



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for Jamaica 94th Avenue

June 2016

C241184
147-20 94th Avenue
Jamaica, NY 11435

Prepared by:



AKRF, Inc.

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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: **94th Avenue Jamaica, LLC (“Applicant”)**
Site Name: **Jamaica 94th Avenue (“Site”)**
Site Address: **147-20 94th Avenue, Jamaica, New York**
Site County: **Queens**
Site Number: **C241184**

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 who conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

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

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

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

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

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment;
- Improving public access to, and understanding of, issues and information related to a particular site and that site’s investigation and cleanup process;

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

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

Project Contacts

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

Locations of Reports and Information

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

Site Contact List

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

The Site contact list includes, at a minimum:

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

- Location(s) of reports and information.

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 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.

Note: The first Site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the Site. See <http://www.dec.ny.gov/chemical/61092.html>.

Subsequent fact sheets about the Site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive Site information in paper form. Please advise the NYSDEC Site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

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.

As of the date the declaration (page 2) was signed by the NYSDEC project manager, it has been determined that the Site does not pose a significant threat.

To verify the significant threat status of the Site, the interested public may contact the NYSDEC project manager identified in Appendix A.

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 cleanup program follows on the next page:

Citizen Participation Activities	Timing of CP Activity(ies)
Application Process:	
<ul style="list-style-type: none"> • Prepare site contact list • Establish document repository(ies) 	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period 	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement (BCA):	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA and before approval of any other site-related documents.
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period 	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report • Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC) 	At the time the cleanup action has been completed. Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.

Note: RIR and RAWP were submitted with and noticed with the BCP application.

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. Drinking water is supplied by a municipal system (NYC Department of Environmental Protection).

Current Issues

The Site is part of Census Tract 208. According to the 2009-2013 American Community Survey (ACS) Profile Survey Data, approximately 7.4% of the population in Census Tract 208 is living below the poverty line, compared to the national poverty rate of 11.3% and the New York State poverty rate of 14.2%. The unemployment rate for Census Tract 208 is 6.6%, compared to the New York City unemployment rate of 5.7% (as of March 2016) and the National unemployment rate of 5% (as of April 2016).

The Site is located within the Jamaica Brownfield Opportunity Area (BOA). The Jamaica neighborhood in Queens was neglected economically beginning in the 1960s and 1970s when major chain retailers relocated to more profitable areas. In the 1980s, an increase in drug use led to increased crime incidents. Underutilization of prime real estate space and existing zoning patterns did not facilitate redevelopment of the area. One of the objectives of the BOA includes expanding mixed-use and sustainable development near the JFK AirTrain in downtown Jamaica. The Site is also located within an environmental justice area, which was created by NYSDEC to address environmental concerns and ensure equitable distribution of green benefits to minority and low-income communities.

The Site is approximately 25,000 square feet and consists of one- and two-story buildings and a paved parking area fronting 94th Avenue. The buildings are currently undergoing demolition down to the existing slab in preparation for Site remediation activities, and subsurface material will be excavated once NYSDEC approves the Remedial Work Plan (RWP) and Site cleanup begins. The building on the eastern portion of the Site has been a vacant warehouse since approximately 2006, and the buildings on the western portion of the Site were most recently occupied by a refrigeration food storage warehouse. As the Site is currently capped by the existing slab, there are currently no potential on-site exposure pathways. Public access to the Site is prevented by construction fencing around the perimeter of the Site.

The proposed redevelopment plan includes construction of a new multi-family building with affordable apartment units. Redevelopment and remediation of the Site under the BCP will eliminate the current concerns in connection with the Site's current condition and is consistent with the Jamaica BOA objectives.

Potential Remediation/Construction-Related Issues

Issues of concern during the on-site remediation phase will likely include those related to the on-site handling and off-site disposal of contaminated soil. The likely concern to the surrounding community will be the possibility of the generation of vapors or dust from the Site during remediation. On-site air quality and dust levels will be monitored during any soil excavation and removal activity in accordance with a Site-specific Health and Safety Plan (HASp) that was

included in the RWP. Dust suppression techniques will be employed to prevent the generation of dust. All air and dust monitoring will be performed in accordance with New York State Department of Health's (NYSDOH) Community Air Monitoring Program (CAMP).

A likely additional remediation/construction concern will be the potential presence of trucks traveling through the community, and parking or idling at or near the project Site during soil excavation and disposal. The RWP includes provisions for on-site soil handling techniques that minimize the number of trucks and duration of time within or near the Site. In addition, provisions were included in the RWP to restrict truck traffic (to the extent possible) to designated routes along main roads while minimizing traffic within the community.

The concern over construction-related noise is a common one for communities in which redevelopment is occurring. Construction plans will minimize noise to the extent possible and the operation of heavy equipment will be restricted to normal working hours as will be set forth in the required NY City-issued permits.

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.

This Site is in an area with a large Hispanic-American population nearby. Therefore, all future fact sheets will be translated into Spanish. Furthermore, there is a sizable African-American population nearby.

In addition, there may be impacts with regards to truck, noise or odor.

4. Site Information

Site Description

The Site is approximately 25,000 square feet and consists of one- and two-story buildings and a paved parking area fronting 94th Avenue. The buildings are currently undergoing demolition down to the existing slab, in preparation for Site remediation activities. The Site is bound to the north by 94th Avenue, followed by industrial uses; to the east by 148th Street, followed by a vacant lot; and to the south and west by undeveloped lots. The Site is located in an urban area predominantly consisting of industrial uses, with some commercial and residential uses. The Long Island Rail Road (LIRR) train tracks are located approximately 200 feet north of the Site. Appendix C contains a map identifying the location of the Site.

History of Site Use, Investigation, and Cleanup

The Site is currently vacant. Historic records indicated that the Site was developed with residences as early as 1901, and with industrial, manufacturing, and automotive uses, including a cabinet maker, cold storage, automotive repair with a buried gasoline storage tank, a toy warehouse, and an air conditioning manufacturer between approximately 1925 and 1996. The former warehouse located in the eastern portion of the Site has remained vacant since approximately 2006.

AKRF conducted a Remedial Investigation (RI) at the Site in February 2016 that included: the installation of 13 borings, with the collection and laboratory analysis of 30 soil samples; the installation of four permanent groundwater monitoring wells with the collection and laboratory analysis of four groundwater samples; and the advancement of eight soil vapor points with the collection and laboratory analysis of seven soil vapor samples.

The RI documented that soil beneath the Site consists of historic fill material (sand, silt, gravel, coal, and brick) up to a depth of approximately 5 feet below grade, underlain by sand, silt, and gravel to approximately 35 feet below grade. Groundwater was encountered at approximately 19.5 to 21 feet below grade on the eastern and western portion of the Site, respectively.

Analytical sample data indicated that soil and soil vapor are contaminated with chlorinated solvents, metals, petroleum-related compounds, and compounds commonly related to combustion and industrial operations. Chlorinated solvents consist of chemical compounds that contain chlorine and are used for various commercial and industrial purposes, such as cleaning solutions, paint thinners, resins, and glues. Petroleum-related compounds are associated with gasoline and/or gasoline additives. Compounds commonly related to combustion and industrial operations are most often produced during wood-burning or combustion of biofuels, and such operations as metalworking, asphalt manufacturing, and steel manufacturing. The RI Report (RIR) concluded that the contamination is attributable to historic Site operations and usage, including former gasoline storage tanks, refrigeration processes, and manufacturing. Soil contamination was generally encountered across the Site within the top 2 feet, whereas soil vapor contamination was encountered primarily in the eastern and western portions of the Site. All environmental media sampled were analyzed for the full target compound list/target analyte list (full TCL/TAL).

Hillman Consulting completed a Subsurface Investigation at the Site in April 2015, which included the installation of four soil borings and two temporary groundwater wells. Analytical results of the soil samples were below the NYSDEC Track 1, or Unrestricted Use Soil Cleanup Objectives. Groundwater was impacted with elevated levels of some metals, which may be attributed to sediment entrained in the sample, and not representative of groundwater quality at the Site.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into the BCP as a Volunteer. This means that the Applicant was not responsible for the disposal or discharge of the contaminants or whose

ownership or operation of the Site took place after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination on-site, and must conduct a “qualitative exposure assessment,” a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the site and to contamination that has migrated from the Site.

The Applicant in its Application proposes that the Site will be used for restricted residential purposes.

To achieve this goal, the Applicant will conduct 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. A RIR and draft Remedial Work Plan were prepared for the Site and submitted to NYSDEC along with the BCP Application.

Investigation

The Applicant completed a RI before it entered into the BCP. As noted above, the RI report was submitted to NYSDEC with the BCP application. The RI had 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.

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. It was determined that the Site is not a significant threat.

The RI results are summarized in Section 4 above.

Remedy Selection

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

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

or

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

The Volunteer submitted a draft Remedial Work Plan along with the BCP Application for approval. The Remedial Work Plan proposed a remedy which includes excavation of all underground storage tanks and piping, as well as on-site soils which exceed Restricted Residential Soil Cleanup Objectives (SCOs) in the upper 15 feet. In the event that Track 2 restricted residential use SCOs are not achieved (i.e., achieving SCOs to a depth of 15 feet), a contingent remedy will be utilized to achieve Track 4 site-specific SCOs at a minimum and will include a site cover consisting of structures such as buildings, pavement, and sidewalks. NYSDEC announced the availability of the draft plan for public review during the 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 NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the Site Decision Document.

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

Certificate of Completion

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

Site Management

The purpose of Site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the Site cleanup program. This phase begins when the COC is issued. 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 pumps and treats 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):

Sarah Quandt Project Manager NYSDEC Division of Environmental Remediation 625 Broadway, 12 th Floor Albany, NY 12233 Tel: (518) 402-9824 Email: Sarah.quandt@dec.ny.gov	Thomas Panzone Citizen Participation Specialist NYSDEC Region 2 1 Hunters Point Plaza 47-40 21 st Street Long Island City, NY 11101 Tel: (718) 482-4949 Email: Thomas.panzone@dec.ny.gov
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New York State Department of Health (NYSDOH):

Kiran Mall
Project Manager
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
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:

Queens Central Library
89-11 Merrick Boulevard
Jamaica, NY 11432
Attn: Lianna Kelly
Phone: (718) 990-0700
Hours:
Mon-Thurs: 9AM-9PM
Fri: 9AM-7PM
Sat: 10AM-5PM
Sun: 12PM-5PM

Queens Community Board 12
90-28 161st Street
Jamaica, NY 11432
Phone: (718) 658-3308
Hours: Mon-Fri 9AM-5PM

Appendix B Site Contact List

1. Local, State, and Federal Officials

Hon. Bill de Blasio Mayor of New York City City Hall New York, New York 10007-1200	Hon. Scott M. Stringer New York City Comptroller 1 Centre Street New York, New York 10007
Hon. Melinda Katz Queens Borough President 120-55 Queens Boulevard Kew Gardens, New York 11424	Hon. James Sanders Jr. NY State Senator 142-01 Rockaway Boulevard South Ozone Park, New York 11436
Hon. I. Deneek Miller New York City Council District 27 172-12 Linden Boulevard St. Albans, New York 11434	NYC Department of City Planning Carl Weisbrod, Commissioner 22 Reade Street New York, New York 10007
NYC Department of City Planning Queens Borough Office 120-55 Queens Boulevard, Room 201 Kew Gardens, New York 11424	Daniel Walsh, Director Mayor's Office of Environmental Remediation 100 Gold Street, 2 nd Floor New York, New York 10038
Emily Lloyd, Commissioner NYC Dept. of Environmental Protection 59-17 Junction Boulevard Flushing, NY 11373	Hon. Charles Schumer U.S. Senator 780 Third Avenue, Suite 2301 New York, NY 10017
Hon. Gregory W. Meeks U.S. House of Representatives 153-01 Jamaica Avenue, 2 nd Floor Jamaica, NY 11432	Hon. Kirsten Gillibrand U.S. Senator 780 Third Avenue, Suite 2601 New York, NY 10017
Hon. Vivian E. Cook NYS Assemblymember 142-15 Rockaway Boulevard Jamaica, NY 11436	Julie Stein Office of Environmental Assessment & Planning NYC Department of Environmental Protection 96-05 Horace Harding Expressway Flushing, NY 11373
Queens County Clerk Queens County Clerk's Office 88-11 Sutphin Boulevard, 1 st Floor Jamaica, NY 11439	Nilda Mesa, Director NYC Office of Environmental Sustainability 253 Broadway – 7 th Floor New York, NY 10007

2. Residents, Owners, and Occupants of the Site and Adjacent Properties

The Site comprises Block 9999, Lot 9 and is currently owned by 94th Avenue Jamaica, LLC, located at 316 West 118th Street, New York, NY 10026. A list of adjacent properties and owners is provided below:

<p style="text-align: center;"><u>Adjacent to the north:</u></p> <p><u>Block 9998, Lot 16</u> Current Occupant c/o L&B Management, Inc. 148-25 94th Avenue Jamaica, NY 11435</p> <p><u>Block 9998, Lot 19</u> Current Occupant c/o L&B Management, Inc. 148-25 94th Avenue Jamaica, NY 11435</p> <p><u>Block 9998, Lot 22</u> Current Occupant c/o L&B Management, Inc. 148-25 94th Avenue Jamaica, NY 11435</p> <p><u>Block 9998, Lot 25</u> Land & Sea Development Corp. (Owner/Occupant) 147-07 94th Avenue Jamaica, NY 11435</p>	<p style="text-align: center;"><u>Adjacent to the south:</u></p> <p><u>Block 9999, Lot 1</u> Merkel Properties LLC (Owner) Attn: Rita Stark Stark Estates 198-10 Jamaica Avenue Hollis, NY 11423</p> <p style="text-align: center;"><u>Adjacent to the east:</u></p> <p><u>Block 10000, Lot 1</u> Merkel Properties LLC (Owner) Attn: Rita Stark Stark Estates 198-10 Jamaica Avenue Hollis, NY 11423</p>
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3. Local News Media

Press of Southeast Queens 150-50 14 th Road Whitestone, NY 11357	Times Ledger Newspapers 41-02 Bell Boulevard, 2 nd Floor Bayside, NY 11361
New York 1 News 75 Ninth Avenue New York, NY 10011 Email: ny1news@ny1.com	Queens Ledger 69-60 Grand Avenue Maspeth, NY 11378
Queens Courier Schneps Publications 38-15 Bell Boulevard Bayside, NY 11361	New York Post 1211 Avenue of the Americas New York, NY 10036
New York Daily News 4 New York Plaza New York, NY 10004	Hoy Nueva York 1 MetroTech Center, 18th Floor Brooklyn, NY 11201
El Diario La Prensa 1 MetroTech Center, 18th Floor Brooklyn, NY 11201	

4. Public Water Supply

Public water is provided by The City of New York, Department of Environmental Protection (Consumer Service Center, 59-17 Junction Boulevard, 13th Floor, Flushing, NY 11373).

5. Additional Contacts:

Office of Planning and Development
New York State Department of State
BOA Contact: Dave Ashton
99 Washington Avenue
Albany, New York 12231

6. Schools and Day Care Centers

Schools:

P.S. 50 Talfourd Lawn Elementary School
143-26 101st Avenue
Jamaica, NY 11435
Rina Manjarrez (Principal)
(718) 526-5336
Distance: 1,330 feet southwest of the Site

Queens High School for Sciences at York College
94-50 159th Street
Jamaica, NY 11433
Lenneen Gibson (Principal)
(718) 657-3181
Distance: 1,830 feet east of the Site

Daycares:

Sunshine Developmental School
91-10 146th Street
Jamaica, NY 11435
Brian Koffler
(718) 468-9000
Distance: 980 feet northwest of the Site

Imagine Early Learning Centers
1 Jamaica Center Plaza
Jamaica, NY 11432
Catherine Angelet
(718) 557-5520
Distance: 1,520 feet northeast of the Site

Clifford Glover Day Care Center, Inc.
143-04 101st Avenue
Jamaica, NY 11435
Magaly Mentor
(718) 297-4055
Distance: 1,620 feet southwest of the Site

7. Document Repository

Queens Central Library
89-11 Merrick Boulevard
Jamaica, NY 11432
Lianna Kelly
(718) 990-0700

Queens Community Board District 12
90-28 161st Street
Jamaica, New York 11432
(718) 658-3308

NYSDEC Region 2 Office
1 Hunter's Point Plaza
47-40 21st Street
Long Island City, New York 11101-5401

8. Local Community Board

Queens Community Board District 12
90-28 161st Street
Jamaica, New York 11432
(718) 658-3308

Attn: Yvonne Riddick, District Manager
Adrienne Adams, Chairwoman
Nadi Ghaness, Chairwoman
Environmental Protection & Sanitation Committee

Carol Conslato, Director
Consolidated Edison Public Affairs
59-17 Junction Boulevard, 2nd floor
Elmhurst, NY 11373

Bishop Erskine Williams, President
103rd NYPD Precinct Council
168-02 P.O. Edward Byrne Avenue
Jamaica, NY 11432

Engine 303 Ladder 126
FDNY
104-12 Princeton Street
Jamaica, NY 11435

Greater Jamaica Development Corporation
Attn: Executive Director
90-04 161st Street
Jamaica, NY 11432

Sutphin Boulevard Business Improvement District
Executive Director
Simone Price
89-00 Sutphin Boulevard, Suite 204C
Jamaica, NY 11435

Appendix C
Site Location Map



Source: Esri, DigitalGlobe,
Getmapping, Aero



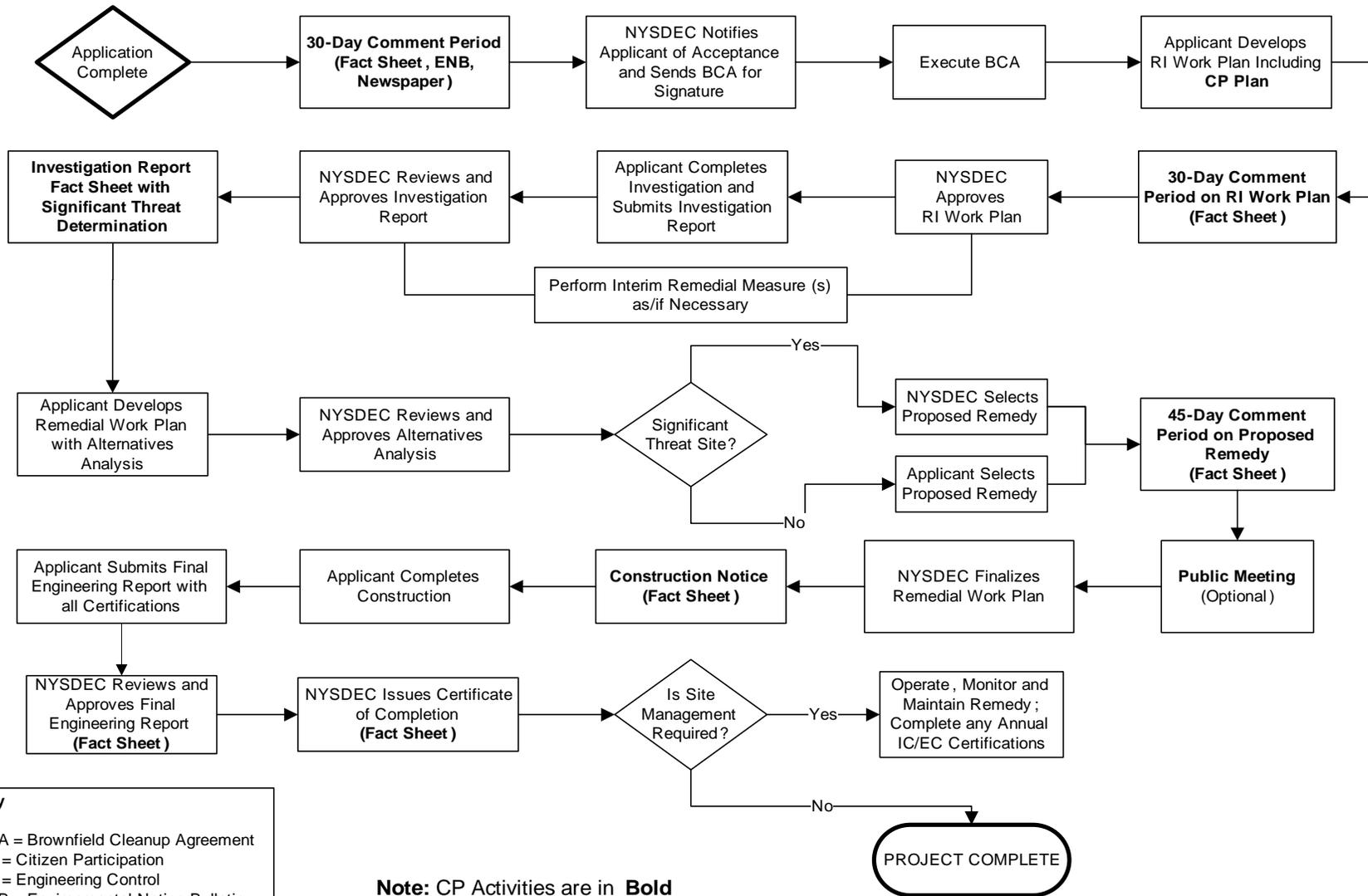
0 75 150
Feet

**Figure 1
Site Map**

Jamaica 94th Avenue
147-20 94th Avenue
Jamaica, New York 11435
Site No. C241184



Appendix D– Brownfield Cleanup Program Process



Key
 BCA = Brownfield Cleanup Agreement
 CP = Citizen Participation
 EC = Engineering Control
 ENB = Environmental Notice Bulletin
 IC = Institutional Control
 RI = Remedial Investigation

Note: CP Activities are in **Bold**