven Community Partnership
<https://www.motthavencommunitypartnership.com/who-we-are>
425 Westchester Avenue
Bronx, NY 10455
718-490-6887
1-929-545-2488
Dan J. Montas Tran – Director

South Bronx Unite
<https://www.southbronxunite.org/>
Arif Ullah – Executive Director
info@southbronxunite.org

St. Jerome Roman Catholic Church
230 Alexander Avenue
Bronx, NY 10454

NYCHA - Mill Brook Houses
DAY CARE CENTER
<https://www.nyc.gov/assets/nycha/downloads/pdf/Mill-Brook-and-Mill-Brook-Extension.pdf>
161 SAINT ANNS AVENUE
Bronx, NY 10454

NYCHA - Mill Brook Houses
COMMUNITY CENTER / SENIOR CENTER / HEAD START CENTER
<https://www.nyc.gov/assets/nycha/downloads/pdf/Mill-Brook-and-Mill-Brook-Extension.pdf>
201 SAINT ANNS AVENUE
Bronx, NY 10454

NYCHA - Mill Brook Houses
DEVELOPMENT MANAGEMENT OFFICE
<https://www.nyc.gov/assets/nycha/downloads/pdf/Mill-Brook-and-Mill-Brook-Extension.pdf>
160 SAINT ANNS AVENUE
Bronx, NY 10454

NYCHA - Mill Brook Houses
Resident Association
<https://www.nyc.gov/assets/nycha/downloads/pdf/Mill-Brook-and-Mill-Brook-Extension.pdf>
160 SAINT ANNS AVENUE
Bronx, NY 10454

Worldwide Association Of Small Churches
79 Alexander Avenue
Bronx, NY 10454

Full Gospel Believers Church
270 Willis Avenue
Bronx, NY 10454

Good News Manhattan Church
171 Lincoln Avenue
Bronx, NY 10454

Seguidores de Jesus
207 Brown Place
Bronx, NY 10454

Iglesia Bautista Misionera
207 Brown Place
Bronx, NY 10454

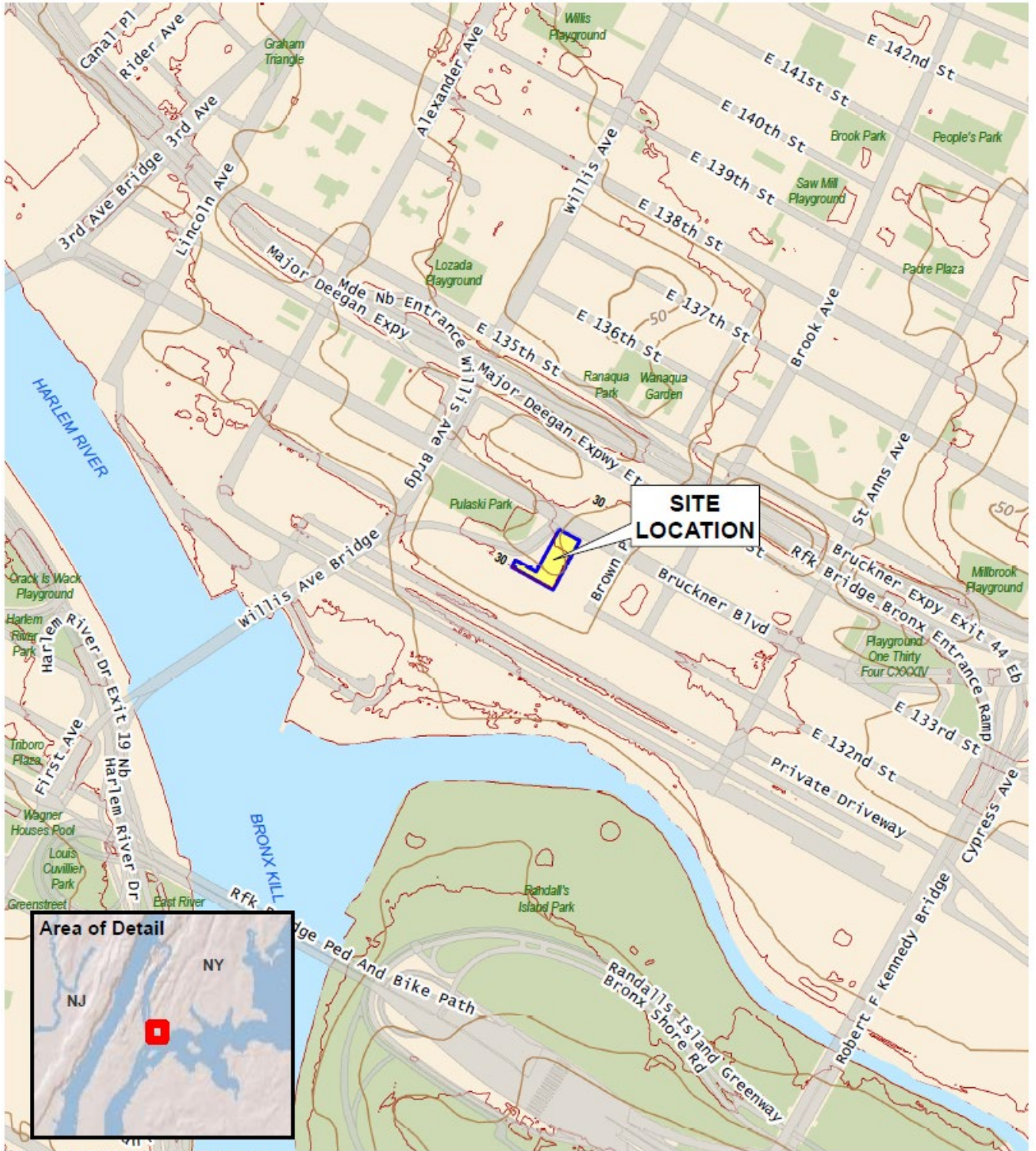
Iglesia Universal
490 East 138th Street
Bronx, NY 10454

St. Luke Roman Catholic Church
623 East 138th Street
Bronx, NY 10454

City Of Refuge Church
625F East 137th Street
Bronx, NY 10454

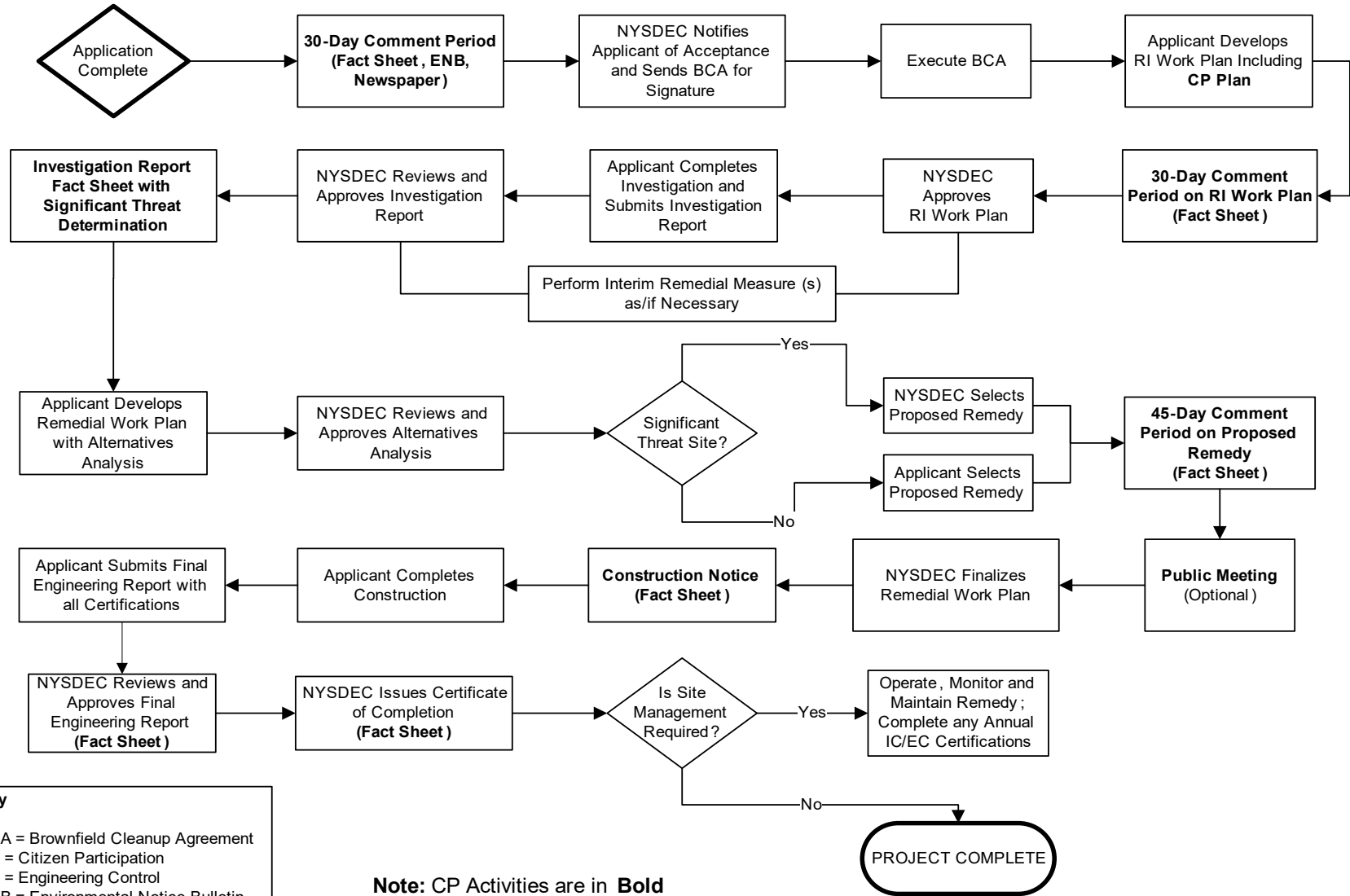
Fordham Gospel Mission For GOD and All People
132 Alexander Avenue
Bronx, NY 10454

Appendix C - Site Location Map



Service Layer Credits: USGS The National Map: 3d Elevation Program, Data Refreshed July, 2020

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**



Division of Environmental Remediation

Remedial Programs Scoping Sheet for Major Issues of Public Concern

Instructions

This Scoping Sheet assesses major issues of public concern; impacts of the site and its remedial program on the community; community interest in the site; information the public needs; and information needed from the public.

The information generated helps to plan and conduct required citizen participation (CP) activities, and to choose and conduct additional CP activities, if appropriate. The scoping sheet can be revisited and updated as appropriate during the site's remedial process to more effectively implement the site's CP program.

Note: Use the information as an aid to prepare and update the Major Issues of Public Concern section of the site CP Plan.

General Instructions

- When to prepare: During preparation of the CP Plan for the site. It can be revisited and updated anytime during the site remedial process.
- Fill in site name and other information as appropriate.
- The Scoping Sheet may be prepared by DEC or a remedial party, but must be reviewed and approved by the DER site project manager or his/her designee.

Instructions for Numbered Parts

Consider the bulleted issues and questions below and any others that may be unique or appropriate to the site and the community to help complete the five Parts of this Scoping Sheet. Identify the issue stakeholders in Parts 1 through 3 and adjust the site's contact list accordingly.

Part 1. List Major Issues of Public Concern and Information the Community Wants.

- Is our health being impacted? (e.g. Are there problems with our drinking water or air? Are you going to test our water, yards, sumps, basements? Have health studies been done?)
- There are odors in the neighborhood. Do they come from the site and are they hazardous?
- Are there restrictions on what we may do (e.g. Can our children play outside? Can we garden? Must we avoid certain areas? Can we recreate (fish, hunt, hike, etc. on/around the site?)
- How and when were the site's contamination problems created?
- What contaminants are of concern and why? How will you look for contamination and find out where it is going? What is the schedule for doing that?
- The site is affecting our property values!
- How can we get more information (e.g. who are the project contacts?)
- How will we be kept informed and involved during the site remedial process?
- Who has been contacted in the community about site remedial activities?
- What has been done to this point? What happens next and when?
- The site is going to be cleaned up for restricted use. What does that mean? We don't want redevelopment on a "dirty" site.

Part 2. List Important Information Needed From the Community, if Applicable.

- Can the community supplement knowledge about past/current uses of the site?
- Does the community have knowledge that the site may be significantly impacting nearby people, properties, natural resources, etc.?
- Are activities currently taking place at the site or at nearby properties that may need to be restricted?
- Who may be interested or affected by the site that has not yet been identified?
- Are there unique community characteristics that could affect how information is exchanged?
- Does the community and/or individuals have any concerns they want monitored?
- Does the community have information about other sources in the area for the contamination?

Part 3. List Major Issues and Information That Need to be Communicated to the Community.

- Specific site investigation or remediation activities currently underway, or that will begin in the near future.
- The process and general schedule to investigate, remediate and, if applicable, redevelop the site.
- Current understanding about the site contamination and effects, if any, on public health and the environment.
- Site impacts on the community and any restrictions on the public's use of the site and/or nearby properties.
- Planned CP activities, their schedule, and how they relate to the site's remedial process.
- Ways for the community to obtain/provide information (document repositories, contacts, etc.).

Part 4. Community Characteristics

a. - e. Obtain information from local officials, property owners and residents, site reports, site visits, "windshield surveys," other staff, etc.

f. Has the affected community experienced other **significant** present or past environmental problems unrelated to this site? Such experiences could significantly affect public concerns and perspectives about the site; how the community will relate to project staff; the image and credibility of project staff within the community; and the ways in which project staff communicate with the community.

g. In its remedial programs, DER seeks to integrate, and be consistent with, environmental justice principles set forth in *DEC Commissioner Policy 29 on Environmental Justice* and *DER 23 – Citizen Participation Handbook for Remedial Programs*. Is the site and/or affected community wholly or partly in an Environmental Justice (EJ) Area? Use the Search feature on DEC's public web site for "environmental justice". DEC's EJ pages define an EJ area, and link to county maps to help determine if the site and/or community are in an EJ area.

h. Consider factors such as:

- Is English the primary language of the affected community? If not, provisions should be considered regarding public outreach activities such as fact sheets, meetings, door-to-door visits and other activities to ensure their effectiveness.
- The age demographics of the community. For example, is there a significant number of senior citizens in the community? It may be difficult for some to attend public meetings and use document repositories. This may suggest adopting more direct interaction with the community with activities such as door-to-door visits, additional fact sheets, visits to community and church centers, nursing homes, etc.
- How do people travel about the community? Would most people drive to a public meeting or document repository? Is there adequate public transportation?

Part 5. Affected/Interested Public.

Individuals and organizations who need or want information and input can change during the site's remedial process. This need is influenced by real, potential, or perceived impacts of the site or the remedial process. Some people may want information and input throughout the remedial process. Others may participate only during specific remedial stages, or may only be interested in particular issues.

It is important to revisit this question when reviewing this scoping sheet. Knowing who is interested in the site – and the issues that are important to them – will help to select and conduct appropriate outreach activities, and to identify their timing and the information to be exchanged.

Check all affected/interested parties that apply to the site. **Note: Adjust the site's contact list appropriately.** The following are some ways to identify affected/interested parties:

- Tax maps of adjacent property owners
- Attendees at public meetings
- Telephone discussions
- Letters and e-mails to DER, the remedial party, and other agencies
- Political jurisdictions and boundaries
- Media coverage
- Current/proposed uses of site and/or nearby properties (recreational, commercial, industrial)
- Discussions with community organizations: grass roots organizations, local environmental groups, environmental justice groups, churches, and neighborhood advisory groups



Division of Environmental Remediation

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

Site Name: 102 Bruckner Boulevard

Site Number: C203168

Site Address and County: 102 Bruckner Boulevard, Bronx, New York 10454, Bronx County

Remedial Party(ies): 132 Willis Associates, 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.**

-A Phase II Investigation and a Supplemental Phase II were prepared in October 2021 and December 2022, respectively. The findings of both investigations were utilized to support the BCP Application.

-The on-site contamination stem from the Site's historical use, including a former gas station and vehicle maintenance operations. On-site contamination is also due to historic fill material encountered throughout the Site subsurface.

-The proposed Site uses include residential and potentially commercial uses. As such, there will be restrictions on Site use, which will be determined following remediation.

-As most of the Site is capped by an impervious surface, there is limited existing potential exposure pathway from uncapped areas. A Community Air Monitoring Plan (CAMP) would be developed as part of the Remedial Action Work Plan (RAWP) that would be implemented during all subsurface disturbance activities to mitigate potential exposures to particulates and organic vapors.

-For more information about the Site or BCP program, contact the NYSDEC or NYSDOH Project Manager. Contact information is provided in Appendix A.

-Adjacent property occupants and owners will be kept informed about the progress of the Site cleanup activities. Periodic fact sheets will be sent by mail.

-Local, state, and federal officials will be contacted about the Site remediation activities.

-Up to now, limited subsurface investigations were conducted at the Site. A draft Remedial Investigation Work Plan (RIWP) will be prepared to further investigate the extent of on-site contamination. The RIWP will include provisions for analysis of soil, groundwater, and soil vapor beneath the entire Site. Findings from the Remedial Investigation will be used to prepare a RAWP, which includes the proposed remedy to address Site contamination and protect the health and safety of the public in the surrounding community.

How were these issues and/or information needs identified?

-These issues were identified based on a review of historic records of the Site presented in a Phase I Environmental Site Assessment (ESA) and the findings of the September 2021 Phase II Investigation and October 2022 Supplemental Phase II Investigation. A description of the proposed project was also presented in the BCP Application.

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.

-Adjacent property owners and occupants will be informed of the Site remediation activities and can reach out to the Site's NYSDEC and/or NYSDOH Project Manager to obtain additional information.

-Nearby uses do not need to be restricted, since measures will be implemented during all investigation and remediation activities to protect the health safety of the public and local community. These measures include, monitoring for dust that may be emanating from the Site and implementing dust controls such as

spraying water or minimizing subsurface disturbance. Odors and/or vapors will be mitigated by the use of protective foams and/or covering any contaminated areas of disturbance or stockpiles with tarps, as necessary.

How were these information needs identified?

-Research was completed to identify the names and contact information of adjacent property owners and local government officials. These individuals are included in the Site Contact List under Appendix B.

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.

-A Phase II Investigation and a Supplemental Phase II were prepared in October 2021 and December 2022, respectively. The findings of both investigations were utilized to support the BCP Application. Based on the findings of the investigation, a draft Remedial Investigation (RIWP) will be submitted to NYSDEC and NYSDOH. The RIWP will include provisions for further analysis of on-site soil, groundwater, and soil vapor. The draft RIWP will be shared with the public during a 30-day public comment period. The Remedial Investigation findings will be used to develop a RAWP and selected a cleanup remedy.

-Document repositories, where copies of all documents regarding the investigation and remediation of the Site are available to the public, have been established at:

Mott Haven Library, 321 East 140th Street, Bronx, NY, 10454

Bronx Community Board #1, 3024 Third Avenue, Bronx, NY 10455

How were these issues and/or information needs identified?

-These needs were identified by summarizing the project timeline and a review of the information included in the BCP Application. Any contact information or details pertaining to the Site that have changed since issuance of the BCP Application, have been updated in this CP Plan.

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**:

Future fact sheets will be translated into Spanish.

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: See list in Appendix B of the Citizen Participation Plan

Media: See list in Appendix B of the Citizen Participation Plan

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):

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: Marc S. Godick, AKRF, Inc.

Date: 12-5-23

Reviewed/Approved By: Thomas V. Panzone

Date: 11-28-23