



Department of  
Environmental  
Conservation

# **Brownfield Cleanup Program**

## **Citizen Participation Plan for 18-46 Decatur Street**

January 2017

BCP Site #C241194  
18-46 Decatur Street  
Ridgewood, NY 11385

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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: **BHMQ Realty LLC (“Applicant”)**  
Site Name: **18-46 Decatur Street (“Site”)**  
Site Address: **18-46 Decatur Street, Ridgewood, NY 11385**  
Site County: **Queens County**  
Site Number: **C241194**

## **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; and
- Location(s) of reports and information.

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

**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, 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)
<b>Application Process:</b>	
<ul style="list-style-type: none"> <li>• Prepare site contact list</li> <li>• Establish document repository(ies)</li> </ul>	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> <li>• Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period</li> <li>• Publish above ENB content in local newspaper</li> <li>• Mail above ENB content to site contact list</li> <li>• Conduct 30-day public comment period</li> </ul>	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.
<b>After Execution of Brownfield Site Cleanup Agreement (BCA):</b>	
<ul style="list-style-type: none"> <li>• Prepare Citizen Participation (CP) Plan</li> </ul>	Before start of Remedial Investigation <b>Note:</b> Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
<b>Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan</li> <li>• Conduct 30-day public comment period</li> </ul>	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.
<b>After Applicant Completes Remedial Investigation:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes RI results</li> </ul>	Before NYSDEC approves RI Report
<b>Before NYSDEC Approves Remedial Work Plan (RWP):</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period</li> <li>• Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager)</li> <li>• Conduct 45-day public comment period</li> </ul>	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.
<b>Before Applicant Starts Cleanup Action:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes upcoming cleanup action</li> </ul>	Before the start of cleanup action.
<b>After Applicant Completes Cleanup Action:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report</li> <li>• Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC)</li> </ul>	At the time the cleanup action has been completed. <b>Note:</b> 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.

The Site is located within a Potential Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Based on neighborhood 2010 census data, there is a sizable Hispanic-American community near the Site. Therefore, all future fact sheets will be translated into Spanish.

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.

No major issues of public concern have been identified during the review of the BCP Application. The area surrounding the site is served by a public water supply system that is regularly monitored thereby preventing exposure of the general public to non-potable groundwater. If issues are identified in the future, this CP Plan will be amended to address any additional CP activities that may need to be implemented. Some of those may be impacts concerning truck traffic, noise or odors.

### **4. Site Information**

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

#### *Site Description*

The Site is located at 18-46 Decatur Street in Ridgewood, NY. The Site includes one rectangular-shaped parcel, identified by the New York City Department of Finance Office as Block 3579, Lot 45 and totaling approximately 0.11 acres. The Site is located approximately 100 feet south of the intersection of Decatur Street and Forest Avenue in Queens Community Board 5.

The Site is currently improved with a two-story, warehouse building with offices on the second floor, with a net retable area of approximately 90,020 square feet. There is no basement present beneath the existing building. The existing building was reportedly constructed in 1953.

The surrounding properties include commercial and residential properties. The Site is bounded by a two-story multi-family walk-up building (18-48 Decatur Street) to the north, a two-family building (18-40 Decatur Street) to the south, railroad tracks followed by Evergreen Park to the east, and a two-family building (18-39 Decatur Street) and an industrial/manufacturing building (18-37 Decatur Street) to the west.



## *History of Site Use, Investigation, and Cleanup*

In May 2016, a Phase I Environmental Site Assessments (Phase I ESA) of the Site, was performed in accordance with ASTM E-1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Based on a review of historic information sources, the historic use of the Site as a dry cleaner, as a Recognized Environmental Concern (REC) based upon information provided during the Site reconnaissance and records included in the database report. Based on the information included in the Phase I ESA, the duration of the dry cleaning activities was approximately 24 years. Full Dress Formals, located at 18-46 Decatur Street, was identified as a Small Quantity Generator of Hazardous Wastes on the regulatory database, with no violations.

An environmental investigation completed at the Site has included analysis of soil and soil vapor. No groundwater sampling previously performed on the Site. The investigation was completed in 2016 as part of a Limited Phase II Environmental Site Investigation and is summarized below.

### *Previous Environmental Studies*

#### **Phase I Environmental Site Assessment (2016)**

Based upon a review of historic information sources, the following condition was identified as having the potential for negative environmental impacts: Historic use of the Site for dry cleaning operations for approximately 24 years.

#### **Phase II Subsurface Investigation Report (2016)**

Soil and soil vapor sampling was completed to further investigate the Phase I Environmental Site Assessment findings. Ten soil samples were collected from five soil borings and five sub-slab soil vapor samples were collected for Volatile Organic Compounds (VOCs) analysis.

Soil analytical results identified concentrations of Tetrachloroethene (or "PCE") detected above laboratory detection limits in seven of the ten of the soil samples collected from the five borings. The detected PCE concentrations [up to 74.8 micrograms per kilogram (ug/kg)] were below the NYSDEC Unrestricted Use Soil Cleanup Objectives (SCOs) (1,300 ug/kg). No other VOCs were detected in the soil samples.

The results of the soil vapor samples analysis showed that PCE was detected at concentrations ranging from 2,790 to 401,000 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ). Based on Matrix 2 of the New York State Department of Health (NYSDOH) Soil Vapor Guidance, soil vapor concentrations above 1,000  $\mu\text{g}/\text{m}^3$  (micrograms per cubic meter) should be mitigated regardless of the indoor air concentrations.

Trichloroethene (TCE) was detected at concentrations ranging from 219 to 597 µg/m<sup>3</sup>. Based on Matrix 1 of the NYSDOH Soil Vapor Guidance, soil vapor concentrations above 250 µg/m<sup>3</sup> should be mitigated regardless of the indoor air concentrations.

## **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 the owner of the site at the time of the disposal or discharge of contaminants or was otherwise liable for the disposal or discharge of the contaminants. The Volunteer must fully characterize the nature and extent of contamination on-site. The Volunteer also must conduct a "qualitative exposure assessment," a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the Site.

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 cleanup activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

### *Investigation*

The Applicant has completed a partial site investigation before it entered into the BCP. For the partial investigation, NYSDEC will determine if the data are useable.

The Applicant will conduct an investigation of the site officially called a "remedial investigation" (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation workplan, which is subject to public comment.

The site investigation has several goals:

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

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):**

Ronnie E. Lee, P.E.  
NYSDEC  
Division of Environmental Remediation  
625 Broadway, 12th Floor  
Albany, NY 12233-7016  
Tel: (518) 402-9767  
Email: [ronnie.lee@dec.ny.gov](mailto:ronnie.lee@dec.ny.gov)

Thomas V. Panzone  
Citizen Participation Specialist  
NYSDEC-Region 2  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
Tel: (718) 482-4953  
Email: [Thomas.panzone@dec.ny.gov](mailto:Thomas.panzone@dec.ny.gov)

#### **New York State Department of Health (NYSDOH):**

Stephen Lawrence  
NYSDOH  
Bureau of Environmental Exposure  
Investigation  
Empire State Plaza - Corning Tower,  
Rm 1787  
Albany, NY 12237  
Tel: (518) 402-7860  
Email: [BEEL@health.ny.gov](mailto:BEEL@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 Library at Ridgewood  
20-12 Madison St. (at Forest Avenue)  
Ridgewood, NY 11385

Phone: (718) 821-4770  
Hours: Mon 12pm-8 pm, Tue 1pm-6pm  
Wed 10am-6pm, Thu 12pm-8pm,  
Fri 10am-6pm, Sat 10AM-5PM,  
Sun Closed

NYSDEC  
Division of Environmental Remediation  
625 Broadway, 12th Floor  
Albany, NY 12233-7016  
Attn: Ronnie E. Lee, P.E.  
Phone: (518) 402-9767  
Hours: (call for appointment)

Queens Community Board 5  
61-23 Myrtle Avenue  
Glendale, New York 11385  
Phone: (718) 365 - 1834

## Appendix B - Site Contact List

### Local Elected/Government Officials:

Mayor Bill de Blasio  
City of New York  
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

Hon. Michael Gianaris  
NYS Senate – District 12  
31-19 Newtown Avenue, Suite 402  
Astoria, NY 11102

Hon. Michael Miller  
NYS Assembly – District 38  
83-91 Woodhaven Boulevard  
Woodhaven, NY 11421

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

Hon. Antonio Reynoso  
NYC Council Member – District 34  
244 Union Avenue  
Brooklyn NY 11206

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

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

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

Hon. Charles Schumer  
U.S. Senator  
780 Third Avenue, Suite 2601  
New York, NY 10017

Hon. Kirsten Gillibrand  
U.S. Senator  
780 Third Avenue, Suite 2301  
New York, NY 10017

Hon. Nydia Velazquez  
U.S. House of Representatives  
266 Broadway, Suite 201  
Brooklyn, NY 11211

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

Queens Community Board 5  
Attn: Vincent Arcuri, Chairman  
61-23 Myrtle Avenue  
Glendale, NY 11385

Queens Community Board 5  
Attn: Gary Giordano, District Manager  
61-23 Myrtle Avenue  
Glendale, NY 11385

Queens Community Board 5  
Attn: Brian Dooley, Environmental Services Committee  
61-23 Myrtle Avenue  
Glendale, NY 11385

Dan Walsh, Director  
NYC Office of Environmental Remediation  
100 Gold Street – 2<sup>nd</sup> Floor  
New York, NY 10038

Mitchell Silver, Commissioner  
NYC Department of Parks & Recreation  
830 Fifth Avenue  
New York, NY 10065

**Adjacent Properties:**

18-46 Decatur Street (Block 3579, Lot 45)

Owner:

Bernd and Stephanie Messing  
400 East 84th Street, PH 1  
New York, NY 10028

Operator:

Phoenix Building Supply, Inc.  
74-02 Forest Avenue  
Ridgewood, NY 11385

LIRR (Block 3579, Lot 11)

Owner:

MTA Long Island Rail Road  
Jamaica Station  
Jamaica, NY 11435-4380  
Patrick Nowakowski, President

18-48 Decatur Street (Block 3579, Lot 48)

Owner:

Richard Saenz  
18-48 Decatur Street  
Ridgewood, NY 11385

18-45 Decatur Street (Block 3578, Lot 35)

Owner:

Messing Queens Realty  
74-02 Forest Avenue  
Ridgewood, NY 11385

Operator:

Phoenix Building Supply, Inc.  
74-02 Forest Avenue  
Ridgewood, NY 11385



18-39 Decatur Street (Block 3578, Lot 38)

Owner:

Lobsand Choedon

18-39 Decatur Street

Ridgewood, NY 11385

18-37 Decatur Street (Block 3578, Lot 40)

Owner:

Messing Queens Realty

74-02 Forest Avenue

Ridgewood, NY 11385

Operator:

Phoenix Building Supply, Inc.

74-02 Forest Avenue

Ridgewood, NY 11385

18-40 Decatur Street (Block 3579, Lot 44)

Owner:

Carmen Roman

18-40 Decatur Street

Ridgewood, NY 11385

**Local Schools and Daycare Centers:**

Kopciuszek Daycare

6011 71st Avenue

Ridgewood, NY 11385

(Contact)

My First Steps Day Care Center

5864 78th Avenue

Ridgewood, NY 11385

(Contact)

Little Future Einstein's Daycare

18-14 Centre Street

Ridgewood, NY 11385

(Contact)

I.S. 77

976 Seneca Avenue

Ridgewood, NY 11385

Attn: Joseph Miller, Principal

P.S. 68 Cambridge  
59-09 Saint Felix Avenue  
Ridgewood, NY 11385  
Attn: Anne Marie Snadecky, Principal

**Local Media Outlets:**

NY 1 News  
75 Ninth Avenue  
New York, NY 10011

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

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

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

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

Queens Chronicle  
62-33 Woodhaven Boulevard  
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

Ridgewood Times News Weekly  
P.O. Box 860299  
Ridgewood, NY 11386

Glendale Register  
69-60 Grand Avenue  
Maspeth, NY 11378

**Public Water Supplier:**

Vincent Sapienza  
Acting Commissioner  
NYC Department of Environmental Protection  
59-17 Junction Boulevard  
Elmhurst, NY 11373

Carol Conslato  
Consolidated Edison Corporate Affairs  
59-17 Junction Boulevard, 2<sup>nd</sup> Floor  
Elmhurst, NY 11373

Len Santoro, President  
104<sup>th</sup> Police Precinct Council  
64-2 Catalpa Avenue  
Ridgewood, NY 11385

FDNY  
Engine 286  
Ladder 135  
66-44 Myrtle Avenue  
Ridgewood, NY 11385

**Community, Civic, Religious and Environmental Organizations:**

Agape Christian Center  
Attn: Pastor  
59-02 Summerfield Street  
Ridgewood, NY 11385

Greater Ridgewood Youth Council  
Attn: Bob Monahan, President  
59-03 Summerfield Street  
Ridgewood, NY 11385

Civics United for Railroad Environmental Solutions  
69-06 69<sup>th</sup> Street  
Glendale, NY 11385  
Attn: Mary Parisen, Co-Chair

Ridgewood Property Owners Association  
Attn: Paul Kerzner, President  
P.O. Box 860077  
Ridgewood, NY 11386

Greater Ridgewood Restoration Corp. (GRRC)  
Attn: Angela Mirable, Executive Director  
68-56 Forest Avenue  
Ridgewood, NY 11385

**Surrounding Properties**

Resident/Business Owner  
1854 Summerfield Street  
Flushing, NY 11385

Resident/Business Owner  
1804 Summerfield Street  
Flushing, NY 11385  
Resident/Business Owner  
1806 Summerfield Street  
Flushing, NY 11385

Resident/Business Owner  
1810 Summerfield Street  
Flushing, NY 11385

Resident/Business Owner  
1812 Summerfield Street  
Flushing, NY 11385

Resident/Business Owner  
1816 Summerfield Street  
Flushing, NY 11385

Resident/Business Owner  
1820 Summerfield Street  
Flushing, NY 11385

Resident/Business Owner  
1824 Summerfield Street  
Flushing, NY 11385

Resident/Business Owner  
1826 Summerfield Street  
Flushing, NY 11385

Resident/Business Owner  
1828 Summerfield Street  
Flushing, NY 11385

Resident/Business Owner  
1832 Summerfield Street  
Flushing, NY 11385

Resident/Business Owner  
1834 Summerfield Street  
Flushing, NY 11385

Resident/Business Owner  
1836 Summerfield Street  
Flushing, NY 11385

Resident/Business Owner  
1840 Summerfield Street  
Flushing, NY 11385

Resident/Business Owner  
1842 Summerfield Street  
Flushing, NY 11385

Resident/Business Owner  
1846 Summerfield Street  
Flushing, NY 11385

Resident/Business Owner  
59-04 Summerfield Street  
Flushing, NY 11385

Resident/Business Owner  
59-08 Summerfield Street  
Flushing, NY 11385

Resident/Business Owner  
59-12 Summerfield Street  
Flushing, NY 11385

Resident/Business Owner  
59-14 Summerfield Street  
Flushing, NY 11385

Resident/Business Owner  
59-16 Summerfield Street  
Flushing, NY 11385

Resident/Business Owner  
59-18 Summerfield Street  
Flushing, NY 11385

Resident/Business Owner  
59-20 Summerfield Street  
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Resident/Business Owner  
59-22 Summerfield Street  
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Resident/Business Owner  
59-24 Summerfield Street  
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Resident/Business Owner  
59-26 Summerfield Street  
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59-28 Summerfield Street  
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Resident/Business Owner  
59-30 Summerfield Street  
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Resident/Business Owner  
59-32 Summerfield Street  
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Resident/Business Owner  
59-34 Summerfield Street  
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Resident/Business Owner  
59-36 Summerfield Street  
Flushing, NY 11385

Resident/Business Owner  
59-38 Summerfield Street  
Flushing, NY 11385

Resident/Business Owner  
59-40 Summerfield Street  
Flushing, NY 11385

Resident/Business Owner  
59-42 Summerfield Street  
Flushing, NY 11385

Resident/Business Owner  
18-59 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
18-45 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
18-39 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
18-37 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
18-31 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
18-29 Decatur Street  
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Resident/Business Owner  
18-25 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
18-17 Decatur Street  
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Resident/Business Owner  
18-15 Decatur Street  
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Resident/Business Owner  
18-09 Decatur Street  
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Resident/Business Owner  
18-07 Decatur Street  
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Resident/Business Owner  
18-05 Decatur Street  
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Resident/Business Owner  
18-01 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
18-02 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
18-06 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
18-12 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
18-16A Decatur Street  
Flushing, NY 11385

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18-16 Decatur Street  
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Resident/Business Owner  
18-20 Decatur Street  
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Resident/Business Owner  
18-28 Decatur Street  
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Resident/Business Owner  
18-32 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
18-34 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
18-38 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
18-40 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
18-46 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
18-48 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
18-50 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
18-52 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
59-23 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
59-21 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
59-19 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
59-17 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
59-15 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
59-13 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
59-09 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
59-07 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
59-05 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
59-03 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
59-02 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
59-04 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
59-06 Decatur Street  
Flushing, NY 11385

Resident/Business Owner  
59-10 Decatur Street  
Flushing, NY 11385

## Appendix C - Site Location Map



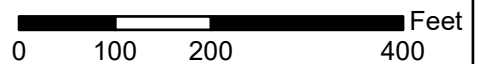
**Legend**

 Property Line

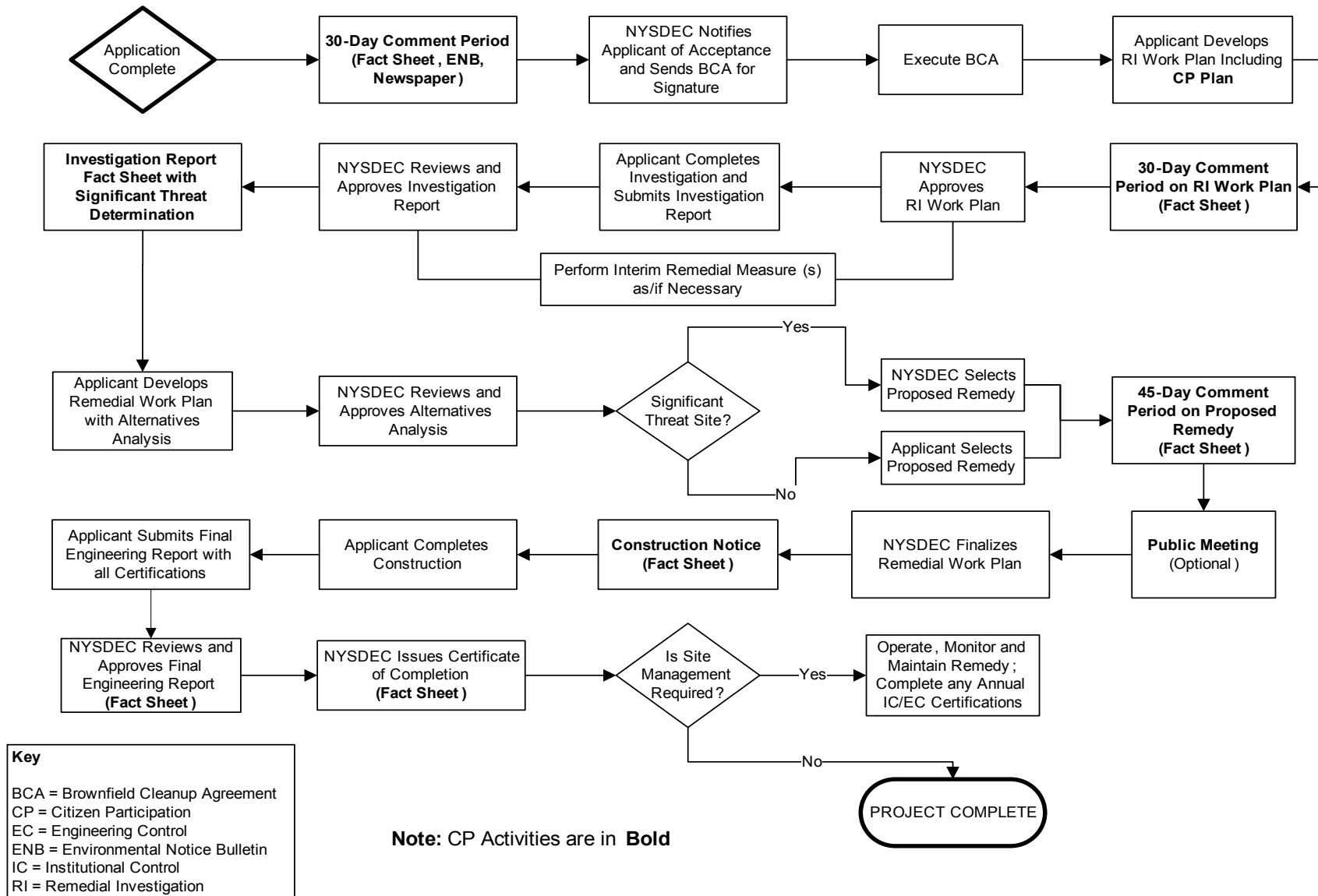
**Figure 1**

Site map

18-46 Decatur Street  
Queens County  
Site No. C241194



# Appendix D– Brownfield Cleanup Program Process







Division of Environmental Remediation

## Remedial Programs Scoping Sheet for Major Issues of Public Concern

### Instructions

This Scoping Sheet assesses major issues of public concern; impacts of the site and its remedial program on the community; community interest in the site; information the public needs; and information needed from the public.

The information generated helps to plan and conduct required citizen participation (CP) activities, and to choose and conduct additional CP activities, if appropriate. The scoping sheet can be revisited and updated as appropriate during the site's remedial process to more effectively implement the site's CP program.

**Note: Use the information as an aid to prepare and update the Major Issues of Public Concern section of the site CP Plan.**

### General Instructions

- When to prepare: During preparation of the CP Plan for the site. It can be revisited and updated anytime during the site remedial process.
- Fill in site name and other information as appropriate.
- The Scoping Sheet may be prepared by DEC or a remedial party, but must be reviewed and approved by the DER site project manager or his/her designee.

### Instructions for Numbered Parts

Consider the bulleted issues and questions below and any others that may be unique or appropriate to the site and the community to help complete the five Parts of this Scoping Sheet. Identify the issue stakeholders in Parts 1 through 3 and adjust the site's contact list accordingly.

### **Part 1. List Major Issues of Public Concern and Information the Community Wants.**

- Is our health being impacted? (e.g. Are there problems with our drinking water or air? Are you going to test our water, yards, sumps, basements? Have health studies been done?)
- There are odors in the neighborhood. Do they come from the site and are they hazardous?
- Are there restrictions on what we may do (e.g. Can our children play outside? Can we garden? Must we avoid certain areas? Can we recreate (fish, hunt, hike, etc. on/around the site?)
- How and when were the site's contamination problems created?
- What contaminants are of concern and why? How will you look for contamination and find out where it is going? What is the schedule for doing that?
- The site is affecting our property values!
- How can we get more information (e.g. who are the project contacts?)
- How will we be kept informed and involved during the site remedial process?
- Who has been contacted in the community about site remedial activities?
- What has been done to this point? What happens next and when?
- The site is going to be cleaned up for restricted use. What does that mean? We don't want redevelopment on a "dirty" site.

## Part 2. List Important Information Needed From the Community, if Applicable.

- Can the community supplement knowledge about past/current uses of the site?
- Does the community have knowledge that the site may be significantly impacting nearby people, properties, natural resources, etc.?
- Are activities currently taking place at the site or at nearby properties that may need to be restricted?
- Who may be interested or affected by the site that has not yet been identified?
- Are there unique community characteristics that could affect how information is exchanged?
- Does the community and/or individuals have any concerns they want monitored?
- Does the community have information about other sources in the area for the contamination?

## Part 3. List Major Issues and Information That Need to be Communicated to the Community.

- Specific site investigation or remediation activities currently underway, or that will begin in the near future.
- The process and general schedule to investigate, remediate and, if applicable, redevelop the site.
- Current understanding about the site contamination and effects, if any, on public health and the environment.
- Site impacts on the community and any restrictions on the public's use of the site and/or nearby properties.
- Planned CP activities, their schedule, and how they relate to the site's remedial process.
- Ways for the community to obtain/provide information (document repositories, contacts, etc.).

## Part 4. Community Characteristics

a. - e. Obtain information from local officials, property owners and residents, site reports, site visits, "windshield surveys," other staff, etc.

f. Has the affected community experienced other **significant** present or past environmental problems unrelated to this site? Such experiences could significantly affect public concerns and perspectives about the site; how the community will relate to project staff; the image and credibility of project staff within the community; and the ways in which project staff communicate with the community.

g. In its remedial programs, DER seeks to integrate, and be consistent with, environmental justice principles set forth in *DEC Commissioner Policy 29 on Environmental Justice* and *DER 23 – Citizen Participation Handbook for Remedial Programs*. Is the site and/or affected community wholly or partly in an Environmental Justice (EJ) Area? Use the Search feature on DEC's public web site for "environmental justice". DEC's EJ pages define an EJ area, and link to county maps to help determine if the site and/or community are in an EJ area.

h. Consider factors such as:

- Is English the primary language of the affected community? If not, provisions should be considered regarding public outreach activities such as fact sheets, meetings, door-to-door visits and other activities to ensure their effectiveness.
- The age demographics of the community. For example, is there a significant number of senior citizens in the community? It may be difficult for some to attend public meetings and use document repositories. This may suggest adopting more direct interaction with the community with activities such as door-to-door visits, additional fact sheets, visits to community and church centers, nursing homes, etc.
- How do people travel about the community? Would most people drive to a public meeting or document repository? Is there adequate public transportation?

## Part 5. Affected/Interested Public.

Individuals and organizations who need or want information and input can change during the site's remedial process. This need is influenced by real, potential, or perceived impacts of the site or the remedial process. Some people may want information and input throughout the remedial process. Others may participate only during specific remedial stages, or may only be interested in particular issues.

It is important to revisit this question when reviewing this scoping sheet. Knowing who is interested in the site – and the issues that are important to them – will help to select and conduct appropriate outreach activities, and to identify their timing and the information to be exchanged.

Check all affected/interested parties that apply to the site. **Note: Adjust the site's contact list appropriately.** The following are some ways to identify affected/interested parties:

- Tax maps of adjacent property owners
- Attendees at public meetings
- Telephone discussions
- Letters and e-mails to DER, the remedial party, and other agencies
- Political jurisdictions and boundaries
- Media coverage
- Current/proposed uses of site and/or nearby properties (recreational, commercial, industrial)
- Discussions with community organizations: grass roots organizations, local environmental groups, environmental justice groups, churches, and neighborhood advisory groups





Division of Environmental Remediation

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

**Site Name:** 18-46 Decatur Street

**Site Number:** C241194

**Site Address and County:** 18-46 Decatur Street, Ridgewood, NY 11385

**Remedial Party(ies):** BHMQ Realty LLC

**Note: For Parts 1. – 3. the individuals, groups, organizations, businesses and units of government identified should be added to the site contact list as appropriate.**

**Part 1.** List major issues of public concern and information the community wants. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and information needs. **Use this information as an aid to prepare or update the Major Issues of Public Concern section of the site Citizen Participation Plan.**

No major issues of public concern were identified. Some potential impacts may be truck-traffic, noise and/or odor-related.

How were these issues and/or information needs identified?

Soil and soil vapor sampling completed in 2016.

**Part 2.** List important information needed **from** the community, if applicable. Identify individuals, groups, organizations, businesses and/or units of government related to the information needed.

N/A

How were these information needs identified?

N/A

**Part 3.** List major issues and information that need to be communicated **to** the community. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and/or information.

Schedule of environmental activities.

How were these issues and/or information needs identified?

On-site soil vapor impacts.

**Part 4.** Identify the following characteristics of the affected/interested community. This knowledge will help to identify and understand issues and information important to the community, and ways to effectively develop and implement the site citizen participation plan (mark all that apply):

**a.** Land use/zoning at and around site:

Residential    Agricultural    Recreational    Commercial    Industrial

**b.** Residential type around site:

Urban    Suburban    Rural

**c.** Population density around site:

High    Medium    Low

d. Water supply of nearby residences:

**Public**    **Private Wells**    **Mixed**

e. Is part or all of the water supply of the affected/interested community currently impacted by the site?

**Yes**    **No**

Provide details if appropriate:

Water provided by NYCDEP.

f. Other environmental issues significantly impacted/impacting the affected community?

**Yes**    **No**

Provide details if appropriate:

Potential environmental justice concerns.

g. Is the site and/or the affected/interested community wholly or partly in an Environmental Justice Area?

**Yes**    **No**

h. Special considerations:

**Language**    **Age**    **Transportation**    **Other**

Explain any marked categories in **h**:

The surrounding area contains a large number of people that speak Spanish.

**Part 5.** The site contact list must include, at a minimum, the individuals, groups, and organizations identified in Part 2. of the Citizen Participation Plan under 'Site Contact List'. Are *other* individuals, groups, organizations, and units of government affected by, or interested in, the site, or its remedial program? (Mark and identify all that apply, then adjust the site contact list as appropriate.)

**Non-Adjacent Residents/Property Owners:** [Click here to enter text.](#)

**Local Officials:** [Click here to enter text.](#)

**Media:** [Click here to enter text.](#)

**Business/Commercial Interests:** [Click here to enter text.](#)

**Labor Group(s)/Employees:** [Click here to enter text.](#)

**Indian Nation:** [Click here to enter text.](#)

**Citizens/Community Group(s):** [Click here to enter text.](#)

**Environmental Justice Group(s):** [Click here to enter text.](#)

**Environmental Group(s):** [Click here to enter text.](#)

**Civic Group(s):** [Click here to enter text.](#)

**Recreational Group(s):** [Click here to enter text.](#)

**Other(s):** [Click here to enter text.](#)

**Prepared/Updated By:** Matthew Carroll

**Date:** 9/19/2016

**Reviewed/Approved By:** Thomas V. Panzone.

**Date:** 12/30/16