



New York State Department of Environmental Conservation

Brownfield Cleanup Program

Citizen Participation Plan

for

ABC Block 27
Site Number: C241175

Block 27	
Lot	Parcel Address
2	46-16 Vernon Boulevard
4	46-12 Vernon Boulevard
5	5-46 46 th Avenue
15	5-21 46 th Road
17	5-17 46 th Road
23	5-01 46 th Road
25	46-01 5 th Street
37	5-38 46 th Avenue

May 6, 2016

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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 cleanup process.

Applicant: **Design Center Realty Sub, LLC (“Participant”)**
Site Name: **ABC – Block 27 (“Site”)**
Site Address: **5-46 46th Avenue, Long Island City, NY 11101**
Site County: **Queens**
Site Number: **C241175**

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 housing, recreation, and business.

A brownfield is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by the New York State Department of Environmental Conservation (NYSDEC) that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. 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 an area and affect economic development of nearby properties.

The BCP is administered by the 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 the NYSDEC. The goal of the BCP is to encourage private-sector cleanups of brownfields and to promote their redevelopment as a means to revitalize economically blighted communities. The BCP is an alternative to greenfield development and is intended to remove some of the barriers to, and provides tax incentives for, the redevelopment of urban brownfields. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When the 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 the NYSDEC Involves the Public and Why It Is Important

The 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. The NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision-makers form or adopt final positions.

Providing early and continuing opportunities for involving citizens affected by 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 the investigation and cleanup process for that site;
- Enabling the NYSDEC to make 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 Plan (CPP) provides information about how the 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 the NYSDEC project contact(s) to whom the public should address questions or request information about the investigation and cleanup program for the Site. The public's suggestions regarding this CPP and the Citizen Participation (CP) program for the Site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contact(s) at any time.

Locations of Reports and Information

The locations of the reports and information related to the investigation and cleanup program for the Site 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, the NYSDEC will inform the public in fact sheets

distributed about the Site and by other means, as appropriate. At the request of the NYSDEC, a second document repository (Queens Community Board 2) was added in the community.

Site Contact List

Appendix B contains the site contact list as both a list and in tabular (Microsoft Excel) format. This list has been developed to keep the community informed about, and involved in, the investigation and cleanup process for the Site. 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 (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 C shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets, publications in local news media from which the community typically obtain information, 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 the investigation and cleanup of a site.

The public is encouraged to contact the NYSDEC project contacts at any time during the Site's investigation and cleanup process with questions, comments, or requests for information. This CPP may be revised due to changes in major issues of public concern identified in Section 3 and Appendix C 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

The 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>

Citizen Participation Requirements (Activities)	Timing of CP Activity(ies)
Application Process:	
<ul style="list-style-type: none"> • Prepare site contact list • Establish document repositories • 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 	<p>At time of preparation of application to participate in the BCP.</p> <p>When the 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.</p>
After Execution of Brownfield Site Cleanup Agreement:	
<ul style="list-style-type: none"> • Prepare CPP • Prepare Remedial Investigation Work Plan (RIWP) 	<p>Within 20 days of the Agreement being executed.</p> <p>Within 30 days of the Agreement being executed.</p>
Before NYSDEC Approves the Remedial Investigation Work Plan (RIWP)	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about the Remedial Investigation Work Plan (RIWP) and announce the 30-day public comment period. • Conduct a 30-day public comment period. 	<p>Before NYSDEC approves RIWP. Thirty-day public comment period begins/ends as per dates identified in fact sheet.</p>
Before NYSDEC Approves the Remedial Investigation Report (RIR)	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list describing the Remedial Investigation Report (RIR). 	<p>Before NYSDEC approves RIR.</p>
Before NYSDEC Approves Remedial Action Work Plan (RAWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about the proposed RAWP and announce 45-day public comment period • Public meeting by NYSDEC about proposed 	<p>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.</p>

Citizen Participation Requirements (Activities)	Timing of CP Activity(ies)
RAWP (if requested by affected community or at discretion of NYSDEC project manager) <ul style="list-style-type: none"> • Conduct 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 CPP 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 cleanup process.

The Site is not located in 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 not located in an environmental justice, fact sheets will be in English.

The following major issues of public concern were identified: air quality, soil quality, groundwater quality, health of workers and community, nuisance odors, noise, and construction-related traffic. These issues are of the most concern to on-site workers and tenants, adjacent property businesses and residents. These issues will be addressed in the RIWP, RAWP, a Community Air Monitoring Program (CAMP) and/or a site-specific Health and Safety Plan (HASP) for the project to be approved by the NYSDEC before work begins.

The Site was historically occupied by industrial and manufacturing facilities into the early part of the 21st century, including a paint works with an oil tank and barrel storage, paint and varnish manufacturers, a sewer pipe storage yard, a printing inks manufacturer, a soap manufacturer, a dry color manufacturer, the Standard Oil Company, a cooperage, an automobile painting facility, barrel storage, automobile facility with gasoline tank, printing facilities, machine shops, a paint manufacturer, an oil company, a machine assembling facility, a packaging and thermal molding facility, a shirt press, cleaning and dyeing facilities, a textile manufacturer, a knitting mill, a paper box manufacturer, woodworking facilities, an automotive school, a meat processing facility, a dispensing machine manufacturer, a facility with eight chemical storage tanks, a metal works, and an electric company. The last oil company or fuel corporation ceased to operate on ABC Block 27 in 1950. No on-going release of petroleum from a known source exists at the Site. However, petroleum is currently stored at the Site (see Section 4 below).

Contaminants of concern include residual (degraded and weathered) Non-Aqueous Phase Liquid (LNAPL), Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), metals, and hazardous material (lead and barium). Residual NAPL, VOCs and SVOCs are attributed to historical on-site releases of petroleum hydrocarbons many years ago and SVOCs, metals, and hazardous material are attributed to historic fill. Evidence of minor amounts of residual degraded and weathered LNAPL was identified in borings in the form of

globules and smearing on sampling devices (i.e., disposable polyethylene bailers). Soil vapor contamination is suspected. Contaminants are discussed in further detail in Section 4 below. The identified contaminants will be assessed, delineated and remediated to the extent required to support the redevelopment of the site for residential use in accordance with NYSDEC-approved work plans.

Site information is available through the Project Contacts mentioned in Appendix A. The BCP Application for the Site is available in the document repositories identified in Appendix A. The RIWP will include schedules for the upcoming subsurface investigations. The RAWP will include schedules for Site remediation.

The NYSDEC Scoping Sheet for Major Issues of Public Concern was used to complete this section and is included as Appendix D.

4. Site Information

Site Description

The Site is located at 5-46 46th Avenue in Long Island City, New York and is comprised of New York City Tax Block 27, Lots 2, 4, 5, 15, 17, 23, 25, and 37. The Site is located on the city block bound by 46th Avenue and a vacant lot (Block 27, Lot 46), followed by a parking lot and two single-story warehouses to the north (Block 26, Lots 17 and 21); residential buildings with rear yards (Block 27, Lots 1 and 3), a café (Block 27, Lot 1), and Vernon Boulevard to the east; 46th Road, followed by a residential building (Block 28, Lot 44), three two-story industrial and manufacturing buildings, a vacant lot and a 12-story residential building to the south; and 5th Street, followed by a six-story public facility owned by the NYC School Construction Authority to the west.

The Site encompasses an area of about 105,150 square feet (2.42 acres). Current use of the Site is described below:

- Lot 2: Seven aboveground silos for plastic pellet storage and vacant space;
- Lot 4: One two-story residential building;
- Lot 5: Five three-story industrial and manufacturing buildings occupied by an active packaging and thermoforming facility, a design consulting company, an architecture design company, digital marketing company, a floral arrangements company, a landscaping services company, artists and musicians, art collections and galleries, an online retail company, a telecommunications company, a furniture rental company, a fashion design company, an industrial design company, and television production company;
- Lot 15: One single-story industrial and manufacturing building occupied by a movie set design and building company;
- Lot 17: One two-story industrial and manufacturing building occupied by an art production company;
- Lot 23: One vacant two-story industrial and manufacturing building occupied by an artist studio;
- Lot 25: Two two-story industrial and manufacturing building occupied by a beer brewing company, the Long Island City boathouse, an engineering design services company, an artist studio, a bicycle education company, a video production company, a woodworking company, and a personal trainer; and
- Lot 37: One two-story industrial and manufacturing building occupied by a heating, plumbing, and air-conditioning contracting company, an electrical contracting company, and a fashion retail company.

According to a survey prepared by Joseph Nicoletti Associates, dated September 5, 2006, surface elevations at the Site range from about 6 feet to 12 feet¹ from the northwestern to southeastern corners of the Site, respectively. The topography of the site is generally level.

According to New York City Planning Commission (NYCPC) zoning map 9b dated July 24, 2014, the Site is located in R6A/C1-5, M1-4, and M1-4/R6A zoning districts. R6 districts are residential districts widely mapped in built-up, medium-density areas in Queens, Brooklyn, and the Bronx. C1-5 districts are commercial overlays mapped along local retail streets within primarily residential districts. M1 districts typically include light industrial uses, but offices, hotels, and most retail uses are also permitted. The Site is expected to undergo a rezoning that will allow mixed residential and commercial uses.

History of Site Use, Investigation, and Cleanup

The Site and surrounding area are located in an urban setting historically characterized by industrial and manufacturing development. Current and historical uses of the property have included the following: a paint works with an oil tank and barrel storage (1898), paint and varnish manufacturers (1898 to 1950), a sewer pipe storage yard (1898), a printing inks manufacturer (1898 to 1950), a soap manufacturer (1915 to 1950), a dry color manufacturer (1915 to 1950), the Standard Oil Company (1915 to 1947), a cooperage (1915 to 1936), an automobile painting facility (1915), barrel storage (1915), automobile facility with gasoline tank (1915), printing facilities (1934 to 1962), machine shops (1939 to 2006), a paint manufacturer (1934 to 1950), an oil company (1936 to 1950), a machine assembling facility (1947 to 1950), a packaging and thermoforming facility (1950 to present), a shirt press (1950 to 1970), cleaning and dyeing facilities (1950), a textile manufacturer (1950 to 1976), a knitting mill (1950 and 1962), a paper box manufacturer (1962 to 1983), woodworking facilities (1967 to 2006), an automotive school (1970 to 2007), a meat processing facility (1970 to 2006), a dispensing machine manufacturer (1977 to 1979), a facility with eight plastic pellet storage silos (1977 to present), a metals works (1991), and an electric company (2013).

Four spills were reported in April-May 2015 during subsurface investigations (discussed below) performed by Langan when soil in soil borings advanced at 5-21 46th Road (Block 27, Lot 15), 5-46 46th Avenue (Block 27, Lot 5), 5-38 46th Avenue (Block 27, Lot 37), and 5-17 46th Road (Block 27, Lot 17) exhibited petroleum-like odors, staining and/or elevated photoionization (PID) readings. Spill Nos. 1500739, 1500771, 1502099, and 1502140 were assigned by the NYSDEC to the spills at 5-21 46th Road (Block 26, Lot 15), 5-46 46th Avenue (Block 27, Lot 5), 5-38 46th Avenue (Block 27, Lot 37), and 5-17 46th Road (Block 27, Lot 17), respectively. (Note: No spills were identified for Lots 2, 4, 23, 25).

¹ Elevations refer to National Vertical Datum of 1998 (NAVD88), which is about 1.1 feet above mean sea level at Sandy Hook, NJ.

Before entering into the NYSDEC BCP, the Site was the subject of several previous environmental studies and investigations, which are documented in the following reports:

- *Phase I Environmental Site Assessment Report for 46-01 5th Street (Block 27, Lots 23 and 25), prepared by James T. Skelcy, P.G., dated January 8, 2005*
- *Phase I Environmental Site Assessment Report for 5-17, 5-22 and 5-26 46th Road and 5-46 46th Avenue (Block 27, Lots 5, 15 and 17), prepared by FLS, dated July 2005*
- *Phase I Environmental Site Assessment Report for 5-38 46th Avenue (Block 27, Lot 37), prepared by Environmental Waste Management Associates (EWMA), dated October 26, 2007*
- *Preliminary Due Diligence Review, performed by Langan Engineering, April 2015 Environmental, Surveying and Landscape Architecture, D.P.C. (Langan)*
- *Subsurface Investigations, performed by Langan, April-May 2015*

The Site is improved with continuous impervious surface cover (i.e., concrete foundations of structures, concrete pavement, and/or asphalt pavement) with the exception of parts of Lots 2 and 4 with gravel surface cover and/or exposed soil. Lot 5 (5-46 46th Avenue) (NYSDEC PBS No. 2-607779) contains two closed-in-place Underground Storage Tanks (USTs) and two active Aboveground Storage Tanks (ASTs) and Lot 37 (5-38 46th Avenue) (NYSDEC PBS No. 2-611057) contains one closed-in-place UST.

Based on previous subsurface investigations, the stratigraphy underlying the Site is comprised of historic fill below surface cover to depths ranging from about 4.5 feet to 11.5 feet below ground surface (bgs). Historic fill generally consists of varying amounts of sand, silt, gravel, brick and concrete fragments, coal, slag, ash, cinders, glass, and other anthropogenic materials. The historic fill is underlain by a 1- to 8-foot thick meadow mat layer composed of gray to black clay and silt with fibrous organic matter and peat, followed by fine- to medium-grained sand with lenses of gravel (glacial outwash deposits). The meadow mat was encountered in most completed borings and was observed at a depth of between about 8 to 19 feet bgs.

Historic fill exhibiting petroleum-like odors, staining, and/or elevated VOC concentrations based on field screening with a photoionization detector (PID) was observed in multiple borings. Separate-phase Non-Aqueous Phase Liquid (NAPL) was observed in two completed borings. Groundwater was observed at depth ranging from 5 to 10 feet bgs in completed borings. No monitoring wells were installed at the Site as part of the previous investigation.

Petroleum-related VOCs, petroleum-related or petrogenic SVOCs, and metals were detected in soil and/or historic fill at the Site. Petrogenic is defined as of or relating to the origin or formation of rocks. No chlorinated VOCs were detected in soil and/or historic fill at the Site. Lead-contaminated fill material that will be considered a Resource Conservation and Recovery

Act (RCRA) characteristic hazardous waste upon excavation was found in three borings and barium-contaminated fill material that will be considered a RCRA characteristic hazardous waste upon excavation was found in one boring. Groundwater and soil vapor were not sampled as part of previous investigations; however, groundwater and soil vapor contamination is expected and will be evaluated as part of the RI.

5. Investigation and Cleanup Process

Application

The Applicant was accepted into New York's BCP as a Participant. This means that the Participant's liability arises as a result of the Participant's ownership or operation of or involvement with the Site at the time of disposal or discharge of any contamination, or because of failure to take reasonable care to stop continuing releases or prevent further releases. The Participant must fully characterize the nature and extent of contamination on-site and any contamination migrating 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 off the Site.

The Applicant proposes that the Site will be used for residential and commercial purposes. To achieve this goal, the Applicant will conduct investigation and cleanup activities at the Site with oversight provided by the NYSDEC. The Brownfield Cleanup Agreement (BCA) executed by the NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the Site.

Investigation

The Participant will conduct an investigation of the Site officially called a "remedial investigation" (RI). This investigation will be performed with NYSDEC oversight. The Participant 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, 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 Participant 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 the NYSDEC.

The 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 the NYSDEC from an analysis of alternatives

prepared by the Participant and approved by the NYSDEC. If the Site does not pose a significant threat, the Participant 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, the NYSDEC would make the investigation report available for public comment for 45 days. The NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. The NYSDEC would then issue a "Certificate of Completion" or 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 the NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a "Remedial Action Work Plan". The RAWP describes the Applicant's proposed remedy for addressing contamination related to the Site.

When the Applicant submits a RAWP for approval, the NYSDEC would announce the availability of the proposed plan for public review during a 45-day public comment period.

Cleanup Action

The NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The 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. The NYSDEC and the NYSDOH oversee the activities. When the Applicant completes cleanup activities, a Final Engineering Report (FER) will be prepared that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. The NYSDEC will review the report to be certain that the cleanup protects public health and the environment for the intended use of the Site.

Certificate of Completion

When the NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the Site, it will approve the FER. The 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

may 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 is conducted by the Applicant under NYSDEC oversight if contamination remains in place. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the Site continues to protect 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 the NYSDEC determines that it is no longer needed.

APPENDIX A

PROJECT CONTACTS AND LOCATIONS OF REPORTS AND INFORMATION

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):

Sondra Martinkat
Project Manager
NYSDEC
Division of Environmental Remediation
Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101-5401
Tel: (718) 482-4891
Email: sondra.martinkat@dec.ny.gov

Megan Joplin, Esq.
Assistant Regional Attorney
NYSDEC
Office of General Counsel
One Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
Tel: (718) 482-6478
Email: megan.joplin@dec.ny.gov

New York State Department of Health (NYSDOH):

Harolyn Hood
NYSDOH
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
Tel: (518) 402-7860
Email: harolyn.hood@health.ny.gov

Locations of Reports and Information

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

<p>Queens Library at Court Square 25-01 Jackson Avenue Long Island City, NY 11101 Phone: 718-937-2790</p> <p>Hours: Monday –11:00am to 7:00pm Tuesday – 1:00pm to 6:00pm Wednesday – 10:00am to 6:00pm Thursday – 11:00am to 7:00pm; Friday – 10:00am to 6:00pm Sat – Closed Sunday - Closed</p>	<p>Queens Community Board 2 43-22 50th St Woodside, NY 11377 Phone: (718) 533-8773</p> <p>Hours: Monday – 9:00am to 5:00pm Tuesday – 9:00am to 5:00pm Wednesday – 9:00am to 5:00pm Thursday – 9:00am to 5:00pm Friday – 9:00am to 5:00pm Sat – Closed Sunday - Closed</p>
<p>NYSDEC Division of Environmental Remediation Hunters Point Plaza 47-40 21st Street Long Island City, NY 11101-5401 Tel: (718)-482-4891</p> <p>Hours: Monday – 9:00am to 5:00pm Tuesday – 9:00am to 5:00pm Wednesday – 9:00am to 5:00pm Thursday – 9:00am to 5:00pm Friday – 9:00am to 5:00pm Sat – Closed Sunday - Closed</p>	

The public water supply that services the area where the Site is located:

The responsibility for supplying water in New York City is shared between the NYC Department of Environmental Protection (NYCDEP), the Municipal Water Finance Authority, and the New York City Water Board:

NYCDEP
Emily Lloyd, Commissioner
59-17 Junction Boulevard
Flushing, NY 11373

New York City Municipal Water Finance Authority
255 Greenwich Street, 6th Floor
New York, NY 10007

New York City Water Board
Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Flushing, NY 11373

Any person who has requested to be placed in the Site contact list:

We are unaware of any requests for inclusion on the contact list.

The administrator of any school or day care facility located on or near the Site:

There are no schools or day care facilities located on the Site. The following are schools or day care facilities located within about ½ mile of the Site:

NY Kids Club LIC

(about 0.1 mi south of the Site)
Caitie Cunningham, Manager
4545 Center Boulevard
Long Island City, NY 11101
347-813-4999

Bridgeview School of Fine Arts

(about 0.15 mi southeast of the Site)
Lena Murray, Director
10-27 46th Avenue
Long Island City, NY 11101
718-937-1300

Lolly's Early Learning Center – City as School (about 0.25 mi southeast of the Site)

Ilana Angeliades Maguire, Director
5-44 47th Avenue
Long Island City, NY 11101
718-729-9071

P.S./I.S. 78Q – The Robert F. Wagner, Jr. School (about 0.3 mi south of the Site)

Louis Pavone, Principal
48-09 Center Boulevard
Long Island City, NY 11101
718-392-5402

46-08 5th Street
Long Island City, NY 11101
718-392-5402

Little Ones LLC

(about 0.3 mi south of the Site)
Julianne Neeley, Director/Head Teacher
474 48th Avenue
Long Island City, NY 11109
718-392-1254

Information Technology High School

(about 0.4 mi east of the Site)
Joseph Reed, Principal
21-16 44th Road
Queens, NY 11101
718-937-4270

City Gan Early Childhood Center

(about 0.4 mi southeast of the Site)
Rivka Wineberg, Director
10-11 49th Avenue
Long Island City, NY 11101
718-609-0066

Long Island City Kids Enrichment Center (about 0.4 mi south of the Site)

James BoBo, Director
5-02 50th Avenue
Long Island City, NY 11101
718-392-5437

Brighter Babies Daycare

(about 0.4 mi south of the Site)
Ilana Angeliades Maguire, Director
50-09 2nd Street
Long Island City, NY 11101
718-786-2273

Queens Paideia School

(about 0.45 mi northeast of the Site)
Dr. Francis Mechner, Director
44-02 23rd Street
Long Island City, NY 11101
718-361-0070

Long Island City Academy of Music

(about 0.45 mi northeast of the Site)
Oliver Sohngen, Director
44-02 23rd Street
Long Island City, NY 11101

Long Island City School of Ballet

(about 0.45 mi northeast of the Site)
Eric Ragan, Director
44-02 23rd Street
Long Island City, NY 11101

917-548-3598

NYC Leadership Academy

(about 0.45 mi southeast of the Site)
Jonathan M. Moses, Board Chair
45-18 Court Square
Long Island City, NY 11101
718-752-7363

Hunter's Point Community Middle School (about 0.5 mi south of the Site)

Sarah Goodman, Principal
1-50 51st Avenue
Long Island City, NY 11101
718-609-3000

Montessori Kids of Long Island City, Inc.

(about 0.5 mi east of the Site)
Bhumika Sahu, Owner
5 Court Square
Long Island City, NY 11101
347-746-5542

Tiger J Taekwondo

(about 0.5 mi south of the Site)
Jungju Ok, Master
50-02 2nd Street
Long Island City, NY 11101
718-707-0300

Academy for Careers in Television & Film

(about 0.5 mi south of the Site)
Edgar Rodriguez, Principal
1-50 51st Avenue
Long Island City, NY 11101
718-609-3330

718-781-1169

Middle College National Consortium

(about 0.45 mi southeast of the Site)
Cecilia Cunningham, Executive Director
2728 Thomson Avenue #331
Long Island City, NY 11101
718-361-1981

CUNY Law School – Child Care

(about 0.5 mi east of the Site)
Carol Wasserman, Head Teacher/Site
Coordinator
2 Court Square
Long Island City, NY 11101
718-340-4436

Joseph di Marco Child Care Center

(about 0.5 mi southeast of the Site)
Desiree Fryson, Vice President, Early
Childhood Services
3609 11th Street
Long Island City, NY 11101
718-786-1166

The Riverview School

(about 0.5 mi south of the Site)
Susan McNulty, Principal
1-50 51st Avenue
Long Island City, NY 11101
718-609-3320

APPENDIX B
SITE CONTACT LIST

**Appendix B
Site Contact List**

**Site Name: ABC - Block 27
Site No.: C241175**

Last Update 5/6/2016

Relationship	Site Contact Person	Department of Business Name	Street Address	City	State	Zip
Adjacent Property Owner/Operator	Trinity Grace Church		25-05 37th Avenue	Long Island City	NY	11101
Adjacent Property Owner/Operator	4610 Center Boulevard	C/o TF Cornerstone; Attn: Frederick Elghanayan, President	387 Park Avenue South	New York	NY	10016
Adjacent Property Owner/Operator	4545 Center Boulevard	Attn: Management Office	4545 Center Boulevard	Long Island City	NY	11109
Adjacent Property Owner/Operator	4540 Center Boulevard	C/o TF Cornerstone; Attn: Frederick Elghanayan, President	387 Park Avenue South	New York	NY	10016
Adjacent Property Owner/Operator	4615 Center Boulevard	C/o TF Cornerstone; Attn: Frederick Elghanayan, President	387 Park Avenue South	New York	NY	10016
Adjacent Property Owner/Operator	4705 Center Boulevard	C/o Rockrose; Attn: Management Office	15 East 26th Street, 7th Floor	New York	NY	10010
Adjacent Property Owner/Operator	The View Condominiums	Attn: Management Office	4630 Center Boulevard	Long Island City	NY	11109
Adjacent Property Owner/Operator	Jerist Realty Corp.	c/o 55 Stan Operating Corp.	45-16 Vernon Boulevard	Long Island City	NY	11101
Adjacent Property Owner/Operator	Sky Land Glass		45-22 Vernon Boulevard	Long Island City	NY	11101
Adjacent Property Owner/Operator	Garda Cash Logistics		4-40 44th Drive	Long Island City	NY	11101
Adjacent Property Owner/Operator	Artek Express		4-40 44th Drive	Long Island City	NY	11101
Adjacent Property Owner/Operator	Celebrity Moving		4-40 44th Drive	Long Island City	NY	11101
Adjacent Property Owner/Operator	Matthew Barney - Artist		4-40 44th Drive	Long Island City	NY	11101
Adjacent Property Owner/Operator	Falcon Perspectives, Inc.		45-28 Vernon Boulevard	Long Island City	NY	11101
Adjacent Property Owner/Operator	Queenbee 45-28 LLC	c/o Crowe Horwath LLP	488 Madison Avenue	New York	NY	10022
Adjacent Property Owner/Operator	Adam McEwen, Artist	Rectify, LLC	5-25 46th Avenue	Long Island City	NY	11101
Adjacent Property Owner/Operator	Alexander and Anna Finn		5-50 46th Road	Long Island City	NY	11101
Adjacent Property Owner/Operator	Ian Burns, Artist		46-01 5th Street	Long Island City	NY	11101
Adjacent Property Owner/Operator	Joseph and Josephine Palumbo		29 Oak Point Drive North	Bayville	NY	11709
Adjacent Property Owner/Operator	Maria Lombardi		46-18 Vernon Boulevard	Long Island City	NY	11101
Adjacent Property Owner/Operator	Mary Padula		46-14 Vernon Boulevard	Long Island City	NY	11101
Adjacent Property Owner/Operator	Richard Phillip Corp., Artist	Richard Phillip Corp., Artist	5-25 46th Avenue	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	Randel Mold & Die Corp.	10-16 46th Avenue	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	Venus Auto Parts	10-9 46th Road	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	Blossom Tree LLC	129-04 14th Avenue	College Point	NY	11354
Adjacent Property Owner/Operator	Whom It May Concern	Dragon Land Realty LLC	16-24 202nd Street	Bayside	NY	11360
Adjacent Property Owner/Operator	Whom It May Concern	Dragon Land Realty LLC	16-24 202nd Street	Bayside	NY	11360
Adjacent Property Owner/Operator	Whom It May Concern	Meir Newman LLC	215-21 23rd Road	Bayside	NY	11360
Adjacent Property Owner/Operator	Whom It May Concern	CSC 4540 Property Co, LLC	230 Park Avenue, Suite 539	New York	NY	10169
Adjacent Property Owner/Operator	Whom It May Concern	CSC 4540 Property Co, LLC	45 Carleton Avenue	Larchmont	NY	10558
Adjacent Property Owner/Operator	Whom It May Concern	New York City Municipal Water Finance Authority	255 Greenwich Street, 6th Floor	New York	NY	10007
Adjacent Property Owner/Operator	Whom It May Concern	NYC School Construction Authority	30-30 Thomson Avenue	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	46-02 Vernon Boulevard, LLC	430 Maspeth Avenue	Brooklyn	NY	11201
Adjacent Property Owner/Operator	Whom It May Concern	Riverhead Inn	45-08 Vernon Boulevard	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern		45-40 Vernon Boulevard	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	45-42 Vernon Blvd LLC	45-42 Vernon Boulevard	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	LIC Doghouse	45-44 Vernon Boulevard	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	Enterprise CarShare	45-45 Center Boulevard	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	Mimi&mo	45-45 Center Boulevard	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	A 1 Selections	45-58 Vernon Boulevard	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	LIC Bar	45-58 Vernon Boulevard	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	Queens West Development - Outdoor Recreation	46-00 5th Street	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern		46-04 Vernon Boulevard	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	NYC School Construction Authority	46-08 5th Street	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	Squillante Family LLC	46-14 Vernon Boulevard	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	Universal Auto Repair & Body Works, Inc.	46-17 Vernon Boulevard	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	Teria, LLC	46-18 Vernon Boulevard	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	Erasmio Lombardi	46-18 Vernon Boulevard	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	Juniors Cafe	46-18 Vernon Boulevard	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	Outdoor Recreation	46-20 5th Street	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	UPS Store	46-28 Vernon Boulevard	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	Sala Realty LLC	46-28 Vernon Boulevard	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	New-City Church	46-28 Vernon Boulevard	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	Vernon Realty Corp.	47-02 Vernon Boulevard	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	Vacant	47th Avenue	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	Cannelle Patisserie	5-11 47th Avenue	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	Taylor Creative Rental Company	5-25 46th Avenue	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	Varidirect Graphic Design Services	5-25 46th Avenue	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	Tietz-Baccon	5-25 46th Avenue	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	Barneys	5-25 46th Avenue	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	LIC Flea & Food	5-25 46th Avenue	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	OCA Long Island City, LLC, c/o O'Connor Capital Partners	535 Madison Avenue	New York	NY	10022
Adjacent Property Owner/Operator	Whom It May Concern	LIC RES LLC, c/o O'Connor Capital Partners	535 Madison Avenue, 23rd Floor	New York	NY	10022
Adjacent Property Owner/Operator	Whom It May Concern		5-48 46th Road	Long Island City	NY	11101
Adjacent Property Owner/Operator	Whom It May Concern	Queens West Development Corporation	633 Third Avenue, 37th Floor	New York	NY	10017
Adjacent Property Owner/Operator	Whom It May Concern	45-08 Vernon Boulevard LLC	990 Stewart Avenue, Suite 300	Garden City	NY	11530
Current Occupant	Ian Burns - Artist		46-01 5th Street	Long Island City	NY	11101
Current Occupant	Whom It May Concern		46-12 Vernon Boulevard	Long Island City	NY	11101
Current Occupant	Whom It May Concern		46-16 Vernon Boulevard	Long Island City	NY	11101
Current Occupant	St. Angels The Band	St. Angels The Band	5-22/26 46th Avenue	Long Island City	NY	11101
Current Occupant	White Carpet Independent Artist	White Carpet Independent Artist	5-01 46th Road	Long Island City	NY	11101
Current Occupant	Whom It May Concern	Recycle-A-Bicycle	46-01 5th Street	Long Island City	NY	11101
Current Occupant	Whom It May Concern	JFF Corp Person Training	46-01 5th Street	Long Island City	NY	11101
Current Occupant	Whom It May Concern	Studio27 Productions	46-01 5th Street	Long Island City	NY	11101
Current Occupant	Whom It May Concern	Laufs ED	46-01 5th Street	Long Island City	NY	11101
Current Occupant	Whom It May Concern	LIC Boathouse	46-01 5th Street	Long Island City	NY	11101
Current Occupant	Whom It May Concern	Lorna Lee John Muller Designs	46-01 5th Street	Long Island City	NY	11101
Current Occupant	Whom It May Concern	Rockaway Brewing Company	46-01 5th Street	Long Island City	NY	11101
Current Occupant	Whom It May Concern	Kaikai Kiki New York, LLC	5-17 46th Road	Long Island City	NY	11101
Current Occupant	Whom It May Concern	Konduit Industrial Design	5-21 46th Road	Long Island City	NY	11101
Current Occupant	Whom It May Concern	Sprezbox	5-22/26 46th Avenue	Long Island City	NY	11101
Current Occupant	Whom It May Concern	Ultra Mobile	5-22/26 46th Avenue	Long Island City	NY	11101
Current Occupant	Whom It May Concern	Neustadt Collection	5-22/26 46th Avenue	Long Island City	NY	11101
Current Occupant	Whom It May Concern	Taylor Creative Rental Company	5-22/26 46th Avenue	Long Island City	NY	11101
Current Occupant	Whom It May Concern	Krypton Neon	5-22/26 46th Avenue	Long Island City	NY	11101
Current Occupant	Whom It May Concern	Diane Von Furstenberg	5-38 46th Avenue	Long Island City	NY	11101
Current Occupant	Whom It May Concern	NY Electrical Power	5-38 46th Avenue	Long Island City	NY	11101
Current Occupant	Whom It May Concern	CPS Plumbing	5-38 46th Avenue	Long Island City	NY	11101
Current Owner	Ocalic46, LLC	c/o O'Connor Capital Partners	535 Madison Avenue, 23rd Floor	New York	NY	10022
Current Owner	Whom It May Concern	Design Center Realty Sub, LLC	5-46 46th Avenue	Long Island City	NY	11101
Current Owner	Whom It May Concern	Plastic Center Realty Sub, LLC	5-46 46th Avenue	Long Island City	NY	11101
Current Residents	Whom It May Concern		45-58 Vernon Boulevard	Long Island City	NY	11101
Current Residents	Whom It May Concern		46-09 Vernon Boulevard	Long Island City	NY	11101
Current Residents	Whom It May Concern		46-10 Center Boulevard	Long Island City	NY	11101
Current Residents	Whom It May Concern		46-14 Vernon Boulevard	Long Island City	NY	11101
Current Residents	Whom It May Concern		46-18 Vernon Boulevard	Long Island City	NY	11101
Current Residents	Whom It May Concern		46-28 Vernon Boulevard	Long Island City	NY	11101
Current Residents	Whom It May Concern		5-01 47th Avenue	Long Island City	NY	11101
Current Residents	Whom It May Concern		5-50 46th Road	Long Island City	NY	11101
Local News Media	NY 1 News		75 Ninth Avenue	New York	NY	10011
Local News Media	New York Daily News		4 New York Plaza	New York	NY	10004
Local News Media	New York Post		1211 Avenue of the Americas	New York	NY	10036
Local News Media	Queens Tribune		150-50 14th Road	Whitestone	NY	11357
Local News Media	Queens Courier		38-15 Bell Blvd.	Bayside	NY	11361
Local News Media	Western Queens Gazette		42-16 34th Avenue	Long Island City	NY	11101
Local News Media	Times-Ledger Newspapers		41-02 Bell Boulevard, 2nd Floor	Bayside	NY	11361
Local News Media	Queens Chronicle		P.O. Box 74-7769	Rego Park	NY	11374
Local News Media	LIC/Astoria Journal		69-50 Grand Avenue	Maspeth	NY	11378
Public Entity	Hunters Point Community Development Corporation		49-10 Vernon Boulevard	Long Island City	NY	11101
Public Entity	Hunters Point Community Coalition		P.O. Box 1276	Long Island City	NY	11101

**Appendix B
Site Contact List**

**Site Name: ABC - Block 27
Site No.: C241175**

Last Update 5/6/2016

Relationship	Site Contact Person	Department of Business Name	Street Address	City	State	Zip
Public Entity	Hunters Point Civic Association	Attn: President	4-74 48th Avenue, Apt. #11E	Long Island City	NY	11109
Public Entity	Riverview Community Council	Attn: President	5-16 47th Road	Long Island City	NY	11101
Public Official	Hon. Bill de Blasio	NYC Mayor	City Hall	New York	NY	10007
Public Official	Hon. Scott Stringer	NYC Comptroller	1 Centre Street	New York	NY	10007
Public Official	Hon. Letitia James	Public Advocate	1 Centre Street	New York	NY	10007
Public Official	Carl Weisbrod	Commissioner, NYC Dept. of City Planning	22 Reade Street	New York	NY	10007
Public Official	Emily Lloyd	Commissioner, NYC Dept. of Environmental Protection	59-17 Junction Boulevard	Flushing	NY	11373
Public Official	Nilda Mesa, Director	NYC Office of Environmental Sustainability	100 Gold Street - 2nd Floor	New York	NY	10038
Public Official	Julie Stein	Office of Environmental Assessment & Planning	96-05 Horace Harding Expressway	Flushing	NY	11373
Public Official	Hon. Melinda Katz	Queens Borough President	120-55 Queens Boulevard	Kew Gardens	NY	11424
Public Official	Sondra Martinkat	NYSDEC Project Manager	47-40 21st Street	Long Island City	NY	11101
Public Official	Thomas V. Panzone	NYSDEC Citizen Participation Specialist	47-40 21st Street	Long Island City	NY	11101
Public Official	Larry Ennist	NYSDEC	625 Broadway	Albany	NY	12233
Public Official	Harolyn Hood	NYSDOH Public Health Specialist	Empire State Plaza; Corning Tower, Room 1787	Albany	NY	12237
Public Official	Hon Charles Schumer	U.S. Senator	780 Third Avenue, Suite 2301	New York	NY	10017
Public Official	Hon. Kirsten Gillibrand	U.S. Senator	780 Third Avenue, Suite 2601	New York	NY	10017
Public Official	Hon. Carolyn Maloney	U.S. House of Representatives	31-19 Newtown Avenue	Astoria	NY	11102
Public Official	Hon. Jimmy Van Bramer	NYC Councilmember	47-01 Queens Boulevard, Suite 205	Sunnyside	NY	11104
Public Official	Hon. Michael Giannaris	NYS Senator	31-19 Newtown Avenue South, Suite 402	Astoria	NY	11102
Public Official	Hon. Catherine Nolan	NYS Assemblymember	41-02 Queens Boulevard, Suite 2B	Sunnyside	NY	11104
Public Official	Debra Markell Kleinert, District Manager	Queens Community Board 2	43-22 50th Street	Woodside	NY	11377
Public Official	Patrick O'Brien, Chairman	Queens Community Board 2	43-22 50th Street	Woodside	NY	11377
Public Official	Dorothy Morehead, Environmental Committee Chairwoman	Queens Community Board 2 Environmental Committee	43-22 50th Street	Woodside	NY	11377
Public Official	Queens County Clerk's Office	County Clerk	88-11 Sutphin Boulevard, 1st Floor	Jamaica	NY	11439
Public Official	Office of Pupil Transportation	NYC Board of Education	44-36 Vernon Boulevard	Long Island City	NY	11101
Public Official	Carol Conslato, Director	Consolidated Edison Public Affairs	59-17 Junction Boulevard, 2nd floor	Elmhurst	NY	11373
Public Official	Ann Bruno, President	114th NYPD Police Precinct Council	34-16 Astoria Boulevard	Queens	NY	11103
Public Official	Engne 258 Ladder 115	FDNY	10-40 47th Avenue	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		44-64 45 Avenue	Long Island City	NY	11104
Resident/Business Owner	Whom It May Concern		44-69 45 Avenue	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		4510-22 Vernon Boulevard	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		45-04 Vernon Boulevard	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		44-68 5 Street	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		45-46 Vernon Boulevard	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		45-28 Vernon Boulevard	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		45-24 Vernon Boulevard	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		5-37 46 Avenue	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		5-29 46 Avenue	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		5-35 46 Road	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		46-04 Vernon Boulevard	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-11 46 Road	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-19 46 Road	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-23 46 Road	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-31 46 Road	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-37 46 Road	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		46-20 11 Street	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		46-06 11 Street	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-50 46 Avenue	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		1040-42 46 Avenue	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-40 46 Avenue	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-30 46 Avenue	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-28 46 Avenue	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-26 46 Avenue	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-20 46 Avenue	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-10 46 Avenue	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		46-01 Vernon Boulevard	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		46-05 Vernon Boulevard	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		46-07 Vernon Boulevard	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-01 46 Avenue	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-11 46 Avenue	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		1015-27 46 Avenue	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-27 46 Avenue	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-38 46 Avenue	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		45-46 11 Street	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		45-44 11 Street	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		45-42 11 Street	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		45-40 11 Street	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		45-36 11 Street	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		45-34 11 Street	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		45-32 11 Street	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		45-28 11 Street	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-34 45 Road	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		45-38 11 Street	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		45-30 11 Street	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-01 45 Road	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-41 45 Road	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		45-20 11 Street	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		45-18 11 Street	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		45-14 11 Street	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		45-10 11 Street	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		45-08 11 Street	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		45-06 11 Street	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		45-02 11 Street	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		45-12 11 Street	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		45-04 11 Street	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-01 45 Avenue	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-15 45 Avenue	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-27 45 Avenue	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-35 45 Avenue	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-37 45 Avenue	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-41 45 Avenue	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		44-80 45 Avenue	Long Island City	NY	11104
Resident/Business Owner	Whom It May Concern		10-50 44 Drive	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-44 44 Drive	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		1034 44 Drive	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-30 44 Drive	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-06 44 Drive	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-16 44 Drive	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-02 44 Drive	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		44-46 11 Street	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-43 44 Drive	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-39 44 Drive	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-35 44 Drive	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-31 44 Drive	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-29 44 Drive	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-25 44 Drive	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-23 44 Drive	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-21 44 Drive	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-20 10 Street	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		10-27 44 Drive	Long Island City	NY	11101

**Appendix B
Site Contact List**

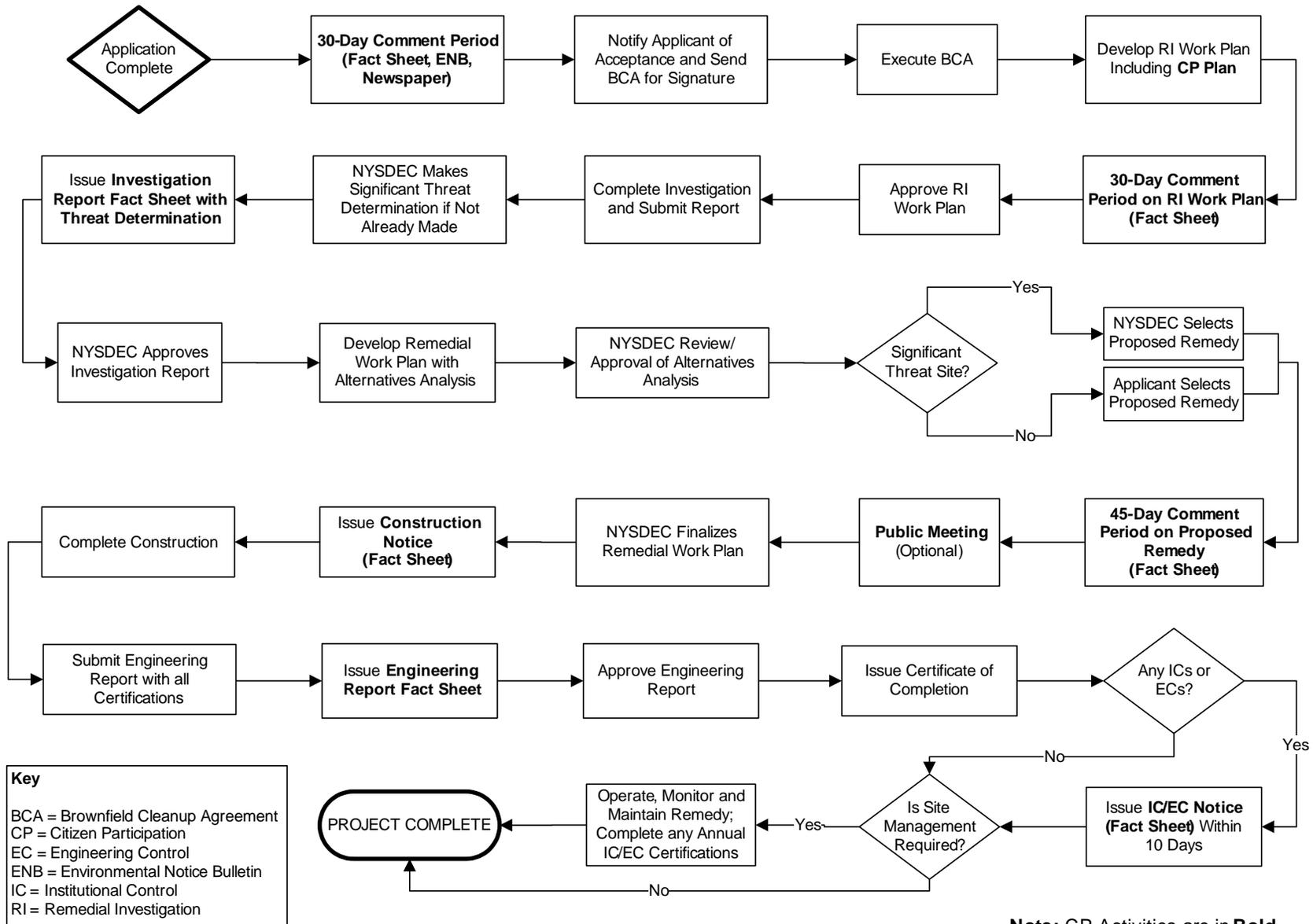
**Site Name: ABC - Block 27
Site No.: C241175**

Last Update 5/6/2016

Relationship	Site Contact Person	Department of Business Name	Street Address	City	State	Zip
Resident/Business Owner	Whom It May Concern		44-42 44 Drive	Long Island City	NY	11104
Resident/Business Owner	Whom It May Concern		9-01 44 Drive	Long Island City	NY	11101
Resident/Business Owner	Whom It May Concern		44-21 44 Road	Long Island City	NY	11104
Resident/Business Owner	Whom It May Concern		44-36 44 Drive	Long Island City	NY	11104
Resident/Business Owner	Whom It May Concern		4-99 44 Drive	Long Island City	NY	11101
School Near Site	P.S. 78 Robert F. Wagner School	Attn: Louis Pavone, Principal	48-09 Center Boulevard	Long Island City	NY	11109
School Near Site	High School for Information Technology	Attn: Joseph Reed, Principal	21-16 44th Road	Long Island City	NY	11101
School Near Site	Little Ones Nursery School	Karen Briggs	474 48th Avenue	Long Island City	NY	11109
School Near Site	Bhumika Sahu, Owner	Montessori Kids of Long Island City, Inc.	5 Court Square	Long Island City	NY	11101
School Near Site	Caitie Cunningham, Manager	NY Kids Club LIC	4545 Center Boulevard	Long Island City	NY	11101
School Near Site	Cecilia Cunningham, Executive Director	Middle College National Consortium				
School Near Site	Ilana Angelides Maguire, Director	Brighter Babies Daycare	50-09 2nd Street	Long Island City	NY	11101
School Near Site	James BoBo, Director	Long Island City Kids Enrichment Center	5-02 50th Avenue	Long Island City	NY	11101
School Near Site	Julianne Neeley, Director/Head Teacher	Little Ones LLC	474 48th Avenue	Long Island City	NY	11109
School Near Site	Jungju Ok, Master	Tiger J Taekwando	50-02 2nd Street	Long Island City	NY	11101
School Near Site	Lena Murray, Director	Bridgeview School of Fine Arts	10-27 46th Avenue	Long Island City	NY	11101
School Near Site	Lolly's Early Learning Center - City as School	Lolly's Early Learning Center - City as School	5-44 47th Avenue	Long Island City	NY	11101
School Near Site	Queens Paideia School	Queens Paideia School	44-02 23rd Street	Long Island City	NY	11101
School Near Site	Rivka Wineberg, Director	City Gan Early Childhood Center	10-11 49th Avenue	Long Island City	NY	11101
School Near Site	Sarah Goodman, Principal	Hunter's Point Community Middle School	1-50 51st Avenue	Long Island City	NY	11101
School Near Site	Edgar Rodriguez, Principal	Academy for Careers in Television & Film	1-50 51st Avenue	Long Island City	NY	11101
School Near Site	Susan McNulty, Principal	The Riverview School	1-50 51st Avenue	Long Island City	NY	11101

APPENDIX C
BROWNFIELD CLEANUP PROGRAM PROCESS

Appendix C – Brownfield Cleanup Program Process



APPENDIX D

SCOPING SHEET FOR MAJOR ISSUES OF PUBLIC CONCERN FOR REMEDIAL PROGRAMS



Remedial Programs

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

Remedial Party: Design Center Realty Sub, LLC

Site Name: ABC – Block 27

Site Number: C241175

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. The following major issues of public concern were identified: air quality, soil quality, groundwater quality, health of workers and community, nuisance odors, noise, and construction-related traffic. These issues are likely of the most concern to adjacent property businesses and residents. These issues will be addressed in the Remedial Investigation Work Plan (RIWP), Remedial Action Work Plan (RAWP), a Community Air Monitoring Program (CAMP) and/or a site-specific Health and Safety Plan (HASP) for the project to be approved by the NYSDEC prior to work. Air monitoring and site controls will be in place, in accordance with NYSDEC and New York State Department of Health (NYSDOH) regulations, to minimize the impacts referenced above.

How were these issues and/or information identified?

The Site was subject to several previous environmental investigations between 2005 and mid-2015. The investigations found soil and groundwater contamination, including historic fill, petroleum-contaminated soil, and separate-phase petroleum. Soil vapor is suspected to be contaminated.

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.

No additional information is needed from the community at this time.

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 groups, organizations, businesses and/or units of government related to the issue 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.*

Information will be communicated to the public as outlined in the Citizen Participation Plan. NYSDEC and NYSDOH contacts will be provided in the CPP. Three repositories exist for the public to review documentation.

How were these issues and/or information identified?

They were identified through a 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

Provide details if appropriate:

No additional details necessary.

Special considerations:

Language

Age

Transportation

Other

The Site is not in an Environmental Justice area so notices and factsheets will be in English.

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 that have expressed interest 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): None identified.

Environmental Justice Group(s): None identified.

Environmental Group(s): None identified.

Civic Group(s): None identified.

Recreational Group(s): None identified.

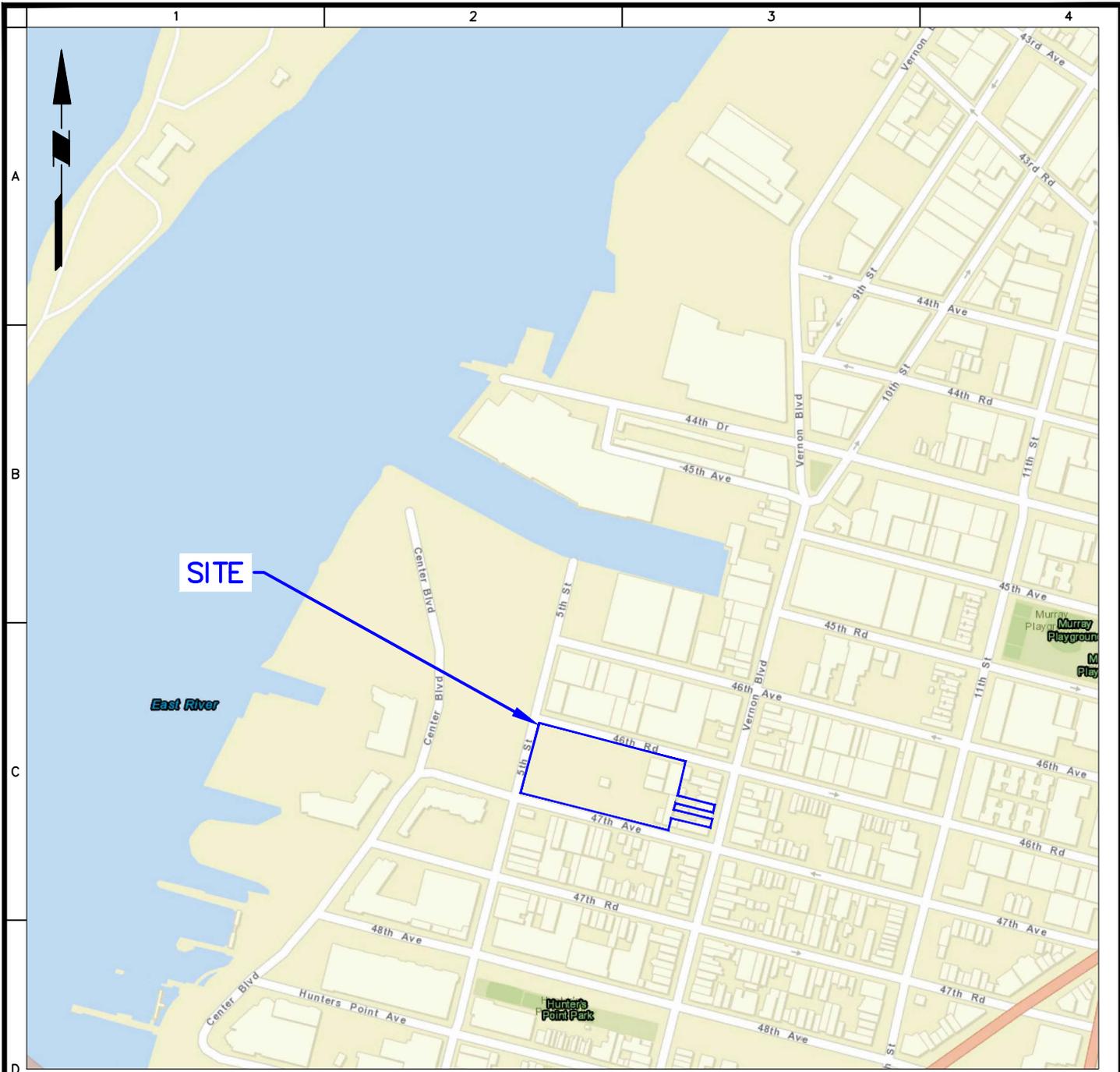
Other(s): None identified.

Date Completed: February 11, 2016

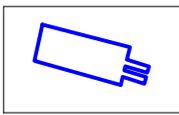
Prepared By: Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.

Reviewed By:

APPENDIX E
SITE LOCATION MAPS



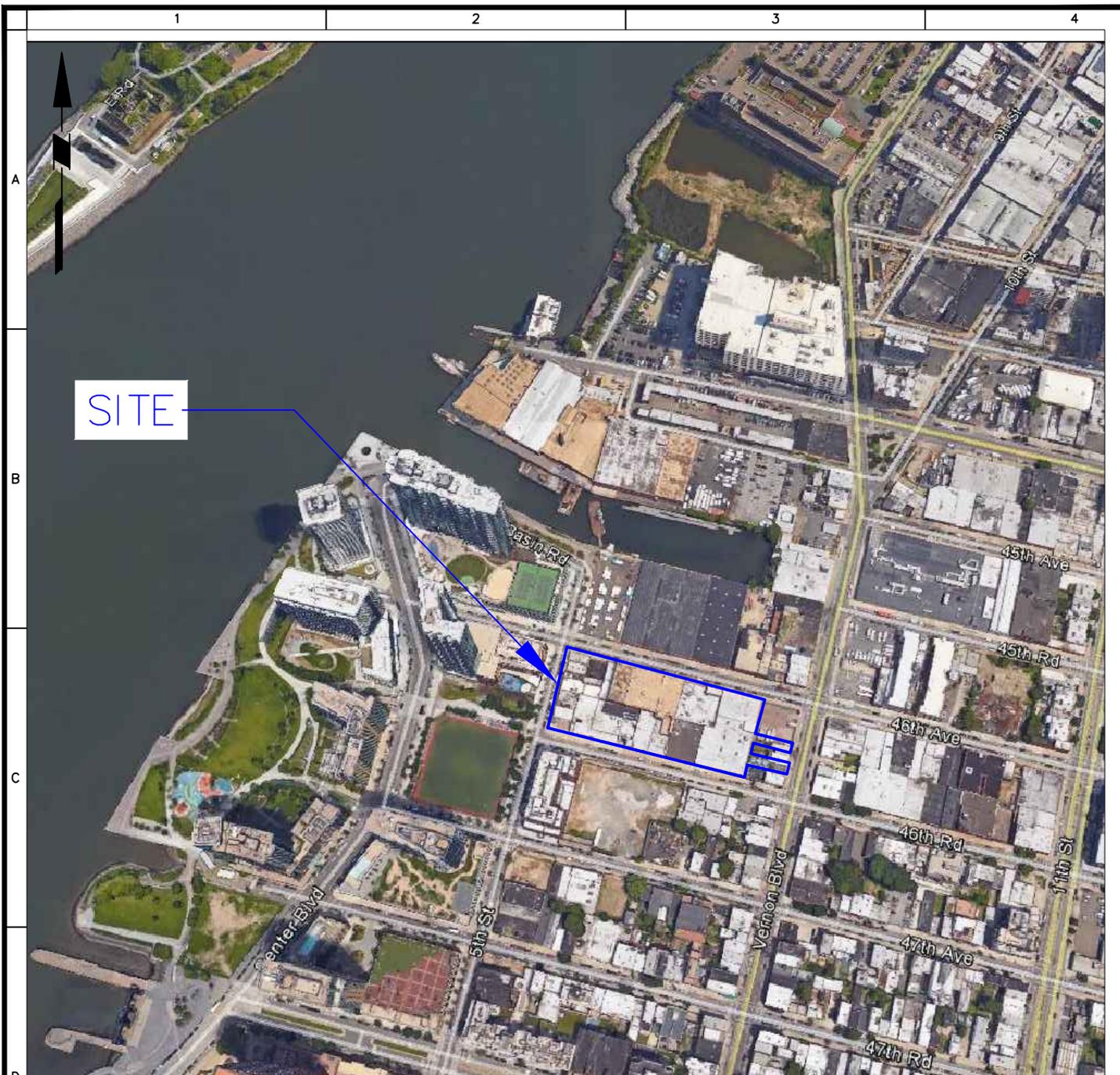
LEGEND



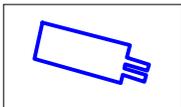
APPROXIMATE SITE BOUNDARY

SOURCE: LANGAN GEOGRAPHIC INFORMATION SYSTEM (GIS) DATABASE

<p>21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com</p> <p>Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Langan CT, Inc. Langan International LLC Collectively known as Langan</p>	Project	Figure Title	Project No.	Figure No.
	ABC - BLOCK 27	SITE LOCATION MAP - STREET VIEW	170340201	1
	BLOCK No. 27, LOT Nos. 2, 4, 5, 15, 17, 23, 25, and 37		Date	
	LONG ISLAND CITY	5/02/2016		
	QUEENS NEW YORK	Scale	NTS	Drawn By
			JL	GCW
			Submission Date	Sheet 1 of 2



LEGEND



APPROXIMATE SITE BOUNDARY

AERIAL IMAGERY TAKEN FROM GOOGLE EARTH DATED MAY 2, 2016.

<p>21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com</p> <p>Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Langan CT, Inc. Langan International LLC Collectively known as Langan</p>	Project	Figure Title	Project No. 170340201	Figure No.
	ABC - BLOCK 27	SITE LOCATION MAP - AERIAL	Date 5/02/2016	2
	BLOCK No. 27, LOT Nos. 2, 4, 5, 15, 17, 23, 25, and 37 LONG ISLAND CITY		Scale NTS	
	QUEENS NEW YORK		Drawn By JL	Checked By GCW
			Submission Date	