



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for DOT Relocation Site

April 2019

BCP Site No.: C241213
The DOT Relocation Site
38-21 12th Street
Long Island City, NY 11101

Contents

<u>Section</u>	<u>Page Number</u>
1. What is New York’s Brownfield Cleanup Program?	1
2. Citizen Participation Activities	1
3. Major Issues of Public Concern.....	6
4. Site Information	7
5. Investigation and Cleanup Process.....	8
Appendix A - Project Contacts and Locations of Reports and Information.....	11
Appendix B - Site Contact List	12
Appendix C - Site Location Map	19
Appendix D - Brownfield Cleanup Program Process.....	20
Appendix E – Document Repository Approvals.....	27

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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: **TFC 38-21 Twelfth LLC (“Applicant”)**
Site Name: **DOT Relocation Site (“Site”)**
Site Address: **38-21 12th Street**
Site County: **Queens**
Site Number: C241213

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 contacts 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
- Locations 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)
Application Process:	
<ul style="list-style-type: none"> • Prepare Site contact list • Establish document repository(ies) 	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period 	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement (BCA):	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	Before start of Remedial Investigation Note: Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves Remedial Investigation Work Plan (RIWP):	
<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 RIWP • Conduct 30-day public comment period 	Before NYSDEC approves RIWP. If RIWP is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation (RI):	
<ul style="list-style-type: none"> • Distribute fact sheet to Site contact list that describes RI results 	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Action Work Plan (RAWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to Site contact list about draft RAWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RAWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves RAWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to Site contact list that describes upcoming cleanup action 	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to Site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report (FER) • Distribute fact sheet to Site contact list announcing NYSDEC approval of FER and issuance of Certificate of Completion (COC) 	At the time the cleanup action has been completed. Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.

3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the Site. Additional major issues of public concern may be identified during the course of the Site's investigation and cleanup process.

Proposed Development

The Site is part of the Queens Census Tract 85. According to the 2010-2014 American Community Survey (ACS) Profile data, 18.6% of the population in Census Tract 85 is living below the poverty line. The unemployment rate for Census Tract 85 is 15.6%, compared to the New York City unemployment rate of 3.9% (as of December 2017) and the national unemployment rate of 4.1% (as of February 2018).

Entry into the BCP facilitates the remediation and redevelopment of the Site into a commercial building, which would be utilized by the New York City Department of Transportation (NYCDOT). The development project consists of the demolition of the existing structures and construction of a slab-on-grade, two story building that will include a warehouse with storage space and locker room facilities on the first floor, an administrative office area on the second floor, and exterior parking and storage.

Potential Remediation/Construction-Related Issues

During the on-site investigation and remediation phase, issues of concern to the community will likely include those related to the on-site handling and off-site disposal of contaminated soil, in particular the possibility of the generation of vapors or dust from the Site. On-site air quality and dust levels will be monitored during any ground intrusive activities, such as boring installation, and soil excavation and removal will be conducted in accordance with a Site-specific Health and Safety Plan (HASP). Dust suppression techniques will also be employed to prevent the generation of dust. All air and dust monitoring will be performed in accordance with a Community Air Monitoring Program (CAMP) included in the HASP.

A likely additional remediation/construction concern will be the potential presence of trucks traveling through the community, and parking or idling at or near the Site during soil excavation and disposal. The RAWP will include provisions for on-site soil handling techniques that minimize the number of trucks and the duration of time within or near the Site. In addition, provisions will be included to restrict truck traffic (to the extent possible) to designated routes along main roads while minimizing traffic within the community.

The concern over construction-related noise is also common within communities where redevelopment occurs. Construction plans will minimize noise to the extent possible and the operation of heavy equipment will be restricted to normal working hours, as will be set forth in the required New York City-issued permits.

Further, the Site is located in 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. 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. Therefore, all future fact sheets will be translated into Spanish.

4. Site Information

Site Description

The Site consists of an approximately 70,200-square foot parcel located at 38-21 12th Street in Long Island City, NY. The Site currently contains three one-story buildings constructed around 1936, and two partially covered parking lots. The current owner of the proposed BCP Site is TFC 38-21 Twelfth, LLC. The Site is bound to the northwest by 38th Avenue, followed by a taxi garage; to the northeast by 38th Avenue, followed by a scaffolding manufacturer; to the east by 13th Street, followed by an auto body and paint shop, car wash, and parking lot; to the south by an auto repair shop and church; and to the west by 12th Street, followed by a commercial building, scaffolding company, and a construction site.

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

History of Site Use, Investigation, and Cleanup

Historic records indicated that the Site had numerous historical commercial, industrial, and automotive uses. The site was a rag shop in 1915, and was developed in 1936 with three one-story buildings that were operated by Chesebro-Whitman Co Inc. as a wood working facility. In 1970, Chesebro-Whitman Co Inc. became a scaffolding manufacturing and repair facility, and on-site uses changed to include a metal workshop with a garage and gasoline tank. An office and storage area were also constructed in the former vacant parcel on the southern portion of the Property in 1970.

The Applicant entered into a Brownfield Cleanup Agreement (BCA) with NYSDEC, effective October 16, 2018. The Site is identified as BCP Site No. C241213. Previous investigations conducted at the Site between August 2013 and July 2017 indicated that soil beneath the Site consists of historic fill material (comprised of sand and silt, with varying amounts of brick, plastic, wood, concrete, gravel, and asphalt) from just below surface grade down to approximately 5 to 10 feet below grade. The fill material was underlain by brown sand and silty-sand and gravel down to approximately 15 feet below grade. Groundwater beneath the Site ranges from approximately 8 to 10 feet below grade and is assumed to flow in a southwesterly direction towards the East River.

According to the previous investigations, contaminated soil, groundwater, and soil vapor are present at the Site. Petroleum-related compounds, chlorinated solvent-related compounds, and contaminants that are commonly associated with fill material were detected in soil, groundwater, and soil vapor. The highest level of petroleum contamination was detected in soil and groundwater in the southeastern portion of the Site, which led to the reporting of NYSDEC Spill No. 1702829. Chlorinated solvents were detected in groundwater and soil vapor in the central portion of the Site. Metals-contaminated historic fill was observed across the Site; however, the highest concentrations were observed in the northwest corner of the Site. The detections of petroleum, chlorinated solvents, and metals may be related to historical manufacturing and industrial operations at the Site, or possibly from off-site sources.

5. Investigation and Cleanup Process

Application

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

The Applicant proposes in its Application that the Site will be used for commercial purposes. To achieve this goal, the Applicant will conduct investigation and cleanup activities at the Site with oversight provided by NYSDEC. The BCA 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 entering into the BCP. For the partial investigation, NYSDEC will determine if the data is useable. The Applicant will complete a draft RIWP that will be submitted for review by NYSDEC and the New York State Department of Health (NYSDOH) in November 2018. The RIWP will incorporate the useable data from the partial investigation and propose collection of additional data. Once the RIWP is approved, the Applicant will conduct an investigation of the Site officially called a "remedial investigation" (RI), which will be performed with NYSDEC oversight.

The Site investigation will have several goals, including:

- 1) Define the nature and extent of contamination in soil, groundwater, soil vapor, 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.

Once the initial review is complete, NYSDEC will make a second draft RIWP available for public review during a 30-day public comment period.

When the investigation is complete, the Applicant will prepare and submit a Remedial Investigation (RI) Report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The RI 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 an 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 would then complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. Finally, NYSDEC would issue a “Certificate of Completion” (described below) to the Applicant.

or

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

If the Applicant submits a draft RAWP 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. NYSDOH must also 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 will oversee the activities. Upon completion of the cleanup activities, the Applicant will prepare a Final Engineering Report (FER) certifying 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 the cleanup requirements have been achieved or will be achieved for the Site, it will approve the FER. NYSDEC will then 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 remains in place. Site management is the last phase of the Site cleanup program. This phase begins when the COC is issued and 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 the 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 may also 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):

Aaron Fischer, EIT Project Manager NYSDEC Division of Environmental Remediation 625 Broadway Albany, NY 12233-7016 Phone: (518) 402-9805 Email: aaron.fischer@dec.ny.gov	Thomas Panzone Public Participation Specialist NYSDEC Region 2 1 Hunters Point Plaza 47-40 21 st Street Long Island City, NY 11101 Phone: (718) 482-4953 Email: Thomas.panzone@dec.ny.gov
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New York State Department of Health (NYSDOH):

Steven Karpinski
 Project Manager
 NYSDOH
 Empire State Plaza
 Corning Tower Room 1787
 Albany, NY 12237
 Phone: 518-402-7860
 Email: BEEI@health.ny.gov

Locations of Reports and Information

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

Queens Library at Long Island City 37-44 21 st Street Long Island City, NY 1101 Ms. Tienya Smith, Manager (718) 752-3700 Hours: Monday, 9AM - 8PM Tuesday, 1PM – 6PM Wednesday and Friday, 10AM – 6PM Thursday, 12PM – 8PM Saturday, 10AM – 5PM Sunday - Closed	Queens Community Board District 1 Ms. Florence Koulouris, District Manager 45-02 Ditmars Boulevard, LL Suite 125 Astoria, NY 11105 (718) 626-1021 Hours: Monday-Friday, 9AM-5PM (call for appointment)	NYSDEC 625 Broadway Albany, NY 12233-7016 Attn: Aaron Fischer, EIT Phone: (518) 402-9805 Hours: Monday-Friday, 9AM-5PM (call for appointment)
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Appendix B - Site Contact List

1. Local, State, and Federal Officials

Hon. Bill de Blasio Mayor of New York City City of New York 1 Centre Street New York, New York 10007	Hon. Scott M. Stringer New York City Comptroller Office of the Comptroller, City of New York 1 Centre Street New York, New York 10007
Hon. Letitia James Public Advocate 1 Centre Street New York, New York 10007	Hon. Melinda Katz Queens Borough President 120-55 Queens Boulevard Kew Gardens, New York 11424
Hon. Catherin Nolan NY State Assembly District 37 47-40 21 st Street, Room 810 Long Island City, New York 11101	Hon. Jimmy Van Bramer NYC City Council District 26 47-01 Queens Boulevard, Suite 205 Sunnyside, New York 11104
Marisa Lago, Commissioner NYC Department of City Planning 120 Broadway, 31 st Floor New York, New York 10271	NYC Department of City Planning Queens Borough Office 120-55 Queens Blvd., Room 201 Kew Gardens, New York 11424
Hon. Charles Schumer U.S. Senate 780 Third Avenue, Suite 2301 New York, New York 10017	Hon. Kirsten Gillibrand U.S. Senate 780 Third Avenue, Suite 2601 New York, New York 10017
Hon. Carolyn B. Maloney U.S. House of Representatives 31-19 Newtown Avenue Astoria, New York 11102	Mark McIntyre, Director Mayor's Office of Environmental Remediation 100 Gold Street, 2 nd Floor New York, New York 10038
Julie Stein Office of Environmental and Assessment Plan NYC Dept. of Environmental Protection. 96 – 05 Horace Harding Expressway Elmhurst, New York 11373	Larry Earnist NYSDEC 625 Broadway Albany, New York, 12233
John McLaughlin DEP – Bureau of Environmental Planning and Analysis 96-05 Horace Harding Expressway Flushing, New York 11373	Audrey I. Pheffer Queens County Clerk Queens County Clerks' Office 8811 Sutphin Blvd, No. 106 Jamaica, New York 11439
Vincent Sapienza Commissioner, NYC Dept. of Environmental Protection 59-17 Junction Boulevard Flushing, New York 11373	Hon. Michael Gianaris New York State Senator, 12 th District 31-19 Newtown Avenue, Suite 402 Jamaica, New York 11435
Florence Koulouris District Manager, Queens Community Board 1 45-02 Ditmars Boulevard, LL Suite 125 Astoria, New York 11105	Marie Torniali Chairwoman, Queens Community Board 1 45-02 Ditmars Boulevard, LL Suite 125 Astoria, New York 11105
Antonella di Saverio Environmental committee Chairwoman, Queens Community Board 1.	Carol Conslato, Director Consolidated Edison Corporate Affairs 59-17 Junction Boulevard,

45-02 Ditmars Boulevard, LL Suite 125 Astoria, New York 11105	Elmhurst, New York , 11373
Ann Bruno, President 114 th Police Precinct Council 34-16 Astoria Boulevard Astoria, New York, 11103	Fire Department New York (FDNY) 11-15 37 th Avenue Long Island City, New York, 11101

2. Residents, Owners, and Occupants of the Site and Adjacent Properties

The Site, Block 472, Lot 646, is currently owned by:

TFC 38-21 Twelfth LLC
287 Park Ave South
New York, NY 10016

A list of adjacent properties and owners is provided below:

Adjacent to the north:	
<u>Block 361, Lot 1</u> Current Occupant 37-40 12 th Street Long Island City, New York 11101	<u>Block 362, Lot 37</u> Michael Deli Vecchia (Owner) 12-11 38 th Avenue Long Island City, New York 11101
Kenjoy Realty LLC (owner) 3 Norma Lane Dix Hills, New York 11746	<u>Block 363, Lot 1</u> NYC Public School No. 111 37-15 13 th Street Long Island City, New York 11101
<u>Block 362, Lot 1</u> Current Occupant 37-20 12 th Street Long Island City, New York 11101	NYC Department of Education (Owner) Chancellor's Office 52 Chambers Street New York, New York 10065
Tessjohn, Inc. (owner) 12-07 38 th Avenue Long Island City, New York 11101	

Adjacent to the east:

Block 471, Lot 725
Current Occupant
38-01 13th Street
Long Island City, New York 11101

SPA 38th Avenue Corp. (owner)
c/o Morgan Miller
530 Seventh Avenue, 12th Floor
New York, New York 10018

Block 471, Lot 721
Current Occupant
38-40 21st Street
Long Island City, New York 11101

38-40 21st Street Corp (Owner)
4391 Boston Post Road
Pelham, New York 10803

Block 471, Lot 703
Current Occupant
38-50 21st Street
Long Island City, New York 11101

Queens Plaza Ventures, LLC (Owner)
c/o George Xu
35-06 Leavitt Street, Suite CF-A
Flushing, New York 11354

Adjacent to the south:

Block 472, Lot 674
38-38 13th Street, LLC
38-38 13th Street
Long Island City, New York 11101

Block 472, Lot 645
Friendship Baptist Church
38-35 12th Street
Long Island City, New York 11101

Adjacent to the west:

Block 473, Lot 564
City of New York
Active Construction Site

Block 473, Lot 12
Helen Astin
11-14 38th Street
Long Island City, New York 11101

Block 473, Lot 20
Current Occupant
38-16 12th Street
Long Island City, New York 11101

Mediterranean Gyros Products, Inc.
(Owner)
c/o Lazare Potter and Giacovas LLP
875 Third Avenue, 28th Floor
New York, NY 10022

3. Local News Media

New York Post 1211 Avenue of the Americas New York, New York 10036	New York Daily News 4 New York Plaza New York, New York 10004
Spectrum New York 1 News 75 Ninth Avenue New York, New York 10011	Queens Tribune 150-50 14 th Road Whitestone, New York 11357
Queens Gazette 42-16 34 th Avenue Long Island City, New York 11101	El Correo de Queens 38-15 Bell Boulevard Bayside, New York 11361
Hoy Nueva York 1 MetroTech Center, 18th Floor Brooklyn, NY 11201	
El Diario La Prensa 1 MetroTech Center, 18th Floor Brooklyn, NY 11201	
LIC/Astoria Journal 69-60 Grand Avenue Maspeth, NY 11378	
Queens Ledger 45-23 47th Street Woodside, NY 11377	

4. Public Water Supply

Public water is provided by the City of New York, Department of Environmental Protection:

NYC Department of Environmental Protection
Customer Service Center
59-17 Junction Boulevard, 13th Floor
Flushing, New York 11373

5. Additional Contacts –

Resident and/or Business Owner	37-40	12th Street	Long Island City,	New York	11101
Resident and/or Business Owner	37-43	11th Street	Long Island City,	New York	11101
Resident and/or Business Owner	37-37	11th Street	Long Island City,	New York	11101
Resident and/or Business Owner	37-33	11th Street	Long Island City,	New York	11101
Resident and/or Business Owner	37-29	11th Street	Long Island City,	New York	11101
Resident and/or Business Owner	37-27	11th Street	Long Island City,	New York	11101

Resident and/or Business Owner	38-57	12th Street	Long Island City,	New York	11101
Resident and/or Business Owner	38-55	12th Street	Long Island City,	New York	11101
Resident and/or Business Owner	38-53	12th Street	Long Island City,	New York	11101
Resident and/or Business Owner	38-51	12th Street	Long Island City,	New York	11101
Resident and/or Business Owner	38-49	12th Street	Long Island City,	New York	11101
Resident and/or Business Owner	38-47	12th Street	Long Island City,	New York	11101
Resident and/or Business Owner	38-43	12th Street	Long Island City,	New York	11101
Resident and/or Business Owner	38-41	12th Street	Long Island City,	New York	11101
Resident and/or Business Owner	38-39	12th Street	Long Island City,	New York	11101
Resident and/or Business Owner	38-35	12th Street	Long Island City,	New York	11101
Resident and/or Business Owner	38-21	12th Street	Long Island City,	New York	11101
Resident and/or Business Owner	38-38	13th Street	Long Island City,	New York	11101
Resident and/or Business Owner	38-44	13th Street	Long Island City,	New York	11101
Resident and/or Business Owner	38-56	13th Street	Long Island City,	New York	11101
Resident and/or Business Owner	38-60	13th Street	Long Island City,	New York	11101
Resident and/or Business Owner	38-62	13th Street	Long Island City,	New York	11101
Resident and/or Business Owner	38-66	13th Street	Long Island City,	New York	11101
Resident and/or Business Owner	38-68	13th Street	Long Island City,	New York	11101
Resident and/or Business Owner	38-72	13th Street	Long Island City,	New York	11101
Resident and/or Business Owner	11-02	38th Avenue	Long Island City,	New York	11101
Resident and/or Business Owner	11-06	38th Avenue	Long Island City,	New York	11101
Resident and/or Business Owner	11-10	38th Avenue	Long Island City,	New York	11101
Resident and/or Business Owner	11-14	38th Avenue	Long Island City,	New York	11101
Resident and/or Business Owner	38-16	12th Street	Long Island City,	New York	11101
Resident and/or Business Owner	11-11	40th Avenue	Long Island City,	New York	11101
Resident and/or Business Owner	11-01	11th Street	Long Island City,	New York	11101
Resident and/or Business Owner	38-75	11th Street	Long Island City,	New York	11101
Resident and/or Business Owner	38-61	12th Street	Long Island City,	New York	11101
Resident and/or Business Owner	38-55	11th Street	Long Island City,	New York	11101
Resident and/or Business Owner	38-42	12th Street	Long Island City,	New York	11101
Resident and/or Business Owner	68	12th Street	Long Island City,	New York	11102
Resident and/or Business Owner	38-76	12th Street	Long Island City,	New York	11101

6. Nearby School and Day Care Centers

Daycares:

Jackson Development Center
36-02 14th Street
Long Island City, NY 11106
Director
(718) 205-1919
Distance: 940 feet northeast of the Site

Ravenswood Day Care Center
21-20 35th Avenue
Astoria, NY 11106
Director
(718) 657-8300
Distance: 1,500 feet northeast of the Site

Queensbridge South Day Care Center
10-26 41st Avenue
Long Island City, NY 11101
Director
(718) 657-8300
Distance: 1,700 feet southwest of the Site

Long Island City Family Daycare
40-34 28th Street
Long Island City, NY 11101
Director
(347) 669-4009
Distance: 1,800 feet southeast of the Site

All Children's Child Care
35-01 24th Street
Long Island City, NY 11106
Director
(718) 707-0501
Distance: 2,800 feet northeast of the Site

Schools:

New York City Public School No. 111 (Jacob Blackwell)
37-15 13th Street
Long Island City, New York 11101
Ms. Dionne Jaggon, Principal
(718) 786-2073
Distance: Northeast-adjacent to the Site

Growing Up Green Middle School
36-49 11th Street
Long Island City, New York 11101
Dr. Nancy Wong, School Leader
Distance: 600 feet north of the Site

PS 76 (William Hallett)
36-36 10th Street
Long Island City, New York 11101
Mr. Timothy Miller, Principal
Distance: 800 feet northwest of the Site

VOICE Charter School of New York
36-24 12th Street
Long Island City, New York 11106
Mr. Franklin Headley, Principal
Distance: 872 feet north of the Site

Evangel Christian School
39-21 Crescent Street
Long Island City, New York 11101
Pastor Carolyn Marko, Headmaster
Distance: 1,700 feet southeast of the Site

Dutch Kills Public School 112
25-05 37th Avenue
Long Island City, New York 11101
Dov Witkes, Principal
Distance: 1,800 feet north of the Site

Growing Up Green Charter School
36-49 11th Street
Long Island City, New York 11101
Ms. Lauren Barkan, Co-School Leader
Distance: 2,230 feet southeast of the Site

IS 204 (Oliver W. Holmes School)
36-41 28th Street
Long Island City, New York 11106
Ms. Faye Erstein Kotzler, Principal
Distance: 2,240 feet east of the Site

Newcomers High School
28-01 41st Avenue
Long Island City, New York 11101
German Sarmiento, Principal
Distance: 2,500 feet southeast of the Site

7. Document Repositories

Queens Library at Long Island City
37-44 21st Street
Long Island City, New York 11101
Ms. Tienya Smith, Manager
(718) 752-3700

Queens Community Board District 1
Ms. Florence Koulouris, District Manager
45-02 Ditmars Boulevard, LL Suite 1025
Astoria, New York 11105
(718) 626-1021

Letters signed by representatives of the designated document repositories are included in Attachment E.

8. Local Community Board

Queens Community Board District 1
Ms. Florence Koulouris, District Manager
45-02 Ditmars Boulevard, LL Suite 1025
Astoria, New York 11105
(718) 626-1072

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

QUEENSBRIDGE-RIIS NEIGHBORHOOD SC
10-25 41ST AVENUE
LONG ISLAND CITY, NY 11101

POLICE ATHLETIC LEAGUE, INC.
10-26 41 Ave
Long Island City, NY11101

Friendship Baptist Church
3835 12th St
Long Island City, NY 11101

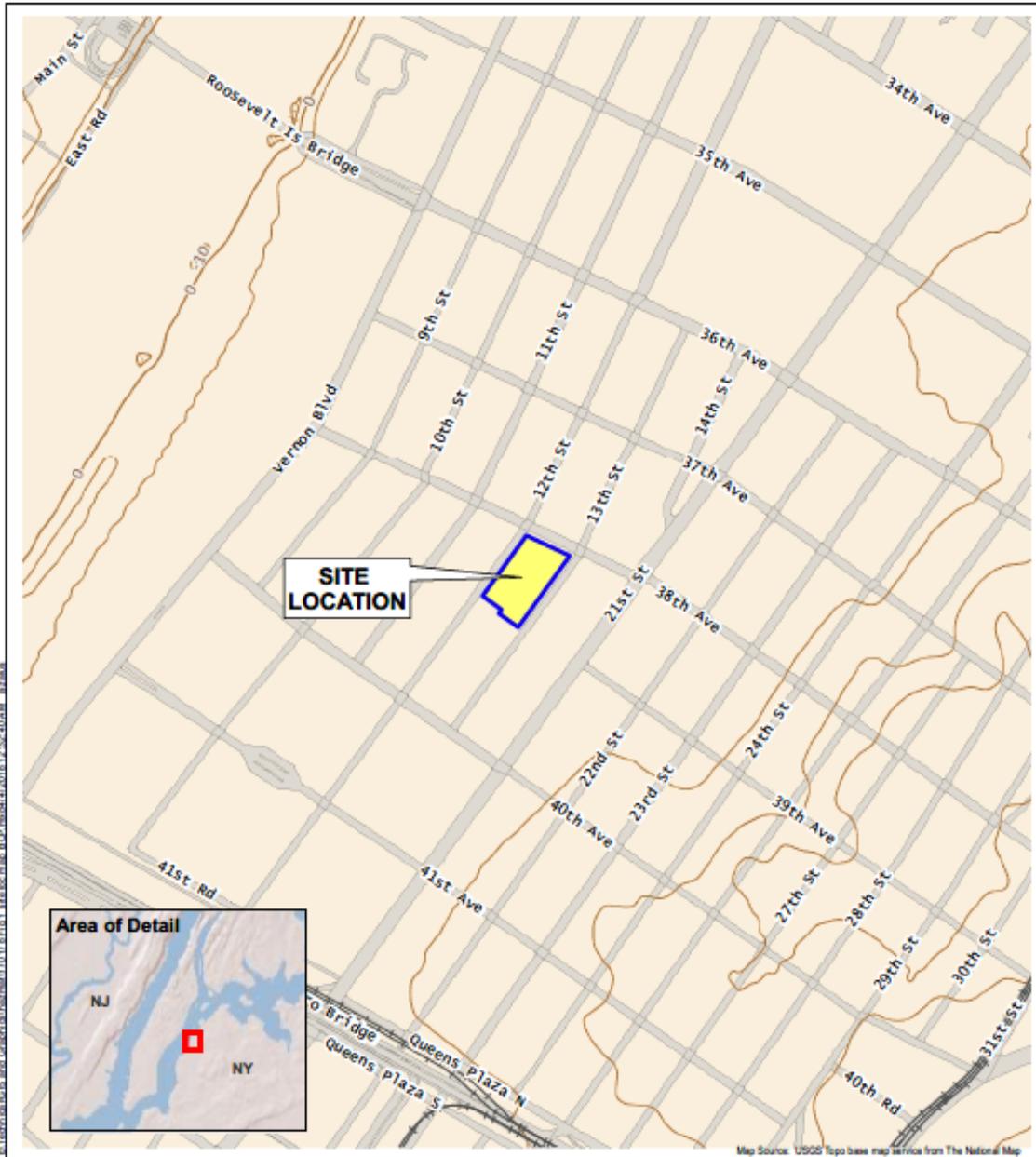
Pentecostal Christian
902 37th Ave
Long Island City, NY 11101

Queensbridge Houses (NYCHA)
Attn: Management Development Office
10-05 41st Avenue
Long Island City, NY 11101

Queensbridge Houses (NYCHA)
Attn: President - Resident Association
10-05 41st Avenue
Long Island City, NY 11101

Jacob Riis Neighborhood Settlement House
10 25 41st Ave
Long Island City, NY 11101

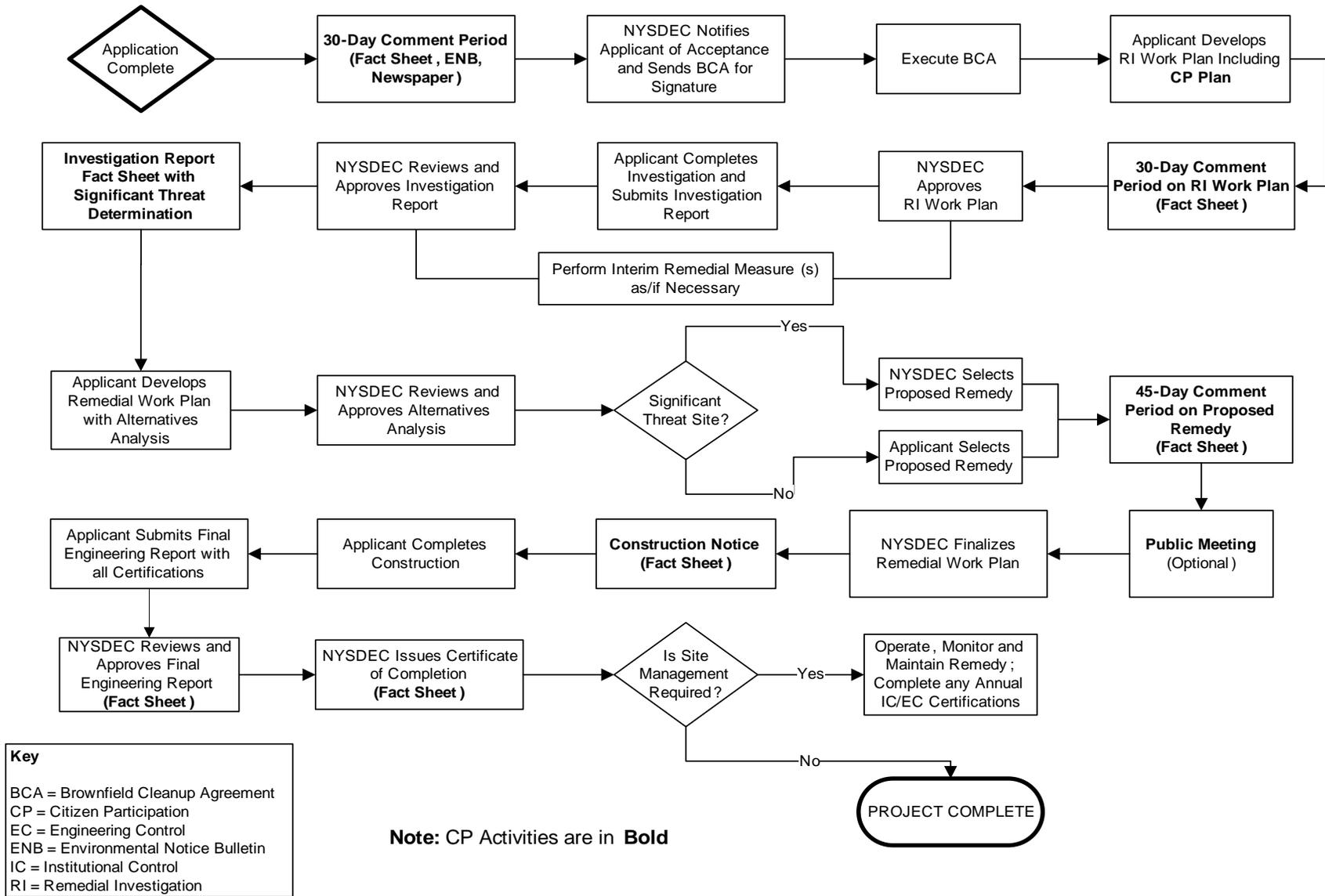
Appendix C - Site Location Map



© 2018 AKRF, Inc. All rights reserved. This map is a derivative work of the USGS Topographic Map Service. The map data is derived from the USGS Topographic Map Service. The map data is derived from the USGS Topographic Map Service. The map data is derived from the USGS Topographic Map Service.

440 Park Avenue South, New York, NY 10016	38-21 12th Street Long Island City, New York	DATE 4/4/2018
	SITE LOCATION	PROJECT NO. 170178
		FIGURE 1

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 a 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 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: DOT Relocation Site

Site Number: C241213

Site Address and County: 38-21 12th Street, Long Island City, New York

Remedial Party(ies): TFC 38-21 Twelfth 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.**

- The Site is proposed to be redeveloped for commercial use. As such, there will be restrictions on Site use, which will be determined following remediation.
- The Site's contamination issues stem from its industrial and manufacturing uses throughout history and historic fill beneath the Site.
- A Remedial Investigation Work Plan (RIWP) will be prepared by AKRF and submitted to NYSDEC for review and approval. Once the RIWP is approved, AKRF will conduct the Remedial Investigation (RI) to further delineate the vertical and horizontal extent of contamination beneath the Site. Findings of the RI will be summarized in a RI Report (RIR).
- There is an existing potential exposure pathway from contaminated soil vapor to enter into the Site buildings as a result of any ground floor or lower wall openings/cracks. The primary route of exposure would be inhalation.
- The proposed remediation of the Site will not diminish property values in the surrounding area.
- Adjacent property occupants and owners will be kept informed about the progress of the Site cleanup activities. Periodic fact sheets will be sent by mail and/or electronically by e-mail.
- Local, state, and federal officials will be contacted about the Site remediation activities.
- Up to now, a Subsurface (Phase II) Investigation was conducted at the Site. Next steps include finalizing the RIWP and conducting the RI. The RI will be used to support the Remedial Action Work Plan (RAWP). The RAWP includes provisions and measures to address Site contamination to enable redevelopment for future residential and commercial use.
- The Site will be cleaned up to levels that are safe for the proposed restricted commercial use. Certain uses will be restricted and will be determined once cleanup is complete.
- For more information about the Site or BCP program, contact the NYSDEC or NYSDOH Project Manager. Contact information is located in Appendix A.

How were these issues and/or information needs identified?

These issues were identified during the Phase II investigation, and are based on the Site's history of industrial and manufacturing use. The proposed remediation will eliminate the concerns in connection with the Site's current condition.

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.

Adjacent property owners and occupants will be informed of the Site remediation activities, and can reach out to the Site's NYSDEC or NYSDOH project manager if they are concerned about the impact to the surrounding area.

How were these information needs identified?

These needs were identified by researching the conditions of the area surrounding the Site.

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.

- A Phase II investigation was completed at the Site by AKRF in August 2017. An RIWP will be prepared and an RI will be conducted by AKRF to fill in data gaps and delineate the vertical and horizontal extent of contamination beneath the Site.

- A RAWP will be prepared and submitted to NYSDEC for review based on the findings of the RIR. A 45-day Public Comment Period begins once the RIR and RAWP have been reviewed by NYSDEC. The final RIR and RAWP are submitted to NYSDEC and NYSDEC issues the Decision Document, which describes the selected remedy for cleanup of the Site. Remediation can begin after the Decisions Document is issued for the Site. Remediation of the Site may be completed in conjunction with redevelopment activities.

- Document repositories where copies of all documents regarding the investigation and remediation of the Site are available to the public, have been established at the Queens Library at Long Island City, 37-44 21st Street Long Island City, New York 11101 and Queens Community Board District 1, 45-02 Ditmars Boulevard, LL Suite 1025, Astoria, New York 11105

How were these issues and/or information needs identified?

These needs were identified by summarizing the proposed project schedule and Site information presented in the BCP Application.

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 Citizen Participation Plan for the Site (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**:

Documents will be translated into 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: See list in Appendix B of the Citizen Participation Plan

Media: See list in Appendix B of the Citizen Participation Plan

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): See list in Appendix B of the Citizen Participation Plan

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

Environmental Group(s):

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

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

Other(s): Local schools and day cares - See list in Appendix B of the Citizen Participation Plan

Prepared/Updated By: J. Patrick Diggins

Date: 4/5/2019

Reviewed/Approved By: Thomas V. Panzone

Date: 12/10/18