



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan

for

23-30 Borden Avenue Development

December 2019

C241238
23-30 Borden Avenue
Long Island City, NY 11101

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

Applicant: **23-30 Borden Owner LLC (“Applicant”)**
Site Name: **23-30 Borden Avenue Development (“Site”)**
Site Address: **23-30 Borden Avenue**
Site County: **Queens County**
Site Number: **C241238**

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 (Previously Completed):	
<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.

The following major issues of public concern were identified: air quality, health of workers and community, nuisance odors, noise and construction-related traffic. These issues are of the most concern to adjacent businesses and residents. These issues will be addressed in the Community Air Monitoring Program (CAMP) and site-specific Health and Safety Program (HASP) for the project to be approved by the NYSDEC prior to the respective phases of work. There may be issues with regards to noise, air or truck-related traffic.

The NYSDEC "Scoping Sheet for Major Issues of Public Concern" was used to complete this section (see Appendix E).

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 has a sizable Asian-American population nearby. Therefore all future fact sheets will be translated into Chinese.

For additional information, visit:

<https://statisticalatlas.com/tract/New-York/Queens-County/000100/Race-and-Ethnicity>

4. Site Information

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

Site Description

The site is located at 23-30 Borden Avenue in Long Island City, NY, and is identified as Block 68 Lot 38 on the New York City Tax Map.

The site consist of approximately 4.67 acres. The site is currently occupied by an approximately 181,675-square foot two-story warehouse building that was constructed in 1960 with one mezzanine level with an approximately 21,650-square foot asphalt paved

parking lot located between Borden Avenue and the central setback portion of the site building. The building was most recently operated by Fresh Direct, Inc., for processing and distribution of food products. The building is currently vacant and is about to undergo demolition.

The site is located in a M3-2 manufacturing district, is designated for warehouse use (E1), and is located within the Long Island City Industrial Business Zone. The adjoining parcels and surrounding area are used for industrial, public facilities and institutions, and transportation utility facilities.

History of Site Use, Investigation, and Cleanup

Historically the site contained a large boat slip on the eastern portion of the Site that was infilled in the early 1900's prior to the site use as an Long Island Rail Road (LIRR) switch yard between the years 1898 and 1950. Coal gas associated structures, including a gasometer, a purifier house and gas holders, were located on the northern portion of the site between 1898 and 1928. The site has been used for warehouse and manufacturing purposes since 1970 and hazardous materials used for site operations included chlorinated solvents. These prior uses have contributed to soil, groundwater and soil vapor impacts at the site.

The primary contaminants of concern are free-phase petroleum (light non-aqueous phase liquid [LNAPL] and dense non-aqueous phase liquid [DNAPL]) in soil and groundwater and chlorinated Volatile Organic Compounds (VOCs) in groundwater and soil vapor. Semi-volatile organic compounds (SVOCs) and metals commonly associated with fuel-oil and historic fill, and creosote were detected in soil at concentrations exceeding NYSDEC Restricted Use Soil Cleanup Objectives (SCOs) for the proposed commercial and/or industrial site use, and in groundwater at concentrations exceeding NYSDEC Groundwater Quality Standards (GWQS).

Prior to entry into the NYSDEC BCP, the site was the subject of environmental investigations, which are documented in the following reports:

- *Phase I Environmental Site Assessment*, prepared by Blackstone Consulting, LLC (Blackstone), dated December 2015
- *Limited Phase II Environmental Site Assessment Subsurface Investigation*, prepared by Roux Associates, Inc. (Roux), dated December 2015
- *Phase I Environmental Site Assessment*, prepared by Langan, dated January 10, 2019
- *Phase II Environmental Investigation Report*, prepared by Langan, dated April 12, 2019

A summary of relevant information from each report is presented below:

December 2015 Phase I Environmental Site Assessment, prepared by Blackstone

The following Recognized Environmental Conditions (RECs) were identified:

- Historical usage of the Subject Property as a rail yard between the late 1800s and 1950s, the historical presence of coal gas structures from at least the late 1800's to the late 1920's and the likely presence of areas of historic fill (particularly associated with the filling of the former ship slip).

The following Business Environmental Risks (BERs) were identified:

- Historical use of the north-adjointing properties including industrial manufacturing such as a varnish works, chemical company warehouse, metal reduction works, lead products mill, solder mill, lead pipe mill, steel barrel facility, iron and steel works warehouse, sheet metal warehouse and metal manufacturing company.
- Storage of waste compressor oil was observed to have resulted in de minimis staining in the oil storage areas. A de minimis condition is defined as a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Although not likely to have impacted the subsurface conditions at the site, the likely presence of asbestos containing materials (ACM) due to the construction of the Subject Property building in 1960 was also identified.

December 2015 Limited Phase II Environmental Site Assessment Subsurface Investigation, prepared by Roux

The findings and conclusions of the Limited Phase II completed in November 2015 are as follows:

- Petroleum-like odors, staining, and sheen were identified on soil cuttings from soil borings installed on the northern and western portions of the Site.
- Five SVOCs (specifically polycyclic aromatic hydrocarbons [PAHs]) were detected in soil at concentrations above the NYSDEC Industrial Use Soil Cleanup Objectives (SCOs) that were attributed to the presence of historic urban fill and petroleum discharges.
- Arsenic was detected in soil at concentrations above the NYSDEC Industrial Use SCO. Several other metals were detected at concentrations exceeding the NYSDEC SCOs, which is typical of historical fill material.

- Three VOCs, including the petroleum-related benzene, and 1,2-dichloroethene were detected at concentrations above the NYSDEC Ambient Water Quality Standards and Guidance Values (AWQSGVs).
- Tetrachloroethene (PCE) was detected in one soil vapor sample above typical urban/industrial background concentrations.

January 2019 Phase I Environmental Site Assessment, prepared by Langan

The following RECs were identified:

- The site was developed with a switch yard for the LIRR between 1898 and 1950. The site contained between 20 and 30 separate railroad track lines which extended off of the subject property to the east, west, and south. The former railroad ties were likely constructed of creosote-treated wood, and may remain beneath the current site building. This historic use and its potential to have impacted the subsurface conditions was identified as a REC.
- Coal gas storage and purification activities were conducted on the northern portion of the subject property between 1898 and 1915. Coal gas related site features included one gasometer in 1898; a purifying house, and two gas holders adjacent to a tool and oil house railroad structure in 1915. This historic use and its potential to have impacted the subsurface conditions was identified as a REC.
- New York State Department of Environmental Conservation (NYSDEC) Petroleum Bulk Storage (PBS) records listed the subject property as Facility 2-602517 for one 5,000-gallon underground storage tank (UST) containing #2 fuel oil that was reportedly closed-in-place in May 2002. According to the AKRF Phase I ESA that was included in the Phase I ESA completed by Blackstone, computerized New York City Fire Department (FDNY) records listed one 3,000-gallon UST associated with the Case Paper Co., Inc., a former site occupant. No further information was provided regarding the installation date, tank status, or configuration. As no records of UST closure were provided associated with the 3,000-gallon UST suspected to exist on the property, undocumented releases from this UST may have potentially impacted soil and/or groundwater conditions at the subject property and was identified as a REC.
- Historical hazardous waste generation and disposal activities associated with the property included the generation and disposal of spent halogenated solvents such as PCE, methylene chloride, trichloroethene (TCE), 1,1,1-trichloroethane, chlorobenzene, 1,1,2-trichloro-1,2,2-trifluoroethane, dichlorobenzene, trichlorofluoromethane, and 1,1,2-trichloroethane (TCA). The detection during the Phase II EI completed by Roux, of PCE and associated breakdown products

(TCE, cis-1,2-DCE, and vinyl chloride) in groundwater are indicative of an on-site source and were identified as a REC.

- The historical industrial, manufacturing, and automotive uses in the surrounding area between 1898 and 2006 was previously identified as an REC. Langan confirmed these uses in the Phase I ESA and also identified these uses as a REC.

The following BERs were identified:

- Langan confirmed the likely presence of historic urban fill through the Limited Phase II ESA prepared by Roux. This would require implementation of soil handling and management procedures to address excavation, reuse, handling, and possible offsite disposal of this material if the site were to be redeveloped and was identified as a BER.

9 April 2019 Phase II Environmental Investigation Report, prepared by Langan

The findings and conclusions of the Limited Phase II completed in February 2019 are as follows:

- Based on field observations during the advancement of soil borings, elevated PID readings were measured in LSB-10, LSB-11, LSB-11b, and LSB-13 with the highest reading (229.3 ppm) from the 10- to 16-foot depth interval.
- Based on field observations and soil analytical data, contaminated historic fill is present within the former boating slip at depths of up to 14.5 feet below grade.
- VOCs (including petroleum-related VOCs) were detected in 13 soil samples at levels above the NYSDEC Unrestricted Use SCOs. SVOCs including PAHs indicative of the presence of historic fill were detected in 14 soil samples. Metals were detected in all samples except one in the northwest area of the Site. Arsenic was detected at levels above the Restricted Use SCOs for Industrial Use in four samples and two duplicate samples in the 3- to 5-foot interval.
- VOCs, (including petroleum and chlorinated solvent-related VOCs and their breakdown products) were detected in two wells (LMW-2 and LMW-6) at concentrations above the NYSDEC Ambient Water Quality Standards and Guidance Values (AWQSGVs). SVOCs and metals (total and dissolved) were also detected at concentrations above the NYSDEC AWQSGVs.
- Soil vapor results identified elevated concentrations of petroleum-related VOCs Benzene, Toluene, Ethylbenzene, Xylene (BTEX) and chlorinated VOCs (CVOCs) that require monitoring and/or mitigation according to NYSDOH Soil Vapor Intrusion Matrices A and B.
- Based on observations of petroleum product on soil in LSB-10, detection of petroleum-related VOCs at concentrations exceeding the NYSDEC Unrestricted

Use SCOs in soil, and detection of petroleum-related VOCs at concentrations exceeding the GWQS in groundwater at this location (LMW-6), NYSDEC was notified and Spill No. 1812799 was assigned on 29 March 2019.

5. Investigation and Cleanup Process

Application

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

The Applicant in its Application proposes that the site will be used for industrial 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 has completed a partial site investigation before it entered into the BCP. For the partial investigation, NYSDEC will determine if the data are useable.

In addition to the partial investigation, the Applicant will conduct an investigation of the site officially called a "supplemental remedial investigation" (SRI). This investigation will be performed with NYSDEC oversight. The Applicant developed and submitted a supplemental remedial investigation workplan in conjunction with the Application, 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 submitted a draft “Supplemental Remedial Investigation Work Plan” to NYSDEC for review and approval. NYSDEC made the draft Supplemental Remedial Investigation Work Plan available to the public review during a 30-day public comment period which concluded on September 20, 2019.

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. The Applicant has prepared a draft “Interim Remedial Measure Work Plan” (IRMWP) that was submitted to the NYSDEC on 19 December 2019. The IRMWP addresses soil disturbance that will occur during building demolition and the monitoring of these activities insure that they do not adversely affect site worker or public health. If an additional IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

Remedy Selection

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

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

or

2. The Applicant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a “Remedial Work Plan”.

The Remedial Work Plan describes the Applicant's proposed remedy for addressing contamination related to the site.

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

Cleanup Action

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

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

Certificate of Completion

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

Site Management

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

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

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

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

Appendix A - Project Contacts and Locations of Reports and Information

Project Contacts

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

New York State Department of Environmental Conservation (NYSDEC)

Javier Perez-Maldonado
Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7016
javier.perez-maldonado@dec.ny.gov
(518) 402-8172

New York State Department of Health (NYSDOH)

Daniel Tucholski
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower,
Room 1787
Albany, NY 12237
bee@health.ny.gov
(518) 402-7860

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.

Christopher McMahon, CHMM
Associate
300 Kimball Drive, 4th Floor
Parsippany, NJ 07054
cmcmahon@langan.com
(973) 560-4861

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
(718) 937-2790
Hours: Mon: 11 AM to 7 PM
Tue: 1 PM to 6 PM
Wed: 10 AM to 6 PM
Thu: 11 PM to 7 PM
Fri: 10 AM to 6 PM
Sat: 10 AM to 5 PM
Sun: Closed

Queens Community Board 2

Denise Keehan-Smith, Chairwoman
43-22 50th Street, Room 2B
Woodside, New York 11377
(718) 533-8777
<https://www1.nyc.gov/site/queenscb2/index.page>

Appendix B - Site Contact List

Chief Executive Officer

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

Hon. Scott Stringer
NYC Comptroller
1 Centre Street
New York, NY 10007

Hon. Jumaane Williams
1 Centre Street, 15th Floor
New York, NY 10007

New York City Planning Commission Chairman

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

Borough of Queens, Borough President

Hon. Sharon Lee
Acting Borough President
Queens Borough Hall
120-55 Queens Boulevard
Kew Gardens, NY 11424

Borough of Queens, Department of Planning and Development

Irving Poy, Director
NYCDP
Queens Borough Hall
120-55 Queens Boulevard
Kew Gardens, NY 11424

Borough of Queens, Community Board 2

Denise Keehan-Smith, Chairwoman
43-22 50th Street, Room 2B
Woodside, NY 11377

Borough of Queens, Community Board 2

Debra Markell-Kleinert, District Manager
43-22 50th Street, Room 2B
Woodside, NY 11377

Borough of Queens, Community Board 2

Environmental Committee Chair
43-22 50th Street, Room 2B
Woodside, NY 11377

New York City Council, Local District 26

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

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

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

Hon. Charles Schumer
U.S. Senator
780 Third Avenue, Suite 2301
New York, NY 10017

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

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

Audrey Pheffer
Queens County Clerk
88-11 Sutphin Boulevard # 106
Jamaica, NY 11435

Schools and Daycare Centers:

None

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

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

Residents, owners, and occupants of the site and properties adjacent to the site:

Owner:

23-30 Borden Owner LLC
c/o Innovo Property Group
1370 Avenue of the Americas
19th Floor
New York, New York 10019

Adjacent properties:

Rail yard
24-00 Newtown Creek
Queens, NY 11101
Owner: Long Island Rail Road (LIRR)
Jamaica Station
Jamaica, New York 11435

Industrial/Manufacturing building (Warehouse)
25-20 Borden Ave
Queens, NY 11101
Owner: John P. Pantanelli
Address not available

Industrial/Manufacturing building (Warehouse)
21-32 Borden Avenue
Queens, NY 11101
Owner: M&L Realty Associates
34-10 Borden Avenue,
Queens, NY 11101

Public facilities/institutions
21-10 Borden Avenue
Queens, NY 11101
Owner: City of New York
City Hall
New York, NY 10007

Industrial/Manufacturing building (Warehouse)
21-33 Borden Ave and 21-57 Borden Ave
Queens, NY 11101
Owner: Borden 51 Realty LLC
203 Meserole Avenue
Brooklyn, NY 11222

Industrial/Manufacturing building
23-01 Borden Ave
Queens, NY 11101
Owner: T.G. Warehouse Inc.
183 Duane Street
New York, NY 10013

Industrial/Manufacturing building
23-23 Borden Ave
Queens, NY 11101
Owner: K.J.D.S. Realty Inc.
45 West 47th Street
New York, NY 10036

Industrial/Manufacturing building (Warehouse)
23-37 Borden Ave
Queens, NY 11101
Owner: Best Realty LLC
12-11 Redfern Avenue
Far Rockaway, NY 11691

Local news media from which the community typically obtains information:

Local newspaper:

Queens Chronicle
Shops at Atlas Park
71-19 80th Street, Suite 8-201
Glendale, NY 11385

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

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

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

Western Queens Gazette
42-16 34th Avenue
Long Island City, NY 11101

Times-Ledger Newspapers
41-02 Bell Boulevard, 2nd Floor
Bayside, NY 11361

Queens Tribune
150-50 14th Road
Whitestone, NY 11357

Ridgewood Times News Weekly
66-58 Fresh Pond Road
Ridgewood, NY 11386

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

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

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

The responsibility for supplying water in New York City is shared between the NYC Department of Environmental Protection (NYCDEP), the Municipal Water Finance Authority, and the New York City Water Board:

NYCDEP

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

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

New York City Department of Environmental Protection
Bureau of Environmental Planning and Analysis
59-17 Junction Boulevard, 11th Floor
Flushing, NY 11373

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

There are no schools or day care facilities located on the site or within a ½-mile radius of the site.

The location of the document repository for the project (e.g., local library):

Queens Library at Court Square
25-01 Jackson Avenue
Queens, NY 11101
(718) 937-2790

Community Board 2, Queens
43-22 50th Street, Room 2B
Woodside, New York 11377
(718) 533-8773

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

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

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

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

Newtown Creek Alliance
<http://www.newtowncreekalliance.org/history-of-newtown-creek/>

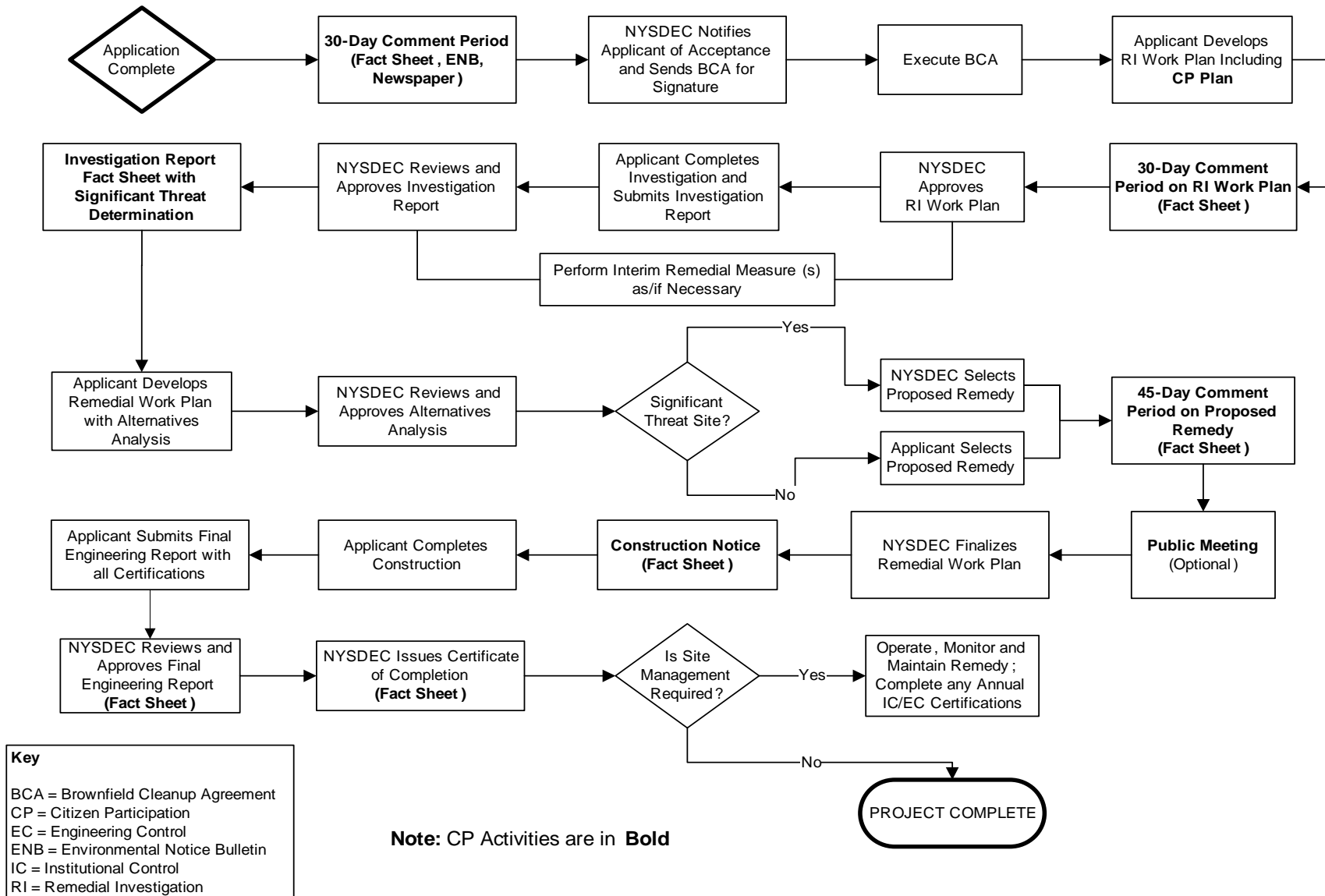
CURES (Civic United for Railroad
Environmental Solutions)
69-06 69th Street
Glendale, NY 11385
Tel: (347) 482-1962
Attn: Mary Parisen, Co-Chair

Urban Divers Estuary Conservancy
89 Pioneer Street
Brooklyn, NY 11231

Appendix C - Site Location Map



Appendix D– Brownfield Cleanup Program Process



Appendix E - Scoping Sheet for Major Issues of Public Concern



Remedial Programs Scoping Sheet for Major Issues of Public Concern

Site Name: 23-30 Borden Avenue Development

Site Number: C241238

Site Address and County: 23-30 Borden Avenue, Long Island City, Queens County, New York

Remedial Party(ies): 23-30 Borden Owner LLC ("Applicant")

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.**

Investigation and remediation of soil, groundwater, and soil vapor may impact air quality while work is performed. NYSDEC and NYSDOH are overseeing the project to ensure the air and odor issues are monitored and mitigated during implementation of the work plan.

How were these issues and/or information needs identified?

Previous investigations identified contaminated soil, groundwater, and soil vapor at the site.

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

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

How were these information needs identified?

There are no information needs at this time.

Part 3. List major issues and information that need to be communicated **to** the community. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and/or information.

Information will be communicated to the public as outlined in the Citizen Participation Plan. NYSDEC and NYSDOH contacts will be provided. A repository will exist for the public to review documentation.

How were these issues and/or information needs identified?

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

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:

Chinese speaking population nearby

Part 5. The site contact list must include, at a minimum, the individuals, groups, and organizations identified in Part 2. of the Citizen Participation Plan under 'Site Contact List'. Are *other* individuals, groups, organizations, and units of government affected by, or interested in, the site, or its remedial program? (Mark and identify all that apply, then adjust the site contact list as appropriate.)

☐ **Non-Adjacent Residents/Property Owners:** [Click here to enter text.](#)

☒ **Local Officials:** [Click here to enter text.](#)

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

☐ **Business/Commercial Interests:** [Click here to enter text.](#)

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

☐ **Indian Nation:** [Click here to enter text.](#)

☒ **Citizens/Community Group(s):** [Click here to enter text.](#)

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

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

- ☐ **Civic Group(s):** Click here to enter text.
- ☐ **Recreational Group(s):** Click here to enter text.
- ☐ **Other(s):** Click here to enter text.

Prepared/Updated By: Langan

Date: 12/19/2019

Reviewed/Approved By: Thomas V. Panzone

Date: 1-28-20

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