



PROFESSIONAL PROFILE



Frank Cherena, PG, LEP, WEDG

National Director of Real Estate Services

Vice President | Principal Geologist

EXPERIENCE SUMMARY

Twenty years of experience: Vice President/Principal Geologist with Roux, Islandia, New York; Staff Geologist with RTP Environmental Associates, Inc., Green Brook, New Jersey.

TECHNICAL SPECIALTIES

Conducted, managed, or overseen Phase I and Phase II investigations and remediation at contaminated sites, specializing in developing innovative cost-saving solutions that focus on integrating remedies into redevelopment scenarios. Experience working with multiple agencies and stakeholders including negotiation and coordination with lenders, tenants, and community stakeholders to secure funding and approvals.

REPRESENTATIVE PROJECTS

- Principal-in-charge of large university tech development project in New York City. The project consists of the demolition and decommissioning of a former hospital building, and excavation for redevelopment of four separate buildings for the first phase of campus construction. Environmental considerations on the project included site assessment, remediation design and oversight, SDPES permitting (construction dewatering and geothermal well discharge), soil characterization for reuse and capping of soils. Coordinated with NYCDEP, and other project stakeholders concerning community protection and monitoring concerns.
- Principal-in-charge of redevelopment of a former powerplant into an industrial arts complex. Remediation consisted of removal and containment of TSCA-regulated PCB-impacted soils, groundwater, and building material, and remediation waste. Successfully obtained Certificate of Completion for NYSDEC BCP, clean up and continue to coordinate Site redevelopment activities under a Site Management Plan. Included significant coordination and correspondence with USEPA to negotiate installation of a consent order for bulkhead installation along the Gowanus Canal Superfund Site.
- Principal-in-charge of redevelopment of shopping mall in Staten Island, New York. The Site will consist of the construction of two commercial out parcel buildings, a new parking deck, and an expansion of the existing mall building. Areas of concern include historical fill, site-wide soil contamination (arsenic and pesticides). In addition, also responsible for agency coordination with FDNY, NYSDEC, and NYCOER for mitigation of methane and chlorinated volatile organic compounds vapor issues.
- Principal-in-charge for the redevelopment of a 5-acre live-work-play campus in Hunts Point, Bronx. The residential component of the Project is comprised of 100% affordable housing and is currently enrolled in the NYSDEC BCP. Mr. Cherena has also negotiated/coordinated with lenders, coordinated with multiple disciplines on the design team to create a RAP to comply with NYCOER air/noise requirements, and assisted in remedial design and estimation.
- Principal-in-charge for new development of a large regional mall in Norwalk, Connecticut with underground parking. The proposed redevelopment will result in the construction of retail shops, restaurants, hotel, and entertainment. Previous usage of the property included over 30 different parcels including three establishments, gasoline filling stations, fuel oil terminal storage, hazardous waste disposal areas. The project includes investigation and subsequent remediation of petroleum and hazardous waste releases, filing of the Environmental Conditions Assessment Form (ECAAF) associated with the three transfer act parcels, and coordination with the CT DEEP and CT DECD to obtain CT Brownfields Grant funds.

CONTACT INFORMATION

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EDUCATION

BA, Geology, Colgate University,
2003

PROFESSIONAL LICENSES

New York Licensed Professional Geologist #720
Connecticut Licensed Environmental Professional #610
Accredited AHERA Inspector, 2004
NJ UST Subsurface Evaluator Certification #491925
Waterfront Edge Design Guidelines Professional



- Principal-in-charge for two adjoining multifamily NYSDEC BCP redevelopment sites in Mott Haven, Bronx, New York along the Harlem River. Project includes characterization, excavation, and disposal of over 40,000 tons of soil, support for obtaining a SPDES discharge permit for construction water, along with attending public meetings and creating public participation plans. Project tasks include community air monitoring, shoreline permitting, and construction monitoring while minimizing cost impact by sharing resources between both projects.
- Principal-in-charge for the largest redevelopment project in New York City (over \$4.5 billion). Project includes Phase I and Phase II ESAs (investigation of soil, groundwater, and soil vapor) at over 75 properties; Construction support for excavation of one million cubic yards of soil including implementing an in situ waste characterization program; Environmental support for demolition, asbestos and lead abatement, site remediation using In Situ Chemical Oxidation, and relocating of an active 9-acre 100-year old railyard; Property acquisition support throughout the project (7 city blocks); and Agency support for NYSDEC, NYCDEP, MTA (LIRR/NYCT), and ESDC. The environmental data was used as an integral component of the New York State Environmental Quality Review Act (SEQRA) final Environmental Impact Statement (EIS). The project encompasses 336,000 sq ft of office space, 6.4 million sq ft of residential space, an 18,000 seat sports and entertainment venue: the Barclays Center (home of the Nets professional basketball team), 247,000 sq ft of retail space, a 165,000 square-foot hotel, and over 8 acres of intricately designed publicly accessible open space.
- Principal-in-charge of redevelopment and rehabilitation of the Nassau Coliseum Event Center in Uniondale, Long Island, New York. Services included Phase I and Phase II ESA to obtain approvals and entitlements, along with providing consulting services for asbestos abatement and operations and maintenance. Also was responsible for diesel generator tank removal and replacement tank design and installation.
- Principal-in-charge for a remedial investigation and real estate transaction negotiation for a contaminated former industrial property in Glen Cove, Long Island, New York. Activities included due diligence including document review and historical research to develop and implement a cost efficient investigation scope that was able to identify presence of contamination that was used to negotiate property transaction. Investigation was also designed to develop red mediation and construction budget to support future mixed use redevelopment of the over 12 acre property.
- Principal-in-charge of numerous due diligence projects for owners, developers, managers, municipalities, and lenders at commercial and industrial properties throughout the Northeast. Activities included performance of UST evaluations and closures, hot spot remediations, Phase I and Phase II Site Assessments, vapor intrusion studies and mitigation, lead based paint, asbestos and hazardous materials surveys, interaction with regulatory agencies on behalf of clients and development of remedial cost estimates for planning and negotiation.
- Principal-in-charge for investigation and review of a former electroplating facility in Bay Shore, New York with chlorinated solvent DNAPL. Activities included historical document review, subsurface investigation, and coordination with outside legal counsel and NYSDEC.
- Project manager for a property transfer support project at a heavily contaminated state-of-the-art distribution facility in the Bronx, New York. The site was a former MGP being handled under the VCP in central office, the site had an open spill under the regional spills group and the site was attempting to apply to the BCP through the regional office. Roux performed a Phase I for the buyer, a Phase II and remedial cost estimate for the owner and negotiated with the buyer's consultant and NYSDEC to limit the scope of the investigation and cleanup.
- Principal-in-charge of NYSDEC BCP redevelopment project in Island Park, Long Island, New York. Property was the location of a former oil terminal with extensive degraded petroleum contamination. Contracted services included, management of contaminated soil, import of recycled soil to bring the site above the flood plain, and negotiation with the NYSDEC. Project remediation schedule was extremely tight, and a COC was achieved before the requisite deadline.
- Served as Environmental Professional on hundreds of Phase I Environmental Site Assessments according to ASTM E1527-00, ASTM E1527-05, and ASTM E1527-13 for due diligence of large retail shopping centers, industrial facilities, and office buildings. Associated activities included agency contact, database management and interpretation, report preparation, and recommendations for additional work.
- Implemented GIS analysis and mapping for a remedial study and alternative analysis report (AAR) for an active petroleum storage terminal in Buffalo, New York under jurisdiction of the NYSDEC. The AAR required spatial analyses in order to categorize and analyze contaminant data from multiple investigations, investigate remedial alternatives, and to help focus ongoing additional investigations.

PROFESSIONAL TRAININGS

OSHA 40-Hour Hazardous Materials Training, 2003

OSHA 8-Hour Supervisor Training, 2004