



New York State Department of Environmental Conservation

Brownfield Cleanup Program

Citizen Participation Plan for **Jackson Heights Shopping Center**

7507 31st Avenue
Jackson Heights
Queens, New York

December 2015

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

Applicant: **Allied Jackson Heights, LLC**
Site Name: **Jackson Heights Shopping Center**
Site Address: **7507 31st Avenue**
Site County: **Queens**
Site Number: **C241176**

1. What is New York's Brownfield Cleanup Program?

New York's Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and developed. These uses include recreation, housing, and business.

A *brownfield* is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants that conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at: <http://www.dec.ny.gov/chemical/8450.html>.

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

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

Involving citizens affected and interest in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment

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

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

Project Contacts

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

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

Site Contact List

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

The site contact list includes, at a minimum:

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

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

CP Activities

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

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

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)
<p align="center">Application Process:</p> <ul style="list-style-type: none"> • Prepare site contact list • Establish document repositories <hr/> <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 	
<p align="center">After Execution of Brownfield Site Cleanup Agreement:</p> <ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	
<p align="center">Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</p> <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 	
<p align="center">After Applicant Completes Remedial Investigation:</p> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	
<p align="center">Before NYSDEC Approves Remedial Work Plan (RWP):</p> <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 	
<p align="center">Before Applicant Starts Cleanup Action:</p> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	
<p align="center">After Applicant Completes Cleanup Action:</p> <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) 	

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.

Based on the results of previous environmental investigations at the site, it has been determined that there are no existing immediate concerns to public safety or health. Additional proposed investigations, in particular vapor intrusion investigation activities, will determine whether potential contamination issues of indoor air quality pose a public concern at the site and surrounding properties. The site is not near any public water supply or private water wells and future development and remediation should not create any restrictions on community activities or health concerns.

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.

The site is located in an area with a large Hispanic-American population. Therefore, all future fact sheets will be translated into Spanish.

4. Site Information

Appendix C contains a map identifying the location of the site.

Site Description

Jackson Heights Shopping Center is located at 75-01 to 75-81 31st Avenue and 30-50 77th Street in Jackson Heights, Queens. The site is approximately 1.2 acres (52,700 square feet) and is currently developed with one "L-shaped" building. The property which the site is located within is 5.8 acres in size, and consists of three buildings, including the "L-shaped" building. According to the New York City Department of Finance Digital Tax Map, the site is located at Queens Block 1124, Lot 1R. There are four other properties located within the Block including Lot 100, which is currently occupied by Modell's Sporting Goods, and Lots 56, 58 and 60, which are residential buildings.

The site is bound by commercial units attached to the strip mall of which the site exists to the north; residential multi-family properties to the south; residential multi-family properties to the west across 77th Street; and a parking lot associated with the strip mall to to the east.

History of Site Use, Investigation, and Cleanup

According to available historical sources, the subject property was formerly undeveloped from 1898 until 1941; developed with residential apartments between 1941 and 1954; and developed with two of the current structures as early as 1959 (buildings located on northern and southwestern extent). During initial investigation activities, Partner Engineering & Science (Partner) observed the presence of a dry cleaning tenant, identified as Hi Style Cleaners (75-39 31st Avenue). According to a review of regulatory database records and interviews, the site has been occupied by a dry cleaning business from as early as 1979 to present day.

The following environmental work plans and reports were developed for the the subject property:

- *Phase I Environmental Site Assessment*, January 2015, prepared by Partner.
- *Phase II Environmental Site Assessment*, February 2015, prepared by Partner.
- *Additional Phase II Environmental Site Assessment*, March 2015, prepared by Partner.

Copies of these reports can be found at the following document repositories for the site: Office of State Assemblyman Michael DenDekker, 75-35 31st Avenue Suite 206B (2nd Floor), East Elmhurst, NY 11370 and the Langston Hughes Queens Library, 100-01 Northern Boulevard, Corona, NY 11368.

Partner completed a *Phase I Environmental Site Assessment Report*, dated January 26, 2015, for the subject property. Results of the report indicated historical and current use of dry cleaning operations for the site.

Dry cleaning operations typically use chlorinated solvents (liquids or gases that can dissolve other substances), particularly tetrachloroethylene (PCE), during the dry cleaning process. These solvents, even when properly stored and disposed of, can be released from these facilities in small, frequent releases through floor drains, cracked concrete, and sewer systems. Chlorinated solvents are a family of compounds that contain chlorine used for a wide variety of commercial and industrial purposes, including cleaners, degreasers, and a host of other uses. The typical use of chlorinated solvents in the dry cleaning process is for cleaning delicate fabrics that cannot withstand the tumbling of standard washing machines and dryer machines.

Chlorinated solvents are highly mobile chemicals that can easily accumulate in the soil and migrate to the groundwater beneath a facility. Chlorinated solvents in general are harmful to human and ecological health. They can cause or are suspected of causing cancer, and are toxic or harmful to aquatic organisms.

Subsequent to the Phase I, Partner completed a *Phase II Subsurface Investigation Report*, dated February 23, 2015, and an *Additional Phase II Subsurface Investigation Report*, dated March 27, 2015, for the subject property.

During Phase II activities, soil samples were collected from five soil borings surrounding the site. Soil samples were collected from depths ranging from 4 to 20 feet below ground surface (bgs). Several dry cleaning related compounds were detected at concentrations exceeding the NYSDEC's Unrestricted Use Soil Cleanup Objectives. It is proposed to collect additional soil samples surrounding the site to delineate prior exceedances and determine the extent of soil contamination.

During Phase II activities, groundwater samples were collected from five temporary well points and three monitoring wells surrounding the site. Groundwater samples were collected from 10 to 20 feet bgs and several dry cleaning and petroleum related compounds were detected at concentrations exceeding the NYSDEC's groundwater standards. It is proposed to install additional monitoring wells at the site to delineate prior exceedances and determine the extent of groundwater contamination.

During Phase II activities, six sub-slab soil gas samples were collected from the site and the buildings located immediately to the north and south of the site. Several compounds were detected at concentrations that warrant further evaluation. It is proposed to collect additional sub-slab soil gas samples to delineate prior detections. In addition, it is proposed to conduct indoor air sampling in several of the buildings and residences surrounding the site to determine if vapor intrusion is occurring.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's BCP as a Participant. This means that the Applicant was the owner of the site at the time of the disposal or discharge of contaminants or was otherwise liable for the disposal or discharge of the contaminants. The Participant must fully characterize the nature and extent of contamination onsite, as well as the nature and extent of contamination that has migrated from the site. The Participant also 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 unrestricted 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 has completed a partial site investigation before it entered into the BCP. For the partial investigation, NYSDEC will determine if the data are useable.

The Applicant will conduct an investigation of the site officially called a "remedial investigation" (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a

remedial investigation workplan, which is subject to public comment.

The site investigation has several goals:

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

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

NYSDEC will use the information in the investigation report to determine if the site poses a significant threat to public health or the environment. If the site is a significant threat, it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the Applicant and approved by NYSDEC. If the site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

Remedy Selection

When the investigation of the site has been determined to be complete, the project likely would proceed in one of two directions:

1. The Applicant may recommend in its investigation report that no action is necessary at the site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a Certificate of Completion 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 NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a Remedial Work Plan. The Remedial Work Plan describes the Applicant's proposed remedy for addressing contamination related to the site.

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

Cleanup Action

NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy.

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a final engineering report that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the site.

Certificate of Completion

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the final engineering report. NYSDEC then will issue a 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.

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 site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

An engineering control is a physical barrier or method to manage contamination. Examples include: caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that is pumping and treating groundwater. Site management continues until NYSDEC determines that it is no longer needed.

Appendix A - Project Contacts and Locations of Reports and Information

Project Contacts

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

New York State Department of Environmental Conservation (NYSDEC):

Jonathan Greco

Project Manager

NYSDEC, Remedial Bureau B

Division of Environmental Remediation

625 Broadway, 12th Floor

Albany, NY 12233-7016

Tel: (518) 402-9694

Email: jonathan.greco@dec.ny.gov

New York State Department of Health (NYSDOH):

Brad Wenskoski

Project Manager

NYSDOH

Bureau of Environmental Exposure

Tel: (518) 402-7860

Email: BEEI@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:

Office of State Assemblyman Michael

DenDekker

75-35 31st Avenue

Suite 206B (2nd Floor)

East Elmhurst, NY 11370

Phone: (718) 457-0384

Langston Hughes Queens Library

100-01 Northern Boulevard

Corona, NY 11368

Attn: Andrew P. Jackson

Phone: (718) 651-1100

Hours: Mon: 9 AM to 8 PM

Tues: 1 PM to 6 PM

Wed: 10 AM to 6 PM

Thur: 12 PM to 8 PM

Fri: 10 AM to 6 PM

Sat: 10 AM to 5:00 PM

Sun: Closed

Appendix B - Site Contact List

BCP Property Owners/Occupants:

Owner/Operator	Contact Name	Address	Phone Number
Allied Jackson Heights, LLC	Jeffrey Kay, Executive Vice President	118-35 Queens Blvd. Forest Hills, NY 11375	(718) 263-3800

There are no residents at the proposed BCP property; used for commercial/retail/office space only.

Current Onsite Tenants:

Tenant	Address	Phone Number
Key Food Stores	7555 31 st Ave, E. Elmhurst, NY 11370	(718) 651-6013
Rite Aid	7575 31 st Ave, E. Elmhurst, NY 11370	(718) 446-0300
Carvel	7565 31 st Ave, E. Elmhurst, NY 11370	(718) 424-5507
Sovereign Bank	7515 31 st Ave, E. Elmhurst, NY 11370	(718) 446-1003
Pearle Vision	7537 31 st Ave, E. Elmhurst, NY 11370	(718) 205-5797
Rainbow Shops	7581 31 st Ave, E. Elmhurst, NY 11370	(718) 335-9118
GameStop (Vacant)	7525 31 st Ave, E. Elmhurst, NY 11370	(347) 808-9846
U.S. Post Office	7577 31 st Ave, E. Elmhurst, NY 11370	(718) 457-5562
Keller Williams Realty	7535 31 st Ave, E. Elmhurst, NY 11370	(347) 846-1030
Long Island Board of Realtors	7535 31 st Ave, E. Elmhurst, NY 11370	(718) 429-8666
Petco	7507 31 st Ave, E. Elmhurst, NY 11370	(718) 446-1061
Radio Shack (Vacant)	7543 31 st Ave, E. Elmhurst, NY 11370	(718) 458-8038
Santander Bank	7581 31 st Ave, E. Elmhurst, NY 11370	(718) 446-1003
Hairs the Place	7529 31 st Ave, E. Elmhurst, NY 11370	(718) 424-8913
J.J. Garden Chinese Cuisine	7521 31 st Ave, E. Elmhurst, NY 11370	(718) 898-6686
Jackson Heights Card & Gifts	7523 31 st Ave, E. Elmhurst, NY 11370	(718) 458-9778
Stand Up MRI	7533 31 st Ave, E. Elmhurst, NY 11370	(718) 779-2825
Office of Michael DenDekker	7535 31 st Ave, E. Elmhurst, NY 11370	(718) 457-0384
Hi-Style Cleaners	7539 31 st Ave, E. Elmhurst, NY 11370	(718) 803-0181
Rock Realty	7547 31 st Ave, E. Elmhurst, NY 11370	(718) 478-4545
Cannelle Patisserie	7559 31 st Ave, E. Elmhurst, NY 11370	(718) 565-6200
Plaka Mediterranean Cuisine	7561 31 st Ave, E. Elmhurst, NY 11370	(718) 505-0515
Mr. Bruno's Pizza	7563 31 st Ave, E. Elmhurst, NY 11370	(718) 651-8111
2 nd Floor above Petco – Under Construction	Not Applicable	Not Applicable
SoBecca	7567 31 st Ave, E. Elmhurst, NY 11370	(718) 424-7314
D&H Wines & Liquors	7579 31 st Ave, E. Elmhurst, NY 11370	(718) 478-1700
Modell's	3050 77 th St, E. Elmhurst, NY 11370	(718) 565-1600
3 Vacant Units	N/A	N/A

Adjacent Properties:

Property Block/Lot	Property Address	Property Owner	Mailing Address	Current Occupant(s) (if different than property owner)
Block 1124/Lot 56	3045 75 th St, E. Elmhurst, NY 11370	Seth Properties, LLC	42 Donald Circle, Matawan, NJ 07747	Arvind, Alvin, Raginder, Rajendra, & Ashok Kumar, Yuerna Agudelo, Pedro Ramirez, & Bibiana Hernandez
Block 1124/Lot 58	3047 75 th St, E. Elmhurst, NY 11370	Rajesh Bagia	7 Rose Hill Dr., Manhasset, NY 11030	Manawar Alam, Gagan Mishra, & Poonam Gogna
Block 1124/Lot 60	3049 75 th St, E. Elmhurst, NY 11370	Kar Fai Tam	44 Bridge Road, Manhasset, NY 11030	Ingrid Quiceno & Jamie Fernandez
Block 1050/Lot 2	2506 75 th St, E. Elmhurst, NY 11370	Lexington School for Deaf	30 th Ave. & 75 th St., Jackson Heights, NY 11370	
Block 1052/Lot 45	7501 30 th Ave, E. Elmhurst, NY 11370	Valente Rotondi	7501 30 th Ave, E. Elmhurst, NY 11370	
Block 1052/Lot 44 (vacant)	7503 30 th Ave, E. Elmhurst, NY 11370	Saleh Haque	3305 92 nd St. Apt 16E, Jackson Heights, NY 11372	
Block 1052/Lot 43	7507 30 th Ave, E. Elmhurst, NY 11370	Deborah A. White	7507 30 th Ave, E. Elmhurst, NY 11370	
Block 1052/Lot 41	7509 30 th Ave, E. Elmhurst, NY 11370	George Fountas	7509 30 th Ave, E. Elmhurst, NY 11370	
Block 1052/Lot 37	2562 76 th St, E. Elmhurst, NY 11370	Helen Costigan	216 Forest St., Roslyn Heights, NY 11577	Robert Aguilar Sr.
Block 1053/Lot 43	2559 76 th St, E. Elmhurst, NY 11370	David Nyugen	2559 76 th St, E. Elmhurst, NY 11370	
Block 1053/Lot 37	2558 77 th St, E. Elmhurst, NY 11370	Stephen Cossis	2558 77 th St, E. Elmhurst, NY 11370	
Block 1054/Lot42	7701 30 th Ave, E. Elmhurst, NY 11370	Stanley & Phyllis Kasow	10 Cortland Ave., Jericho, NY 11753	Irene, Jose, Oscar, & Ivan Goris, Vanessa Infante, Celinas

				Campos & Stanley Kasow DDS
Block 1126/Lot 1	7702 30 th Ave, E. Elmhurst, NY 11370	Agustin Sanchez	7702 30 th Ave, E. Elmhurst, NY 11370	
Block 1126/Lot 68	3011 77 th St, E. Elmhurst, NY 11370	Ai Jiao Shi	3011 77 th St, E. Elmhurst, NY 11370	
Block 1126/Lot 67	3015 77 th St, E. Elmhurst, NY 11370	Rosemary Zurita	2055 28 th St., Long Island City, NY 11105	Edwin Durazno & Ernesto Zurita
Block 1126/Lot 66	3017 77 th St, E. Elmhurst, NY 11370	Monica Torres	3017 77 th St, E. Elmhurst, NY 11370	
Block 1126/Lot 65	3019 77 th St, E. Elmhurst, NY 11370	Shakil Ahmed	3019 77 th St, E. Elmhurst, NY 11370	
Block 1126/Lot 64	3021 77 th St, E. Elmhurst, NY 11370	Excellent Development 1 LLC	7124 35 th Ave., Jackson Heights, NY 11372	Mohammad Uddin & Jean Moreau
Block 1126/Lot 63	3023 77 th St, E. Elmhurst, NY 11370	Robert W. Piervinanzi	3023 77 th St, E. Elmhurst, NY 11370	
Block 1126/Lot 62	3025 77 th St, E. Elmhurst, NY 11370	Mohammad Chowdhury	3025 77 th St, E. Elmhurst, NY 11370	
Block 1126/Lot 61	3027 77 th St, E. Elmhurst, NY 11370	Joel R Marasigan	3027 77 th St, E. Elmhurst, NY 11370	
Block 1126/Lot 60	3029 77 th St, E. Elmhurst, NY 11370	Ashwani Kumar	3029 77 th St, E. Elmhurst, NY 11370	
Block 1126/Lot 59	3031 77 th St, E. Elmhurst, NY 11370	Kai Wing Cheung	3031 77 th St, E. Elmhurst, NY 11370	
Block 1126/Lot 158	3033 77 th St, E. Elmhurst, NY 11370	Sabartatnam Gnanasamp	3033 77 th St, E. Elmhurst, NY 11370	
Block 1126/Lot 57	3035 77 th St, E. Elmhurst, NY 11370	Enrico De Mauro	3035 77 th St, E. Elmhurst, NY 11370	
Block 1126/Lot 56	3037 77 th St, E. Elmhurst, NY 11370	Richard Casten	3037 77 th St, E. Elmhurst, NY 11370	

Block 1126/Lot 55	3039 77 th St, E. Elmhurst, NY 11370	Ahmed Aziz	3039 77 th St, E. Elmhurst, NY 11370	
Block 1126/Lot 53	3041 77 th St, E. Elmhurst, NY 11370	Monica Caicedo	3041 77 th St, E. Elmhurst, NY 11370	
Block 1126/Lot 52	3043 77 th St, E. Elmhurst, NY 11370	Edgar R. Pacheco	3043 77 th St, E. Elmhurst, NY 11370	
Block 1126/Lot 51	3045 77 th St, E. Elmhurst, NY 11370	Mike Elghouass	3045 77 th St, E. Elmhurst, NY 11370	
Block 1126/Lot 50	3047 77 th St, E. Elmhurst, NY 11370	Chen Chio Wong Wu	3047 77 th St, E. Elmhurst, NY 11370	
Block 1126/Lot 49	3049 77 th St, E. Elmhurst, NY 11370	Milton E. Cardenas	3049 77 th St, E. Elmhurst, NY 11370	
Block 1126/Lot 48	3051 77 th St, E. Elmhurst, NY 11370	Amr Motair	3051 77 th St, E. Elmhurst, NY 11370	
Block 1126/Lot 47	3053 77 th St, E. Elmhurst, NY 11370	Antonio Carlota	3053 77 th St, E. Elmhurst, NY 11370	
Block 1126/Lot 46	3055 77 th St, E. Elmhurst, NY 11370	Antonio Del Vecchio (life est)	3055 77 th St, E. Elmhurst, NY 11370	
Block 1126/Lot 45	3057 77 th St, E. Elmhurst, NY 11370	Eva Portilla	3057 77 th St, E. Elmhurst, NY 11370	
Block 1126/Lot 40	7705 31 st Ave, E. Elmhurst, NY 11370	JPMorgan Chase Bank	7705 31 st Ave, E. Elmhurst, NY 11370	
Block 1148/Lot 4	3101 77 th St, E. Elmhurst, NY 11370	Adrienne Pappas	3101 77 th St, E. Elmhurst, NY 11370	
Block 1147/Lot 11	7620 31 st Ave, E. Elmhurst, NY 11370	Jo Roc Inc	30 Shrub Hollow Road, Roslyn, NY 11576	Izabela Sypniewska
Block 1147/Lot 10	7618 31 st Ave, E. Elmhurst, NY 11370	Andrew Hauser	7618 31 st Ave, E. Elmhurst, NY 11370	
Block 1147/Lot 9	7616 31 st Ave, E. Elmhurst, NY 11370	Maria Sanchez	7616 31 st Ave, E. Elmhurst, NY 11370	

Block 1147/Lot 8	7614 31 st Ave, E. Elmhurst, NY 11370	Amy Prud'Homme	7614 31 st Ave, E. Elmhurst, NY 11370	
Block 1147/Lot 7	7612 31 st Ave, E. Elmhurst, NY 11370	Manjit K. Dhandra	5317 97 th St., Flushing, NY 11368	Rajider Singh
Block 1147/Lot 6	7610 31 st Ave, E. Elmhurst, NY 11370	Anthony Gomes	7610 31 st Ave, E. Elmhurst, NY 11370	
Block 1147/Lot 4	7608 31 st Ave, E. Elmhurst, NY 11370	Yuan Heng Shao	7608 31 st Ave, E. Elmhurst, NY 11370	
Block 1147/Lot 2	7604 31 st Ave, E. Elmhurst, NY 11370	Mohammed Alam	7604 31 st Ave, E. Elmhurst, NY 11370	
Block 1147/Lot 1	7602 31 st Ave, E. Elmhurst, NY 11370	76-02 31 st Avenue, LLC	15 High Hill Road, Tuxedo Park, NY 10987	James, Patricia, May & Allison McHale
Block 1146/Lot 6	3102 76 th St, E. Elmhurst, NY 11370	Mohammed Falu Miah	3102 76 th St, E. Elmhurst, NY 11370	
Block 1146/Lot 1	7502 31 st Ave, E. Elmhurst, NY 11370	Fok Dat Realty Corp.	20 Carlyle Road, Glen Cove, NY 11542	Cassidy's Ale House
Block 1145/Lot 38	3102 75 th St, E. Elmhurst, NY 11370	Kadir A. Khan	3102 75 th St, E. Elmhurst, NY 11370	
Block 1123/Lot 40	3062 75 th St, E. Elmhurst, NY 11370	Edwin Soto	3062 75 th St, E. Elmhurst, NY 11370	
Block 1123/Lot 39	3060 75 th St, E. Elmhurst, NY 11370	Kantima Budharak-sadee	3060 75 th St, E. Elmhurst, NY 11370	
Block 1123/Lot 38	3058 75 th St, E. Elmhurst, NY 11370	Bianca Rimanic	3058 75 th St, E. Elmhurst, NY 11370	
Block 1123/Lot 37	3056 75 th St, E. Elmhurst, NY 11370	Remo Graiff	3056 75 th St, E. Elmhurst, NY 11370	
Block 1123/Lot 36	3054 75 th St, E. Elmhurst, NY 11370	Jeanette Ancona	3054 75 th St, E. Elmhurst, NY 11370	
Block 1123/Lot 35	3052 75 th St, E. Elmhurst, NY 11370	Hector Ruiz	3052 75 th St, E. Elmhurst, NY 11370	

Block 1123/Lot 34	3050 75 th St, E. Elmhurst, NY 11370	Gabriel Nicolaou	3048 75 th St, E. Elmhurst, NY 11370	Carlos & Edward Salazar
Block 1123/Lot 33	3048 75 th St, E. Elmhurst, NY 11370	Gabriel Nicolaou	3048 75 th St, E. Elmhurst, NY 11370	
Block 1123/Lot 32 (vacant)	3046 75 th St, E. Elmhurst, NY 11370	Delfini Realty LLC	3048 75 th St, E. Elmhurst, NY 11370	
Block 1123/Lot 31	3044 75 th St, E. Elmhurst, NY 11370	Robert W. Egger	3044 75 th St, E. Elmhurst, NY 11370	
Block 1123/Lot 30	3042 75 th St, E. Elmhurst, NY 11370	Mirtha Rodriguez	3042 75 th St, E. Elmhurst, NY 11370	
Block 1123/Lot 29 (vacant)	3040 75 th St, E. Elmhurst, NY 11370	Judith Karakas	40 Stoner Ave. Apt 3D, Great Neck, NY 11021	
Block 1123/Lot 28	3038 75 th St, E. Elmhurst, NY 11370	EJ Filipek	3038 75 th St, E. Elmhurst, NY 11370	
Block 1123/Lot 27	3036 75 th St, E. Elmhurst, NY 11370	Harold Oliva	3036 75 th St, E. Elmhurst, NY 11370	
Block 1123/Lot 26	3032 75 th St, E. Elmhurst, NY 11370	William Lukas	3032 75 th St, E. Elmhurst, NY 11370	
Block 1123/Lot 25	3030 75 th St, E. Elmhurst, NY 11370	Laura Aquino	3030 75 th St, E. Elmhurst, NY 11370	
Block 1123/Lot 24	3028 75 th St, E. Elmhurst, NY 11370	Clara Aquino	7220 32 nd Ave., E. Elmhurst, NY 11370	Manuel Pena & William Orejuela
Block 1123/Lot 23	3026 75 th St, E. Elmhurst, NY 11370	Rita Parrizzi	3026 75 th St, E. Elmhurst, NY 11370	
Block 1123/Lot 22	3024 75 th St, E. Elmhurst, NY 11370	Karimal Haider	3024 75 th St, E. Elmhurst, NY 11370	
Block 1123/Lot 21	3022 75 th St, E. Elmhurst, NY 11370	Elizabeth Renko	3022 75 th St, E. Elmhurst, NY 11370	
Block 1123/Lot 20	3020 75 th St, E. Elmhurst, NY 11370	Surinder Singh Kade	27 Driftwood Dr., Port Washington, NY 11050	Susana & Edilsa Herrera, Nasel,

				Mashida & Haitham Rashid
Block 1123/Lot 18	3018 75 th St, E. Elmhurst, NY 11370	Lilia Alvarez	3018 75 th St, E. Elmhurst, NY 11370	
Block 1123/Lot 17	3016 75 th St, E. Elmhurst, NY 11370	Ronald Medrano	2643 91 st St., Flushing, NY 11369	Mauricio Loyola & Christina Medrano
Block 1123/Lot 16	3014 75 th St, E. Elmhurst, NY 11370	Chuhar Singh	3014 75 th St, E. Elmhurst, NY 11370	
Block 1123/Lot 15	3012 75 th St, E. Elmhurst, NY 11370	Joitaram H Patel	3012 75 th St, E. Elmhurst, NY 11370	
Block 1123/Lot10	7418 30 th Ave, E. Elmhurst, NY 11370	Umberto Matricciano	7418 30 th Ave, E. Elmhurst, NY 11370	

Government:

Government Entity	Name	Address	Phone Number
Chief Executive Officer	Mayor Bill de Blasio	City Hall 260 Broadway Avenue New York, New York 10007	311
New York City Planning Commission	Carl Weisbrod, Chair	Department of City Planning 22 Reade Street New York, NY 10007-1216	212-639-9675
Borough of Queens, Borough President	Melinda Katz	Borough of Queens, City of New York Queens Borough Hall 120-55 Queens Boulevard Kew Gardens, NY 11424	718-286-3000
Borough of Queens, Department of Planning/Development	Irving Poy	Borough of Queens Director, Planning / Development 120-55 Queens Blvd., Room 201 Kew Gardens, NY 11424	(718) 286-2860
NYC Comptroller	Hon. Scott Stringer	Office of the Comptroller City of New York One Centre Street New York, NY 10007	(212) 669-3916

NYC Public Advocate	Hon. Letitia James	Office of the Public Advocate 1 Centre Street New York, NY 10007	(212) 669-4701
NYC Office of Environmental Sustainability	Nilda Mesa, Director	NYC Office of Environmental Sustainability 100 Gold Street – 2 nd Floor New York, NY 10038	(212) 788-7772
Office of Environmental Assessment & Planning	Julie Stein	Office of Environmental Assessment & Planning NYC Dept. of Environmental Protection 96-05 Horace Harding Expressway Flushing, NY 11373	(718) 595-4397
NYC Councilmember	Hon. Costa Constantinides	District 22 Office 31-09 Newtown Avenue, Suite 209 Astoria, NY 11102	(718) 274-4500
NYS Senator	Hon. Jose Peralta	District Office 32-37 Junction Boulevard East Elmhurst, NY 11369	(718) 205-3881
NYS Assemblymember	Hon. Michael G. DenDekker	Office of State Assemblyman Michael DenDekker 75-35 31 st Avenue, Suite 206B (2 nd Floor) East Elmhurst, NY 11370	(718) 457-0384
U.S. Senator	Hon. Charles Schumer	780 Third Avenue, Suite 2301 New York , NY 10017	(212) 486-4430

U.S. Senator	Hon. Kirsten Gillibrand	780 Third Avenue, Suite 2601 New York , NY 10017	(212) 688-6262
U.S. House of Representatives	Hon. Joseph Crowley	82-11 37 th Avenue, Suite 402 Jackson Heights, NY 11372	(718) 779-1400

Local News Media:

Media Agency	Address	Phone Number
Queens Courier	38-15 Bell Blvd Bayside, NY 11361	718-224-5863
The Queens Tribune	150-50 14 th Rd Whitestone, NY 11357	718-357-7400
NY1 News	75 Ninth Avenue New York, NY 10011	212-379-3599
Times-Ledger	41-02 Bell Blvd. 2nd Floor Bayside, NY 11361	718-260-4545
Queens Public Television	4161 Kissena Blvd. Suite 2077, Flushing, NY 11355	718-886-8160
The Western Queens Gazette	4213 34 th Ave, Long Island City, NY 11101	718-361-6161
WCBS-New York	1271 Avenue of Americas, 44 th FL, New York, NY 10020	212-975-4321
WABC- New York Eyewitness News	7 Lincoln Sq, New York, NY 10023	917-260-7777
WNBC-New York	30 Rockefeller Plaza, 7 th FL, New York, NY 10112	212-664-4444
Fox 5-NY	205 E. 67 th St, New York, NY 10021	212-452-3983

Public Water Supplier:

Water Supplier	Address	Phone Number
NYCDEP Emily Lloyd, Commissioner	59-17 Junction Boulevard Flushing, NY 11373	311
New York City Municipal Water Finance Authority	255 Greenwich Street, 6 th Floor New York, NY 10007	212-788-5889
New York City Water Board	Department of Environmental Protection 59-17 Junction Boulevard, 8 th Floor Flushing, NY 11373	212-788-5889

School/Day Care Administrators for Facilities within 1/2 Mile of Proposed BCP Property:

Name of School	Distance from Property	Administrator	Address	Phone Number
Lexington School for the Deaf (approx.)	Approx. 400 ft northwest	Donald Galloway Superintendent/CEO	25-06 75 th Street, Queens, NY 11370	718-350-3270
Our Lady of Fatima School	Approx. 1,000 ft northeast	C. Zelic	25-02 80 th Street, Queens, NY 11370	718-429-7031
Monsignor McClancy Memorial High School	Approx. 700 ft southwest	James Castrataro	72-02 31 st Avenue, Queens, NY 11370	718-898-3800
Academy of the City Charter School	Approx. 2,400 ft southwest	Richard Lee	31-15 60 th St, Queens, NY 11377	718-487-9857
Garden Country Day School	Approx. 2,000 ft southeast	Richard Marotta	33-16 79 th St, Queens, NY 11372	718-335-6363
PS 145 Joseph Pulitzer School	Approx. 2,100 ft southeast	Dolores Beckham	33-34 80 th St, Queens, NY 11372	718-457-1242
PS 230	Approx. 2,200 ft south	Ronald Zirin	73-10 34 th Ave, Queens, NY 11372	718-529-4300
PS 152 Gwendolyn N Alleyne School	Approx. 2,650 ft southwest	Vincent Vitolo, Principal	33-52 62 nd Street, Queens, NY 11377	718-429-3141
Amalia's Day Care	Approx. 2,300 ft east	Not available	30-55 85 th St, 1 st FL, East Elmhurst, NY 11370	718-898-0264
Semilitas Day Care Center	Approx. 1,800 ft south	Not available	8107 Northern Blvd., Jackson Heights, NY 11372	718-507-2723
Rainbow Land Nursery School	Approx. 1,700 ft south	Not available	33-11 77 th St., Jackson Heights, NY 11372	718-803-1728

Community, Civic, Environmental and Religious Organizations:

Islamic Center of Jackson Heights
78-04 31st Avenue
East Elmhurst, NY 11370

Our Lady of Fatima RC Church
25-02 80th Street
East Elmhurst, NY 11370
Attn: Pastor

East Elmhurst/Corona Civic Association
29-49 Gilmore Street
East Elmhurst, NY 11369

Jackson Heights Beautification Group
P.O. Box 720253
Jackson Heights, NY 11372

Local Community Board:

Queens Community District 3
Chairperson: Mr. Stephen Kulhanek
District Manager: Ms. Giovanna A. Reid
82-11 37th Avenue, Suite 606
Jackson Heights, NY, 11372
718-458-2707

Document Repositories:

1. Office of State Assemblyman Michael DenDekker
75-35 31st Ave.
Suite 206B (2nd Floor)
East Elmhurst, NY 11370
718-457-0384
2. Langston Hughes Queens Library
100-01 Northern Boulevard
Corona, NY 11368
(718) 651-1100

Appendix C - Site Location Map



PARTNER
 611 Industrial Way West
 Eatontown, New Jersey 07724
 Project Number: 00254100000

Legend

Block and lot numbers used to identify adjacent properties.

Subject Site

Site Plan		
Figure	Prepared By	Date
1	C. Niedzwiecki	August 2015
75-07 31st Avenue Jackson Heights, New York 11370		

Appendix D– Brownfield Cleanup Program Process

