



Department of
Environmental
Conservation

Brownfield Cleanup Program

Community Participation Plan

for

Belle Harbor Shopping Center

May 2026

112-15 Beach Channel Drive
Rockaway Park, NY 11694
C241048

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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: **Ahold U.S.A., Inc./The Stop & Shop Supermarket Company LLC**
(“Applicant”)

Site Name: **Belle Harbor Shopping Center (“Site”)**

Site Address: **112-15 Beach Channel Drive**

Site County: **Queens**

Site Number: **C241048**

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.

A repository for information pertaining to the Remedial Investigation is set up in the local public library and community board:

Document Repositories:
Queen's Library At Seaside
116-15 Rockaway Beach Blvd,
Belle Harbor, NY 11694
(718) 634-1876
Sunday: Closed
Monday: Closed
Tuesday: 1:00 pm - 6:00 pm
Wednesday: 10:00 am - 6:00 pm
Thursday: 12:00 pm - 8:00 pm
Friday: 10:00 am - 6:00 pm
Saturday: Closed

Queens Community Board 14
1931 Mott Ave #311
Far Rockaway, NY 11691
T: (718) 471-7300
E: qn14@cb.nyc.gov
Chairperson: Dolores Orr
Chairperson: David Shelborne – Environmental Committee
Felicia Johnson - District Manager

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:	
<ul style="list-style-type: none"> • Prepare site contact list • Establish document repository(ies) 	At time of preparation of application to participate in the BCP.
<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 	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):	
<ul style="list-style-type: none"> • 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:	
<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 	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:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
<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 	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:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
<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) 	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.

Over the past years there have been several environmental sampling vents that have occurred at the property. These sampling events have been necessary due to the release of oil and hazardous materials to the soil and groundwater beneath the property and beneath the buildings on the property from long past activities. These activities include the operations of a former dry-cleaner. The environmental sampling will continue at different times during the year.

Important issues of concern to the affected community may involve the interruption of traffic pattern within the parking lot for the shopping center and observation of environmental sampling equipment and personnel. The next environmental sampling due to take place in 2018 involves: 1) the drilling of holes in the ground to collect soil samples; 2) sampling of soil vapor below the slab of the concrete building floor; 3) sampling of indoor air within the commercial building space; 4) sampling of groundwater from existing monitoring wells; and 5) surveying of the sampling points.

Sampling events will involve the use of truck mounted drilling equipment to drill up to 2-inch diameter borings in the ground outdoors in the parking area, and side access road to collect soil samples. The areas where drilling will take place will be identified by large orange safety traffic cones and yellow caution tape. A drilling crew will be present during this work. There will be activity and noise at the drilling locations. Once one location has been completed, the truck and crew will move to the next location. Each of the drilled holes will be backfilled once sampling is completed. If a monitoring well is to be located in one of the borings, the well will be constructed of polyvinyl chloride piping that will intercept the groundwater beneath the site. The well will be completed at the surface with a locking metal cap and protective roadbox and small concrete apron. Drilling locations are planned, utilities are marked out and in most cases the drilling activity is expected to take five days or less to complete, but could be extended based on increased investigation, work conditions and weather. Equipment will be moved to a less intrusive location each evening at the close of workday hours. Startup time is expected to begin at approximately 7:00 AM and be completed for the work day at approximately 4:00 PM; Monday through Friday.

An additional action involves sampling of groundwater, which will occur following the drilling activity. If a new monitoring well is installed, the new well will not be sampled until at least seven (7) days following installation and development in order to allow the groundwater, disturbed by the drilling activity, to return to a stable state in order to collect a good quality sample with low turbidity. Again, safety traffic cones will be placed by the groundwater

sampling wells while the sampling crew collects groundwater samples. Once the two-person crew is finished sampling one location they will move to the next location. This work will be conducted at the property generally over a 2 to 3 day period, but this time period could be extended based on the number of wells to be sampled and other factors such as access and weather. No drilling equipment will be on site during the groundwater sampling event. Start-up time is expected to begin at approximately 7:00 AM and be completed for the work day at approximately 5:00 PM; Monday through Friday.

Another planned action involves coring into the concrete floor slab of the store units at the shopping center. The purpose of this activity is to collect a sample of the air or soil vapor beneath the building floor slab. Hand-held equipment will be used to core through the floor. In most cases the locations for the coring will be out of the way in back rooms and utility closets. When this is not possible, areas will be selected based on being out of the way and out of sight of the general public and workers in the business occupying the space. There will be some level of noise associated with the hand-held drill to core through the floor. Caution tape will surround the small area where the concrete coring will be conducted. Work may be conducted before or after business hours, or on nights or weekends as needed, and as allowed to accommodate the active businesses in the store units. Work within vacant store units, or work in store units out of the way of customers and workers will not be restricted on time of work. Environmental workers may still be present in the store space when the business opens or closes.

Once the hole has been cored through the concrete floor, a sub-slab vapor probe, comprised of stainless steel with six inches of slotted steel, will be set approximately six inches to one foot below the bottom of the concrete slab. A small diameter road-box with locking cap will then set and grouted flush to the concrete floor. Once the probe has been completed, a sampling device called a Summa Canister will be assembled and a sample of the soil vapor beneath the slab will be collected over a 1-hour period of time. A Summa Canister is a stainless steel electropolished (or "summa" polished) "passivated" vessel not affected by outside environmental factors used to collect an air sample.



Image of Summa Canister.

Another Summa canister will be staged approximately 3 to 4 feet off of the floor to collect a sample of the indoor air. This sample will be collected over an eight-hour period. A Summa Canister will also be staged outside to collect an outdoor air sample. There are few restrictions to workers, home owners, or the general public when these sampling devices are used. They should not be moved or disturbed in any way otherwise the sample quality may be compromised. The use of volatile organic compounds in the area of the indoor sampling activities should be avoided as that could also compromise the collection of a quality representative sample. There are no hazards associated with the sampling device. A sampling crew will be on sight to monitor the sampling time and equipment.

For safety reasons, no one is allowed within the yellow caution tape and safety cones. The drilling operation and sampling events will temporarily take up several parking spaces. Once the drilling and sampling activity is completed, there will be no further restrictions on the property.

The Site is located in an 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. However, there is no need to translate future fact sheets into another language.

In addition, there may be noise, odor and truck traffic impacts.

4. Site Information

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

As identified above, there is reason to believe that oil and hazardous materials are present in soil and groundwater beneath the pavement and beneath the buildings at the property. These oil and hazardous materials do not present an immediate threat of harm or safety to workers, portions of the shopping center, or the general public. Because previous environmental sampling events have identified chemicals in the soil and groundwater at levels above the state standards, additional assessment actions are needed. The previous assessments summarized the nature and apparent extent of these chemicals in soil and groundwater and provided information on samples collected from below the slab of the concrete floor of the building units and indoor air from within the building units. Details of these previous environmental assessment actions are available in reports on file with the Queen's Library At Seaside, with the NYSDEC Division of Environmental Remediation Region 2 in Long Island City, with the NYDOH; and with the owners of property (see Appendix A).

Site Description

This site is located at the Belle Harbor Shopping Center at 112-15 Beach Channel Drive Far Rockaway, Queens County, NY113694. The site is at location: Latitude 40.34556 North, Longitude 73.50067 West. The property is identified further as Block 16166, Lots 434. The entire property is located in an urban setting, comprises an approximate area of 5 acres, and consists of the shopping center building of approximately 57,000 square feet (1.3 acres) with tenant retail commercial operations. The remaining 3.7 acres of the entire property are paved. As shown in Appendix C, the site boundary, as described in the BCA, is comprised of the 1.3 acre building and 3.02 acres of pavement. The southeastern portion of the property (0.68 acres) is not part of the BCA boundary. The southern portion of the shopping center building houses a supermarket. The north portion of the shopping center contain four other commercial businesses on the ground floor.

The property is bordered by Beach Channel Drive to the north, a Mobil gasoline station to the northeast, Wainwright Court/Rockaway Freeway to the east, a New York City Subway yard and tracks to the south, a New York City Department of Transportation parking lot to the west, and a Post Office and retail stores to the northwest. An electrical substation and former Manufactured Gas Plant (MGP) property is located immediately to the east of the subject property across Wainwright Court. Commercial properties

are located across Beach Channel Drive to the north and include auto repair shops and another gasoline station.

It is reported that the current building footprint is different now than it was in the past. An aerial photo from 1966 depicts the original building running east to west parallel to Beach Channel Drive. A photo from 1980 shows an addition to the northern portion of the building. A photo from 2006 shows the current building footprint. The primary change in the footprint appears to be the loss of the most western portion of the original shopping center and an addition of the building to the south.

The subject property is relatively flat, with a very gentle slope toward the south. The property is reported to be approximately 10 feet above mean sea level and within the Atlantic Coast Plain with a reported two to four feet of fill beneath pavement and buildings. The Figures in Appendix C depict the Site and BCA boundary.

History of Site Use, Investigation, and Cleanup

The history of development at the property includes minor industrial activity in the 1950's. Development of the original footprint of a shopping center occurred sometime between 1957 and 1964. Changes to the building footprint occurred several times to become the current shopping center configuration and setting. Industrial activities surrounding this property go back many years with the use of railroad property to the south and a manufacture coal gas plant operational from the 1920's to the 1950's. These operations including nearby gasoline stations and a dry cleaner operation have contributed to the presence of oil and hazardous chemicals to the soil and groundwater at the property.

Efforts are underway, and will continue, to understand the nature of the environmental issues at the property and design a solution and method of cleaning up the soil and groundwater issues. It is understood from past environmental sampling actions that the presence of oil and hazardous chemicals do not represent an immediate hazard to human health or a risk to public safety. Public water supplies, outdoor air quality, coastal areas, the use of the shopping center are not threatened or are workers or patrons at risk due to the chemicals present in soil and groundwater. However, it is not appropriate to allow these chemicals to remain at the site. Efforts are underway to study the problem and design a solution to the environmental conditions.

The contaminant chemicals identified in soil and groundwater include dry cleaning chemicals, gasoline and oil constituents, and residuals from the use and burning of coal. These chemicals are found in soils at a depth of 5 feet and deeper below the pavement and the buildings on-site. Groundwater, which is located 5 to 7 feet below the pavement and buildings on-site, is also impacted by these chemicals. Actions to sample soil and groundwater and to design a solution to the environmental conditions

on the property is being conducted with the oversight of the NYSDEC under the BCA entered into by the Applicant and NYSDEC.

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 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 **commercial** 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 completed a "**partial**" site investigation before it entered into the BCP. **For the partial investigation, NYSDEC will determine if the data are useable**

Additional supplemental investigations are planned, which have 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 supplemental 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 (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.

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):

Marlen Salazar
Project Manager
NYSDEC
Division of Environmental Remediation
47-40 21st Street
Long Island City, NY 11101
Phone: (718) 482-7129
Email: marlen.salazar@dec.ny.gov

New York State Department of Health (NYSDOH):

Michael Izdebski
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
Phone: (518) 408-1018
Email: michael.izdebski@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:

<https://extapps.dec.ny.gov/data/DecDocs/C241048/>.

Appendix B - Site Contact List

Local Elected and Government Officials:

Hon. Zohran Mamdani
NYC Mayor
City Hall
New York, NY 10007

Hon. Mark Levine
NYC Comptroller
1 Centre Street
New York, NY 10007

Hon. Jumaane D. Williams
Public Advocate
1 Centre Street 15th Floor North
New York, NY 10007

Sideya Sherman – Commissioner
Commissioner, NYC Dept. of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Lisa Garcia
Commissioner, NYC Dept. of Environmental Protection
59-17 Junction Boulevard
Flushing, NY 11373

Shaminder Chawla, Director
NYC Office of Environmental Remediation
100 Gold Street - 2nd Floor
New York, NY 10038

Hon. Donovan Richards Jr.
Queens Borough President
120-55 Queens Boulevard
Kew Gardens, NY 11424

Hon Charles Schumer
U.S. Senator
780 Third Avenue, Suite 2301
New York, NY 10017

Hon. Kirsten Gillibrand
U.S. Senator
780 Third Avenue, Suite 2601
New York, NY 10017

Hon. Gregory W. Meeks
U.S. House of Representatives
Rockaway Peninsula District Office
67-12 Rockaway Beach Boulevard
Arverne, NY 11692

Hon. Joann Ariola
NYC Councilmember
114-12 Beach Channel Drive, Suite 1
Rockaway Park, NY 11694

Hon. James Sanders, Jr.
NYS Senator
1931 Mott Avenue, Suite 305
Far Rockaway, NY 11691

Hon. Stacey Pheffer Amato
NYS Assemblymember
9516 Rockaway Beach Boulevard
Rockaway Beach, NY 11693

New York City Municipal Water Finance Authority
Philip Wasserman - Executive Director
255 Greenwich Street, 6th Floor
New York, NY 10007

New York City Water Board
NYC Department of Environmental Protection
Arlene M. Shaw, Chairperson
59-17 Junction Boulevard, 8th Floor
Flushing, NY 11373

Audrey I. Pheffer
Queens County Clerk
88-11 Sutphin Boulevard, #106
Jamaica, NY 11439

MTA New York City Transit
Demetrius Crichlow
Interim President
2 Broadway
New York, NY 10004

Local Media Outlets:

New York Daily News
PO Box 7180
New York, NY 10008

New York Post
1211 Avenue of the Americas
New York, NY 10036

Spectrum NY 1 News
75 Ninth Avenue
New York, NY 10011

The Rockaway Wave
P.O. Box 930097
Rockaway Beach, NY 11693

Forum News Group
155-19 Lahn Street
Howard Beach, NY 11414

Rockaway Times
114-04 Beach Channel Drive
Rockaway Park, NY 11694

School and Daycare Facilities

Waterside Children's Studio School
President/Executive Director/Principal
<https://watersidecss.org/>
(718) 634-1344
1-40 B 112 St
Rockaway Park, NY 11694

MS318 Waterside School For Leadership
President/Executive Director/Principal
<http://www.watersideschoolforleadership.com/>
(718) 634-1128
1-90 Beach 110 Street, Room 301
Rockaway Park, NY 11694

Success Academy Charter School - Rockaway Park Middle School
President/Executive Director/Principal
<https://www.successacademies.org/school/rockaway-park-middle-school/>
347-763-6242
190 Beach 110th St
Rockaway Park, NY 11694

The Scholars Academy
President/Executive Director/Principal
<https://scholarsnyc.com/>
(718) 474-6918
320 Beach 104th Street
Rockaway Park, NY 11694

Edwina's Little Angels Daycare Center
President/Executive Director/Principal
1-92 Beach 116th St
Rockaway Park, NY 11694

The Tot Spot
President/Executive Director/Principal
<https://www.jumpdancestudio.com/tot-spot>
917.525.3493
181 Beach 116th Street
Rockaway Park, NY 11694

Community, Civic, Religious and Other Environmental Organizations

Belle Harbor Property Owner's Association
P.O. Box 940178
Rockaway Park, NY 11694

Rockaway Civic Association
P.O. Box 745
Rockaway Park, NY 11694

Rockaway Beach Civic Association
P.O. Box 930134
Rockaway Beach, NY 11693

House of the Rock Church
112-08 Rockaway Beach Blvd
Rockaway Park, NY 11694

JASA Rockaway Park Older Adult Center
106-20 Shore Front Pkwy
Rockaway Park, NY 11694

Glorias Manor
1-40 Beach 119th St,
Rockaway Park, NY 11694

Genesis Adult Daycare
114-30 Rockaway Beach Blvd
Rockaway Park, NY 11694

Park Inn Home For Adults
115-02 Ocean Prom
Rockaway Park, NY 11694

Park Nursing Home
1-28 Beach 115th St
Rockaway Park, NY 11694

Beacon Rehabilitation Nursing Center
1-40 Beach 113th St
Rockaway Park, NY 11694

The Elliot Pearl House
1-40 Beach 119th St
Rockaway Park, NY 11694

Temple Beth-El of Rockaway Park
2-01 Beach 121st St
Rockaway Park, NY 11694

Adjacent Properties

Rockaway Park Yard
NYC Transit
238 Beach 116 Street
Far Rockaway, NY 11694

parking lot
NYC Transit
Beach 116 Street
Far Rockaway, NY 11694

parking lot
NYC DOT
248 Beach 116 Street
Far Rockaway, NY 11694

Quick Spin Laundromat, Big Apple, Choi's Rainbow Cleaners, and Lily's Nail & Spa
Channel Realty of Queens, LLC
114-01 Beach Channel Drive
Far Rockaway, NY 11694

United States Postal Service
Channel Realty of Queens, LLC
113-25 Beach Channel Drive
Far Rockaway, NY 11694

Mobil Gas Station
GTY-CPG(QNS/BX) Leasing, Inc.
112-01 Beach Channel Drive
Far Rockaway, NY 11694

Sunoco Gas Station and Waterview Car Care
Little Niagara LLC
112-10 Beach Channel Drive
Far Rockaway, NY 11694

Pete and Cubo's Rockaway Beach
112-20 BCD Realty LLC
112-20 Beach Channel Drive
Far Rockaway, NY 11694

parking lot
Harbor Enterprises, LLC
Beach Channel Drive
Far Rockaway, NY 11694

Harbor Optics Family Eye Care Center
Spec Saver Inc.
113-10 Beach Channel Drive
Far Rockaway, NY 11694

Dunkin and Baskin-Robbins
160 Rockaway Blvd. Donuts LLC
113-20 Beach Channel Drive
Far Rockaway, NY 11694

Shopping Center Tenants

Citibank
113-01 Beach Channel Drive
Rockaway Park, NY 11694

Ciros Pizza
113-03 Beach Channel Drive
Rockaway Park, NY 11694

Sofias Nail Salon
113-13 Beach Channel Drive
Rockaway Park, NY 11694

Liquor Warehouse
113-19 Beach Channel Drive
Rockaway Park, NY 11694

Stop & Shop
112-15 Beach Channel Drive
Rockaway Park, NY 11694

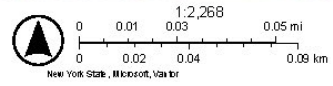
Appendix C - Site Location Maps

Map Tool

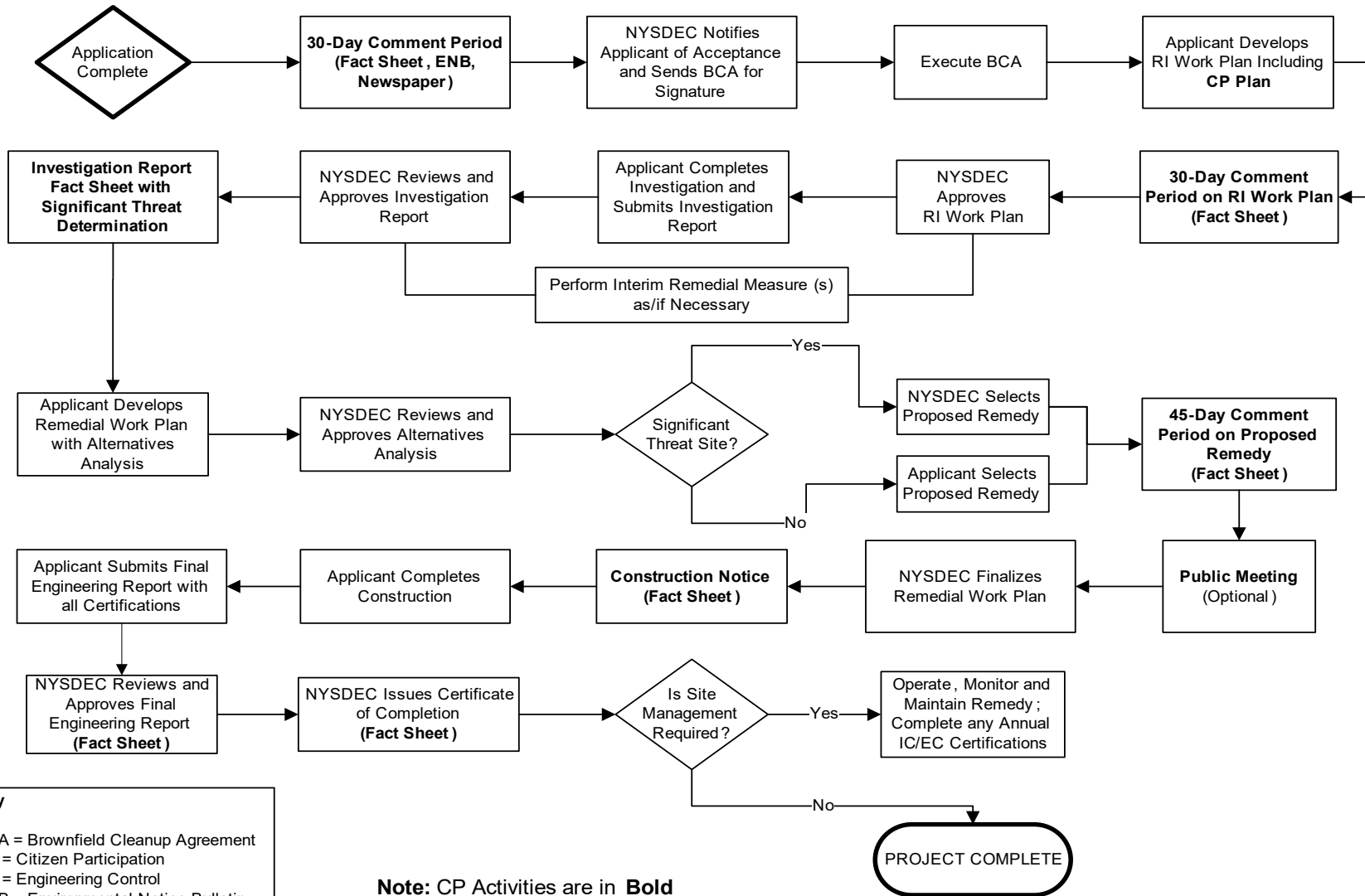


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- Override 1
- ▭ Site Boundary
- Tax_Lot_Polygon



Appendix D– Brownfield Cleanup Program Process



Key
 BCA = Brownfield Cleanup Agreement
 CP = Citizen Participation
 EC = Engineering Control
 ENB = Environmental Notice Bulletin
 IC = Institutional Control
 RI = Remedial Investigation

Note: CP Activities are in **Bold**