

New York State Department of Environmental Conservation

Brownfield Cleanup Program

Citizen Participation Plan

for

23-10 Queens Plaza South (Site No. C241160)

23-10 Queens Plaza South
Long Island City, NY 11101

September 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 brownfield site’s remedial process.

Applicant: **QPS 23-10 Development LLC (“Applicant”)**
Site Name: **23-10 Queens Plaza South (“Site”)**
Site Address: **23-10 Queens Plaza South, Long Island City, NY 11101**
Site County: **Queens County**
Site Number: **C241160**

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 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; 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 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.

Where the Site or adjacent real property contains multiple dwelling units, the Applicant will work with NYSDEC to develop an alternative method for providing such notice in lieu of mailing to each individual. For example, the owner of such a property that contains multiple dwellings may be requested to prominently display fact sheets and notices required to be developed during the Site's remedial process. This procedure would substitute for the mailing of such notices and fact sheets, especially at locations where renters, tenants and other residents may number in the hundreds or thousands, making the mailing of such notices impractical.

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 E 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:

- 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 following major issues of public concern were identified: Air quality, health of workers and community, nuisance odors, and noise. These issues are of the most concern to adjacent property businesses and residents. These issues will be addressed in the Remedial Work Plan (RWP), the Community Air Monitoring Program (CAMP) and the site-specific Health and Safety Plan (HASP) for the project, all Plans to be approved by the NYSDEC prior to work.

Based on previous investigations, the Site was likely contaminated by its historical use as a manufacturing facility, or by the quality of historical fill used, as well as the NYSDEC Spill No. 1302812 (reported in June of 2013) or by spills on adjoining properties. Contaminants of concern include volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (cPAHs), semi-volatile organic compounds (SVOCs), and metals. Contaminants are discussed in further detail in Section 4 below. The identified contaminants will be monitored and remediated to support the redevelopment of the Site for industrial use using a NYSDEC-approved work plan.

Information regarding the Site is available through Project Contacts mentioned in Section 2 and Appendix A. Project Contacts may be utilized so that the public may be kept informed and involved during the site remedial process. The BCP Application, which includes the previous investigations at the Site, the Remedial Investigation Work Plan (RIWP), and future reports prepared for the NYSDEC, are (or will) be available in the document repository discussed above in Section 2 and in Appendix A. RIWP and Remedial Work Plan (RWP) documents will include schedules for the planned work.

The Site is located in an Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities. Because the Site is located in an area that has a large Hispanic-American community, all future fact sheets will be translated into Spanish.

To make Citizen Participation Plans (CPPs) as consistent as possible with Division of Environmental Remediation (DER’s) CP Handbook, Region 2 Public Affairs asks that the Handbook’s “Scoping Sheet for Major Issues of Public Concern” be used by applicants/responsible parties to inform their completion of this section of the plan. Because of the high percentage of Environmental Justice Areas in New York

City, the Scoping Sheet is a particularly valuable tool in this region. The NYSDEC Scoping Sheet for Major Issues of Public Concern was used to complete this section and is included as Appendix C.

4. Site Information

Site Description

The Site (Tax Block 425, Lot 5) consists of a rectangular shaped lot that is approximately 27,200 square feet (± 0.62 acres) and contains a mostly unoccupied four-story concrete building that was historically used for industrial manufacturing. The Site is located on the city block bordered by Queens Plaza South to the north, 24th Street to the east, 42nd Road to the south, and 23rd Street to the west. With the exception of a boiler room that occupies the northeastern area of the building's sub-basement, the building is vacant. A Site Location Map is included as Appendix D.

The Site is located in an area primarily characterized by mixed commercial and industrial with light residential use. The area surrounding the Site was historically industrial and became blighted over time. This area recently experienced redevelopment through the expansion and development of residential, commercial, and community facilities, and light manufacturing uses.

Available historical records indicate that the Site has extensively been used for manufacturing purposes. Additionally, the Site in the past was noted to have visible petroleum staining in an on-site sump pit. In their Phase I Environmental Site Assessment (ESA) dated August 28, 2012, Cardno ATC considered the historical uses of the Site to represent a recognized environmental condition (REC).

Previous Reports

Prior to entry into the NYSDEC BCP, the Site was the subject of a number of investigations, which are documented in the following reports:

- *Phase I ESA Report, dated August 28, 2012, prepared by Cardno ATC.*
- *Phase II Environmental Site Investigation (ESI) Report, dated November 8, 2012, prepared by Cardno ATC.*
- *Phase I ESA Report, dated February 2014, prepared by Langan.*

Phase I ESA, August 28, 2012

The August 2012 Phase I ESA included a review of regulatory databases, prior site ownership and land use, Freedom of Information Law (FOIL) requests, an environmental lien search, user questionnaire, an interview with the current property owner, and site and surrounding property reconnaissance. The Phase I ESA identified several RECs, including historical Site manufacturing use, at least two underground storage tanks that have been at the Site since around 1936, historic manufacturing use at the Site that included generation of hazardous waste, presence of petroleum staining and sheen in an on-site sump pit, and historic use of adjoining properties.

Phase II ESI, November 8, 2012

The November 2012 Phase II ESI evaluated potential impacts to soil and groundwater from the RECs identified by the August 2012 Phase I ESA. Cardno ATC implemented the ESI between September 21 and 24, 2012. The investigation included completion of a geophysical survey, installation of nine soil borings and three temporary groundwater monitoring wells, and collection of nine grab soil samples and three groundwater samples. Soil analytical data was compared with New York Codes, Rules and Regulations (NYCRR) Title 6 Part 375 (6 NYCRR Part 375) Unrestricted Use Soil Cleanup Objectives

(SCO) and Restricted-Residential Use SCOs and groundwater analytical data was compared to NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Class GA Ambient Water Quality Standards (AWQS). The findings of this investigation relevant to the Site are summarized below:

- The subsurface soil profile generally consisted of historic fill predominately characterized as brown and gray, fine to medium sand with silt and clay.
- Groundwater was encountered at depths of approximately 7 to 9 feet below grade surface (bgs).
- Bedrock was not encountered at any boring locations at a maximum depth of 15 feet bgs.
- At least two underground storage tanks were present in the northwest corner of the Site.
- Visual and olfactory evidence of potential contamination was noted during the field activities near the east-central portion of the Site. Petroleum-like odor and staining were identified in this area at approximately 9 to 9.5 feet bgs.
- Polychlorinated biphenyls (PCBs) were not detected in any soil samples. The following constituents were detected in soil at concentrations that exceed their respective Unrestricted Use SCOs:
 - One volatile organic compound (VOC): benzene
 - One semivolatile organic compound (SVOC): benzo(b)fluoranthene
 - Four metals, including copper, lead, mercury, and zinc
- PCBs were not detected in any groundwater samples. The following constituents were detected in groundwater at concentrations that exceed their respective TOGS Class GA AWQS:
 - Seven VOCs, including benzene, 1,1-dichloroethane, cis-1,2-dichloroethene, trans-1,2-dichloroethene, tetrachloroethene, trichloroethene, and vinyl chloride
 - Three SVOCs, including benzo(a)pyrene, chrysene, and phenol
 - Twelve metals, including arsenic, beryllium, chromium, copper, iron, lead, magnesium, manganese, nickel, sodium, vanadium, and zinc

Phase I ESA, February 2014

The June 2013 Phase I ESA identified several RECs, including historical Site manufacturing use that included generation of hazardous waste, an on-site 10,000 gallon active fuel oil Above-Ground Storage Tank (AST), four gasoline underground storage tanks in the northwest corner of the Site, the presence of petroleum staining and sheen in an on-site sump pit, and historical uses of surrounding properties including filling stations, auto repair shops, and garages. Additionally, based on the review of the Phase II ESI, two spills were reported to the NYSDEC; one for the Site (Spill No. 1302812) and one for the southern-adjointing property (Spill No. 1302811).

5. Investigation and Cleanup Process

Note: See Appendix E for a flowchart of the brownfield cleanup program process.

Application

The Applicant has applied for acceptance into New York's Brownfield Cleanup Program as a Volunteer. This means that the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the Site took place after the discharge or disposal of contaminants. The

Volunteer must fully characterize the nature and extent of contamination 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 in its Application proposes that the Site will be used for residential 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 conducted an investigation of the Site officially called a “remedial investigation” (RI). The results of this investigation will be reported to the NYSDEC and the remedial investigation report will be available for public review.

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

After NYSDEC approves the Remedial Investigation (RI) Report, the Applicant recommends 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. The site contact list will receive a fact sheet that announces the completion of remedial activities and the review of the FER.

Certificate of Completion

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

Site Management

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 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 brownfield site, such as a deed restriction that would prevent or restrict certain uses of the remediated Site. An institutional control may be used when the remedial 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, such as a cap or vapor barrier.

Site management will be conducted by the Applicant as required. NYSDEC will provide appropriate oversight. Site management involves the institutional and engineering controls required for the brownfield site. Examples include: operation of a water treatment plant, maintenance of a cap or cover, and monitoring of groundwater quality. Site management continues until NYSDEC determines that it is no longer needed.

Appendix A – Project Contacts and Locations of Reports and Information

Project Contacts and Locations of Reports and Information

Project Contacts

For information about the site's remedial program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (NYSDEC):

Ronnie Lee
Project Manager
NYSDEC Central Office
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233
Phone: 518-402-9768
Email:Ronnie.lee@dec.ny.gov

Thomas V. Panzone
Regional Citizen Participation Specialist
NYSDEC Region 2
Division of Public Affairs & Education
1 Hunters Point Plaza
47-40 21st Street
Long Island City, New York 11101
Phone: 718-482-4900

New York State Department of Health (NYSDOH):

Chris Doroski
Public Health Specialist
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
Phone: 800-458-1158 ext. 27860
Email: beei@health.ny.gov

Document Repository

The document repositories identified below have been established to provide the public with convenient access to important project documents:

Queens Library - Court Square Branch
2501 Jackson Ave
Long Island City, Queens, NY 11101
Phone: 718-937-2790

Hours (Call to verify):

Monday, Thursday, Friday	11:00 a.m. to 7:00 p.m.
Tuesday:	2:00 p.m. to 7:00 p.m.
Wednesday:	1:00 p.m. to 7:00 p.m.
Saturday & Sunday:	Closed

Appendix B – Site Contact List

Appendix B											
Site Contact List											
Site #: C241160											
Site Name: 23-10 Queens Plaza South, Queens, NY			List Last Updated: 9/2/2014								
Current Occupant	Name, Title	Address 1	Address 2	City	State	Zip	Number of Floors	Use	Number of Residential Units	Number of Non-Res Units	Apartment Numbers
Chief Executive Office/ City Hall	Hon. Bill de Blasio, Mayor	City Hall		New York	NY	10007					
New York City Department of City Planning	Carl Weisbrod, Commissioner, Department of City Planning, Chairperson City Planning Commission	22 Reade Street		New York	NY	10007-1216					
Queens Borough Office	Irving Poy, Director, Queens Office NYC Department of City Planning	120-55 Queens Boulevard		New York	NY	10007					
	Hon. Melinda Katz, Queens Borough President	120-55 Queens Boulevard		New York	NY	10007					
	Barry Grodenchik, Community Board Director & Deputy Borough President	120-55 Queens Boulevard		New York	NY	10007					
	Alexandra Rosa, Queens Borough Chief of Staff	120-55 Queens Boulevard									
	Dan Andrews, Press Officer, Press Office	120-55 Queens Boulevard		New York	NY	10001					
New York City Department of Environmental Protection	Hon. Emily Lloyd, Commissioner	59-17 Junction Boulevard		Flushing	NY	11373					
Hon. Scott Stringer	NYC Comptroller	1 Centre Street		New York	NY	10007					
Hon. Letitia James	Public Advocate	1 Centre Street		New York	NY	10007					
Hon. Jimmy Van Bramer	NYC Councilmember	47-01 Queens Boulevard, Suite 205		Sunnyside	NY	11104					
Hon. Michael Gianaris	NYS Senator	21-77 31st Street		Astoria	NY	11105					
Hon. Catherine Nolan	NYS Assemblymember	41-02 Queens Boulevard, Suite 2B		Sunnyside	NY	11104					
Hon. Charles Schumer	U.S. Senator	780 Third Avenue, Suite 2301		New York	NY	10017					
Hon. Kirsten Gillibrand	U.S. Senator	780 Third Avenue, Suite 2601		New York	NY	10017					
Hon. Carolyn Maloney	U.S. House of Representatives	31-19 Newtown Avenue		Astoria	NY	11102					
Queens Community Board # 2	Joseph Conley, Chair	43-22 50th Street		Woodside	NY	11377					
Queens Community Board # 2	Debra Markell-Kleinert, District Manager	43-22 50th Street		Woodside	NY	11377					
Queens Community Board # 2	Dorothy Morehead, Environmental Committee Chair	43-22 50th Street		Woodside	NY	11377					
New York City Department of Environmental Protection	John Wuthenow	Office of Environmental Assessment & Planning	96-05 Horace Harding Expressway	Flushing	NY	11373					
New York City Department of Environmental Protection	Director, Community Partnerships - Shane Ojar	Bureau of Communications & Intergovernmental Affairs	59-17 Junction Blvd.	Flushing	NY	11373					
Ronnie Lee	NYSDEC Project Manager	625 Broadway		Albany	NY	12233					
Thomas V. Panzone	Regional Citizen Participation Specialist, NYSDEC Region 2	47-40 21st Street		Long Island City	NY	11101					
Chris Doroski	NYSDOH Public Health Specialist	Empire State Plaza	Corning Tower, Room 1787	Albany	NY	12237					
Larry Ennist	NYSDEC	625 Broadway		Albany	NY	12233					
NYC Office of Environmental Coordination	Acting Director	100 Gold Street - 2nd Floor		New York	NY	10038					
Queens Chamber of Commerce	Attn: Jack Friedman, V.P.	75-20 Astoria Blvd, Suite 140		Jackson Heights	NY	11372					
Long Island City/Astoria Chamber of Commerce	Executive Director	24-01 44 th Road	Court Square Place	Long Island City	NY	11101					
New York 1 News		75 Ninth Avenue		New York	NY	10011					
New York Post		1211 Avenue of the Americas		New York	NY	10036					
New York Daily News		4 New York Plaza		New York	NY	10004					
Queens Tribune		150-50 14th Road		Whitestone	NY	11357					
Western Queens Gazette		42-16 34th Avenue		Long Island City	NY	11101					
Times-Ledger Newspapers		41-02 Bell Boulevard, 2nd Floor		Bayside	NY	11361					
Queens Chronicle		P.O. Box 74-7769		Rego Park	NY	11374					
LIC/Astoria Journal		69-60 Grand Avenue		Maspeth	NY	11378					
Hoy Nueva York		1 MetroTech Center, 18th Floor		Brooklyn	NY	11201					
El Diario La Prensa		1 MetroTech Center, 18th Floor		Brooklyn	NY	11201					
Queens Courier		Schneps Publications Inc, 38-15 Bell Blvd		Bayside	NY	11361					
Queens County Clerk's Office	Audrey I. Pheffer, Queens County Clerk	88-11 Sutphin Boulevard	Executive Office Room 105	New York	NY	10013					
Apex Technical School		24-02 Queens Plaza South		Queens	NY	11101					
Forchu Rock LLC		24-02 Queens Plaza South		Queens	NY	11101	3	Commercial/Office	0	1	
Maamin Properties, LL		24-16 Queens Plaza South		Queens	NY	11101	5	Commercial/Office	0	3	
Toka		42-14 Crescent Street		Queens	NY	11101	2	Industrial/Manufacturing	0	1	
42 22 Crescent LLC		42-22 Crescent Street		Queens	NY	11101	1	Industrial/Manufacturing	0	1	
Dan's Global Hotels		42-24 Crescent Street		Queens	NY	11101	7	Commercial/Office	0	1	
25-02 LLC		25-02 Queens Plaza South		Queens	NY	11101	2	Commercial/Office	0	4	
42-15 Crescent LLC		42-15 Crescent Street		Queens	NY	11101	9	Commercial/Office	0	34	
Pahi Realty Corp		42-17 Crescent Street		Queens	NY	11101	2	Industrial/Manufacturing	0	1	
Pahi Realty Corp		42-22 27th Street		Queens	NY	11101	2	Commercial/Office	0	1	
W B Werwaiss Realty L		23-02 42nd Road		Queens	NY	11101	2	Transportation/Utility	0	2	
Parking Lot	42 50 24th St Realty	42-50 24th Street		Queens	NY	11101	1	Parking Facilities	0	1	
Sungard Data Systems		23-10 43rd Avenue		Queens	NY	11101	5	Commercial/Office	0	1	
Long Island City Center		43-30 24th Street		Queens	NY	11101	1	Industrial/Manufacturing	0	2	
4233 24 St LLC		42-37 24th Street		Queens	NY	11101	1	Industrial/Manufacturing	0	1	
AJ Crescent LLC		24-12 42nd Road		Queens	NY	11101	2	One and Two Family Buildings	1	0	1A, 1B, 2A, 2B
AJ Crescent LLC		42-38 42nd Road		Queens	NY	11101	2	One and Two Family Buildings	1	0	1A, 1B, 2A, 2B
Vermax Corp		42-40 Crescent Street		Queens	NY	11101	2	Industrial/Manufacturing	0	1	
Arch Electronic, Inc.		42-44 Crescent Street		Queens	NY	11101	2	Industrial/Manufacturing	0	1	

Current Occupant	Name, Title	Address 1	Address 2	City	State	Zip	Number of Floors	Use	Number of Residential Units	Number of Non-Res Units	Apartment Numbers
AB Marbec Realty Corp		24-01 43rd Avenue		Queens	NY	11101	5	Industrial/Manufacturing	0	11	
42-60 Crescent St Ass.		42-56 Crescent Street		Queens	NY	11101	1	Transportation/Utility	0	1	
42-60 Crescent St Ass.		42-66 43rd Avenue		Queens	NY	11101	1	Industrial/Manufacturing	0	1	
Parking Lot	Jonathan Kaufman	42-02 23rd Street		Queens	NY	11101	1	Parking Facilities	0	0	
Parking Lot	Department of Transportation	42-25 22nd Street		Queens	NY	11101	0	Parking Facilities	0	0	
22-05 43rd Avenue Realty		22-05 43rd Avenue		Queens	NY	11101	1	Industrial/Manufacturing	0	1	
Bridge Plaza Association		42-02 22nd Street		Queens	NY	11101	4	Commercial/Office	0	1	
Bridge Plaza Association		42-25 21st Street		Queens	NY	11101	1	Commercial/Office	0	1	
Mason Tenders Training		42-53 21st Street		Queens	NY	11101	1	Industrial/Manufacturing	0	1	
Howard & Norman Baker		21-23 43rd Avenue		Queens	NY	11101	1	Commercial/Office	0	1	
Mason Tenders Training		21-01 43rd Avenue		Queens	NY	11101	2	Public Facilities and Institutions	0	1	
New York City Industry		22-09 Queens Plaza North		Queens	NY	11101	2	Industrial/Manufacturing	0	1	
Dalva Storage Inc.		41-31 23rd Street		Queens	NY	11101	1	Industrial/Manufacturing	0	1	
8866 Enterprise Inc.		41-27 23rd Street		Queens	NY	11101	3	Multi-Family Walk-up Buildings	6	0	1A, 1B, 2A, 2B, 3A, 3B
Michael Tornello		41-25 23rd Street		Queens	NY	11101	2	Multi-Family Walk-up Buildings	3	0	1A,2A,2B
Monir Management LLC		41-21 23rd Street		Queens	NY	11101	2	Mixed Residential and Commercial Buildings	2	1	1A,2A
Sweet Spring Queens B		41-15 23rd Street		Queens	NY	11101	1	Industrial/Manufacturing	0	1	
Chang Woo Lee		41-11 23rd Street		Queens	NY	11101	2	Mixed Residential and Commercial Buildings	2	1	1A,2A
Slavko Bernic		41-12 24th Street		Queens	NY	11101	2	Industrial/Manufacturing	0	1	
Ecoline Associates Inc.		41-14 24th Street		Queens	NY	11101	3	Industrial/Manufacturing	0	1	
LIC 41-48 24th Street		41-48 24th Street		Queens	NY	11101	1	Industrial/Manufacturing	0	1	
Chriker Realty LLC		41-30 24th Street		Queens	NY	11101	1.5	Industrial/Manufacturing	0	3	
Nathan Siegel		24-01 Queens Plaza North		Queens	NY	11101	1	Commercial/Office	0	2	
Ciampa 24, LLC		41-43 24th Street		Queens	NY	11101	1	Industrial/Manufacturing	0	1	
North Shore, LLC		41-41 24th Street		Queens	NY	11101	4	Commercial/Office	0	2	
Ciampa 24, LLC		41-37 24th Street		Queens	NY	11101	1	Tansportation/Utility	0	1	
Ciampa 24, LLC		41-33 24th Street		Queens	NY	11101	1	Industrial/Manufacturing	0	1	
Ciampa 24, LLC		41-31 24th Street		Queens	NY	11101	1.5	Industrial/Manufacturing	0	1	
Forte Italia LLC C/O		41-02 Crescent Street		Queens	NY	11101	1	Transportation/Utility	0	1	
Ciampa S2, LLC		41-18 Crescent Street		Queens	NY	11101	10	Mixed Residential and Commercial Buildings	86	1	1A,1B,1C,1D,1E, 2(A-F), 3(A-F), 4(A-F), 5(A-F), 6(A-F), 7(A-F), 8(A-F), 9(A-F)
Eftinia Tzilianos		41-26 Crescent Street		Queens	NY	11101	5	Mixed Residential and Commercial Buildings	12	1	1(A-D), 2(A-D), 3(A-D), 4(A-D)
Ciampa Crescent LLC		41-34 Crescent Street		Queens	NY	11101	15	Multi-Family Elevator Buildings	141	0	1A, 2(A-J), 3(A-J), 4(A-J), 5(A-J), 6(A-J), 7(A-J), 8(A-J), 9(A-J),10(A-J), 11(A-J), 12(A-J), 13(A-J), 14(A-J), 15(A-J)
View 59		24-15 Queens Plaza North		Queens	NY	11101	8	Mixed Residential and Commercial Buildings			
Grace Fellowship Church	Site Pastor, Jon Storck	4214 Crescent Street	2nd Floor	Queens	NY	11101		Religious Institution			
Comfort Inn		42-24 Crescent Street		Queens	NY	11101		Commercial/Office			
Queens Adult Learning Center		4215 Crescent St # 703		Queens	NY	11101		Commercial/Office			
Academy of American Studies (Q575)	William Bassell, Principal	28-04 41 AVENUE		Queens	NY	11101		School			
Academy of Finance and Enterprise (Q264)	Victoria Armano, Principal	30-20 THOMSON AVENUE		Queens	NY	11101		School			
Aesthetic Dental	Hyde Matthew DDS	24-16 Queens Plaza South		Queens	NY	11101		Commercial/Office			

Appendix C – 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: QPS 23-10 Development, LLC

Site Name: 23-10 Queens Plaza South

Site Number: C241160

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.**

As of the preparation of this Citizen Participation Plan, no individuals, community groups, or related organizations have offered comments or demonstrated interest in this project. Based on experience with other projects of similar scope in the Long Island City neighborhood, we anticipate that the community would be concerned with quality of life issues and impacts to businesses. Specifically, these items include general impacts to public health, noise from construction, impacts to air quality during remediation, odors that could emanate from excavated soil, and effects on circulation and access to city streets and sidewalks.

The excavated petroleum-impacted material likely will be odorous but not to the extent that would arouse concern nor does it represent health concerns. Air monitoring and site controls will be in place to minimize these impacts. Grossly impacted material will be excavated for off-site disposal. Any residual impacts will be capped and controlled such that they pose no harm to the community.

The Site is located in an Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities. Because the Site is located in an area that has a large Hispanic-American community, all future fact sheets will be translated into Spanish.

How were these issues and/or information identified?

The past site uses and sources of the contamination are well-established by the Phase I ESAs and subsurface investigations by Cardno ATC and Langan, which are available in the document repository for public review. Previous assessment and investigations did not indicate impacts to offsite receptors or natural resources.

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. The amount and extent of contamination is common to industrialized neighborhoods like Long Island City. The contaminants of concern that were identified (historic fill and petroleum) are well-understood and the Volunteer has taken the appropriate measures to ensure they do not pose a threat to human health or the environment after remediation is complete.

How were these information needs identified?

There are no informational needs at this time.

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.

The community has been and will continue to be made aware of the following issues and information:

- Contaminants of concern related to historic site use.
- Project contacts and ways to get information.
- Components of the selected remedy.
- Progress and major project milestones, and
- Remediation and construction schedule.

How were these issues and/or information identified?

They were identified by review of project information and experience on similar projects.

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
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Provide details if appropriate:

No additional details necessary.

g. Special considerations: Need for Spanish Language translation for fact sheets.

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, 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.)

There are no other individuals, groups, organizations, and units of government interested in the Site at this time.

Non-Adjacent Residents/Property Owners: See Site Contact List.

Local Officials: See Site Contact List.

Media: See Site Contact List.

Business/Commercial Interests: None identified.

Labor Group(s)/Employees: None identified.

Indian Nation: None identified.

Citizens/Community Group(s): See Site Contact List.

Environmental Justice Group(s): None identified.

Environmental Group(s): None identified.

Civic Group(s): See Site Contact List.

Recreational Group(s): None identified.

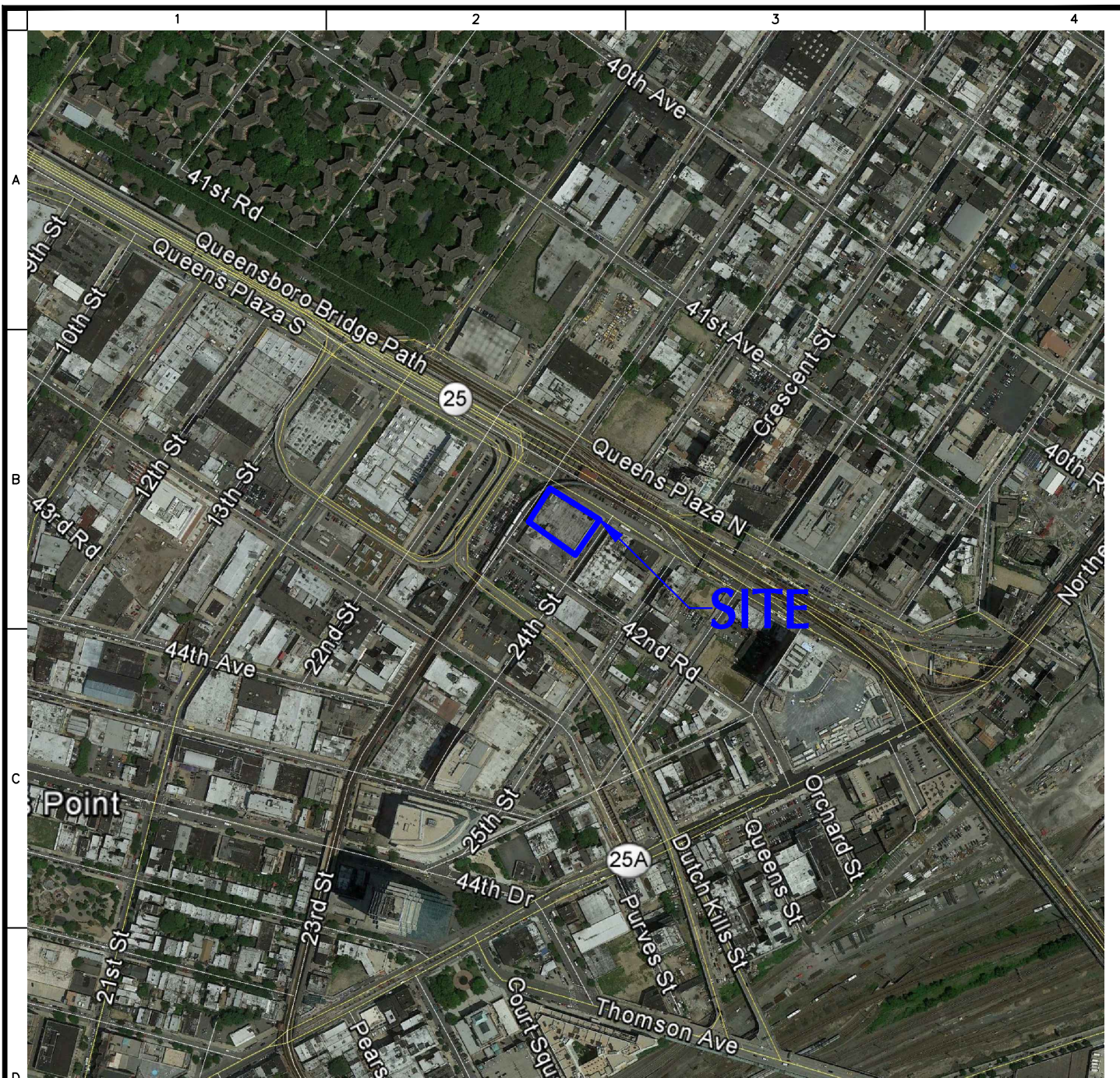
Other(s): None identified.

Date Completed: 2 September 2014

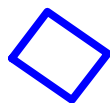
Prepared By: Gerald Nicholls

Reviewed By: Thomas V. Panzone

Appendix D – Site Location Map



LEGEND:



SITE BOUNDARY

NOTES:

1. BASE MAP TAKEN FROM GOOGLE EARTH (IMAGE DATE 6/2/2011)

LANGAN

21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com

Langan Engineering, Environmental, Surveying and
Landscape Architecture, D.P.C.

Langan Engineering and Environmental Services, Inc.
Langan International LLC

Collectively known as Langan

Project

**23-10 QUEENS PLAZA
SOUTH**

BLOCK No. 425, LOT No. 5
LONG ISLAND CITY

QUEENS

NEW YORK

Figure Title

**SITE LOCATION
MAP**

Project No.
170244603

Date
9/5/2013

Scale
NTS

Drawn By
PM

Submission Date
-

Figure No.

1

Sheet 1 of 1

Appendix E – Brownfield Cleanup Program Process

Brownfield Cleanup Program Process

