



Department of  
Environmental  
Conservation

# **Brownfield Cleanup Program**

## **Citizen Participation Plan for Former FO Pierce Company**

July 2021

Site # C241251  
2-33 50<sup>th</sup> Avenue  
Long Island City, NY 11101

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

Applicant: **50<sup>th</sup> & 5<sup>th</sup> LIC LLC (“Applicant”)**  
Site Name: **Former FO Pierce Company (“Site”)**  
Site Address: **2-33 50th Avenue, Long Island City, NY 11101**  
Site County: **New York**  
Site Number: **C241251**

## **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 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 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; and
- Location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

**Note:** The first site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See <http://www.dec.ny.gov/chemical/61092.html> .

Subsequent fact sheets about the site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the NYSDEC site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

### *CP Activities*

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.
- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that

have potential to influence decisions about a site's investigation and cleanup.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned citizen participation activities.

#### *Technical Assistance Grant*

NYSDEC must determine if the site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the site, as described in Section 5.

If the site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being or enjoyment of the environment may be affected by a release or threatened release of contamination at the site.

As of the date the declaration (page 2) was signed by the NYSDEC project manager the significant threat determination for the site had not yet been made.

To verify the significant threat status of the site, the interested public may contact the NYSDEC project manager identified in Appendix A.

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

The table identifying the citizen participation activities related to the site's investigation and cleanup program appears below:

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

### **3. Major Issues of Public Concern**

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

No major issues of public concern have been identified relative to the Site. However, some remediation and construction projects involve public concerns regarding dust, hazardous materials, and noise, particularly where, as here, there are residential buildings and a school playground nearby. Truck-related traffic may also be a concern.

The site is not 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.

For additional information, visit:

<https://popfactfinder.planning.nyc.gov/profile/1975/demographic>

To protect public health and safety during investigation, remediation, and development activities at the Site, a Health and Safety Plan (HASP) and a Community Air Monitoring Plan (CAMP) will be included in the Remedial Action Work Plan (RAWP) that will be approved by NYSDEC and made available to the public. The procedures set forth in the HASP and CAMP will include:

- Securing the work perimeter with fencing during remediation/construction;
- On-site air monitoring for worker protection, if warranted;
- Perimeter air monitoring for community protection, if warranted; and
- Using odor, vapor, and dust controls such as water or foam sprays, as needed.

### **4. Site Information**

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

#### *Site Description*

The Site is bounded by 50<sup>th</sup> Avenue to the south, 49<sup>th</sup> Avenue to the north, 5<sup>th</sup> Street to the east and residential and commercial properties to the west. The Site occupies Tax Lot 1 of Tax Block 17 and encompasses approximately 1.74 acres. Lot 19, which is located in the same Block, is not part of the Site and is owned by the New York City Transit Authority (NYC MTA) and is currently being used as a fan ventilation plant. The Site is irregularly shaped and is comprised of a combined single- and two-story building



warehouse and a parking lot. A portion of the west side of the Site is vacant and overgrown by vegetation. The site is surrounded by fencing and a gated entrance.

A Subway Easement for the NYC MTA Subway 7 Line (Route No. 26) runs beneath the Site's southern portion at a depth that decreases as the Tunnel transverses diagonally from west to southeast beneath the Site.

The Site is currently used as a warehouse for art storage with an associated parking lot. A portion of the west side of the Site is vacant and overgrown by vegetation. The area surrounding the Site consists of residential and commercial properties. The planned development of the Site is consistent with its M1-5/R8A, M1-4/R7A and LIC (Special Long Island City Mixed Use District) zoning districts.

The proposed redevelopment includes abatement and demolition of the existing building and construction of two connected mixed-use residential and commercial buildings with a combined footprint of approximately 76,000 square feet. Thirty percent (30%) of the residential apartments will be affordable housing.

The proposed development will be in accordance with the NYC Zoning Ordinance and the R7A/R8A districts designated for the Site with approximately 525,000 GSF. There are no community master plans for the Site area.

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

Based upon a review of Sanborn Fire Insurance Maps and City Directory Search for the Site, past uses of the Site included a varnish and paint manufacturing from the late 1800's to early 1980's. According to the city records, the original building was built in 1931 and altered in 1987.

Impact Environmental conducted a Phase II Environmental Site Assessment (ESA) in May 1997 to redefine the horizontal extent of contamination originating from the release of heating oil for the former tanks. Impact Environmental conducted a Corrective Action Plan in July 1997, which included removal of an underground storage tank, soil excavation and disposal of a contaminated area within a tank vault, and collection of endpoint samples and one groundwater sample. Roux conducted a Phase II ESA in July 2020 for environmental due diligence purposes, and included the installation of ten soil borings, seven temporary monitoring wells, and eight temporary soil vapor points. The soil sample results generally indicate the upper 2 ft to 5 ft across the site contains Semi-volatile organic compounds (SVOCs) and metals which are characteristic of urban fill. Volatile Organic Compounds (VOCs), SVOCs, and manganese concentrations in groundwater are representative of a historic petroleum release and the Site's former onsite paint and varnish manufacturing operations.

## 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 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 purposes.

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

### *Investigation*

The Applicant will conduct an investigation of the site officially called a "remedial investigation" (RI). This investigation will be performed with NYSDEC oversight. The Applicant developed a remedial investigation workplan, which was subjected to public comment.

The site investigation has several goals:

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

The Applicant submitted a "Remedial Investigation Work Plan" to NYSDEC for review and approval on February 3, 2021 (concurrently with the BCP application). NYSDEC made the plan available to the public review during a 30-day public comment period that ran from March 24, 2021 through April 23, 2021. No public comments were received.

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):**

Daniel McNally  
Project Manager  
Albany Central Office  
625 Broadway  
Albany, NY 12233  
Phone: (518) 402-9767  
Email: daniel.mcnally@dec.ny.gov

Thomas Panzone  
Public Participation Specialist  
NYSDEC Region 2  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
Phone: (718) 482-4953  
Email: Thomas.panzone@dec.ny.gov

**New York State Department of Health (NYSDOH):**

Harolyn Hood  
Project Manager  
NYSDOH  
Bureau of Environmental Exposure  
Investigation  
Empire State Plaza Corning Tower,  
Room 1787  
Albany, New York 12237  
Phone: (518) 473-4780; (518) 402-7860  
Email: BEEI@health.ny.gov

**Locations of Reports and Information**

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

**New York Public Library- Central  
(main document repository)**

89-11 Merrick Avenue  
Jamaica, NY 11432  
Phone: (718) 990-0700

Hours of Operation:  
Monday: 10AM-5PM  
Tuesday: 1PM-5PM  
Wednesday: 10AM-5PM

Thursday: 12PM-7PM  
Friday: 10AM-5PM  
Saturday: 10AM-5PM  
Sunday: CLOSED

**New York Public Library- LIC**

37-44 21<sup>st</sup> Street

Long Island City, NY 11101

Phone: (718) 752-3700

Hours of Operation:

Monday: 10AM-5PM

Tuesday: 1PM-5PM

Wednesday: 10AM-5PM

Thursday: 12PM-7PM

Friday: 10AM-5PM

Saturday: 10AM-5PM

Sunday: CLOSED

**Queens Community Board 243-22 50<sup>th</sup>**

Street, Suite 2B Woodside, NY 11377

Phone: (718) 533-8773

Email: [qn02@cb.nyc.gov](mailto:qn02@cb.nyc.gov)

Debra Markell Kleinert – District Manager

## Appendix B - Site Contact List

**Site Contact List**2-33 50<sup>th</sup> Avenue, Long Island City, New York

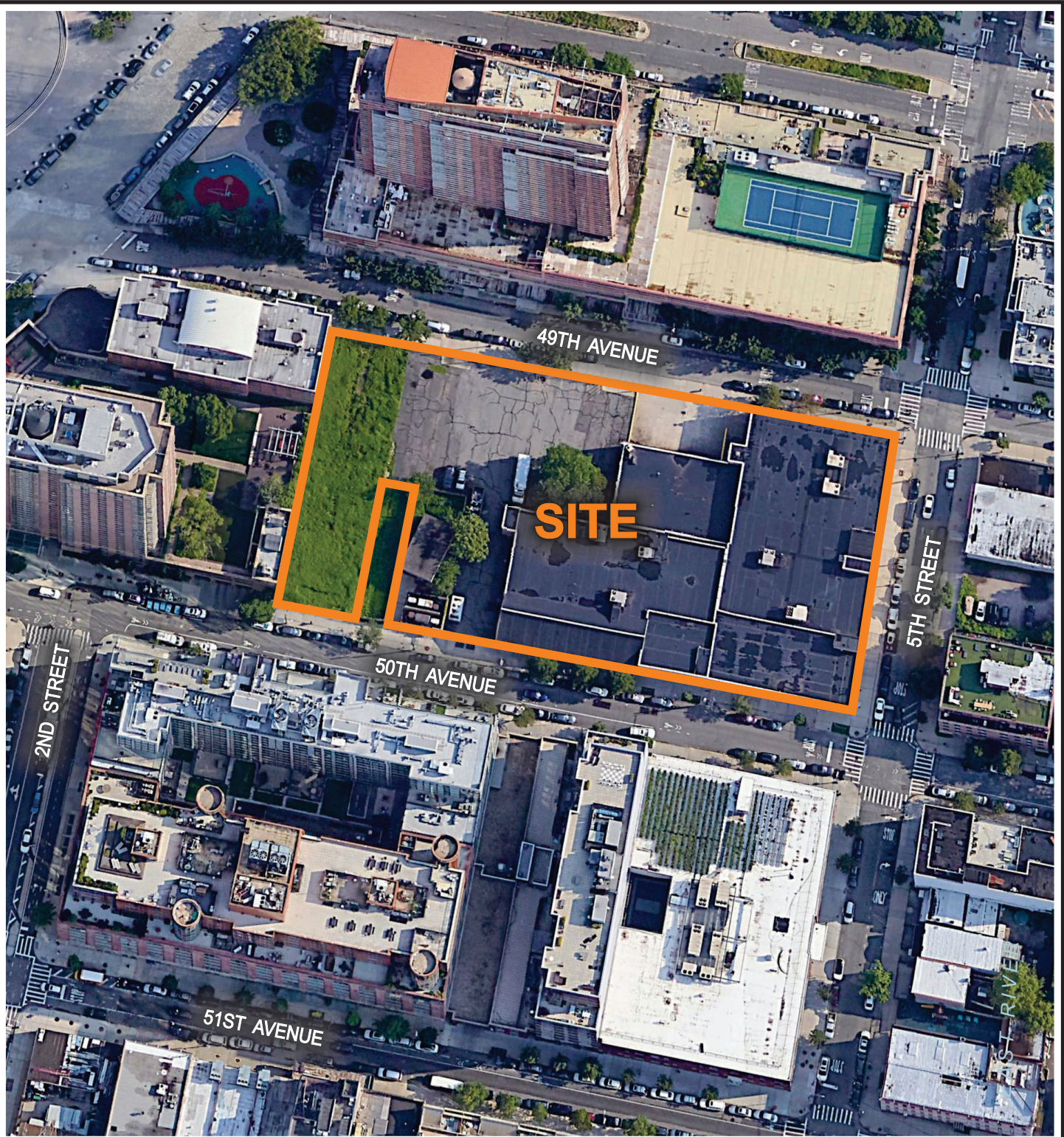
Name	Title	Address1	Address2	Phone/Email
<b>LOCAL AND STATE OFFICIALS</b>				
Hon. Bill de Blasio	NYC Mayor	City Hall	New York, NY 10007	
Hon. Scott Stringer	NYC Comptroller	1 Centre Street	New York, NY 10007	212-669-3916
Hon. Jumaane Williams	Public Advocate	1 Centre Street, 15 <sup>th</sup> Floor	New York, NY 10007	212-669-7250
Marisa Lago	Commissioner, NYC Dept. of City Planning	120 Broadway, 31st Floor	New York, NY 10007	
Vincent Sapienza	Commissioner, NYC Dept. of Environmental Protection	59-17 Junction Boulevard	Flushing, NY 11373	
Mark McIntyre, Director	NYC Office of Environmental Remediation	100 Gold Street - 2nd Floor	New York, NY 10007	mmcintyre@cityhall.nyc.gov
Julie Stein	NYCDEP Office of Environmental Assessment & Planning	96-05 Horace Harding Expressway	Flushing, NY 11373	
Hon. Donovan Richards	Queens Borough President	122-55 Queens Boulevard	Kew Gardens, NY 11424	718-286-3000
Joseph DeMarco	NYSDEC	625 Broadway	Albany, NY 12233	
Thomas V. Panzone	NYSDEC Public Participation Specialist	47-40 21 <sup>st</sup> Street	Long Island City, NY 11101	718-482-4953
Hon. Michael Gianaris	NYS Senator	31-19 Newtown Avenue, Suite 402	Astoria, NY 11102	718-728-0960
Christine Vooris, P.E.	NYSDOH Public Health Specialist	Empire State Plaza Corning Tower, Room 1787	Albany, NY 11237	
Hon Charles Schumer	U.S. Senator	780 Third Avenue, Suite 2301	New York, NY 10017	
Hon. Kirsten Gillibrand	U.S. Senator	780 Third Avenue, Suite 2601	New York, NY 10017	
Hon. Catherine Nolan	NYS Assembly District 37	47-40 21 <sup>st</sup> Street, Room 810	Long Island City, NY	718-784-0648
Hon. Carolyn Maloney	US House of Representatives	31-19 Newtown Avenue	Astoria, NY 11102	718-932-1804
Lisa Ann Deller	Queens Community Board 2 Chairperson	43-22 50 <sup>th</sup> Street, Suite 2B	Woodside, NY 11377	718-533-8773
Hon. Jimmy Van Bramer	NYC Council Member	47-01 Queens Boulevard, Suite 205	Sunnyside, NY 11104	708-383-9566
Audrey I. Pheffer	Queens County Clerk	8811 Sutphin Boulevard, #106	Queens, NY 11435	
<b>CURRENT SITE OWNER</b>				
Fortress New York Holdings, Inc.	c/o Mr. Ladd Thorne, Jr.	99 Boston Street	Boston, MA 02125	
<b>CURRENT OWNERS AND OCCUPANTS OF THE SUBJECT SITE AND ADJACENT SITES</b>				
Fortress New York Holdings	Site (Block 17 Lot 1)	2-33 50 <sup>th</sup> Avenue	Long Island City, NY 11101	718-937-5500
Icon Parking	Block 18 Lot 1	45-45 Center Boulevard	Long Island City, NY 11101	718-440-3408
NYC Public School 78	Block 18 Lot 1	48-09 Center Boulevard	Queens, NY 11109	718-392-5402
Chinelos Birria Tacos	Block 18 Lot 1	4-09 Center Boulevard	Queens, NY 11101	917-819-9066
Zipcar	Block 18 Lot 1	4-74 48 <sup>th</sup> Avenue	Long Island City, NY 11109	
Avatar Wine Marketing	Block 18 Lot 1	4-74 48 <sup>th</sup> Avenue	Long Island City, NY 11109	646-257-2551
CityLights Building	Block 18 Lot 1	4-74 48 <sup>th</sup> Avenue	Queens, NY 11109	718-340-1106
CL Parking LLC	Block 18 Lot 1	4-74 48 <sup>th</sup> Avenue	Queens, NY 11109	718-784-4966
City View Valet Cleaners	Block 18 Lot 1	474 48 <sup>th</sup> Avenue	Long Island City, NY 11109	718-869-3638
Little Ones LLC	Block 18 Lot 1	4-74 48 <sup>th</sup> Avenue	Long Island City, NY 11109	718-392-1254



Emily Spa	Block 18 Lot 1	474 48 <sup>th</sup> Avenue	Long Island City, NY 11109	718-707-0008
Piatto	Block 18 Lot 5	1-50 50 <sup>th</sup> Avenue	Long Island City, NY 11101	718-361-2751
FlybyNite Auto Transport	Block 18 Lot 5	101 Center Boulevard	Long Island City, NY 11101	718-404-9186
Riverview Gardens HDFC	Block 17 Lot 29	412 49 <sup>th</sup> Avenue	Long Island City, NY 11101	718-361-8442
American Brass Restaurant	Block 17 Lot 28	2-01 50 <sup>th</sup> Avenue	Long Island City, NY 11101	718-806-1106
New York Botanics LLC	Block 17 Lot 28	2-01 50 <sup>th</sup> Avenue	Long Island City, NY 11101	347-721-5754
Avalon Riverview	Block 17 Lot 28	2-01 50 <sup>th</sup> Avenue	Long Island City, NY 11101	718-729-7800
Global Hedging LLC	Block 17 Lot 28	2-01 50 <sup>th</sup> Avenue	Long Island City, NY 11101	718-881-6500
MTA NYC Transit	Block 17 Lot 19	2-19 50 <sup>th</sup> Avenue	Long Island City, NY 11101	877-690-5116
5 <sup>th</sup> Street Lofts	Block 31 Lot 21	5-09 48 <sup>th</sup> Avenue	Long Island City, NY 11101	
Studio JA LLC	Block 32 Lot 31	59-01 5 <sup>th</sup> Street	Long Island City, NY 11101	
Silver Star Auto Express	Block 32 Lot 29	49-03 5 <sup>th</sup> Street	Long Island City, NY 11101	718-391-0623
New York Auto	Block 32 Lot 29	49-03 5 <sup>th</sup> Street	Long Island City, NY 11101	718-391-0623
PCI Green Realty, LLC	Block 32 Lot 28	49-09 5 <sup>th</sup> Street	Long Island City, NY 11101	
The Galaxy Condominium	Block 32 Lot 24	5-03 50 <sup>th</sup> Avenue	Long Island City, NY 11101	
Industry Gymnastics	Block 33 Lot 28	5-02 50 <sup>th</sup> Avenue	Long Island City, NY 11101	718-392-5437
P-Ryton Corporation	Block 33 Lot 28	514 50 <sup>th</sup> Avenue	Long Island City, NY 11101	718-937-7052
Prestige Condominium	Block 33 Lot 28	50-01 5 <sup>th</sup> Street	Long Island City, NY 11101	
LIC Dental Associates	Block 16 Lot 25	50-02 5 <sup>th</sup> Street	Long Island City, NY 11101	718-530-6539
UA Local Union No. 1 The Plumbers of New York City	Block 16 Lot 25	50-02 5 <sup>th</sup> Street, 2 <sup>nd</sup> Floor	Long Island City, NY 11101	718-738-7500
Powerhouse Yard Condominium	Block 16 Lot 38		Long Island City, NY 11101	718-786-4169
LM Powerhouse Garage, LLC	Block 16 Lot 38	245 51 <sup>st</sup> Avenue	Long Island City, NY 11101	718-392-4141
Gantry Park Landing	Block 16 Lot 8	226 50 <sup>th</sup> Avenue	Long Island City, NY 11101	718-786-4169
Black Star Bakery & Café	Block 16 Lot 8	2-10 50 <sup>th</sup> Avenue	Long Island City, NY 11101	718-433-9189
Urban Market	Block 16 Lot 8	50-01 2 <sup>nd</sup> Street	Long Island City, NY 11101	718-433-4995
<b>RELIGIOUS AUTHORITIES</b>				
New City Church		1-50 51 <sup>st</sup> Avenue	Long Island City, NY 11101	917-740-2489
Church of Saint Mary		10-08 49 <sup>th</sup> Avenue	Long Island City, NY 11101	stmarylic@gmail.com
Gadenpa Buddhist Center		38-30 29 <sup>th</sup> Street	Queens, NY 11101	718-786-8188
Sunnyside Jewish Center		40-20 47 <sup>th</sup> Avenue	Sunnyside, NY 11104	718-784-7055
<b>DAYCARES AND SCHOOLS</b>				
Little Ones LLC	Administration	4-74 48 <sup>th</sup> Avenue	Long Island City, NY 11109	718-392-1254
NYC Public School 78	Administration	48-09 Center Boulevard	Queens, NY 11109	718-392-5402
Saint Mary's School	Administration	10-08 49 <sup>th</sup> Avenue	Long Island City, NY 11101	stmarylic@gmail.com
The Riverview School	Administration	1-50 51 <sup>st</sup> Avenue	Long Island City, NY 11101	718-609-3320
Academy for Careers in Television & Film	Administration	1-50 51 <sup>st</sup> Avenue, #411	Long Island City, NY 11101	718-609-3330
Q972 District 30 Pre-K Center	Administration	27-35 Jackson Avenue	Queens, NY 11101	718-391-4660
Brighter Babies Daycare		50-09 2nd Street	Long Island City, NY 11101	
<b>LOCAL WATER SUPPLY</b>				
New York City Department of Environmental Protection		59-17 Junction Boulevard	Flushing, NY 11373	

<b>LOCAL NEWS AND MEDIA</b>				
Spectrum News NY1		75 9th Avenue	New York, NY 10011	212-691-6397
New York Post		1211 Avenue of the Americas	New York, NY 10036	212-930-8000
New York Daily News		4 New York Plaza	New York, NY 10004	
LIC Post				516-242-0633
Queens Post				516-242-0633
Long Island City/Astoria Journal		69-60 Grand Avenue	Maspeth, NY 11378	718-426-7200
Western Queens Gazette		42-16 34th Avenue	Long Island City, NY 11101	
<b>LOCAL COMMUNITY, CIVIC AND ENVIRONMENTAL ORGANIZATIONS</b>				
Queens Community Board 2	District Manager: Debra Markell Kleinert	43-22 50 <sup>th</sup> Street, Suite 2B	Woodside, NY 11377	718-533-8773
Consolidated Edison	Richard David Director of Consolidated Edison Corporate of Affairs	59-17 Junction Boulevard - 2nd Floor	Flushing, NY 11373	
NYPD Police 108 <sup>th</sup> Precinct		547 50 <sup>th</sup> Avenue	Long Island City, NY 11101	718-784-5411
FDNY Engine 258/Ladder 115		10-40 47 <sup>th</sup> Avenue	Long Island City, NY 11101	718-999-2000
Hunters Point Civic Association	Business Association			<a href="https://www.hunterspointcivic.org/contact">https://www.hunterspointcivic.org/contact</a>
Long Island City/Astoria Chamber of Commerce	Business Association	PO Box 307	New York, NY 10021	646-920-4652
Renew Queens Community Center	Community Center	47-20 11 <sup>th</sup> Street	Long Island City, NY 11101	<a href="mailto:seth@renewqueens.org">seth@renewqueens.org</a>
Society of Saint Amato	Community Association	47-39 Vernon Boulevard	Long Island City, NY 11101	718-729-9686
Hunters Point Parks Conservancy	C/O Robert Basch	2-17 51st Avenue #903	Long Island City, NY 11101	<a href="mailto:info@hunterspointparks.org">info@hunterspointparks.org</a>
Friends of Gantry Neighborhood Parks		4-74 48th Avenue 10K	Long Island City, NY 11101	-
<b>DOCUMENT REPOSITORY</b>				
Queens Borough Public Library – LIC branch	Chief Librarian: Nick Buron	3744 21st Street	Long Island City, NY 11101	718-990-8545 <a href="mailto:Nick.H.Buron@queenslibrary.org">Nick.H.Buron@queenslibrary.org</a>
Queens Borough Public Library – Central Library (for document repository)	Director of Central Library	89-11 Merrick Ave	Jamaica, NY 11432	718-990-0700
Queens Community Board 2	District Manager: Debra Markell Kleinert	43-22 50 <sup>th</sup> Street, Suite 2B	Woodside, NY 11377	718-533-8773 <a href="mailto:qn02@cb.nyc.gov">qn02@cb.nyc.gov</a>

## Appendix C - Site Location Map



2ND STREET

49TH AVENUE

5TH STREET

50TH AVENUE

51ST AVENUE

**SITE**

V:\CAD\PROJECTS\2887Y\0004Y\1112887.0004Y\111.01.CDR



Title:

## SITE LOCATION MAP

2-33 50TH AVENUE, LONG ISLAND CITY, NEW YORK

Prepared for:

50th & 5th LIC LLC

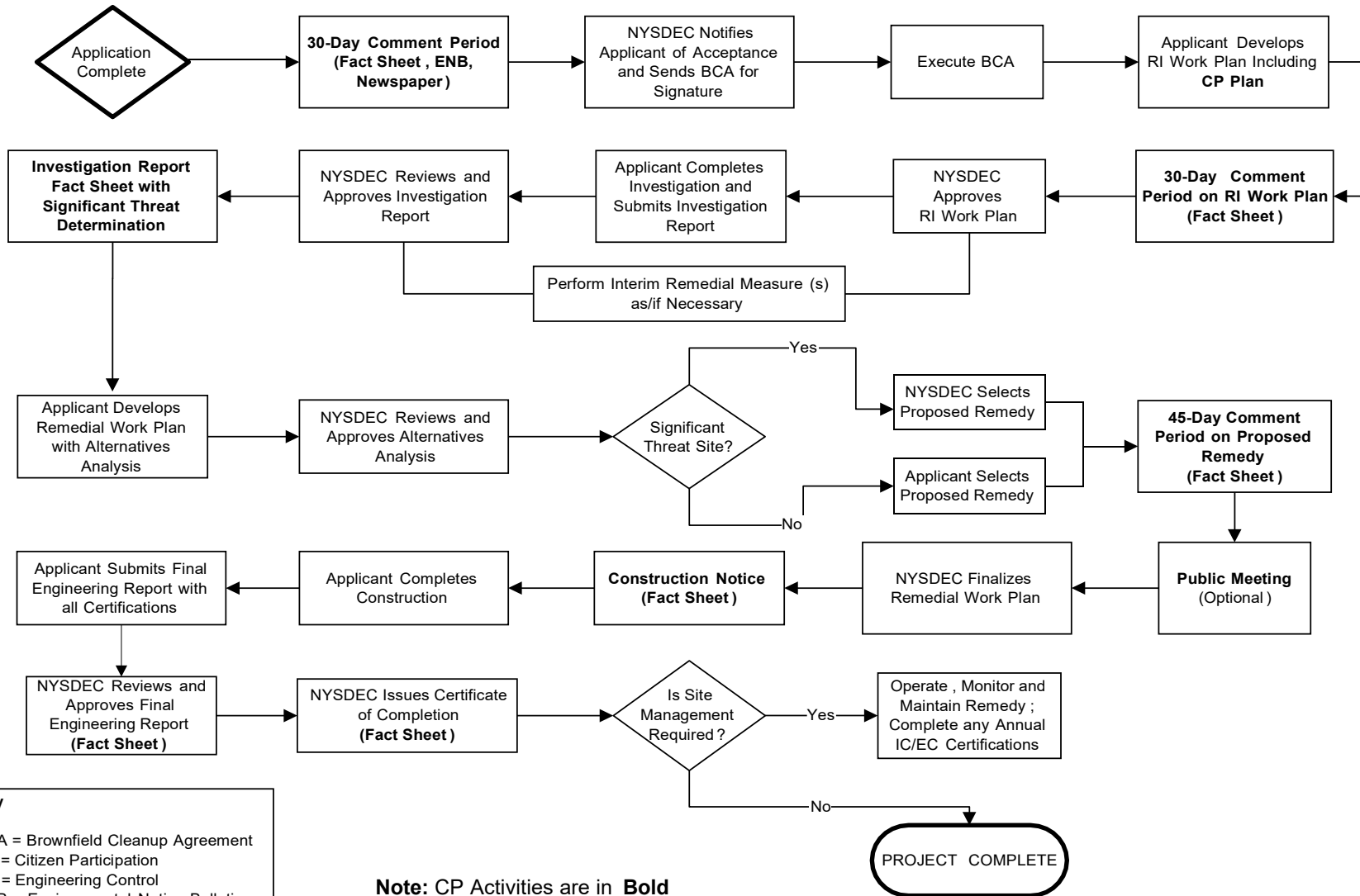
**ROUX**  
 ROUX ASSOCIATES, INC.  
 Environmental Consulting  
 & Management

Compiled by: W.S.	Date: 26MAY21
Prepared by: G.M.	Scale: AS SHOWN
Project Mgr.: W.S.	Project No.: 2887.004Y000
File: 2887.0004Y111.01.CDR	

APPENDIX

**C**

# Appendix D– Brownfield Cleanup Program Process



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

**Note:** CP Activities are in **Bold**

# 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, if applicable.

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

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

### General Instructions

- When to prepare: During preparation of the CP Plan for the site. It can be revisited and updated anytime during the site remedial process.
- Fill in site name and other information as appropriate.

### Instructions for Numbered Parts

Consider the bulleted issues and questions below and any others that may be appropriate to the site and the community to help complete the five Parts of this Scoping Sheet. Include 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 continue to 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 properties, natural resources, etc.?

- Are there 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?
- Do 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.**

- 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.** 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 in the selection and conduct of 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





## Remedial Programs

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

Remedial Party: 50th & 5th LIC LLC

Site Name: Former FO Pierce Company

Site Number: C241251

Site County: Queens, New York

**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/or information. **Use this information as an aid to prepare or update the Major Issues of Public Concern section of the site Citizen Participation Plan.**

None

How were these issues and/or information identified?

N/A

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

None

How were these information needs identified?

N/A

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

None

How were these issues and/or information identified?

N/A

**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 around site:

Residential     Agricultural     Recreational     Commercial     Industrial

b. Residential type around site:

Urban     Suburban     Rural

c. Population density around site:

High     Medium     Low

d. Community economic status:

High       Medium       Low

e. Water supply of nearby residences:

Public       Private Wells       Mixed

f. Other environmental issues significantly impacting affected community?

Yes     No

Provide details if appropriate:

[Click here to enter text.](#)

g. Special considerations:

Language       Age       Transportation       Other

Explain marked categories in g.:

N/A

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

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

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

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

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

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

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

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

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

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

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

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

**Other(s):** [Click here to enter text.](#)

**Date Completed:** 7/7/21

**Prepared By:** Wendy Shen

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