



NEW YORK
STATE OF
OPPORTUNITY.

**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan for 27-09 40th Avenue Site

May 2020

C241241
27-09 / 27-11 40th Avenue,
27-03 40th Avenue,
& 39-44 28th Street
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: **40th Ave Dutch Kills Realty, LLC. (“Applicant”)**
Site Name: **27-09 40th Avenue (“Site”)**
Site Address: **27-09/11 40th Avenue, 27-03 40th Avenue, & 39-44 28th Street, Long Island City**
Site County: **Queens**
Site Number: **C241241**

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

3. Major Issues of Public Concern

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

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 population nearby. Therefore, all future fact sheets will be translated into Spanish.

For additional information: <https://popfactfinder.planning.nyc.gov/profile/2196/census>

The following possible major issues of public concern were identified: air quality, soil/materials management, material transport off-site, health of workers and community, nuisance odors, noise, construction-related traffic, and communication with the community. These issues are of most concern to students, parents, and faculty of nearby schools; adjacent property owners, residents, and businesses; and site workers. These issues will be addressed in the Remedial Investigation (RI) Work Plan, Remedial Action Work Plan (RAWP), Community Air Monitoring Program (CAMP), site-specific Health and Safety Plan (HASP) and Construction HASP (CHASP) for the project. These documents will undergo public notice and are subject to approval by the NYSDEC and the New York State Department of Health (NYSDOH) prior to work being performed.

Based on previous investigations, historical uses of the property included auto repair facilities, a glassmaking business, a woodworking business, a dry cleaner, and a machine shop.

Contaminants of concern include nonpetroleum-related volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals, including barium, copper, mercury, zinc and lead. Contaminants are discussed in further detail below and in Section 4. The identified contaminants will be assessed, delineated and remediated in accordance with NYSDEC-approved work plans.

Indoor Air Quality – The VOC Tetrachloroethylene (PCE), a common cleaning agent used for dry cleaning and other degreasing purposes, has been found in soil, groundwater and soil vapor beneath the buildings at the site. The possibility exists for PCE to enter ambient

air in on-site and off-site buildings through soil vapor intrusion into the lowest floors of the structures. The on-site buildings have been demolished in preparation for redevelopment, however adjoining residential buildings are occupied.

Ambient Air Quality –During all intrusive site activities, air quality will be monitored at the sidewalk to ensure that site-related contaminants are not an issue to the surrounding residents.

The Applicant has developed a sampling plan to identify the extent of groundwater and soil contamination at the site, and to determine if the site is negatively contributing to the regional groundwater quality. Soil vapor samples from beneath sidewalks near the site will also be used to determine if additional investigation is warranted.

Going Forward – Investigative work at the site will begin as soon as NYSDEC, in consultation with NYSDOH, approves the investigation workplan. The document repositories will be updated reports covering major project milestone. For any additional questions regarding the project status or general inquiries, refer to Appendix A for the appropriate party's contact information.

4. Site Information

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

Site Description

The site consists of three adjoining tax lots identified as Block 397 and Lots 33, 35, and 39 on the New York City Tax Map. The site is located at 27-09/11 40th Avenue, 27-03 40th Avenue, & 39-44 28th Street, Long Island City, New York. The combined site footprint is approximately 17,502 square feet in area. The site is located in an urban area containing residential, commercial, and light industrial zoning. The directly adjoining or surrounding properties are residential apartment buildings.

History of Site Use, Investigation, and Cleanup

Location: The 27-09 40th Avenue Site is located in an urban area of Queens County, and consists of three separate, continuous parcels with addresses of 27-03 40th Avenue, 27-09 and 27-11 40th Avenue, and 39-44 28th Street.

Site Features: The Site is currently occupied by three, vacant 1-story commercial buildings (one building on each parcel). The building at 39-44 28th Street has a partial basement in the northeastern portion of the property; the other buildings are slab-on-grade. There is an alley on the northwest side of Lot 35, between the buildings at 27-03 40th Avenue and 27-09/27-11 40th Avenue.

Current Zoning and Land Use: The current zoning designation for the Site is M1-2/R5D, allowing for mixed residential, community facility, commercial, and light industrial uses. The Site is

bounded by 40th Avenue to the southwest; a 3-story public facility associated with a house of worship/28th Street to the east; a 3-story residential building with garage and a 2-story residential building/39th Avenue to the north; and a 3-story residential building/27th Street to the west.

Past Use of the Site: According to a Phase I Environmental Site Assessment (ESA) report dated January 28, 2019 (a copy of this report is included with this application), the Site was developed with the current structures by 1970 (27-03 40th Avenue), 1950 (27-09/27-11 40th Avenue), and 1947 (39-44 28th Street). According to the Phase I ESA, the Site appeared to have been used for industrial and commercial purposes since its development. Historic uses at the Site that suggest the possibility for potential environmental impacts include an auto body shop (1977~2006) at 27-03 40th Avenue; a dry cleaning facility (~2005~2017), auto sales (1991-2005), a woodworking shop (2005~2017), and a scientific glass factory (1950-1991) at 27-09/27-11 40th Avenue; and a photo-engraving shop (1947-2006), a machine shop (2014-2019), and an auto repair facility (2000-2005) at 29-44 28th Street. Historic fire insurance maps show that the Site maintained residential buildings prior to 1936.

The initial investigation with regulatory involvement was the 2019 Site investigation for the New York City Office of Environmental Remediation, to address the requirements associated with the E-Designation for hazardous materials assigned to the eastern two parcels (27-09/27-11 40th Avenue and 29-44 28th Street). Note that this investigation included collection of samples at all three parcels, as consolidation of the three Site parcels into a single tax lot was being considered. A copy of the report documenting this investigation is included with this application.

Site Geology and Hydrogeology: The report documenting a recent geotechnical investigation described the subsurface geology as 1.5 to four (4) feet of fill underlain by sand with varying amounts of silt and gravel to approximately 60 feet bgs. Clay layers were identified between 35 and 60 feet bgs, and bedrock was reportedly encountered in one boring at a depth of 50 feet bgs. The regional groundwater flow direction is toward the west, and the depth to groundwater measured in the temporary wells installed as part of a 2019 Site investigation was approximately 35 feet bgs.

Environmental Assessment: Based on the findings of the 2019 Site investigation, the primary contaminants of concern for the Site are semi-volatile organic compounds (SVOCs) and metals in soil; and tetrachloroethene (PCE) and trichloroethene (TCE) in soil vapor.

Soil – The 2019 Site investigation included laboratory analysis of 20 soil samples. No VOCs were detected at concentrations above the Restricted Residential Soil Cleanup Objectives (SCOs) in any of the soil samples. Concentrations of SVOCs and/or metals exceeding Restricted Residential Use SCOs were detected in four shallow (0 to 2 feet bgs) soil samples. The detected concentrations were identified as representative of historic fill, and none of the deeper (25 to 27 feet bgs) soil samples contained any SVOCs or metals at concentrations exceeding SCOs. Since the redevelopment plan for the Site includes demolition of all existing buildings at the Site and excavation to a depth of approximately 25 feet bgs, all impacted soil identified above 25 feet bgs will be removed for off-Site disposal during the redevelopment program.

Groundwater – Two groundwater samples were collected as part of the 2019 Site investigation. Ten individual VOCs were detected at concentrations exceeding New York State Class GA groundwater standards and guidance values. Detected VOCs included petroleum-related compounds (e.g., ethylbenzene, toluene, xylenes) and chlorinated VOCs (e.g., chloroethane, chloroform, chloromethane, PCE); the maximum concentration detected in each sample was chloroform, at 880 micrograms per liter ($\mu\text{g/L}$) and 670 $\mu\text{g/L}$ (no other VOCs were detected at a concentration above 100 $\mu\text{g/L}$). Of particular note, PCE (the solvent historically used at the Site for dry cleaning) was only detected in one of the groundwater samples, at a concentration of 64 $\mu\text{g/L}$, which is similar to PCE concentrations detected in groundwater at other sites in the Long Island City area. In addition, the sample containing this PCE concentration was located cross-gradient to the former dry-cleaning area (PCE was not detected in the groundwater sample collected at the Site boundary downgradient of the dry-cleaning area).

Soil Vapor – Eight soil vapor samples were collected for laboratory analysis of VOCs during the 2019 Site investigation (as demolition of the Site buildings is planned, the sampling scope did not include collection of indoor air samples). All samples were collected from 25 feet bgs. PCE was detected in seven of these samples, at concentrations ranging from 140 micrograms per cubic meter ($\mu\text{g/m}^3$) to 1,600,000 $\mu\text{g/m}^3$. In addition, TCE was detected in all eight samples, at concentrations ranging from 0.27 $\mu\text{g/m}^3$ to 4,800 $\mu\text{g/m}^3$.

Additional investigation will be performed to characterize nature and extent of the contamination, in two suspected source areas, as well as to perform sampling required to fill in data gaps.

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 restricted residential (multi-family) 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 full site investigation before it entered into the BCP. The Applicant has submitted an investigation report for the full site investigation. NYSDEC will determine if the investigation goals and requirements of the BCP have been met or if additional work is needed before a remedy can be selected.

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 “Remedial Investigation Report ” to NYSDEC for review and approval and provided a Supplemental Remedial Investigation Workplan with its BCP application. The Report and Workplan were made available by NYSDEC for public review during a 30-day public comment period.

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

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

Interim Remedial Measures

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

Remedy Selection

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

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

or

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

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

Cleanup Action

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

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a Final Engineering Report (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):

Ruth Curley
Project Manager
NYSDEC
Division of Environmental Remediation
Bureau B
625 Broadway, Albany, NY 12223-7016
(518) 402-9767

Thomas V. Panzone
Public Participation Specialist
NYSDEC
Office of Communications Services
47-40 21st Street
Long Island City, NY 11101

New York State Department of Health (NYSDOH):

Eamonn M. O'Neil
Project Manager
NYSDOH
ESP Corning Tower, Rm 1787
Albany, NY
(518) 402-7860

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 of Long Island City
37-44 21st Street
Long Island City, NY 11101
Attn: Tienya Smith, Branch Manager

Hours: Currently Closed
Phone : 718-752-3700

Queens Community Board 1
45-02 Ditmars Boulevard, LL Suite 125
Astoria, NY 11105
Attn: Florence Koulouris, District Manager
Marie Tourniali, Chairwoman
Antonella Di Saverio, Environmental Committee
Chairwoman

Phone: 718-626-1021

Appendix B - Site Contact List

Chief Executive Officer

Mayor Bill DeBlasio
City Hall
260 Broadway
New York, NY 10007

New York City Department of Planning – Queens Office

120-55 Queens Blvd, Rm 201
Kew Gardens, NY 11424
Telephone: (718) 520-2100
Fax: (718) 520-2096

New York City Department of Environmental Protection – Queens Office

59-17 Junction Blvd,
Flushing, NY 11368
Telephone: (718) 595-7000

Queens Community Board 1 – Chair

Marie Torniali
45-02 Ditmars Boulevard, LL Suite 125
Astoria, NY 11105

NYC Planning Board- Chair

Marisa Lago
120 Broadway
New York, NY 10271

NYC Office of Environmental Remediation- Assistant General Counsel

Michelle Sarro
100 Gold Street
2nd Floor
New York, NY 10038

New York City Comptroller

Scott M. Stringer
1 Centre Street
New York, NY 10007

Public Advocate
Hon. Jumaane Williams
1 Center Street, 15th Floor
New York, NY 10007

U.S. Senator

Hon Charles Schumer
780 Third Avenue, Suite 2301
New York, NY 10017

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

U.S. House of Representatives

Hon. Carolyn Maloney
31-19 Newtown Avenue
Astoria, NY 11102

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

New York State Assembly Member

Hon. Brian Barnwell
55-19 69th Street
Maspeth, NY 11378

NYC Councilmember

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

Acting Queens Borough President Borough Pres. Sharon Lee
120-55 Queens Blvd.
Kew Gardens, NY 11424

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

Local news media from which the community typically obtains information:

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

New York Post
1211 Sixth Avenue
New York, NY 10036

Hoy Nueva York
1 MetroTech Center, 18th Floor
Brooklyn, NY 11201

El Diario La Prensa
1 MetroTech Center, 18th Floor
Brooklyn, NY 11201

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

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

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

LIC/Astoria Journal

69-60 Grand Avenue
Maspeth, NY 11378

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

Astoria Post
christian.murray@queenspost.com

The public water supply that services the area where the Site is located:

Public Water Supplier:

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

Any person who has requested to be placed in the site contact list:

No one has requested to be on the site contact list.

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

Growing Up Green Charter School

Aris Colgan, Principal
39-27 28th Street
Long Island City, NY 11101

Public School 166

Jane Hsu, Principal
39-37 28th Street
Long Island City, NY 11101

Newcomers High School

Lilliam Katcher, Principal
28-01 41st Avenue
Long Island City, NY 11101

Queensbridge ECDC
38-11 27 Street
Queens, NY 11101

PS 112 Dutch Kills
25-05 37 Avenue
Long Island City, NY 11101

Academy of Amer. Studies Hs
28-04 41 Avenue
Long Island City, NY 11101

ST. Patrick's School
39-37 28 St
Long Island City, NY 11101

Evangel Christian School
3921 Crescent St
Long Island City, NY 11101

Long Island City Family Daycare, Inc.
40-34 28th St
Long Island City, NY 11101

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

Silvia Crainicuic (Owners, 27-01 40th Avenue)
27-01 40th Avenue
Long Island City, NY 11101

Yolanda Schettino (Owners, 39-39 27th Street)
39-39 27th Street
Long Island City, NY 11101

Dutch Kill Partners LLC (Owners, 39-35 27th Street)
148 Madison Avenue, 11th Floor
New York, NY 10016

7CC, LLC (Owners, 39-36 28th Street)
200-07 36th Ave
Bayside, NY 11361

John Patrikis (Owners, 39-34 28th Street)
39-34 28th Street
Long Island City, NY 11101

David A. Baharestani (Owners, 39-32 28th Street)
148 Madison Avenue, 11th Floor
New York, NY 10016

40-03 27th Street LLC (Owners, 40-03 27th Street)
53-55 63rd Street
Maspeth, NY 11378

Payntar Street Associates (Owners, 27-20 40th Avenue)
27-20 40th Avenue
Long Island City, NY 11101
Telephone: (718) 392-4803

32-32 48th Avenue Realty Corp. (Owners, 27-08 40th Avenue)
27-08 40th Avenue
Long Island City, NY 11101

Community, Civic, Religious and Other Environmental Organizations:

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

Ann Bruno - President
114th Police Precinct Council
34-16 Astoria Boulevard
Long Island City, NY 11103

Ladder 116
FDNY
37-20 29th Street
Long Island City, NY 11101

St. Patrick Roman Catholic Church
39-38 29th St
Long Island City, NY 11101

Evangel Church
39-20 27th St
Long Island City, NY 11101

St George Coptic Orthodox Church
38-25 31st St
Long Island City, NY 11101

Long Island City Partnership
1 MetLife Plaza
27-01 Queens Plaza North, 9th Floor
Long Island City, NY 11101
(718) 786-5300
Attn: Elizabeth Lusskin, President & CEO

Long Island City/Astoria Chamber of Commerce
Court Square Place
24-01 44th Road
Long Island City, NY 11101
Email: Arthur@LICChamber.com

Document Repository

Queens Library at Long Island City

37-44 21st Street

Long Island City, NY 11101

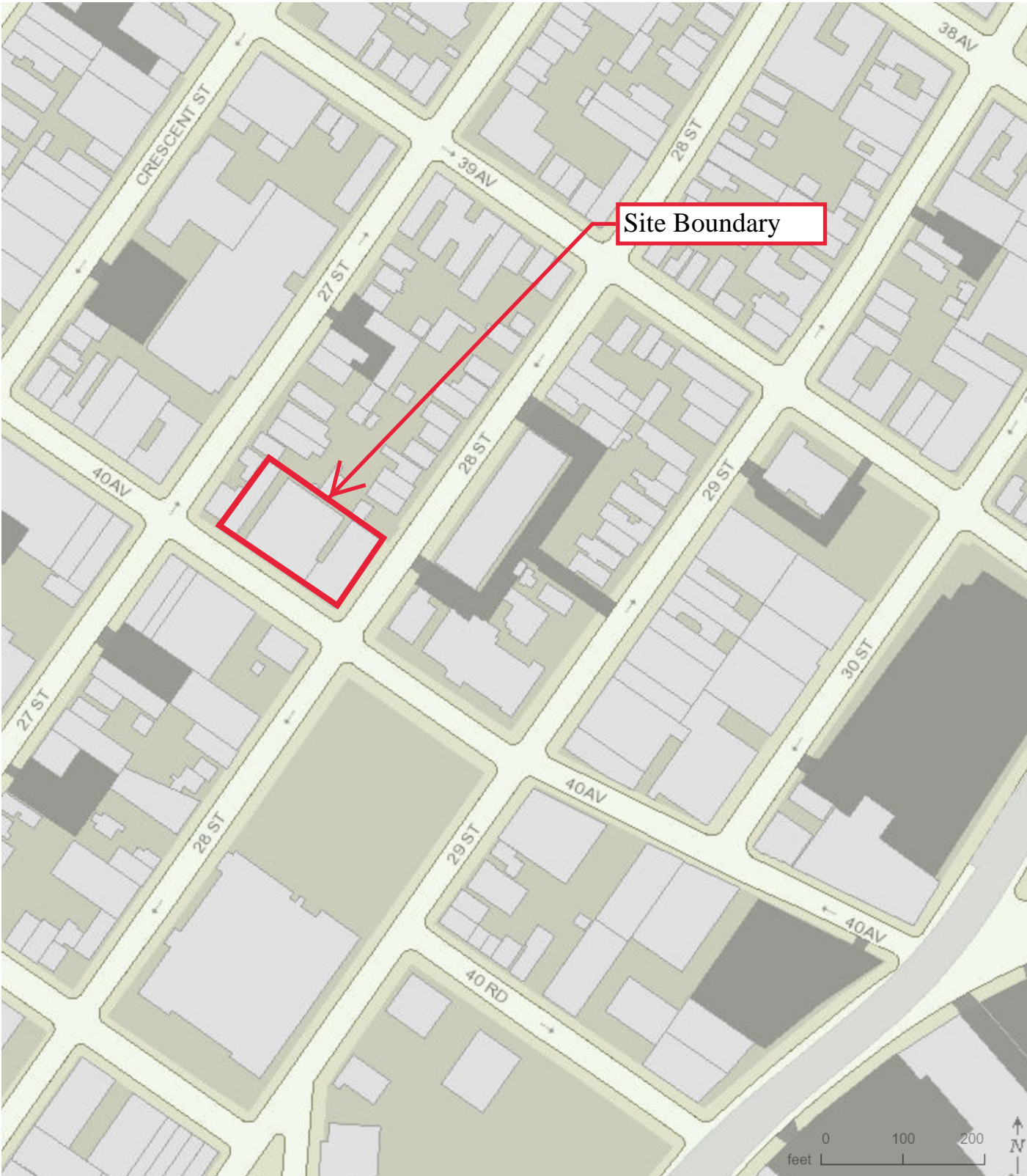
Queens Board 1

45-02 Ditmars Boulevard, LL Suite 1025

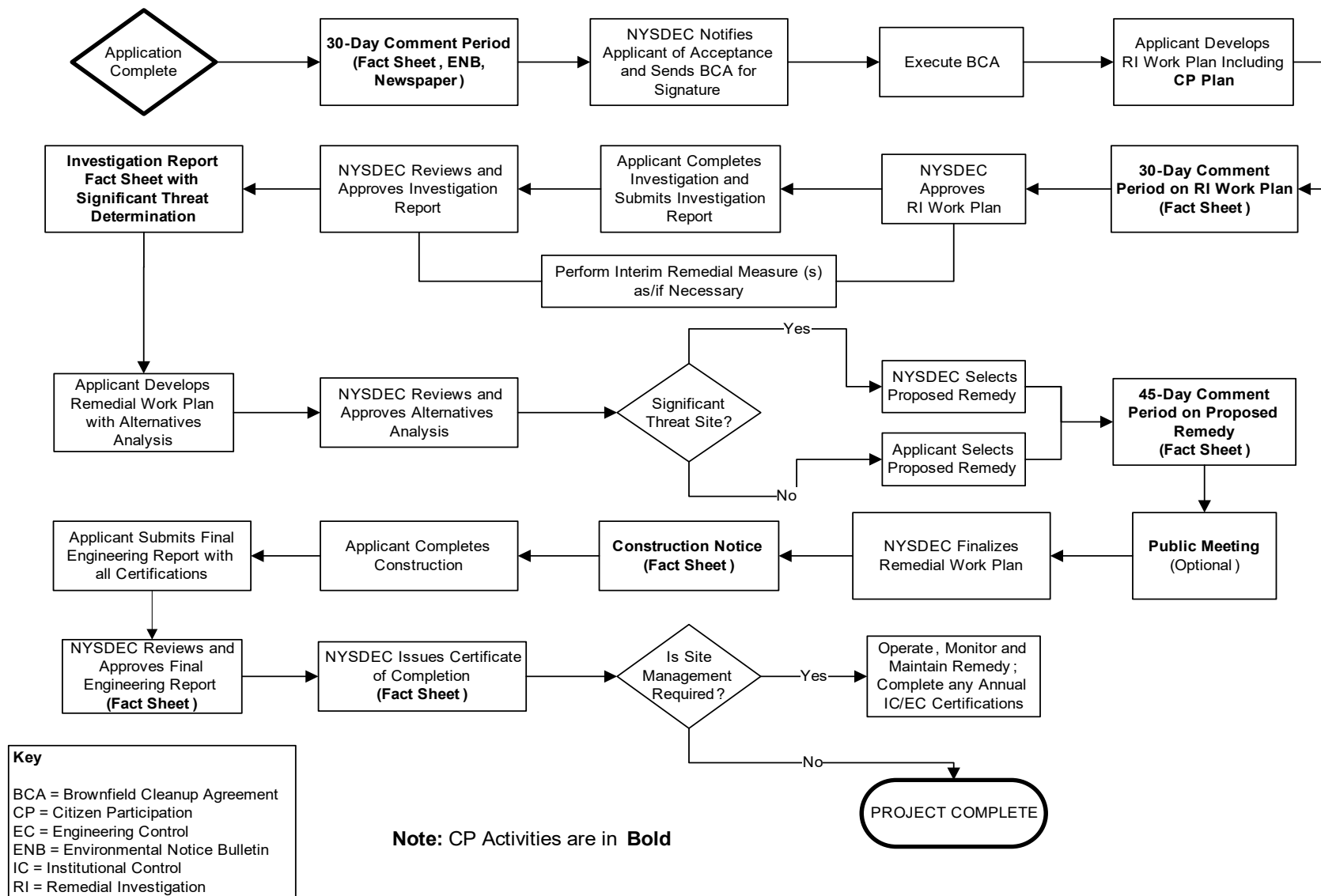
Astoria, NY 11105

Appendix C - Site Location Map

27-09 40th Avenue Site
Brownfield ID#: C241241



Appendix D– Brownfield Cleanup Program Process





Division of Environmental Remediation

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

Site Name: 29-09 40th Avenue Site

Site Number: C241241

Site Address and County: 27-09/11 40th Avenue, 27-03 40th Avenue, & 39-44 28th Street, Long Island City, Queens, New York

Remedial Party: 40th Ave Dutch Kills Realty LLC

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.

Indoor and Ambient Air Quality for adjoining/surrounding buildings. Origin of contamination and plans to address contamination at the site.

How were these issues and/or information needs identified?

Assumed points of interest based on known contamination at the site and general awareness of civilian points of interest.

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.

Not applicable.

How were these information needs identified?

Not applicable.

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

Potential for soil vapor intrusion into adjoining residential buildings and public-school annex.

How were these issues and/or information needs identified?

Interpretation of previously collected data and analysis of surrounding buildings.

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:

Public water supply originates upstate; will not be impacted by groundwater quality at or near the site.

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

☐ **Yes** ☒ **No**

Provide details if appropriate:

None known.

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. 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.)

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

☒ **Local Officials:** Richard A. Carranza, NYC Schools Chancellor

☐ **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: Jamie Burgher
Laurel Environmental Geosciences

Date: 4/27/2020

Reviewed/Approved By: Scott Yanuck

Date: 5/27/2020

