

**SUPPLEMENT TO THE BROWNFIELD CLEANUP PROGRAM
APPLICATION**

**Willets Point Development
126th Street/Willets Point Blvd.
Queens, NY 11368
Site No. C241146**

Submitted to:

New York State Department of Environmental Conservation
Division of Environmental Remediation
Site Control Section
625 Broadway, 11th Floor
Albany, NY 12233-7020

Prepared for:

Queens Development Group, LLC
QDG URA Corporation
QDG Hotel Partners, LLC
QDG 126th Street Partners, LLC
QDG Parking Partners, LLC
QDG Retail Partners, LLC
c/o The Related Companies
60 Columbus Circle
New York, NY 10023

Prepared by:



61 Broadway
Suite 1601
New York, NY 10006

March 4, 2013

Affiliated with Integral Consulting Inc.



**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM (BCP)**



ECL ARTICLE 27 / TITLE 14

08/2013

DEPARTMENT USE ONLY
BCP SITE #:

Section I. Requestor Information				
NAME <i>Ouens Development Group, LLC; QDG URA Corporation; QDG Hotel Partners LLC; QDG 126th Street Partners, LLC; QDG Parking Partners, LLC; QDG Retail Partners, LLC/CO Related Companies</i>				
ADDRESS <i>60 Columbus Circle</i>				
CITY/TOWN <i>New York, NY</i>		ZIP CODE <i>10023</i>		
PHONE <i>212 801-1000</i>	FAX <i>212-801-3728</i>	E-MAIL		
<p>Is the requestor authorized to conduct business in New York State (NYS)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>-If the requestor is a Corporation, L.L.C, L.L.P or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the <u>NYS Department of State's Corporation & Business Entity Database</u>. A print-out of entity information from the database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS.</p> <p>-Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of <u>DER-10: Technical Guidance for Site Investigation and Remediation</u> and New York State Education Law. Documents that are not properly certified will not be approved under the BCP.</p> <p align="right"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>				
NAME OF REQUESTOR'S REPRESENTATIVE <i>Glenn Goldstein & Richard Browne c/o Related Companies</i>				
ADDRESS <i>60 Columbus Circle</i>				
CITY/TOWN <i>New York, NY</i>		ZIP CODE <i>10023</i>		
PHONE <i>212-801-1000</i>	FAX <i>212-801-3728</i>	E-MAIL <i>GGGoldstein@Related.com</i>		
NAME OF REQUESTOR'S CONSULTANT <i>Integral Engineering, Inc./Kevin McCarty</i>				
ADDRESS <i>61 Broadway, Suite 1601</i>				
CITY/TOWN <i>New York, NY</i>		ZIP CODE <i>10006</i>		
PHONE <i>212-440-6714</i>	FAX <i>212-962-4302</i>	E-MAIL <i>kmccarty@integral-corp.com</i>		
NAME OF REQUESTOR'S ATTORNEY <i>Gibbons, P.C./David J. Freeman</i>				
ADDRESS <i>1 Pennsylvania Plaza</i>				
CITY/TOWN <i>New York, NY</i>		ZIP CODE <i>10019-3701</i>		
PHONE <i>212-613-2079</i>	FAX <i>212-554-9694</i>	E-MAIL <i>dfreeman@gibbonslaw.com</i>		
THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:				
<table border="0"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. </td> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. NOTE: By checking this box, the requestor certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and (iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste. </td> </tr> </table>			<input type="checkbox"/> PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.	<input checked="" type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. NOTE: By checking this box, the requestor certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and (iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.
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Requestor Relationship to Property (check one):				
<input type="checkbox"/> Previous Owner <input checked="" type="checkbox"/> Current Owner <input checked="" type="checkbox"/> Potential /Future Purchaser <input type="checkbox"/> Other <small>See Attachment 2 for Contact Email Information</small>				
If requestor is not the site owner, requestor will have access to the property throughout the BCP project. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <small>-Proof of site access must be submitted for non-owners</small>				

Section II. Property Information

Check here if this application is to request significant changes to property set forth in an existing BCA:

Existing BCP site number: C241146

PROPERTY NAME Willetts Point Development

ADDRESS/LOCATION 126th St./Willetts Point Blvd. CITY/TOWN Queens ZIP CODE 11368

MUNICIPALITY(IF MORE THAN ONE, LIST ALL):

New York City

COUNTY Queens SITE SIZE (ACRES) 23.5 acres

LATITUDE (degrees/minutes/seconds) 40 ° 45 ' 27.40 " LONGITUDE (degrees/minutes/seconds) 73 ° 50 ' 37.50 "

HORIZONTAL COLLECTION METHOD: SURVEY GPS MAP HORIZONTAL REFERENCE DATUM: WGS84

COMPLETE TAX MAP INFORMATION FOR ALL TAX PARCELS INCLUDED WITHIN THE PROPERTY BOUNDARIES. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage
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See Figure 1					
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All Lots and adjacent areas shown in red on Figure 1 are being added to the BCP site.					
---	--	--	--	--	--

All Lots and adjacent areas shown in blue hatching on Figure 1 are being removed from the BCP Site.					
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- Do the property boundaries correspond to tax map metes and bounds? Yes No
If no, please attach a metes and bounds description of the property.
- Is the required property map attached to the application? (application will not be processed without map) Yes No
- Is the property part of a designated En-zone pursuant to Tax Law § 21(b)(6)? Yes No
For more information please see Empire State Development's [website](#).
If yes, identify area (name) _____
Percentage of property in En-zone (check one): 0-49% 50-99% 100%
- Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? If yes, identify name of properties in related BCP applications: _____ Yes No

5. Property Description Narrative:

The properties are within the Willetts Point Redevelopment District (see Figure 1, 1A and 1B). The BCP Site as defined in the original BCP Application incorporated approximately 17.9 acres, this modification increases the acreage of the Site by 5.6 acres, making the new BCP Site approximately 23.5 acres. This modification also includes the removal of three tax lots and two portions of roadway previously included in the BCP Site. Figure 1 shows the lots and adjacent areas being added to the BCP Site and the lots and adjacent areas being removed from the BCP Site. Figure 1B shows the modified BCP Site boundary. The area is essentially bounded within the following streets: 126th Street, Northern Boulevard, 127th Street, Roosevelt Ave. and MTA parcel southeast of Willetts Point Boulevard.

6. List of Existing Easements (type here or attach information)

<u>Easement Holder</u>	<u>Description</u>
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Existing easements include utility, transportation and infrastructure corridors. Remapping of streets and complete reconstruction of many of these areas will be performed. A full designation of easement holders will be prepared as part of this project. These currently include but are not limited to Con Edison and NYCDEP.

7. List of Permits issued by the NYSDEC or USEPA Relating to the Proposed Site (type here or attach information)

<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>
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The requestor has no NYSDEC or USEPA permits for the proposed site.

If any changes to Section II are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: _____

Section III. Current Property Owner/Operator Information

OWNER'S NAME City of New York c/o New York City Economic Development Corporation

ADDRESS 110 William Street

CITY/TOWN New York, NY

ZIP CODE 10038

PHONE 212-619-5000

FAX 212-312-3919

E-MAIL tbell@nycedc.com

OPERATOR'S NAME See Attachment 2 and Figure 1 for a full list and location of each operator and current owner within the BCP Site

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

Section IV. Requestor Eligibility Information (Please refer to ECL § 27-1407)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

1. Are any enforcement actions pending against the requestor regarding this site? Yes No
2. Is the requestor subject to an existing order relating to contamination at the site? Yes No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Yes No
4. Has the requestor been determined to have violated any provision of ECL Article 27? Yes No
5. Has the requestor previously been denied entry to the BCP? Yes No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving contaminants? Yes No
7. Has the requestor been convicted of a criminal offense that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration? Yes No
8. Has the requestor knowingly falsified or concealed material facts or knowingly submitted or made use of a false statement in a matter before the Department? Yes No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? Yes No

Section V. Property Eligibility Information (Please refer to ECL § 27-1405)

1. Is the property, or was any portion of the property, listed on the National Priorities List? Yes No
If yes, please provide relevant information as an attachment.
2. Is the property, or was any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites? Yes No
If yes, please provide: Site # _____ Class # _____
3. Is the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? Yes No
If yes, please provide: Permit type: _____ EPA ID Number: _____
Date permit issued: _____ Permit expiration date: _____
4. Is the property subject to a cleanup order under navigation law Article 12 or ECL Article 17 Title 10? Yes No
If yes, please provide: Order # _____
5. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? Yes No
If yes, please provide explanation as an attachment.

Section VI. Project Description

What stage is the project starting at? Investigation Remediation

Please attach a description of the project which includes the following components:

- Purpose and scope of the project
- Estimated project schedule

Section VII. Property's Environmental History

To the extent that existing information/studies/reports are available to the requestor, please attach the following:

1. Environmental Reports

A Phase I environmental site assessment report prepared in accordance with ASTM E 1527 (American Society for Testing and Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), and all environmental reports related to contaminants on or emanating from the site.

If a final investigation report is included, indicate whether it meets the requirements of ECL Article 27-1415(2): Yes No

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum	x	x			x
Chlorinated Solvents					
Other VOCs	x				x
SVOCs	x				
Metals	x	x			
Pesticides					
PCBs	x				
Other*					

*Please describe: _____

3. SUSPECTED CONTAMINANTS: INDICATE SUSPECTED CONTAMINANTS AND THE MEDIA WHICH MAY HAVE BEEN AFFECTED. PROVIDE BASIS FOR ANSWER AS AN ATTACHMENT.

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum	x	x			x
Chlorinated Solvents	x	x			x
Other VOCs	x	x			x
SVOCs	x	x			
Metals	x	x			
Pesticides					
PCBs	x				
Other*					

*Please describe: _____

4. INDICATE KNOWN OR SUSPECTED SOURCES OF CONTAMINANTS (CHECK ALL THAT APPLY). PROVIDE BASIS FOR ANSWER AS AN ATTACHMENT.

- Above Ground Pipeline or Tank
 Lagoons or Ponds
 Underground Pipeline or Tank
 Surface Spill or Discharge
 Routine Industrial Operations
 Dumping or Burial of Wastes
 Septic tank/lateral field
 Adjacent Property
 Drums or Storage Containers
 Seepage Pit or Dry Well
 Foundry Sand
 Electroplating
 Coal Gas Manufacture
 Industrial Accident
 Unknown

Other: _____

5. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

- Coal Gas Manufacturing
 Manufacturing
 Agricultural Co-op
 Dry Cleaner
 Salvage Yard
 Bulk Plant
 Pipeline
 Service Station
 Landfill
 Tannery
 Electroplating
 Unknown

Other: Automotive Repair

6. PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, IF ANY, TO EACH PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".

Section VIII. Contact List Information

Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. In cities with a population of one million or more, the local community board if the proposed site is located within such community board's boundaries (*note: per the 2010 census, New York City is the only city in NY with a population over one million).
8. The location of a document repository for the project (e.g., local library). In addition, attach a copy of a letter sent to the repository acknowledging that it agrees to act as the document repository for the property.

Section IX. Land Use Factors (Please refer to ECL § 27-1415(3))

1. Current Use: Residential Commercial Industrial Vacant Recreational (check all that apply)
Provide summary of business operations as an attachment.

2. Intended Use Post Remediation: Unrestricted Residential Commercial Industrial (check all that apply)
Provide specifics as an attachment.

3. Do current historical and/or recent development patterns support the proposed use? (See #14 below re: discussion of area land uses) Yes No

4. Is the proposed use consistent with applicable zoning laws/maps? Yes No

5. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, designated Brownfield Opportunity Area plans, other adopted land use plans? Yes No

6. Are there any Environmental Justice Concerns? (See §27-1415(3)(p)). Yes No

7. Are there any federal or state land use designations relating to this site? Yes No

8. Do the population growth patterns and projections support the proposed use? Yes No

9. Is the property accessible to existing infrastructure? Yes No

10. Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites within ½ mile? Yes No

11. Are there important federal, state or local natural resources, including waterways, wildlife refuges, wetlands, or critical habitats of endangered or threatened species within ½ mile? Yes No

12. Are there floodplains within ½ mile? Yes No

13. Are there any institutional controls currently applicable to the property? Yes No

14. Describe the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas in an attachment.

15. Describe the potential vulnerability of groundwater to contamination that might migrate from the property, including proximity to wellhead protection and groundwater recharge areas in an attachment.

16. Describe the geography and geology of the site in an attachment.

Section X. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____ Print Name: _____

(By an requestor other than an individual)

I hereby affirm that I am _____ an authorized signatory (title) of ^{ODG 126th Street Partners, LLC} _____ (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 3/4/14 Signature: [Signature] Print Name: Richard Browne

SUBMITTAL INFORMATION:

Three (3) complete copies are required.

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF) on a CD, must be sent to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

- **One (1)** paper copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our [website](#) for the address of our regional offices.

FOR DEPARTMENT USE ONLY

BCP SITE T&A CODE: _____ LEAD OFFICE: _____

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Date: _____ Signature: _____ Print Name: _____

(By an requestor other than an individual)

I hereby affirm that I am an authorized signatory (title) of Queens Development Group, LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

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I hereby affirm that I am an authorized signatory (title) of QDG URA Corporation (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

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Date: _____ Signature: _____ Print Name: _____

(By an requestor other than an individual)

I hereby affirm that I am an authorized signatory (title) of QDG Retail Partners, LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

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Date: _____ Signature: _____ Print Name: _____

(By an requestor other than an individual)

I hereby affirm that I am an authorized signatory (title) of QDG Parking Partners, LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

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If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____ Print Name: _____

(By an requestor other than an individual)

I hereby affirm that I am _____ an authorized signatory (title) of QDG Hotel Partners, LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 3/4/14 Signature: _____ Print Name: Richard Brume

SUBMITTAL INFORMATION:

Three (3) complete copies are required.

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF) on a CD, must be sent to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

- **One (1)** paper copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our [website](#) for the address of our regional offices.

FOR DEPARTMENT USE ONLY

BCP SITE T&A CODE: _____ LEAD OFFICE: _____

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Date: _____ Signature: _____ Print Name: _____

(By an requestor other than an individual)

I hereby affirm that I am an authorized signatory (title) of Queens Development Group, LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 3/4/14 Signature: [Handwritten Signature] Print Name: Glenn A. Goldstein

SUBMITTAL INFORMATION:

Three (3) complete copies are required.

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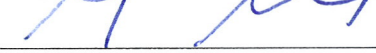
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Date: _____ Signature: _____ Print Name: _____

(By an requestor other than an individual)

I hereby affirm that I am an authorized signatory (title) of QDG 126th Street Partners, LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 3/4/14 Signature:  Print Name: Glenn A. Goldstein

SUBMITTAL INFORMATION:

Three (3) complete copies are required.

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Date: _____ Signature: _____ Print Name: _____

(By an requestor other than an individual)

I hereby affirm that I am _____ an authorized signatory (title) of QDG URA Corporation (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 3/24/14 Signature:  Print Name: Glenn A. Goldstein

SUBMITTAL INFORMATION:

Three (3) complete copies are required.

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Date: _____ Signature: _____ Print Name: _____

(By an requestor other than an individual)

I hereby affirm that I am _____ an authorized signatory (title) of QDG Retail Partners, LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 3/4/14 Signature: _____ Print Name: Glenn A. Goldstein

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Date: _____ Signature: _____ Print Name: _____

(By an requestor other than an individual)

I hereby affirm that I am an authorized signatory (title) of QDG Parking Partners, LLC (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 3/4/14 Signature: [Signature] Print Name: Glenn A. Goldstein

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Date: _____ Signature: _____ Print Name: _____

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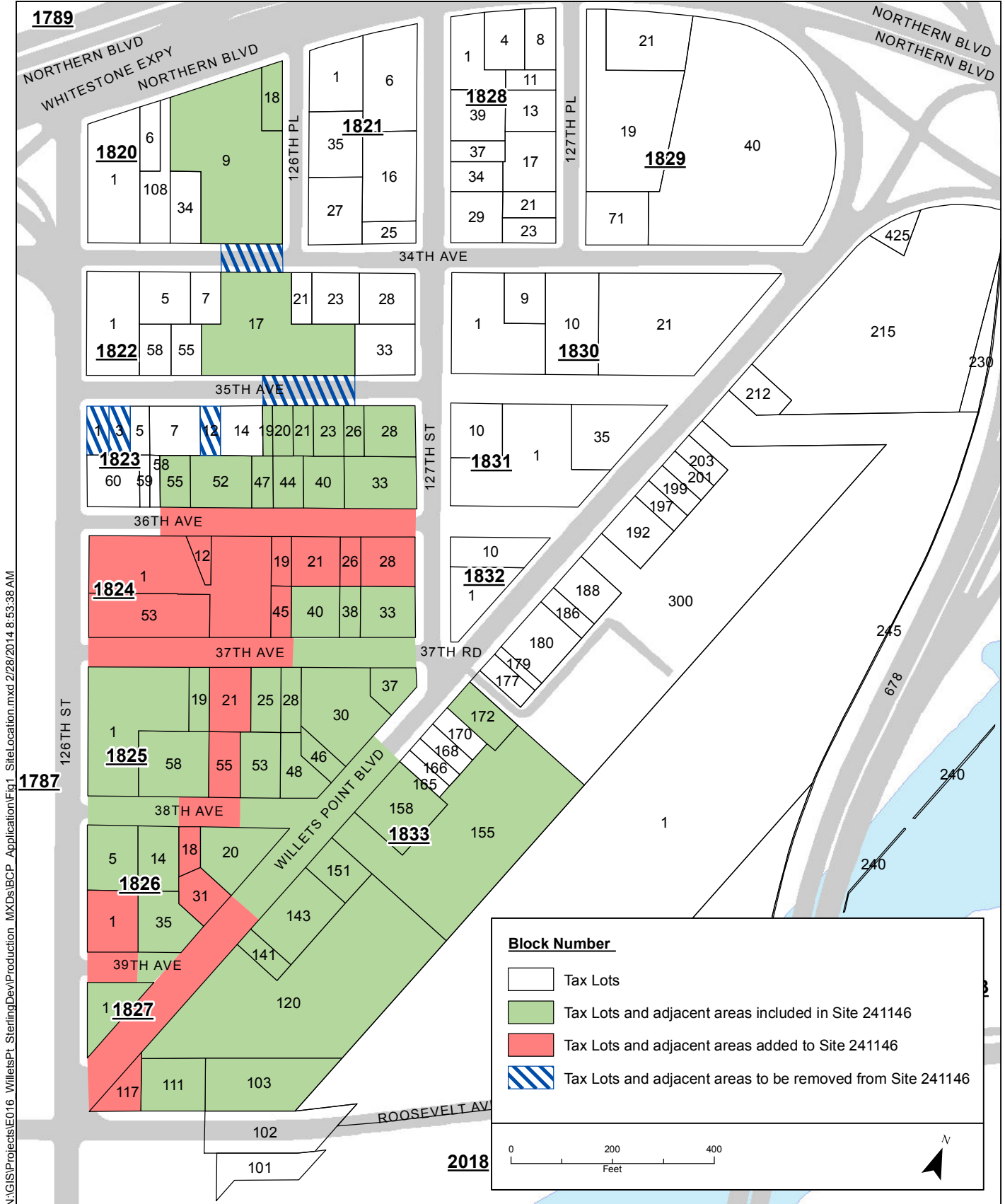
BCP SITE T&A CODE: _____ LEAD OFFICE: _____

FIGURES

Figure 1 – Site Location

Figure 1A – Site Overview

Figure 1B – Metes and Bounds



N:\GIS\Projects\E016 WilletsPt_SterlingDev\Production_MXD\BGP_Application\Fig1_SiteLocation.mxd 2/28/2014 8:53:38 AM

Figure 1.
Willets Point BCP Application Area

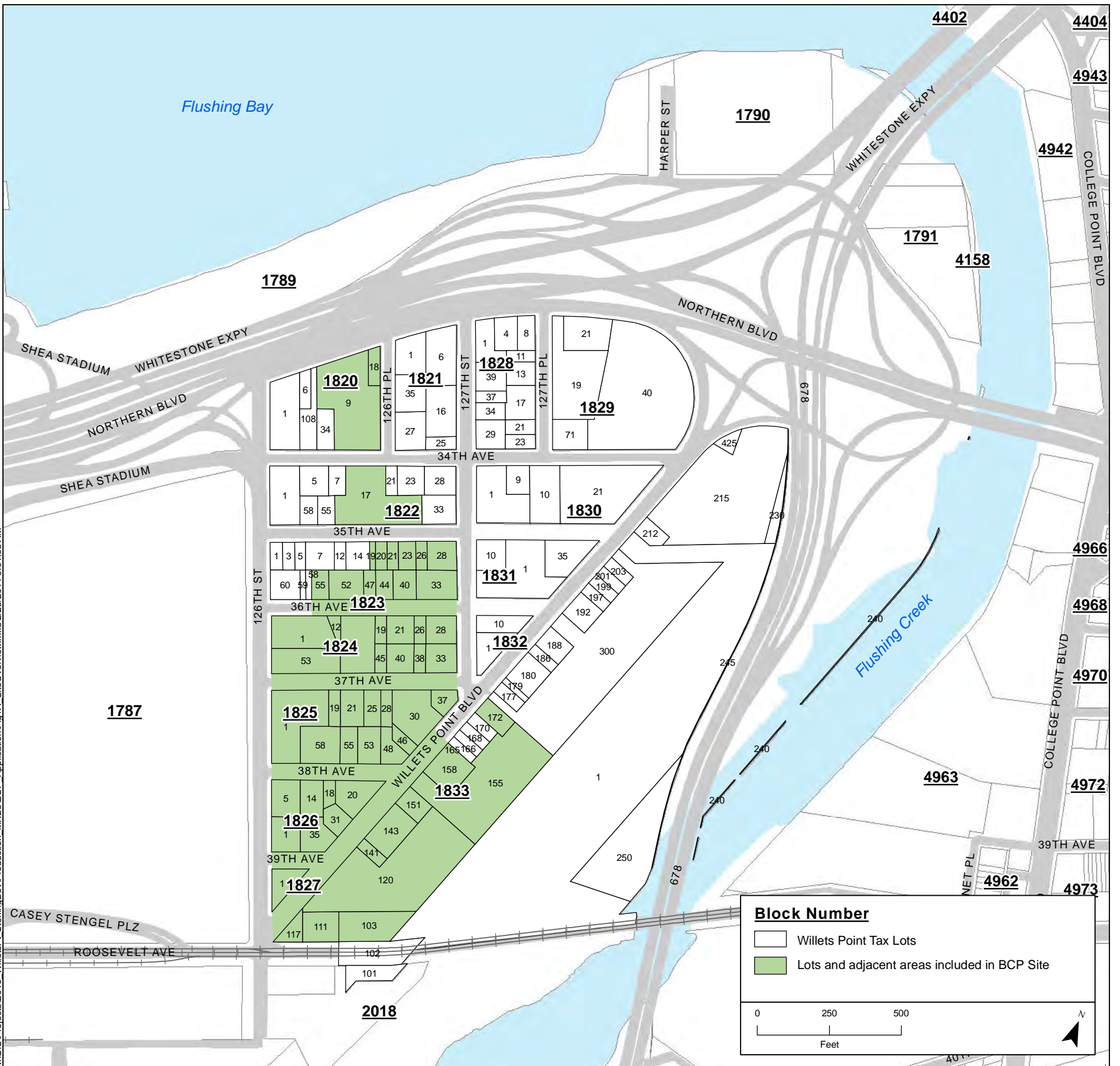
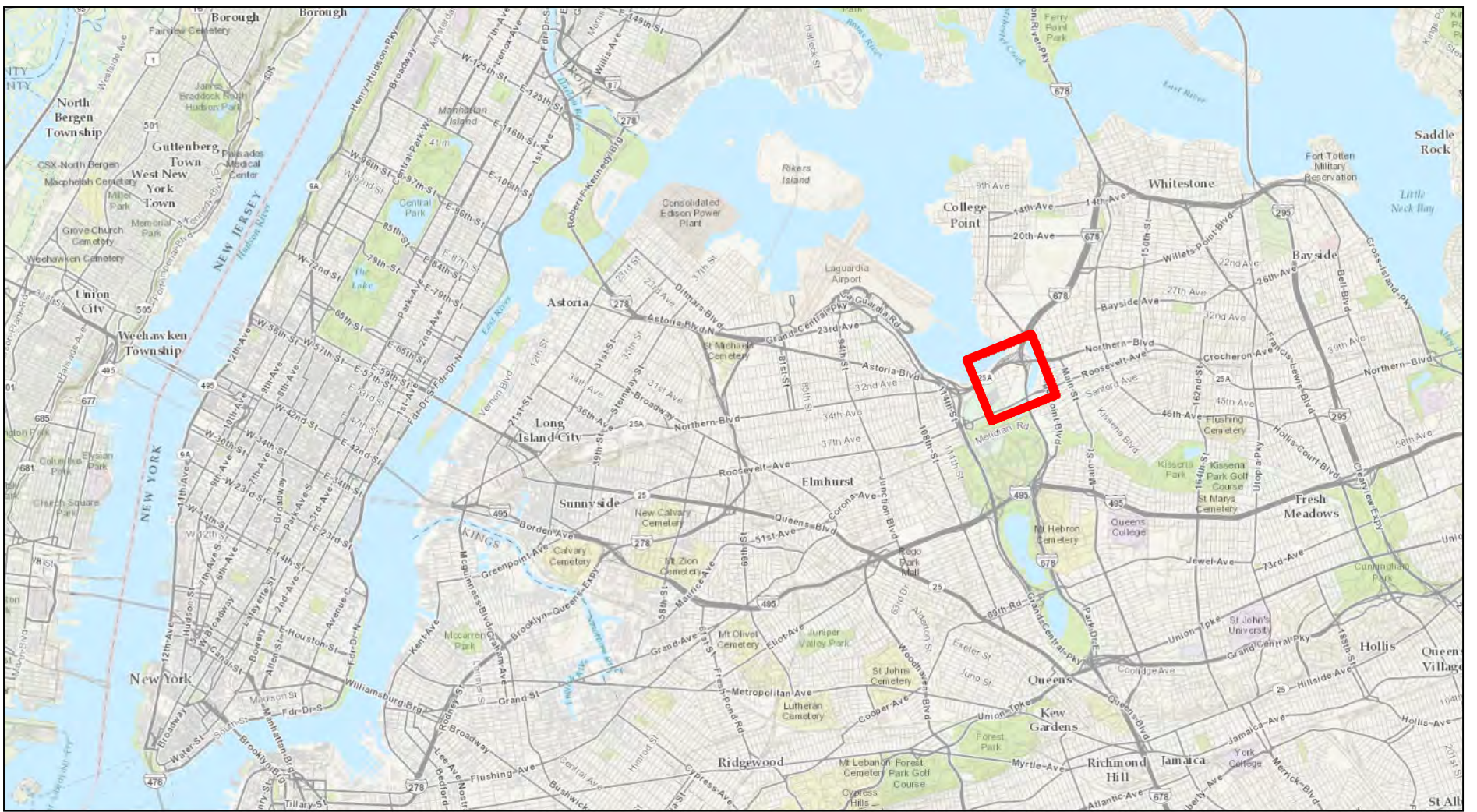


Figure 1A. Willets Point BCP Site Overview with Modification



Metes and Bounds Description.

All properties within the BCP area follow formal tax lot boundaries as shown by the Block and Lot designations above with the exception of areas within the map identified above as being within City Streets. For purposes of this application, those street areas are identified as follows:

36th Avenue: From the southwestern corner of Block 1823 Lot 55 perpendicular across 36th Avenue to a point meeting Lot line on Block 1824 Lot 1 and from a point on the southeastern corner of Block 1823 Lot 33 perpendicular across 36th Avenue to a point that meets the northeastern corner of Block 1824 Lot 28.

37th Avenue: From the southwestern corner of Block 1824 Lot 53 perpendicular across 37th Avenue to a point meeting the northwest corner of Block 1825 Lot 1 and from a point on the southeastern corner of Block 1824 Lot 33 perpendicular across 37th Avenue to a point meeting the northeastern corner of Block 1825 Lot 37.

38th Avenue: From a point on the southwestern corner of Block 1825 Lot 1 perpendicular across 38th Avenue to a point meeting the northwestern corner of Block 1826 Lot 5.

39th Avenue: From a point at the southwestern corner of Block 1826 Lot 1 perpendicular across 39th Avenue to a point meeting the northwest corner of Block 1827 Lot 1.

Willets Point Boulevard: From a point on the southern corner of Block 1827 Lot 1 parallel to 126th Street to a point meeting the southwestern corner of Block 1833 Lot 117 and from a point on the northeastern corner of Block 1833 Lot 158 perpendicular across Willets Point Boulevard to a point meeting the Lot line of Block 1825 Lot 30.

Figure 1B.
Willets Point Modified BCP Site with Updated Metes and Bounds

SECTION ATTACHMENTS

Section I – Proof of Access

Section III – Current Property Operator Information

Section VII – Property's Environmental History

Section VII, Part 6 - Previous Property Owners and
Operators

Section VIII – Community Contact List



New York City Economic Development Corporation

January 24, 2013

Ms. Jane H. O'Connell
Chief, Superfund and Brownfield Cleanup Section
Region 2
NYS Department of Environmental Conservation
47-40 21st Street
Long Island City, NY 11101-5401

Re: Willets Point Brownfield Site (Site)
Queens, New York

Dear Ms. O'Connell:

We are writing to confirm that, even though the New York City Economic Development Corporation (EDC) has elected not to become a co-applicant to the New York State Brownfield Cleanup Program (BCP) for the above-captioned Site, EDC will nevertheless provide access to the Site to Queens Development Group, LLC (QDG), the contract vendee in order to assist QDG in fulfilling its obligations under the BCP.

Very truly yours,

A handwritten signature in cursive script that reads "Miriam G. Harris".

Miriam G. Harris
Senior Vice President – Real Estate Transaction Services

Section III. Current Property Operator Information

Notes:

All properties listed within this attachment are within the city of Flushing, NY, zip code 11368.
 Operator sources: The current operators list was obtained from the NYC Department of Housing Preservation and Development.
 NYCEDC = New York City Economic Development Corporation
 QDG = Queens Development Group

Block	Property Information			Current Owner	Operator Information	
	Lot	Lot Size (Acres)	Address	Owned or Under Contract	Operator Contact	Phone Number
1820	9	1.33	33-26 126th Place	NYCEDC	Vacant	
1820	9	1.33	126-35 34th Avenue	NYCEDC	Vacant	
1820	9	1.33	126-35 34th Avenue	NYCEDC	Queens Quality Auto Body <i>Sheik Mohammed Yili Teng and Wu's Metal Inc. / Metal Green Recycling Ind. Inc.</i>	(718) 458-1094
1820	9	1.33	126-30 Northern Boulevard	NYCEDC	Power Compactor <i>Carlos Salguero</i>	(718) 205-8928
1820	9	1.33	126-30A Northern Boulevard	NYCEDC	Vacant	(646) 263-6100
1820	9	1.33	126-34 Northern Boulevard	NYCEDC	Vacant	
1820	18	0.12	126-40 Northern Blvd	NYCEDC	Vacant	
1822	17	1.02	126-36 34th Avenue	NYCEDC	Flushing Auto Salvage	(718) 672-0700
1823	19	0.05	126-38 35th Avenue	QDG	Vacant	
1823	20	0.09	126-40 35th Avenue	QDG	Vacant	
1823	21	0.09	126-42 35th Avenue	QDG	Vacant	
1823	23	0.14	126-44 35th Avenue	QDG	Vacant	
1823	26	0.09	126-50 35th Avenue	QDG	Vacant	
1823	28	0.23	35-02 127th Street	QDG	Vacant	
1823	33	0.33	35-20 127th Street / 126-61 36th Avenue	NYCEDC	Vacant	

1823	40	0.19	126-49 36th Avenue / 126-53 36th Avenue	NYCEDC	Vacant	
1823	44	0.14	126-27 36th Avenue	QDG	Vacant	
1823	47	0.10	126-27 36th Avenue	QDG	Vacant	
1823	52	0.28	126-25 36th Avenue	QDG	Vacant	
1823	55	0.14	126-17 36th Avenue	QDG	Vacant	
1824	1	1.12	126-02 36th Ave, Flushing, NY 11368	NYCEDC	Brianna Queens Corp. and Cuenca Auto Body	(718) 476-3770 (347) 776-8556
1824	12	0.07	126-22 36th Ave, Flushing, NY 11368	NYCEDC	Ferrara Equipment Incorp.	
1824	19	0.09	126-40 36th Ave, Flushing, NY 11368	QDG	Vacant	
1824	21	0.23	N/A 36th Ave, Flushing, NY 11368	QDG	Vacant	
1824	26	0.09	126-50 36th Ave, Flushing, NY 11368	QDG	Vacant	
1824	28	0.24	126-60 36th Ave, Flushing, NY	NYCEDC	Vacant	
1824	33	0.25	126-63 37th Avenue	NYCEDC	Speed Muffler & Tire Shop <i>Silvia Moran</i>	(347) 995-8531
1824	33	0.25	126-63 37th Avenue	NYCEDC	Vacant	
1824	33	0.25	126-63 37th Avenue	NYCEDC	CJV Auto Repair Inc. <i>Carlos Vilca</i>	(718) 396-9660
1824	38	0.09	126-53 37th Avenue	QDG	Vacant	
1824	40	0.22	126-43 36th Avenue	QDG	Vacant	
1824	45	0.09	126-43 37th Ave, Flushing, NY 11368	NYCEDC	No Record	
1824	53	0.46	126-23 37th Ave, Flushing, NY 11368	NYCEDC	No Record	
1825	1	0.87	37-11 126th Street	NYCEDC	Vacant	
1825	1	0.87	37-11B 126th Street	NYCEDC	Vacant	

1825	1	0.87	37-11B 126th Street	NYCEDC	Vacant	
1825	1	0.87	37-11C 126th Street	NYCEDC	Vacant	
1825	1	0.87	37-11C 126th Street	NYCEDC	Vacant	
1825	1	0.87	37-11D 126th Street	NYCEDC	Vacant	
1825	1	0.87	37-11D 126th Street	NYCEDC	Vacant	
1825	1	0.87	126-02A 37th Avenue	NYCEDC	Vacant	
1825	1	0.87	126-04 37th Avenue	NYCEDC	Vacant	
1825	1	0.87	126-01 38th Avenue	NYCEDC	Discount Muffler	(516) 680-6071
1825	1	0.87	126-01A 38th Avenue	NYCEDC	Shea Ecuador Auto Repair Roy	(347) 438-9223
1825	1	0.87	126-01B 38th Avenue	NYCEDC	The Ill Auto Body George	(917) 204-4179
1825	1	0.87	126-01C 38th Avenue	NYCEDC	Auto Body Coyoacan Alex	(914) 447-6225
1825	19	0.12	126-20 37th Avenue	NYCEDC	Tienley International	
1825	19	0.12	126-20A 37th Avenue	NYCEDC	Total Structure Enterprises Inc.	
1825	19	0.12	126-20B 37th Avenue	NYCEDC	R&M Auto Body Supplies Maria G. Aguedelo	(718) 429-4343
1825	21	0.23	126-30 37th Ave, Flushing, NY 11368	NYCEDC	No Record	
1825	25	0.17	126-85A Willets Point Boulevard	NYCEDC	Feinstein Ironworks, Inc.	
1825	28	0.12	126-85B Willets Point Boulevard	NYCEDC	Feinstein Ironworks, Inc.	
1825	30	0.54	126-85 Willets Point Boulevard	NYCEDC	Feinstein Ironworks, Inc.	
1825	37	0.15	126-93 Willets Point Boulevard	NYCEDC	Vacant	
1825	37	0.15	126-93 Willets Point Boulevard	NYCEDC	Vacant	
1825	46	0.10	126-75 Willets Point Boulevard	NYCEDC	Vacant	

1825	48	0.19	126-71 Willets Point Boulevard	NYCEDC	Vacant	
1825	53	0.24	126-31 Willets Point Boulevard	NYCEDC	Vacant	
1825	53	0.24	126-31A 38th Avenue	NYCEDC	Vacant	
1825	55	0.04	126-21 38th Ave, Flushing, NY	NYCEDC	Vacant	
1825	58	0.41	126-17 38th Avenue	NYCEDC	Met Scrap, Inc. Vincent M. Vaccaro	(718) 899-4400
1826	1	0.29	38-15 126th St, Flushing, NY	NYCEDC	Fender Auto Body Miguel A. Enderica	(718) 335-0270
1826	5	0.29	38-05 126th Street	NYCEDC	Vacant	
1826	5	0.29	38-05 126th Street	NYCEDC	Dominican Exotic Auto Body Santos Martinez	(646) 549-5626
1826	5	0.29	38-05 126th Street	NYCEDC	Vacant	
1826	5	0.29	38-05A 126th Street	NYCEDC	Spotless Muffler Auto Repair Abdul K. Basam	(718) 639-3238 (917) 306-7345
1826	5	0.29	38-05B 126th Street	NYCEDC	Vacant	
1826	5	0.29	38-05D 126th Street	NYCEDC	Vacant	
1826	14	0.24	126-08A 38th Avenue	NYCEDC	Vacant	
1826	18		126-20 38th Avenue	NYCEDC	Vacant	
1826	20	0.33	126-55 Willets Point Boulevard	NYCEDC	Vacant	(718) 639-3736 (718) 803-2792
1826	20	0.33	126-55A Willets Point Boulevard	NYCEDC	Vacant	(718) 651-1430
1826	31	0.16	126-45 Willets Point Blvd, Flushing, NY	NYCEDC	Vacant	
1826	35	0.28	126-33 Willets Point Boulevard	NYCEDC	J&P Auto Repair Daniel or Spencer	(718) 675-1411 (347) 481-1043 [cell]
1826	35	0.28	126-33 Willets Point Boulevard / 126-45 Willets Point Boulevard	NYCEDC	Vacant	

1826	35	0.28	126-33 Willets Point Boulevard / 126-45 39th Avenue	NYCEDC	Astro Auto Body Juan Velasquez	(718) 396-0185
1826	35	0.28	126-35A Willets Point Boulevard	NYCEDC	Vacant	
1826	35	0.28	126-35B Willets Point Boulevard	NYCEDC	Stadium Deli Grocery, Inc.	(718) 429-4015
1826	35	0.28	126-35B Willets Point Boulevard	NYCEDC	Vacant	
1827	1	0.22	39-09 126th Street	NYCEDC	Vacant	(347) 475-9240
1827	1	0.22	126-07 Willets Point Boulevard	NYCEDC	AGFA Auto Repair Karim Hafiz	(718) 205-8759
1827	1	0.22	126-07 Willets Point Boulevard	NYCEDC	Vacant	
1827	1	0.22	126-07 Willets Point Boulevard	NYCEDC	Vacant	
1827	1	0.22	126-07 Willets Point Boulevard	NYCEDC	Vacant	
1833	103	0.54	126-15 Roosevelt Avenue	NYCEDC	Vacant	
1833	103	0.54	126-15A Roosevelt Avenue	NYCEDC	Vacant	
1833	111	0.30	125-15 Roosevelt Avenue	NYCEDC	Vista Media/Group Sign <i>Albert Beyda</i>	(212) 644-6147
1833	117	0.12	126-10 Rosevelt Ave, Flushing, NY	NYCEDC	No Record	
1833	120	2.41	126-20A Willets Point Boulevard	NYCEDC	Vacant	
1833	120	2.41	126-20B Willets Point Boulevard	NYCEDC	Sunrise Auto Parts Inc.	(718) 397-5555
1833	120	2.41	126-20C Willets Point Boulevard	NYCEDC	Real City Auto Glass <i>Freddy</i>	(718) 335-1414
1833	120	2.41	126-20D Willets Point Boulevard	NYCEDC	Vacant	

1833	120	2.41	126-20E Willets Point Boulevard	NYCEDC	Astro Auto Body/Tire Shop <i>Edgard Velasquez</i>	(718) 396-0185
1833	120	2.41	126-20E Willets Point Boulevard	NYCEDC	Vacant	
1833	120	2.41	126-20F Willets Point Boulevard	NYCEDC	BEST Muffler Shop <i>Cesar Loja</i>	(917) 406-2596
1833	141	0.10	126-44 Willets Point Boulevard	NYCEDC	ACDC Scrap Metal, Inc	(718) 205-1699
1833	143	0.40	126-52 Willets Point Boulevard	NYCEDC	Vacant	
1833	143	0.40	126-52B Willets Point Boulevard	NYCEDC	Vacant	
1833	143	0.40	126-52C Willets Point Boulevard	NYCEDC	New ECUA Auto Repair Corp. <i>Francisco Azogues</i>	(347) 239-5701
1833	143	0.40	126-52D Willets Point Boulevard	NYCEDC	Auto Repair <i>Pedro Pauta</i>	(347) 239-1575
1833	143	0.40	126-52F Willets Point Boulevard	NYCEDC	Vacant	
1833	151	0.19	126-38 Willets Point Boulevard	NYCEDC	Vacant	
1833	151	0.19	126-38A Willets Point Boulevard	NYCEDC	Vacant	
1833	151	0.19	126-38A Willets Point Boulevard	NYCEDC	Vacant	
1833	155	1.92	126-72 Willets Point Boulevard	NYCEDC	Wil-Cor Realty Inc.	(718) 507-5577
1833	155	1.92	126-72 Willets Point Boulevard	NYCEDC	Gonzales Muffler, Auto Mechanic, Glass Inc.	
1833	155	1.92	126-72 Willets Point Boulevard	NYCEDC	Alexander Auto Body	(718) 803-7547
1833	155	1.92	126-72 Willets Point Boulevard	NYCEDC	JDM Tire Shop	
1833	158	0.39	126-74 Willets Point Boulevard	NYCEDC	Wil-Cor Realty Inc.	

1833	158	0.39	126-74 Willets Point Boulevard	NYCEDC	Mario Auto Radio/ Royal Touch Auto	
1833	158	0.39	126-74A Willets Point Boulevard	NYCEDC	Gringos Auto Body Express	(718) 476-2886
1833	158	0.39	126-74A Willets Point Boulevard	NYCEDC	O'Brien's Auto Body	(917) 605-1160
1833	158	0.39	126-74A Willets Point Boulevard	NYCEDC	Ecu Mex Auto Glass and Mechanic	(718) 803-7547 (347) 664-0950 [cell]
1833	158	0.39	126-74A Willets Point Boulevard	NYCEDC	Auto Glass	
1833	172	0.20	127-04 Willets Point Boulevard	NYCEDC	Wil-Cor Realty Inc.	
1833	172	0.20	127-04 Willets Point Boulevard	NYCEDC	Royal Touch Auto Spa, Inc.	
1833	172	0.20	127-04 Willets Point Boulevard	NYCEDC	Willets Property, LLC	

Section VI Attachment 3 - Project Description/Schedule:

Purpose and Scope of the Project

The neighborhood is described and identified as the "Willets Point" section of Queens, NY. The Willets Point District consists of approximately 61.4 acres of land (45.0 acres of private land, 15.8 acres of public street right-of-ways and 0.6 acres of Metropolitan Transit Authority property) occupied by an estimated 260 small to medium-sized commercial, and light industrial businesses. The District comprises 128 tax lots and 1 partial tax lot located within 14 blocks, of these 128 tax lots, 45 are included in this project.

The activities that are performed within this area include food production; steel fabrication; a wide variety of automotive repair and scrap operations; and relatively large-scale construction and demolition material management facilities.

The area previously accepted into the BCP consisted of approximately 17.9 acres within the western portion of the Willets Point Redevelopment District; this modification to the existing BCP Site includes the addition of approximately 5.6 acres (14 tax lots and 3 partial roadways) for a total Site area of 23.5 acres. This supplement also includes the removal of three previously included tax lots and two partial roadways. The project area is generally defined as property bordered on the west by 126th Street, on the south by Willets Point Boulevard (with a number of parcels on the southeastern side of Willets Point Boulevard up to the approximate intersection of 127th Street), on the north by Northern Boulevard. The overall BCP site area can be seen on Figure 1 as an assemblage of parcels that are primarily contiguous, exclusive of two blocks that are separated by roadways.

The Supplemental submission to the BCP Site does not alter the general scope of work for the project. The overall project will include the removal of existing facilities and a full assessment of operations and the existing and residual contamination that is present as a result of these facilities. Following the complete removal of the former operations, there will be a significant effort undertaken that will identify the numerous anticipated surficial and subsurface hot spot areas as they relate to the historic operations. This will include the comprehensive identification and removal of various subsurface discharge systems, as well as existing and abandoned underground storage tanks. The identification of these areas has already begun through individual site inspections. Groundwater discharge issues surrounding these features will also be addressed. The overall method of doing so will be dependent upon the conditions that remain after the initial removal.

The remedial efforts will largely incorporate the understanding that the sources of contamination are presumed to be relatively consistent with the former land use. The remedy

will incorporate a similar presumptive effort. Following hot spot and source removal and localized ground water treatment (if necessary), there will be a wide use of engineering and institutional controls to eliminate exposure for the future anticipated use of the property. These engineering and institutional controls will prevent contact and ingestion with remaining contaminated historic fill using solid engineered cap designs and will prevent inhalation with a combination of vapor barriers and active or passive venting systems. This "engineered" protection will be maintained into the future with deed restrictions attached to the property that will prevent the use of site groundwater as a potable source and require future notification to New York State Department of Environmental Conservation (NYSDEC) in the event that engineering surfaces are penetrated for any reason. Procedures will be formally adopted and approved in the event that future construction or maintenance is performed. These procedures will include annual professional engineer recertification that the controls remain in place and that any work performed was completed in accordance with the approved plans.

In addition, future development or modifications to the property will require a review and evaluation by NYSDEC to insure that the use is consistent with the approved remedy and that measures that inhibit exposure, inhalation and ingestion routes are being maintained.

The proposed end use is mixed and will include a combination of active recreational, surface parking, hotel and retail.

Project Schedule

The following is the proposed schedule for the project and covers the major milestones of the Program rather than listing each step. It is anticipated that this schedule has opportunity for compression.

- Submit Supplement to the BCP Application March 3, 2014
- Submit RIWP April 8, 2014
- DEC Letter of Completeness Issued April 9, 2014
- Application as supplemented, deemed complete April 9, 2014
- Public notice and comment period for BCP App and RIWP April 16 through May 15, 2014
- Notification of Acceptance of the Supplement to the BCP Application May 30, 2014

- DEC Comment on RIWP May 30, 2014
- Revise and Resubmit RIWP June 15, 2014
- DEC Review and Conditional Approval of RIWP June 25, 2014
- DEC issuance of RIWP Approval Letter June 30, 2014
- Develop Bid and Award RI Contracts July 18, 2014
- Apply for Road Opening Permits / Utility Markout Clearance July 28, 2014
- Begin implementation of Remedial Investigation Work Plan August 4, 2014

Section VII Attachment 4 Property's Environmental History:

1. Environmental Reports

The following reports were included as part of the original approved BCP Application submission to provide information about the project area, as well as the surrounding environment. Information includes testing and assessment for unrelated construction efforts on nearby parcels, as well as information collected during the initial evaluation of the overall project. Pertinent information from these Reports was summarized in the original submission and remains relevant and unaltered with regard to the Supplement.

- 1) Preliminary Draft Modified Phase I Environmental Assessment, Volume 1, Willets Point Development District, Borough of Queens, City of New York, Metcalf & Eddy, Feb 2005
- 2) Phase II Environmental Site Assessment, Willets Point, Queens, New York, HDR/LMS, Nov. 2005
- 3) Willets Point Development District Block 1822, Lot 17 126-36 34th Avenue, Limited Phase II Site Investigation Report, Queens, New York HDR, Feb. 2009
- 4) Soil and Groundwater Investigations for Flushing Bay Water Quality Project, Vol. I, Report, Lawler, Matusky & Skelly Engineers, June 1992

The Supplement to the BCP Site does not change the suspected contaminants and the media that may have been affected or known or suspected sources of contaminants described in the original BCP Application Attachment.

6. List of previous owners and operators with names, last known addresses and telephone numbers as an attachment. Description of relationship to requestor.

Section III (Attachment 2-Operator Information) includes a full lot-by-lot list of known occupants and business names for the tax lots added to the BCP Site as part of this Supplement. The list provided as Attachment 2 does not include a description of City owned and mapped streets, because they are not identified as individual lots. The sections of the current City owned streets within the boundaries shown on Figure 1 and 1B (Section II) are a portion of the BCP site covered under this application. For purposes of this Supplement to the BCP Application, this list will represent owners that will be considered as "prior owners" following closing of the property to the requestors listed in Section 1 of the application. This list (Attachment 2) indicates current owners and operators, none of which are party to this BCP application and all would be considered under Part 375-3.2(b)(1)(i)(ii) to qualify as Participants. Attachment 5 contains the full list of previous property owners and operators that was available.

There is no relationship to the Requestors of the prior owners.

Section VII, Part 6. Previous Property Owners and Operators

Notes:

All information within a grey or white block refers to that property's block, lot, and physical address.

Property Address Source: NYC DoITT [http://www.nyc.gov/html/doitt/html/doitt/html/home/home.shtml] (2013).

Owner source: NYC Department of Finance Office of the City Registry (2013).

Operator source: The current operators list was obtained from the NYC Department of Housing Preservation and Development. Past operators were obtained from City Directory Abstracts compiled by Environmental Data Resources, Inc. (2013).

* Current operator address and contact information can be found in Attachment 2.

**Information obtained from Certificates of Occupancy from NYC Buildings.

Property Information				Owner Information		Operator Information		
Block	Lot	Address	Period	Owners	Relationship to Requestor	Owner Contact Address	Operators*	Relationship to Requestor
1824	1	126-02 36 th Ave, Flushing, NY 11368	2013-Present	The City of New York	None	City Hall, New York, NY 10007	Vacant	None
			2010-2013	The City of New York	None	City Hall, New York, NY 10007	No Record	None
			1979-2010	126-02 36 th Ave. Corp.	None	126-02 36 th Ave, Queens, NY 11368	No Record	None
			2005	126-02 36 th Ave. Corp.	None	126-02 36 th Ave, Queens, NY 11369	Evriracingo, Master Auto Locksmith, Sambucci Brothers Inc, and Daniel Sambucci	None
			2000	126-02 36 th Ave. Corp.	None	126-02 36 th Ave, Queens, NY 11370	Daniel Sambucci	None
			1991	126-02 36 th Ave. Corp.	None	126-02 36 th Ave, Queens, NY 11371	Sambucci Bros Inc Auto Wreckers and Daniel Sambucci	None
			1987	126-02 36 th Ave. Corp.	None	126-02 36 th Ave, Queens, NY 11372	**Public parking lot for 150 cars, auto sales, storage parts, auto wrecking establishment, auto deed storage, auto repair	None
			1983	126-02 36 th Ave. Corp.	None	126-02 36 th Ave, Queens, NY 11373	Jimmy Ds Towing Svce, Sambucci Bros Auto Wrekr	None
			1975-1979	Daniel Sambucci and Mary Sabucci	None	168-27 Cryders Lane, Beechurst, Queens, NY	No Record	None
			1971-1975	126-36 34 th Ave Corp.	None	126 34 th Ave, Corona, NY	No Record	None
			1971	Alcan Machinery and Equipment Co., Inc	None	126-15 37th Ave, Corona, NY	No Record	None
			1970-1971	John Mignanelli	None	150-42 25 th Drive, Flushing, NY	M&L Contracting Corp Sewers, Mignanelli Contracting Corp Sewers	None
			1969	Mignanelli Contracting Corp.	None	126-02 36 th Ave, Corona, NY	M&L Contracting Corp Sewers, Mignanelli Contracting Corp Sewers	None
unknown-1969	John Mignanelli	None	150-42 25 th Drive, Flushing, NY	M&L Contracting Corp Sewers, Mignanelli Contracting Corp Sewers	None			
1824	12	126-22 36 th Ave, Flushing, NY 11368	2013-Present	The City of New York	None	City Hall, New York, NY 10007	Ferrara Equipment Incorp. or Vacant	None
			2010-2013	The City of New York	None	City Hall, New York, NY 10007	No Record	None
			1979-2010	126-02 36 th Ave. Corp.	None	126-02 36 th Ave, Queens, NY 11368	No Record	None
			1996	126-02 36 th Ave. Corp.	None	126-02 36 th Ave, Queens, NY 11369	**Acc. Office, toilet. Welding shop, acc. offices, lunch room, locker room, and toilet	None
			1977-1979	Daniel Sambucci	None	125 Malba Dr, Malba, NY 11357	No Record	None
			Unknown-1977	Frances Pompilio	None	155-11 14 th Ave, Beechurst, NY 11357	No Record	None
			1962-1967	Frances Pompilio	None	155-11 14 th Ave, Beechurst, NY 11358	Pompilio Jack Contracting Co	None

Section VII, Part 6. Previous Property Owners and Operators

Notes:

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Property Address Source: NYC DoITT [http://www.nyc.gov/html/doitt/html/doitt/html/home/home.shtml] (2013).

Owner source: NYC Department of Finance Office of the City Registry (2013).

Operator source: The current operators list was obtained from the NYC Department of Housing Preservation and Development. Past operators were obtained from City Directory Abstracts compiled by Environmental Data Resources, Inc. (2013).

* Current operator address and contact information can be found in Attachment 2.

**Information obtained from Certificates of Occupancy from NYC Buildings.

Property Information				Owner Information		Operator Information		
Block	Lot	Address	Period	Owners	Relationship to Requestor	Owner Contact Address	Operators*	Relationship to Requestor
1824	19	126-40 36th Ave, Flushing, NY 11368	2013-present	The City of New York	None	1 Centre Street, New York, NY 10007	Vacant	None
			1999-2013	Cheyenne Holding Corporation	None	18-23 Clintonville St, Whitestone, NY 11357	No Record	None
			1997-1999	Elizabeth Crozzoli	None	134-32 57th Ave Flushing, NY 11355	No Record	None
				George Musick	None	No Record	No Record	None
1824	21	N/A 36 th Ave, Flushing, NY 11368	2013-Present	The City of New York	None	City Hall, New York, NY 10007	Vacant	None
			2009-2013	The City of New York	None	City Hall, New York, NY 10007	BCA Used Auto Body Inc.	None
			2005-2009	Willets Point Properties, LLC	None	203 Meserole Ave, Brooklyn, NY 11222	No Record	None
			1992-2005	The Frank J. Carella Revocable Trust Dated May 1, 1992	None	Unknown	No Record	None
			1984-1992	The City of New York	None	City Hall, New York, NY	No Record	None
			1977-1984	Carella Holding Corp.	None	28-45 College Point Blvd., College Point, NY	No Record	None
			1977	Frank Carella	None	28-45 College Point Blvd., College Point, NY	No Record	None
			1974-1977	John D. Enterprises, Inc.	None	126-60 36 th Ave, Corona, NY	No Record	None
			1972-1974	Stadium Realty Corp.	None	126-53 36 th Ave, Corona, NY	No Record	None
			1971-1972	James Land Corp.	None	126-42 36 th Ave, Corona, NY	No Record	None
	Girolamo Tornatore	None	90-50 Corona Ave, Corona Ave, NY	No Record	None			
1824	26	126-50 36th Ave, Flushing, NY 11368	2013-present	The City of New York	None	1 Centre Street, New York, NY 10007	Vacant	None
			1999-2013	Cheyenne Holding Corporation	None	18-23 Clintonville St, Whitestone, NY 11357	No Record	None
			1989-1999	Cristina Crozzoli	None	134-32 57th Ave, Flushing, NY	No Record	None
			1972-1989	Carl Crozzoli	None	31-25 Union Street, Flushing, NY	No Record	None
			unknown-1972	Joseph Contratti	None	24-07 96th St, East Elmhurst, NY	No Record	None
1824	28	126-60 36th Ave, Flushing, NY	2013-Present	The City of New York	None	City Hall, New York, NY 10007	Emmanuel Corp. Auto Repair or Vacant	None
			2009-2013	The City of New York	None		No Record	None
			2005-2009	Willets Point Properties, LLC	None		No Record	None
			2005	Willets Point Properties, LLC	None	A to Z OL and 127 th H Yaloz Avi	No Record	None
			1992-2005	The Frank J. Carella Revocable Trust	None	No Record	No Record	None
			1992	The Frank J. Carella Revocable Trust	None	127 th St Ints, Budget At Slvg Inc, and Yaloz Avi	No Record	None
			1984-1992	The City of New York	None	City Hall, New York, NY	No Record	None
			1977-1984	Carella Holding Corp.	None	28-45 College Point Blvd, College Point, NY	No Record	None
			1977	Frank Carella	None	28-45 College Point Blvd, College Point, NY	No Record	None
			1973-1977	John D. Enterprises Inc.	None	Unknown	No Record	None
			1971-1973	John Mastrangelo	None	144-50 35 th Ave, Flushing, NY	No Record	None
			1966-1971	John Aquilino, Sante Aquilino, Dominick Aquilino, and Laura M. Aquilino	None	85 Godfrey Ave, Bayville, NY; 223-11 Kingsbury Ave, Bayside, NY; 61-48212 th St, Bayside, NY; 32-79 31 st St, Long Island City, NY	No Record	None
			1967	John Aquilino, Sante Aquilino, Dominick Aquilino, and Laura M. Aquilino	None	86 Godfrey Ave, Bayville, NY; 223-11 Kingsbury Ave, Bayside, NY; 61-48212 th St, Bayside, NY; 32-79 31 st St, Long Island City, NY	Bayside Contracting Co.	None
Unknown-1966	Aquilino Holding Corp.	None	32-79 31 st , Long Island City, NY	No Record	None			
1953	Aquilino Holding Corp.	None	32-79 31 st , Long Island City, NY	**Open yard for storage of contractor tools, machinery, motor vehicles and a gasoline tank a pump and a diesel fuel tank a pump for owner's use only.	None			

Section VII, Part 6. Previous Property Owners and Operators

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Property Address Source: NYC DoITT [http://www.nyc.gov/html/doitt/html/doitt/html/home/home.shtml] (2013).

Owner source: NYC Department of Finance Office of the City Registry (2013).

Operator source: The current operators list was obtained from the NYC Department of Housing Preservation and Development. Past operators were obtained from City Directory Abstracts compiled by Environmental Data Resources, Inc. (2013).

* Current operator address and contact information can be found in Attachment 2.

**Information obtained from Certificates of Occupancy from NYC Buildings.

Property Information				Owner Information		Operator Information		
Block	Lot	Address	Period	Owners	Relationship to Requestor	Owner Contact Address	Operators*	Relationship to Requestor
1824	45	126-43 37th Ave, Flushing, NY 11368	2006-present	George Romano	None	16 Fountain Rd, Rocky Point, NY 11778	No Record	None
			1992-2006	City of New York	None	City Hall, New York, NY 10007	No Record	None
			1992	George Romano	None	16 Fountain Rd, Rocky Point, NY 11778	No Record	None
			1992	City of New York	None	City Hall, New York, NY 10007	No Record	None
			1952-1992	Robert Pohly	None	69-81 108th St, Forest Hills, NY	No Record	None
			Unknown-1952	Thomas W. Egan	None	3420 Newkirk Ave, Brooklyn, NY	No Record	None
1824	53	126-23 37th Ave, Flushing, NY 11368	2010-present	The Paterno Family LLC	None	150-34 28th Ave, Flushing, NY	No Record	None
			1986-2010	Rose Paterno	None	150-34 28th Ave, Flushing, NY	No Record	None
			1977-1986	Bridget Lawrence	None	78 Greenmeadow Dr, Deer Park, NY	No Record	None
			1975-1977	Alcan Machinery & Equipment	None	126-15 37th Ave, Corona, NY	No Record	None
			1971-1975	126-36 Avenue Corp.	None	34th Ave, Corona, NY	No Record	None
			1971	John Mignaelli	None	150-42 25th Dr, Flushing, NY	No Record	None
			unknown-1971	Alcan Machinery & Equipment	None	126-15 37th Ave, Corona, NY	No Record	None
1825	21	126-30 37th Ave, Flushing, NY 11368	2010-present	The Paterno Family LLC	None	150-34 28th Ave, Flushing, NY 11354	No Record	None
			1970-2010	Ralph Paterno	None	150-34 28th Ave, Flushing, NY 11355	No Record	None
			1970	George Ramano	None	126-30 37th Ave, Corona, NY	No Record	None
			unknown-1970	Myrtis Ramano	None	126-30 37th Ave, Corona, NY	No Record	None
1825	55	126-21 38 th Ave, Flushing, NY	2013-Present	The City of New York	None	City Hall, New York, NY 10007	Vacant	None
			2012-2013	The City of New York	None	City Hall, New York, NY 10007	No Record	None
			2010-2012	Mohammed Nawez	None	144-67 41 st St, Apt 521, Flushing, NY 11355	No Record	None
			2002-2010	Rahmat-Ullah Popal and Sayd Farouq	None	42-40 193 rd St, Flushing, NY	No Record	None
			1990-2002	Vincent M. Vaccaro and John J. Scerbo	None	126-17 38 th Ave, Corona, NY	No Record	None
			Unknown-1990	Michael De Vito	None	22-16 71 st St, Jackson Heights, NY	No Record	None

Section VII, Part 6. Previous Property Owners and Operators

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Owner source: NYC Department of Finance Office of the City Registry (2013).

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**Information obtained from Certificates of Occupancy from NYC Buildings.

Property Information				Owner Information		Operator Information		
Block	Lot	Address	Period	Owners	Relationship to Requestor	Owner Contact Address	Operators*	Relationship to Requestor
1826	1	38-15 126 th St, Flushing, NY	2013-Present	The City of New York	None	City Hall, New York, NY 10007	Fender Auto Body or Vacant	None
			2012-2013	The City of New York	None	City Hall, New York, NY 10007	126 Street Towing Twenty Four Hours, Bassma Ahmad Javid, Hadi Workshop, M&I Auto Sales Inc, Royal Used Cards	None
			2002-2012	NK Properties, Inc.	None	120-05 Ketch Ct, College Pt, NY 11356	No Record	None
			2007	NK Properties, Inc.	None	120-05 Ketch Ct, College Pt, NY 11357	A&J Auto Repair, M&M Auto Repair Shop, Manster Used Auto & Part Inc, Stubborn Tire Muffler, Vene	None
			2005	NK Properties, Inc.	None	120-05 Ketch Ct, College Pt, NY 11358	39 th Av Ints From, Auto Repair, Bassam Ahmad Javid, Japan Auto Part, Manster Auto Prts, Mm Auto Shop Rpr, N&N Used Parts	None
			1997-2002	D&D Realty, Ltd.	None	2085 Lincoln Ave, East Meadow, NY 11554	No Record	None
			1990-1997	The City of New York	None	City Hall, New York, NY 10007	No Record	None
			1981-1990	San Sette and Carl Juliano	None	39-09 126 th St, Corona, NY	No Record	None
			1983	San Sette and Carl Juliano	None	39-09 126 th St, Corona, NY	Vans Are Us Inc.	None
			1978-1981	Vito and Carmela Adamo	None	83 Somerset Dr, Great Neck, Nassau County, NY	No Record	None
			1980	Vito and Carmela Adamo	None	84 Somerset Dr, Great Neck, Nassau County, NY	**Gasoline station, office sales of auto accessories, auto repair shop, auto laundry, auto sales, and parking of motor vehicles.	None
			1978	Adamo Operation Corp.	None	85 Somerset Dr, Great Neck, Nassau County, NY		None
			Unknown-1978	Vito and Carmela Adamo	None	86 Somerset Dr, Great Neck, Nassau County, NY		None
			1967-1970	No Record	None	No Record	Transit Svce Sta	None
1962-1970	No Record	None	No Record	Transit Parking	None			
1951-1959	No Record	None	No Record	**Parking lot for more than five cars (95 cars)	None			
unknown	No Record	None	No Record	**Gasoline selling station, repair shop, parking of more than five cars, and used car lot	None			
1826	18	126-20 38th Ave, Flusing, NY	1989-Present	Vincent Serrone	None	221-54 58th Ave, Bayside, NY	No Record	None
			1985	Dolly Bengini	None	150-25 72nd Road, Flushing, NY	No Record	None
			1977	Daniel Rusillo	None	171-42 Gladwin Ave, Flushing, NY	No Record	None
			1973	Frank Lobosco	None	33-19 166th Street, Flushing, NY	No Record	None
			Unknown-1973	Aberdeen Associates Incorporated	None	126-20 38th Ave, Corona, NY	No Record	None
1826	31	126-45 Willets Point Blvd, Flushing, NY	2013-Present	The City of New York	None	City Hall, New York, NY 10007	Vacant	None
			2012-2013	The City of New York	None	City Hall, New York, NY 10007	No Record	None
			2009-2012	The City of New York	None	City Hall, New York, NY 10007	Acme Too Auto Corp, Carloss Mufflers & Tires, Noori Auto Service, Stadium Associates Corporation	None
			1996-2009	Willets Storage, LLC	None	350 Fifth Ave, New York, NY 10118	No Record	None
			2007	Willets Storage, LLC	None	351 Fifth Ave, New York, NY 10118	Carloss Mufflers & Tires Shop, El Salvador Auto Glass, Stadium Associates Corp.	None
			1967-1996	126-25 Willets Point Blvd Realty Corp.	None	32 Court St, Brooklyn, NY	No Record	None
Unknown-1967	George R. Musick	None	5822 Oceania Ave, Bayside, NY	No Record	None			
1833	117	126-10 Rosevelt Ave, Flushing, NY	1979-present	Vincent Serrone	None	171-20 Gladwin Ave., Fresh Meadows, NY 11365	No Record	None
			1975-1979	Jane Eyre Co Inc.	None	709 Quaker Road, Chappaqua, NY 10514	No Record	None

Section VIII. Contact List Information

Hon. Bill Deblasio
Mayor of New York City
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New York, NY 10007
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Kew Gardens, NY 11424
1-718-286-3000 / tel
1-718-286-2876 / fax
info@queensbp.org

Speaker, City Council
224 West 30th Street Suite 1206
New York, NY 10001
Tel: (212) 564-7757
Fax: (212) 564-7347

Hon. Eugene T. Kelty, Jr.
Queens Community Board 7
133-32 41st Road - Room 3B
Flushing, N.Y. 11355
Phone: (718) 359-2800
Fax: (718) 463-3891
qn07@cb.nyc.gov

Public Water Supplier

NYC Department of Environmental Protection
Bureau of Water and Sewer Operations
59-17 Junction Boulevard
Flushing, NY 11373

Newspapers

New York Times
229 West 43rd Street
New York, NY 10036
Tel: (212) 556-3622

New York Daily News
450 W 33rd St New York, NY 10001
Tel: (212) 210-2100
Fax: (212) 643-7831

New York Post
1211 Avenue of the Americas
New York, NY 10036-8790
Tel: (212) 930-8700

Local Community Newspaper

Queens Chronicle
62-33 Woodhaven Boulevard
P.O. Box 74-7769
Rego Park, NY 11374-7769
Tel: (718) 205-8000, ext. 114
Fax: (718) 205-0150
qchron.com

Library for use as Project Repository

Queens Public Library
41-17 Main Street
Flushing, NY 11355
(718) 661-1200
[See attached consent letter.]

School Information

PS 143 Louis Armstrong (located approximately 1 mile west)

34-74 113 Street

Corona, NY 11368

Tel: (718) 429-5700

Board of Education

Hon. Dennis Walcott, Chancellor

Tweed Courthouse

52 Chambers Street

New York, NY 10007

Board of Education

The Division of School Facilities

44-36 Vernon Boulevard

Long Island City, NY 11101

Tel: (718) 349-5799

Day Care Center

There are no daycares within one mile of Willetts Point.

Property and Adjacent Property Contact Information

Current residents, owners, and occupants of the properties included within the application modification are listed in Section III, Attachment 2.

Owners of properties adjacent to the application site were obtained from the Digital Tax Map, New York City Dept. of Finance, dated February 5, 2013. Current occupant information was unavailable.

Table1. Current Owners of Properties Adjacent to the Proposed BCP Site

Block	Lot	Property Address	Owners Name & Mailing Address
1832	1	127-11 Willetts Point Blvd Commercial (1 story / 5 Units)	SIJ, Inc. 75 Sagamore Avenue Oceanport, NJ 07757
1832	10	127-45 Willetts Point Blvd Commercial (1 story / 3 Units)	SIJ, Inc. 75 Sagamore Avenue Oceanport, NJ 07757