



**NEW YORK**  
STATE OF  
OPPORTUNITY

**Department of  
Environmental  
Conservation**

# **Brownfield Cleanup Program**

## **Citizen Participation Plan**

for

## **Sendero Verde Redevelopment Project- Parcel A**

March 2020

Site # C231135  
50 East 112<sup>th</sup> Street  
New York, NY 10029

## Contents

<b><u>Section</u></b>	<b><u>Page Number</u></b>
<b>1. What is New York's Brownfield Cleanup Program? .....</b>	<b>3</b>
<b>2. Citizen Participation Activities.....</b>	<b>3</b>
<b>3. Major Issues of Public Concern.....</b>	<b>9</b>
<b>4. Site Information.....</b>	<b>10</b>
<b>5. Investigation and Cleanup Process .....</b>	<b>11</b>
<b>Appendix A - Project Contacts and Locations of Reports and Information .....</b>	<b>15</b>
<b>Appendix B - Site Contact List.....</b>	<b>16</b>
<b>Appendix C - Site Location Map.....</b>	<b>17</b>
<b>Appendix D - Brownfield Cleanup Program Process .....</b>	<b>18</b>

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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: **SV-A Owners LLC (“Applicant”)**  
Site Name: **Sendero Verde Redevelopment Project-Parcel A (“Site”)**  
Site Address: **50 East 112<sup>th</sup> Street, New York, NY 10029**  
Site County: **New York**  
Site Number: **C231135**

## **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; and
- 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>

The table identifying the citizen participation activities related to the site's investigation and cleanup program appears below:

Citizen Participation Activities	Timing of CP Activity(ies)
<b>Application Process:</b>	
<ul style="list-style-type: none"> <li>• Prepare site contact list</li> <li>• Establish document repository(ies)</li> </ul>	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> <li>• Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period</li> <li>• Publish above ENB content in local newspaper</li> <li>• Mail above ENB content to site contact list</li> <li>• Conduct 30-day public comment period</li> </ul>	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.
<b>After Execution of Brownfield Site Cleanup Agreement (BCA):</b>	
<ul style="list-style-type: none"> <li>• Prepare Citizen Participation (CP) Plan</li> </ul>	Before start of Remedial Investigation <b>Note:</b> Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
<b>Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan</li> <li>• Conduct 30-day public comment period</li> </ul>	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.
<b>After Applicant Completes Remedial Investigation:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes RI results</li> </ul>	Before NYSDEC approves RI Report
<b>Before NYSDEC Approves Remedial Work Plan (RWP):</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period</li> <li>• Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager)</li> </ul>	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)
<ul style="list-style-type: none"> <li>• Conduct 45-day public comment period</li> </ul>	
<p style="text-align: center;"><b>Before Applicant Starts Cleanup Action:</b></p>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes upcoming cleanup action</li> </ul>	Before the start of cleanup action.
<p style="text-align: center;"><b>After Applicant Completes Cleanup Action:</b></p>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report</li> <li>• Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC)</li> </ul>	<p>At the time the cleanup action has been completed.</p> <p><b>Note:</b> The two fact sheets are combined when possible if there is not a delay in issuing the COC.</p>



### **3. Major Issues of Public Concern**

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

To the north of the site are New York City Housing Authority buildings. The Martin Luther King Jr., Johnson and Dewitt Clinton Houses surround the site. These are sensitive receptors and care should be taken to make sure that the residents are informed of the site. Region 2 recommends that the Applicant have fact sheets posted in public areas of the buildings, where the residents can view them. Furthermore, efforts should be made to contact the management of the facility and the resident associations to inform them of site details and future public meetings. The Site Contact List includes addresses for the various facilities located in the area.

This Site is located in a potential Environmental Justice Area according to the NYSDEC maps for Potential Environmental Justice Areas. 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.

Since the Site is located in a potential Environmental Justice Area, future fact sheets will be translated into another language (Spanish). For additional information, visit: <https://statisticalatlas.com/tract/New-York/New-York-County/018000/Race-and-Ethnicity>.

No major issues of public concern have been identified relative to the Site. However, some remediation and construction projects involve public concerns regarding dust, hazardous materials, and noise, particularly where, as here, there are residential buildings and a school playground nearby. Truck-related traffic may also be a concern.

To protect public health and safety during investigation, remediation, and development activities at the Site, a Health and Safety Plan (HASP) and a Community Air Monitoring Plan (CAMP) will be included in the Remedial Action Work Plan that will be approved by NYSDEC and made available to the public. The procedures set forth in the HASP and CAMP will include:

- Securing the work perimeter with fencing during remediation/construction;
- On-site air monitoring for worker protection, if warranted;

- Perimeter air monitoring for community protection, if warranted; and
- Using odor, vapor, and dust controls such as water or foam sprays, as needed.

#### **4. Site Information**

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

##### *Site Description*

The Site is bounded by Madison Avenue to the west, Sendero Verde Redevelopment Project – Parcel B (BCP Site #C231128) to the east, Tax Block 1617, Lot 21 to the South and East 112<sup>th</sup> Street to the north. The Site occupies Tax Lot 120 of Tax Block 1617 and encompasses approximately 14,000 square feet.

The Site is currently a vacant unpaved lot surrounded by a chain-link fence. Most recently, the Site was utilized as community gardens, which were vacated in February 2018. The Site is currently owned by the City of New York, c/o New York City Housing Preservation and Development (HPD). Transfer of the property to the Requestor is anticipated in December 2020.

The area surrounding the Site is currently vacant and undergoing remedial/redevelopment construction (Sendero Verde Redevelopment Project – Parcel B) or urban and developed with low to high-rise multi-family residential buildings, commercial and office buildings, and mixed use residential and commercial properties (Figure 4). Surrounding property usage to the north of the Site, beyond East 112<sup>th</sup> Street, is residential with multiple high-rise residential buildings. To the south, beyond lot 21, a portion of Parcel B and East 111<sup>th</sup> Street, is mixed-use residential and commercial development with multiple high-rise buildings. To the east, beyond Parcel B (Lot 20) and 34 (vacant) and Park Avenue, are the elevated tracks of the Metro North Railroad; further east is a playground belonging to a public school. To the west, beyond Madison Avenue, is residential with a part five-, part seven-story residential building.

The planned development is consistent with its R9 and R9/C2-5 zoning district as well as the Large-Scale General Development plan. R9 districts are high-density districts that permit a wide range of building types, including towers. Commercial overlay C2-5 is mapped within a residential district, extends 100 feet into the block, and does not require accessory parking. Below are the Council Resolution and Uniform Land Use Review Procedure (ULURP) numbers:

- Council Resolution No. 1744 approving ULURP No. C 170361 ZMM
- Council Resolution No. 1745 approving ULURP No. N 170362 ZRM

- Council Resolution No. 1746 approving ULURP No. C 170363 HAM
- Council Resolution No. 1747 approving ULURP No. C170364 PQM
- Council Resolution No. 1748 approving ULURP No. C 170365 ZSM
- Council Resolution No. 1749 approving ULURP No. C 170366 ZSM
- Council Resolution No. 1750 approving ULURP No. C170367 ZSM

### *History of Site Use, Investigation, and Cleanup*

The Past uses of the Site included residential, commercial, and community gardens. As indicated by the Sanborn Fire Insurance Maps, numerous residential and commercial dwellings existed on-Site between 1896 and 1982. A review of the City Directory listing indicated that portions of the Site operated as a bakery (1963), Mohawk Fuel Co. (1938) and shoe stores (between 1938 and 1956). Most recently, the Site was utilized as community gardens, which were vacated in February 2018.

Based upon investigations conducted to date, the primary contaminants of concern for the Site include semivolatile organic compounds (SVOCs such as benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenzo(a,h)anthracene, and indeno(1,2,3-c,d)pyrene) and metals (such as arsenic, lead, barium, mercury, zinc) in soil, some naturally occurring metals (iron, manganese, sodium) in groundwater, and some volatile organic compounds (VOCs) in soil vapor.

## **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 restricted 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 developed a remedial investigation workplan, which was subjected 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 submitted a “Remedial Investigation Work Plan” to NYSDEC for review and approval on April 24, 2019. NYSDEC made the plan available to the public review during a 30-day public comment period that ran from July 3, 2019 through August 2, 2019. No public comments were received.

When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

NYSDEC will use the information in the investigation report to determine if the site poses a significant threat to public health or the environment. If the site is a “significant threat,” it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the Applicant and approved by NYSDEC. If the site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

### *Interim Remedial Measures*

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

### *Remedy Selection*

When the investigation of the site has been determined to be complete, the project likely would proceed in one of two directions:

1. The Applicant may recommend in its investigation report that no action is necessary at the site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a “Certificate of Completion” (described below) to the Applicant.

**or**

2. The Applicant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a “Remedial Work Plan”. The Remedial Work Plan describes the Applicant’s proposed remedy for addressing contamination related to the site.

When the Applicant submits a draft Remedial Work Plan for approval, NYSDEC would announce the availability of the draft plan for public review during a 45-day public comment period.

### *Cleanup Action*

NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the site Decision Document.

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a Final Engineering Report (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 Region 2  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
Phone: (718) 482-7778  
Email: nigel.crawford@dec.ny.gov

Thomas Panzone  
Public Participation Specialist  
NYSDEC Region 2  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
Phone: (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, New York 12237  
Phone: (518) 402-7860  
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:

#### **New York Public Library- Aguilar Branch**

174 East 110<sup>th</sup> Street  
New York, NY 10029  
Phone: (212) 534-2930  
Hours of Operation:  
Monday to Friday: 10AM- 6PM  
Saturday: 10AM-5PM

#### **Manhattan Community Board 11**

1664 Park Avenue, Ground Floor  
New York, NY 10035  
Phone: (212) 831-8929  
Constituent walk-in hours:  
Monday through Friday: 12PM-4PM  
Attn: Nilsa Orama – Chairwoman  
Angel D. Muscain – District Manager  
Jessica Elliot – Env. Comm. Chairman

## **Appendix B - Site Contact List**



Appendix B - Site Contact List

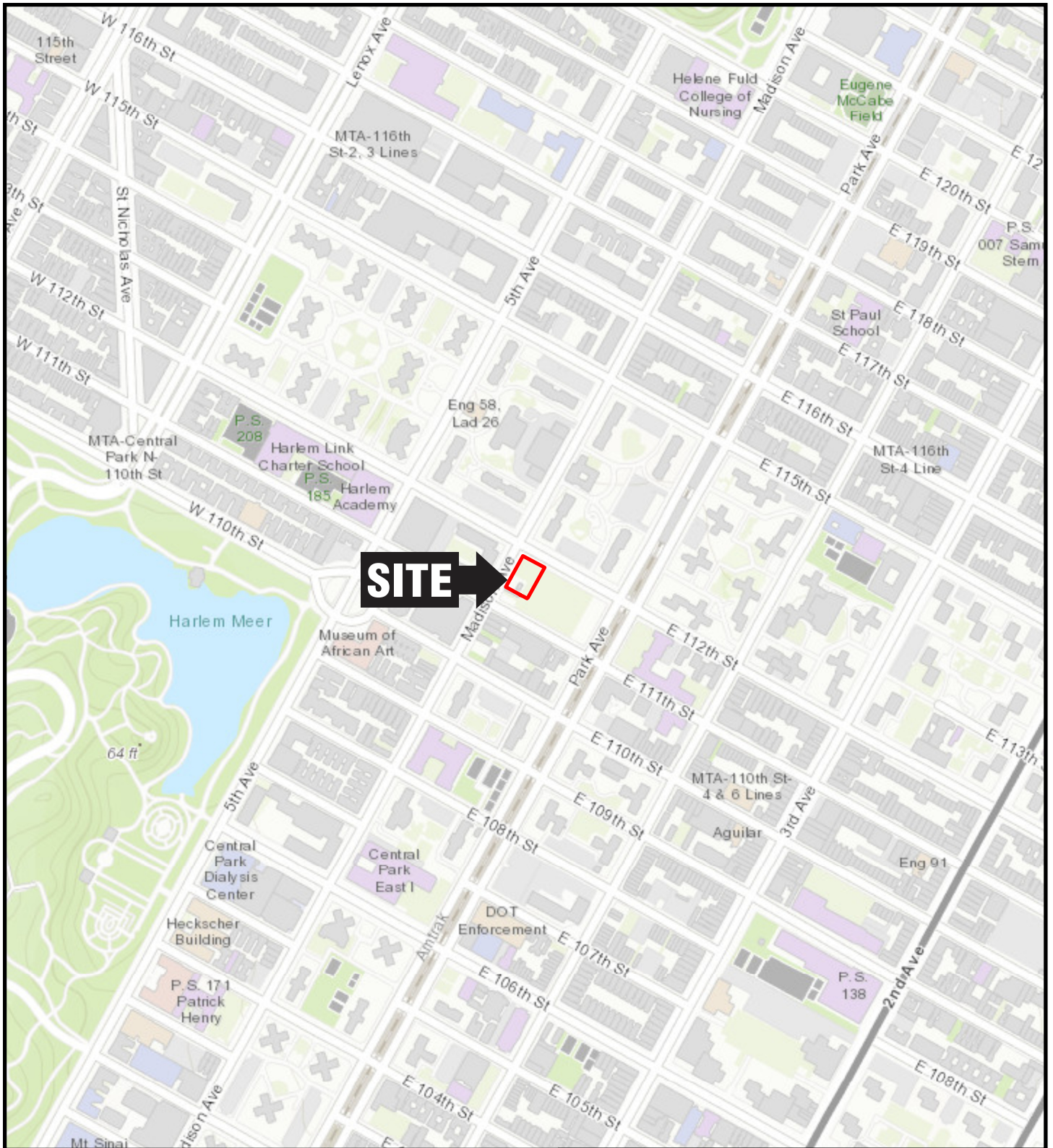
Site Contact List									
Site #: C231135									
Site Name: Sendero Verde Redevelopment Project Parcel A Site			List Last Updated: 3-6-20						
	Name, Title	Address 1	Address 2	Address 3	Street Address	City	State	Zip	Site Name (County)
Local Government Officials	Hon. Bill de Blasio	NYC Mayor			City Hall	New York	NY	10007	Sendero Verde Site (Manhattan)
	Hon. Scott Stringer	NYC Comptroller			1 Centre Street	New York	NY	10007	Sendero Verde Site (Manhattan)
	Hon. Juumanne Williams	Public Advocate			1 Centre Street	New York	NY	10007	Sendero Verde Site (Manhattan)
	Marisa Lago	Commissioner, NYC Dept. of City Planning			120 Broadway, 31st Floor	New York	NY	10271	Sendero Verde Site (Manhattan)
	Mark McIntyre, Director	NYC Office of Environmental Remediation			100 Gold Street - 2nd Floor	New York	NY	10038	Sendero Verde Site (Manhattan)
	Julie Stein	Office of Environmental Assessment & Plan	NYC Dept. of Environmental Protection		96-05 Horace Harding Expres	Flushing	NY	11373	Sendero Verde Site (Manhattan)
	Hon. Gale Brewer	Manhattan Borough President			431 West 125 <sup>th</sup> Street	New York	NY	10027	Sendero Verde Site (Manhattan)
	Nigel Crawford	NYSDEC Project Manager			47-40 21st Street	Long Island City	NY	11101	Sendero Verde Site (Manhattan)
	Thomas V. Panzone	NYSDEC Public Participation Specialist			47-40 21st Street	Long Island City	NY	11101	Sendero Verde Site (Manhattan)
	Larry Ennist	NYSDEC			625 Broadway	Albany	NY	12233	Sendero Verde Site (Manhattan)
	Mark Sergott	NYSDOH Public Health Specialist		Empire State Plaza	Corning Tower, Room 1787	Albany	NY	12237	Sendero Verde Site (Manhattan)
	Hon Charles Schumer	U.S. Senator			780 Third Avenue, Suite 2301	New York	NY	10017	Sendero Verde Site (Manhattan)
	Hon. Kirsten Gillibrand	U.S. Senator			780 Third Avenue, Suite 2601	New York	NY	10017	Sendero Verde Site (Manhattan)
	Hon. Adriano Espaillat	U.S. House of Representatives			163 West 125 <sup>th</sup> Street, #508	New York	NY	10027	Sendero Verde Site (Manhattan)
	Hon. Diana Ayala	NYC Councilmember			105 East 116 <sup>th</sup> Street	New York	NY	10029	Sendero Verde Site (Manhattan)
	Hon. Brian A. Benjamin	NYS Senator			163 West 125 <sup>th</sup> Street Harlem	New York	NY	10027	Sendero Verde Site (Manhattan)
	Hon. Robert J. Rodriguez	NYS Assemblymember			55 East 115 <sup>th</sup> Street	New York	NY	10029	Sendero Verde Site (Manhattan)
	NYC Parks and Recreation				1 East 104 <sup>th</sup> Street	New York	NY	10029	Sendero Verde Site (Manhattan)
Public Water Supplier	Vincent Sapienza	Commissioner, NYC Dept. of Environmental Protection			59-17 Junction Boulevard	Flushing	NY	11373	Sendero Verde Site (Manhattan)
Community Board	Nilsa Orama District - Manager	Manhattan Community Board 11			1664 Park Avenue, Ground F	New York	NY	10035	Sendero Verde Site (Manhattan)
	Angel D. Mescaín - Chairman	Manhattan Community Board 11			1664 Park Avenue, Ground F	New York	NY	10035	Sendero Verde Site (Manhattan)
	Environmental Committee Chair	Manhattan Community Board 11			1664 Park Avenue, Ground F	New York	NY	10035	Sendero Verde Site (Manhattan)
County Clerk	Milton Tingling	Manhattan County Clerk			60 Centre Street, Room 141B	New York	NY	10007	Sendero Verde Site (Manhattan)
Consolidated Edison	Caroline R. Kretz - Director	Consolidated Edison Corporate Affairs			4 Irving Place, Room 1428	New York	NY	10003	Sendero Verde Site (Manhattan)
NYPD	Rev. Felipe Ayala, President	23rd Police Precinct Council			164 East 102 <sup>nd</sup> Street	New York	NY	10029	Sendero Verde Site (Manhattan)
FDNY	Engine 58 Ladder 26	FDNY			1367 FIFTH AVENUE	New York	NY	10029	Sendero Verde Site (Manhattan)
Local Media Outlets	Spectrum New York 1 News				75 9th Avenue	New York	NY	10011	Sendero Verde Site (Manhattan)
	New York Post				1211 Avenue of the Americas	New York	NY	10036	Sendero Verde Site (Manhattan)
	New York Daily News				4 New York Plaza	New York	NY	10004	Sendero Verde Site (Manhattan)
	La Voz Hispana				159 East 116 <sup>th</sup> Street	New York	NY	10029	Sendero Verde Site (Manhattan)
	The Harlem Community News				P.O. Box #1775	New York	NY	10027	Sendero Verde Site (Manhattan)
	Hoy Nueva York				1 MetroTech Center, 18th Flo	Brooklyn	NY	11201	Sendero Verde Site (Manhattan)
	El Diario La Prensa				1 MetroTech Center, 18th Flo	Brooklyn	NY	11201	Sendero Verde Site (Manhattan)
	The Manhattan Times News (Bilingual - Span/Eng)				5030 Broadway Suite 807	New York	NY	10034	Sendero Verde Site (Manhattan)
	East Harlem.com	Visit: <a href="http://www.east-harlem.com/">http://www.east-harlem.com/</a>			Email: <a href="mailto:webmaster@east-harlem.com">webmaster@east-harlem.com</a>				Sendero Verde Site (Manhattan)
School and Daycare Facilities	Northside Center Day School	Administration			1301 5 <sup>th</sup> Avenue	New York	NY	10029	Sendero Verde Site (Manhattan)
	East Harlem Council Human Services	Administration Bilingual Head Start Program			30 West 111 <sup>th</sup> Street	New York	NY	10026	Sendero Verde Site (Manhattan)
	Success Academy Harlem East	Administration			141 East 111 <sup>th</sup> Street	New York	NY	10029	Sendero Verde Site (Manhattan)
	East Calvary Nursery School	Administration			1 West 112 <sup>th</sup> Street	New York	NY	10026	Sendero Verde Site (Manhattan)
	Harbor Science and Arts Charter School	Administration			132/142 East 111 <sup>th</sup> Street	New York	NY	10029	Sendero Verde Site (Manhattan)
	Harlem Academy	Administration			1330 5 <sup>th</sup> Avenue	New York	NY	10026	Sendero Verde Site (Manhattan)
	Harlem Link Charter School	Administration			21 West 111 <sup>th</sup> Street	New York	NY	10026	Sendero Verde Site (Manhattan)
	Sunshine Daycare Learning Center	Administration			1330 5 <sup>th</sup> Avenue	New York	NY	10026	Sendero Verde Site (Manhattan)
	Alain Locke (PS 208)	Administration			21 West 111 <sup>th</sup> Street	New York	NY	10026	Sendero Verde Site (Manhattan)
	Mosaic Preparatory Academy (PS 375)	Administration			141 East 111 <sup>th</sup> Street	New York	NY	10029	Sendero Verde Site (Manhattan)
	PSMS 108 School of Authors	Administration			3513 and 1615 Madison Aven	New York	NY	10029	Sendero Verde Site (Manhattan)
	AB Sea Group Family Day Care	Administration			22 East 112 <sup>th</sup> Street, #605	New York	NY	10029	Sendero Verde Site (Manhattan)
	Diversity Child Care Providers	Administration			1964 Madison Avenue, 19A	New York	NY	10029	Sendero Verde Site (Manhattan)
	Taft Day Care	Administration			1726 Madison Avenue	New York	NY	10029	Sendero Verde Site (Manhattan)
	Kendricks Day Care	Administration			123 East 110 <sup>th</sup> Street	New York	NY	10029	Sendero Verde Site (Manhattan)
	East Calvary Nursery School	Administration			1 West 112 <sup>th</sup> Street	New York	NY	10026	Sendero Verde Site (Manhattan)
	PS 101 Manhattan	Administration			141 East 111 <sup>th</sup> Street	New York	NY	10029	Sendero Verde Site (Manhattan)
	10 Public Middle School	Administration			1615 Madison Avenue	New York	NY	10029	Sendero Verde Site (Manhattan)
	P.S. 185 Early Childhood Discovery and Design	Administration			20 W 112th St	New York	NY	10026	Sendero Verde Site (Manhattan)
	Harlem Link Charter School	Administration			21 W 111th St	New York	NY	10026	Sendero Verde Site (Manhattan)
	Edwin Gould Academy	Administration			55 E 110th St A	New York	NY	10029	Sendero Verde Site (Manhattan)
	James Weldon Johnson	Administration			176 EAST 115 STREET	New York	NY	10029	Sendero Verde Site (Manhattan)
	P.S. 185 John M. Langston	Administration			20 WEST 112 STREET	New York	NY	10026	Sendero Verde Site (Manhattan)
	Therapeutic Early Childhood Center	Administration			1301 FIFTH AVENUE	New York	NY	10029	Sendero Verde Site (Manhattan)
	Neighborhood Children's Center	Administration			173 EAST 113 STREET	New York	NY	10029	Sendero Verde Site (Manhattan)

Appendix B - Site Contact List

Site Contact List									
Site #: C231135									
Site Name: Sendero Verde Redevelopment Project Parcel A Site			List Last Updated: 3-6-20						
	Name, Title	Address 1	Address 2	Address 3	Street Address	City	State	Zip	Site Name (County)
Community, Civic, Religious and Other Environmental Organizations									Sendero Verde Site (Manhattan)
	CARTER BURDEN LEHMAN SOCIAL CLUB – Senior Center				1641 MADISON AVENUE	New York	NY	10029	Sendero Verde Site (Manhattan)
	New York City Housing Authority (NYCHA)				1740 Madison Ave	New York	NY	10029	Sendero Verde Site (Manhattan)
	NYCHA – Dr. Martin Luther King Jr. Towers	Attn: Management Development			90 Lenox Avenue	New York	NY	10028	Sendero Verde Site (Manhattan)
	NYCHA – Dr. Martin Luther King Jr. Towers	Attn: Resident Association			90 Lenox Avenue	New York	NY	10028	Sendero Verde Site (Manhattan)
	NYCHA King Towers Community Center				2 W 115th St	New York	NY	10026	Sendero Verde Site (Manhattan)
	NYCHA King Towers Senior Center				50 Lenox Avenue	New York	NY	10028	Sendero Verde Site (Manhattan)
	NYCHA – Johnson	Management Development Office			1844 Lexington Avenue	New York	NY	10029	Sendero Verde Site (Manhattan)
	NYCHA – Johnson Houses	Resident Association			1844 Lexington Avenue	New York	NY	10029	Sendero Verde Site (Manhattan)
	NYCHA - Johnson Community Center				1829 Lexington Ave	New York	NY	10029	Sendero Verde Site (Manhattan)
	NYCHA – Dewitt Clinton Houses	Management Development Office			1744 Lexington Avenue	New York	NY	10029	Sendero Verde Site (Manhattan)
	NYCHA – Dewitt Clinton Houses	Resident Association			1744 Lexington Avenue	New York	NY	10029	Sendero Verde Site (Manhattan)
	NYCHA – Dewitt Clinton Houses Community Center				120 East 110 <sup>th</sup> Street	New York	NY	10029	Sendero Verde Site (Manhattan)
	East Harlem Chamber of Commerce				164 East 116 <sup>th</sup> Street	New York	NY	10029	Sendero Verde Site (Manhattan)
	East Harlem Little League	EASTHARLEMLITTLELEAGUE@GMAIL.COM			307 East 116 <sup>th</sup> Street	New York	NY	10029	Sendero Verde Site (Manhattan)
	East Harlem Preservation	Hellgate Station			153 East 110 <sup>th</sup> Street # 763	New York	NY	10029	Sendero Verde Site (Manhattan)
	116 <sup>th</sup> Street Block Association				55 East 115 <sup>th</sup> Street	New York	NY	10029	Sendero Verde Site (Manhattan)
	Second Canaan Baptist Church				10 Lenox Ave	New York	NY	10026	Sendero Verde Site (Manhattan)
	Canaan Neighborhood Senior Center				10 Lenox Avenue	New York	NY	10026	Sendero Verde Site (Manhattan)
	Johnson Community Center				1833 Lexington Avenue	New York	NY	10029	Sendero Verde Site (Manhattan)
	WEACT for Environmental Justice				1854 Amsterdam Avenue - 2nd	New York	NY	10031	Sendero Verde Site (Manhattan)
	Union Settlement Association				237 East 104th Street	New York	NY	10029	Sendero Verde Site (Manhattan)
	Friends of the Upper East Side Historic District				966 Lexington Avenue - 3E	New York	NY	10021	Sendero Verde Site (Manhattan)
	Kingdom Hall - Jehovah's Witnesses				1763 Madison Avenue	New York	NY	10029	Sendero Verde Site (Manhattan)
Adjacent Properties	City of New York				100 Gold Street, 9th Floor	New York	NY	10038	Sendero Verde Site (Manhattan)
	NYCHA				250 Broadway	New York	NY	10007	Sendero Verde Site (Manhattan)
	Avent Caribe LLC				131 Lancaster Street	Albany	NY	11210	Sendero Verde Site (Manhattan)
	Nerve Los Tres Housing Development Fund Corporation				18 East 116 <sup>th</sup> Street, Suite 2R	New York	NY	10029	Sendero Verde Site (Manhattan)
	HIC, LLC				131 Lancaster Street	Albany	NY	11210	Sendero Verde Site (Manhattan)
	BSREP UA Heritage LLC c/o Brookfield Property Group				Brookfield Place 250 Vesey S	New York	NY	10281	Sendero Verde Site (Manhattan)
	Madison Rising LLC				277 Newkirk	Brooklyn	NY	11234	Sendero Verde Site (Manhattan)
	86111 LLC				133 East 110 <sup>th</sup> Street, Suite 9	New York	NY	10029	Sendero Verde Site (Manhattan)
	1516 Park Avenue Partners LLC				271 Madison Avenue, Floor 2	New York	NY	10016	Sendero Verde Site (Manhattan)
	CRP 88 East 11 <sup>th</sup> LLC c/o Castellan Real Estate Partners				1841 Broadway, Suite 400	New York	NY	10023	Sendero Verde Site (Manhattan)
	1516 Park Avenue Partners LLC				271 Madison Avenue, Floor 2	New York	NY	10016	Sendero Verde Site (Manhattan)
	Casita Park Housing Development Fund Corporation c/o SFDS Development Corporation				135 East 96 <sup>th</sup> Street	New York	NY	10029	Sendero Verde Site (Manhattan)
	Greater Highway Deliverance Church				132 East 111 <sup>th</sup> Street	New York	NY	10029	Sendero Verde Site (Manhattan)
	Christ Apostolic Church				160 East 112 <sup>th</sup> Street	New York	NY	10029	Sendero Verde Site (Manhattan)
	First Spanish United Methodist Church				163 East 111 <sup>th</sup> Street	New York	NY	10029	Sendero Verde Site (Manhattan)
	Bethel Christian Temple				7 West 110 <sup>th</sup> Street	New York	NY	10026	Sendero Verde Site (Manhattan)
	Community Pentecostal Church				128 East 112 <sup>th</sup> Street	New York	NY	10029	Sendero Verde Site (Manhattan)
	La Hermosa Christian Church				Duke Ellington Circle	New York	NY	10026	Sendero Verde Site (Manhattan)
	Upper Madison Ave Methodist				1723 Madison Avenue	New York	NY	10029	Sendero Verde Site (Manhattan)
	Hope Community Inc				174 East 104 <sup>th</sup> Street	New York	NY	10029	Sendero Verde Site (Manhattan)
	Church of St. Edward the Martyr				14 East 109 <sup>th</sup> Street	New York	NY	10029	Sendero Verde Site (Manhattan)
	SV-B Owners LLC				75 East 111th Street	New York	NY	10029	Sendero Verde Site (Manhattan)

## **Appendix C - Site Location Map**





# QUADRANGLE LOCATION



Title:

## **SITE LOCATION MAP**

SENDERO VERDE REDEVELOPMENT  
PROJECT - PARCELA A

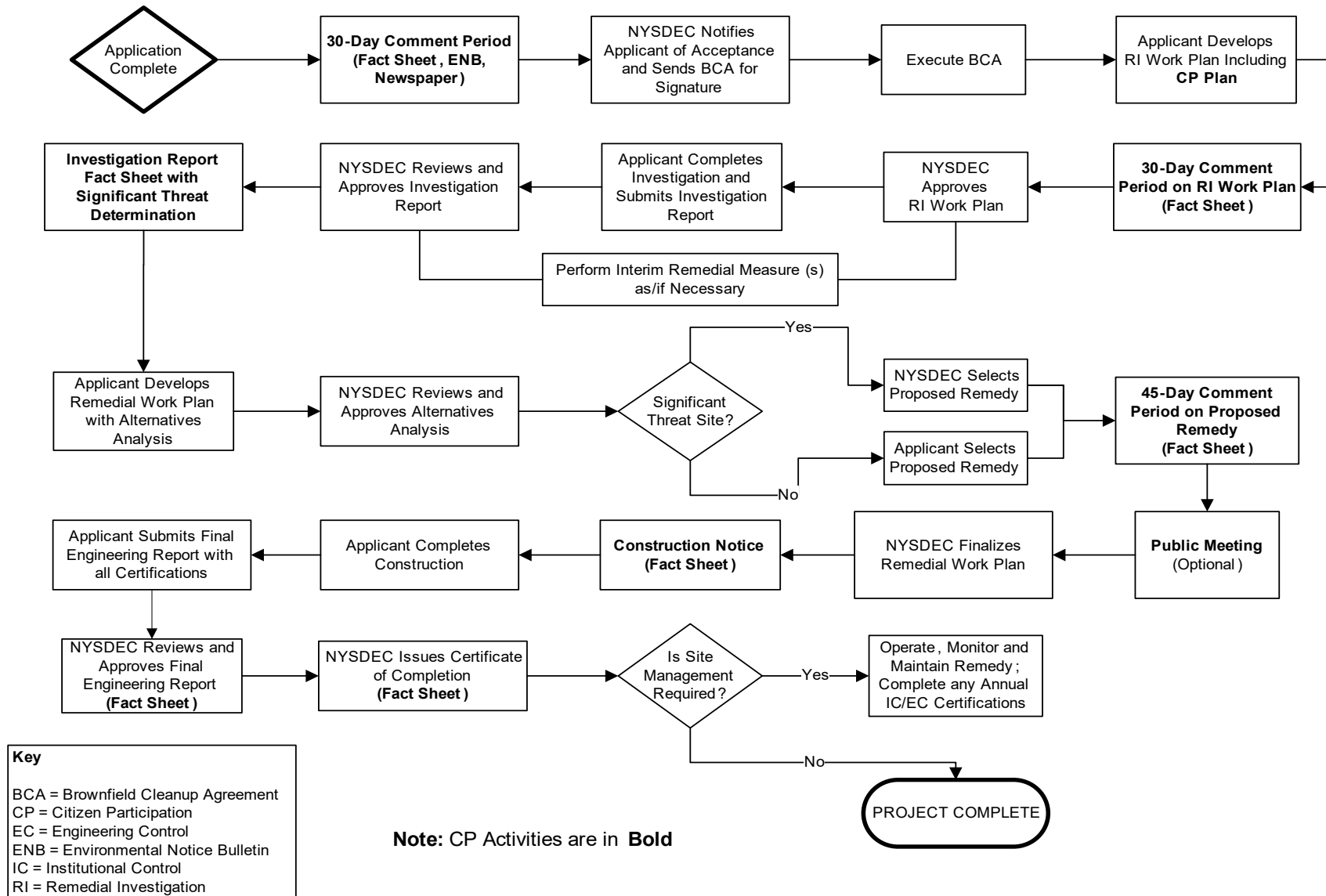
Prepared for:

SV-A OWNERS LLC



Compiled by: W.S.	Date: 09/26/19	APPENDIX <b>C</b>
Prepared by: M.S.R.	Scale: AS SHOWN	
Project Mgr: W.S.	Project: 2984.0002Y000	
File: 2984.0002Y107.1.mxd		

## Appendix D– Brownfield Cleanup Program Process



# 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, if applicable.

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.

### Instructions for Numbered Parts

Consider the bulleted issues and questions below and any others that may be appropriate to the site and the community to help complete the five Parts of this Scoping Sheet. Include 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 continue to 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 properties, natural resources, etc.?

- Are there 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?
- Do 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.**

- 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.** 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 in the selection and conduct of 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





## Remedial Programs

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

Remedial Party: SV-A Owners LLC

Site Name: Sendero Verde Redevelopment Project – Parcel A

Site Number: C231135

Site County: Manhattan

**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/or information. **Use this information as an aid to prepare or update the Major Issues of Public Concern section of the site Citizen Participation Plan.**

There are sensitive receptors located to the north of the Site (New York Housing Authority buildings). The Site is located in a potential Environmental Justice Area.

How were these issues and/or information identified?

The information was identified based on map searches.

**Part 2.** List important information needed **from** the community, if applicable. Identify individuals, groups, organizations, businesses, and/or units of government related to the needed information.

Not applicable

How were these information needs identified?

Not applicable

**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.

Fact sheets will be distributed to all persons/entities listed in the contact list in both English and Spanish languages. In addition, since there are NYCHA buildings nearby the Site, additional outreach efforts will be performed. Like most remediation and construction projects, this project will take into account public concerns regarding dust, hazardous materials, and noise. All these concerns will be addressed through the implementation of a Health and Safety Plan and Community Air Monitoring Plan.

How were these issues and/or information identified?

During the CPP preparation.

**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 around site:

☒ Residential   ☐ Agricultural   ☐ Recreational   ☒ Commercial   ☐ Industrial

b. Residential type around site:

☒ **Urban**      ☐ **Suburban**      ☐ **Rural**

c. Population density around site:

☒ **High**      ☐ **Medium**      ☐ **Low**

d. Community economic status:

☐ **Yes**    ☐ **No**      ☐ **High**      ☐ **Medium**      ☒ **Low**

e. Water supply of nearby residences:

☒ **Public**      ☐ **Private Wells**      ☐ **Mixed**

f. Other environmental issues significantly impacting affected community?

Provide details if appropriate:

Not applicable

g. Special considerations:

☒ **Language**      ☐ **Age**      ☐ **Transportation**      ☐ **Other**

Explain marked categories in g.:

Spanish speaking population exist in this area

**Part 5.** The site contact list must include, at a minimum, the individuals, groups, and organizations identified in the instructions for **Part 5**. 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:** NYCHA buildings

☐ **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.

**Date Completed:** 11/26/19

**Prepared By:** Wendy Shen

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