



**Department of  
Environmental  
Conservation**

**Brownfield Cleanup Program**  
**Citizen Participation Plan**  
**for**  
**Queens Animal Shelter and Care Center**  
**May 2019**

BCP Site No.: C241230  
Queens Animal Shelter and Care Center  
Animal Care and Control of New York City, Inc.  
151 Woodward Avenue  
Ridgewood, New York 11385

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**Note:** The information presented in this Citizen Participation (CP) Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this CP Plan may be revised during the Site’s investigation and cleanup process.

Applicant: **Animal Care and Control of New York City, Inc. (“Applicant”)**  
Site Name: **Queens Animal Shelter and Care Center (“Site”)**  
Site Address: **151 Woodward Avenue**  
Site County: **Queens**  
Site Number: **C241230**

## **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 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 that 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 daycare facility located on or near the Site for purposes of posting and/or dissemination of information at the facility; and
- Location(s) of reports and information.

The Site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the Site contact list upon request. Such requests should be submitted to the NYSDEC project contacts 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 (RIWP)] 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.

The significant threat determination for the Site has not yet been made. To verify the significant threat status of the Site, the interested public may contact the NYSDEC project manager identified in Appendix A.

For more information about TAGs, go online at <http://www.dec.ny.gov/regulations/2590.html>

Note: The table identifying the citizen participation activities related to the Site's investigation and cleanup program follows on the next page:

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

### 3. Major Issues of Public Concern

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

The Site is located in an Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities. The site is located in an area with a sizable Hispanic-American and Asian-American population nearby. Therefore, all future fact sheets will be translated into Spanish. The majority of Asian-Americans in the Census Tract are Filipino, therefore, no need to translate into another language. Most Filipinos are proficient in English. For additional information, visit: <https://statisticalatlas.com/tract/New-York/Queens-County/053900/Race-and-Ethnicity>

Under the de Blasio Administration, the development of full service animal shelters in every New York City borough is a major initiative for the City. The proposed redevelopment plan includes the demolition of the existing site structures and the construction of a three-story, 62,500-square-foot commercial building with two exterior parking lots. The proposed building will be utilized as an animal care center. Once remediation of Site contamination is completed, the Site redevelopment plan would be in line with the City's initiatives.

#### *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.



## 4. Site Information

### *Site Description*

The approximately 0.986-acre Site is located at 151 Woodward Avenue, in the Ridgewood neighborhood of Queens, NY. The Site contains two permanent structures: a one-story masonry and wood frame garage used for storage, vehicle dismantling, and repairs; and a one-story masonry and steel frame garage building with a mezzanine level. Exterior portions of the Site contain several steel shipping containers, racks and shelving for auto parts, and open areas for storage of cars and car parts. Some of the shipping containers have been modified to house temporary office spaces on the Site.

The Site is bounded to the north by a shelving warehouse and distribution facility; to the east by Troutman Street, followed by a parking lot, unspecified storage, and multi-family residential buildings; to the south by Woodward Avenue, followed by residential and commercial buildings and a gasoline station; and to the west by Flushing Avenue, followed by mixed-use buildings with street-level commercial uses (auto repair/tire shop and deli) and an auto storage/junk yard. The surrounding area is primarily industrial, commercial, and residential in use.

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

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

The following environmental assessments and investigations were completed at the Site prior to the Applicant entering the Site into the BCP:

- Phase II Environmental Site Investigation Report, 151 Woodward Avenue, Flushing, NY, Soil Mechanics Environmental Services, December 2008.
- Phase I Environmental Site Assessment – 151 Woodward Avenue (A.K.A. 151-161 Woodward Avenue, 19-02 Through 19-08 Flushing Avenue & 19-01 Troutman Street, Queens, N.Y. 11385, (Block 3376, Lot #'s 1 & 7), Environmental Studies Corporation, Inc., May 2018.
- Phase II Environmental Site Assessment – 151 Woodward Avenue (A.K.A. 151-161 Woodward Avenue, 19-02 through 19-08 Flushing Avenue & 19-01 Troutman Street, Queens, N.Y. 11385, (Block 3376, Lots 1 & 7), Environmental Studies Corporation, Inc., June 2018.
- Supplemental Subsurface (Phase II) Investigation Report – Queens Animal Shelter, 151 Woodward Avenue, Queens, New York, AKRF, Inc., September 2018.

According to the New York City Department of Buildings (NYC DOB) records and historical sources (i.e., fire insurance maps, and city directories), the Site has been used for automotive, residential, and commercial purposes since approximately 1902. As early as 1902, the Site was occupied by commercial (retail) and residential buildings. Between 1914 and 1939, the Site was primarily identified as commercial-use, including retail and a restaurant. In 1960, New York City records indicated that permits were filed to convert the Site into an automobile garage and a 1962 City Directory listing identified the Site as an automobile wrecking corporation. The Site was utilized as an automobile wrecking facility between approximately 1962 and 2005. Currently, the Site is used as an automobile wrecking facility, as well as a used auto parts business and tire and glass sales depot.

The Applicant entered into a BCA with NYSDEC, effective April 8, 2019. The Site is identified as BCP Site No. C241230. Previous investigations conducted at the Site by AKRF and others between December 2008 and September 2018 indicated that soil beneath the Site consists of historic fill (dark brown and gray sand, silt, brick, gravel, glass, asphalt and concrete) from the surface to depths ranging between 3 and 15 feet bgs across the Site. The fill material was generally underlain by apparent native brown sand and silt layers with a minor gravel components to between 15 and 30 feet bgs (the terminus of the soil borings). Groundwater beneath the Site ranges from approximately 19 to 23 feet below grade and is assumed to flow in a northeasterly direction toward Newtown Creek.

According to the previous investigations, contaminated soil and groundwater are present at the Site. Petroleum-related volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs), which are commonly associated with automobile wrecking operations, were detected in soil and groundwater at the Site. Metals-contaminated historic fill was observed across the Site, and PCB contamination, likely related to historical site use, was also observed in historic fill was in the northern portion of the Site. The detections of petroleum-related VOCs and SVOCs, metals, and PCBs are likely related to the presence of historic fill beneath the Site, and current and historical automobile wrecking operations at the Site.

## **5. Investigation and Cleanup Process**

### *Application*

The Applicant has applied for and been accepted into the 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.

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 Work Plan" (RIWP), 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 RIWP 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 RI 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 RIR 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 RIR 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. The NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized

in the Site Decision Document.

The Applicant may then design and perform the cleanup action to address the Site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a Final Engineering Report (FER) that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the Site.

### *Certificate of Completion*

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

### *Site Management*

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

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

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

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

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

### Project Contacts

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

#### New York State Department of Environmental Conservation (NYSDEC):

Sarah Quandt, P.E. Project Manager Division of Environmental Remediation NYSDEC 625 Broadway, 12 <sup>th</sup> Floor Albany, NY 12233-7016 Tel: (518) 402-9116 Email: Sarah.Quandt@dec.ny.gov	Thomas Panzone Public Participation Specialist NYSDEC Region 2 1 Hunters Point Plaza 47-40 21 <sup>st</sup> Street Long Island City, NY 11101 Tel: (718) 482-4953 Email: Thomas.panzone@dec.ny.gov
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#### New York State Department of Health (NYSDOH):

Steven Berninger  
NYSDOH  
Bureau of Environmental Exposure  
Investigation  
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 Ridgewood 20-12 Madison Ridgewood, NY 11385 (718) 821-4770 Hours: Monday: 9:00 AM - 8:00 PM Tuesday: 1:00 PM - 6:00 PM Wednesday: 10:00 AM - 6:00 PM Thursday: 12:00 PM - 8:00 PM Friday: 10:00 AM - 6:00 PM Saturday: 10:00 AM - 5:00 PM Sunday: Closed	Queens Community Board District 5 Mr. Gary Giordano, District Manager 61-23 Myrtle Avenue Glendale, NY 11385 (718) 366-1834 Hours: Monday-Friday, 9AM-5PM (call for appointment)	NYSDEC 625 Broadway Albany, NY 12233-7016 Attn: Sarah Quandt, P.E. Phone: (518) 402-9824 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. Jumaane Williams 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. Catherine Nolan NY State Assembly District 37 47-40 21 <sup>st</sup> Street, Room 810 Long Island City, New York 11101	Hon. Antonio Reynoso NYC City Council District 34 244 Union Avenue Brooklyn, New York 11211
Marisa Lago, Commissioner NYC Department of City Planning 120 Broadway, 31 <sup>st</sup> 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. Nydia M. Velázquez U.S. House of Representatives 266 Broadway, Suite 201 Brooklyn, New York 11211	Mark McIntyre, Director Mayor's Office of Environmental Remediation 100 Gold Street, 2 <sup>nd</sup> 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	NYC Department of City Planning Queens Borough Office 120-55 Queens Blvd., Room 201 Kew Gardens, NY 11424
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 88-11 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 <sup>th</sup> District 31-19 Newtown Avenue, Suite 402 Astoria, New York 11102
Gary Giordano District Manager, Queens Community Board 5 61-23 Myrtle Avenue Glendale, NY 11385	Vincent Arcuri, Jr. Chairman, Queens Community Board 5 61-23 Myrtle Avenue Glendale, NY 11385

Brian Dooley Environmental Committee Chairman, Queens Community Board 5 61-23 Myrtle Avenue Glendale, NY 11385	Public Water Supplier: Vincent Sapienza Commissioner, NYC Dept. of Environmental Protection 59-17 Junction Boulevard Flushing, NY 11373
Len Santoro, President 104 <sup>th</sup> Police Precinct Council 64-2 Catalpa Ave., Queens, NY, 11385-5257  Consolidated Edison Corporate Affairs Carol Conslato – Director 59-17 Junction Boulevard – 2nd Floor Elmhurst, NY 112373	Fire Department New York (FDNY) Engine 291 Ladder 140 56-07 METROPOLITAN AVENUE Ridgewood, NY 11385

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

The Site, Block 3376, Lots 1 and 7, is currently owned by:

35 Realty Holding Corp.  
 4600 Metropolitan Avenue  
 Ridgewood, NY 11385

59-15 Holding Corp.  
 4600 Metropolitan Avenue  
 Ridgewood, NY 11385

A list of adjacent properties and owners is provided below:

Adjacent to the north:	
<u>Block 3376, Lot 15</u> Tri-Borough Shelving & Partition Corp. 19-40 Flushing Avenue Ridgewood, New York 11385	<u>Block 3375, Lot 87</u> MP2, LLC 19-25 Flushing Avenue Ridgewood, New York 11385
<u>Block 3375, Lot 88</u> 1907 Realty LLC 19-07 Flushing Avenue Ridgewood, New York 11385	<u>Block 3375, Lot 89</u> 1907 Realty LLC 19-05 Flushing Avenue Ridgewood, New York 11385

Adjacent to the east:	
<u>Block 3377, Lot 3</u> Anmarco Corp. 19-20 Troutman Street Ridgewood, New York 11385	<u>Block 3377, Lot 1</u> Carlos Delgado Garcia 175 Woodward Avenue Ridgewood, New York 11385

Adjacent to the south:	
<u>Block 3394, Lot 33</u> Flushing Realty Holding Corp. 18-84 Flushing Avenue Ridgewood, New York 11385	<u>Block 3394, Lot 40</u> Sadeta Cekic 160 Woodward Avenue Ridgewood, New York 11385
<u>Block 3394, Lot 37</u> 154 Woodward LLC 154 Woodward Avenue Ridgewood, New York 11385	<u>Block 3394, Lot 41</u> Elizabeth Torres 162 Woodward Avenue Ridgewood, New York 11385
<u>Block 3394, Lot 38</u> Dragan Pancic 156 Woodward Avenue Ridgewood, New York 11385	<u>Block 3394, Lot 42</u> 18-95 Troutman Street Ridgewood, New York 11385
<u>Block 3394, Lot 39</u> Deownarine Bhairo 158 Woodward Avenue Ridgewood, New York 11385	

Adjacent to the west:
<u>Block 3393, Lot 62</u> Willowen Management Company 24 Woodward Avenue Ridgewood, New York 11385



### 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 <sup>th</sup> Road Whitestone, New York 11357
Queens Gazette 42-16 34 <sup>th</sup> Avenue Long Island City, New York 11101  Hoy Nueva York 1 MetroTech Center, 18th Floor Brooklyn, NY 11201  El Diario La Prensa 1 MetroTech Center, 18th Floor Brooklyn, NY 11201  Queens Ledger 45-23 47th Street Woodside, NY 11377	El Correo de Queens 38-15 Bell Boulevard Bayside, New York 11361  Ridgewood Times News Weekly 66-58 Fresh Pond Road Ridgewood, NY 11386  Glendale Register 69-60 Grand Avenue Maspeth, NY 11378

### 4. Public Water Supply

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

NYC Department of Environmental Protection  
Bureau of Environmental Planning and Analysis  
59-17 Junction Boulevard, 13<sup>th</sup> Floor  
Flushing, New York 11373

### 5. Additional Contacts –

None.

*6. Nearby Schools and Day Care Centers*

Junior High School No. 162 – The Willoughby  
Attn: Principal  
1390 WILLOUGHBY AVENUE  
Brooklyn, NY 11237

Grover Cleveland High School  
Attn: Principal  
21-27 HIMROD STREET  
Ridgewood, NY 11385

Learners and Leaders  
384 SENECA AVENUE  
Ridgewood, NY 11385

*7. Document Repositories*

Queens Library at Ridgewood  
20-12 Madison  
Ridgewood, NY 11385  
(718) 821-4770

Queens Community Board District 5  
Mr. Gary Giordano, District Manager  
61-23 Myrtle Avenue  
Glendale, NY 11385  
(718) 366-1834

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

*8. Local Community Board*

Queens Community Board District 5  
Mr. Gary Giordano, District Manager  
61-23 Myrtle Avenue  
Glendale, NY 11385  
(718) 366-1834

*9. Community, Civic, Religious and Other Environmental Organizations*

Ridgewood Property Owners and Civic Association  
PO Box 8660077  
Ridgewood, NY 11386

Ridgewood Tenants Association  
[ridgewoodtenants@gmail.com](mailto:ridgewoodtenants@gmail.com)

Ridgewood Seniors Community Corporation  
68-52 Fresh Pond Road  
Ridgewood, NY 11385

Ridgewood Local Development Corporation  
6082 Myrtle Avenue  
Ridgewood, NY 11385

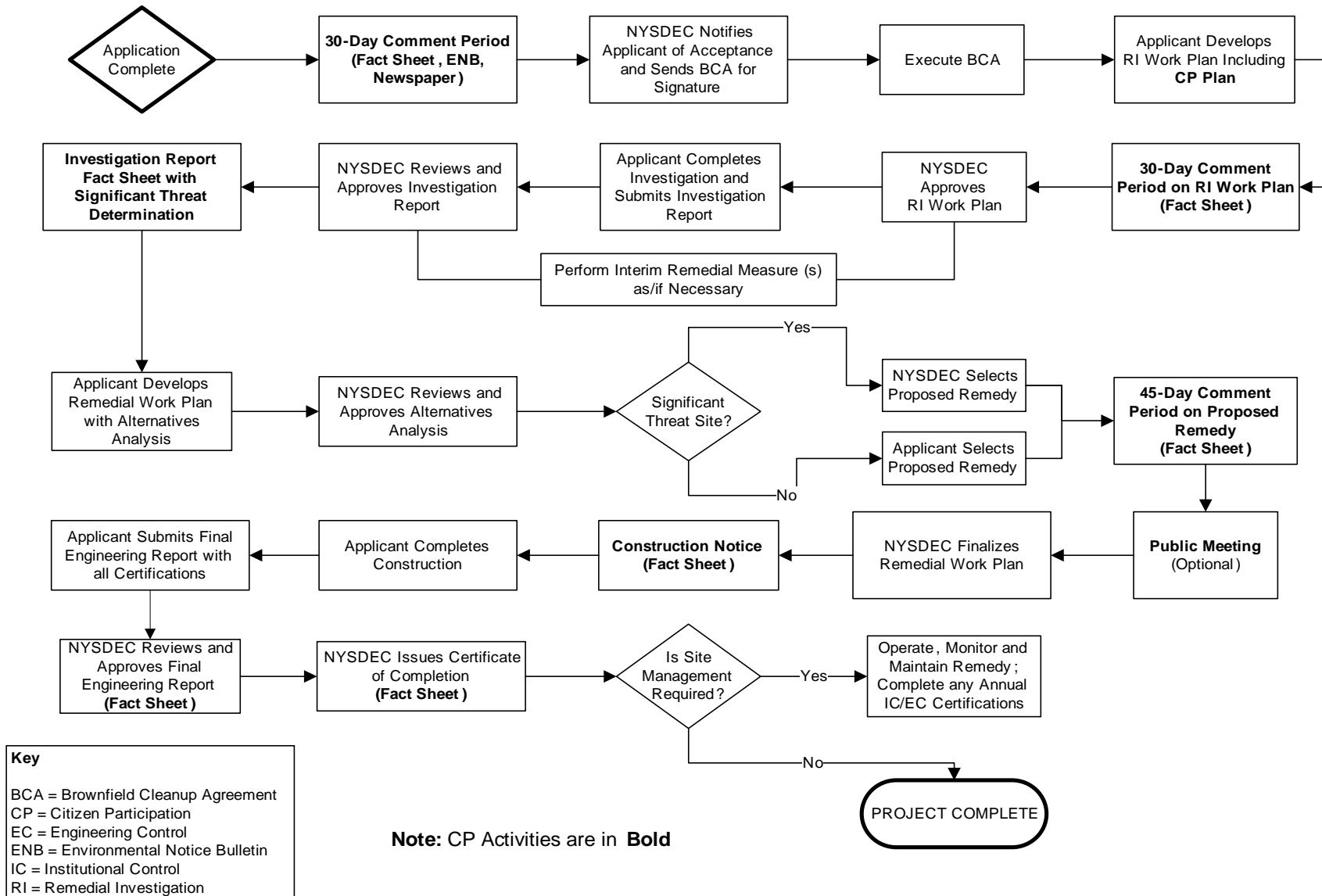
Greater Ridgewood Restoration Corporation  
68-56 Forest Avenue  
Ridgewood, NY 11385

Greater Ridgewood Youth Council  
62-04 Myrtle Avenue  
Glendale, NY 11385

## Appendix C - Site Location Map



## Appendix D– Brownfield Cleanup Program Process



## **Appendix E – Document Repository Letters**



**Environmental, Planning, and Engineering Consultants**

440 Park Avenue South  
7th Floor  
New York, NY 10016  
tel: 212 696-0670  
fax: 212 213-3191  
[www.akrf.com](http://www.akrf.com)

October 11, 2018

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

Re: Document Repository for 1-51 Woodward Avenue, Ridgewood, New York 11385

Dear Mr. Giordano:

AKRF, Inc. is submitting a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application on behalf of Animal Care Centers of New York for the project site located at 1-51 Woodward Avenue, Ridgewood, New York. As required by NYSDEC, Queens Community Board District 5 will be the repository to which all pertinent electronic documents generated for this project will be sent. Please understand that these documents will have to be made available to the public when requested until the NYSDEC determines that these documents are no longer needed.

Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to [jdiggins@akrf.com](mailto:jdiggins@akrf.com). Please call me at (646) 388-9784 with any questions. Thank you.

Sincerely,  
AKRF, Inc.

A handwritten signature in blue ink that reads "J. Patrick Diggins" with a stylized flourish at the end.

J. Patrick Diggins, P.G.  
Technical Director

ACKNOWLEDGED AND ACCEPTED:

<u>GARY GIORDANO</u>	<u>DISTRICT MANAGER</u>	<u>Gary Giordano</u>
Name	Title	Signature





**Environmental, Planning, and Engineering Consultants**

440 Park Avenue South  
7th Floor  
New York, NY 10016  
tel: 212 696-0670  
fax: 212 213-3191  
[www.akrf.com](http://www.akrf.com)

October 11, 2018

Library Manager  
Queens Library at Ridgewood  
20-12 Madison Street  
Ridgewood, NY 11385

Re: Document Repository for 1-51 Woodward Avenue, Ridgewood, New York 11385

To Whom It May Concern:

AKRF, Inc. is submitting a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application on behalf of Animal Care Centers of New York for the project site located at 1-51 Woodward Avenue in Ridgewood, New York. As required by NYSDEC, Queens Library at Ridgewood will be the repository to which all pertinent electronic documents generated for this project will be sent. Please understand that these documents will have to be made available to the public when requested until the NYSDEC determines that these documents are no longer needed.

Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to [jdiggins@akrf.com](mailto:jdiggins@akrf.com). Please call me at (646) 388-9784 with any questions. Thank you.

Sincerely,  
AKRF, Inc.

A handwritten signature in dark ink, appearing to read "J. Patrick Diggins" with a stylized flourish at the end.

J. Patrick Diggins, P.G.  
Technical Director

ACKNOWLEDGED AND ACCEPTED:

<u>Slaven Lee</u>	<u>Manager</u>	<u></u>
Name	Title	Signature





Division of Environmental Remediation

## Appendix F -Remedial Programs Scoping Sheet for Major Issues of Public Concern

### Instructions

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

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

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

### General Instructions

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

### Instructions for Numbered Parts

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

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

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

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

- Can the community supplement knowledge about past/current uses of the Site?

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

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

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

### **Part 4. Community Characteristics**

**a. - e.** Obtain information from local officials, property owners and residents, Site reports, Site visits, “windshield surveys,” other staff, etc.

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

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

**h.** Consider factors such as:

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

### **Part 5. Affected/Interested Public.**

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

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

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

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



Division of Environmental Remediation

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

**Site Name:** Queens Animal Shelter and Care Center

**Site Number:** C241230

**Site Address and County:** 151 Woodward Street, Queens, New York 11385

**Remedial Party(ies):** Animal Care and Control of New York City, Inc.

**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.

- 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 current and historical automobile wrecking operations at the Site, as well as the presence of historic fill beneath the Site.
- A Remedial Investigation Work Plan (RIWP) has been prepared by AKRF, which was submitted to NYSDEC and NYSDOH for review and approval along with the BCP Application. Findings of the RI will be summarized in a Remedial Investigation Report (RIR), which will be submitted to NYSDEC and NYSDOH for review and approval upon completion of the RI.
- There is a potential exposure pathway from contaminated soil vapor to enter into the current Site buildings openings/cracks in the concrete floors. The primary route of exposure would be inhalation.
- The proposed remediation of the Site will not diminish, and will likely improve, 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.
- To date, multiple environmental assessments and investigations have been performed at the Site, including AKRF's September 2018 Supplemental Subsurface (Phase II) Investigation. Next steps include finalizing the RIWP and RIR. The RIR will be used to support the RAWP, which will include provisions and measures to address Site contamination to enable redevelopment for future residential and commercial use.
- 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 environmental assessments and investigations performed at the Site by AKRF and others, and are based on the Site's current and historical of automobile wrecking operations. 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 Supplemental Subsurface (Phase II) Investigation was completed at the Site by AKRF in September 2018. A RIWP has been prepared by AKRF to fill in data gaps and delineate the vertical and horizontal extent of contamination beneath the Site. An RIR will be submitted to NYSDEC and NYSDOH for review and approval upon completion of the RI.

- A RAWP will be prepared based on the findings of the RIR, and will be submitted to NYSDEC and NYSDOH for review and approval. A 45-day Public Comment Period will occur on the draft RAWP. Upon approval of the RAWP, NYSDEC will issue 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 Ridgewood, 20-12 Madison St, Ridgewood, NY 11385 and Queens Community Board District 561-23 Myrtle Avenue, Glendale, NY 11385.

*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 Site citizen participation plan (mark all that apply):

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

☒ **Residential**   ☐ **Agricultural**   ☐ **Recreational**   ☒ **Commercial**   ☒ **Industrial**

**b.** Residential type around Site:

☒ **Urban**   ☐ **Suburban**   ☐ **Rural**

**c.** Population density around Site:

☒ **High**   ☐ **Medium**   ☐ **Low**

**d.** Water supply of nearby residences:

☒ **Public**   ☐ **Private Wells**   ☐ **Mixed**

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

☐ **Yes**   ☒ **No**

Provide details if appropriate:

[Click here to enter text.](#)

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

☐ **Yes**    ☒ **No**

*Provide details if appropriate:*

[Click here to enter text.](#)

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

☒ **Yes**    ☒ **No**

**h.** Special considerations:

☒ **Language**    ☐ **Age**    ☐ **Transportation**    ☐ **Other**

*Explain any marked categories in **h**:*

The Site is located in an area with a sizable Hispanic-American population nearby. Therefore, all future fact sheets 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.)

X☐ 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

X☐ 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:** AKRF, Inc.

**Date:** May 9, 2019

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

**Date:** 4/18/19