



Department of
Environmental
Conservation

Brownfield Cleanup Program

Community Participation Plan

for

Main Street Coal & Boat Yard Laundry Site

August 2026

C130257
415 Main Street
Port Washington, NY 11050

www.dec.ny.gov

Contents

<u>Section</u>	<u>Page Number</u>
1. What is New York’s Brownfield Cleanup Program?.....	3
2. Community Participation Activities	3
3. Major Issues of Public Concern	8
4. Site Information.....	8
5. Investigation and Cleanup Process.....	9
Appendix A - Project Contacts and Locations of Reports and Information.....	13
Appendix B - Site Contact List.....	14
Appendix C - Site Location Map.....	16
Appendix D - Brownfield Cleanup Program Process.....	17

* * * * *

Note: The information presented in this Community Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Community Participation Plan may be revised during the Site’s investigation and cleanup process.

Applicant: **Manhasset Bay Real Estate LLC (“Applicant”)**
Site Name: **Main Street Coal & Boat Yard Laundry Site (“Site”)**
Site Address: **415 Main Street, Port Washington, NY 11050**
Site County: **Nassau County**
Site Number: **C130257**

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. Community 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 communities to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for public involvement and encourages early two-way communication with communities before decision makers form or adopt final positions.

Involving communities 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 communities 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 Community 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 Community 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 community participation activities related to the Site's investigation and cleanup program follows on the next page:

Community 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 Community 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 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.

There will be areas on the Site where soil excavation is necessary. Therefore, once the remediation commences, there may be concerns regarding odors, 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 not located in an Environmental Justice Area. Therefore, all future fact sheets will not translated.

For additional information, visit: <https://statisticalatlas.com/zip/11050/Race-and-Ethnicity>

For additional information, visit: <https://www.census.gov/acs/www/about/why-we-ask-each-question/language/>

4. Site Information

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

Site Description

- **Location - 415 Main Street, Port Washington, NY 11050, Nassau County**
- **Setting - suburban**
- **Site size - 2.78 acres**
- **Adjacent properties - commercial, vacant**

History of Site Use, Investigation, and Cleanup

Historically, the Site was developed with the Bay View Hotel, the C.W. Copp Lumber Yard, and the Geo. C. McKee Coal Yard from 1909 through to the mid-1920s. By 1925, the southern portion of the Site was filled in to raise the elevation of the ground surface to above Manhasset Bay. At that time, the Site was developed with a new laundry facility. In the 1930's, the Site was depicted as A & R Marshall, Inc. Marine Service & Supplies with several boat houses, repair shops, a machine shop, and several store fronts. The Site also had three gasoline tanks at this time. The laundry on the southern parcel is no longer depicted on historical records past the late 1930s. In the 1950s, the three gasoline tanks were no longer depicted on historical fire insurance maps. In the 1960s, the historical use map shows that several buildings on the Site had been demolished and the center of the Site had been developed with the Town Dock Theater. From the 1980s to the present, the Site has been developed with several retail buildings along Main Street and commercial buildings, associated with the current marina boat yard use, on the western portion of the Site that were operated by the previous owner of 403-405 Main Street (lots 461-463), Ventura Marina Management Corp.

Currently, the Site has been merged into one lot with a single address. While several buildings remain present, all tenants have been vacated except for the Douglas & James Ice Cream shop.

The primary contaminants of concern are high levels of semi-volatile organic compounds (SVOCs), heavy metals, pesticides, and polychlorinated biphenyls (PCBs) in soil; SVOCs and metals in groundwater; and petroleum and chlorinated volatile organic compounds (VOCs) in soil gas. Therefore, all three environmental media - soil, groundwater and soil gas - have been impacted.

Previous environmental assessments and investigation activities performed at the Site show evidence of impact from the Site's previous commercial and industrial uses, which can be linked to and caused Site contamination above the applicable cleanup standards.

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 their Application proposes that the Site will be used for restricted mixed-use 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 has submitted a Remedial Investigation Work Plan with the application. The planned 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.

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 (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):

Crystal Wolf
Project Manager
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233
crystal.wolf@dec.ny.gov

New York State Department of Health (NYSDOH):

Emelina Rieseler
Project Manager
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
emelina.rieseler@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/C130257/>

Port Washington Public Library
Attn: Keith Klang, Library Director
One Library Drive
Port Washington, NY 11050
(516) 883-4400
library@pwpl.org

Hours of Operation:

Monday: 9:00 AM - 9:00 PM
Tuesday: 9:00 AM - 9:00 PM
Wednesday: 11:00 AM - 9:00 PM
Thursday: 9:00 AM - 9:00 PM
Friday: 9:00 AM - 9:00 PM
Saturday: 9:00 AM - 5:00 PM
Sunday: *CLOSED Saturdays and
Sundays in August*

Appendix B - Site Contact List

GOVERNMENT / MUNICIPALITIES		
Kirsten Gillibrand U.S. Senator NY District 2 531 Dirksen Senate Office Building Washington, DC 20510	Charles Schumer U.S. Senator NY District 1 313 Hart Senate Building Washington, NY 20510	Thomas R. Suozzi U.S. House of Representatives 51 Glen Cove, 2nd Floor Glen Cove, NY 11542
Jack M Martins New York State Senator 1793 Mineola Blvd Suite 201 Mineola, NY 11051	Bruce Blakeman Nassau County Executive 1550 Franklin Avenue Mineola, NY 11501	Leonard H. Shapiro, Chair Nassau County Planning Commission 1194 Prospect Avenue Westbury, NY 11590
Jennifer DeSena, Supervisor Town of North Hempstead 220 Plandome Road Manhasset, NY 11030	Nancy Shahverdi, Commissioner Town of North Hempstead Planning Board 220 Plandome Road Manhasset, NY 11030	Daniel J. Norber New York State Assemblymember 44 South Bayles Avenue Suite 200 Port Washington, NY 11050
Delia Deriggi-Whitton Nassau County Legislator 1550 Franklin Avenue Mineola, NY 11501		
PUBLIC WATER AUTHORITY		
David Brackett, Chairman Port Washington Water District 38 Sandy Hollow Road Port Washington, NY 11050		
MEDIA		
Newsday Media Outlet 6 Corporate Center Drive Melville, NY 11747	Port Washington News (718) 260-2500 contact@schnepsmedia.com	News 12 1111 Stewart Avenue Bethpage, NY 11714 (516) 393-1934 lidesk@news12.com
DOCUMENT REPOSITORY		
Keith Klang, Director Port Washington Public Library One Library Drive Port Washington, NY 11050		

PUBLIC SCHOOLS / DAYCARE CENTERS

Kati Behr, Principal Paul D Schreiber High School 1010 Campus Dr Port Washington, NY 11050	Amrit Sethi, Director The Happy Montessori School of Port Washington 40 Pleasant Ave Port Washington, NY 11050	Beth Javeline, Principal Carrie Palmer Weber Middle School 52 Campus Dr Port Washington, NY 11050
Amanda Greenawalt, Executive Director The Preschool at TBI 1 Temple Dr Port Washington, NY 11050	Brenda Lind, Director Teach and Tumble Daycare 12 Covert St Port Washington, NY 11050	Meg Sheehan, Principal Sousa Elementary School 101 Sands Point Rd Port Washington, NY 11050
Linda D'Agostinio, Director My Spectrum School, Early Childhood Education 11 Sintsik Dr E Port Washington, NY 11050	Christine Paige, Executive Director Port Washington Children's Center 232 Main St Port Washington, NY 11050	Gaurav Passi, Ed.D. Superintendent of Schools Port Washington Union Free School District 100 Campus Drive Port Washington, NY 11050

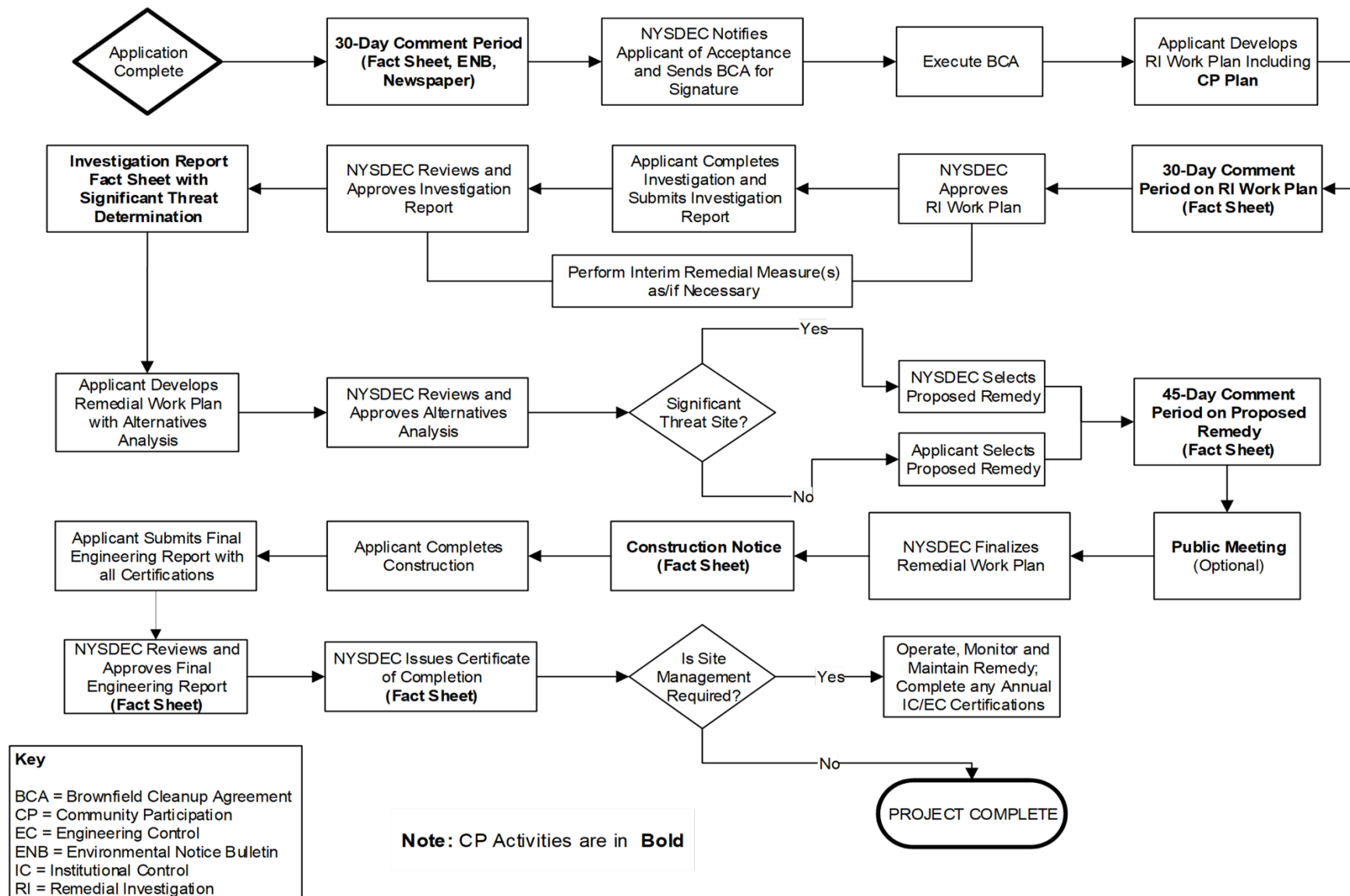
ADJACENT OWNERS / OPERATORS

<u>Adjacent Property Owner of 433 Main Street</u> 433 Main Street Realty LLC 111-15 Queens Blvd, PO Box 10 Forest Hills, NY 11375	<u>Adjacent Property Owner of 395 Main Street</u> Louie's Real Estate Main Street LLC 15 Verbenia Ave, Suite 200 Floral Park, NY 11001	<u>Adjacent Property Operator of 395 Main Street</u> Louie's Oyster Bar & Grille 395 Main St Port Washington, NY 11050
<u>Adjacent Property Owner/Operator of 416 Main Street</u> Nicholas Center for Autism Ltd 416 Main Street Port Washington, NY 11050	<u>Adjacent Property Operator of 433 Main Street</u> Fathoms Hotel & Marina 433 Main Street Port Washington, NY 11050	<u>Adjacent Property Owner/Operator of 3 Third Ave</u> Takashi Iwata and Ukei Iwata 3 Third Ave Port Washington, NY 11050
<u>Adjacent Property Owner/Operator of 404 Main Street</u> Harding Real Estate LTD 404 Main Street Port Washington, NY 11050	<u>Adjacent Property Owner of 410 Main Street</u> Dan Forrest Properties, Inc 410 Main Street Port Washington, NY 11050	<u>Adjacent Property Operator of 410 Main Street</u> H on the Harbor 410 Main Street Port Washington, NY 11050
<u>Adjacent Property Owner/Operator of 400 Main Street</u> Louie's Real Estate Main Street LLC 15 Verbenia Ave, Suite 200 Floral Park, NY 11001	<u>Adjacent Property Owner of 402 Main Street</u> Harding Property Trust 404 Main Street Port Washington, NY 11050	<u>Adjacent Property Operator of 402 Main Street</u> Monika Coiffure & Spa Studio Inc 402 Main Street Port Washington, NY 11050
<u>Adjacent Property Owner/Operator of 396 Main Street</u> Louie's Real Estate Main Street LLC 15 Verbenia Ave, Suite 200 Floral Park, NY 11001		

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

Site Name: Main Street Coal & Boat Yard Laundry Site

Site Number: C130257

Site Address and County: 415 Main Street, Port Washington, NY 11050; Nassau County

Remedial Party(ies): Manhasset Bay Real Estate 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.

The major issues of public concern (i.e. dust, noise and possible odors) are standard 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 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 that may be 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 community 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 Community 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.](#)

☐ **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: 8/7/26

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

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