



**Citizen Participation Plan
for
Club East**

**BCP#C231048
421-433 East 13th Street and 420 East 14th Street
New York, New York**

December 2005

**Prepared for:
13th and 14th Street Realty, LLC
New York, New York**

**Prepared by:
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Plainview, New York 11803
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1.0 INTRODUCTION AND OVERVIEW OF THE CITIZEN PARTICIPATION PLAN

The New York State Department of Environmental Conservation (NYSDEC), in cooperation with the New York State Department of Health (NYSDOH) and the Volunteer (13th and 14th Street Realty, LLC.), is committed to informing and involving the public concerning the Investigation and Remediation of the Club East Site under the New York State Brownfield Cleanup Program.

On October 7, 2003, Governor George Pataki signed into law comprehensive legislation creating a new Brownfield Cleanup Program (BCP), modeled after the NYSDEC administrative Voluntary Cleanup Program. On November 18, 2005, the volunteer entered into a Brownfield Cleanup Program Agreement with the NYSDEC.

The Citizen Participation (CP) Plan identifies informational needs that relate to the Club East Site. In addition, it identifies information that NYSDEC needs from the community. The CP Plan also describes CP activities conducted to date and expected in the future during the investigation and remediation. The CP activities are designed to achieve the following objectives:

- Help the interested and affected public to understand the contamination problems at the Club East Site, and the nature and progress of NYSDEC's program to investigate and clean up the Site;
- Ensure open communication between the public and project staff throughout the remedial process;
- Create opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about the Site's investigation and cleanup.

2.0 SITE BACKGROUND

The Site is located at 421-433 East 13th Street and 420 East 14th Street, along the north side of E. 13th Street and the south side of E. 14th Street between First Avenue and Avenue A. The Property consists of approximately 16,827 square feet of land occupied by adjoining one-story, two-story and three-story buildings. East Side Lumber, Personal Touch Valet, LaChapelle Photo Studio, White Express Cleaning and a vacant occupied the buildings until September 30, 2005. A Site Location Map (USGS Topographic Quadrangle is attached as Figure 1.

The site buildings comprise most of the Property and were built between 1903 and 1920. Previous occupants include a church, wagon builder, and a dry cleaning facility. The 1944 through 1996 Sanborn Maps show that the 431-433 13th Street part of the Site (easternmost) was occupied by the New York City Department of Sanitation for wood and oil storage. The building located at 427 E13th Street (middle of the Property) was utilized as a dry cleaning facility. The dry cleaning equipment was located on the first floor and the full basement was utilized for storage purposes. The cleaner had a self-contained laundry machine, which used perchloroethylene (PCE) and historically stored drums of waste PCE in the "Rear Yard". A Site Plan is included as Figure 2. The Property is connected to municipal water and sewer services and reportedly has been since development. There are no known active potable water supply wells within 1 mile of the Property.

Testing to date includes a Phase I Environmental Site Assessment and a two Phase II Environmental Investigations that have identified the presence of PCE and its chemical breakdown byproducts at concentration levels above applicable regulatory guidelines within the soil and groundwater.

3.0 PROJECT DESCRIPTION

13th and 14th Street Realty, LLC has entered into a Brownfield Cleanup Agreement with the NYSDEC as a Volunteer. Under the Brownfield Cleanup Program, 13th and 14th Street Realty, LLC plans to transform the hundred-year-old buildings into a new residential building with retail shops while conducting an accelerated remediation of the subsurface contamination. The residential building will total 100,000 square foot and will include 2,500 square feet of new retail space fronting E 14th Street. It is anticipated that 300-350 jobs will be created during the construction phase and 50 new jobs will be created upon project completion.

4.0 CITIZEN PARTICIPATION ACTIVITIES

This section of the CP Plan describes the CP activities to be conducted during the investigation and remediation activities at the Club East Site.

CP activities for this site include:

- Establishment of Document Repositories.
- Creation of a mailing list for the Potentially Affected/Interested Public. Individuals and groups included in the Contact List (see Section 7.0 of this Plan) are to receive all mailings. The list will be updated as needed.
- Identification of the NYSDEC and NYSDOH Project Managers for the project and the ways for the public to contact them. Interested persons are encouraged to contact staff at any time with additional issues or information needs.
- Publication of a Notice of Application to the BCP Program in The Villager (run 7/20/05) and Town and Village Real Estate Weekly (run 7/30/05).
- Mailing an "Interim Remedial Measure (IRM) Available for Public Comment" Fact Sheet to the Public Contact List.
- Administering a 30-day public comment period on the Remedial Investigation Work Plan. Following the public comment period, the NYSDEC may make revisions to the Work Plan if any new information is received regarding the proposed investigation/remediation.
- Mailing a Fact Sheet before approval of the Remedial Investigation (RI) Report.
- Mailing a Fact Sheet advising public of the Draft Remedial Action Work Plan, and a 45 public comment period concerning same.
- Mailing a "Start of Construction" Fact Sheet.
- Mailing of Fact Sheet advising that Remedial Action is complete, and that the Remedial Action Report is under review.
- Notice and mailing of Fact Sheet within 10 days of signing "Certificate of Completion" (when institutional/engineering controls are used).

5.0 PROJECT CONTACTS

For additional information about the program to investigate/remediate the Club East site, the public is encouraged to contact any of the following project staff:

New York State Department of Environmental Conservation (NYSDEC):

Michael D. MacCabe, P.E.
Senior Environmental Engineer
Division of Environmental Remediation
NYS Department of Environmental Conservation
625 Broadway, 12th Floor
Albany, NY 12233-7016
518-402-9775
mdmaccab@gw.dec.state.ny.us

New York State Department of Health (NYSDOH):

Dawn Hetrick
Project Manager
NYSDOH
547 River Street
Troy, NY 12180
518-402-7850
deh02@health.state.ny.us

6.0 DOCUMENT REPOSITORIES AND LIST OF AVAILABLE DOCUMENTS

A document repository has been established to provide the public with convenient access to important project documents and other information. This information will include reports, data and other information gathered and developed during the course of the Investigation and Remediation.

Susan Stetzer
District Manager
Manhattan Community Board 3
59 East 4th Street
New York, NY 10003

Available Documents

Brownfield Cleanup Program Application	June 30, 2005
The Villager	July 20, 2005
Town and Village Real Estate Weekly	July 30, 2005
Brownfield Cleanup Agreement	November 15, 2005
Remedial Investigation Work Plan	June 30, 2005
Interim Remedial Work Plan	June 30, 2005
Citizen Participation Plan	December 12, 2005

7.0 POTENTIALLY AFFECTED/INTERESTED PUBLIC (CONTACT LIST)

The following mailing list has been developed to help keep the community informed about and involved in the investigation and remediation process for the Club East Site. The list includes adjacent property owners; local, regional and state officials; local media; civic, business and environmental organizations and others. The contact list will be reviewed periodically and updated as appropriate.

County Government Contacts

Hon. Michael R. Bloomberg
Mayor
City of New York
City Hall
New York, NY 10007

Daniel L. Doctoroff
Deputy Mayor for Economic Development
and Rebuilding
City of New York
City Hall
New York, NY 10007

Hon. C. Virginia Fields
Manhattan Borough President
Municipal Building
19th Floor South
New York, NY 10007

William C. Thompson
City Comptroller
City of New York
One Centre Street, Room 530
Municipal Building
New York, NY 10007

Martin Connor
State Senate, District 25
250 Broadway, Suite 2011
New York, NY 10007

Amanda Burden
Chair, Department of City Planning
City of New York
22 Reade Street
New York, NY 10007

Hon. Margarita Lopez
Council Member, District 2
New York City Council
237 First Avenue, Suite 405
New York, NY 10003

Betsy Gotbaum
Public Advocate
City of New York
Municipal Building
15th Floor North
New York, NY 10007

Hon. Steven Sanders
State Assembly, District 74
201 East 16th Street
4th Floor
New York, NY 10003

Carolyn Maloney
U.S. Representative, District 14
1651 3rd Avenue, Suite 311
New York, NY 10128-3679

Local Media

The Villager
487 Greenwich Street, Suite 6A
New York, NY 10013

Town & Village Newspaper
Real Estate Weekly
20 West 22nd Street, 9th Floor
New York, NY 10010

Community Representatives

Susan Stetzer
District Manager
Manhattan Community Board 3
59 East 4th Street
New York, NY 10003

Al Doyle, President
Stuyvesant Town/Peter Cooper Village
Tenants Association
P.O. Box 1202
Peter Stuyvesant Station
New York, NY 10009

Karen H. Shaw
Executive Director
Union Square Partnership
4 Irving Place, Room 1148-S
New York, NY 10003

Adjacent Property Owners/Occupants

Church of the Immaculate Conception
414 East 14th Street
New York, NY 10009

Water Resources

NYCDEP
Bureau of Water Supply
59-17 Junction Boulevard
Flushing, New York 11373

Toni Carlina
District Manager
Manhattan Community Board 6
866 UN Plaza, Suite 308
New York, NY 10017

Gail Fox, Co-Chair
Union Square Community Coalition
P.O. Box 71
Cooper Station
New York, NY 10276

United States Post Office
Peter Stuyvesant Station
432 East 14th Street
New York, NY 10009

Nearest School

East Side Community High School
420 East 12th Street
New York, NY 10009

Church of Immaculate Conception
414 East 14th Street
New York, NY 10009

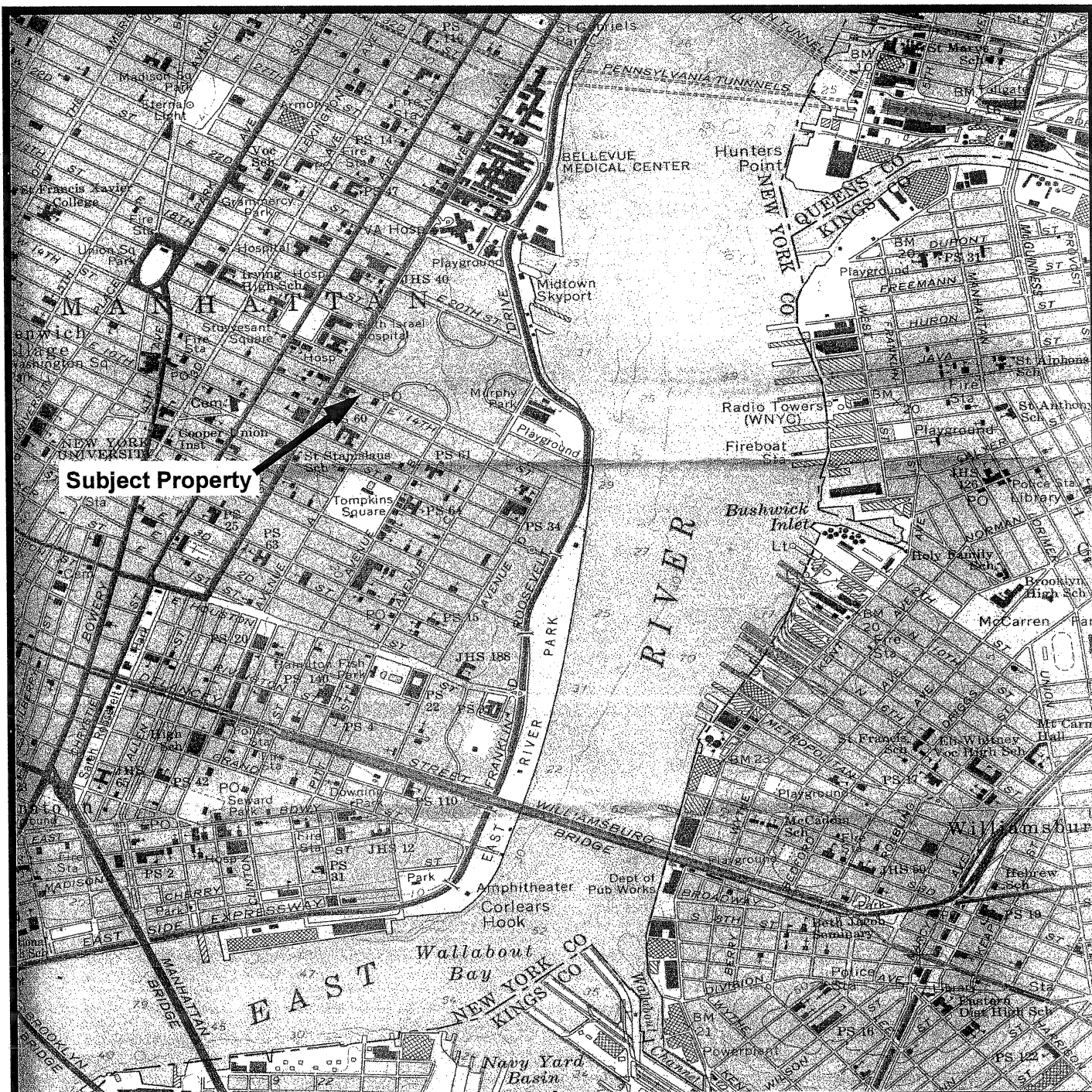
P.S. 019 Asher Levy School
Mr. Ivan Kushner, Principal
185 1st Avenue
New York, NY 10003

Nearest Daycare Facility

Dorothy Klein
14th Street YMCA
344 East 14th Street
New York, NY 10003

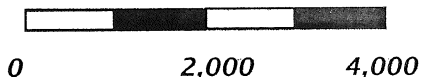
Other Interested Parties

Jonathon Merrill
Time Equities, Inc.
55 Fifth Avenue 15th Floor
New York, NY 10003



Subject Property

APPROX. SCALE (ft.)



N

Adapted from USGS 1969-1979 (photorevised)
Brooklyn Quadrangle Map.

CA RICH CONSULTANTS, INC.

Certified Ground Water and Environmental Specialists
17 Dupont Street, Plainview, NY 11803

TITLE:

PROPERTY LOCATION MAP

FIGURE:

1

DRAWING:

CLUB EAST
421-433 East 13th Street
and 420 East 14th Street
New York, NY 10009

DATE:

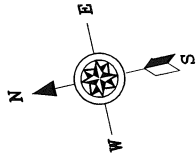
6/16/05

SCALE:

AS SHOWN

DRAWN BY:
S.T.M.

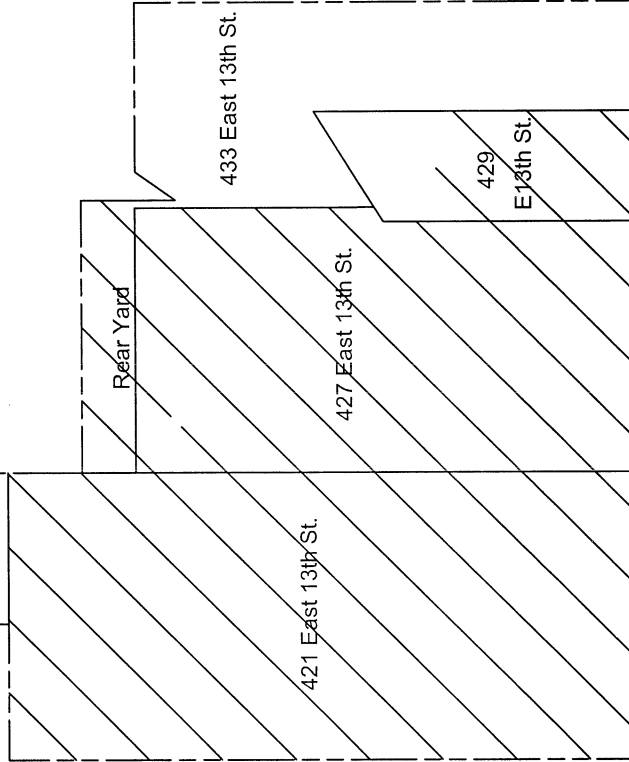
APPR. BY:
C.A.R.



East 14th Street

Approximate Property Boundary

420 E 14th St.



East 13th Street

Legend



Basement or Subgrade Level

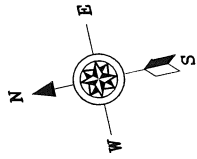


Graphic Scale In Feet

CA RICH CONSULTANTS, INC.

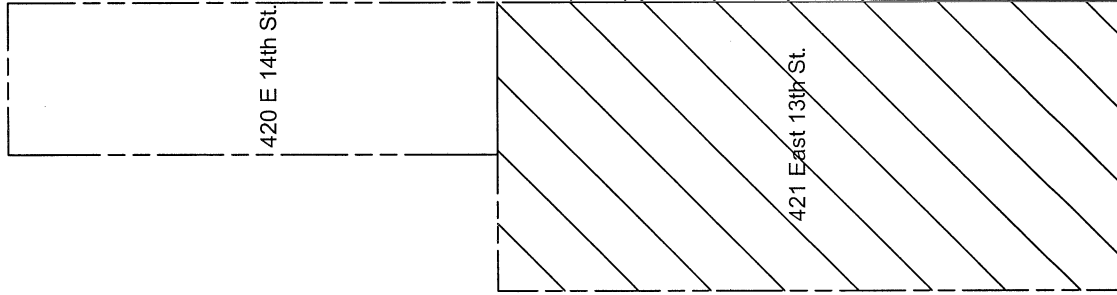
Certified Groundwater and Environmental Specialists
17 Dupont Street, Plainview, New York 11803

TITLE: SITE PLAN		DATE: 6/23/05
FIGURE: 1		SCALE: As Shown
DRAWING NO: 2005-23A.1	421-433 East 13th St. and 420 East 14th St. New York, New York 10009	DRAWN BY: S.T.M. APPR. BY: C.A.R.



East 14th Street

Approximate Property Boundary



East 13th Street

Legend



Basement or Subgrade Level



Graphic Scale In Feet

CA RICH CONSULTANTS, INC.

Certified Groundwater and Environmental Specialists
17 Dupont Street, Plainview, New York 11803

TITLE: SITE PLAN		DATE: 6/23/05
FIGURE: 2		SCALE: As Shown
DRAWING NO: 2005-23A.1		DRAWN BY: S.T.M.
		APPR. BY: C.A.R.