

January 7, 2011

CITIZEN PARTICIPATION PLAN

900 Old Country Road
Garden City, Town of Hempstead,
Nassau County, New York

Prepared for

EQUITY ONE (NORTHEAST PORTFOLIO) INC.
650 Fifth Avenue, 24th Floor
New York, New York 10019

ROUX ASSOCIATES, INC.

Environmental Consulting & Management



209 Shafter Street, Islandia, New York 11749 ♦ 631-232-2600

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1.0 INTRODUCTION

On behalf of Equity One (Northeast Portfolio) Inc. (known as “Volunteer”), Roux Associates, Inc. (Roux Associates) has prepared this Citizen Participation Plan (CPP) for the Former Avis Headquarters Site located at 900 Old Country Road Garden City, New York (see Figure 1). The CPP was developed to provide a Site-specific outline and guidance for citizen participation as required by provisions of the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP). The CPP was prepared in accordance with ECL 27-1417 and the NYSDEC guidance document Draft Brownfield Cleanup Program Guide (May 2004).

The Volunteer and the NYSDEC are committed to a citizen participation program as a part of the Brownfield Cleanup Program (BCP) process at the Site. Citizen participation promotes public understanding of the responsibilities and remedial activities associated with this process. Citizen participation provides the Volunteer and the NYSDEC with an opportunity to gain public input to support a comprehensive investigation and remedial program that is protective of both public health and the environment. Consequently, the public’s suggestions about this CPP and the CPP program for the Site are always welcome. Interested parties are encouraged to discuss their ideas and suggestions with project contacts listed in Appendix A.

2.0 SITE DESCRIPTION AND HISTORY

The following section provides a physical description and a brief history of the Site.

2.1 Physical Description

The property is located at 900 Old Country Road in the Village of Garden City, Town of Hempstead, Nassau County, New York, zip code 11530 (see Figure 1). The property is situated on the south side of Old Country Road between Zeckendorf Boulevard to the east and East Gate Boulevard to the West. The property in aggregate is referred to as the former Avis Headquarters Property, and consists of approximately 21.8 acres containing paved parking lots and five building structures. The property is roughly square and comprised of three contiguous tax lots. The property is identified on the Nassau County Tax Assessors map (included below) as Section 44, Block 67, Lots 26, 27, and 28.

Lot 26 is approximately 7.6 acres and contains two paved parking lots and a three story vacant commercial office building (Avis Building). The Avis Building has a footprint of approximately 72,000 square feet. Lot 27 is comprised of approximately 1.1 acres and contains one paved parking lot and one, one-story, commercial building currently occupied by Thomasville Furniture (Thomasville Building). The Thomasville Building has a foot print of approximately 20,000 square feet. Lot 28 is comprised of approximately 13.1 acres and contains paved parking lots and three separate building structures; the Storage Building, approximately 4,000 square feet, the Manufacturing Building, approximately 22,400 square feet, and the Cendant Building, approximately 264,000 square feet. Of the five existing buildings on the property, only the Thomasville Furniture Building is currently occupied. The remaining four buildings are vacant.

The property is bordered to the north by Old Country Road. Further north (across Old Country Road) are retail operations including a cell phone store, retail strip store, restaurant, and diner, and commercial operations including a gasoline filling station, catering hall, and hotel. North of the retail and commercial operations are residential houses.

The property is bordered to the east by Zeckendorf Boulevard. Further east (across Zeckendorf Boulevard) are retail operations including an office supply store, electronics store, and a retail

shopping center. The property is bordered to the west by East Gate Boulevard. Further west (across East Gate Boulevard) are retail operations including a restaurant, furniture store, and infant clothing store, and commercial operations such as a beverage warehouse, hotel, and medical office buildings. The property is bordered to the south by commercial operations including a phone company operations center, and an industrial operation known as AAR. AAR is involved in the refurbishing and resale of aircraft instruments and equipment. The adjacent and nearby property usages are identified in Figure 2.

2.2 Site History

The Site was originally part of the former Roosevelt Airfield and formerly contained at least four airplane hangars. By 1961, the site was occupied by the American Bosch Arma Corp. which consisted of various buildings used in the manufacturing and testing of sonar and defense systems guidance instrumentation. From approximately 1980 until 2001, Avis Rent-A-Car leased the property from the Simon Group for use as its world headquarters. The Site has been vacant since 2001, with the exception of an active furniture store (Thomasville Home Furnishings) located in the northeast corner.

3.0 CITIZEN PARTICIPATION ACTIVITIES

Citizen participation activities are planned to promote communication between the community surrounding the Site, the NYSDEC, and the Volunteer. The citizen participation activities are intended to address the following questions:

- Who is interested in or affected by the Site?
- What issues of public concern relate to the Site?
- What information can the public contribute about the Site?

3.1 Site Contact List

As required by the BCP, a comprehensive contact list has been established that includes local and state officials, adjacent property owners, occupants and residents, local news media, the public water supplier, and additionally requested contacts. The Site Contact List, including contact information, is provided in Appendix B.

3.2 Document Repositories

A local document repository has been established at the Westbury Memorial Public Library. All documents pertaining to citizen participation activities and related notifications will be placed at the document repository for public review. Site repository location and hours are included in Appendix B.

3.3 Issues of Public Concern

Issues of public concern at the Site include procedures for protection of public health and safety during investigation and remediation activities. During investigation and remediation (if necessary), worker and community health and safety activities will be conducted, including:

- Securing the work perimeter with an eight-foot chain link fence;
- 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 required during air monitoring, if needed.

Details on the Site Health and Safety Plan and the Community Air Monitoring Plan will be included in the documents generated in support of the remediation.

3.4 Summary of Required Citizen Participation Activities

The following outlines the citizen participation program, as required by the BCP for this project.

3.4.1 Application/Remedial Investigation Work Plan Notification

Upon determination by the NYSDEC that the BCP application and the Remedial Investigation Work Plan (RIWP) are complete, the Volunteer will place the complete BCP application and the RIWP in the repository. A notice will be published in the Environmental Notice Bulletin (ENB) announcing receipt of the BCP application and the RIWP and the 30-day comment period. The Volunteer will also provide a similar notification to all entities on the Site Contact List, including local media outlets and a local newspaper, prior to the 30-day public comment period. The 30-day comment period will then be conducted and a fact sheet will be mailed to the site contact list about the proposed RIWP.

3.4.2 Remedial Investigation

Prior to implementation of the remedial investigation (RI), the Volunteer will provide a fact sheet to the contact list describing the site history, the upcoming RI and that implementation of the RI is going to commence. Prior to the approval of the RI Report, the Volunteer will mail a fact sheet with the RI results to the contact list. Following NYSDEC approval, the Volunteer will place a copy of the RI Report in the document repository.

3.4.3 Remedial Work Plan

Before the NYSDEC approves a proposed remedial work plan or makes a determination that Site conditions do not require remediation, the Volunteer in cooperation with the NYSDEC, will provide a fact sheet to the contact list describing the Remedial Work Plan. The Volunteer will, place the draft Remedial Work Plan in the repository for a 45-day public comment period. The NYSDEC will hold a public meeting, if requested by the affected community and the NYSDEC has found that the Site constitutes a significant threat to the public health or the environment. The Volunteer will place the approved Remedial Work Plan and final Decision Document in the document repository.

3.4.4 Pre-Construction Activities

Prior to any remedial construction, the Volunteer will provide a fact sheet to the contact list describing the upcoming remedial action and announcing the start of remedial construction.

3.4.5 Final Engineering Report

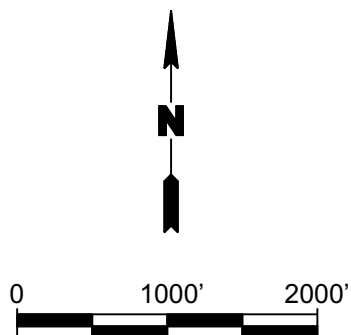
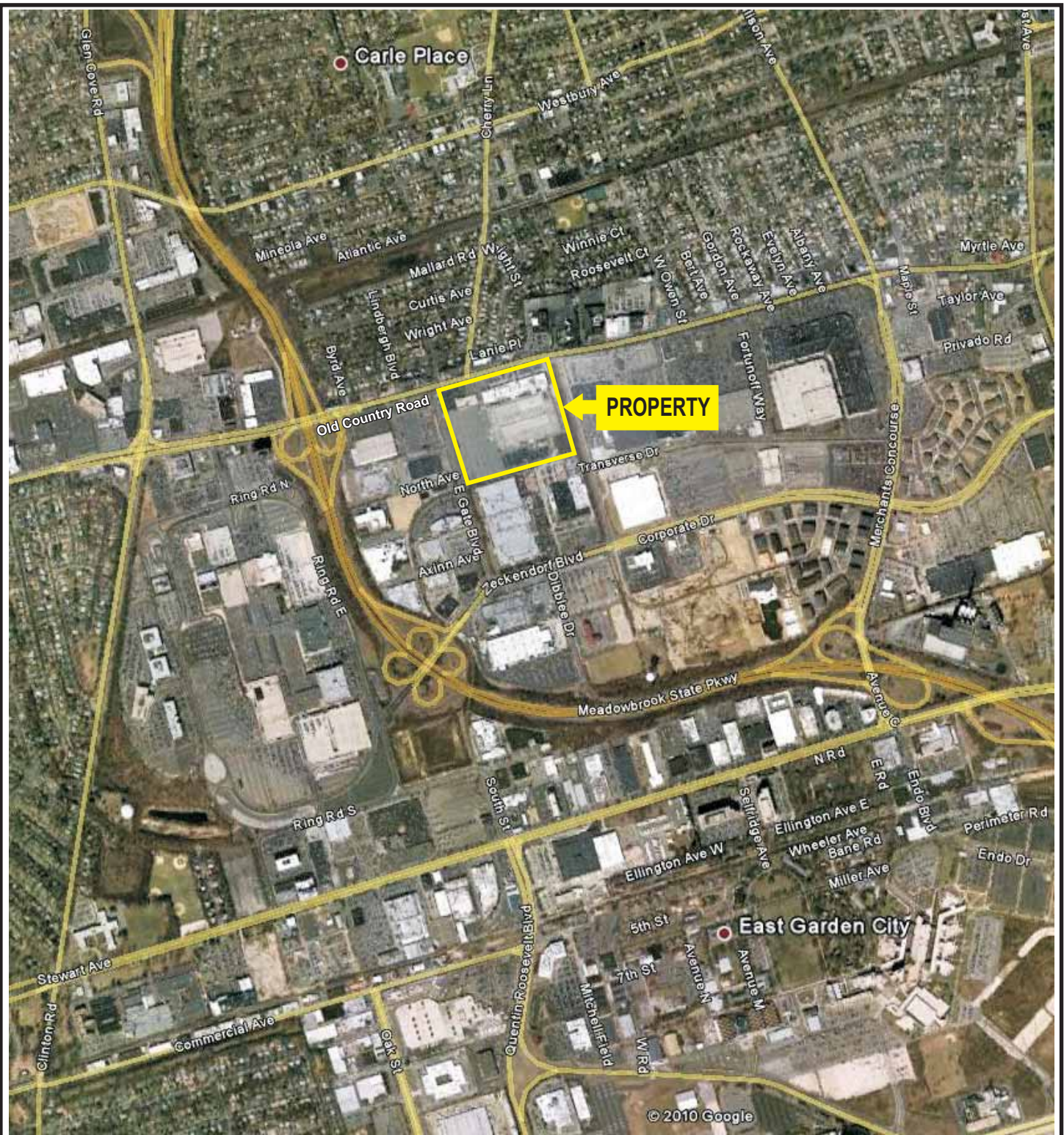
Before NYSDEC approves a proposed final engineering report, the Volunteer will issue a fact sheet to the contact list describing the report and any proposed institutional or engineering controls. The Volunteer will place the final Engineering Report in the document repository.

3.4.6 Certificate of Completion

Within ten days of the issuance of a Certificate of Completion (COC) at the Site, the Volunteer will issue a fact sheet announcing the issuance of the COC and describing any institutional or engineering controls.

3.4.7 Additional Citizen Participation Activities

Additional citizen participation activities including, but not limited to, public meetings, availability sessions, and mailing of additional fact sheets will occur as determined necessary by the NYSDEC to address public concerns.



Title:

SITE LOCATION MAP

900 OLD COUNTRY ROAD
GARDEN CITY, NEW YORK

Prepared for:

EQUITY ONE

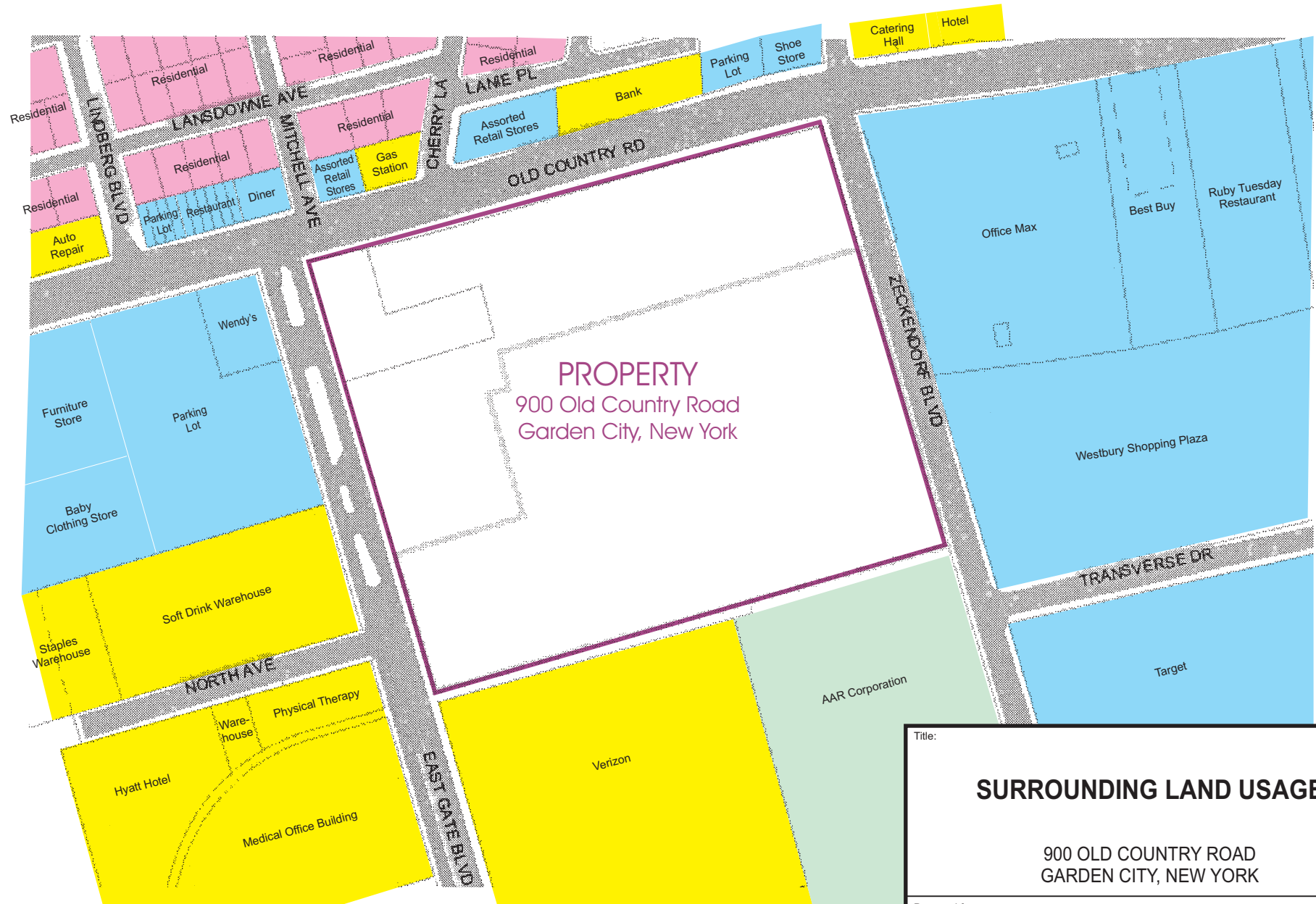


ROUX ASSOCIATES, INC.
Environmental Consulting
& Management

Compiled by: B.H.	Date: 11MAR10
Prepared by: B.H.C.	Scale: AS SHOWN
Project Mgr.: C.W.	Project No.: 1924.0001Y000
File: EQ00110501.CDR	

FIGURE

1



Title:			
SURROUNDING LAND USAGE			
900 OLD COUNTRY ROAD GARDEN CITY, NEW YORK			
Prepared for:			
EQUITY ONE			
ROUX ROUX ASSOCIATES, INC. Environmental Consulting & Management	Compiled by: B.H.	Date: 12MAR10	FIGURE <div style="font-size: 24pt; font-weight: bold; text-align: center;">2</div>
	Prepared by: B.H.C.	Scale: AS SHOWN	
	Project Mgr.: C.W.	Project No.: 1924.0001Y000	
	File: EQO0110501.CDR		

Retail
 Commercial
 Residential
 Industrial



Project Contact List

APPENDIX A

Project Contact List

Jeffrey Dyber

NYSDEC, Central Office
Remedial Bureau A, 11th Floor
625 Broadway
Albany, New York 12233-7015

Telephone: (518) 402-9621

Email: jldyber@gw.dec.state.ny.us

Steven Karpinski

Bureau of Environmental Exposure Investigation
New York State Department of Health
Flanigan Square
547 River Street
Troy, New York 12180-2216

Telephone: (518) 402-7880

(800) 458-1158, Ext. 27880

General Email: bee@health.state.ny.us

Michael Berfield

Equity One
650 5th Avenue, 24th Floor
New York, New York 10019

Telephone: (212) 796-1742

Email: mberfield@equityone.net

Site Contact List

APPENDIX B

Site Contact List

Local and State Officials

Nassau County Executive:

Edward P. Mangano
1550 Franklin Avenue
Mineola, New York 11501
516.571.3131

Nassau County Planning Commission Chair:

Jeffrey H. Greenfield
100 County Seat Drive
Mineola, New York 11501
516.571.5844

Town of Hempstead Supervisor:

Kate Murray
Hempstead Town Hall
One Washington Street
Hempstead, New York 11550
516.489.5000

Town of Hempstead Planning Department Commissioner:

George Bakich
200 N. Franklin Street
Hempstead, New York 11550
516.538.7100

Nassau County Department of Health:

Joseph De Franco
106 Charles Lindbergh Boulevard
Uniondale, New York 11553
516.227.9672

Adjacent Property Owners

The following two properties adjoin the Site:

Verizon Communications
East Gate Boulevard
Garden City, New York 11530

AAR Component Services, Inc.
747 Zeckendorf Boulevard
Garden City, New York 11530
Chairman and CEO David P. Storch
516.222.9000

The following properties are across Old Country Road to the north of the Site:

AT&T
333 Old Country Road
Carle Place, New York 11514
516.333.2192

British Petroleum
345 Old Country Road
Carle Place, New York 11514
516.997.7323

Washington Mutual
400 Old Country Road
Carle Place, New York 11514
516.876.0789

Dress Shoe Warehouse
357 Old Country Road
Carle Place, New York 11514
516.876.0204

There is also a strip mall with several stores including a bridal shop and a Chinese food restaurant, among others.

The following properties are across East Gate Boulevard to the west of the Site:

Wendy's
820 Old Country Road
Garden City, New York 11530
516.228.9040

Buy Buy Baby
895 East Gate Boulevard
Garden City, New York 11530
516.507.3400

The following properties are across Zeckendorf Boulevard to the east of the Site:

Office Max
1080 Old Country Road
Westbury, New York 11590
516.222.1535

Best Buy
1100 Old Country Road
Westbury, New York 11590
516.357.9025

Local Civic Organization

Carle Place Civic Association
Post Office Box 131
Carle Place, New York 11514
Peter McDonnell, President

cpdad@verizon.net

Telephone: 516-333-5532

Public Water Supplier

Town of Hempstead Water Department

Roosevelt Field Water District
1995 Prospect Avenue
East Meadow, New York 11554

Telephone: 516.794.8300

Local print news media includes Newsday, which is printed daily and has a circulation of 398,231

Local television news media includes Long Island News Channel 12 and WLNY TV Channel 55.

Local radio news media includes WHLI 1100 AM, WALK 97.5 FM, WLIR 107.1 FM and WBZO 103.1 FM

Document Repository

Westbury Memorial Public Library
445 Jefferson Street
Westbury, New York 11590

Library Hours

Monday 11:00 am to 9:00 pm
Tuesday through Friday 9:00 am to 9:00 pm
Saturday 9:00 am to 5:00 pm
Sunday 1:00 pm to 5:00 pm