



**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan for 36-08 Review Avenue

December 2018

BCP Site No. TBD
36-08 Review Avenue
Long Island City
Queens County, New York

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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: **The Rabenstein Family LLC**
Site Name: **36-08 Review Avenue**
Site Address: **36-08 Review Avenue, Long Island City, NY 11101**
Site County: **Queens County**
Site Number: **TBD**

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)
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 (RI) Work Plan:	
<ul style="list-style-type: none"> • Distribute fact sheet to Site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period 	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.
After Applicant Completes Remedial Investigation:	
<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 Work Plan (RWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to Site contact list about draft RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	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.
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 • Distribute fact sheet to Site contact list announcing NYSDEC approval of Final Engineering Report 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.

No shallow groundwater use exists in the area or vicinity of the Site. This eliminates potential wellhead issues, but does not take into account the vapor intrusion issues to which on-Site and adjacent buildings may become susceptible since groundwater contamination includes Volatile Organic Compounds (VOCs). Potable water is provided to residents by the NYC Department of Environmental Protection. The Site's proximity (~450 ft) to Newtown Creek poses potential risk for the migration of known petroleum and chlorinated solvent contamination into the water way. There may also be impacts with regards to noise, odor, and truck traffic.

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

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

Upon conclusion of the BCP Application 30 day public comment period, if issues of public concern are identified, this CP Plan will be amended to address any additional CP activities that may need to be implemented.

4. Site Information

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

Site Description

The Site is an irregularly-shaped parcel located on the south side of Greenpoint Avenue, between Review Avenue and Railroad Avenue, in the Long Island City neighborhood of Queens. Other addresses associated with the Site are 36-04 Review Avenue and 37-10 Review Avenue. The Site is comprised of three tax lots (approx. 122,900 SF) identified on New York City tax maps as Block 312, Lots 19, 34, and 39. The Site is bounded by Greenpoint Avenue to the north, commercial and industrial buildings to the south, a railroad, Railroad Avenue, and industrial buildings to the west,

and Review Avenue, a cemetery, and mixed commercial and residential buildings to the east. Currently, the Site is occupied by a plastic extruding facility, a window/storefront manufacturer, a tire repair facility, and a toy manufacturer.

History of Site Use, Investigation, and Cleanup

Known former uses of the Site include an alcoholic beverage distillery, a lead pipe and sheet metal manufacturer, a manufacturer and bottler of carbon tetrachloride (dry cleaning chemical), an unknown chemical company, a metal manufacturer, and a lead smelting and manufacturing operation. The most recent uses of the Site include a plastic extruding facility, a window/storefront manufacturer, a tire repair facility, and a toy manufacturer.

Environmental investigation completed at the Site have included analysis of soil and groundwater. The investigations were completed between 2010 and 2018 as part of the Applicant's due diligence.

Previous Environmental Studies

Phase I Environmental Site Assessment (circa 2010)

Review of previous environmental reports prepared by others referenced a Phase I Environmental Site Assessment (ESA) prepared around 2010 and identified the following recognized environmental conditions (RECs) in connection with the Site as having the potential for negative environmental impacts:

- A petroleum spill at Getty Oil Terminal, located approximately 264 feet west of the Site at 30-23 Greenpoint Avenue, has the potential to impact the soil and groundwater of the property with petroleum related compounds and semi-volatile organic compounds (SVOCs);
- A petroleum spill at Buckeye Pipeline, located approximately 267 feet west of the Site at 30-25 Greenpoint Avenue, has the potential to impact the soil and groundwater of the property with petroleum related compounds and SVOCs;
- A New York State Superfund Site, Quanta Resources Corporation/Review Avenue Development II, located approximately 381 feet from the property at 37-80 Review Avenue, has significant potential to impact the soil and groundwater on the subject property with chlorinated solvents, petroleum related compounds, and other contaminants from waste oil contamination located on the Site;
- A Brownfields Site, Nanco Construction Corporation, located on an adjacent parcel at 37-30 Review Avenue has the potential to impact the soil and groundwater on the subject property; and

- A New York State Inactive Class 3 Waste Site at Roehr Chemicals Inc. consisting of a chemical spill located upgradient of the Site at 52-20 37th Street has the significant potential to impact the soil and groundwater on the property.

Phase II Investigation Report (April 2017)

Soil and groundwater sampling was completed to further investigate the Phase I ESA findings. Forty-six (46) soil samples were collected from twenty-three (23) soil borings and twenty-three (23) groundwater samples were collected from permanent and temporary well points.

The results of sample analysis showed concentrations of chlorinated solvents in four of forty-six soil samples collected, concentrations of petroleum-related compounds in nine of forty-six soil samples collected, and concentrations of SVOCs, specifically polyaromatic hydrocarbons (PAHs) in seven of forty-six soil samples collected. Elevated concentrations of lead and zinc were also detected in one soil sample collected from 5-7 feet below grade (ft-bg). Concentrations of petroleum-related compounds and chlorinated solvents were detected in groundwater samples across Site. Elevated concentrations of lead were also detected in groundwater samples across Site.

Soil Boring and Testing Results (April 2018)

Soil sampling was completed to further investigate the soil conditions encountered in boring B-11 of the Phase II Investigation Report. One (1) soil sample was collected from one (1) soil boring advanced in the vicinity of previous soil boring B-11.

The results of the sample analysis showed low levels of chlorinated solvents and petroleum related compounds in soil.

5. Investigation and Cleanup Process

Application

The Applicant has applied for acceptance 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 on Site, 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 **restricted** purposes.

To achieve this goal, the Applicant will conduct **investigation and cleanup** activities at the Site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the Site.

Investigation

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

The Site investigation has several goals:

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

The Applicant submits a draft “Remedial Investigation Work Plan” to NYSDEC for review and approval. NYSDEC makes the draft plan available to the public review during a 30-day public comment period.

When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. This report also will recommend whether cleanup action is needed to address Site-related contamination. The investigation report is subject to review and approval by NYSDEC.

NYSDEC will use the information in the investigation report to determine if the Site poses a significant threat to public health or the environment. If the Site is a “significant threat,” it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the Applicant and approved by NYSDEC. If the Site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

Interim Remedial Measures

An Interim Remedial Measure (IRM) is an action that can be undertaken at a Site when a source of contamination or exposure pathway can be effectively addressed before the Site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

Remedy Selection

When the investigation of the Site has been determined to be complete, the project likely would proceed in one of two directions:

1. The Applicant may recommend in its investigation report that no action is necessary at the Site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a "Certificate of Completion" (described below) to the Applicant.

or

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

When the Applicant submits a draft Remedial Work Plan for approval, NYSDEC would announce the availability of the draft plan for public review during a 45-day public comment period.

Cleanup Action

NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the Site Decision Document.

The Applicant may then design and perform the cleanup action to address the Site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a final engineering report that certifies that cleanup requirements have been achieved or will be achieved within a specific time

frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the Site.

Certificate of Completion

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the Site, it will approve the final engineering report. NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved, and relieves the Applicant from future liability for Site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the Site after it receives a COC.

Site Management

The purpose of Site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the Site cleanup program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the Site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

An institutional control is a non-physical restriction on use of the Site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the Site suitable for some, but not all uses.

An engineering control is a physical barrier or method to manage contamination. Examples include: caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats groundwater. Site management continues until NYSDEC determines that it is no longer needed.

**Appendix A -
Project Contacts and Locations of Reports and Information**

Project Contacts

For information about the Site's investigation and cleanup program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (NYSDEC):

Charles Post

Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233
Phone: (518)
Email:402-9768

{TBD}

Citizen Participation Specialist
NYSDEC
Address:
Phone:
Email:

New York State Department of Health (NYSDOH):

{TBD}

Project Manager
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza Corning Tower,
Room 1787, Albany, NY 12237
Phone: (518) 402-7950
Email:

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
Attn: Daniel Finger
Phone: (718) 937-2790
Hours: Monday & Thursday (11am –
7pm); Tuesday (1pm – 6pm);
Wednesday & Friday (10am – 6pm);
Saturday (10am – 5 pm)

Community Board #2 Queens
43-22 50th Street, Room 2B, Woodside,
NY 11377
Attn: Debra Markell Kleinert
Phone: (718) 533-8773

NYSDEC
Attn: **{TBD}**
Phone:
Hours: Monday – Friday (9am – 5pm)
(call for appointment)

Appendix B - Site Contact List

B1. The Chief Executive Officer And Planning Board Chairperson Of Each County, City, Town And Village In Which The Property Is Located.

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

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

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

Mark McIntyre, Esq., Acting Director
Mayor's Office of Environmental Remediation
100 Gold Street, 2nd Floor
New York, NY 10038

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

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

Department of City Planning
Queens Borough Office
2927 41st Avenue, #9
Long Island City, NY 11101

Jimmy Van Bramer
Council Member, District 26
47-01 Queens Boulevard, Suite 205
Sunnyside, NY 11104

Catherine T. Nolan
Assembly Member, District 37
47-40 21st Street, Room 810
Long Island City, NY 11101

Michael N. Gianaris
State Senator, District 12
31-19 Newtown Avenue, Suite 402
Astoria, NY 11102

B2. Residents, Owners And Occupants Of The Property And Properties Adjacent To The Property.

37-18 Railroad Avenue

Industrial buildings owned/occupied by: New York Paving Inc.
Owner Address: 26 Varick Street, Brooklyn, NY 11222

37-50 Railroad Avenue

Industrial buildings owned by: Noll Metals Co. LLC
Owner Address: 37-50 Railroad Avenue, Long Island City, NY 11101
Occupied by: Five Star Electric
Occupant Address: 37-50 Railroad Avenue, Long Island City, NY 11101

37-90 Railroad Avenue

Industrial building owned by: Feng-Chu Hwang
Owner Address: 37-90 Railroad Avenue, Long Island City, NY 11101
Occupied by: Prince Metal
Occupant Address: 37-90 Railroad Avenue, Long Island City, NY 11101

37-30 Review Avenue

Commercial/Industrial building owned by: Review Railroad Realty
Owner address: 380 Lexington Avenue #2020, New York, NY 10168
Occupied by: NY Minute Messenger & Trucking
Occupant Address: 37-30 Review Avenue, Long Island City, NY 11101

37-80 Review Avenue

Vacant land owned/occupied by: 37-80 Review, LLC
Owner Address: 380 Lexington Avenue, New York, NY 10166

34-02 Greenpoint Avenue

Open space owned/occupied by: St. Patrick's Cathedral

36-23 Review Avenue

Industrial building owned by: Neilmar Realty Corp.
Owner Address: 10 Columbus Circle, New York, NY 10019
Occupied by: Fire Foe Corporation

Occupant Address: 36-23 Review Avenue, Long Island City, NY 11101

36-21 Review Avenue

Mixed Residential and Commercial building owned by: Kingsland Realty Management LLC

Owner Address: 36-21 Review Avenue, Long Island City, NY 11101

Occupied by: Kingsland Realty Management LLC or Occupant

36-19 Review Avenue

Mixed Residential and Commercial building owned by: Point 36-19 LLC

Owner Address: 2492 2nd Street, East Meadow, NY 11554

Occupied by: New Review Deli Inc. or Occupant

Occupant Address: 36-19 Review Avenue, Long Island City, NY 11101

36-15 Review Avenue

Industrial building owned by: Vincent Masquera

Owner Address: 314 West 56th Street, New York, NY 10019

Occupied by: Universal Vacuum Systems

Occupant Address: 36-15 Review Avenue, Long Island City, NY 11101

31-20 Greenpoint Avenue

Commercial building owned/occupied by: J&S Supply Corp.

Owner Address: 53-02 37th Street, Queens, NY 11101

53-29 Van Dam Street

Commercial buildings owned by: 3111 Enterprises, LLC

Owner Address: 31-04 Greenpoint Avenue, Long Island City, NY 11101

Occupied by: L&C Tire Shop

Occupant Address: 53-29 Van Dam Street, Long Island City, NY 11101

53-26 Van Dam Street

Commercial building owned by: ABO Service Station Corp.

Owner Address: 53-26 Van Dam Street, Long Island City, NY 11101

Occupied by: Gulf Oil

Occupant Address: 53-26 Van Dam Street, Long Island City, NY 11101

30-39 Greenpoint Avenue

Industrial building owned by: Rom Realty LLC

Owner Address: 54-15 35th Street, Long Island City, NY 11101

Occupied by: Storage Plus

Occupant Address: 3500 Review Avenue, Long Island City, NY 11101

30-23 Greenpoint Avenue

Industrial buildings owned/occupied by: 3023 GPT LLC

Owner Address: 203 Meserole Avenue, Brooklyn, NY 11222

Occupied by: Getty Oil

Occupant Address: 30-23 Greenpoint Avenue, Long Island City, NY 11101

B3. Local News Media From Which The Community Typically Obtains Information.

LIC Post
Post Office Box 801, JFK Station
Jamaica, NY 11430

QNS
38-15 Bell Boulevard
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

B4. The Public Water Supplier Which Services The Area In Which The Property Is Located

Public water is provided from upstate New York reservoirs by the City of New York, Department of Environmental Protection (Consumer Service Center: 59-17 Junction Boulevard, 10th Floor, Flushing, NY 11373).

B5. Any Person Who Has Requested To Be Placed On The Contact List.

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

B6. The Administrator Of Any School Or Day Care Facility Located On Or Near The Property.

No day care facilities or schools are within 1,000 feet of the Site.

B7. Locations of the Document Repositories

Queens Library at Court Square
25-01 Jackson Avenue
Long Island City, NY 11101

Community Board #2 Queens
43-22 50th Street, Room 2B
Woodside, NY 11377

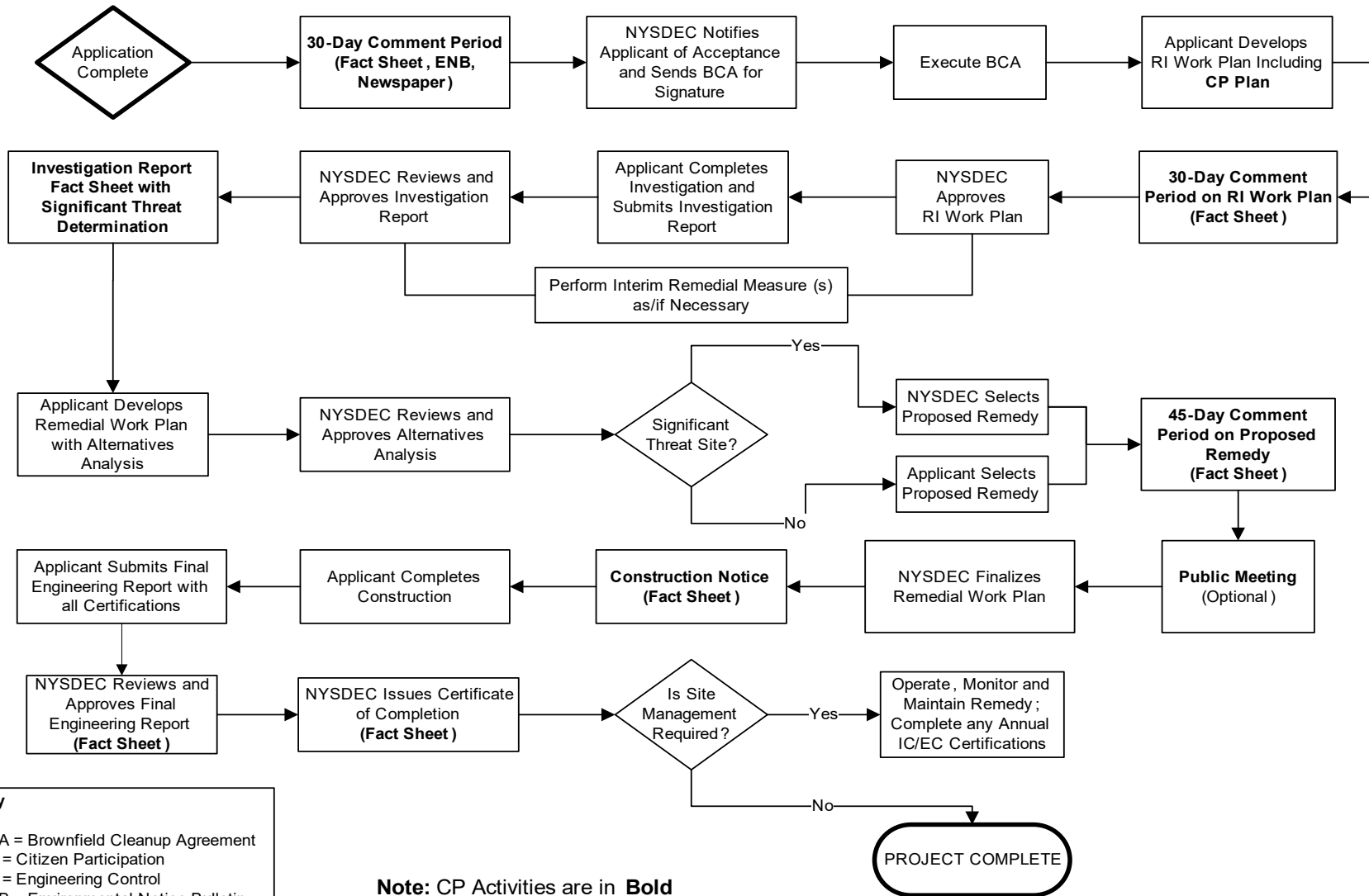
B8. In Cities With A Population of One Million or More, The Local Community Board If The Proposed Site Is Located Within Such Community Board's Boundaries

Community Board #2 Queens
43-22 50th Street, Room 2B
Woodside, NY 11377

Appendix C – Site Location Map



Appendix D– Brownfield Cleanup Program Process



Key
 BCA = Brownfield Cleanup Agreement
 CP = Citizen Participation
 EC = Engineering Control
 ENB = Environmental Notice Bulletin
 IC = Institutional Control
 RI = Remedial Investigation

Note: CP Activities are in **Bold**



Division of Environmental Remediation

Remedial Programs Scoping Sheet for Major Issues of Public Concern

Site Name: 36-08 Review Avenue

Site Number: TBD

Site Address and County: 36-08 Review Avenue, Long Island City, Queens County, NY 11101

Remedial Party(ies): The Rabenstein Family 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.**

Groundwater contamination includes Volatile Organic Compounds (VOCs) which could pose soil vapor intrusion issues in on-Site and adjacent buildings. The Site is located within a Potential Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Based on neighborhood 2010 census data, there is a sizable Hispanic-American community near the Site. Therefore, all future fact sheets will be translated into Spanish. There may also be impacts with regards to noise, odor, and truck traffic.

How were these issues and/or information needs identified?
A Phase II Investigation was performed at the Site in April 2017.

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

How were these information needs identified?
N/A

Part 3. List major issues and information that need to be communicated **to** the community. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and/or information.
Industrial tenants of the Site buildings and possibly industrial and commercial tenants of the surrounding properties.

How were these issues and/or information needs identified?
A Phase II Investigation was performed at the Site in April 2017.

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:

N/A

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

Yes No

Provide details if appropriate:

A New York State Superfund Site is located approximately 381 feet from the Site (Quanta Resources Corporation/Review Avenue Development II) and a Brownfields Site is located on a parcel adjacent to the Site (Nanco Construction Corporation). The Site's proximity (~450 ft) to Newtown Creek poses potential risk for the migration of known petroleum and chlorinated solvent contamination into the water way.

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:

All future fact sheets will be translated in 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: See Site Contact List

Local Officials: See Site Contact List

Media: See Site Contact List

Business/Commercial Interests: See Site Contact List

Labor Group(s)/Employees: N/A

Indian Nation: N/A

Citizens/Community Group(s): N/A

Environmental Justice Group(s): N/A

Environmental Group(s): N/A

Civic Group(s): N/A

Recreational Group(s): N/A

Other(s): N/A

Prepared/Updated By: Alana Carroll, PG

Date: 12/19/2018

Reviewed/Approved By: [Click here to enter text.](#)

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