



New York State Department of Environmental Conservation

Brownfield Cleanup Program

Citizen Participation Plan

112-21 Northern Boulevard
Corona, New York

May 2014

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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: **Eastern Emerald Group LLC (“Applicant”)**
Site Name: **112-21 Northern Boulevard, Corona (“Site”)**
Site Address: **112-21 Northern Boulevard, Corona NY 11369**

1.0 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 re-use or redevelop due to the presence or suspected 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>.

2.0 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 wellbeing. 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 interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation, and cleanup programs that protect public health and the environment.
- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process.
- Providing 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.
- 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 people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

The locations of the reports and information related to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC web site. If this occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

Site Contact List

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The site contact list includes, at a minimum:

- chief executive officer and planning board chairperson of each county, city, town and village in which the site is located;
- residents, owners, and occupants of the site and properties adjacent to the site;
- the public water supplier which services the area in which the site is located;
- any person who has requested to be placed on the site contact list;
- the administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility; 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.

A document repository has been established at the following location:

Queens Public Library-Corona Branch
38-24 104 Street
Corona, NY 11368
(718) 426-2844

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.

Citizen Participation Requirements (Activities)	Timing of CP Activity(ies)
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 Action Work Plan (RAWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RAWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RAWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves RAWP. 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) 	After submittal of the Final Engineering Report to NYSDEC. A subsequent fact sheet will be distributed after the issuance of a Certificate of Completion to detail any institutional or engineering controls implemented at the site.

3.0 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.

No major issues of public concern have been identified yet that relate to the Site. A Scoping Sheet for Major Issues of Public Concern was prepared, and is included in Appendix E. This document will help the Applicant identify any potential issues. This Site is located within a potential environmental justice area. In addition, truck traffic coming on and off the Site as well as noise may be a concern to the community.

Furthermore, the Site will include procedures for protection of public health and safety during investigation and remediation activities. During investigation and remediation, worker and community health and safety activities will be conducted, including:

- Securing unenclosed portions of the site perimeter with an eight foot fence;
- On-site air monitoring for worker protection, if warranted;
- Perimeter air monitoring for community protection, if warranted; and
- Using odor, vapor, and dust controls such as water or foam sprays, as required during air monitoring, if needed.

Details on the Site Health and Safety Plan (HASP) and the Community Air Monitoring Plan (CAMP) will be included in the documents generated in support of the remediation.

4.0 SITE INFORMATION

Site Description

The property is located at 112-21 Northern Boulevard (Site) in the borough of Queens, city of New York. The property is located on the north side of Northern Boulevard between 112 Place and the Grand Central Parkway and encompasses approximately 1.62 acres (i.e. 70,613 square feet). The property is identified as Block 1707, Lot 8 on the New York City Tax Map and is affiliated with Community Board 4 of the Queens. The Site is listed under the following addresses:

- 112-36 Astoria Boulevard, Corona
- 112-47 Northern Boulevard, Corona
- 32-09 112th Place, Corona
- 32-11 112th Place, Corona

History of Site Use, Investigation, and Cleanup

The Site has been occupied by an automobile sales, service and repair facility since 1931. An onsite gasoline filling station was also operating from at least 1931 and 1980. Auto sales and service/repair activities as well as parking and storage of new vehicles are ongoing at the Site. The Site is encompassed by three separate buildings and a paved parking area used to store the dealership's inventory. Currently, two one-story buildings are located on the southeast and northwest corners of the Site and used as automobile repair shops. The two-story building located on the southwest corner of the Site is used as an auto parts distribution warehouse, showroom and offices.

Previous investigations performed by others at the Site identified petroleum-related volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and metals in the soil and groundwater.

5.0 INVESTIGATION AND CLEANUP PROCESS

Application

The Applicant has applied and is currently waiting for acceptance into the New York State Brownfield Cleanup Program as a Volunteer. This means would mean that the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the Site took place after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination on-Site, and must conduct a “qualitative exposure assessment,” a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the Site and to contamination that has migrated from the Site.

The Applicant proposes that the Site will be used for restricted purposes.

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

Investigation

The Applicant 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 work plan, which is subject to public comment.

The Site investigation has several goals:

- 1) Define the nature and extent of contamination in soil, 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 its investigation report that no action is necessary at the site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a “Certificate of Completion” (described below) to the Applicant.

or

2. The Applicant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a “Remedial Work Plan”. The Remedial Work Plan describes the Applicant’s proposed remedy for addressing contamination related to the site.

When the Applicant submits a 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 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 final engineering report. NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved, and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the site after it receives a COC.

Site Management

Site management is the last phase of the Brownfield Cleanup Program. This phase begins when the COC is issued. Site management may be conducted by the Applicant under NYSDEC oversight, if contamination is to remain in place. Site management incorporates any institutional and engineering controls required to ensure the remedy be 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 (IC) 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 IC may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

An Engineering Control (EC) is a physical barrier or method to manage contamination. Some examples of ECs 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.

Project Contacts and Locations of Reports

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):

Jane O'Connell
Project Manager
NYSDEC Region 2
Division of Environmental Remediation
47-40 21st Street
Long Island City, New York 11101
Telephone: (718) 482-4800

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-Corona
32-84 104 Street
Corona, New York 11368
(718) 426-2844

Hours:

Monday	11:00 AM – 7:00 PM
Tuesday	2:00 PM – 7:00 PM
Wednesday	1:00 PM – 7:00 PM
Thursday	11:00 AM – 7:00 PM
Friday	11:00 AM – 7:00 PM
Saturday and Sunday	Closed

Site Contact List

SECTION VIII

Site Contact List

1. Local Officials

Hon. Mayor Michael R. Bloomberg
The City of New York, Mayor's Office
City Hall
New York, New York 10007
Telephone (212) 788-9600 or 311 within New York City
Fax (212) 788-2460

Amanda M. Burden
Chair of the City Planning Commission and
Director of the Department of City Planning
New York City Planning Commission
22 Reade Street
New York, New York 10007-1216
Telephone (212) 720-3300
Fax (212) 720-3219

Robert R. Kulikowski, Ph.D.
Director of the Mayor's Office of Environmental Coordination
253 Broadway – 14th Floor
New York, New York 10007
Telephone (212) 788-9956
Fax (212) 788-2941

Office of the Queens Borough President Helen M. Marshall
120-55 Queens Boulevard
Kew Gardens, New York 11424
Telephone (718) 286-3000

Director, NYC Department of City Planning – Queens Office
120-55 Queens Boulevard
Kew Gardens, New York 11424
Telephone (718) 286-3000

2. Residents, Owners and Occupants of the property and properties adjacent to the property

North of the Property

None.

South of the Property

Block: 1727
Lot: 8
Owner: Dorie Miller Housing
Address: 112-50 Northern Boulevard
Queens, New York 11368

Block: 1727
Lot: 1
Owner: 112 Northern Development
Address: 112-02 Northern Boulevard
Queens, New York 11368

Block: 1787
Lot: 2
Owner: Parks and Recreation
Address: 123-01 Roosevelt Avenue
Queens, New York 11368

East of the Property

None.

West of the Property

Block: 1706
Lot: 11
Owner: World's Fair Development
112-24 Astoria Boulevard
Queens, New York 11369

Block: 1706
Lot: 14
Owner: Mary Christie
32-10 112 Place
Queens, New York 11369

Block: 1706
Lot: 16
Owner: January Christie
32-12 112 Place
Queens, New York 11369

Block: 1706
Lot: 18
Owner: Maritza E. Acero
32-16 112 Place
Queens, New York 11369

Block: 1706
Lot: 20
Owner: Frank R. Garcia
32-22 112 Place
Queens, New York 11369

Block: 1706
Lot: 21
Owner: Juan A. Robles
32-24 112 Place
Queens, New York 11369

Block: 1706
Lot: 22
Owner: Rsy I Realty Corp
32-26 112 Place
Queens, New York 11369

Block: 1706
Lot: 25
Owner: HBC Corona LLC
112-15 Northern Boulevard
Queens, New York 11369

3. Local News Media

Daily News
450 West 33rd Street
New York, New York 10001
Telephone (212) 210-2100

New York Post
1211 Avenue of the Americas
New York, New York 10036
Telephone (212) 930-8000

New York 1 News
75 Ninth Avenue
New York, New York 10011
Telephone (212) 379-3311

ABC-7
7 Lincoln Square
New York, New York 10023
(212) 456-3100

Queens Community Board #4
46-11 104th Street
Corona, New York 11368
(718) 760-3141

Queens Chronicle
6233 Woodhaven Boulevard
New York, New York 11374
(718) 205-8000

1010 WINS-CBS Radio
888 7th Avenue, 10th Floor
New York, New York 10106

4. Public Water Supplier

New York City Department of Environmental Protection
Bureau of Water and Sewer Operations
59-17 Junction Boulevard, 17th Floor
Flushing, New York 11373
Telephone (212) NEW-YORK or 311 within the City of New York only.

5. Requests to be placed on the Contact List

No one has requested placement on this Contact List.

6. School / Day Care Facilities Near The Property

P.S 143 Louis Armstrong School
34-74 113 Street
Queens, New York 11368
(718) 429-5700

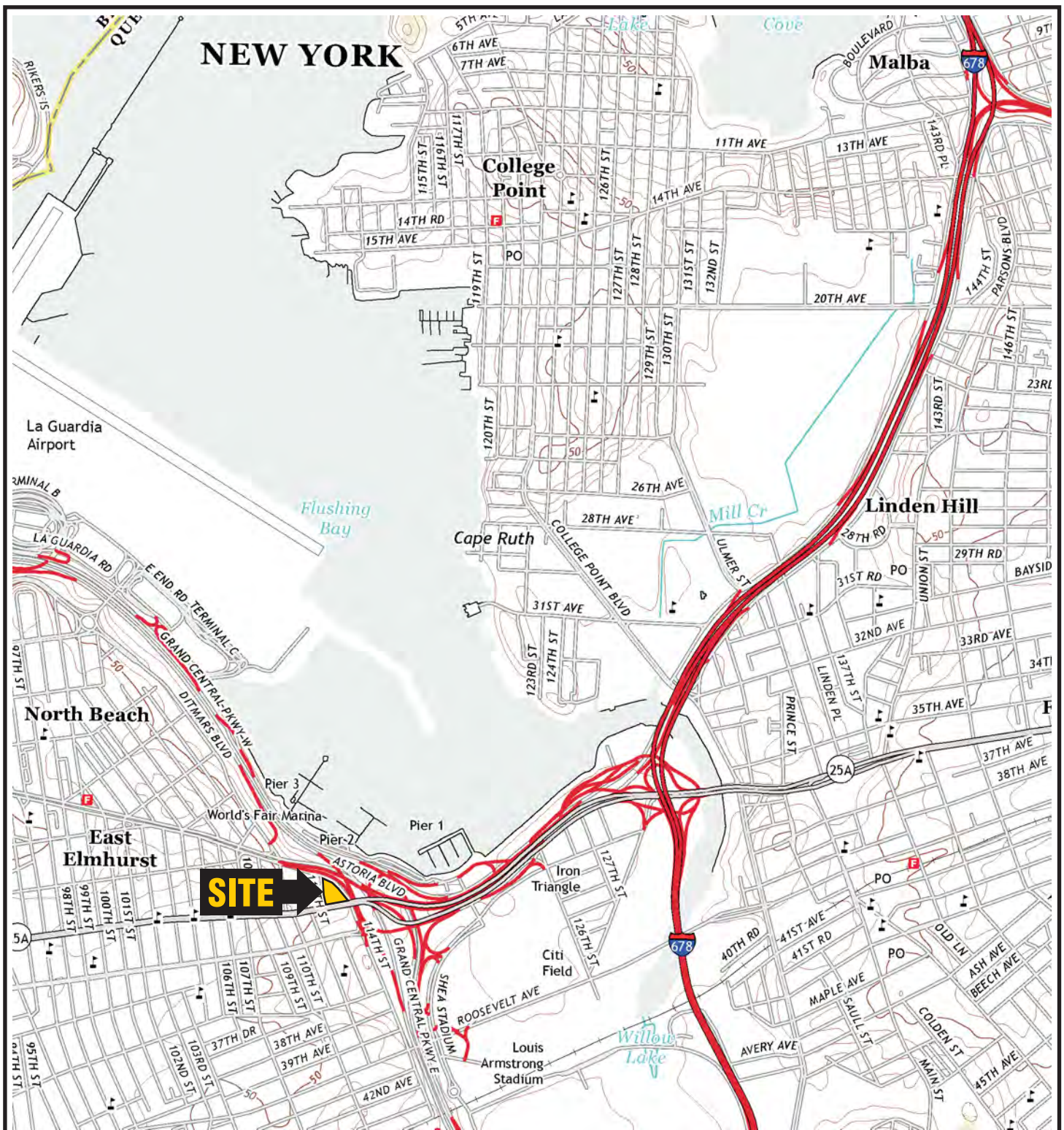
7. Local Community Board

Queens Community Board #4
46-11 104th Street
Corona, New York 11368
(718) 760-3141

8. Document Repository

Queens Public Library- Corona Branch
38-24 104 Street
Corona, New York 11368
(718) 426-2844
Library Manager: Vilma Daza

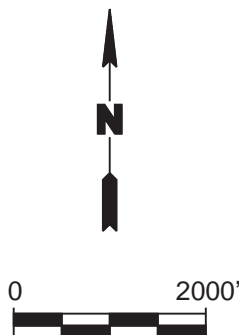
Site Location Map



QUADRANGLE LOCATION



SOURCE:
USGS; 2013, Flushing, NY
7.5 Minute Topographic Quadrangle



Title:

SITE LOCATION MAP

112-21 NORTHERN BOULEVARD
CORONA, NEW YORK

Prepared for:

EASTERN EMERALD GROUP, LLC

ROUX
ROUX ASSOCIATES, INC.
Environmental Consulting
& Management

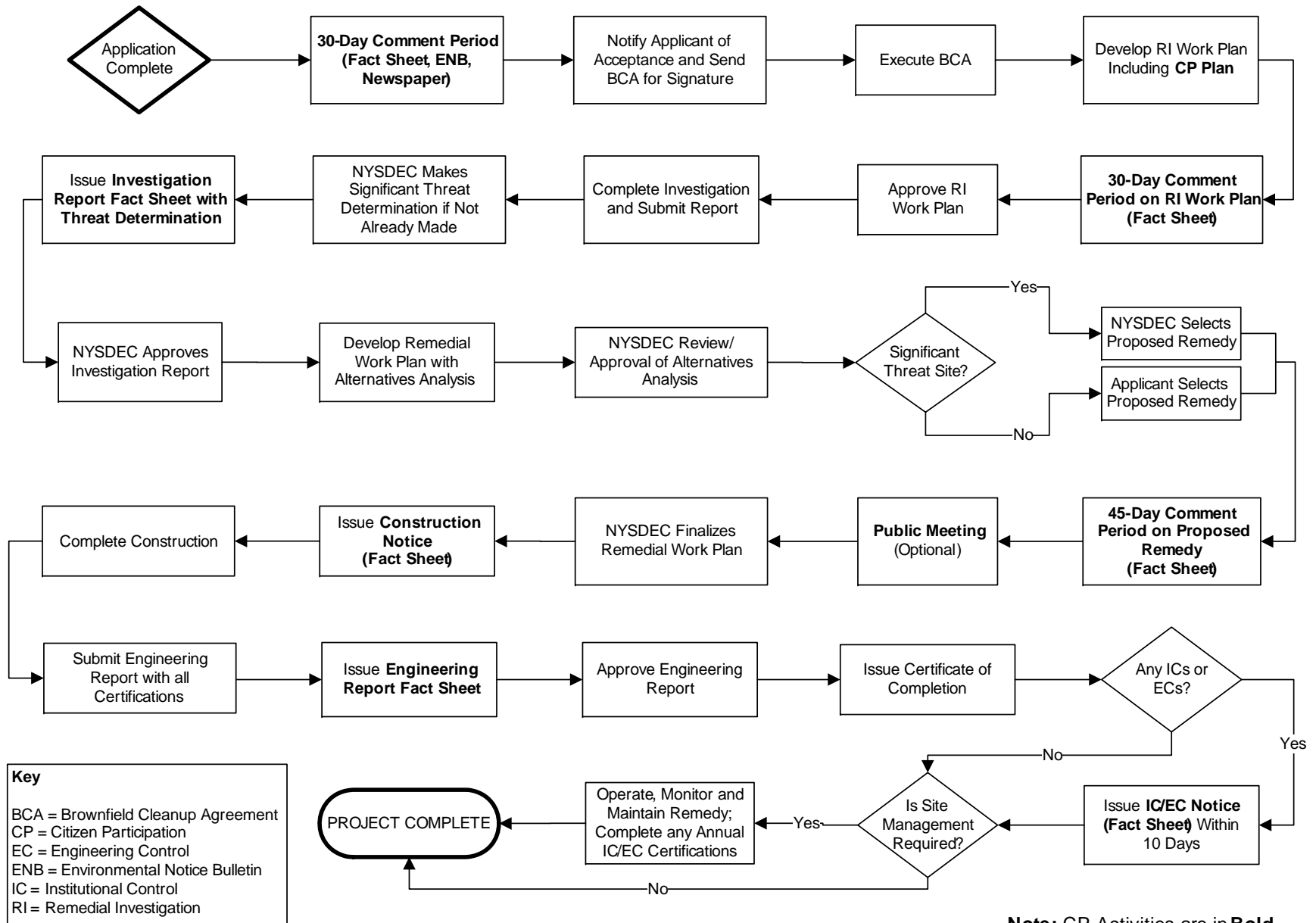
Compiled by: M.D.	Date: 23DEC13
Prepared by: B.H.C.	Scale: AS SHOWN
Project Mgr.: C.B.	Project No.: 2364.0001Y000
File: 2364.0001Y102.01.CDR	

FIGURE

1

Brownfield Cleanup Program Process

APPENDIX D – BROWNFIELD CLEANUP PROGRAM PROCESS



Scoping Sheet for Major Issues of Public Concern

Remedial Programs

Scoping Sheet for Major Issues of Public Concern

Instructions

This Scoping Sheet assesses: major issues of public concern; impacts of the site and its remedial program on the community; community interest in the site; information the public needs; and information needed from the public, if applicable.

The information generated helps to plan and conduct required citizen participation (CP) activities, and to choose and conduct additional CP activities, if appropriate. The scoping sheet can be revisited and updated as appropriate during the site's remedial process to more effectively implement the site's CP program.

Note: Use the information as an aid to prepare and update the Major Issues of Public Concern section of the site CP Plan.

General Instructions

- When to prepare: During preparation of the CP Plan for the site. It can be revisited and updated anytime during the site remedial process.
- Fill in site name and other information as appropriate.

Instructions for Numbered Parts

Consider the bulleted issues and questions below and any others that may be appropriate to the site and the community to help complete the five Parts of this Scoping Sheet. Include the issue stakeholders in Parts 1 through 3 and adjust the site's contact list accordingly.

Part 1. List Major Issues of Public Concern and Information the Community Wants.

- Is our health being impacted? (e.g. Are there problems with our drinking water or air? Are you going to test our water, yards, sumps, basements? Have health studies been done?)
- There are odors in the neighborhood. Do they come from the site and are they hazardous?
- Are there restrictions on what we may do (e.g. Can our children play outside? Can we garden? Must we avoid certain areas? Can we continue to recreate (fish, hunt, hike, etc. on/around the site?)
- How and when were the site's contamination problems created?
- What contaminants are of concern and why? How will you look for contamination and find out where it is going? What is the schedule for doing that?
- The site is affecting our property values!
- How can we get more information (e.g. who are the project contacts?)
- How will we be kept informed and involved during the site remedial process?
- Who has been contacted in the community about site remedial activities?
- What has been done to this point? What happens next and when?
- The site is going to be cleaned up for restricted use. What does that mean? We don't want redevelopment on a "dirty" site.

Part 2. List Important Information Needed From the Community, if Applicable.

- Can the community supplement knowledge about past/current uses of the site?
- Does the community have knowledge that the site may be significantly impacting nearby properties, natural resources, etc.?

- Are there activities currently taking place at the site or at nearby properties that may need to be restricted?
- Who may be interested or affected by the site that has not yet been identified?
- Are there unique community characteristics that could affect how information is exchanged?
- Do the community and/or individuals have any concerns they want monitored?
- Does the community have information about other sources in the area for the contamination?

Part 3. List Major Issues and Information That Need to be Communicated to the Community.

- The process and general schedule to investigate, remediate and, if applicable, redevelop the site.
- Current understanding about the site contamination and effects, if any, on public health and the environment.
- Site impacts on the community and any restrictions on the public's use of the site and/or nearby properties.
- Planned CP activities, their schedule, and how they relate to the site's remedial process.
- Ways for the community to obtain/provide information (document repositories, contacts, etc.).

Part 4. Community Characteristics

a. - e. Obtain information from local officials, property owners and residents, site reports, site visits, "windshield surveys," other staff, etc.

f. Has the affected community experienced other **significant** present or past environmental problems unrelated to this site? Such experiences could significantly affect public concerns and perspectives about the site; how the community will relate to project staff; the image and credibility of project staff within the community; and the ways in which project staff communicate with the community.

g. Consider factors such as:

- Is English the primary language of the affected community? If not, provisions should be considered regarding public outreach activities such as fact sheets, meetings, door-to-door visits and other activities to ensure their effectiveness.
- The age demographics of the community. For example, is there a significant number of senior citizens in the community? It may be difficult for some to attend public meetings and use document repositories. This may suggest adopting more direct interaction with the community with activities such as door-to-door visits, additional fact sheets, visits to community and church centers, nursing homes, etc.
- How do people travel about the community? Would most people drive to a public meeting or document repository? Is there adequate public transportation?

Part 5. Affected/Interested Public. Individuals and organizations who need or want information and input can change during the site's remedial process. This need is influenced by real, potential or perceived impacts of the site or the remedial process. Some people may want information and input throughout the remedial process. Others may participate only during specific remedial stages, or may only be interested in particular issues. It is important to revisit this question when reviewing this scoping sheet. Knowing who is interested in the site – and the issues that are important to them – will help in the selection and conduct of appropriate outreach activities, and to identify their timing and the information to be exchanged.

Check all affected/interested parties that apply to the site. **Note: Adjust the site's contact list appropriately.** The following are some ways to identify affected/interested parties:

- Tax maps of adjacent property owners
- Attendees at public meetings
- Telephone discussions
- Letters and e-mails to DER, the remedial party, and other agencies
- Political jurisdictions and boundaries
- Media coverage

- Current/proposed uses of site and/or nearby properties (recreational, commercial, industrial)
- Discussions with community organizations: grass roots organizations, local environmental groups, environmental justice groups, churches, and neighborhood advisory groups



Remedial Programs

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

Remedial Party: Eastern Emerald Group LLC

Site Name: 112-21 Northern Boulevard, Corona

Site Number: Not yet assigned

Site County: Queens

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 Participation Plan.**

A site contact list has been prepared as part of the Citizens Participation Plan (CPP), and a public notice will be sent following the completion of the Brownfield Cleanup Program application. No major issues of public concern have yet been identified.

How were these issues and/or information identified?

N/A

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

NONE

How were these information needs identified?

N/A

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

Going forward, the public will be notified regarding the schedule for investigation, remediation and redevelopment activities. Based on the Remedial Investigation results, the public will also be notified of any potential hazards to the community. For additional information about the site investigation, remediation and citizens participation process, refer to the flowchart in Appendix D.

How were these issues and/or information identified?

N/A

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:

☐ **Yes** ☒ **No** ☐ **High** ☒ **Medium** ☒ **Low**

e. Water supply of nearby residences:

☒ **Public** ☐ **Private Wells** ☐ **Mixed**

f. Other environmental issues significantly impacting affected community?

Provide details if appropriate:

[Click here to enter text.](#)

g. Special considerations:

☐ **Language** ☐ **Age** ☐ **Transportation** ☐ **Other**

Explain marked categories in g.:

[Click here to enter text.](#)

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, organizations, and units of government affected by, or interested in, the site, or its remedial program? (Mark and identify all that apply, then adjust the site contact list as appropriate.)

☐ **Non-Adjacent Residents/Property Owners:** [Click here to enter text.](#)

☒ **Local Officials:** [Click here to enter text.](#)

☒ **Media:** [Click here to enter text.](#)

☒ **Business/Commercial Interests:** [Click here to enter text.](#)

☐ **Labor Group(s)/Employees:** [Click here to enter text.](#)

☐ **Indian Nation:** [Click here to enter text.](#)

☒ **Citizens/Community Group(s):** [Click here to enter text.](#)

☐ **Environmental Justice Group(s):** [Click here to enter text.](#)

☐ **Environmental Group(s):** [Click here to enter text.](#)

☒ **Civic Group(s):** [Click here to enter text.](#)

☐ **Recreational Group(s):** [Click here to enter text.](#)

☐ **Other(s):** [Click here to enter text.](#)

Date Completed: 12/16/2013

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