



**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan

for

281-301 Warner Ave

June 2019

C130238
281-301 Warner Ave
Roslyn
Nassau County, New York

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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 investigation and cleanup process.

Applicant: **281-301 Warner Ave LLC**
Site Name: **281-301 Warner Ave LLC**
Site Address: **281-301 Warner Ave**
Site County: **Nassau County**
Site Number: **C130238**

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 website. 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.

A local document repository has been established at the following location:

The Bryant Library
2 Paper Mill Road
Roslyn, NY 11576
Phone: (516) 621-2240

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 is as follows:

Citizen Participation Activities	Timing of CP Activity(ies)
<p align="center">Application Process:</p> <ul style="list-style-type: none"> • Prepare Site contact list • Establish document repository(ies) <hr/> <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 	
<p align="center">After Execution of Brownfield Site Cleanup Agreement (BCA):</p> <ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	<p>At time of preparation of application to participate in the BCP.</p> <hr/> <p>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.</p> <hr/> <p>Before start of Remedial Investigation</p> <p>Note: Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.</p>
<p align="center">Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</p> <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 	<p>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.</p>
<p align="center">After Applicant Completes Remedial Investigation:</p> <ul style="list-style-type: none"> • Distribute fact sheet to Site contact list that describes RI results 	<p align="center">After Applicant Completes Remedial Investigation:</p> <p>Before NYSDEC approves RI Report</p>
<p align="center">Before NYSDEC Approves Remedial Work Plan (RWP):</p> <ul style="list-style-type: none"> • Distribute fact sheet to Site contact list about draft RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	<p align="center">Before NYSDEC Approves Remedial Work Plan (RWP):</p> <p>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.</p>
<p align="center">Before Applicant Starts Cleanup Action:</p> <ul style="list-style-type: none"> • Distribute fact sheet to Site contact list that describes upcoming cleanup action 	<p align="center">Before Applicant Starts Cleanup Action:</p> <p>Before the start of cleanup action.</p>
<p align="center">After Applicant Completes Cleanup Action:</p> <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) 	<p align="center">After Applicant Completes Cleanup Action:</p> <p>At the time the cleanup action has been completed.</p> <p>Note: 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.

The Applicant is committed to informing and involving the public during the investigation and remediation of the project. The objective of the CP Plan is to promote communication and to assist the public in understanding the project process. Citizen participation in the project process provides the Applicant and the NYSDEC with an opportunity to obtain public input as part of the comprehensive redevelopment process.

No major issues of public concern have been identified relative to the Site as of yet. The Site will generate some noise during daytime working hours due to construction-related noise and vehicular traffic associated with the potential investigation and remediation activities throughout the cleanup process.

The Site is located adjacent to a Potential Environmental Justice Area according to the NYSDEC maps for Potential Environmental Justice Areas. The interested community located adjacent to the Site is located in the Potential 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. This CP Plan serves as a guide to better enable communication between the community and the proposed BCP project.

The program will include procedures for protection of public health and safety during investigation and remediation activities. During investigation and remediation, worker and community health and safety activities will be conducted, including:

- Securing the work perimeter with a chain-link fence 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, if needed.

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

4. Site Information

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

Site Description

The Site is currently an approximately 0.85-acre property with a single-story L shaped building and parking lot, located at 281-301 Warner Avenue in Roslyn, NY, (refer to Appendix C for map of Site location). The building is subdivided into eleven individual rectangular storefront units. Two open corridors are located in the basement of the building, which run in an east/west direction and are located along the northern and southern perimeter of the Site building. Entry to each storefront unit is at the ground level; access to the basement of each unit is through a corridor that runs beneath the building and/or from within the storefront unit. The eleven individual commercial units have been occupied by a variety of tenants. The vicinity of the Site consists of commercial properties, parking areas and the Long Island Rail Road, Roslyn Station.

History of Site Use, Investigation, and Cleanup

The Site was developed sometime between 1947 and 1951. The general Site layout and building structure appear generally consistent with the current Site configuration, with no change since 1951. Various commercial tenants have occupied the individual storefront units since the building was constructed.

A dry cleaner operated at the address of 289 Warner Ave from approximately 1974 to 2010 and a laundromat operated at the address of 301 Warner Ave as early as 1984 to present. Other noted operators of the Site include Elko Textile, JME Nail Spa, Long Island Foreign Auto Parts and Laser Sharp Graphic Arts. These former operations may have used hazardous materials during their operations which could have impacted the subsurface soil, soil vapor, and/or groundwater beneath the Site.

The following previous environmental investigations have been conducted at the Site:

- **Phase I Environmental Site Assessment (ESA)**, prepared by Heynen Engineers, dated January 2018
- **Focused Subsurface Investigation Report**, prepared by Hydro Tech Environmental, Corp., dated June 16, 2017
- **Phase I ESA Report**, prepared by Roux Environmental Engineering and Geology, D.P.C., dated June 12, 2018
- **Limited Phase II ESA Letter Report**, prepared by Roux Environmental Engineering and Geology, D.P.C., dated June 18, 2018

Phase I ESA, prepared by Heynen Engineers, dated January 2018

The Heynen Engineers (HE) Phase I ESA described several observations and conclusions at the Site and listed a few recommendations. The HE Phase I determined

that the Site had not been negatively impacted by former and existing operations at the time of the ESA, with the exception of 289 Warner Avenue, which is the address of the former dry cleaner.

Focused Subsurface Investigation Report, prepared by Hydro Tech Environmental, Corp., dated June 16, 2017

As part of the Focused Subsurface Investigation, four soil borings were advanced, and four soil samples were collected at the Site. One sediment sample was collected from a hole identified in the basement slab of the former dry cleaner. Two sub-slab soil vapor samples, one indoor air sample, and one ambient air sample were also collected as part of the Hydro Tech Investigation. All samples were analyzed for volatile organic compounds (VOCs).

Phase I ESA Report, prepared by Roux Environmental Engineering and Geology, D.P.C., dated June 12, 2018

A Phase I ESA was performed by Roux in June 2018. The report identified recognized environmental concerns (RECs) such as historic Site usage, open holes in the basement, the presence of aboveground storage tanks with unknown contents, and the past use of adjacent properties.

Limited Phase II ESA Letter Report, prepared by Roux Environmental Engineering and Geology, D.P.C., dated June 18, 2018

A Phase II ESA was performed by Roux in May 2018. The results of the Phase II ESA concluded that one shallow soil sample exceeded the residential soil cleanup objective for a dry cleaning related VOC.

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 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 in its Application proposes that the Site will be used for restricted residential 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 must develop a remedial investigation workplan, 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 submits a draft “Remedial Investigation Work Plan” to NYSDEC for review and approval. NYSDEC makes 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 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 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 final engineering report. 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):

Hayley Schatz
Project Manager
NYSDEC Region 1
Division of Environmental Remediation
SUNY at Stony Brook
50 Circle Road
Stony Brook, NY 11790-3409
Phone: 631-444-0206
Email: hayley.schatz@dec.ny.gov

Bill Fonda
Public Participation Specialist
NYSDEC Region 1
SUNY at Stony Brook
50 Circle Road
Stony Brook, New York 11790-3409
Phone: 631-444-0350
Email: bill.fonda@dec.ny.gov

New York State Department of Health (NYSDOH):

Steven Karpinski
New York State Department of Health
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
steven.karpinski@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:

The Bryant Library
2 Paper Mill Road
Roslyn, NY 11576
Attn: Joan Sauer
Phone: (516) 621-2240

Hours:
Monday: 9AM-9PM
Tuesday: 9AM-9PM
Wednesday: 10AM-9PM
Thursday: 9AM-9PM
Friday: 9AM-9PM
Saturday: 9AM-5PM
Sunday: 1PM-5PM

NYSDEC Region #1 Office
SUNY at Stony Brook
50 Circle Road
Stony Brook, NY 11790-3409
Attn: Hayley Schatz
Phone: 631-444-0206

Hours: Call for appointment
Monday: 8:30AM-4:45PM
Tuesday: 8:30AM-4:45PM
Wednesday: 8:30AM-4:45PM
Thursday: 8:30AM-4:45PM
Friday: 8:30AM-4:45PM
Saturday & Sunday: Closed

Appendix B - Site Contact List

1. The Chief Executive Officer and Planning Board Chairperson of each County, City, Town and Village in which the Property is located:

Laura Curran
Nassau County Executive
Office of the County Executive
1550 Franklin Avenue
Mineola, NY 11501

Andrew M. Cuomo
New York Governor
State Capitol
Albany NY 12224
Phone: (518) 474-8390

Charles E. Schumer
United States Senate
New York District 1
145 Pinelawn Road-Suite 300
Melville NY 11747
Phone: (631) 753-0978

Kirsten E. Gillibrand
United States Senate
New York District 2
531 Dirksen Senate Office
Washington DC 20510
Phone: (202) 224-4451

Madeline Singas
Nassau County District Attorney
262 Old Country Road
Mineola, NY 11501

Sean Sallie, AICP
Deputy Commissioner
Nassau County Planning Dept
1194 Prospect Avenue
Westbury, NY 11590

Delia DeRiggi-Whitton
Nassau County Legislator, District 11
1550 Franklin Avenue
Mineola, NY 11501

Eileen Krieb, Commissioner
Nassau County Department
of Parks & Recreation
Merrick Avenues and Stewart Avenues
Eisenhower Park
East Meadow, NY 11554

Helena Williams
Chief Deputy County Executive
Office of the County Executive
1550 Franklin Avenue
Mineola, NY 11501

Maureen O'Connell
Nassau County Clerk
240 Old Country Road
Mineola, NY 11501

John Durkin
Mayor – City of Roslyn
City of Roslyn
1200 Old Northern Blvd.
Roslyn, NY 11576

Marty Glennon, Chair
Nassau County Planning Commission
1550 Franklin Avenue
Mineola, NY 11501

2. Current Site Owner:

281-301 Warner Ave LLC
1044 Northern Blvd., Suite 303
Roslyn, NY 11576

3. Current Operators:

Bo Bo Chinese Kitchen
285 Warner Ave
Roslyn, NY 11577
Phone: (516-484-3450)

Franklin Express Deli & Grocery
291 Warner Ave
Roslyn, NY 11577

Toskana Pizzeria & Restaurant
295 Warner Ave
Roslyn, NY 11577

Phone: (516-484-5777)

Village Deli & Grocery
200 Warner Ave
Roslyn, NY 11577
Phone: (516-200-9400)

Laundry Land
301 Warner Ave
Roslyn, NY 11577
Phone: (516-484-2314)

4. Day Cares and Schools:

Roslyn Public Schools
Allison M. Brown
Superintendent
300 Harbor Hill Road
Roslyn, NY 11576

Growing Tree North of Roslyn Inc.
Attn: Amy Friedman
Director
275 Warner Ave
Roslyn Heights, NY 11577
Phone: (516) 625-9080

5. Local Water Supply:

Roslyn Water District
24 West Shore Road, PO Box 326

Roslyn, NY 11576
Phone: (516) 621-7770

6. Local News Media:

Newsday Long Island
235 Pinelawn Road
Melville, NY 11747
Phone: 1-800-639-7329

The Roslyn News
132 E 2nd St
Mineola, NY 11501

News 12 Long Island
Planning Editor
1 Media Crossways
Woodbury, NY 11797

7. Any Person or Community Groups Who Has Requested to be Placed on the Contact List:

Roslyn Union Free School District
Joseph C. Dragone
Assistant Superintendent for Business and Administration
300 Harbor Hill Road – P.O. Box 367
Roslyn, NY 11576
Email: jdragone@roslynschools.org

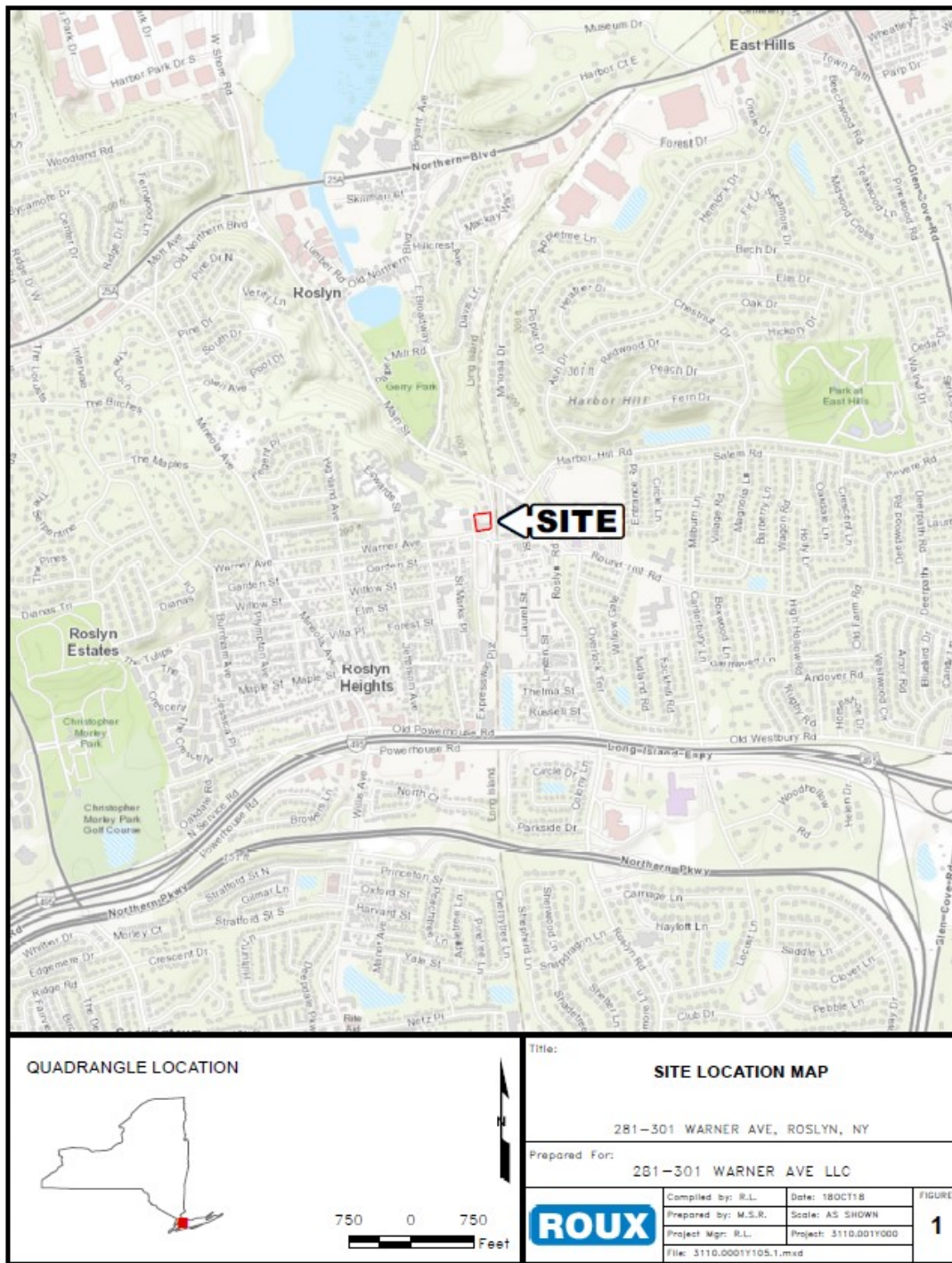
Roslyn Union Free School District
Thomas G. Szajkowski
Assistant to the Superintendent for Administration & Capital Projects
300 Harbor Hill Road – P.O. Box 367
Roslyn, NY 11576
Email: tszajkowski@roslynschools.org

Roslyn Union Free School District
Meryl Waxman Ben-Levy
President, Board of Education
300 Harbor Hill Road – P.O. Box 367
Roslyn, NY 11576
Email: mblboe@gmail.com

Roslyn Union Free School District
Roslyn Board of Education
300 Harbor Hill Road – P.O. Box 367
Roslyn, NY 11576
Email: boardofed@roslynschools.org

Roslyn Union Free School District
Annie Visone
Superintendent's Assistant
300 Harbor Hill Road – P.O. Box 367
Roslyn, NY 11576
Email: avisone@roslynschools.org

Appendix C - Site Location Map and Tax Map





LEGEND

APPROXIMATE BCP SITE BOUNDARY

SOURCE

NASSAU COUNTY DEPARTMENT OF ASSESSMENT LAND
& TAX MAP - REVISED 2/14/2008
TAX MAP SECTION 7, BLOCK F, LOT 636

150 0 150 300
Feet


Title:

TAX MAP

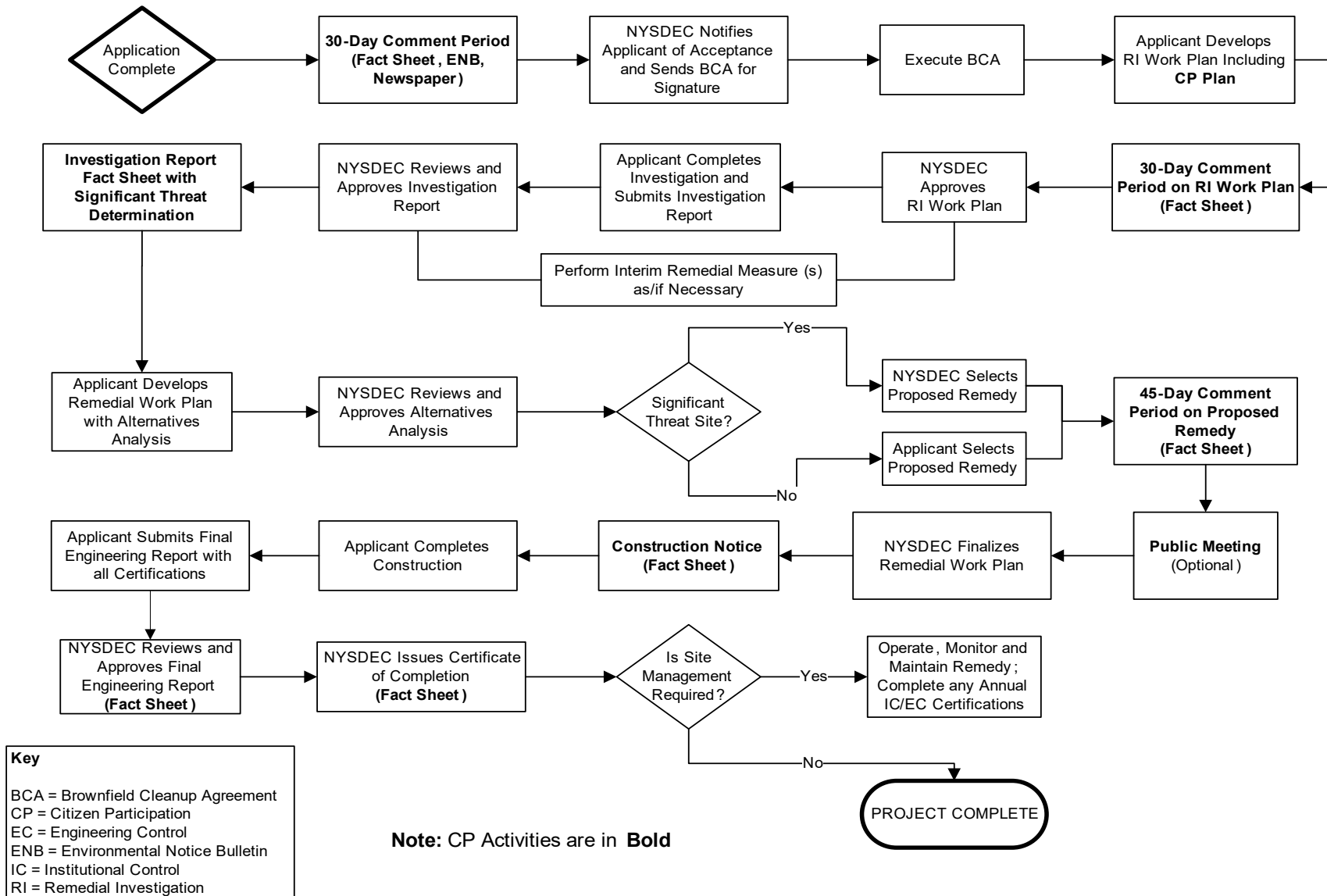
281-301 WARNER AVE, ROSLYN, NY

Prepared For:

281-301 WARNER AVE LLC

	Compiled by: R.L.	Date: 18DEC18	FIGURE 2
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: R.L.	Project: 3110.001Y000	
	File: 3110.0001Y105.2.mxd		

Appendix D– Brownfield Cleanup Program Process





Division of Environmental Remediation

Remedial Programs

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

Site Name: 281-301 Warner Ave

Site Number: C130238

Site Address and County: 281-301 Warner Ave, Roslyn, NY (Nassau County)

Remedial Party(ies): 281-301 Warner Ave 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.**

No known issues.

How were these issues and/or information needs identified?

NA

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.

None identified.

How were these information needs identified?

NA

Part 3. List major issues and information that need to be communicated **to** the community. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and/or information.

None identified.

How were these issues and/or information needs identified?

NA

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**:

[Click here to enter text.](#)

Part 5. The Site contact list must include, at a minimum, the individuals, groups, and organizations identified in Part 2. of the Citizen Participation Plan under 'Site Contact List'. Are *other* individuals, groups, organizations, and units of government affected by, or interested in, the site, or its remedial program? (Mark and identify all that apply, then adjust the Site contact list as appropriate.)

☐ **Non-Adjacent Residents/Property Owners:** [Click here to enter text.](#)

☒ **Local Officials:** [Click here to enter text.](#)

☒ **Media:** [Click here to enter text.](#)

☒ **Business/Commercial Interests:** [Click here to enter text.](#)

☐ **Labor Group(s)/Employees:** [Click here to enter text.](#)

☐ **Indian Nation:** [Click here to enter text.](#)

☐ **Citizens/Community Group(s):** [Click here to enter text.](#)

☐ **Environmental Justice Group(s):** [Click here to enter text.](#)

☐ **Environmental Group(s):** [Click here to enter text.](#)

☐ **Civic Group(s):** [Click here to enter text.](#)

☐ **Recreational Group(s):** [Click here to enter text.](#)

☐ **Other(s):** [Click here to enter text.](#)

Prepared/Updated By: Christopher Proce, Roux

Date: June 14, 2019

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

Date: [Click here to enter text.](#)