



NEW YORK
STATE OF
OPPORTUNITY.

**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan for Halletts Point Buildings 2 and 3

March 2017

Site No. C241192
26-40 1st Street
Astoria, NY 11102

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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: **Halletts Building 2 SPE LLC (“Applicant”)**
Halletts Building 3 SPE LLC (“Applicant”)
Site Name: **Halletts Point Buildings 2 and 3 (“Site”)**
Site Address: **26-40 1st Street, Astoria, New York 11102**
Site County: **Queens**
Site Number: **C241192**

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
- 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;
- 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.

Document repositories have been established at the following locations:

Queens Public Library, Astoria Branch
14-01 Astoria Boulevard
Long Island City, NY 11102
(718) 278-2220

NYSDEC Region 2
Division of Environmental Remediation
1 Hunter's Point Plaza – 1st Floor
47-40 21st Street
Long Island City, NY 11101
Attn: Hasan Ahmed
(718) 482-4900

Queens Community Board 1
Joseph Risi, Queens Community Board Chairperson &
Florence Koulouris, District Manager
45-01 Ditmars Boulevard
LL Suite 125
Astoria, New York 11105

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, the significant threat determination for the site had not yet been made.

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)
<p align="center">Application Process:</p> <ul style="list-style-type: none"> • Prepare site contact list • Establish document repository(ies) 	
<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>At time of preparation of application to participate in the BCP.</p> <p>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.</p>
<p align="center">After Execution of Brownfield Site Cleanup Agreement (BCA):</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>Before start of Remedial Investigation</p> <p>Note: Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.</p> <p>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.</p>
<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>Before NYSDEC approves RI Report</p>
<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 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 	<p>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.</p>
<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>Before the start of cleanup action.</p>
<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 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) 	<p>At the time the cleanup action has been completed.</p> <p>Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.</p>

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.

No major issues of public concern have been identified relative to the Site. The Site may be busy during daytime working hours due to construction-related noise and truck traffic.

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 surrounded by a large African-American and Hispanic-American population. Therefore, all future fact sheets will be translated into Spanish.

Halletts Building 2 SPE LLC and Halletts Building 3 SPE LLC (collectively "Applicant") is committed to informing and involving the public during the investigation, remediation and redevelopment of the project. The objective of the CP Plan is to promote communication and to assist the public in understanding the project process. Citizen participation in the project process provides Halletts Building 2 SPE LLC and Halletts Building 3 SPE LLC, and the NYSDEC with an opportunity to obtain public input as part of the comprehensive redevelopment process.

The Site will include procedures for protection of public health and safety during investigation and remediation activities. During investigation and remediation (if necessary), worker and community health and safety activities will be conducted, including:

- Securing the work perimeter with an eight-foot chain link fence during demolition/remediation/construction;
- On-Site air monitoring for worker protection, if warranted;
- Perimeter air monitoring for community protection, if warranted; and
- Using odor, vapor, and dust controls such as water or foam sprays, as required during air monitoring, if needed.

Details on the Site Health and Safety Plan (HASP) and the Community Air Monitoring Plan (CAMP) will be included in the documents generated in support of the remediation.

In order to achieve the aforementioned objectives, this CP Plan provides information about the following, but is not limited to: project background; details regarding the process for identifying stakeholders; meaningful opportunities for the public to comment; availability of written information to the public in support of the CP Plan; document repository; and the manner in which Halletts Building 2 SPE LLC and Halletts Building 3 SPE LLC will report the results of its public participation activities.

A Contact List (Appendix B) has been prepared to provide information to the stakeholders including area residents, elected officials, media, and other interested parties who want to be kept informed about the status of the project.

For additional information, the public is encouraged to contact the public outreach contact listed below.

Halletts Building 2 SPE LLC and Halletts Building 3 SPE LLC
Keith Dumanski
One Bryant Park
New York, New York 10036
Telephone: 212-257-6876

4. Site Information

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

Site Description

The Halletts Building 2 SPE LLC ownership includes Block 916 Lot 10 and Block 913 Lot 100 (formerly 26th Avenue street stub) and Halletts Building 3 SPE LLC ownership includes Block 916 Lot 1 and Block 490 Lot 250 (formerly 27th Avenue street stub) (herein referred to as the “Site”). The Site is located along 1st Street in the Halletts Point section of Astoria, Queens. The Site boundary is bordered to the north by Whitey Ford Field, to the south by Block 490 Lot 1, to the west by the East River and to the east by 1st Street.

Currently, there are two abandoned buildings on the Site and the remainder of the Site is covered with asphalt with exception to the area along the East River waterfront which is vegetated.

The Site is currently vacant. The zoning is residential with commercial use allowed. The surrounding properties are currently used for a combination of park space, high density residential housing, manufacturing and commercial. The nearest residential property is located southeast of the Property (diagonally across 1st Street and 27th Avenue). A residential property is currently under construction opposite of the Site on the east side of 1st Street.

The construction of Buildings 2 and 3 will be completed in two phases. The first phase consists of the excavation and construction of a shared foundation encompassing both building footprints. The second phase of construction is to build the above-grade structure for Buildings 2 and 3.

History of Site Use, Investigation, and Cleanup

The Site was historically occupied by various commercial, industrial, and utility establishments, including an apparent coal gasification plant, a coal-fired electric generating station, several stone cutting and polishing establishments, machine works, a lumber yard, a manufacturer of masonry building blocks, a manufacturer of hampers, and a scaffold manufacturer.

Based upon investigations conducted to date, the primary Contaminants of Concern (COC) for the Site include organic compounds related to historic fill and metals related to former industrial operations in soil and groundwater; petroleum-related compounds in groundwater; and chlorinated solvents in soil vapor.

The proposed future use of the Site will entail demolition of the existing buildings and construction of a mixed-use development which includes: residential housing, open space/esplanade, retail space and parking. Cellar space (primarily for parking) would be created through a combination of raising the grade around the building and limited excavation (likely greater than eight feet). Construction would also entail some deeper excavation, e.g., for construction of elevator pits and certain utilities. The Site limits will extend westward to the proposed bulkhead line, encompassing an area of approximately 2.98 acres.

The greater Halletts Point Development is a multi-building 2.4 million-square-foot neighborhood redevelopment project that will help transform the waterfront of Astoria, Queens. The residential and retail development was approved for approximately 2,400 rental residences in seven buildings including at least 483 affordable units. Building 2 will provide approximately 270,000 Square Feet (SF) of market rate residential units for an estimated 300 units and 4000 SF of retail space and an estimated 190 parking spaces. Building 3 will provide approximately 340,000 SF of market rate residential units for an estimated 365 units and 7,000 SF of retail space and an estimated 330 parking spaces.

Halletts Point will transform a stretch of the Queens waterfront into a thriving residential community with a supermarket, a vibrant mix of retail, an extended and enhanced waterfront esplanade, parklands and renovated playgrounds.

Approximately 2,500 direct, indirect and induced jobs will be created through the Halletts Point Project.

5. 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 proposes that the site will be used for restricted residential purposes.

To achieve this goal, the Applicant will conduct investigation 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 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.

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 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 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):

Hasan Ahmed
Project Manager
NYSDEC Region 2
Division of Environmental Remediation
1 Hunter's Point Plaza – 1st Floor
47-40 21st Street
Long Island City, NY 11101
Tel: (718) 482-6405
Email: hasan.ahmed@dec.ny.gov

Thomas V. Panzone
Citizen Participation Specialist
NYSDEC Region 2
Division of Environmental Remediation
1 Hunter's Point Plaza – 1st Floor
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):

Justin Deming
NYSDOH Public Health Specialist
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
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 Public Library, Astoria Branch
14-01 Astoria Boulevard
Long Island City, NY 11102
(718) 278-2220
Hours: Monday ...12:00 pm – 8:00 pm
Tuesday 1:00 pm – 6:00 pm
Wednesday 10:00 am – 6:00 pm
Thursday 12:00 pm – 8:00 pm
Friday 10:00 am – 6:00 pm
Saturday 10:00 am - 5:00 pm
Sunday closed

NYSDEC Region 2 Division of
Environmental Remediation
1 Hunter's Point Plaza – 1st Floor
47-40 21st Street
Long Island City, NY 11101
Attn: Hasan Ahmed
Phone: (718) 482-4900

Queens Community Board 1
Joseph Risi
Queens Community Board Chairperson, &
Florence Koulouris, District Manager
45-01 Ditmars Boulevard
LL Suite 125
Astoria, New York 11105

Appendix B - Site Contact List

1. The Chief Executive Officer and Planning Board Chairperson of each County, City, Town and Village in which the Property is located:

Honorable Charles Schumer
United States Senate
780 Third Avenue, Suite 2301
New York, NY 10017

Honorable Kirsten E Gillibrand
United States Senate
780 Third Avenue, Suite 2601
New York, NY 10017

Congresswoman Carolyn Maloney
U.S. House of Representatives
District 12 – Queens Office
31-19 Newtown Avenue
Astoria, New York 11102

Hon. Michael Gianaris
NYS Senator
31-19 Newtown Avenue South, Suite 402
Astoria, NY 11102
Email: gianaris@nysenate.gov

Hon. Cathy Nolan
NYS Assemblywoman
47-40 21 Street, Room 810
Long Island City, NY 11101
Email: NolanC@nyassembly.gov

Mayor Bill de Blasio
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

Queens Borough President
Hon. Melinda Katz
Queens Borough Hall
120-55 Queens Boulevard
Kew Gardens, New York 11424

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

Hon. Costas Constantinides
New York City Council
District 22
31-09 Newton Avenue, Suite 209
Astoria, New York 11102

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

NYC Department of City Planning
Queens Borough Office
120-55 Queens Boulevard, Room 201
Kew Gardens, NY 11424

Mitchell J. Silver, Commissioner
New York City Department of Parks & Recreation
The Arsenal, Central Park
830 Fifth Avenue
New York, NY 10065

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

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

Carol Conslato
Consolidated Edison Public Affairs
59-17 Junction Boulevard
Elmhurst, NY 11373

Ann Bruno, President
114th NYPD Police Precinct Council
34-16 Astoria Boulevard
Astoria, NY 11103

Engine 312 Battalion 49
FDNY
22-63 35th Street
Astoria, NY 11103

2. Residents, Owners, and Occupants of properties adjacent to the Property:

To the North

Block 913 Lot 1

Whitey Ford Field
New York City Parks and Recreation
1-09 26th Avenue
Astoria, New York 11102
(Correspondence will be mailed to the
NYC Dept. of Parks Commissioner)

To the East

Block 915 Lot 6

Halletts Astoria, LLC
26-01 1st Street
Astoria, New York 11102

Mailing Address:
Attn: Eric Deuser and Keith Dumanski
The Durst Organization
One Bryant Park
New York, NY 10036

Block 915 Lot 2

Mailing Address:
Steinway Terminal
26-31 1st Street
Astoria, New York 11102

Block 915 Lot 1

26-39 Owner LLC
733 3rd Avenue
New York, New York 10017

Mailing Address:
Attn: Eric Deuser and Keith Dumanski

The Durst Organization
One Bryant Park
New York, NY 10036

Block 915 Lot 40

Mailing Address:
Robert Birnbaum
1-01 27th Avenue
Astoria, New York 11102

To the South

Block 490 Lot 1

Halletts Famitech LLC
27-02 1st Street
Astoria, New York 11102

Mailing Address:
Attn: Eric Deuser and Keith Dumanski
The Durst Organization
One Bryant Park
New York, NY 10036

Block 490 Lot 101

New York City Housing Authority
4 1st Street
Astoria, New York 11102

c/o: Resident Association President:
Claudia Coger
Astoria Houses
4-25 Astoria Blvd
Astoria, NY 11102

To the West

No resident, owner or occupant exits to the west of the property due to the presence of the East River.

3. Local News Media from which the Community typically obtains information:

Times Ledger Newspapers
41-02 Bell Boulevard, 2nd Floor
Bayside, NY 11361
Attn: Bill Parry, Reporter
Email: bparry@cnglocal.com

Astoria Post (Section of the Queens Post)
Christian Murray
45-06 Queens Blvd #160
Sunnyside, New York 11104

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

New York Post
1211 Avenue of the Americas
New York, NY 10036
(212) 930-8000

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

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

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

LIC/Astoria Journal
69-60 Grand Avenue
Maspeth, NY 11378

NY1 News
75 Ninth Ave
New York, NY 10011
(212) 367-0600

4. The Public Water Supplier which services the area in which the Property is located:

Vincent Sapienza, Acting Commissioner
New York City Department of Environmental Protection
59-17 Junction Boulevard
Flushing, NY 11373

5. Any Person who has requested to be placed on the Contact List:

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

6. Sensitive Receptors

Churches:

Canaan AME Church
Attn: Pastor
301 27th Ave
Astoria, NY 11102

Betel of America
Attn: Pastor
26-02 4th St
Astoria, NY 11102

The Berean Church of NY
Attn: Pastor
4-21 27th Ave
Astoria, NY 11102

Goodwill:

Goodwill Industries International, Inc.
Attn: Executive Director
4-21 27th Ave #1C
Astoria, NY 11102

School/Daycare Facility:

St. Margaret Mary Early Childhood Development Center
Monsignor Alfred LoPinto, Vicar for Human Services and Chief Executive Officer
916 27th Avenue, #2
Long Island City, New York 11102

Astoria Blue Feather
27-07 8th St
Astoria, NY 11102

Parks:

Whitey Ford Field

NYC Parks
The Arsenal, Central Park
830 Fifth Avenue
New York, NY 10065

Clinics:

Martin De Porres Clinic
4-21 27th Ave
Astoria, NY 11102

7. Location of the Document Repository

Queens Public Library
14-01 Astoria Boulevard
Long Island City, New York 11102

Queens Community Board 1
Joseph Risi, Queens Community Board Chairperson
Florence Koulouris, District Manager
45-01 Ditmars Boulevard
LL Suite 125
Astoria, New York 11105

8. Queens Community Board

Any community board located in a city with a population of one million or more, if the proposed site is located within such community board's boundaries.

Urban Upbound
Attn.: Executive Director
12-11 40th Avenue
Long Island City, NY 11101
Email: info@UrbanUpbound.org

Queens Community Board 1
Joseph Risi, Queens Community Board Chairperson
45-01 Ditmars Boulevard
LL Suite 1025
Astoria, New York 11105

Queens Community Board 1
Antonella di Saverio
Chairwoman, Environmental Protection Committee
45-01 Ditmars Boulevard
LL Suite 125
Astoria, New York 11105

Queens Community Board 1
Florence Koulouris, Queens Community Board District Manager
45-01 Ditmars Boulevard
LL Suite 1025
Astoria, New York 11105

9. Community, Civic, Religious and other Environmental Institutions:

Green Shores NYC
C/O Katie Elman
25-11 34th Street, Apt. 3F
Astoria, NY 11103

Astoria Civic Association
22-45 31st Street
Astoria, NY 11105
Attn: President

Astoria Houses - NYCHA
4-20 Astoria Boulevard
Astoria, NY 11102
Attn: Management Development Office

2-15 26th Avenue, COR
2-15 26th Avenue
Astoria, NY 11102

Shri Hari Realty, LLC
26-01 2nd Street
26-03 2nd Street
26-05 2nd Street
Astoria, NY 11102

Athos Zakou
26-07 2nd Street
Astoria, NY 11102

Maric Family Limited
26-07 2nd Street
Astoria, NY 11102

Daniela Development
26-21A 2nd Street
Astoria, NY 11102

Ari Properties LLC
26-23 2nd Street
26-25 2nd Street
26-27 2nd Street
Astoria, NY 11102

Parma Tile Mosaic/MCO
26-33 2nd Street
Astoria, NY 11102

2nd Street Holding
26-36 2nd Street
Astoria, NY 11102

Appendix C - Figures

Figure 1. Site Location Map

Figure 2. Tax Map

Figure 3. Existing Conditions

Figure 4. Land Use and Surrounding Property Owners



BCP SITE



1ST ST

2ND ST

3RD ST

4TH ST

5TH ST

6TH ST

7TH ST

8TH ST

9TH ST

10TH ST

11TH ST

12TH ST

13TH ST

ASTORIA BLVD

26TH AVE

27TH AVE

28TH AVE

29TH AVE

30TH AVE

31ST ST

32ND ST

33RD ST

34TH ST

35TH ST

36TH ST

37TH ST

ASTORIA BLVD

27TH AVE

28TH AVE

29TH AVE

30TH AVE

31ST ST

32ND ST

33RD ST

34TH ST

35TH ST

36TH ST

37TH ST

38TH ST

ASTORIA BLVD

28TH AVE

29TH AVE

30TH AVE

31ST ST

32ND ST

33RD ST

34TH ST

35TH ST

36TH ST

37TH ST

38TH ST

39TH ST

ASTORIA BLVD

29TH AVE

30TH AVE

31ST ST

32ND ST

33RD ST

34TH ST

35TH ST

36TH ST

37TH ST

38TH ST

39TH ST

40TH ST

ASTORIA BLVD

30TH AVE

31ST ST

32ND ST

33RD ST

34TH ST

35TH ST

36TH ST

37TH ST

38TH ST

39TH ST

40TH ST

41ST ST

ASTORIA BLVD

31ST ST

32ND ST

33RD ST

34TH ST

35TH ST

36TH ST

37TH ST

38TH ST

39TH ST

40TH ST

41ST ST

42ND ST

ASTORIA BLVD

32ND ST

33RD ST

34TH ST

35TH ST

36TH ST

37TH ST

38TH ST

39TH ST

40TH ST

41ST ST

42ND ST

43RD ST

ASTORIA BLVD

33RD ST

34TH ST

35TH ST

36TH ST

37TH ST

38TH ST

39TH ST

40TH ST

41ST ST

42ND ST

43RD ST

44TH ST

Title:

SITE LOCATION MAP

BUILDINGS 2 AND 3
CP PLAN

Prepared for:

HALLETT'S BUILDING 2 SPE LLC
HALLETT'S BUILDING 3 SPE LLC

ROUX

ROUX ASSOCIATES, INC.
Environmental Consulting
& Management

Compiled by: J.L.

Date: 17MAR17

Prepared by: J.A.D.

Scale: AS SHOWN

Project Mgr.: J.L.

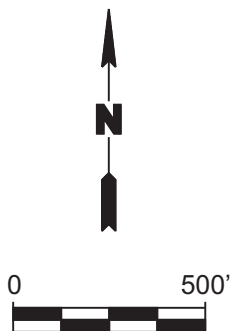
Project No.: 1338.0010Y008

File: 1338.0010Y141.01.CDR

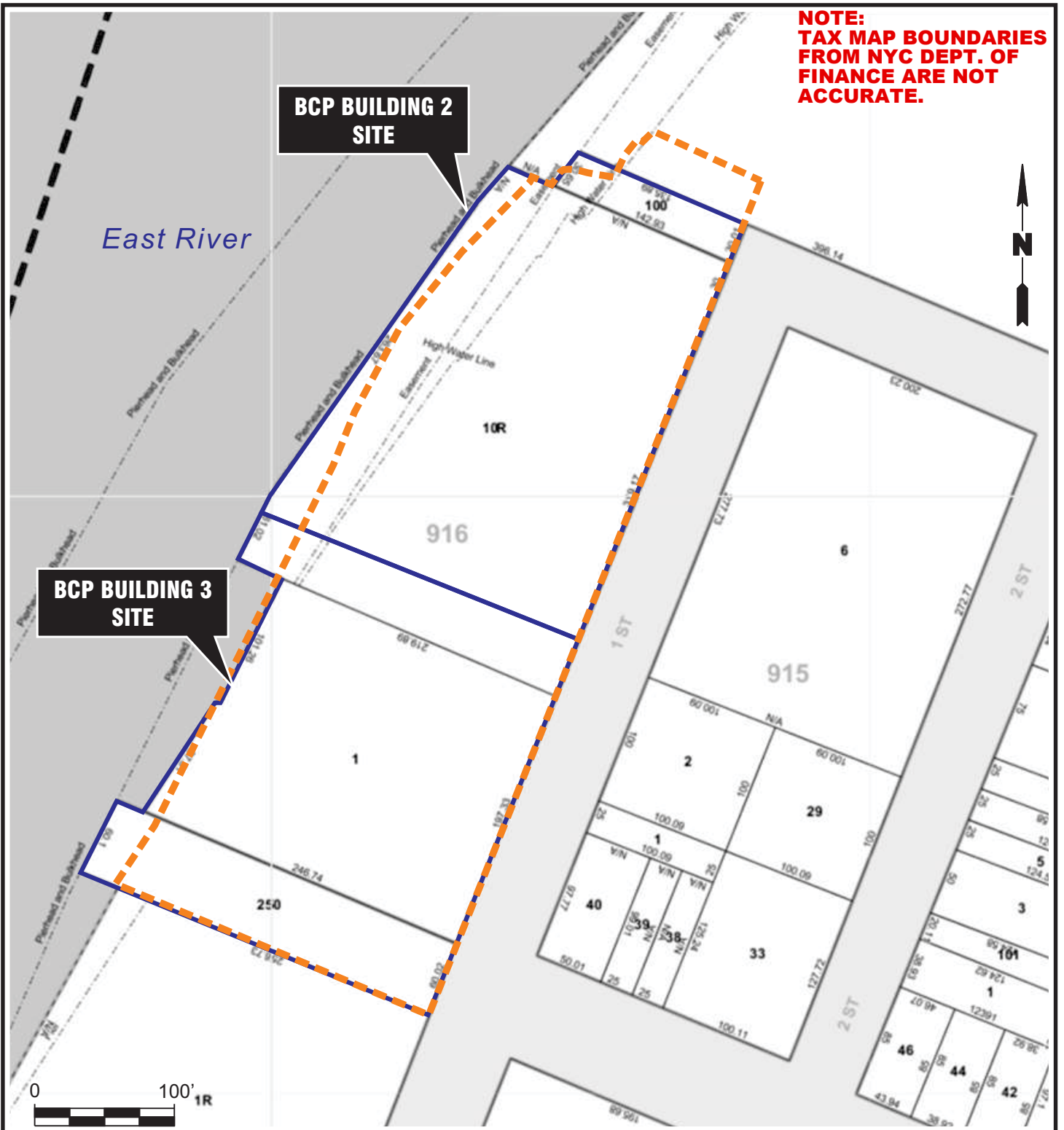
FIGURE

1

SOURCE:
BING MAPS 2017



V:\CAD\PROJECTS\1338Y0010Y141\1338.0010Y141.01.CDR



**NOTE:
TAX MAP BOUNDARIES
FROM NYC DEPT. OF
FINANCE ARE NOT
ACCURATE.**



LEGEND

- - - - - BCP SITE BOUNDARY
- PROPERTY LIMITS OWNED BY HALLETTS BUILDING 2 SPE LLC AND HALLETTS BUILDING 3 SPE LLC

SOURCE

NYC DEPARTMENT OF FINANCE TAX MAP

Title:

TAX MAP

BUILDING 2 AND 3
CP PLAN

Prepared for:

HALLETTS BUILDING 2 SPE LLC
HALLETTS BUILDING 3 SPE LLC



ROUX ASSOCIATES, INC.
Environmental Consulting
& Management

Compiled by: K.S.	Date: 14FEB2017
Prepared by: B.H.C.	Scale: AS SHOWN
Project Mgr.: K.S.	Project No.: 1338.0010Y003
File: 1338.0010Y141.01.CDR	

FIGURE

2

11338Y0010Y14111338.0010Y141.01.CDR



LEGEND

— BCP SITE BOUNDARY



Title:

EXISTING CONDITIONS

BUILDINGS 2 AND 3
CP PLAN

Prepared for:

HALLETT'S BUILDING 2 SPE LLC
HALLETT'S BUILDING 3 SPE LLC

ROUX
ROUX ASSOCIATES, INC.
Environmental Consulting
& Management

Compiled by: J.G.	Date: 14FEB2017
Prepared by: B.H.C.	Scale: AS SHOWN
Project Mgr.: K.S.	Project No.: 1338.0010Y003
File: 1338.0010Y141.01.CDR	

FIGURE

3

1338Y0010Y14111338.0010Y141.01.CDR



LEGEND

- BCP SITE BOUNDARY

LAND USE

ONE & TWO FAMILY BUILDINGS

MULTI-FAMILY WALK UP BUILDINGS

MULTI-FAMILY ELEVATOR BUILDINGS

INDUSTRIAL MANUFACTURING BUILDINGS
- TRANSPORTATION & UTILITY

PUBLIC FACILITIES & INSTITUTIONS

OPEN SPACE & OUTDOOR RECREATION

PARKING FACILITIES

VACANT LAND

NO LAND USE CLASS ASSIGNED

Title:

LAND USE & SURROUNDING PROPERTY OWNERS

BUILDINGS 2 & 3
CP PLAN

Prepared For:

HALLETTTS BUILDING 2 SPE LLC
HALLETTTS BUILDING 3 SPE LLC

ROUX

ROUX ASSOCIATES, INC.
Environmental Consulting
& Management

Compiled by: L.J.

Prepared by: K.S.

Project Mgr: J.L.

File: 1338.0010Y141.101

Date: 14FEB2017

Scale: 1" = 150'

Office: NY

Project: 1338.0010Y003

FIGURE
4

Page 24

Appendix D– Brownfield Cleanup Program Process

