



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for Queensboro Toyota Site

September 2017

C241187
62-10 Northern Boulevard
Woodside, NY 11377

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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: **62-10 Northern Boulevard LLC (“Applicant”)**
Site Name: **Queensboro Toyota site (“Site”)**
Site Address: **62-10 Northern Boulevard**
Site County: **Queens**
Site Number: **C241187**

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 website. 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;
- 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.

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 poses 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 investigation and 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 	Before start of Remedial Investigation Note: Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
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.

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.

Environmental investigations have documented impacts to soil, groundwater, soil vapor and indoor air quality at the Site. Based upon investigations conducted to date, the primary contaminants of concern at the Site include Tetrachloroethene (PCE), Trichloroethene (TCE) and cis-1,2-Dichloroethene (cis-1,2-DCE). These contaminants have the potential to enter air inside buildings at or near the Site.

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 where there is large Hispanic-American population. In addition, there is a significant Asian-American and South-Asian population nearby as well. Therefore, all future fact sheets will be translated into Spanish, Chinese, Bangla and Urdu (Bangladeshi) and Hindi (Indian).

In addition, there may be impacts with regards to noise, odor and truck-traffic.

4. Site Information

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

Site Description

The Queensboro Toyota site is located at 62-10 Northern Boulevard, Woodside, NY. The Site is located along the south side of Northern Boulevard with 62nd Street to the west and 64th Street to the east in a residential, commercial, and light-industrial area in the western portion of the borough of Queens. Public School P.S. 152 is located across 62nd Street to the west. The Brooklyn-Queens Expressway is located approximately 200 feet east of the subject property, and the East River is located approximately 1.75 miles to the north.

History of Site Use, Investigation, and Cleanup

Historically, the Site contained a gasoline filling station, an auto wrecking yard, and four underground gasoline tanks from approximately 1930 until 1954. From approximately 1954 until 1990, the Site was occupied by Jacoby Bender, Inc., a watchband manufacturer that performed metal degreasing and metal plating (gold and silver). From 1990 to 1994, the Site was occupied by Hearst Publishing, which developed photographs and printed cartoons. From 1994 to 2003, the Site was occupied by a limousine company and two Lincoln Mercury automobile dealerships whose operations included the servicing, repair and maintenance of automobiles.

Petroleum products such as gasoline and industrial solvents used to clean metal parts were suspected to be present beneath the Site. To date, only industrial solvents such as Tetrachloroethene and Trichloroethene have been found beneath the Site.

Between February 2005 and May 2006, four environmental investigations documented the extent of soil, groundwater, soil vapor and indoor air contamination at the Site:

Soil - PCE and TCE were found above cleanup objectives in shallow soil (2'-2.5') and deep soil (17.5'-18') along the Site's southern property boundary, while cis-1,2-DCE was found above cleanup objective only in deep soil (21.5'-22') along the Site's southern boundary.

Groundwater - In 2014, PCE, TCE and Cis-DCE were found significantly above groundwater standards in groundwater along the site's southern boundary.

Soil Vapor & Indoor Air - PCE, TCE and Cis-1,2-DCE were detected at elevated concentrations in soil vapor beneath the onsite building. PCE and TCE were also detected in indoor air at concentrations at or above their indoor air guidelines of 30 ug/m³ for PCE and 2 ug/m³ for TCE. In 2007, a Sub-Slab Depressurization System was installed beneath the on-site building to control the migration of soil vapor into the building's indoor air.

In 2015, the NYSDEC prepared completed a Remedial Investigation of the Site and its vicinity. Conceptual plans for remediation of the Site and adjacent properties have also been prepared.

5. Adjacent Properties

Appendix E contains a map identifying the location of the Site.

6. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Volunteer. This means that the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the Site took place after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination on-site, and must conduct a "qualitative exposure assessment," a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the Site and to contamination that has migrated from the Site.

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

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

Investigation

The Applicant will conduct a further 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 remedial 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.

The Applicant submits a draft "Remedial Investigation Work Plan" to NYSDEC for review and approval. NYSDEC makes the draft plan available to the public review during a 30-day public comment period.

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.

Interim Remedial Measures

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

Remedy Selection

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

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

or

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

When the Applicant submits a draft Remedial Work Plan for approval, NYSDEC would announce the availability of the draft 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 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 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 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):

Javier Perez-Maldonado,
Project Manager
Division of Environmental Remediation
NYSDEC, Remedial Bureau B
625 Broadway, 12th Floor
Albany, NY 12233-7016
Tel: (518) 402-8172
Email: javier.perez-maldonado@dec.ny.gov

Thomas V. Panzone, MPA
Public Participation Specialist
Office of Communications Services
NYSDEC – Region 2
Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
Tel: (718) 482-4953
Email: thomas.panzone@dec.ny.gov

New York State Department of Health (NYSDOH):

Angela Martin
Public Health Specialist
NYSDOH
Bureau of Environmental Exposure Investigation
Center for Environmental Health
Corning Tower, Rm 1787
Albany, NY 12237
Tel: (518) 402-7860
Email: BEEI@health.ny.gov

Document Repository:

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

Queens Library at Woodside
52-22 Skillman Avenue
Woodside, NY 11377
Phone: (718) 429-4700
Hours:

Queens Community Board No. 2
43-22 50th Street
Woodside, NY 11377
Ms. Debra Markell Kleinert
Phone: (718) 533-8773
Email: qn02@cb.nyc.gov

Appendix B - Site Contact List

NYSDEC Officials:

Mr. Javier Perez-Maldonado
Project Manager
NYSDEC
Remedial Bureau B
625 Broadway, 12th Floor
Albany, NY 12233-7016

Thomas V. Panzone, MPA,
Public Participation Specialist
Office of Communications Services
NYSDEC – Region 2
Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101

NYSDOH Officials:

Angela Martin
Public Health Specialist
NYSDOH
Bureau of Environmental Exposure Investigation
Center for Environmental Health
Corning Tower, Rm 1787
Albany, NY 12237

Government Officials:

Bill de Blasio, Mayor
City Hall
New York, NY 10007

Hon. Scott Stringer
NYC Comptroller
1 Centre Street
New York, NY 10007

Hon. Letitia James
Public Advocate
1 Centre Street
New York, NY 10007

Carl Weisbrod
Commissioner

NYC Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Dan Walsh, Director
NYC Office of Environmental Remediation
100 Gold Street, 2nd Floor
New York, NY 10038

Hon Charles Schumer
U.S. Senator
780 Third Avenue, Suite 2301
New York, NY 10017

Hon. Kirsten Gillibrand
U.S. Senator
780 Third Avenue, Suite 2601
New York, NY 10017

Hon. Joseph Crowley
U.S. House of Representatives
82-11 37th Avenue, Suite 402
Jackson Heights, NY 11372

Hon. Toby Ann Stavisky
NYS Senator
142-29 37th Avenue, Suite 1
Flushing, NY 11354

Hon. Michael G. Dendekker
NYS Assemblymember
75-35 31st Ave, Suite 206B (2nd Flr)
East Elmhurst, NY 11370

Audrey Pheffer
Queens County Clerk
88-11 Sutphin Boulevard, 1st Floor
Jamaica, NY 11439

John Young, Borough Director
New York City Department of City Planning
Queens Borough Office
120-55 Queens Blvd., Room 201
Kew Gardens, NY 11424

Queens County Officials:

Hon. Melinda Katz
Queens Borough President

Queens Borough Hall
120-55 Queens Blvd
Kew Gardens, NY 11424

Denise Keenan-Smith,
Chairperson
Debra Markell Kleinert,
District Manager,
Dorothy Morehead,
Environmental Committee Chairwoman
Community Board 2, Queens
43-22 50th Street, Room 2B
Woodside, New York 11377

Public Water Suppliers:

Vincent Sapienza
Acting Commissioner, NYCDEP
59-17 Junction Boulevard
Flushing, NY 11373

Julie Stein
Office of Environmental Assessment & Planning
NYCDEP
96-05 Horace Harding Expressway
Flushing, NY 11373

Nearby school or day care facility:

Vincent Vitolo, Principal
P.S. 152
33-52 62nd Street
Woodside, NY 11377

Christ Lutheran Church
Child Care Center
58-01 Broadway
Woodside, NY 11377

Community, Civic, Religious and Environmental Organizations:

Ministerios Roca Eterna Ebenezer NY
60-20 34th Avenue
Woodside, NY 11377
Attn: Pastor

Christ Lutheran Church
Attn: Pastor
33-57 58th Street
Woodside, NY 11377

Shri Guru Ravidas Sabha of NY
6101 Broadway
Woodside, NY 11377

NYCHA Woodside Community Center
Attn.: Executive Director
50-19 Broadway
Woodside, NY 11377

PTA of PS152Q
33-52 62nd Street #1
Woodside, NY 11377

Hansung Presbyterian Church
Attn: Pastor
60-20 Broadway
Woodside, NY 11377

Joong Ang Presbyterian Church
Attn: Pastor
32-50 61st Street
Woodside, NY 11377

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

Diane R. Ballek, President
108th NYPD Police Precinct Council
5-47 50th Avenue
Long Island City, NY 11101

Engine 263 Ladder 117
FDNY
42-08 Astoria Boulevard S
Astoria, NY 11103

Local Media Outlets:

NY 1 News
75 Ninth Avenue
New York, NY 10011

Queens Tribune
150-50 14th Road
Whitestone, NY 11357

Western Queens Gazette
42-16 34th Avenue
Long Island City, NY 11101

Times-Ledger Newspapers
41-02 Bell Boulevard, 2nd Floor
Bayside, NY 11361

Queens Chronicle
P.O. Box 74-7769
Rego Park, NY 11374

Hoy Nueva York
1 MetroTech Center, 18th Floor
Brooklyn, NY 11201

El Diario La Prensa
1 MetroTech Center, 18th Floor
Brooklyn, NY 11201

New York Daily News
4 New York Plaza
New York, NY 10004

New York Post
1211 Avenue of the Americas
New York, NY 10036

World Journal (Chinese)
141-07 20th Avenue
Whitestone, NY 11357

India Abroad
42 Broadway Suite #1836
New York, NY 10004

Bangla Weekly Parichoy
72-32 Broadway, Suite 404
Jackson Heights, NY 11372

Appendix C - Site Location Map

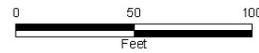


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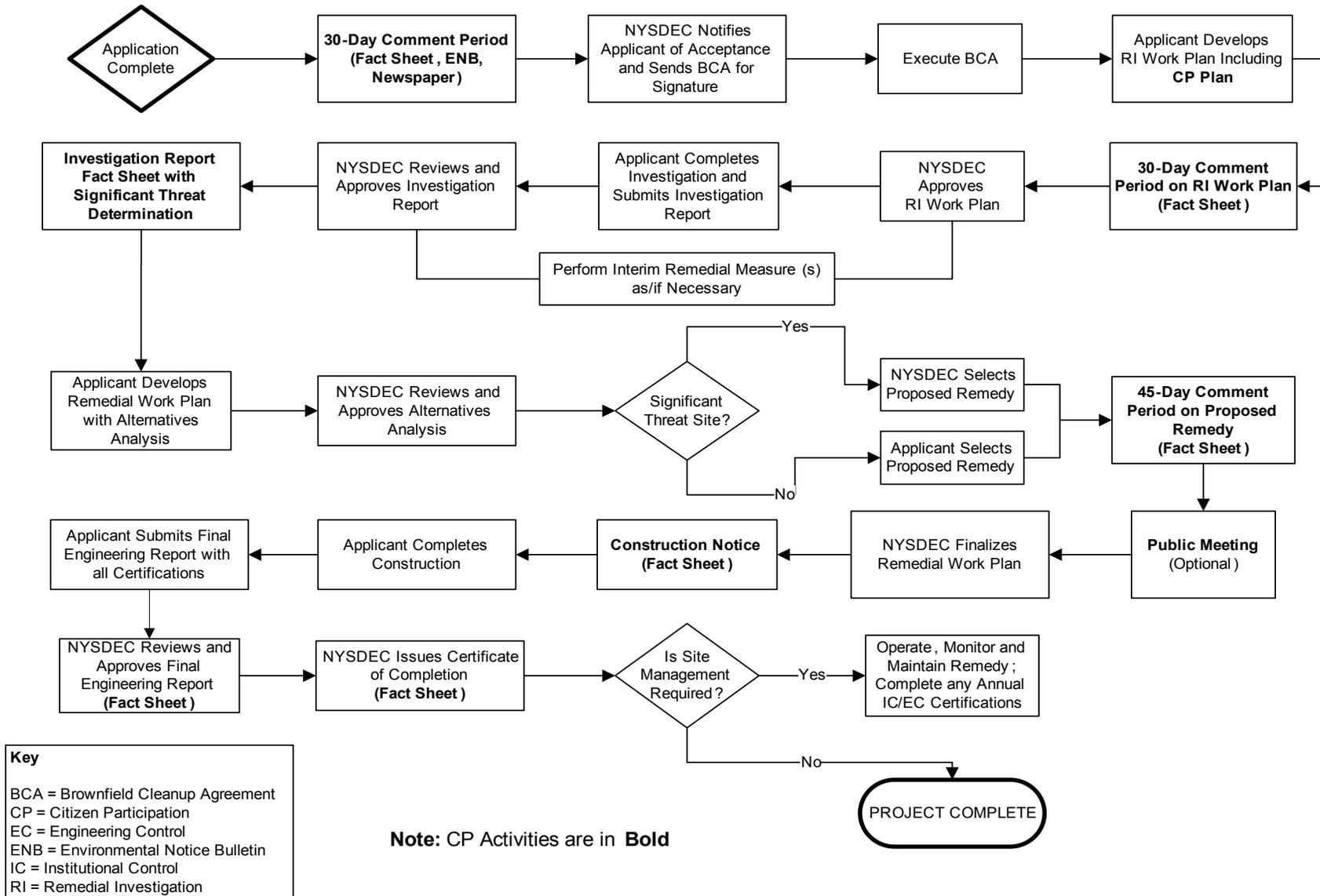
 Site Boundary

Figure 1 Site Plan

Queensboro Toyota Site
Woodside, Queens County
Site No. C241187



Appendix D– Brownfield Cleanup Program Process



Appendix E –ADJACENT PROPERTY CONTACT LIST

RESIDENT/BUSINESS OWNER 60-12 NORTHERN BOULEVARD FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 60-20 NORTHERN BOULEVARD FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-18 61 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-20 61 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-22 61 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-28 61 STREET FLUSHING NY 11377
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RESIDENT/BUSINESS OWNER 33-33 60 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-29 60 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-25 60 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-23 60 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-21 60 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-19 60 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-17 60 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-15 60 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-13 60 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-11 60 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-49 60 PLACE FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-45 60 PLACE FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-41 60 PLACE FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-59 60 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-55 60 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-51 60 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-47 60 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-43 60 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-39 60 STREET FLUSHING NY 11377

RESIDENT/BUSINESS OWNER 33-35 60 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-31 60 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-27 60 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 61-02 NORTHERN BOULEVARD FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 61-10 NORTHERN BOULEVARD FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 61-14 NORTHERN BOULEVARD FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 61-20 NORTHERN BOULEVARD FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-10 62 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-52 62 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-54 62 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-53 61 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-47 61 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-45 61 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-43 61 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-41 61 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 62-10 NORTHERN BOULEVARD FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 62-15 34 AVENUE FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 62-01 34 AVENUE FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-53 62 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-51 62 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 33-29 62 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 60-11 BROADWAY FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 34-09 60 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 60-02 34 AVENUE FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 60-06 34 AVENUE FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 60-08 34 AVENUE FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 60-20 34 AVENUE FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 34-08 61 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 34-10 61 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 34-12 61 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 34-14 61 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 34-16 61 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 34-18 61 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 61-01 BROADWAY FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 34-29 61 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 34-27 61 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 34-25 61 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 34-23 61 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 34-21 61 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 34-19 61 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 34-17 61 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 34-15 61 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 34-11 61 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 34-09 61 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 61-06 34 AVENUE FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 61-10 34 AVENUE FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 34-12 62 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 34-14 62 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 34-16 62 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 34-18 62 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 34-20 62 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 34-22 62 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 34-24 62 STREET FLUSHING NY 11377
RESIDENT/BUSINESS OWNER 34-26 62 STREET FLUSHING NY 11377

RESIDENT/BUSINESS OWNER 34-17 62 STREET FLUSHING NY 11377