



**NEW YORK**  
STATE OF  
OPPORTUNITY.

**Department of  
Environmental  
Conservation**

# **Brownfield Cleanup Program**

## **Citizen Participation Plan for 27-01 Jackson Avenue**

October 31, 2018

BCP Site No. C241209  
27-01 Jackson Avenue  
Long Island City, NY 11101

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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: **2701 Jackson Avenue LLC (“Applicant”)**  
Site Name: **27-01 Jackson Avenue (“Site”)**  
Site Address: **27-01 Jackson Avenue**  
Site County: **Queens**  
Site Number: **C241209**

## **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.

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 following major issues of public concern were identified: air quality, health of workers and community, nuisance odors, noise and construction-related traffic. These issues are of the most concern to adjacent property businesses and residents. These issues will be addressed in the Remedial Investigation Work Plan (RIWP), Remedial Action Work Plan (RAWP), Community Air Monitoring Program (CAMP), and site-specific Health and Safety Program (HASP) for the project to be approved by the NYSDEC prior to the respective phases of work.

Historical use of the property included a hand laundry and gasoline filling station with auto repair. The site is currently vacant. Contaminants of concern include Volatile Organic Compounds (VOC) and Semi-Volatile Organic Compounds (SVOC). Contaminants are discussed in further detail in Section 4. The identified contaminants will be removed from the site to the extent possible as part of the remediation to support the redevelopment of the site for unrestricted use in accordance with an NYSDEC-approved Remedial Action Work Plan (RAWP).

Site information is available through the Project Contacts mentioned in Section 2 and detailed in Appendix A. The BCP Application, which includes the previous investigations at the site, and future reports prepared for the NYSDEC will be available in the document repository discussed in Section 2 and detailed in Appendix A. The RAWP will include schedules for the planned work to make CP Plans as consistent as possible with the NYSDEC Division of Environmental Remediation's (DER) CP Handbook for Remedial Programs (DER-23). Public Affairs asks that the Handbook's "Scoping Sheet for Major Issues of Public Concern" be used by applicants/responsible parties to inform their completion of this section of the plan. Because of the high percentage of Environmental Justice Areas in New York City, the Scoping Sheet is a particularly valuable tool in this region. The information that is gained by using a Scoping Sheet may be helpful in determining if future fact sheets need to be translated into other languages. The NYSDEC "Scoping Sheet for Major Issues of Public Concern" was used to complete this section (see Appendix D).

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

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

According to the Statistical Atlas of the United States, the Census Tract that the site is in, has a sizable Asian population nearby:

<https://statisticalatlas.com/tract/New-York/Queens-County/001900/Race-and-Ethnicity>

Therefore, all future fact sheets will be translated into Chinese and Korean.

<https://statisticalatlas.com/tract/New-York/Queens-County/001900/Ancestry>

#### **4. Site Information**

##### *Site Description*

The site is identified 27-01 Jackson Avenue in the Long Island City, Queens and is identified on the Queens Borough Tax Map as Block 432, Lot 21. The vacant site occupies a footprint of 10,000 square feet and is bordered by a mixed-use commercial and residential building to the north; a vacant lot and the Ed Koch Bridge Upper Roadway to the east; Jackson Avenue to the south; and 43<sup>rd</sup> Avenue to the west. The Metropolitan Transit Authority (MTA) “E” and “M” subway lines are located beneath Jackson Avenue directly south of the site, and the “R” subway line transects the northeastern corner of the site.

Multi-story industrial, commercial, and residential buildings, active construction sites, and vacant lots characterize the surrounding area. Refer to the Site Location Map included as Appendix C.

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

The site historically contained multiple unlabeled multi-story buildings (1889 to 1950), a hand laundry (1936), a carpenter shop (1947) and a gasoline filling station with auto repair (1945 to 2015). Twelve 550-gallon underground storage tanks (USTs) associated with the former filling station were closed and removed in February 2000 and four 4,000-gallon USTs associated with the former filling station were closed and removed in June 2015. NYSDEC Spill No. 9913082 was reopened at the site following the observation of petroleum-impacted soil and groundwater during the 2013 Phase II subsurface investigation.

## 5. Investigation and Cleanup Process

### *Application*

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Participant. This means that the Applicant was 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 Participant must fully characterize the nature and extent of contamination onsite, as well as the nature and extent of contamination that has migrated from the site. The Participant 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 and to contamination that has migrated from the site.

The Applicant in its Application proposes that the site will be used for unrestricted purposes.

To achieve this goal, the Applicant will conduct additional **investigation and clean-up** 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 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):**

##### **Shaun Bollers**

Project Manager

NYSDEC 2

Division of Environmental Remediation

47-40 21<sup>st</sup> Street

Long Island City, NY 11101

718-459-7801

Shaun.bollers@dec.ny.gov

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

##### **Julia Kenney**

Project Manager

NYSDOH

Empire State Plaza – Corning Tower

Rm. 1787

Albany, NY 12237

518-402-7860

BEEI@health.ny.gov

### **Locations of Reports and Information**

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

Queens Library at Court Square

25-01 Jackson Avenue

Long Island City, NY 11101

Phone: 718-937-2790

Hours:

S, M: Closed, T: 1 – 6 PM

W, F: 10 AM – 6 PM

R: 11 AM – 7 PM

S: 10 AM – 5 PM

Queens Community Board No. 2

Attn: Denise Keehan-Smith,

Chairwoman

43-22 50th Street, Room 2B

Woodside, New York 11377

Phone: 718-533-8773

NYSDEC Region 2

Division of Environmental Remediation  
Attn: Shaun Bollers  
47-40 21<sup>st</sup> Street

Long Island City, NY 11101  
Phone: 718-459-7801  
Hours: (call for appointment)

## **Appendix B - Site Contact List**

### **Chief Executive Officer**

Mayor Bill de Blasio  
City Hall  
260 Broadway Avenue  
New York, New York 10007

### **New York City Planning Commission Chairman**

Marisa Lago, Commissioner  
Department of City Planning  
120 Broadway, 31st Floor

New York, NY 10271

### **Borough of Queens, Borough President**

Hon. Melinda Katz  
120-55 Queens Blvd.  
Kew Gardens, NY 11424

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. Jimmy Van Bramer  
NYC Councilman  
47-01 Queens Boulevard, Suite 205  
Sunnyside, NY 11104

Hon. Michael Gianaris  
NYS Senator  
31-19 Newtown Ave South, Suite 402  
Astoria, NY 11102

Hon. Catherine Nolan  
NYS Assemblywoman  
47-40 21 Street, Room 810  
Long Island City, NY 11101

Hon. Carolyn Maloney  
U.S. House of Representatives  
31-19 Newtown Avenue  
Astoria, NY 11102

Queens Community Board 2  
43-22 50th Street,  
Woodside, NY 11377  
Attn: Denise Keehan-Smith, Chairwoman  
Debra Markell Kleinert, District Manager  
Dorothy Morehead, Chairwoman, Environmental Committee

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

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

**Residents, owners, and occupants of the Site and properties adjacent to the Site:**

Parking

27-10 43<sup>rd</sup> Avenue

Long Island City, NY 11101

**Owner: 27-10 43<sup>rd</sup> Avenue LLC c/o Rockrose Development Corp.**

Industrial Building

26-27 Jackson Avenue

Long Island City, NY 11101

**Owner: 2627 Realty Corp.**

Residential/Commercial Buildings

26-26 Jackson Avenue

Long Island City, NY 11101

**Owner: Crosstown Limo Realty**

Industrial Building

26-32 Jackson Avenue

Long Island City, NY 11101

**Owner: 2632 Jackson LLC**

Parking/Vacant Land

26-46 Jackson Avenue

Long Island City, NY 11101

**Owner: NYC Department of Highways**

Vacant Lot

Jackson Avenue

Long Island City, NY 11101

**Owner: NYC Department of Highways**

Vacant Lot

Hunter Street

Long Island City, NY 11101

**Owner: Alyce M Coleman**

Commercial/Office Building

27-09 43<sup>rd</sup> Avenue

Long Island City, NY 11101

**Owner: 27-07 43<sup>rd</sup> Avenue LLC c/o Praveen Gajaria**

Residential/Commercial Buildings

43-25 Hunter Street

Long Island City, NY 11101

**Owner: 43-25 Hunter II LLC**

**c/o Rockrose Development Corp.**

**Local news media from which the community typically obtains information:**

Queens Gazette

42-16 34<sup>th</sup> Avenue

Long Island City, NY 11101

Spectrum NY1 News

75 Ninth Avenue

New York, NY 10011

Queens Tribune

150-50 14th Road

Whitestone, NY 11357

Times-Ledger Newspapers

41-02 Bell Boulevard, 2nd Floor

Bayside, NY 11361

Queens Chronicle

71-19 80th Street, Suite 8-201

Glendale, NY 11385

World Journal (Chinese)

141-07 20th Avenue

Whitestone, NY 11357

Korea Daily

43-27 36th Street

Long Island City, NY 11101

Sing Tao Daily

135-27 38th Avenue Suite # F115

Flushing, NY 11354

China Press  
15 East 40th Street  
New York, NY 10016

Queens Ledger  
45-23 47th Street  
Woodside, NY 11377

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

Queens Courier  
Schneps Publications Inc, 38-15 Bell Blvd  
Bayside, NY 11361

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

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

Progress Queens  
news@progressqueens.com

**The public water supplier which services the area in which the property is located:**

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

New York City Municipal Water Finance Authority  
255 Greenwich Street, 6<sup>th</sup> Floor  
New York, NY 10007

New York City Water Board  
NYC Department of Environmental Protection  
59-17 Junction Boulevard, 8<sup>th</sup> Floor  
Flushing, NY 11373

**The administrator of any school or day care facility located on or near the site:**

Heaven & Isabella Intelligent Kids Tutoring Center (approximately 0.06 miles southwest of the site)

**Administrator: Not Identified**

26-14 Jackson Avenue  
Long Island City, NY 11101  
516-770-1593

Bright Horizons at Long Island City  
(approximately 0.15 miles northeast of the site)

**Administrator: Aziza Matzelle**

42-09 28th Street  
Long Island City, NY 11101  
718-361-6414

Queen's Paideia School  
(approximately 0.20 miles southwest of the site)

**Administrator: Dr. Francis Mechner**

(approximately 0.21 miles southwest of the site)  
44-02 23rd Street  
Long Island City, NY 11101  
718-361-0070

NYC Leadership Academy  
(approximately 0.22 miles southwest of the site)

**Administrator: Irma Zardoya**

45-18 Court Square West  
Long Island City, NY 11101  
718-752-7363

Information Technology High School  
(approximately 0.29 miles west of the site)

**Administrator: Joseph E Reid**

21-16 44th Road

Long Island City, NY 11101  
718-937-4270

Academy of American Studies  
(approximately 0.29 miles northeast of the site)  
**Administrator: William Bassell**  
28-04 41st Avenue  
Long Island City, NY 11101  
718-361-8786

Newcomers High School  
(approximately 0.33 miles northeast of site)  
**Administrator: Orlando Sarmiento**  
28-01 41st Avenue  
Long Island City, NY 11101  
718-937-6005

Long Island City Family Daycare, Inc.  
(approximately 0.34 miles northeast of site)  
**Administrator: Marcia Madrid**  
40-34 28th Street  
Long Island City, NY 11101  
347-669-4009

LaGuardia Community College Early Childhood Learning  
(approximately 0.34 miles southeast of site)  
**Administrator: Sonya Evariste**  
31-10 Thomson Avenue  
Long Island City, NY 11101  
718-482-5295

Growing up Green Charter School  
(approximately 0.46 miles south of site)  
**Administrator: Matthew Greenberg**  
39-37 28th Street  
Long Island City, NY 11101  
347-642-4306

Robert F. Wagner Jr. Secondary School for Arts and Technology  
(approximately 0.46 miles southeast of site)

**Administrator: Stephania Vu**

47-07 30<sup>th</sup> Place  
Long Island City, NY 11101  
718-472-5671

Evangel Christian School  
(approximately 0.49 miles northeast of site)

**Administrator: Carolyn Marko**

39-21 Crescent Street  
Long Island City, NY 11101  
718-937-9600

**The local community board is Queens Community Board No. 2.**

Queens Community Board No. 2  
Denise Keehan-Smith, Chairwoman  
43-22 50th Street, Room 2B  
Woodside, New York 11377  
718-533-8773

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

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

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

Engine 258 Ladder 115  
10-40 47 AVENUE  
Long Island City, NY 11101

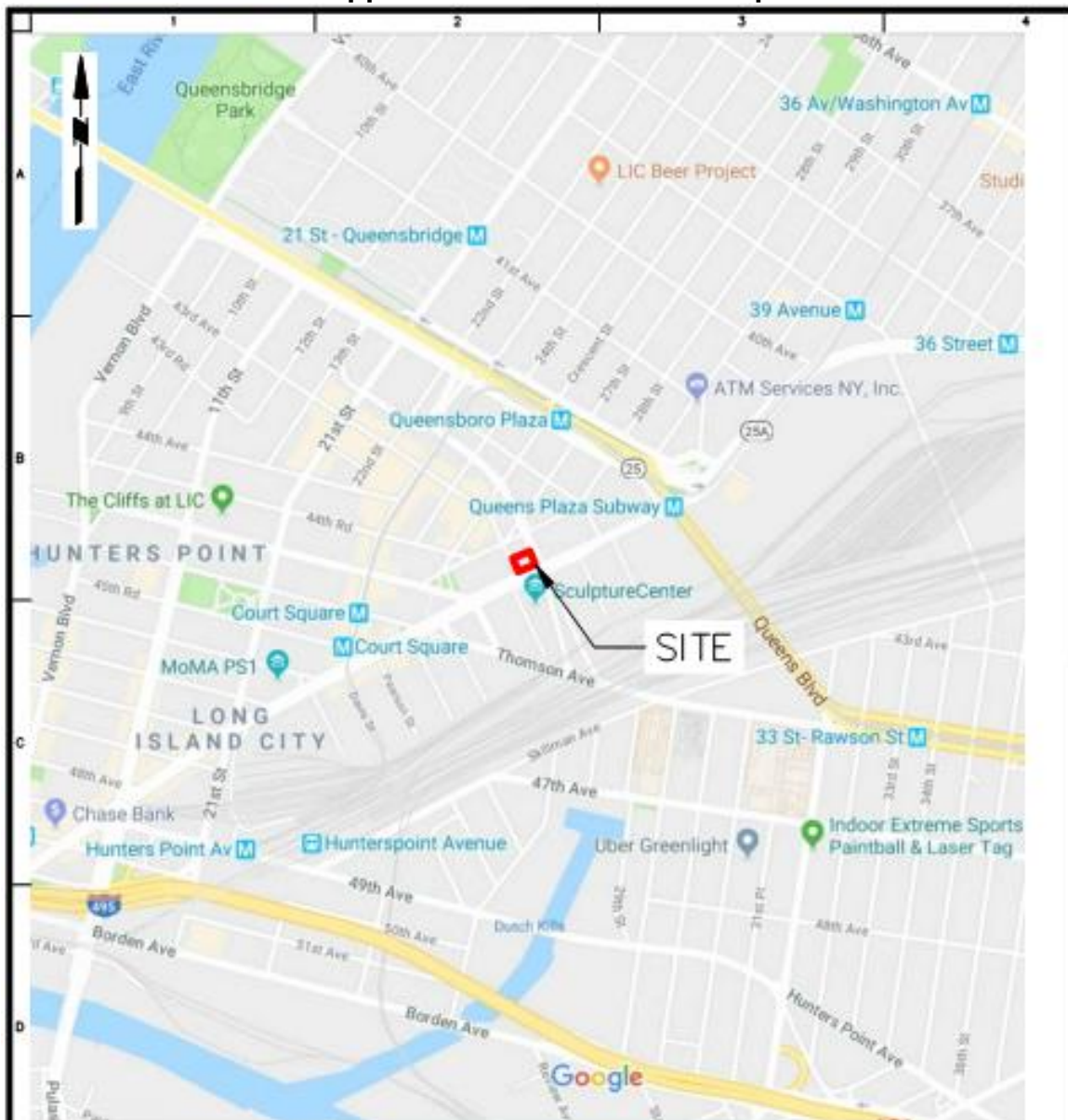
Queens West Covenant Church  
21-16 44th Rd  
Long Island City, NY 11101

LIC/Astoria Chamber of Commerce

24-01 44<sup>th</sup> Road  
Long Island City, NY 11101

Long Island City Partnerships  
27-01 Queens Plaza North, 9<sup>th</sup> Floor  
Long Island City, NY 11101

## Appendix C - Site Location Map



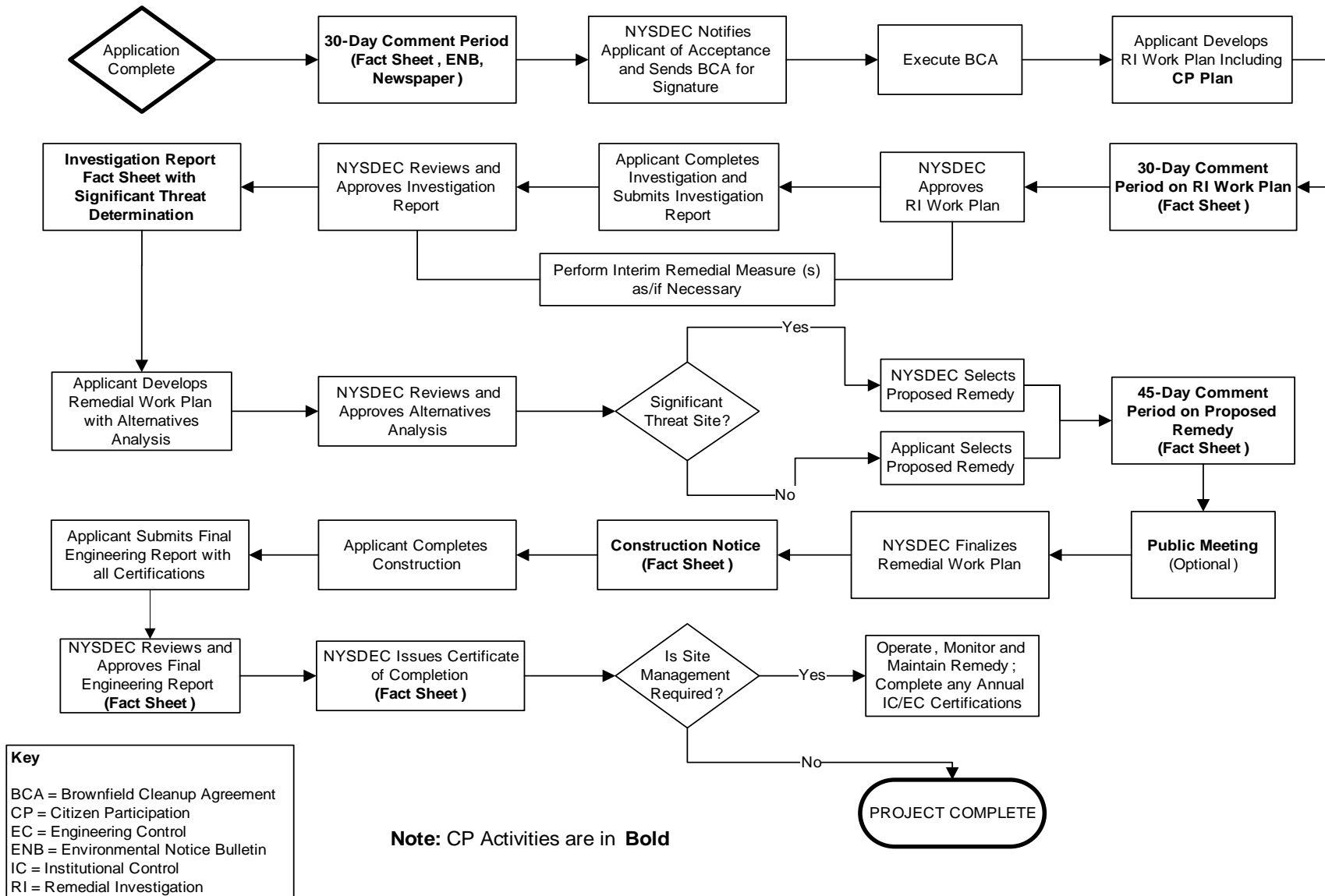
BASEMAP SOURCE: BASE MAP WAS TAKEN FROM [WWW.GOOGLE.COM/MAAPS](http://WWW.GOOGLE.COM/MAAPS) ON OCTOBER 29, 2018.

- APPROXIMATE SITE BOUNDARY

**WARNING:** IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

<b>LANGAN</b> 31 Point Plaza, 240 West 21st Street, 8th Floor New York, NY 10011 P: 212.470.5400 F: 212.470.5444 www.langan.com Langan Engineering, Environmental, Surveying and Landscape Architecture, S.P.C. S.A. Langan Engineering, Environmental, Surveying and Landscape Architecture, S.P.C. Langan Engineering and Environmental Services, Inc. Langan GT, Inc. Langan International LLC Subsidiary known as Langan	Project	Figure Title	Project No.	Figure No.
	<b>27-01 JACKSON AVENUE</b>  BLOCK 482, LOT 23	<b>SITE LOCATION MAP</b>	170472002	<b>1</b>
			Date	
			1/30/2018	
Scale	NTS	Grown By	Checked By	
		ARM	BG	
		Submission Date		Sheet 1 of 6

## Appendix D– Brownfield Cleanup Program Process





Department of  
Environmental  
Conservation

Division of Environmental Remediation

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

**Site Name:** 27-01 Jackson Avenue  
**Site Number:** C241209

**Site Address and County:** 27-01 Jackson Avenue, Queens, New York, 11101

**Remedial Party(ies):** 2701 Jackson Avenue 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.**

*Remediation of soil and soil vapor contamination may have odor and air quality impacts. The New York State Department of Environmental Conservation (NYSDEC) is overseeing the project to ensure air and odor issues are monitored and mitigated. In addition, truck-related impacts will be mitigated as well*

How were these issues and/or information needs identified?

*Previous investigation reports identified contaminated soil. Potential impacts are typical for remediation projects.*

**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.

*No additional information is required from the community at this time.*

How were these information needs identified?

*Not applicable.*

**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.

*Information will be communicated to the public in the Citizen Participation Plan (CPP). The NYSDEC contacts are included in the CPP. A document repository has been established for the public to review site documents (see the CPP for details).*

How were these issues and/or information needs identified?

*Issue identification is the same as the "Part 1" response. Information communication was established by the NYSDEC as part of the NYS Brownfield Cleanup Program remediation.*

**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:

Future fact sheets will be translated into Chinese and Korean.

**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:** Please see Site Contact List (Appendix B)

☒ **Local Officials:** Please see Site Contact List (Appendix B)

☒ **Media:** Please see Site Contact List (Appendix B)

☐ **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):** Please see Site Contact List (Appendix B)

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

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

☒ **Civic Group(s):** Please see Site Contact List (Appendix B)

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

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

**Prepared/Updated By:** Langan Engineering, Environmental,  
Surveying, Landscape Architecture and Geology D.P.C.

**Date:** October 4, 2018

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

**Date:** October 31, 2018