



**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan for 22-09 Queens Plaza North

January 2022

BCP Site No. C241246
22-09 Queens Plaza North
Long Island City, New York 11101

Prepared by:



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

Applicant: **Queensboro Tower, LLC (“Applicant”)**
Site Name: **22-09 Queens Plaza North (“Site”)**
Site Address: **22-09 Queens Plaza North, Long Island City, NY 11101**
Site County: **Queens County**
Site Number: **C241246**

What is New York’s Brownfield Cleanup Program (BCP)?

New York’s 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>.

Citizen Participation (CP) 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 by and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment;
- Improving public access to, and understanding of, issues and information related to a particular site and that site’s investigation and cleanup process;
- Providing citizens with early and continuing opportunities to participate in NYSDEC’s site investigation and cleanup process;
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community; and

- Encouraging dialogue to promote the exchange of information among the affected/interested public, state agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision-making.

This CP Plan (CPP) 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 CPP 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 are also 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 day care facility located on or near the Site for purposes of posting and/or disseminating information at the facility; and
- Location(s) of reports and information.

The Site location is shown in Appendix C.

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 (RIWP)] is distributed both by paper mailing through the postal service and through DEC Delivers, NYSDEC's email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the Site. For more information, visit: <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 the 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 CPP 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 CP activities.

Technical Assistance Grant (TAG)

NYSDEC must determine whether 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 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 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 of this CPP, 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 CP activities related to the Site's investigation and cleanup program follows on the next page:

Citizen Participation (CP) Activity(ies)	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 Brownfield Cleanup Program (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 the New York State Department of Environmental Conservation (NYSDEC) determines that the BCP application is complete. The 30-day public comment period begins on the date of publication of the 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 CP Plan (CPP) 	Before start of Remedial Investigation Note: Applicant must submit the CPP to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves Remedial Investigation (RI) Work Plan (RIWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to Site contact list about proposed RI activities and announcing 30-day public comment period about Draft RIWP • Conduct 30-day public comment period 	Before NYSDEC approves the RIWP. If the RIWP is submitted with the application, public comment periods will be combined and public notice will include the fact sheet. The 30-day public comment period begins/ends as per dates identified in the fact sheet.
After Applicant Completes RI:	
<ul style="list-style-type: none"> • Distribute fact sheet to Site contact list that describes RI results 	Before NYSDEC approves the RI Report (RIR).
Before NYSDEC Approves Remedial Action Work Plan (RAWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to Site contact list about Draft RAWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RAWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves the RAWP. The 45-day public comment period begins/ends as per the dates identified in the fact sheet. The public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to Site contact list that describes upcoming cleanup action 	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to Site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report (FER) • Distribute fact sheet to Site contact list announcing NYSDEC approval of FER and issuance of Certificate of Completion (COC) 	At the time the cleanup action has been completed. Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.

Major Issues of Public Concern

This section of the CPP 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.

Redevelopment Project-Related Issues

The Applicant submitted a BCP Application to NYSDEC in June 2020 and the application was deemed complete by NYSDEC in August 2020. The Brownfield Cleanup Agreement (BCA) was executed on November 18, 2020. The BCP Application was available for public comment between September 2 and October 2, 2020.

The proposed redevelopment project includes demolition of the existing structures and construction of a 58-story mixed-use building and 28-story mixed-use building with approximately 1,256 residential units. Approximately 30% of the units will be affordable. Approximately 40,160 square feet (40%) of open space is proposed throughout the Site and will be open to the tenants and the surrounding community. Redevelopment and remediation of the Site under the BCP will eliminate the current concerns in connection with the Site's existing contamination while providing affordable housing and community resources.

The Site is located in a potential Environmental Justice Area and there is a sizable Hispanic-American population nearby. Therefore, all future fact sheets will be translated into Spanish.

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, Chinese-American and Indian-American population nearby. Therefore, all future fact sheets need to be translated into Spanish, Chinese, and Hindi.

For additional information, visit:

<https://statisticalatlas.com/tract/New-York/Queens-County/003300/Race-and-Ethnicity>

Therefore, all future fact sheets will be translated into Spanish, Chinese and Hindi.

Potential Remediation/Construction-Related Issues

Issues of concern to the community during the on-site remediation phase will likely include those related to the on-site handling and off-site disposal of contaminated soil. The likely concern to the surrounding community will be the possibility of the generation of vapors or dust from the Site during remediation. On-site air quality and dust levels will be monitored during any soil excavation and removal activity in accordance with a Site-specific Health and Safety Plan (HASP) that will be included as part of the Remedial Action Work Plan (RAWP). Dust suppression techniques will be employed to prevent the generation of dust. All air and dust monitoring and any required mitigation will be performed in accordance with New York State Department of Health's (NYSDOH) Community Air Monitoring Program (CAMP).

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 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 a common one for communities in which redevelopment is occurring. 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.

Site Information

Site Description

Currently, the Site consists of an approximately 111,500-square foot parcel comprising two tax lots in Queens County. The northern and central portions of the Site contain a concrete- and asphalt-paved yard occupied by vehicles and storage of construction equipment. The southern portion of the Site contains a one- to two-story building, occupied by commercial office space and storage. The surrounding area consists of predominantly industrial and commercial uses. The Site is bound to the north by 41st Avenue and underground train tracks for the Metropolitan Transit Authority (MTA) F line, followed by a commercial building, an office building, and a hotel; to the east by 23rd Street, followed by mixed residential and commercial buildings; to the south by Queens Plaza North, the Queensboro Bridge roadway, and aboveground railroad tracks for the MTA N line, followed by parking areas; and to the west by 22nd Street, followed by a commercial building, vacant land, and a warehouse for a lighting facility. Appendix C contains a map identifying the location of the Site.

History of Site Use, Investigation, and Cleanup

Available records indicate that the Site was used for residential purposes from the late 1800s through the early 1900s. Broadway Maintenance Corporation and Water House occupied the Site from the 1950s through approximately 1985. A 1971 Certificate of Occupancy identified electrical and machine repair, and engine rebuilding in the southern portion of the Site. Electric motor repair rooms, automotive garage and service station operations, and related activities remained ongoing at the Site for over the last 30 years. Other industrial uses included a lumberyard between approximately 1936 and 1947. A pump station first associated with the Broadway Maintenance Corp. and Water House was located in the central portion of the Site from approximately 1950 through 1986.

Groundwater beneath the Site was investigated in September and December 2010 by Brinkerhoff Environmental Services, Inc. Merritt Environmental Consulting Corp. conducted additional soil and groundwater investigation at the Site during a Focused Subsurface Site Investigation in February 2019. Findings and results of previous investigations were used to support the BCP application submitted to NYSDEC. Following acceptance into the BCP, a soil vapor investigation was conducted at the Site by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. in March 2021.

The previous investigations documented that subsurface materials beneath the Site consist of approximately 5 feet to 10 feet of historic fill material (predominantly sand with varying amounts of clay, brick, ash, wood, and cinder), underlain by sand and clay down approximately 15 feet below grade (the maximum boring depth). Groundwater is approximately 8.5 to 10.2 feet below grade.

Based on an evaluation of the data and information obtained during the previous investigations, contaminated soil and groundwater present at the Site are likely attributable to historic fill and the Site's historic industrial and automotive uses. Heavy metals were detected in soil samples collected across the Site. Organic compounds, which are released naturally from burning combustion products such as coal, oil, gasoline, and wood, were also detected in on-site soil. These compounds are commonly found in historic fill material found in New York City due to the presence of coal ash and other man-made materials. Chlorinated solvents were detected in groundwater in the eastern and western portions of the Site and in

soil vapor in the eastern portion of the Site. Chlorinated solvents are chemicals that contain chlorine and are commonly used for commercial and industrial purposes, including degreasers, paint thinners, and resins. Petroleum-related volatile organic compounds (VOCs) were detected in groundwater in the central portion of the Site and in soil vapor in the northern portion of the Site.

Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's BCP as a Volunteer. This means that the Applicant was not responsible for the disposal or discharge of the contaminants, or 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 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 in its Application proposes that the Site will be used for restricted residential and commercial purposes. To achieve this goal, the Applicant will conduct investigation and cleanup activities at the Site with oversight provided by NYSDEC. The BCA executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the Site.

Investigation

The Applicant will conduct an investigation of the Site, officially called a "Remedial Investigation" (RI). The RI will be performed with NYSDEC oversight. The Applicant must develop an RI Work Plan (RIWP), which is subject to public comment.

The RI has several goals:

- Define the nature and extent of contamination in soil, groundwater, and any other parts of the environment that may be affected;
- Identify the source(s) of the contamination;
- Assess the impact of the contamination on public health and the environment; and
- Provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

The Applicant will submit a Draft RIWP to NYSDEC for review and approval. NYSDEC will make the Draft RIWP available to the public for review during a 30-day public comment period. When the RI is complete, the Applicant will prepare and submit a report that summarizes the results. This report will also 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 whether 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 Measure (IRM)

An 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 that no action is necessary at the Site in its investigation report. 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 that action needs to be taken to address Site contamination in its investigation report. 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.

Once the Applicant submits a Draft RAWP for approval, NYSDEC would announce the availability of the Draft RAWP for public review during a 45-day public comment period.

Cleanup Action

NYSDEC will consider public comments and revise the Draft RAWP, if necessary, before approving the proposed remedy. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the Decision Document (DD).

The Applicant then may design and perform the cleanup action to address the Site contamination. NYSDEC and NYSDOH will 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 (COC)

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the Site, it will approve the FER. NYSDEC will then issue a 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 controls (ICs) and/or engineering controls (ECs) 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 (SMP).

An institutional control (IC) 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 IC may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all, uses.

An engineering control (EC) 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):

Meghan Medwid
Project Manager
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Phone: (518) 402-9767
Email: Meghan.medwid@dec.ny.gov

Thomas Panzone
Public Participation Specialist
1 Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
Phone: (718) 482-4953
Email: Thomas.Panzone@dec.ny.gov

New York State Department of Health (NYSDOH):

Christine Vooris
Project Manager
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
Phone: (518) 402-0445
Email: BEEI@health.ny.gov

Locations of Reports and Information

All important project documents can be accessed online through the DECInfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C241246/>.

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

Queens Community Board 1	Queens Public Library at Long Island City	NYSDEC Central Office
45-02 Ditmars Boulevard LL Suite 1025 Astoria, NY 11105	37-44 21 st Street Long Island City, NY 11101	625 Broadway Albany, NY 12233-7016
Attn: Florence Koulouris, District Manager	Attn: Tienya Smith, Library Manager	Attn: Meghan Medwid, Project Manager
Phone: (718) 786-3335 Email: qn01@cb.nyc.gov	Phone: (718) 752-3700	Phone: (518) 402-9767
Hours: Monday-Friday, 9 AM-5 PM (call for appointment)	Hours: Monday, Wednesday, & Friday, 10 AM-5 PM Tuesday, 1 PM-6 PM Thursday, 12 PM-8 PM Saturday, 10 AM-5 PM	Hours: Monday-Friday, 9 AM-5 PM (call for appointment)

APPENDIX B
SITE CONTACT LIST

1. Local, State, and Federal Officials

Hon. Eric Adams Mayor of New York City City of New York 1 Centre Street New York, NY 10007	Hon. Brad Lander New York City Comptroller Office of the Comptroller, City of NY 1 Centre Street New York, NY 10007
Hon. Jumaane Williams Public Advocate 1 Centre Street, 15 th Floor North New York, NY 10007	Hon. Donovan Richards Queens Borough President 120-55 Queens Boulevard Kew Gardens, NY 11424
Hon. Catherine Nolan New York State Assemblymember 47-40 21 st Street, Room 810 Long Island City, NY 11101	Hon. Julie Won New York City Councilmember 47-01 Queens Boulevard Suite 205 Sunnyside, New York 11104
Anita Laremont - Commissioner NYC Department of City Planning 120 Broadway, 31 st Floor New York, NY 10271	NYC Department of City Planning Queens Borough Office 120-55 Queens Boulevard, Room 201 Kew Gardens, NY 11424
Hon. Charles Schumer U.S. Senate 780 Third Avenue, Suite 2301 New York, NY 10017	Hon. Kirsten Gillibrand U.S. Senate 780 Third Avenue, Suite 2601 New York, NY 10017
Hon. Carolyn Maloney U.S. House of Representatives 31-19 Newtown Avenue Astoria, NY 11102	Hon. Audrey I. Pheffer, County Clerk Queens County Clerk 8811 Sutphin Boulevard #106 Jamaica, NY 11435
Mark McIntyre, Esq. – Acting Director/General Counsel Mayor’s Office of Environmental Remediation 100 Gold Street, 2 nd Floor New York, NY 10038	Hon. Michael Gianaris New York State Senator 31-19 Newtown Avenue, Suite 402 Astoria, NY 11102
Pinar Balci, Assistant Commissioner Bureau of Environmental Planning and Analysis 11 th Floor NYCDEP 59-17 Junction Boulevard Flushing, NY 11373	

<p>Florence Koulouris District Manager, Queens Community Board 1 45-02 Ditmars Boulevard, LL Suite 1025 Astoria, NY 11105</p> <p>Antonella Di Saverio Environmental Committee Chairperson 45-02 Ditmars Boulevard, LL Suite 1025 Astoria, NY 11105</p>	<p>Marie Torniali Chairperson, Queens Community Board 1 45-02 Ditmars Boulevard, LL Suite 1025 Astoria, NY 11105</p>
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2. Residents, Owners, and Occupants of the Site and Adjacent Properties

The Site (Block 412, Lots 1 and 25) is owned by Queensboro Tower, LLC, located at 28-18 Steinway Street, Long Island City, NY 11103. A list of adjacent properties and owners is provided below:

Block/Lot	Owner	Occupant
Site		
412/1 and 25	Queensboro Tower LLC % Criterion Group, LLC 28-18 Steinway Street Astoria, NY 11103 Phone: (718) 204-0300	E-J Electric Installation Co. 212 East 48 th Street New York, NY 10017 Phone: (914) 840-0010 Hylan Datacom & Electrical, LLC 455 Morgan Avenue Brooklyn, NY 11222 Phone: (718) 599-0133 JR Cruz Corp. 675 Line Road Aberdeen, NJ 07747 Phone: 1-877-290-0722 Pete Ice Cream Truck Rental Corp. 22-09 Queens Plaza North Long Island City, NY 11101 Phone: unavailable Super Scrap, Inc. 22-09 Queens Plaza North Long Island City, NY 11101 Phone: unavailable Tangent Construction Inc. 224 West 35 th Street, Suite 604 New York, NY 10001 Phone: (212) 239-8410 US Aerials and Equipment, LLC 22-09 Queens Plaza North Long Island City, NY 11101 Phone: (718) 707-0124 Williamsburg Materials Corp. 52-46 69 th Street Maspeth, NY 11378 Phone: (347) 585-3429
Adjacent to the North		
409/7	Ratan Realty Three LLC 1300 Tonnelle Avenue North Bergen, NJ 07047 Phone number: unavailable	The Vue Hotel 40-47 22 nd Street Long Island City, NY 11101 Phone: (929) 208-0006

Block/Lot	Owner	Occupant
409/6	Stalingrad Ventures, LLC 320 Northern Boulevard, Suite 14 Great Neck, NY 11021 Phone number: unavailable	Commercial / Office Building 22-07 41 st Avenue Long Island City, NY 11101 Phone number: unavailable
409/1	Spar Knitwear Corp. 21-21 41 st Avenue Long Island City, NY 11101 Phone: (718) 786-6877	Cooper Electric Supply Co. 22-19 41 st Avenue Long Island City, NY 11101 Phone: (718) 269-4900
410/38	Spar Knitwear Corp. 21-21 41 st Avenue Long Island City, NY 11101 Phone: (718) 786-6877	Bridgeview School of Fine Arts 21-21 41 st Avenue Long Island City, NY 11101 Phone: (301) 681-6987
Adjacent to the East		
408/7501	Owner unavailable	Multi-family apartment building 23-01 41 st Avenue Long Island City, NY 11101 Phone number: unavailable
413/2	24 th Street LIC, LLC % The World Wide Group 950 Third Avenue, 18 th Floor New York, NY 10022 Phone: (212) 486-2000	Mixed residential (Garage) & commercial 41-42 24 th Street Long Island City, NY 11101 Phone: (347) 242-8143
413/10	Dalva Storage Inc. 53 East 77 th Street New York, NY 10075 Phone: (212) 717-6600	Unoccupied – storage garage 41-31 23 rd Street Long Island City, NY 11101 Phone number: unavailable
413/12	Pinn Day Day LLC 38-19 24 th Street Long Island City, NY 11101 Phone number: unavailable	Multi-family apartment building 41-27 23 rd Street Long Island City, NY 11101 Phone number: unavailable
413/14	Park Plaza Associates LLC 175 Great Neck Road, #402 Great Neck, NY 11021 Phone number: unavailable	Unoccupied- vacant land 41-25 23 rd Street Long Island City, NY 11101 Phone number: unavailable
413/15	Park Plaza Associates LLC 175 Great Neck Road, #402 Great Neck, NY 11021 Phone number: unavailable	Unoccupied- vacant land 41-21 23 rd Street Long Island City, NY 11101 Phone number: unavailable
413/16	23 rd Street Estates, LLC 320 Roebling Street, Suite 316 Brooklyn, NY 11211 Phone: (718) 433-4320	Multi-family elevator building 41-15 23 rd Street Long Island City, NY 11101 Phone number: unavailable

Block/Lot	Owner	Occupant
413/7501	Owner unavailable	Mixed residential & commercial (parking) MTP Parking 41-01 23 rd Street Long Island City, NY 11101 Phone: (718) 482-8140
Adjacent to the South		
426/50 427/45 421/17	NYS Department of Transportation 50 Wolf Road Albany, NY 12232 (518) 457-6195	Unoccupied – transportation/utility facility
Adjacent to the West		
411/10	QPN 10 DE LLC % Storage Deluxe 26 West 17 th Street New York, NY 10011 (212) 904-0404	UOVO: NYC 41-54 22 nd Street Long Island City, NY 11101 (212) 265-3111
411/12	LIC Venture Capital, LLC 112-15 Northern Boulevard, #2 Corona, NY 11368 Phone number: unavailable	Unoccupied – vacant land 41-50 21 st Street Long Island City, NY 11101
411/31	United Development Venture, LLC 112-15 Northern Boulevard, #2 Corona, NY 11368 Phone number: unavailable	Edison Price Lighting 41-50 22 nd Street Long Island City, NY 11101 (718) 685-0700

3. Local News Media

New York Post 1211 Avenue of the Americas New York, NY 10036	New York Daily News 4 New York Plaza New York, NY 10004
Spectrum New York 1 News 75 Ninth Avenue New York, NY 10011	
Queens Chronicle 71-19 80 th Street Suite 8-201 Glendale, NY 11385	Queens Gazette 42-16 34 th Avenue Long Island City, NY 11101
Queens Daily Eagle 8900 Sutphin Boulevard, LL11 Jamaica, NY 11435	
Hoy Nueva York 15 Metrotech Center Floor 7 Brooklyn, NY 11201	
El Diario La Prensa 15 Metrotech Center Floor 7 Brooklyn, NY 11201	
World Journal (Chinese) 141-07 20th Avenue Whitestone, NY 11357	The Long Island City/Astoria Journal 69-60 Grand Avenue Maspeth, NY 11378
India Abroad 2 Tower Center Boulevard - 8th Floor East Brunswick, NJ 08816	

4. Public Water Supply

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

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

5. Additional Contacts

None

6. Nearby Schools and Day Care Centers

Daycares:

Long Island City Family Daycare, Inc.
40-34 28th Street
Long Island City, NY 11101
(347) 669-4009
President/Executive Director/Principal

ST. PATRICK'S SCHOOL
President/Executive Director/Principal
39-37 28 St
Long Island City, NY 11101

New York City Housing Authority's Queensbridge South Day Care Center
10-26 41st Avenue
Long Island City, NY 11101
(718) 657-8300
President/Executive Director/Principal

Bright Horizons at Long Island City
42-09 28th Street
Long Island City, NY 11101
(718) 361-6414
President/Executive Director/Principal

Schools:

Evangel Christian School
3921 Crescent Street
Long Island City, NY 11101
(718) 937-9600
President/Executive Director/Principal

P.S. 555, Newcomers High School
28-01 41st Avenue
Long Island City, NY 11101
(718) 937-6005
President/Executive Director/Principal

Queen's Paideia School
4402 23rd Street
Long Island City, NY 11101
(718) 361-0070
President/Executive Director/Principal

Growing Up Green Charter School
39-37 28th Street

Long Island City, NY 11101
(718) 433-2944
President/Executive Director/Principal

Academy For New Americans
28-04 41 AVENUE
Long Island City, NY 11101
President/Executive Director/Principal

7.

8

Community, Civic, Religious and Other Environmental Organizations:

Consolidated Edison Corporate Affairs
Richard David – Director
59-17 Junction Boulevard 2nd Floor
Elmhurst, NY 11373

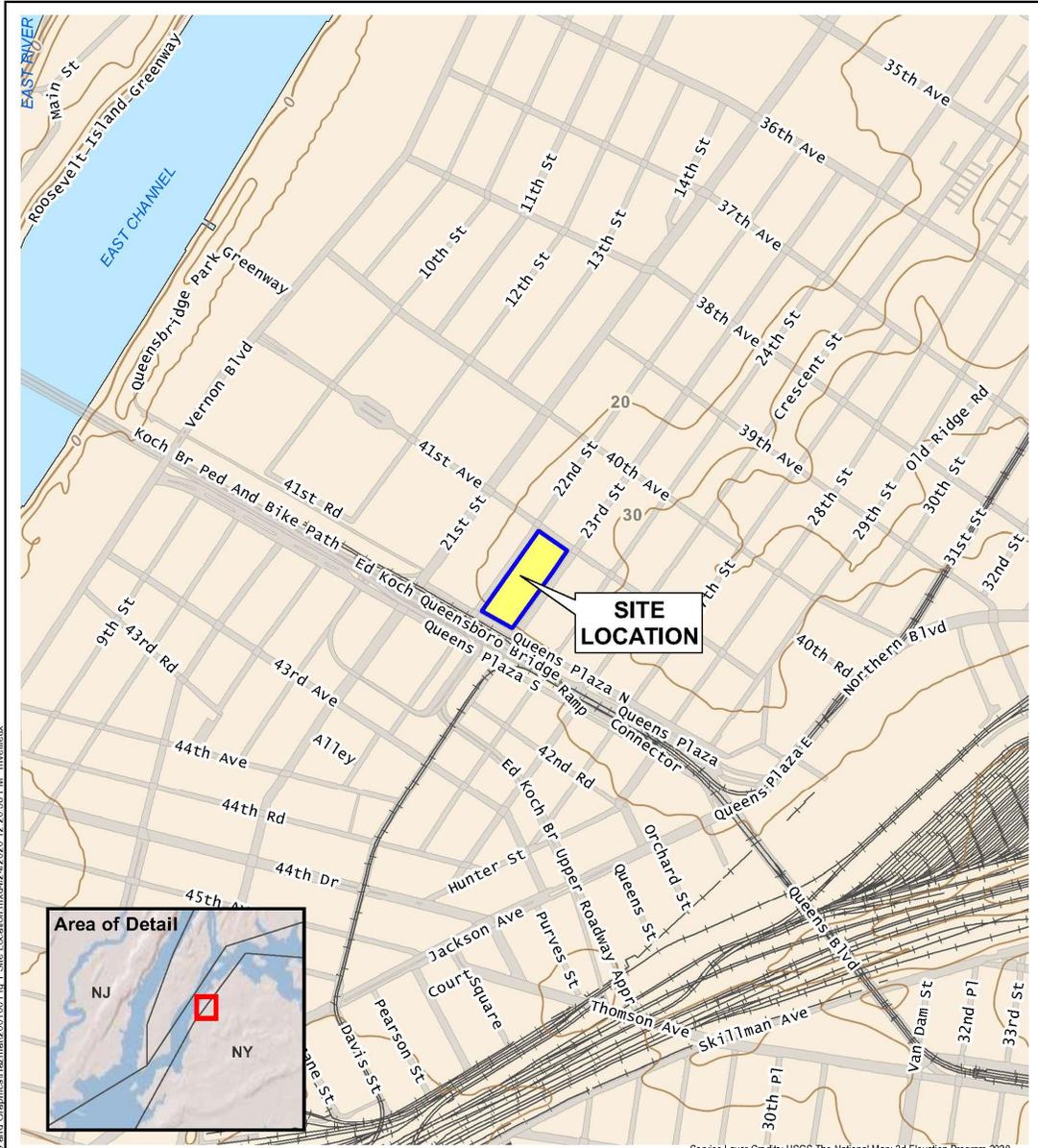
114th Police Precinct Council
Ann Bruno - President
34-16 Astoria Boulevard
Astoria, NY 11103
FDNY
Ladder 116
37-20 29th Street
Long Island City, NY 11101

NYCHA Queensbridge Houses South
Management Development Office
10-06 41st Avenue
Long Island City, NY 11101

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

Long Island City Partnership
Elizabeth Lusskin – President
elusskin@licpartnership.org
27-01 Queens Plaza N
Long Island City, NY 11101

APPENDIX C
 SITE LOCATION MAP



© 2020 AKRF. W:\Projects\200106 - 22-09 QPN\Technical\GIS and Graphics\Hazmat\200106 Fig.1 Site Location.mxd 4/24/2020 12:20:58 PM mvsallouk

Service Layer Credits: USGS The National Map: 3d Elevation Program 2020.



440 Park Avenue South, New York, NY 10016

22-09 Queens Plaza North
 Long Island City, New York

SITE LOCATION

DATE
4/24/2020

PROJECT NO.
200106

APPENDIX
C



Division of Environmental Remediation

Remedial Programs Scoping Sheet for Major Issues of Public Concern

Instructions

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

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

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

General Instructions

- When to prepare: During preparation of the CP Plan for the site. It can be revisited and updated any time 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

Site Name: 22-09 Queens Plaza North

Site Number: C241246

Site Address and County: 22-09 Queens Plaza North, Long Island City, NY 11101; Queens County

Remedial Party(ies): Queensboro Tower, LLC

Note: For Parts 1. – 3. the individuals, groups, organizations, businesses, and units of government identified should be added to the site contact list as appropriate.

Part 1. List major issues of public concern and information the community wants. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and information needs. **Use this information as an aid to prepare or update the Major Issues of Public Concern section of the site Citizen Participation Plan.**

-A Groundwater Investigation and Site Investigation were conducted in September and December 2010, respectively, to evaluate groundwater conditions beneath the Site. A Focused Subsurface Site Investigation was conducted in February 2019 to investigate subsurface soil and groundwater conditions. The findings of the previous investigations were utilized to support the BCP Application.

-The on-site contamination likely stems from the Site's historical industrial and automotive uses, including a maintenance facility, machine and engine repair/rebuilding, an automotive garage and service station, a lumber yard, and pump station.

-The proposed Site uses include residential and commercial uses. As such, there will be restrictions on Site use, which will be determined following remediation.

-As the Site is entirely capped by an impervious surface, there is no existing potential exposure pathway for direct contact. A Community Air Monitoring Plan (CAMP) would be developed as part of the Remedial Action Work Plan (RAWP) that will be implemented during all subsurface disturbance activities to mitigate potential exposures to particulates and organic vapors.

-For more information about the Site or BCP program, contact the NYSDEC or NYSDOH Project Manager. Contact information is provided in Appendix A.

-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.

-Local, state, and federal officials will be contacted about the Site remediation activities.

-Up to now, limited soil and groundwater sampling was conducted at the Site. A draft Remedial Investigation Work Plan (RIWP) will be prepared to further investigate the extent of on-site contamination. The RIWP will include provisions for analysis of soil, groundwater, and soil vapor beneath the entire Site. Findings from the Remedial Investigation will be used to prepare a RAWP, which would include the proposed remedy to address Site contamination and protect the health and safety of the public in the surrounding community.

How were these issues and/or information needs identified?

-These issues were identified based on a review of historic records of the Site presented in a Phase I Environmental Site Assessment (ESA) prepared in October 2018, and the findings of the subsurface investigations. A description of the proposed project was also presented in the BCP Application.

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.

-Nearby uses do not need to be restricted, since measures will be implemented during all investigation and remediation activities to protect the health safety of the public and local community. These measures include, monitoring for dust that may be emanating from the Site and implementing dust controls such as spraying water or minimizing subsurface disturbance. Odors will be mitigated by the use of protective foams and/or covering any contaminated areas of disturbance or stockpiles with tarps.

How were these information needs identified?

-Research was completed to identify the names and contact information of adjacent property owners and local government officials. These individuals are included in the Site Contact List under Appendix B.

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 draft RIWP will be submitted to NYSDEC and NYSDOH for review. The RIWP will include provisions for further analysis of on-site soil, groundwater, and soil vapor. The findings will be used to develop a RAWP and selected a cleanup remedy.

-A document repository, where copies of all documents regarding the investigation and remediation of the Site are available to the public, has been established at: Queens Community Board 1, 45-02 Ditmars Boulevard, LL Suite 1025, Astoria, NY 11105.

How were these issues and/or information needs identified?

-These needs were identified by summarizing the project timeline and a review of the information included in the BCP Application. Any contact information or details pertaining to the Site that have changed since issuance of the BCP Application, have been updated in this CP Plan.

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**:

-There is a sizable Hispanic-American, Indian-American and Chinese-American population nearby, therefore all future fact sheets will be translated into Spanish, Hindi and Chinese.

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

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

Local Officials: See list in Appendix B of the Citizen Participation Plan

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

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

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

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

Citizens/Community Group(s): [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: Alana Carroll, PG

Date: 7/28/2021

Reviewed/Approved By: Thomas V. Panzone

Date: 12/24/21