NEW YORK STATE | Department of Environmental Conservation

Brownfield Cleanup Program

Citizen Participation Plan
for
Konica Minolta BCP Site

August 2026

C130254
71 Herb Hill Road
Glen Cove, NY 11542
Nassau County

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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: **Herb Hill LLC ("Applicant")**
Site Name: **Konica Minolta BCP Site ("Site")**
Site Address: **71 Herb Hill Road, Glen Cove, NY 11542**
Site County: **County of Nassau**
Site Number: **C130254**

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:
https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision makers form or adopt final positions.

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment

- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process

- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process

- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community

- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

Project Contacts

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

The locations of the reports and information related to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC web-site. If this occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

Site Contact List

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of

upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.
The site contact list includes, at a minimum:

- chief executive officer and planning board chairperson of each county, city, town and village in which the site is located;
- residents, owners, and occupants of the site and properties adjacent to the site;
- the public water supplier which services the area in which the site is located;
- any person who has requested to be placed on the site contact list;
- the administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

Note: The first site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters

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 https://dec.ny.gov/regulatory/regulations/technical-assistance-grant-tag-guidance-handbook-der-14

Note: The table identifying the citizen participation activities related to the site's investigation and cleanup program follows on the next page:

Citizen Participation Activities	Timing of CP Activity(ies)
Application Process:	
• Prepare site contact list • Establish document repository(ies)	At time of preparation of application to participate in the BCP.
• Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement (BCA):	
• Prepare Citizen Participation (CP) Plan	Before start of Remedial Investigation **Note:** Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
• Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation:	
• Distribute fact sheet to site contact list that describes RI results	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
• 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	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.
Before Applicant Starts Cleanup Action:	
• Distribute fact sheet to site contact list that describes upcoming cleanup action	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
• Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report • Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC)	At the time the cleanup action has been completed. **Note:** The two fact sheets are combined when possible if there is not a delay in issuing the COC.

3. Major Issues of Public Concern

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

There will be areas on the Site where soil excavation is necessary. Therefore, once the remediation commences, the public may notice noise or truck traffic coming from the site. However, these impacts will be mitigated through implementation of a Health and Safety Plan (HASP) and Soil Management Plan (SMP) approved by NYSDEC, which will be designed to minimize these impacts. A Community Air Monitoring Plan (CAMP) will also be implemented to monitor dust and vapors to ensure the community is not impacted. Community Air Monitoring Plan implementation involves the placement of air monitoring stations upwind and downwind of where work is occurring to capture both dust and vapor emissions. If dust or emissions exceed a set threshold established by NYSDEC and the New York State Department of Health (NYSDOH), then work must cease and the cause of the issue must be corrected before work can proceed.

Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities.

The Site is located in a potential Environmental Justice Area. Approximately 54% of the population surrounding this Site is a minority population. However, only approximately 11% of the area surrounding the Site is linguistically isolated, so the BCP documents and subsequent Fact Sheets will not be translated.

For additional information, visit: https://statisticalatlas.com/tract/New-York/Nassau-County/517101/Race-and-Ethnicity

4. Site Information

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

Site Description

- **Location - 71 Herb Hill Rd., Glen Cove, NY, County of Nassau**
- **Setting - urban**
- **Site size - 12.99 acres**
- **Adjacent properties - vacant, residential, commercial, industrial**

History of Site Use, Investigation, and Cleanup

Historically, the Site was originally improved for industrial operations in the early 1900s and initially occupied by the Ladew Company Belting Factory. Between 1915 and 1925, the Glen Cove and Sea Cliff Bus Company reportedly operated at the Site. Between 1925 and 1931, the Powers Brothers purchased the Main Building and the buildings south of the Main Building and began operating Powers Chemco, which manufactured photographic film and paper, developers and fixers. At the same time, Columbia Ribbon and Carbon Company purchased the Columbia Building and adjacent structures, as well as the Powers Chemco Superfund Site, and began the production of blue printing inks, carbon paper and typing ribbons. In 1979, Powers Chemco purchased the Columbia site. In 1987, Konica Minolta acquired Powers Chemco and operated at the Site from 1987 until 2007. The Site has been vacant for 18 years since 2007. While Konica did do some remediation through a Resource Conservation and Recovery Act (RCRA) closure process, contamination that remains on the site will be addresses as part of this Brownfield Cleanup program effort.

The primary contaminants of concern are chlorinated volatile organic compounds (CVOCs), semi-volatile organic compounds (SVOCs), and metals in soil, CVOCs and SVOCs in groundwater, and CVOCs in soil vapor. Due to the operations during the Powers Chemco/Konica Minolta occupancy period of 1979 to 2007, the property was associated with 13 types of hazardous waste. Specifically, this included ignitable waste, corrosive wastes, chromium, lead, silver, cresol, halogenated solvents, non-halogenated solvents, arsenic oxide, benz(a)anthracene and formaldehyde. RCRA Closure activities commenced in 2002 with numerous Site investigations, and as of June 2012, all former hazardous materials stored or used on-site historically had been removed and at least some known pipelines and miscellaneous structures had been decontaminated. While many areas of the Site had been investigated and surficial areas of hazardous waste storage and handling were remediated after building demolition, the focus of the RCRA program is not for site reuse but rather to close the former facility's solid waste management units (SWMUs). Little to no investigation took place around a former Konica "mixing" building where high-level chlorinated solvents have more recently been found. In addition, no investigation occurred under the slabs of former buildings, which were left in place. Therefore, all three environmental media - soil, groundwater and soil vapor - have been impacted.

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, if any, of people, fish and wildlife to contaminants on the site and to contamination, if any, that has migrated from the site.

The Applicant in its Application proposes that the site will be used for mixed use restricted residential purposes.

To achieve this goal, the Applicant will conduct investigation and cleanup activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement 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.

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 (SMP).

An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

An *engineering control* is a physical barrier or method to manage contamination. Examples include caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats groundwater. Site management continues until NYSDEC determines that it is no longer needed

Appendix A -
Project Contacts and Locations of Reports and Information

Project Contacts

For information about the site's investigation and cleanup program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (NYSDEC) :

Amy Calapa, P.G.
New York State Department of Environmental Conservation
Division of Environmental Remediation
SUNY at Stony Brook
50 Circle Road
Stony Brook, NY 11790-3409
(631) 444-0325
amy.calapa@dec.ny.gov

New York State Department of Health (NYSDOH):

Kristin Kulow
NYSDOH, Bureau of Environmental Exposure and Investigation
28 Hill Street, Suit 201
Oneonta, NY 13820
p: (607) 353-4335
kristin.kulow@health.ny.gov & 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:

NYSDEC DECinfo Locator (Maps and Information):
https://gisservices.dec.ny.gov/gis/dil/

NYSDEC DECinfo Locator (Documents): https://extapps.dec.ny.gov/data/DecDocs/C130254/

PUBLIC LIBRARY:

Glen Cove Public Library
4 Glen Cove Avenue
Glen Cove, New York 11542
Attn: Joanna Cabo
(516) 676-2130
jcabo@glencovelibrary.org

Hours of Operation:

Monday: ..... 9:00 am - 9:00 pm
Tuesday:..... 9:00 am - 9:00 pm
Wednesday: ..... 9:00 am - 9:00 pm
Thursday: ..... 9:00 am - 9:00 pm
Friday: ..... 9:00 am - 5:00 pm
Saturday:..... 9:00 am - 5:00 pm
Sunday: ..... CLOSED

Appendix B - Site Contact List

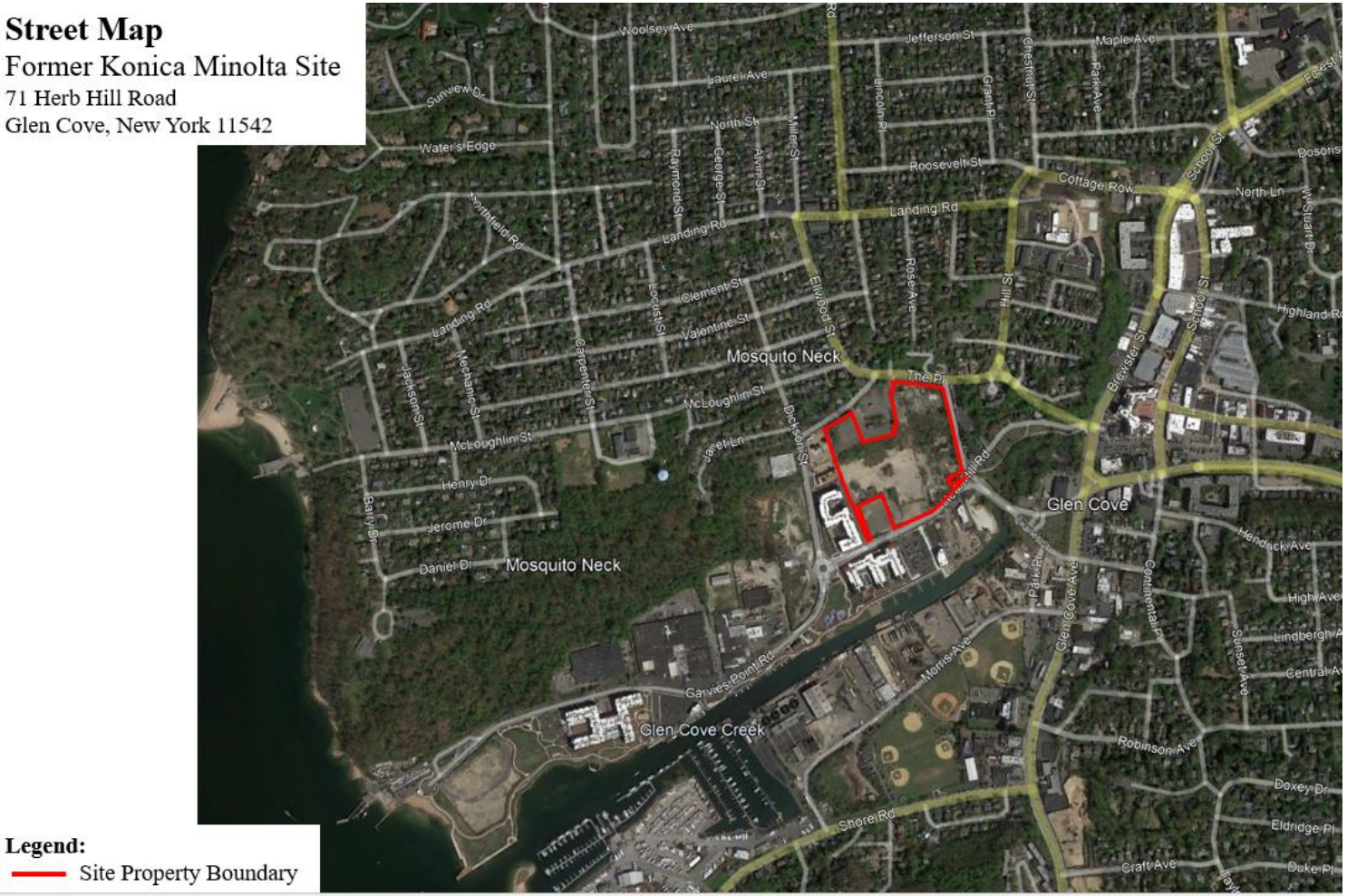
GOVERNMENT / MUNICIPALITIES		
Charles E. Schumer U.S. Senator 780 Third Avenue, Suite 2301 New York, NY 10017	Kirsten Gillibrand U.S. Senator 780 Third Avenue, Suite 2601 New York, NY 10017	Thomas R. Suozzi U.S. House of Representatives, 3rd District 51 Glen Street, 2nd Floor Glen Cove, NY 11542
Jack M. Martins New York State Senator Legislative Office Building, Room 608 Albany, NY 13347	Bruce Blakeman Nassau County Executive 1550 Franklin Avenue Mineola, NY 11501	Leonard H. Shapiro Nassau County Planning Board Chair 1194 Prospect Avenue Westbury, NY 11590
Pamela D. Panzenbeck The City of Glen Cove Mayor 9 Glen Street Glen Cove, NY 11542	Andrew Kaufman Glen Cove Planning Board Chair 9 Glen Street Glen Cove, NY 11542	Charles D. Lavine Suite 303-B 1 School Street Glen Cove, NY 11542
Delia M. DeRiggi-Whitton Nassau County Legislature 1 West Street Mineola, NY 11501	Dr. Irina Gelman Nassau County Health Commissioner 1194 Prospect Avenue Westbury, NY 11590	
PUBLIC WATER AUTHORITY		
Glen Cove Water Department Public Water Supplier 9 Glen Street, Suite 301 Glen Cove, NY 11542		
MEDIA		
Newsday Media Outlet 6 Corporate Center Drive Melville, NY 11747	Long Island Herald 2 Endo Blvd Garden City, NY 11530	Glen Cove-Oyster Bay Record Pilot 575 Underhill Blvd., Ste 210 Syosset, NY 11791
News 12 1111 Stewart Ave Bethpage, NY 11714		
OTHER		
Adrienne Esposito Citizen's Campaign for the Environment 225 Main St A Farmingdale, NY 11735		

PUBLIC LIBRARY / REPOSITORY		
Joanna Cabo Glen Cove Public Library, Library Director 4 Glen Cove Avenue Glen Cove, NY 11542		
PUBLIC SCHOOLS / DAYCARE CENTERS		
Jacklyn Burnett Principal of Landing Elementary School 60 McLoughlin Street Glen Cove, NY 11542	Karen Katzman Principal of Tiegerman Preschool/Elementary School 100 Glen Cove Avenue Glen Cove, NY 11542	Melanie Arfman Principal of Deasy Primary School 2 Dosoris Lane Glen Cove, NY 11542
Nelson Iocolano Principal of Robert M. Finley Middle School 1 Forest Avenue Glen Cove, NY 11542	Kristin Lyons Principal of Tiegerman Middle School 27 Cedar Swamp Road Glen Cove, NY 11542	Karen Croce Principal of St Boniface Martyr School 145 Glen Avenue Sea Cliff, NY 11579
Megan McCormack Principal of Sea Cliff Elementary School 280 Carpenter Avenue Sea Cliff, NY 11579	Carolyn Guise Director of St Paul's Nursery & Pre K School 28 Highland Road Glen Cove, NY 11542	Florence Barbour Director of Harbor Child Care 49 Forest Avenue Glen Cove, NY 11542
Deidre Director of The Kiddy Cove Group Family Daycare 15 Doxey Drive Glen Cove, NY 11542	Aikaterini Papakalodouka Director of Little Footprints Day Care 26 Valentine Avenue Glen Cove, NY 11542	William J. Cosgrove Director of Glen Cove Child Day Care Center, Inc 1 Arterial Highway Glen Cove, NY 11542
P. Stanton Director of Little People Child Care and Nursery School of Sea Cliff 245 Sea Cliff Avenue Sea Cliff, NY 11579	Dr. Alexa Doeschner Superintendent of Schools Glen Cove City School District 154 Dosoris Lane Glen Cove, NY 11542	
ADJACENT OWNERS / OPERATORS		
Adjacent Property Owner/Operator of 66 Herb Hill Road BNC Laundry Inc. 66 Herb Hill Road Glen Cove, NY 11542	*Adjacent Property Owner/Operator of 28 Charles Street* Paul Canarick 28 Charles Street Glen Cove, NY 11542	*Adjacent Property Owner of 42 Herb Hill Road* Advanced System Industries, LLC 42 Herb Hill Road Glen Cove, NY 11542
Adjacent Property Owner/Operator of 40 Herb Hill Road 40 Herb Hill Road LLC 431 Carpenter Street Sea Cliff, NY 11579	*Adjacent Property Owner of 32 and 30 Herb Hill Road* Walter Blacharski and Theresa Blachrski 20 Herb Hill Road Glen Cove, NY 11542	*Adjacent Property Owner/Operator of 106 Coles Court* Karen Vidal and Zesergio Vidal 106 Coles Court Glen Cove, NY 11542

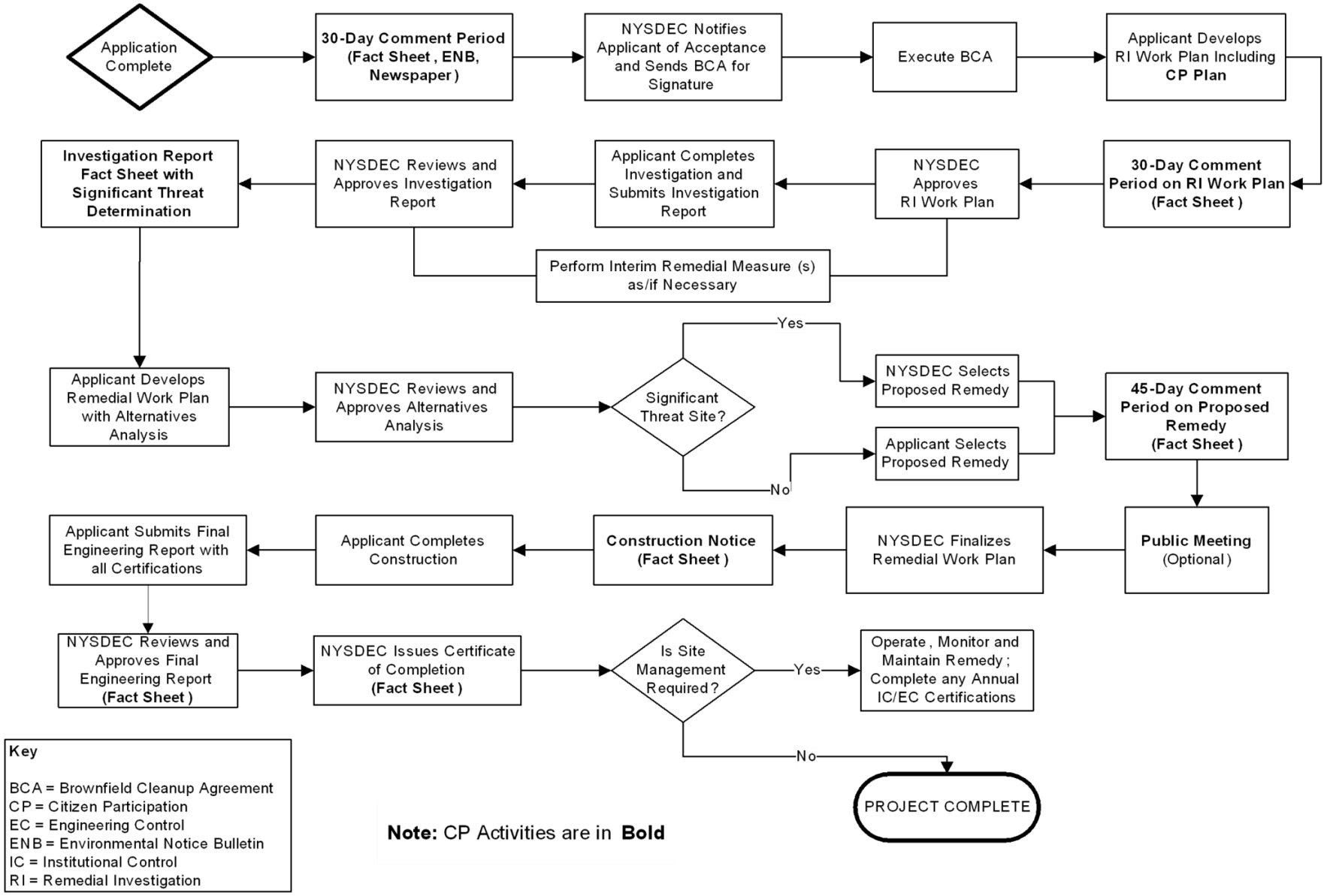
Adjacent Property Owner/Operator of 104 Coles Court Woodrow and Charlotte Vann 104 Coles Court Glen Cove, NY 11542	*Adjacent Property Owner/Operator of 102 Coles Court* Luisa Gonzalez, Rayso and Jaime Chacana 102 Coles Court Glen Cove, NY 11542	*Adjacent Property Owner/Operator of 100 Coles Court* Ismael and Teresa Flores 100 Coles Court Glen Cove, NY 11542
Adjacent Property Owner/Operator of 8 The Place Joseph Abraham and Abigail Elangovan 8 The Place Glen Cove, NY 11542	*Adjacent Property Owner/Operator of 10 The Place* Liana and Peter Caesar-Quaye 10 The Place Glen Cove, NY 11542	*Adjacent Property Owner/Operator of 9 Lee Gray Court* Juan and Sandra Arroyave 9 Lee Gray Court Glen Cove, NY 11542
Adjacent Property Owner/Operator of 11 Lee Gray Court Yufang Zhou 11 Lee Gray Court Glen Cove, NY 11542	*Adjacent Property Owner/Operator of 5 Terrace Place* Jose Cardenas 5 Terrace Place Glen Cove, NY 11542	*Adjacent Property Owner/Operator of 4 Terrace Place* Charles E. Familetti 4 Terrace Place Glen Cove, NY 11542
Adjacent Property Owner/Operator of 3 Terrace Place Donald and Druscilla Opanhoske 3 Terrace Place Glen Cove, NY 11542	*Adjacent Property Owner/Operator of 2 Terrace Place* Lester and Perez Delabarra 2 Terrace Place Glen Cove, NY 11542	*Adjacent Property Owner/Operator of 1 Terrace Place* Carmen Ramirez 1 Terrace Place Glen Cove, NY 11542
Adjacent Property Owner/Operator of 38 Rose Avenue Susan Bourie 38 Rose Avenue Glen Cove, NY 11542	*Adjacent Property Owner/Operator of 35 Margaret Street* Igor Bogoyavlenskiy 35 Margaret Street Glen Cove, NY 11542	*Adjacent Property Owner of 34 The Place* Eugene Aletto 200 Sea Lane Farmingdale, NY 11735
Adjacent Property Owner/Operator of 40 The Place Frank and Orazio Bencivenni 36-38 The Place Glen Cove, NY 11542	*Adjacent Property Owner/Operator of 40 The Place* Jeremy and Brandyna Young 40 The Place Glen Cove, NY 11542	*Adjacent Property Owner/Operator of 42 The Place* Jyotibasu Padayachi 42 The Place Glen Cove, NY 11542
Adjacent Property Owner/Operator of 44 The Place Laurent Caballero and Eduardo Rogers 44 The Place Glen Cove, NY 11542	*Adjacent Property Owner/Operator of 46 The Place* Theresa Nowak 46 The Place Glen Cove, NY 11542	*Adjacent Property Owner/Operator of 48 The Place* Raymond Krupka 48 The Place Glen Cove, NY 11542
Adjacent Property Owner/Operator of Dickson Lane Garvies Point WKFC LLC 50 Jericho Quadrangle Jericho, NY 11753	*Adjacent Property Owner/Operator of Dickson Lane and Garvies Point Road* RXR Glen Isle Partners LLC 625 Rxr Plaza Uniondale, NY 11565	*Adjacent Property Owner of Dickson Lane and Herb Hill Road* RXR Garvies Pilot 625 Rxr Plaza Uniondale, NY 11565
Adjacent Property Owner of 49 Herb Hill Road RXR Garvies 45 HHR Owner 625 Rxr Plaza Uniondale, NY 11565	*Adjacent Property Owner/Operator of 47 Herb Hill Road* 47 Herb Hill LLC 47 Herb Hill Road Glen Cove, NY 11542	*Adjacent Property Owner of 49 Herb Hill Road* RXR Garvies 49 HH LLC 635 Rxr Plaza Uniondale, NY 11556

Adjacent Property Owner/Operator of 45 Herb Hill Road Windsor Fuel Co., Inc. 80 Windsor Avenue Mineola, NY 11501	*Adjacent Property Owner/Operator of 1 West Charles Street* County of Nassau 1 West Street Mineola, NY 11501	*Adjacent Property Owner/Operator of Charles Street and 8-1 Glen Cove Ave* City of Glen Cove 1 West Street Mineola, NY 11501
Adjacent Property Operator of 42 Herb Hill Road Mil-Spec Industries Corporation 42 Herb Hill Road Glen Cove, NY 11542	*Adjacent Property Operator of 34 The Place* Current Tenant 34 The Place Glen Cove, NY 11542	*Adjacent Property Operator of Dickson Lane* Harbor Landing at Garvies Point 300-350 Herb Hill Road Glen Cove, NY 11542
Adjacent Property Operator of Herb Hill Road NeuroArkitect 300 Herb Hill Road Glen Cove, NY 11542	*Adjacent Property Operator of 49 Herb Hill Road* Garvies Point Brewery & Restaurant 45 Herb Hill Road Glen Cove, NY 11542	*Adjacent Property Operator of 49 Herb Hill Road* Brilliant Air 49 Herb Hill Road A Glen Cove, NY 11542
Adjacent Property Owner/Operator of 66 Herb Hill Road BNC Realty, LLC C/O Robert Cornhide 66 Herb Hill Road Glen Cove, NY 11542		

Appendix C - Site Location Map



Appendix D – Brownfield Cleanup Program Process



Division of Environmental Remediation

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

Site Name: Konica Minolta BCP Site

Site Number: C130254

Site Address and County: 71 Herb Hill Road, Glen Cove, NY 11542, County of Nassau

Remedial Party(ies): Herb Hill 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.
Major issues of public concern are standards issues communities are concerned with in relation to brownfield site remediation projects.

How were these issues and/or information needs identified?
Concerns in relation to dust, noise and possible odors are standards issues of concern for communities with in relation to brownfield site remediation projects.

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.
No information is needed at this time from the community.

How were these information needs identified?
N/A

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.
The major issues that need to be communicated to the community are summarized in this CPP. The community will receive periodic fact sheets that will update them in relation to the work being performed on the site so they can communicate any issues they may observed or may experience to the DEC or DOH.

How were these issues and/or information needs identified?
These issues and/or information needs are standard for all brownfield sites.

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:**
As noted in the CPP, there is an 11% minority population but they are not linguistically challenged.

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: Linda R. Shaw, Esq. **Date:** February 25, 2026

Reviewed/Approved By: Click here to enter text. **Date:** Click here to enter text.