



NEW YORK
STATE OF
OPPORTUNITY.

**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan

for

3-60 Beach 79th Street

August 2018

NYSDEC BCP Site #C241207
3-60 Beach 79th Street
Far Rockaway, NY 11693

Contents

<u>Section</u>	<u>Page Number</u>
1. What is New York's Brownfield Cleanup Program?	3
2. Citizen Participation Activities.....	3
3. Major Issues of Public Concern.....	9
4. Site Information.....	9
5. Investigation and Cleanup Process	10
Appendix A - Project Contacts and Locations of Reports and Information	13
Appendix B - Site Contact List.....	16
Appendix C - Site Location Map.....	23
Appendix D - Brownfield Cleanup Program Process	26

* * * * *

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: **79 Arverne Development LLC**
Site Name: **3-60 Beach 79th Street**
Site Address: **3-60 Beach 79th Street, Far Rockaway New York**
Site County: **Queens County**
Site Number: **C241207**

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.

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.

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

The site is within an Environmental Justice Area.

Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities.

The site is located in an area with a large African-American and Hispanic-American community nearby. All future fact sheets will be required to be translated into Spanish.

The anticipated major issues of concern to the public will be potential impacts of dust or odor during the removal of affected soil at the site, if required. Another example of a major issue of public concern would be the impact of increased truck traffic on the surrounding neighborhood. Construction safety issues will also be addressed. This work will be performed in accordance with procedures which will be specified under a detailed Remedial Program which considers and takes preventive measures for exposures to future residents of the property and those on adjacent properties during construction. Detailed plans to monitor the potential for exposure including a Health and Safety Plan (HASP) and a Community Air Monitoring Plan (CAMP) are required components of the remedial program. Implementation of these plans will be under the direct oversight of the NYSDEC and the New York State Department of Health (NYSDOH).

These plans will specify the following worker and community health and safety activities during remedial activity at the site:

- On-site air monitoring for worker protection;
- Perimeter air monitoring for community protection;
- The use of odor, vapor, and dust controls, such as water or foam sprays, as needed;
- Monitoring and control of soil, sediments, and water generated during remediation, as needed; and
- Truck routes which avoid residential streets.

The HASP and the CAMP will be prepared as part of the remedial action planning and will be available for public review at the document repository as identified in Appendix A (page 13).

Experience from similar projects, 311 complaints and other construction projects in the area will help in identifying such issues.

4. Site Information

Appendix C contains maps identifying the location of the site, surrounding land uses and tax parcels.

Site Description

The site is located at 3-60 Beach 79th Street in the Far Rockaway neighborhood of Queens, and occupies two adjacent lots (Lots 18 and 20) of Block 16100 on the New York City Tax Map. The Site has an area of approximately 51,050 square feet (sf), and is part of a larger 100,125 sf property bounded by Barbadoes Basin to the north, Beach Channel Drive to the south, a paved parking lot to the east, and Brandreth Creek to the west.

Surrounding land uses include industrial and vacant land to the west, vacant land and institutional uses to the south, vacant land used for parking to the east. The property line and limits of each lot are shown on Figure 3. The site (Lots 18 and 20) is occupied by an asphalt parking lot and grass yard used for storage of miscellaneous equipment and material. A small portion of Lot 18 lies beneath the southeastern edge of an industrial/commercial building that covers most of Lot 14.

History of Site Use, Investigation, and Cleanup

The property has been used for industrial purposes since at least 1984, including a coal yard, an ice factory, a bicycle manufacturer and a permitted construction and demolition (C&D) debris transfer station, along with various manufacturing businesses. The site is currently occupied by a slab on grade industrial building that covers approximately half of the property. The remainder of the site is comprised of an asphalt parking lot and grass yard used for storage of miscellaneous material. The building houses a mix of industrial and commercial tenants, including a machine shop and a janitorial supply distributor.

Previous environmental assessments conducted at the site indicate potential impacts from former industrial and commercial uses of the subject property.

Site investigation activities identified elevated concentrations of Volatile Organic Compounds (VOCs) in soil and groundwater, including chlorinated VOCs (CVOCs) and their degradation products. Elevated concentrations of Semi-Volatile Organic Compounds (SVOCs), primarily polycyclic aromatic hydrocarbons (PAHs), were also detected in on-site soils and groundwater, along with various metals. Elevated concentrations of pesticides were detected in fill material collected at the southern portion of the site, along with polychlorinated biphenyls (PCBs) at concentrations below NYSDEC protection of groundwater soil cleanup standards, as documented in the Site Investigation Report (SIR) submitted with the BCP application.

Upon review of the BCP Application, NYSDEC determined additional site investigation is warranted to characterize and/or investigate the following:

- Soil in the center of the site (previously inaccessible);
- Soil in the southeastern portion of the site (PCB/Pesticide hotspot);
- Soil in the vicinity of soil boring B19 (CVOC hotspot);
- Shallow and deep groundwater across the site; and
- Soil vapor beneath the proposed building footprint on Lot 20.

The Applicant submitted to NYSDEC a Draft Remedial Investigation Work Plan (RIWP).

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 onsite, and must conduct a "qualitative exposure assessment," a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the site and to contamination that has migrated from the site.

The Applicant, in its Application, proposes that the site will be used for commercial purposes. To achieve this goal, the Applicant will conduct additional site investigation work 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 completed a partial site investigation before it entered into the BCP. The Applicant will finalize the RIWP and complete the additional RI work, as required by NYSDEC. NYSDEC will use the information in the final Site 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” (RWP). The RWP describes the Applicant’s proposed remedy for addressing contamination related to the site.

When the Applicant submits a draft RWP 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. Once accepted, the remedial program will be performed with NYSDEC oversight.

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 (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):

Mandy Yau
Project Manager
NYSDEC
Division of Environmental Remediation
One Hunters Point Plaza 47-40 21st
Street
Long Island City, NY 11101
Tel: (718) 482-4897
Man-tsz.yau@dec.ny.gov

Thomas Panzone
Public Participation Specialist
NYSDEC Region 2
Division of Environmental Remediation
One Hunters Point Plaza 47-40 21st
Street
Long Island City, NY 11101
Tel: (718) 482-4953
Thomas.panzone@dec.ny.gov

New York State Department of Health (NYSDOH):

Julia Kenney
Project Manager
Project Manager
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza - Corning Tower
Room 1787
Albany, New York 12237
Tel: (518) 482-7860

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 Peninsula
92-25 Rockaway Beach Blvd.
Rockaway Beach, NY 11693
Phone: 718-634-1110
Hours:

Tues: 1:00 AM - 6:00 PM
Wed: 10:00 AM - 6:00 PM
Thurs: 12:00 AM - 8:00 PM
Fri.: 10:00 AM - 6:00 PM
Sat.: 10:00 AM - 5:00 PM
Sun.: Closed

Mon: 9:00 AM - 8:00 PM

Queens Community Board 14
Jonathan Gaska
District Manager
1931 Mott Avenue, Room 311
Far Rockaway, NY 11691
T: (718) 471-7300

NYSDEC Region 2
Division of Environmental Remediation
One Hunters Point Plaza 47-40 21st
Street
Long Island City, NY 11101
Tel: (718) 482-4897
Attn:
Mandy Yau
Phone: (718) 482-4897 Hours: (call for
appointment)

Appendix B - Site Contact List

Local Government Contacts:

City of New York
Hon. Bill de Blasio
Mayor of New York City
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

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

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

Hon Charles Schumer
U.S. Senator
780 Third Avenue, Suite 2301
New York, NY 10007

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

Hon. Gregory Meeks

U.S. House of Representatives
67-12 Rockaway Beach Boulevard
Arverne, NY 11692

Hon. Donovan Richards
NYC Councilmember
234-26 A Merrick Boulevard
Laurelton, NY 11422

Hon. James Sanders Jr.
NYS Senator
142-01 Rockaway Blvd
South Ozone Park, NY 11436

Hon. Michele Titus
NYS Assemblymember
19-31 Mott Ave., Room 301
Far Rockaway, NY 11691

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

Delores Orr
Chairwoman, Queens Community Board 14
1931 Mott Avenue,
Far Rockaway, NY 11691

New York City Department of City Planning – Queens Borough Office:
Borough Director Carol Samol
120-55 Queens Blvd., Room 201
Kew Gardens, NY 11424

Marisa Lago, Commissioner
NYC Dept. of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Public Water Supplier:
New York City Department of Environmental Protection
Vincent Sapienza, Commissioner
59-17 Junction Boulevard

Flushing, NY 11373

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

Residents, owners, and occupants of the property and properties adjacent to the property.

79 Arverne Development
LLC (Applicant)
Section 62 Block 16100 Lot 14
3-60 Beach 79th Street
Far Rockaway, NY 11692
Mailing Address:
220-46 73rd Avenue
Bayside, NY 11364

City of New York, Office of Housing
Preservation & Development
Section 62 Block 16100 Lot 31
2-65 Beach Channel Dr.
Far Rockaway, NY 11693
Mailing Address:
City Hall, New York, NY 10007

City of New York
Section 62 Block 16100 Lot 175
Beach Channel Drive
Far Rockaway, NY 11693
(Canal & Channel)
Mailing Address:
City Hall, New York, NY 10007

Beach Channel Dr. Land Enterprises, Inc
Section 62 Block 16100 Lot 14
3-02 Beach 77th Street
Far Rockaway, NY 11692
Mailing Address:
691 Columbia Street
Brooklyn, NY 11231

Section 62 Block 16100 Lot 38
Beach Channel Dr.
Far Rockaway, NY 11693
Mailing Address
City Hall, New York, NY 10007

Local News Media:

The Wave
88-08 Rockaway Beach Boulevard
Rockaway Beach, NY 11693

New York Daily News
4 New York Plaza

New York, NY 10004

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

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

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

Spectrum NY 1 News
75 Ninth Avenue
New York, NY 10011

Schools and Daycare Facilities:

Hammels-Arverne Day Care Center
216 Beach 87 Street
Rockaway Beach Blvd. NY 11693

St Camillus School (K-8)
Sheila S. Gonzalez, Principal
185 Beach 99th Street
Rockaway Beach, NY 11691

St. Rose of Lima (PK-8)
Theresa Andersen, Principal
130 Beach 84th Street
Rockaway Beach, NY 11693

PS 183 Dr. Richard R. Green (PK-8)
Jessica Romero, Principal
2-45 Beach 79th Street
Rockaway Beach, NY 11693

ATLED INC
82-10 Rockaway Beach Blvd
Far Rockaway, NY 11693

BETHEL MISSION LOVING DAY CARE
216 BEACH 87 STREET
Queens, NY 11693

St. John Baptist Church
7405 Rockaway Beach Blvd
Far Rockaway, NY 11692

SJBC CHRISTIAN DAY CARE
74-05 Rockaway Beach Blvd
Far Rockaway, NY 11692

Community, Civic, Religious and other Educational Institutions:

Rockaway Development & Revitalization Corporation
1920 Mott Avenue
Far Rockaway, NY 11691

Arverne by the Sea Homeowner's Association
193 Beach 60th Street
Arverne, NY 11692

Arverne Civic Association
P.O. Box 920417
Arverne, NY 11692

Jonathan Gaska, District Manager
Queens Community Board 14
1931 Mott Avenue
Far Rockaway, NY 11691

Delores Orr, Chairwoman
Queens Community Board 14
1931 Mott Avenue
Far Rockaway, NY 11691

Environmental Committee Chair
Queens Community Board 14 Environmental Committee
1931 Mott Avenue
Far Rockaway, NY 11691

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

Joseph Young, President
100th NYPD Police Precinct Council
92-24 Rockaway Beach Boulevard
Queens, NY 11693

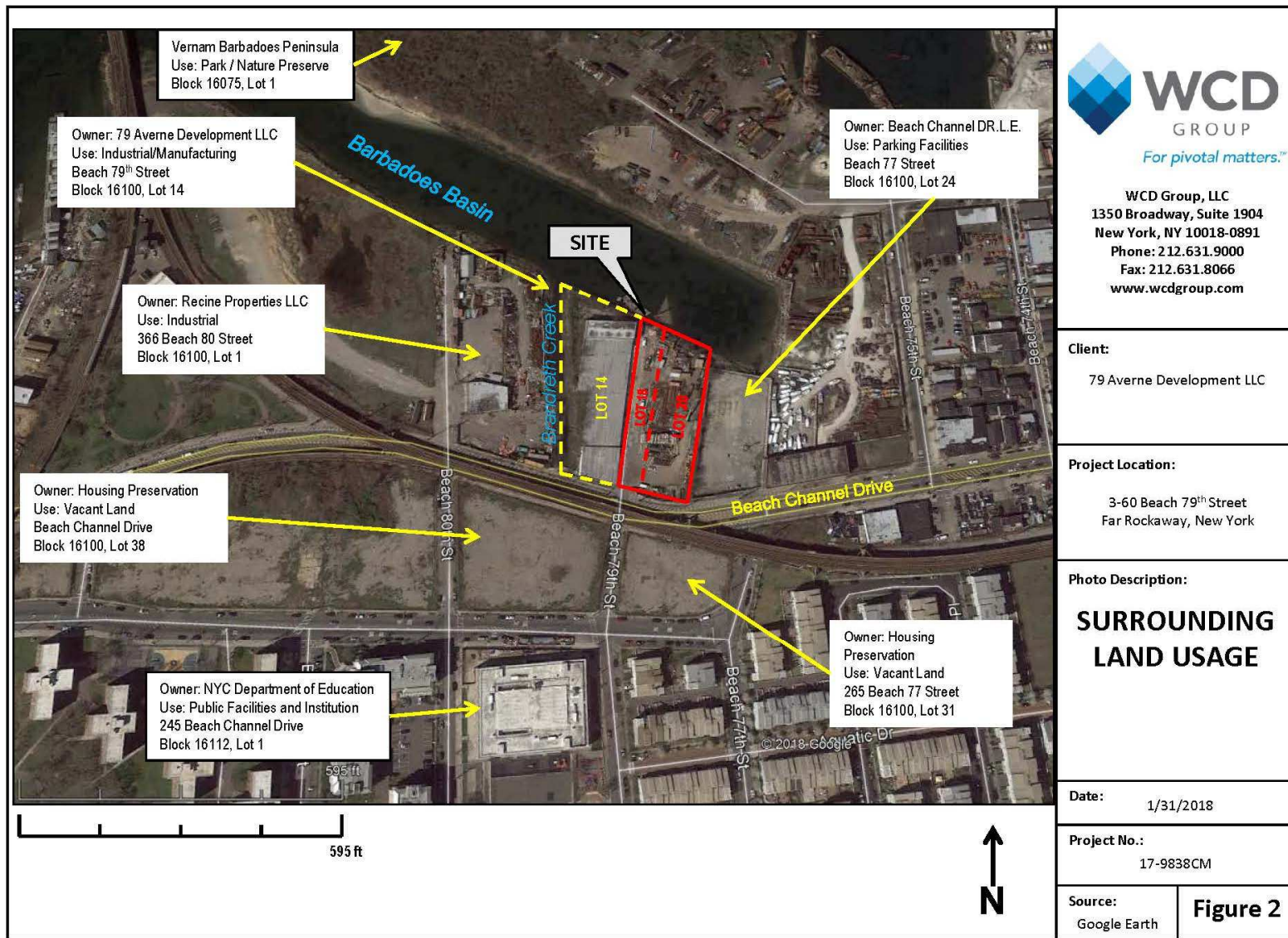
Engine 266
FDNY
92-20 Rockaway Beach Boulevard
Far Rockaway, NY 11693

Residents, owners, and occupants of neighboring properties not adjacent to the property

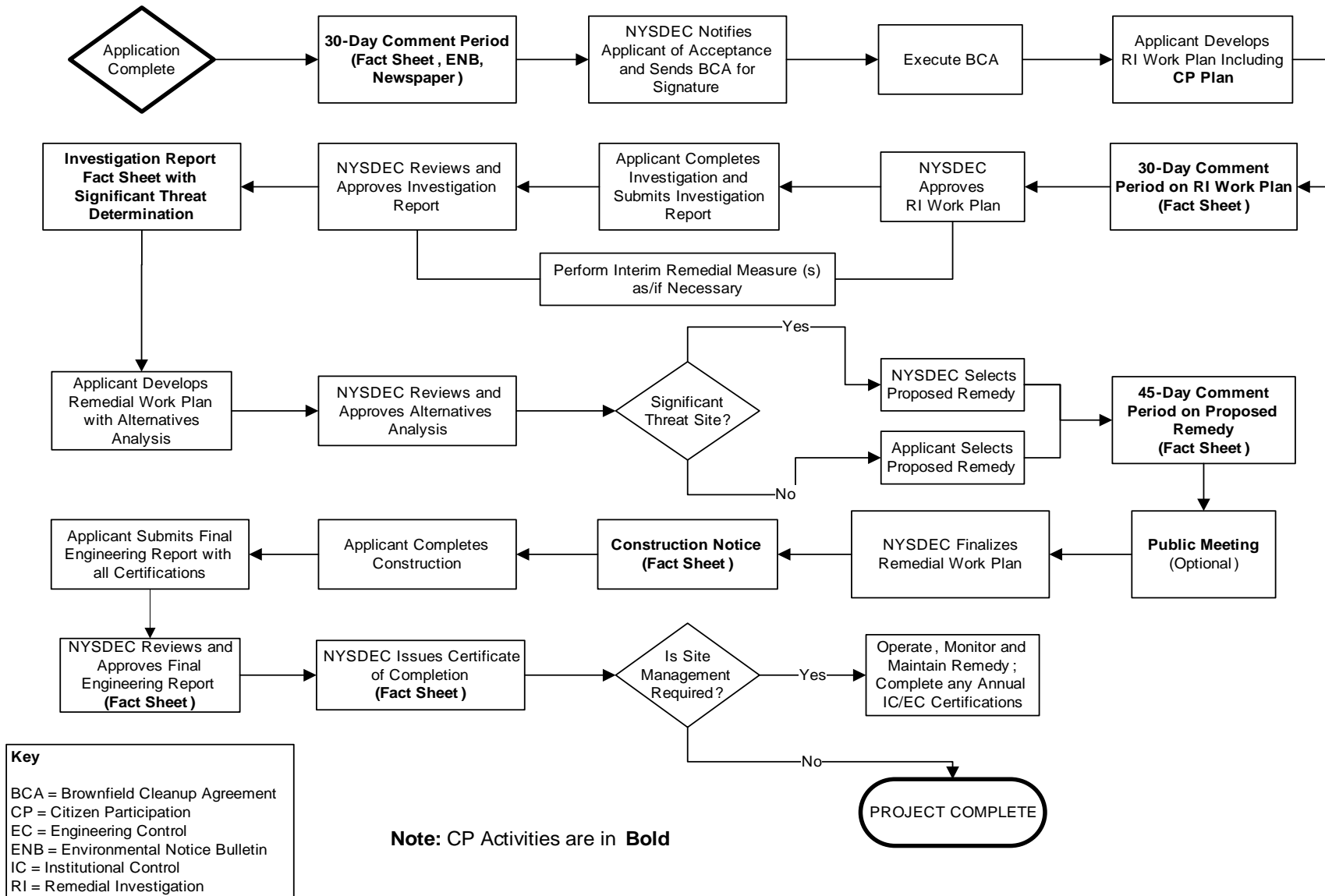
3-48	Beach 74 th Street	Far Rockaway	NY	11692
73-03	Beach 73 rd Street	Far Rockaway	NY	11692
3-47	Beach 73 rd Street	Far Rockaway	NY	11692
3-45	Beach 73 rd Street	Far Rockaway	NY	11692
3-41	Beach 73 rd Street	Far Rockaway	NY	11692
3-37	Beach 73 rd Street	Far Rockaway	NY	11692
3-35	Beach 73 rd Street	Far Rockaway	NY	11692
3-31	Beach 73 rd Street	Far Rockaway	NY	11692
3-29	Beach 73 rd Street	Far Rockaway	NY	11692
3-27	Beach 73 rd Street	Far Rockaway	NY	11692
3-21	Beach 73 rd Street	Far Rockaway	NY	11692
3-19	Beach 73 rd Street	Far Rockaway	NY	11692
3-15	Beach 73 rd Street	Far Rockaway	NY	11692
3-11	Beach 73 rd Street	Far Rockaway	NY	11692
3-09	Beach 73 rd Street	Far Rockaway	NY	11692
73-02	Beach Channel Drive	Far Rockaway	NY	11692
73-12	Beach Channel Drive	Far Rockaway	NY	11692
73-16	Beach Channel Drive	Far Rockaway	NY	11692
3-14	Beach 74 th Street	Far Rockaway	NY	11692
3-16	Beach 74 th Street	Far Rockaway	NY	11692
3-18	Beach 74 th Street	Far Rockaway	NY	11692
3-22	Beach 74 th Street	Far Rockaway	NY	11692
3-24	Beach 74 th Street	Far Rockaway	NY	11692
3-26	Beach 74 th Street	Far Rockaway	NY	11692
3-28	Beach 74 th Street	Far Rockaway	NY	11692
3-32	Beach 74 th Street	Far Rockaway	NY	11692
3-36	Beach 74 th Street	Far Rockaway	NY	11692
3-38	Beach 74 th Street	Far Rockaway	NY	11692
3-44	Beach 74 th Street	Far Rockaway	NY	11692
350	Amstel Boulevard	Far Rockaway	NY	00000

3-51	Beach 74 th Street	Far Rockaway	NY	11692
3-27	Beach 74 th Street	Far Rockaway	NY	11692
3-25	Beach 74 th Street	Far Rockaway	NY	11692
3-23	Beach 74 th Street	Far Rockaway	NY	11692
3-19	Beach 74 th Street	Far Rockaway	NY	11692
3-15	Beach 74 th Street	Far Rockaway	NY	11692
3-09	Beach 74 th Street	Far Rockaway	NY	11692
3-07	Beach 74 th Street	Far Rockaway	NY	11692
74-02	Beach Channel Drive	Far Rockaway	NY	11692
74-06	Beach Channel Drive	Far Rockaway	NY	11692
74-10	Beach Channel Drive	Far Rockaway	NY	11692
74-16	Beach Channel Drive	Far Rockaway	NY	11692
3-48	Beach 75 th Street	Far Rockaway	NY	11692
3-50	Beach 75 th Street	Far Rockaway	NY	11692
3-52	Beach 75 th Street	Far Rockaway	NY	11692
76-02	Beach 75 th Street	Far Rockaway	NY	11692
350	Beach Channel Drive	Far Rockaway	NY	11692
366	Beach 80 th Street	Far Rockaway	NY	11693
3-60	Beach 79 th Street	Far Rockaway	NY	11693
302	Beach 77 th Street	Far Rockaway	NY	11692
340	Beach 80 th Street	Far Rockaway	NY	11693

Appendix C - Site Location Map



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: 3-60 Beach 79th Street

Site Number: C241207

Site Address and County: 3-60 Beach 79th Street, Far Rockaway, New York Queens County

Remedial Party(ies): 79 Avene Development, 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.**

NA

How were these issues and/or information needs identified?

NA

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.

NA

How were these information needs identified?

NA

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.

NA

How were these issues and/or information needs identified?

NA

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:

[Click here to enter text.](#)

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

☐ **Yes** ☐ **No**

Provide details if appropriate:

[Click here to enter text.](#)

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:

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

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

Reviewed/Approved By: Thomas V. Panzone

Date: 8/8/18