



New York State Department of Environmental Conservation

Brownfield Cleanup Program

Citizen Participation Plan
for
Teitelbaum Dry Cleaning Inc.

35-45 35th Street
Astoria, NY 11106
Block 639, Lot 4
NYSDEC BCP No. C241149

Revised September 2020

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

Applicant: **S & C Properties LLC**
Site Name: **Teitelbaum Dry Cleaning Inc. (“Site”)**
Site Address: **35-45 35th Street, Queens, NY 11106**
Site County: **Queens**
Site Number: **C241149**

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 that 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: <http://www.dec.ny.gov/chemical/8450.html>.

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

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

Involving citizens affected and interest 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;

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- Improving public access to, and understanding of, issues and information related to a particular site and that site’s investigation and cleanup process;
- Providing citizens with early and continuing opportunities to participate in NYSDEC’s site investigation and cleanup process;
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community; and
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision-making.

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

Project Contacts

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site’s investigation and cleanup program. The public’s suggestions about this CP Plan and the CP program for the Site are always welcome. Interested parties 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 website. 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:

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- 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; and
- 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.

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site’s investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.
- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site’s investigation and cleanup.

The public is encouraged to contact project staff at any time during the site’s investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned citizen participation activities.

Technical Assistance Grant

NYSDEC must determine if the Site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the Site, as described in Section 5.

If the Site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the Site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the Site, and that its members' health, economic well-being or enjoyment of the environment may be affected by a release or threatened release of contamination at the Site.

For more information about TAGs, go online at <http://www.dec.ny.gov/regulations/2590.html>.

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

Citizen Participation Requirements (Activities)	Timing of CP Activity(ies)
Application Process:	
<ul style="list-style-type: none"> • Prepare site contact list • Establish document repositories 	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:	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	Before start of Remedial Investigation
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 proposed 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 summarizes the Final Engineering Report • Distribute fact sheet to site contact list announcing issuance of Certificate of Completion (COC) 	At the time NYSDEC approves Final Engineering Report. These two fact sheets are combined if 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.

The potential exists for the intrusion of soil vapor into the on-site building and into adjacent/surrounding buildings. A 2012 site characterization investigation performed approximately 207 feet south of the Site at 34-12 36th Avenue, the former Luft Co. Inc. Cosmetics Manufacture site (241139), indicates that elevated concentrations of chlorinated solvents (dry cleaning fluids and solvents) are present in the soil vapor and groundwater downgradient and beneath that property. The action under the BCP will address the concentrations of soil vapor and/or groundwater that require mitigation through approved actions.

The Site is located within a potential 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.

Because the Site is located in an area with a large Hispanic-American community, all future fact sheets will be translated into Spanish.

Furthermore, there may be impacts with regards to truck traffic coming from the Site, noise and odors as well.

Upon conclusion of the BCP Application 30-day public comment period, if issues of public concern are identified, this CP Plan will be amended to address any additional CP activities that may need to be implemented.

4. Site Information

Site Description

The Site is located in a mixed use area of Astoria, NY. The Site is comprised of an approximately 9,950 square foot square parcel. It is located near the southwest corner of the block and is bound to the northwest by 35th Street; to the south by 36th Avenue; to the east by 36th Street; and to the northeast by 35th Avenue. Adjacent properties include mixed use commercial and residential buildings to the northwest, industrial and manufacturing to the south and northeast, and commercial and office buildings to the east. The Site is identified on New York City tax maps as Block 639, Lot 4. A Site location map is presented in Appendix C.

The Site is currently improved with one high-ceilinged commercial/manufacturing building (measuring approximately 100' x 100'). The ground floor of the building is currently utilized as a drycleaner. A portion of the building contains a second floor that is used as office space and storage. Four (4) 275-gallon fuel oil above ground storage tanks (ASTs) are located in the northern and western sections of the first floor.

History of Site Use, Investigation, and Cleanup

Based on interviews with the Site owner, Gusenburger Cleaners occupied the Site prior to 1952. Sometime between 1952 and 1975, Renard's Cleaners took over the dry cleaning operation. In 1975, Teitelbaum Cleaners purchased the property and continued the dry cleaning operations. In 1987, the property was sold to Charlotte and Samuel Ratafia who continued to operate the dry cleaner. In 2002, S & C Properties, LLC, took over ownership of the property, and leased the building and dry cleaning operations to Red Cap Services, LTD. Red Cap Services, LTD has operated a dry cleaner onsite from 2002 to present.

No environmental investigations or sampling have occurred at the Site. However, information was obtained from investigations performed approximately 207 feet south of the Site at 34-12 36th Avenue, the former Luft Co. Inc. Cosmetics Manufacture site (241139), and current home to the Baccalaureate School for Global Education, indicates that elevated concentrations of chlorinated solvents are present in the soil vapor and groundwater downgradient and beneath that property.

Based on the known site usage as a dry cleaner since approximately 1952 and the on-site storage of Tetrachloroethylene (PCE) waste, it is reasonable to assume that soil, groundwater, and/or soil vapor may be potentially impacted by chlorinated solvents. In addition, the presence of (4) 275-gallon fuel oil ASTs present potential for the above stated media to be impacted by petroleum constituents. An onsite investigation is necessary to determine if chlorinated solvent or petroleum impacts exist.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Participant. This means that the Applicant was either the owner of the Site at the time of the disposal or discharge of contaminants; or is otherwise a person responsible according to applicable principles of statutory or common law liability, unless such person's liability arises solely as a result of such person's ownership or operation of or involvement with the Site subsequent to the disposal or discharge of contaminants. The Participant must fully characterize the nature and extent of contamination on-site and off-site, and must conduct a qualitative exposure assessment, a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the Site and to contamination that has migrated from the Site.

The Site is currently zoned M1-5 for manufacturing districts that include light industrial uses. Remediation of the Site is not being performed in association with any redevelopment of the Site.

To achieve the remediation goal, the Applicant will conduct investigation and cleanup activities at the Site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the Site.

Investigation

The Applicant will conduct an investigation of the Site officially called a “remedial investigation” (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation workplan, which is subject to public comment.

The site investigation has several goals:

- 1) Define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) Identify the source(s) of the contamination;
- 3) Assess the impact of the contamination on public health and the environment; and
- 4) Provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

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.

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 the report of its investigation (“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 (COC), 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 proposed Remedial Work Plan for approval, NYSDEC would announce the availability of the proposed 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 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 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, although as noted, there are no current redevelopment plans.

Site Management

Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management may be conducted by the Applicant under NYSDEC oversight, if contamination will remain in place. Site management incorporates any institutional controls 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 is pumping and treating 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):

Shaun Bollers
Project Manager
NYSDEC, Region 2
Division of Environmental Remediation
1 Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
Tel: (718) 482-4096
Email: shaun.bollers@dec.ny.gov

Thomas V. Panzone
Regional Citizen Participation Specialist
NYSDEC, Region 2
47-40 21st Street
Long Island City, NY 11101
Tel: (718) 482-4953

New York State Department of Health (NYSDOH):

Krista Anders
Project Manager
NYSDOH
Corning Tower
Empire State Plaza,
Albany, NY 12237
Tel: (518) 402-7880
Email: BEEI@health.state.ny.us

Locations of Reports and Information

The facilities identified below are being used to provide the public with convenient access to important project documents:

Queens Public Library

Broadway Branch
4020 Broadway
Long Island City, NY 11103
Attn: Logan Ragsdale
(718) 721-2462

Monday	9:00 am – 8:00 pm
Tuesday	2:00 pm – 7:00 pm
Wednesday	11:00 am – 7:00 pm
Thursday	11:00 am – 7:00 pm
Friday	11:00 am – 7:00 pm
Saturday	10:00 am – 5:30 pm
Sunday	Closed

Queens Community Board #1
4502 Ditmars Boulevard #1025
Astoria, NY 11105
Attn: Florence Koulouris
(718) 786-3335

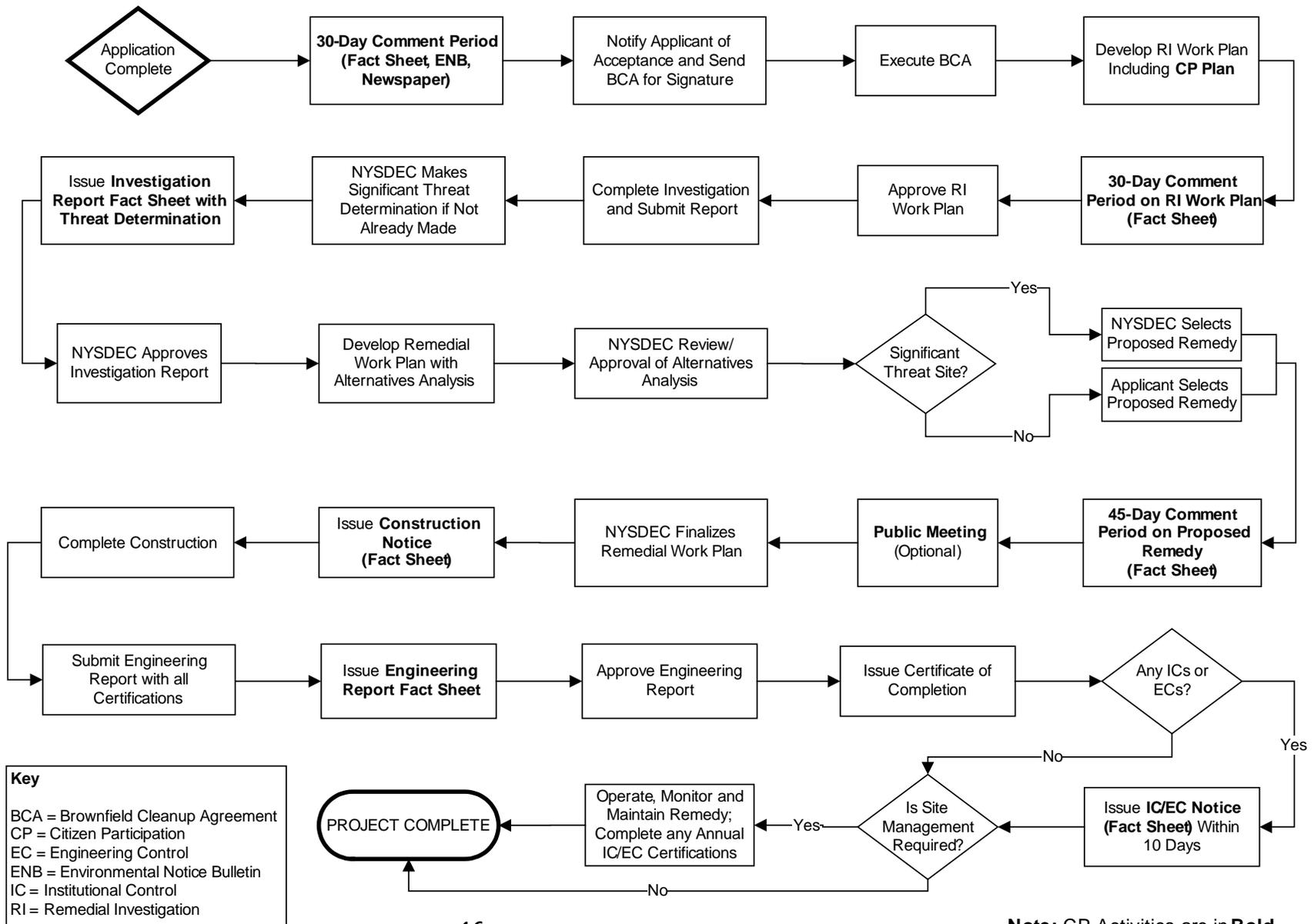
Monday	9:00 am – 5:00 pm
Tuesday	9:00 am – 5:00 pm
Wednesday	9:00 am – 5:00 pm
Thursday	9:00 am – 5:00 pm
Friday	9:00 am – 5:00 pm
Saturday	Closed
Sunday	Closed

NYSDEC
Shaun Bollers
Project Manager
Division of Environmental Remediation
Region 2 Long Island City Office
1 Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
(718) 482-4096

	A	B	C	D	E	F	G	H	I	J
1	APPENDIX B									
2	Site Contact List									
3	Site #: C241149									
4	Site Name: Teitelbaum Dry Cleaning			List Last Updated: 1-31-14						
5	Current Occupant	Name, Title	Address 1	Address 2	Address 3	Street Address	City	State	Zip	Site Name (County)
6	Current Occupant	Hon. Bill de Blasio	NYC Mayor			City Hall	New York	NY	10007	Teitelbaum Dry Cleaners Site (Queens)
7	Current Occupant	Hon. Scott Stringer	NYC Comptroller			1 Centre Street	New York	NY	10007	Teitelbaum Dry Cleaners Site (Queens)
8	Current Occupant	Hon. Letitia James	Public Advocate			1 Centre Street	New York	NY	10007	Teitelbaum Dry Cleaners Site (Queens)
9	Current Occupant	Hon. Melinda Katz	Queens Borough President			120-55 Queens Boulevard	Kew Gardens	NY	11424	Teitelbaum Dry Cleaners Site (Queens)
10		Hon. Jimmy Van Bramer	NYC Councilmember			47-01 Queens Boulevard, Suite 205	Sunnyside	NY	11104	Teitelbaum Dry Cleaners Site (Queens)
11		Hon. Michael Giannaris	NYS Senator			21-77 31st Street	Astoria	NY	11105	Teitelbaum Dry Cleaners Site (Queens)
12		Hon. Margaret Markey	NYS Assemblymember			55-19 69th Street	Maspeth	NY	11378	Teitelbaum Dry Cleaners Site (Queens)
13		Hon. Charles Schumer	U.S. Senator			780 Third Avenue, Suite 2301	New York	NY	10017	Teitelbaum Dry Cleaners Site (Queens)
14		Hon. Kirtsten Gillibrand	U.S. Senator			780 Third Avenue, Suite 2601	New York	NY	10017	Teitelbaum Dry Cleaners Site (Queens)
15		Hon. Carolyn Maloney	U.S. House of Representatives			31-19 Newtown Avenue	Astoria	NY	11102	Teitelbaum Dry Cleaners Site (Queens)
16		Audrey Pfeiffer	Queens County Clerk's Office			88-11 Sutphin Boulevard, 1st Floor	Jamaica	NY	11439	Teitelbaum Dry Cleaners Site (Queens)
17		New York Daily News				4 New York Plaza	New York	NY	10004	Teitelbaum Dry Cleaners Site (Queens)
18		New York Post				1211 Avenue of the Americas	New York	NY	10036	Teitelbaum Dry Cleaners Site (Queens)
19		Hoy Nueva York				1 MetroTech Center, 18th Floor	Brooklyn	NY	11201	Teitelbaum Dry Cleaners Site (Queens)
20		El Diario La Prensa				1 MetroTech Center, 18th Floor	Brooklyn	NY	11201	Teitelbaum Dry Cleaners Site (Queens)
21		Queens Tribune				150-50 14th Road	Whitestone	NY	11357	Teitelbaum Dry Cleaners Site (Queens)
22		Western Queens Gazette				42-16 34th Avenue	Long Island City	NY	11101	Teitelbaum Dry Cleaners Site (Queens)
23		Queens Chronicle				P.O. Box 74-7769	Rego Park	NY	11374	Teitelbaum Dry Cleaners Site (Queens)
24		Times-Ledger Newspapers				41-02 Bell Boulevard, 2nd Floor	Bayside	NY	11361	Teitelbaum Dry Cleaners Site (Queens)
25		LIC/Astoria Journal				69-60 Grand Avenue	Maspeth	NY	11378	Teitelbaum Dry Cleaners Site (Queens)
26		Queens Courier				Schneps Publications Inc, 38-15 Bell Blvd	Bayside	NY	11361	Teitelbaum Dry Cleaners Site (Queens)
27		Baccalaureate School for Global Education	Attn: Kelly Joan Johnson, Principal			34-12 36th Avenue	Queens	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
28		Emmanuel Charismatic Church				31-09 35th Avenue	Long Island City	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
29		P.S. 166 Q H Gradstein Elementary School	Attn: Jessica Geller, Principal			33-09 35th Avenue	Long Island City	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
30		Our World Neighborhood Charter School	Attn: Brian Ferguson, Principal			36-12 35th Avenue	Long Island City	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
31		Chancellor	Board of Education	Tweed Courthouse		52 Chambers Street	New York	NY	10007	Teitelbaum Dry Cleaners Site (Queens)
32		The Division of School Facilities	Board of Education			44-36 Vernon Boulevard	Long Island City	NY	11101	Teitelbaum Dry Cleaners Site (Queens)
33		Donna Finn, Principal	Frank Sinatra School of the Arts High School			35-12 35th Avenue	Queens	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
34		All About Kids	Suites 3C & 3G			37-11 35th Avenue	Astoria	NY	11101	Teitelbaum Dry Cleaners Site (Queens)
35		Urgent Medical Care Astoria				37-74 Steinway Street	Astoria	NY	11103	Teitelbaum Dry Cleaners Site (Queens)
36		Current Occupant				35-45 35th Street	Astoria	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
37		Current Occupant				35-35 35th Street	Astoria	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
38		Current Occupant				35-40 36th Street	Astoria	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
39		Current Occupant				35-01 36th Avenue	Astoria	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
40		Current Occupant				35-48 35th Street	Astoria	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
41		Current Occupant				34-11 35th Street	Astoria	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
42		Current Occupant				35-42 35th Street	Astoria	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
43		American Legion	Attn: Post Commander			36-19 30th Street	Long Island City	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
44		Queens Community Board # 1	Attn: Vinicio Donato, Chair			45-02 Ditmars Boulevard, LL Suite 125	Astoria	NY	11105	Teitelbaum Dry Cleaners Site (Queens)
45		Queens Community Board # 1	Attn: Lucille Hartmann, District Manager			45-02 Ditmars Boulevard, LL Suite 125	Astoria	NY	11105	Teitelbaum Dry Cleaners Site (Queens)
46		Queens Community Board # 1	Attn: Environmental Committee Chair			45-02 Ditmars Boulevard, LL Suite 125	Astoria	NY	11105	Teitelbaum Dry Cleaners Site (Queens)
47		Long Island City/Astoria Chamber of Commerce			Court Square Place	24-01 44 th Road	Long Island City	NY	11101	Teitelbaum Dry Cleaners Site (Queens)
48		Queens Chamber of Commerce	Attn: Jack Friedman			75-20 Astoria Blvd, Suite 140	Jackson Heights	NY	11372	Teitelbaum Dry Cleaners Site (Queens)
49		Most Precious Blood School	Attn: Principal			32-40 37th Street	Long Island City	NY	11103	Teitelbaum Dry Cleaners Site (Queens)
50		El-ber Masjid	Attn: Director			36-07 30th Street	Long Island City	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
51		Coalition Helping Organize a Kleaner Environment (CHOKE)				33-60 21st Street	Long Island City	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
52		ARROW (Astoria Residents Reclaiming Our Wor	Attn: Director			35-30 35 th Street	Long Island City	NY	11101	Teitelbaum Dry Cleaners Site (Queens)
53		Commissioner	NYC Dept. of Parks & Recreation	Re: ARROW Community Center		830 Fifth Avenue	New York	NY	10065	Teitelbaum Dry Cleaners Site (Queens)
54		Brooklyn Queens Land Trust				677 Lafayette Avenue	Brooklyn	NY	11216	Teitelbaum Dry Cleaners Site (Queens)
55		RESIDENT/BUSINESS OWNER			36-15	33 STREET	LONG ISLAND CITY	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
56		RESIDENT/BUSINESS OWNER			36-11	33 STREET	LONG ISLAND CITY	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
57		RESIDENT/BUSINESS OWNER			36-07	33 STREET	LONG ISLAND CITY	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
58		RESIDENT/BUSINESS OWNER			36-05	33 STREET	LONG ISLAND CITY	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
59		RESIDENT/BUSINESS OWNER			33-02	33 STREET	LONG ISLAND CITY	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
60		RESIDENT/BUSINESS OWNER			33-12	36 AVENUE	LONG ISLAND CITY	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
61		RESIDENT/BUSINESS OWNER			36-08	34 STREET	LONG ISLAND CITY	NY	11106	Teitelbaum Dry Cleaners Site (Queens)

	A	B	C	D	E	F	G	H	I	J
1	APPENDIX B									
2	Site Contact List									
3	Site #: C241149									
4	Site Name: Teitelbaum Dry Cleaning			List Last Updated: 1-31-14						
5	Current Occupant	Name, Title	Address 1	Address 2	Address 3	Street Address	City	State	Zip	Site Name (County)
176		RESIDENT/BUSINESS OWNER			35-28	36 STREET	LONG ISLAND CITY	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
177		RESIDENT/BUSINESS OWNER			35-40	36 STREET	LONG ISLAND CITY	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
178		RESIDENT/BUSINESS OWNER			35-19	36 AVENUE	LONG ISLAND CITY	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
179		RESIDENT/BUSINESS OWNER			35-15	36 AVENUE	LONG ISLAND CITY	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
180		RESIDENT/BUSINESS OWNER			36-01	36 AVENUE	LONG ISLAND CITY	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
181		RESIDENT/BUSINESS OWNER			35-37	36 STREET	LONG ISLAND CITY	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
182		RESIDENT/BUSINESS OWNER			35-27	36 STREET	LONG ISLAND CITY	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
183		RESIDENT/BUSINESS OWNER			35-01	36 STREET	LONG ISLAND CITY	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
184		RESIDENT/BUSINESS OWNER			36-12	35 AVENUE	LONG ISLAND CITY	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
185		RESIDENT/BUSINESS OWNER			35-18	37 STREET	LONG ISLAND CITY	NY	11101	Teitelbaum Dry Cleaners Site (Queens)
186		RESIDENT/BUSINESS OWNER			36-13	36 AVENUE	LONG ISLAND CITY	NY	11106	Teitelbaum Dry Cleaners Site (Queens)
187		RESIDENT/BUSINESS OWNER			35-43	37 STREET	LONG ISLAND CITY	NY	11101	Teitelbaum Dry Cleaners Site (Queens)
188		RESIDENT/BUSINESS OWNER			35-50	38 STREET	LONG ISLAND CITY	NY	11101	Teitelbaum Dry Cleaners Site (Queens)
189		RESIDENT/BUSINESS OWNER			35-01	37 STREET	LONG ISLAND CITY	NY	11101	Teitelbaum Dry Cleaners Site (Queens)

Appendix D– Brownfield Cleanup Program Process



ATTACHMENT 1



New York State Department of Environmental Conservation
Division of Environmental Remediation

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

Remedial Party:

Site Name:

Site Number:

Site County:

Note: For Parts 1. - 3., the individuals, groups, organizations, businesses and units of government identified should be added to the site contact list as appropriate.

Part 1. List major issues of public concern and information the community wants. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and/or information. **Use this information as an aid to prepare or update the Major Issues of Public Concern section of the site Citizen**

Soil vapor intrusion within the on-site building and possible off-site migration of soil vapor. The Site is located within a potential 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. Because the Site is located in an area with a large Hispanic-American community, all future fact sheets will be translated into Spanish. Furthermore, there may be impacts with regards to truck traffic coming from the Site, noise and odors as well.

How were these issues and/or information identified?

Part 2. List important information needed **from** the community, if applicable. Identify groups, organizations, businesses and/or units of government related to the needed information.

How were these information needs identified?

Part 3. List major issues and information that need to be communicated **to** the community. Identify groups, organizations, businesses and/or units of government related to the issues(s) and/or information.

How were these issues and/or information identified?

Part 4. Identify the following characteristics of the affected/interested community. This knowledge will help to identify and understand issues and information important to the community, and ways to effectively develop and implement the site citizen participation plan (mark all that apply):

a. Land use/zoning around site:

Residential Agricultural Recreational Commercial Industrial

b. Residential type around site:

Urban Suburban Rural

- c. Population density around site: High Medium Low
- d. Community economic status: High Medium Low
- e. Water supply of nearby residences: Public Private Wells Mixed
- f. Other environmental issues significantly impacting affected community? (Yes/No) Yes No

Explain if "Yes"

- g. Special considerations: Language Age Transportation Other

Explain marked categories in g.:

Part 5. The site contact list must include, at a minimum, the individuals, groups and organizations identified in the instructions for **Part 5**. Are other individuals, groups and organizations affected by, or interested in, the site, or its remedial program? (Mark and identify all that apply, then adjust the site contact list as appropriate.)

Non-Adjacent Residents/Property Owners:

Local Officials:

Media:

Business/Commercial Interests:

Labor Group(s)/Employees:

Indian Nation:

Citizens/Community Group(s):

Environmental Justice Group(s):

Environmental Group(s):

Civic Group(s):

Recreational Group(s):

Other(s):

Date Completed:

Prepared By:

Reviewed By: