



**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan for Jamaica Works

August 2021

C241252
95-25 149th Street
Jamaica, NY 11421

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: **Radix 95-25 149th St LLC, 95-08 150th St LLC, 95-12 150th St 11435 LLC (“Applicant”)**
Site Name: **Jamacia Works (“Site”)**
Site Address: **95-25 149th Street, Jamaica, NY**
Site County: **Queens**
Site Number: **C241252**

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 February 2021 and the application was deemed complete by NYSDEC in April 2021. A draft Interim Remedial Measures Work Plan (IRMWP) was submitted to NYSDEC along with the BCP Application. The BCP Application and IRMWP were available for public comment between April 14 and May 14, 2021. The Applicant acquired the Site in June 2021. A Brownfield Cleanup Agreement (BCA) between the NYSDEC and the Volunteer was executed on July 7, 2021.

Under the BCP, the Site will be redeveloped into a mixed-use commercial, industrial, and residential redevelopment referred to as Jamaica Works. Remediation of the Site will be based on the proposed development plans and will be implemented during the redevelopment process.

The proposed redevelopment project includes demolition of the existing structures and construction of a mixed-use commercial, industrial, and residential redevelopment referred to as Jamaica Works. The redevelopment plans and regulatory approvals will be advanced under the Uniform Land Use Review Procedure (ULURP) and the Site is anticipated to be rezoned from M1-4 (manufacturing use). The future uses of the Site is proposed to include affordable housing, industrial, retail, and office space.

The Site is located in a Potential 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.

Since the Site is located in an Environmental Justice Area and a majority of the population in the surrounding area is of Hispanic or Latino origin, future fact sheets will be translated into Spanish.

For additional information, visit: <https://popfactfinder.planning.nyc.gov/profile/5111/demographic>

In addition, there may issues with regards to noise, odor or truck-related traffic.

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 will be performed in accordance with NYSDOH's 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 NY City-issued permits.

Site Information

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

Site Description

Currently, the Site consists of an approximately 1.17-acre parcel comprising three tax lots in Queens County. The western and central portions of the Site consist of 9 mainly unoccupied one- to two- story buildings utilized by the prior Site owner for office space and storage. The eastern portion of the Site consists of a one-story building utilized as a garage and storage space, and a vacant two-story building, most recently used as a cold seafood storage facility. The southern portion of the Site is a concrete-paved courtyard. The surrounding area is mainly industrial and commercial, with some residential buildings. The Site is abutted to the north by commercial/industrial buildings, warehouses, and residential apartment buildings along 95th Avenue; to the east by Mohan's Precast USA, Inc. (precast concrete manufacturer), Taste of Heaven Ministries (religious organization), and industrial buildings and warehouses; to the south by industrial/commercial buildings and residential properties along 97th Avenue; and to the west by industrial/commercial buildings along 149th Street. A Site Location map is included in *Appendix C*.

History of Site Use, Investigation, and Cleanup

Available records indicated that the western portion of the Site along 149th Street (Tax Lot 1) was occupied by Jas. Macbeth Cap and Fuse Factory (manufacturer of patent blasting machinery) and private residences between approximately 1891 and 1901. The fuse factory included various uses such as a tarring house and coal and tinning houses. Lot 1 was later occupied by General Acoustic Company in 1911 and Dictagraph Products Corporation between approximately 1925 and 1951. Abbot Wire Products were identified on Lot 1 between 1963 and 2006. Other uses on Lot 1 included a metal plating shop and refuse burning.

Lots 10 and 13, located to the east along 150th Street, were also occupied by Jas. Macbeth Cap and Fuse Factory from 1891 through 1901, and General Acoustic Company in 1911. By 1925, Lot 10 was utilized as a battery service facility and tin shop and Lot 13 was occupied by a garage and oil burner manufacturer. In 1951, Lots 10 and 13 were occupied by a paper box manufacturer until approximately 1963 when a sink top manufacturer was identified on both lots through approximately 2006. According to previous reports, the Site buildings have also been used for metal plating operations since the late 1950s. Chlorinated solvents were reportedly used in metal works operations.

The Site is identified as BCP Site No. C241252. Soil, groundwater, soil vapor, and indoor air were investigated during a subsurface investigation conducted by AKRF, Inc. (AKRF) in August and October 2020. The findings of the investigation were documented in a Phase II Environmental Site Assessment (ESA) report dated November 2020. The findings and results of the investigation were used to support the BCP application and were submitted to NYSDEC for review.

The Phase II ESA documented that subsurface materials beneath the Site consists of historic fill (predominantly sand, gravel, and silt, with varying amounts of brick) down to approximately 5 feet below surface grade, underlain by sand, silt, and fine gravel to the maximum boring terminus of 25 feet below

grade. Bedrock was not encountered during the Phase II ESA. Groundwater was encountered across the Site from 16 to 20 feet below surface grade.

Based on an evaluation of the data and information obtained during the previous investigation, contaminated soil and soil vapor present at the Site are likely attributable to the Site's historical industrial and manufacturing uses, and the presence of historic fill. Elevated levels of select heavy metals were detected in soil samples across the Site. The chlorinated solvent, tetrachloroethylene (PCE), was detected above the NYSDEC unrestricted use soil cleanup objective at 95-08 150th Street (Lot 10). Chlorinated solvents, as well as petroleum-related compounds, were also detected in soil vapor across the Site. PCE and chlorinated solvents are chemicals that contain chlorine and are commonly used for commercial and industrial purposes, including degreasers, paint thinners, and resins. Soil containing elevated levels of heavy metals are commonly found in historic fill material in New York City due to the presence of coal ash and other man-made materials.

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 Brownfield Cleanup Agreement (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 at the Site, officially called a "Remedial Investigation" (RI). 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, surface water, 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 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 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 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. An Interim Remedial Measure Work Plan (IRMWP) was submitted to NYSDEC with the BCP Application to address the potential for soil vapor intrusion into the on-site structures until a Site-wide remedy can be developed and implemented in accordance with a NYSDEC-approved RAWP. The IRMWP included protocols and methods to design and install a sub-slab depressurization system (SSDS) at the Site buildings until the Site is redeveloped. An SSDS creates negative pressure (vacuum) beneath the Site buildings to prevent soil vapor from entering the existing Site buildings and to protect the health of any Site occupants.

Remedy Selection

When the RI conducted at 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. 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 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):

Richard Mustico
Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, NY 12233
Phone: (518) 402-9647
Email: Richard.mustico1@dec.ny.gov

Thomas Panzone
Public Participation Specialist
NYSDEC Region 2
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
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
Phone: (518) 402-0445
Email: bee@health.ny.gov

Locations of Reports and Information

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

Queens Central Library 89-11 Merrick Boulevard Jamaica, NY 11432 Attn: Judith Todman Phone: (718) 990-0700 Hours: Monday-Thursday, 10AM-8PM Friday, 10AM-6PM Saturday, 10AM-5PM Sunday, Closed	Queens Community Board 12 90-28 161 st Street Jamaica, NY 11432 Attn: Yvonne Reddick, District Manager Carlene Thorbs, Chairwoman Phone: (718) 658-3308 Hours: Monday-Friday, 9AM-5PM	NYSDEC 625 Broadway Albany, NY 12233 Attn: Richard Mustico Phone: (518) 402-9647 Hours: Monday-Friday, 9AM-5PM (call for appointment)
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APPENDIX B
SITE CONTACT LIST

1. Local, State, and Federal Officials

Hon. Bill de Blasio Mayor of New York City City of New York 1 Centre Street New York, NY 10007	Hon. Scott M. Stringer New York City Comptroller Office of the Comptroller, City of NY 1 Centre Street, Room 517 New York, NY 10007
Hon. Jumaane Williams Office of the Public Advocate 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. Vivian E. Cook State Assembly District 32 142-15 Rockaway Boulevard Jamaica, NY 11436	Hon. Adrienne E. Adams City Council District 28 165-90 Baisley Boulevard Jamaica, NY 11434
Marisa Lago - 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. Gregory W. Meeks U.S. House of Representatives 153-01 Jamaica Avenue, 2 nd Floor Jamaica, NY 11432	Audrey I. Pheffer Queens County Clerk 88-11 Sutphin Boulevard, Room 106 Jamaica, NY 11435
Mark McIntyre, Director Mayor's Office of Environmental Remediation 100 Gold Street, 2 nd Floor New York, NY 10038	Hon. James Sanders Jr. New York State Senator, 10 th District 142-01 Rockaway Boulevard South Ozone Park, NY 11436
Pinar Balci, Assistant Commissioner Bureau of Environmental Planning and Analysis NYCDEP 59-17 Junction Boulevard, 11 th Floor Flushing, NY 11373	Vincent Sapienza Commissioner, NYC Dept. of Environmental Protection 59-17 Junction Boulevard Flushing, NY 11373
Carlene Thorbs, Chairwoman Queens Community Board 12 90-28 161 st Street Jamaica, NY 11432	Yvonne Reddick, District Manager Queens Community Board 12 90-28 161 st Street Jamaica, NY 11432

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

The Site, Block 10002, Lot 1 is currently owned by Abbott Wire Products Inc. Successor by Merger. Lots 10 and 13 are currently owned Abbott Industries Inc. A list of adjacent properties and owners is provided below:

Block/Lot	Owner	Occupant
10000/24	95-12 150 th St. LLC 112 Phyllis Court Elmont, NY 11003 Phone unavailable	Taste of Paradise Inc. 94-12 150 th Street Phone unavailable Queens Industrial Electric 94-12 150 th Street Jamaica, NY 11435 (718) 526-7198
10000/31	TDM Realty Partners LLC 318 Boerum Street Brooklyn, NY 11206 Phone unavailable	Gerardo Mastronardi 149-01 95 th Avenue Jamaica, NY 11435 Phone unavailable Queens Ready Mix5 149-01 95 th Avenue Jamaica, NY 11435 (718) 526-4919 GMS Batching Inc. 149-01 95 th Avenue Jamaica, NY 11435 (718) 658-6580
10001/1	149 th St. Operating Corp. 95-25 149 th Street Jamaica, NY 11435 Phone unavailable	Dale Electronics Corp. 148-04 95 th Ave Jamaica, NY 11435 (855) 431-3594 Fine Express Inc. 148-02 95 th Ave Jamaica, NY 11435 (718) 705-7250
10001/19	Rampersaud-Sinanan, Indra 95-34 149 th Street Jamaica, NY 11435 Phone unavailable	Jamie B. Mahabir, Taveesha T. Sinanan, Indra Rampersaud Sinanan 95-34 149 th Street Jamaica, NY 11435 Phone unavailable
10002/5	Mastronardi, Gerardo 149-01 95 th Avenue Jamaica, NY 11435 Phone unavailable	Mastronardi, Gerardo 149-01 95 th Avenue Jamaica, NY 11435 Phone unavailable

Block/Lot	Owner	Occupant	
10002/15	Amba Management Corp. 87-18 Santiago Street Hollis, NY 11423 Phone unavailable	Inniss Afferleen Simpson 95-20 150 th Street Jamaica, NY 11435 (718) 740-9115	
10002/17	Metro Atlantic Management LLC 148-23 94 th Avenue Jamaica, NY 11435 Phone unavailable	Tri State Blocks 95-24 150 th Street Jamaica, NY 11435 (855) 400-9779	Sigo Manufacturing Co. 95-24 150 th Street Jamaica, NY 11435 (718) 297-7300
10002/20	Clyde Mohan 189-07 90 th Avenue Hollis, NY 11423 Phone unavailable	Mohan's Precast USA 95-28 150 th Street Jamaica, NY 11435 (718) 739-9199	
10002/21	Clinton Graham 95-02 Sutphin Boulevard Jamaica, NY 11435 Phone unavailable	Multiple occupants (apartment building) 95-30 150 th Street Jamaica, NY 11435 Phone unavailable	
10002/22	John Carr 95-25 150 th Street Jamaica, NY 11435 Phone unavailable	Multiple occupants (apartment building) 95-32 150 th Street Jamaica, NY 11435 Phone unavailable	
10002/122	Clinton Graham 95-02 Sutphin Boulevard Jamaica, NY 11435 Phone unavailable	Multiple occupants (apartment building) 95-34 150 th Street Jamaica, NY 11435 Phone unavailable	
10002/23	Clinton Graham 95-02 Sutphin Boulevard Jamaica, NY 11435 Phone unavailable	Multiple occupants (apartment building) 95-36 150 th Street Jamaica, NY 11435 Phone unavailable	
10002/24	Clinton Graham 95-02 Sutphin Boulevard Jamaica, NY 11435 Phone unavailable	Multiple occupants (apartment building) 95-38 150 th Street Jamaica, NY 11435 Phone unavailable	
10002/25	Janie Carr 95-40 150 th Street Jamaica, NY 11435 Phone unavailable	Multiple occupants (apartment building) 95-40 150 th Street Jamaica, NY 11435 Phone unavailable	
10033/10	Clinton Graham 95-02 Sutphin Boulevard Jamaica, NY 11435 Phone unavailable	Multiple occupants (apartment building) 148-24 97 th Avenue Jamaica, NY 11435 Phone unavailable	
10033/12	John Diaz 122-14 Sutphin Boulevard Jamaica, NY 11434 Phone unavailable	Multiple occupants (apartment building) 149-02 97 th Avenue Jamaica, NY 11435 Phone unavailable	

Block/Lot	Owner	Occupant
10033/13	G. Mastronardi & Sons Construction Corp. 149-01 95 th Avenue Jamaica, NY 11435 (718) 526-4919	Vacant
10033/14	G. Mastronardi & Sons Construction Corp. 149-01 95 th Avenue Jamaica, NY 11435 (718) 526-4919	Vacant
10033/16	Abbott Wire Products, Inc. 95-25 149 th Street Jamaica, NY 11435 Phone: (718) 291-0800	Abbott Industries Inc. 97-02 150 th Street Jamaica, NY 11435 (718) 206-4518
10095/58	Beaver Road Management LLC 148-25 94 th Avenue Jamaica, NY 11435 Phone unavailable	Omega Scaffolding 95-09 150 th Street Jamaica, NY 11435 (718) 523-8700
10107/79	179-28 110 th Avenue LLC 112 Phyllis Court Elmont, NY 11003 Phone unavailable	Vacant
10107/81	Beaver Road Management LLC 148-25 94 th Avenue Jamaica, NY 11435 Phone unavailable	Vacant

3. Local News Media

New York Post 1211 Avenue of the Americas New York, New York 10036	New York Daily News 4 New York Plaza New York, New York 10004
Spectrum New York 1 News 75 Ninth Avenue New York, NY 10011	Queens Chronicle 71-19 80 th Street, Suite 8-201 Glendale, NY 11385
Hoy Nueva York 15 Metrotech Center Floor 7 Brooklyn, NY 11201	Queens Daily Eagle 8900 Sutphin Boulevard, LL2 Jamaica, NY 11435
El Diario La Prensa 15 Metrotech Center Floor 7 Brooklyn, NY 11201	Times-Ledger Newspapers 38-15 Bell Boulevard Bayside, NY 11361
Press of Southeast Queens 150-50 14th Road Whitestone, NY 11357	

4. Public Water Supply

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

Customer Service Center
59-17 Junction Boulevard, 13th Floor
Flushing, New York 11373

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

5. Additional Contacts

None

6. Nearby Schools and Daycare Centers

Schools:

Queens High School for the Sciences
Ana De Jesus, Principal
94-50 159th Street
Jamaica, NY 11451
(718) 657-3181
Distance: 1,360 feet northeast of the Site

Queens Village Day School
Administrator: unknown
90-16 Sutphin Boulevard
Jamaica, NY 11435
(718) 291-4246
Distance: 1,700 feet northwest of the Site

Daycare Centers:

Imagine Early Learning Centers @ Jamaica Kids
Holly Saltzman, President
155-10 Jamaica Avenue
Jamaica, NY 11432
(718) 557-5520
Distance: 1,320 feet northeast of the Site

Sparkling Gems Early Learning Daycare
Administrator: unknown
146-23 106th Avenue
Jamaica, NY 11435
(718) 300-3457
Distance: 1,470 feet southwest of the Site

Little Angels Day Care Center
Administrator: unknown
155-01 107th Avenue
Jamaica, NY 11433
(718) 298-6098
Distance: 1,560 feet southeast of the Site

7. Document Repositories

Queens Community Board District 12
Yvonne Reddick, District Manager
Carlene Thorbs, Chairperson
90-28 161st Street
Queens, New York 11432
(718) 658-3308

8. Local Community Board

Queens Community Board District 12
Yvonne Reddick, District Manager
Carlene Thorbs, Chairperson
90-28 161st Street
Queens, New York 11432
(718) 658-3308

9. Community, Civic, Religious, and other Environmental Organizations

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

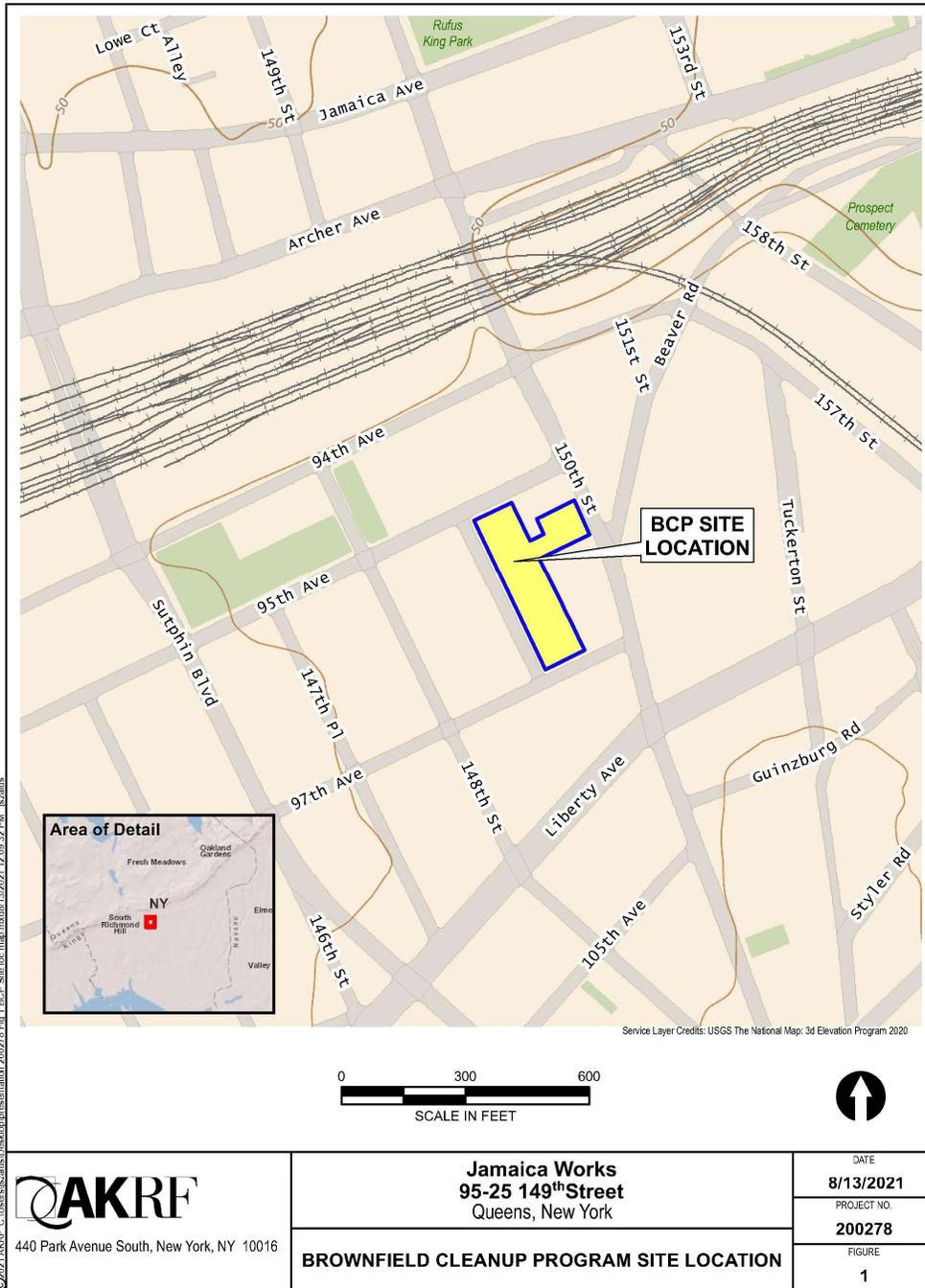
Engine 303 Ladder 126
104-12 Princeton Street
Jamaica, NY 11435

103rd NYPD Police Precinct
Bishop Erskine Williams
168-02 91st Avenue
Jamaica, NY 11432

Greater Jamaica Development Corporation
Attn: Hope Knight, President
90-04 161st Street
Jamaica, NY 11432
Tel: (718) 291-0282
Fax: (718) 658-1405
Email: info@gjdc.org
Website: <http://www.gjdc.org/default.htm>

A Federation of Civic Associations in Southeast Queens
P.O. Box 300818
Jamaica New York 11430
Phone: 866-372-4255
E-Mail: info@easternqueensalliance.org

APPENDIX C
 SITE LOCATION MAP



© 2021 AKRF. C:\Users\akrf\Documents\presentation_2022\Fig 1 BCP Site Location.mxd 08/13/2021 12:09:52 PM iszaha

AKRF
 440 Park Avenue South, New York, NY 10016

Jamaica Works
 95-25 149th Street
 Queens, New York

BROWNFIELD CLEANUP PROGRAM SITE LOCATION

DATE	8/13/2021
PROJECT NO.	200278
FIGURE	1



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: Jamaica Works

Site Number: C241252

Site Address and County: 95-25 149th Street, Jamaica, NY 11435; Queens County

Remedial Party(ies): Radix 95-25 149th St LLC, 95-08 150th St LLC, 95-12 150th St 11435 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 Phase II Environmental Site Assessment was conducted in August and October 2020. The findings of the investigation were utilized to support the BCP Application.
- The on-site contamination stems from the Site's historical manufacturing and industrial use, including manufacturing of blasting machinery, a fuse factory, metal plating, and dictographs products corp.
- The proposed Site use includes residential, commercial, and industrial 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 would 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, groundwater, and soil vapor investigations were 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 includes the proposed remedy to address Site contamination and protect the health and safety of the public in the surrounding community.
- An Interim Remedial Measures Work Plan (IRMWP) is being implemented to prevent soil vapor from entering the Site buildings, prior to development of a RAWP. Work conducted under the IRMWP will protect the health and safety of current Site occupants until a Site-wide remedy can be implemented in conjunction with site redevelopment.

How were these issues and/or information needs identified?

These issues were identified based on a review of historic records of the Site and the findings of a Phase II Environmental Site Assessment (subsurface investigation). 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.

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 Phase II Environmental Site Assessment was conducted in August and October 2020. The findings of the investigation were utilized to support the BCP Application. Based on the findings of the investigation, 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.

- Document repositories, where copies of all documents regarding the investigation and remediation of the Site are available to the public, have been established at: Queens Community Board 12, 90-28 161st Street, Queens, NY 11432 and NYSDEC, 625 Broadway, Albany, NY 12233

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**:
Future fact sheets will be translated into Spanish.

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

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

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

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

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

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

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

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

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

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

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

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

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

Prepared/Updated By: Adrianna Bosco, AKRF, Inc.

Date: 7/13/2021

Reviewed/Approved By: Thomas V. Panzone

Date: 8-12-21