



Department of  
Environmental  
Conservation

# **Brownfield Cleanup Program**

## **Citizen Participation Plan for 13-12 Beach Channel Drive**

April 2021

BCP No: C241254  
13-12, 13-16 and 13-24 Beach Channel Drive  
Far Rockaway, NY  
New York Tax Map Designation: Block 15528; Lot 5, 6 and 9

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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: **BCD Owner LLC (“Applicant”)**  
Site Name: **13-12 Beach Channel Drive (“Site”)**  
Site Address: **13-12, 13-16, and 13-24 Beach Channel Drive**  
Site County: **Queens County**  
Site Number: **C241254**

## **1. What is New York’s Brownfield Cleanup Program?**

New York’s Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and developed. These uses include recreation, housing, and business.

A *brownfield* is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants who conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at: <http://www.dec.ny.gov/chemical/8450.html>

## **2. Citizen Participation Activities**

### *Why NYSDEC Involves the Public and Why It Is Important*

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision-makers form or adopt final positions.

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment

- Improving public access to, and understanding of, issues and information related to a particular site and that site’s investigation and cleanup process
- Providing citizens with early and continuing opportunities to participate in NYSDEC’s site investigation and cleanup process
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

*Project Contacts*

**Appendix A** identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site’s investigation and cleanup program. The public’s suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

*Locations of Reports and Information*

The locations of the reports and information related to the site’s investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC web-site. If this occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

*Site Contact List*

**Appendix B** contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site’s investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods. The site contact list includes, at a minimum:

- Chief executive officer and planning board chairperson of each county, city, town, and village in which the site is located;
- Residents, owners, and occupants of the site and properties adjacent to the site;
- The public water supplier which services the area in which the site is located;
- Any person who has requested to be placed on the site contact list;
- The administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- Location(s) of reports and information.

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

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

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

### *CP Activities*

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

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

- **Document Repositories** provide locations where the public can read and review any finalized documents produced as part of the cleanup program. The repositories for physical copies of the reports are as follows:
  - Queens Public Library – Central Branch  
89-11 Merrick Boulevard  
Jamaica, NY 11432  
(718) 990-0700
  - Queens Community Board 14  
1931 Mott Avenue  
Far Rockaway, NY 11619  
(718) 471 7300  
Cbrock14@nyc.rr.com  
Dolores Orr –  
Chairwoman  
Johnathan Gaska –  
District Manager  
Dan Mundy –  
Environmental  
Committee Chairman

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

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

*Technical Assistance Grant*

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

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

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

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

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

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

Note: The table identifying the citizen participation activities related to the site's investigation and cleanup program follows on the next page:



Citizen Participation Activities	Timing of CP Activity(ies)
<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.

Citizen Participation Activities	Timing of CP Activity(ies)
<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>	<p>At the time the cleanup action has been completed.</p> <p><b>Note:</b> The two fact sheets are combined when possible if there is not a delay in issuing the COC.</p>

### 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.

As shown in the NYSDEC Potential Environmental Justice Areas in Southern Queens County Map, the Site is 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.

Based on the information collected to date, subsurface soil vapor on the Site is known to be contaminated with chlorinated solvents from an unknown source(s) as it does not correspond with the historical site uses. Soil in limited areas contain elevated volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and heavy metals. The SVOCs and metals are typical of non-native fill used to modify land elevation for building purposes; and groundwater contains elevated level of tetrachloroethene (PCE), a commonly known dry-cleaning chemical, and low-levels of SVOCs. Groundwater in the area of the Site is not a source of potable water. Public drinking water is managed and supplied by the NYCDEP from update watersheds and tested to assure compliance with the standards, therefore, any contaminated groundwater which may be present is not a major issue of public concern unless it is contributing to the migration of contaminated vapors off-site. Based upon the collected soil vapor data, the affected area appears to be limited to the Site. Contaminants are discussed in further detail in Section 4 below. The identified contaminants will be further assessed, delineated, and remediated to the extent required to protect public health and support the redevelopment of the Site.

Other major issues of concern may include air quality, health of workers and community, nuisance odors, noise, and construction-related traffic. These issues are of the most concern to site workers and adjacent property owners, businesses, and residents. These issues will be addressed in the Remedial Action Work Plan (RAWP), a Community Air Monitoring Program (CAMP) and a site-specific Construction Health and Safety Plan (CHASP) for the project to be approved by the NYSDEC and the New York State Department of Health (NYSDOH) prior to work being performed.

Site information is available through Project Contacts mentioned in Section 2 and Appendix A. The BCP Application, which includes the previous site investigations and the RIWP and identifies future reports to be prepared for the NYSDEC, are available in the document repository discussed above in Section 2 and in Appendix A. The RIWP includes schedules for the planned work. The site is located in a community with a sizable Hispanic-American population nearby. Therefore, all future fact sheets will be translated into Spanish.

For additional information, visit:  
<https://popfactfinder.planning.nyc.gov/profile/4424/demographic>

#### **4. Site Information**

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

##### *Site Description*

The Site is composed of three contiguous parcels addressed 13-12, 13-16, and 13-24 Beach Channel Drive in the Far Rockaway neighborhood of Queens County, New York. The Site is situated between Beach Channel Drive to the west and Redfern Avenue to the east. The Site has a total footprint of approximately 33,095 square-feet (or 0.76-acres) and each parcel is developed with a single unoccupied building. 13-12 Beach Channel Drive is developed with a one-story slab-on-grade building, formerly utilized as a fast-food restaurant, with exterior areas comprised of asphalt and concrete paved parking and driveway areas. 13-16 Beach Channel Drive is developed with a three-story building with a partially sub-grade basement, formerly utilized as a church and residential apartment building, with exterior areas comprised of concrete paved parking areas. Finally, 13-24 Beach Channel Drive is developed with a one-story slab-on-grade building, formerly utilized as a carwash, with exterior areas comprised of asphalt and concrete paved parking.

Surrounding property usage is comprised of:

- **North:** small commercial storefronts along Beach Channel Drive, including a beauty salon, barber shop, pizza shop, deli grocery store, Guyanese/Caribbean restaurant. To the north/northeast, the Site is bordered by residential apartments.
- **East:** Redfern Avenue followed by the Rockaway Village construction site to the east. Currently, two 10-story residential buildings are being constructed.
- **South:** small commercial storefronts including a pizza shop, deli grocery, Chinese restaurant, home sportswear, shoe repair, dry-cleaner, check cashing, electronic store,

Jamaican cuisine, and fish store.

- East: Beach Channel Drive followed by Shop Fair Supermarket, Klean and Kleaner Coin Laundry, and Taco Bell.

According to the September 30, 2020 topographic survey prepared by Precision Surveys, the site grade ranges from elevation 23.67± (NAVD88) in the southeast corner of the site to el 17.10± in the northwest corner of the Site. The topography of the Site and surrounding area is generally level with a gradual slope to the west towards Beach Channel Drive.

According to the New York City Planning Commission Zoning Map 25b, the site is located within a residential district (R6) with a commercial overlay (C2-4).

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

Currently, all three onsite buildings are unoccupied. The Site is currently protected on all sides by a chain link fence to prevent trespassing.

Historical uses of the Site have included a mix of retail commercial operations and residential uses, including most recently a KFC Restaurant (13-12 Beach Channel Drive, Lot 5), a church and residential apartment building (13-16 Beach Channel Drive, Lot 6), and a car wash and auto laundry (13-24 Beach Channel Drive, Lot 9). There is no documented usage of hazardous substances, nor are there any listings for hazardous substance use at the three addresses, based on a review of historical and regulatory databases.

Prior to entry into the NYSDEC BCP, the site was the subject of environmental site assessments and a remedial investigation, which are documented in the following reports:

- Phase I ESA for 13-12 Beach Channel Drive (Lot 5) by Singer Environmental Group, LTD. – November 7, 2018
- Phase I ESA Review Letter for 13-16 Beach Channel Drive (Lot 6) by Singer Environmental Group, LTD. – September 18, 2018
- Phase I ESA Review Letter for 13-24 Beach Channel Drive (Lot 9) by Singer Environmental Group, LTD. – September 21, 2018
- Tenen Environmental, LLC Due Diligence Phase II Environmental Site Investigation (ESI), August 2, 2018
- Impact Environmental Closures, Inc. Remedial Investigation, October/November 2020

These reports noted above were prepared for the three properties that comprise the brownfield site. The following is a summary of each report listed above:

### Singer Environmental Group, LTD (SEG) Phase I ESA, November 7, 2018

- The Property (**13-12 Beach Channel Drive – Lot 5**) is approximately 10,500 square feet in area and was developed with a 1-story commercial building occupied by a KFC restaurant.

- According to Environmental Data Resources (EDR), a dry-cleaner is listed at 21-40 Mott Avenue from 1975 through 2014. According to EDR, this site is listed at a lower elevation than the subject property.
- A commercial building with a sign stating “Cleaners” is located to the east of the subject property. According to EDR, a dry-cleaner is listed at 20-88 Mott Avenue from 1986 through 2014. This site is located across the street from the subject property.
- The Site is an “E” Designated site with the NYC Department of Planning for Hazmat and Noise.
- Due to the fact that the site has an E-Designation for Hazardous Materials, in accordance with OER’s (Office of Environmental Remediation) requirements, prior to obtaining a building permit for redevelopment of the Site, the following must be performed: 1) preparation of a Phase II Investigation Work Plan, 2) implementation of an OER-approved Phase II Investigation, 3) preparation of a Phase II Investigation/Remedial Investigation report, and 4) preparation of an OER approved Remedial Action Work Plan.
- While the Noise E-Designation of the site is not considered a recognized environmental condition, in accordance with OER’s requirements, prior to obtaining a building permit for redevelopment of the Site, a Noise Remedial Work Plan must be prepared and approved by OER.

Singer Environmental Group, LTD (SEG) review of Environmental Business Consultants (EBC) Phase I ESA, September 18, 2018

- The Property (**13-16 Beach Channel Drive – Lot 6**) was identified by the street address of 13-16 Beach Channel Drive and as Borough 4- Block 15528-Lot No. 6. The site was a portion of a larger residential property and developed with a small shed (center) from at least 1895. Between 1924 and 1933, the shed was demolished, and the property developed with the existing 3-story building, utilized as a residence, with a small, detached garage adjacent to the east. The garage was demolished in the late-1950’s and the building partially converted for commercial use, with an animal hospital present by at least 1962. The animal hospital vacated the building circa 1990, with the building occupied by multiple commercial/retail and residential tenants since that time. The property is currently developed with a 3-story mixed use (commercial/residential) building, with a basement. The building is occupied by World Outreach Evangelical Ministry (basement) and six residential apartments.
- While no physical evidence of an underground storage tank (UST) was identified at the site, one ARA/LAA job is listed for the site for the installation of a new boiler and conversion from oil to gas. SEG recommended that clarification be made to identify the current heating system of the building, and an opinion be rendered on the former oil tank at the property.

Singer Environmental Group, LTD (SEG) review of Tenen Environmental (Tenen) Phase I ESA, September 21, 2018

- The Site (**13-24 [Lot 9] to 13-30 Beach Channel Drive**), Tax Block 15528, Lots 9, 12, and 112, is an irregularly shaped parcel on the east side of Beach Channel Drive. The total Site area is approximately 17,235 SF. The Site was developed with one-story commercial buildings, and occupied by a car wash, salon, barber, deli, and fast-food restaurant. Note, only Lot 9 is part of the proposed RIWP.
- Lot 9 was currently occupied by a car wash and has historically been identified by Sanborn maps as an “auto laundry.” An existing subgrade oil-water separator is located on the south side of the building.
- The Site was listed on the EDR proprietary E-DESIGNATION database with E-designation E-232 for Air Quality – HVAC fuel limited to natural gas, Window Wall Attenuation and Alternate Ventilation, and Hazardous Materials Phase I and Phase II Testing Protocol.
- Due to the fact that the site has an E-Designation for Hazardous Materials, in accordance with OER’s (Office of Environmental Remediation) requirements, prior to obtaining a building permit for redevelopment of the Site, the following must be performed: 1) preparation of a Phase II Investigation Work Plan, 2) implementation of an OER-approved Phase II Investigation, 3) preparation of a Phase II Investigation/Remedial Investigation report, and 4) preparation of an OER approved Remedial Action Work Plan.
- While the Noise and Air E-Designation of the site is not considered a recognized environmental condition, in accordance with OER’s requirements, prior to obtaining a building permit for redevelopment of the Site, a Noise and Air Remedial Work Plan must be prepared and approved by OER.

Tenen Environmental, LLC Due Diligence Phase II Environmental Site Investigation (ESI), August 2, 2018 (Lots 6, 9, 12, and 112):

- As part of the investigation one (1) soil boring (SB-1) and one (1) temporary groundwater monitoring well (TW-1) were installed on Lot 6, and one (1) soil boring (SB-2) and one (1) temporary groundwater monitoring well (TW-2) were installed on Lot 9. The portions of the investigation conducted on Lots 12 and 112 are not relevant to this CPP.
- Fill material, containing sand, gravel, cobbles, brick, coal, and glass fragments, was encountered between one and three feet below grade (ft-bg) at the borings SB-1 and SB-2. The fill material was underlain by fine to coarse tan sand with some silt. Groundwater was encountered at approximately 17 ft-bg. The regional groundwater flow direction was determined to be to the northwest.

- The collected soil samples were analyzed for VOCs, SVOCs, and metals, while groundwater samples were analyzed for VOCs and SVOCs.
- No VOCs or SVOCs were detected in soil samples (collected from 0-2 fbg) at concentrations above applicable NYCRR Part 375 Protection of Groundwater (PGW) or Restricted Residential (RR) Soil Cleanup Objectives (SCOs). Of note, the VOC PCE was detected in SB-1 (0-2') but at concentrations below applicable PGW and RR SCOs.
- Tenen concluded that the metals detected in shallow soil samples could be attributed to "historic fill", while the PCE in groundwater sample TW-1 was likely attributed to "upgradient surrounding property usage."

Impact Environmental Closures (IEC) Partial Remedial Investigation (RI), October/November 2020

- Six (6) soil borings were installed to a terminal depth of 4-feet bgs, and samples were collected from two intervals: shallow interval from 0-2 feet bgs, and intermediate interval from 2-4-feet or 4-6-feet bgs. A total of 12 soil samples were analyzed by a NYS certified laboratory for NYCRR Part 375 List VOCs, SVOCs, metals, Polychlorinated Biphenyls (PCBs), and pesticides.

Concentrations of PCE were detected in shallow soil samples (2-4' bgs) in one (1) soil sample located on the southern portion of the Site (Lot 5) at levels above the NYSDEC Part 375 Protection of Groundwater (PGW) Soil Cleanup Levels (SCOs). Concentrations of several heavy metals, such as lead, mercury, and zinc, were detected in shallow soil samples (0-2' and 2-4' bgs) in four (4) soil sampled located across the Site at levels above the NYSDEC Part 375 PGW and Restricted Residential (RR) SCOs. Several Poly Aromatic Hydrocarbon (PAH) SVOCs were detected in one (1) shallow soil sample (2-4' bgs) on the southern portion of the Site, at concentrations in exceedance of their respective NYSDEC Part 375 PGW and RR SCOs.

- Three (3) permanent and one (1) temporary groundwater monitoring wells designated MW-1, MW-2, MW-3, and TWP-1 were installed. Estimated groundwater depth was approximately 17-feet bg. Each well was screened from between 15-25-feet bgs. A total of four (4) groundwater samples were analyzed by a NYS certified laboratory for NYCRR Part 375 List VOCs, SVOCs, metals, PCBs, and pesticides. The VOC PCE was detected in three (3) groundwater samples collected from across the Site at concentrations in exceedance of their respective 6 NYCRR Part 703.5 Ambient Water Quality Standards (AWQS). The highest concentration of PCE (240  $\mu\text{g}/\text{m}^3$ ) was detected in a groundwater sample collected from within the northwest corner of the Site. Several SVOCs were also detected in a single groundwater sample, located on the southern portion of the Site, in exceedance of their respective NYSDEC AWQS. Finally, the heavy metals manganese was detected in a filtered groundwater sample collected from the southern portion of the Site, in exceedance of the NYSDEC AWQS.



- The three (3) permanent groundwater monitoring wells were surveyed to determine the approximate groundwater flow direction. The results of the survey indicated groundwater is flowing towards the north-northwest.
- Six (6) soil vapor probes were installed across the site to determine soil vapor conditions below the proposed building footprint. Soil vapor probes were installed between 3-5-feet below grade. A total of six (6) soil vapor samples were analyzed by a NYS certified laboratory for United States Environmental Protection Agency (USEPA) TO-15 List VOCs.

Based on the results of the soil vapor samples, PCE was detected in soil vapor samples at concentrations ranging from 88.2  $\mu\text{g}/\text{m}^3$  to 15,800  $\mu\text{g}/\text{m}^3$ . The highest concentrations of PCE in soil vapor were found in the southwestern corner of the Site (Lot 5). In addition, elevated concentrations of TCE were detected in one soil vapor sample, located on the southeastern portion of the Site, at a concentration of 2.42  $\mu\text{g}/\text{m}^3$ .

## **5. Investigation and Cleanup Process**

### *Application*

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

The Applicant proposes that the site will be used for mixed commercial and residential purposes.

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

### *Investigation*

The Applicant has completed a "partial" site investigation before it entered into the BCP. For the partial investigation, NYSDEC will determine if the data are useable. The NYSDEC has requested a full Remedial Investigation of the Site be performed to supplement the initial partial 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 must develop a remedial investigation workplan, which is subject to public comment.

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil, groundwater, soil vapor, 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 submits a draft “Remedial Investigation Work Plan” to NYSDEC for review and approval. NYSDEC makes the draft plan available to the public review during a 30-day public comment period.

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

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

#### *Interim Remedial Measures*

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

#### *Remedy Selection*

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

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

or

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

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

### *Cleanup Action*

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

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

### *Certificate of Completion*

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

### *Site Management*

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

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

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

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

## **Appendix A - Project Contacts and Locations of Reports and Information**

### **Project Contacts**

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

#### **New York State Department of Environmental Conservation (NYSDEC):**

Chris Allan, Project Manager  
NYSDEC Region 2  
Division of Environmental Remediation  
47-40 21st Street, Long Island City, NY 11101-5401  
Phone: (718) 482-4065  
Email: [cristopher.allan@dec.ny.gov](mailto:cristopher.allan@dec.ny.gov)

Thomas Panzone  
Public Participation Specialist  
NYSDEC Region 2  
1 Hunter's Point Plaza  
47-40 21st Street  
Long Island City, NY 11101  
Phone: (718) 482-4953  
Email: [Thomas.panzone@dec.ny.gov](mailto:Thomas.panzone@dec.ny.gov)

Eamonn O'Neil  
Project Manager  
NYSDOH  
Empire State Plaza - Corning Tower Room  
#1787Albany, NY 12237  
Phone: 5180402-7860  
Email: [eamonn.oneil@health.ny.gov](mailto:eamonn.oneil@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 Public Library – Central Branch  
89-11 Merrick Boulevard  
Jamaica, NY 11432  
Attn: Judith Todman or Yusheng Nelson  
Phone: (718) 990-8585  
Hours:

Sunday:	Closed
Monday:	10:00 am- 5:00 pm
Tuesday:	1:00 pm- 5:00 pm
Wednesday:	10:00 am-5:00 pm
Thursday:	12:00 pm- 7:00 pm
Friday:	10:00 am- 5:00 pm
Saturday:	10:00 am- 5:00 pm

Queens Community Board 14  
1931 Mott Avenue  
Far Rockaway, NY 11619  
Attn: Jonathan Gaska  
Phone: (718) 471-7300  
Hours:  
8:00am-4:00pm

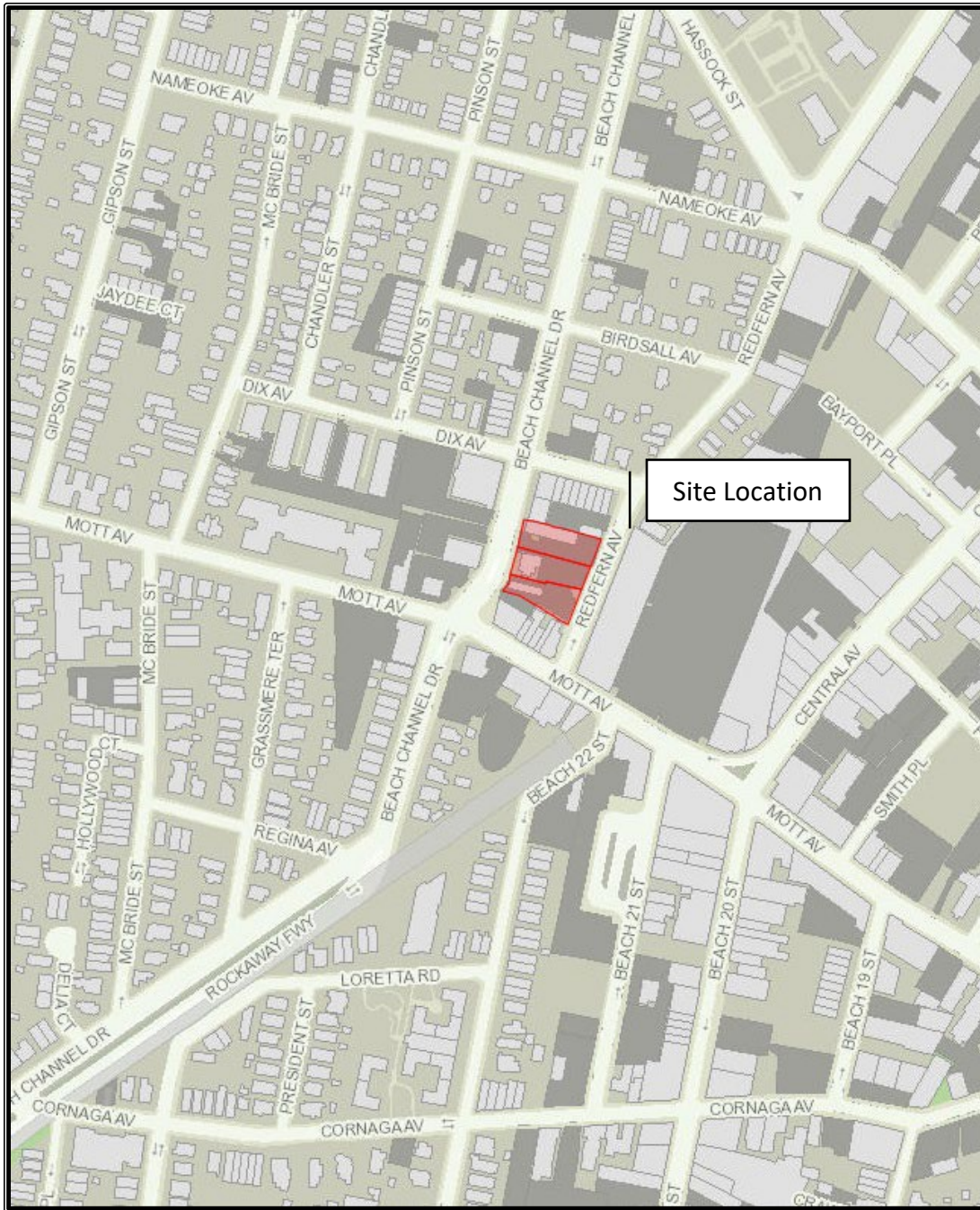
NYSDEC Region 2  
Division of Environmental Remediation  
47-40 21st St  
Long Island City, NY 11101

## **Appendix B - Site Contact List**

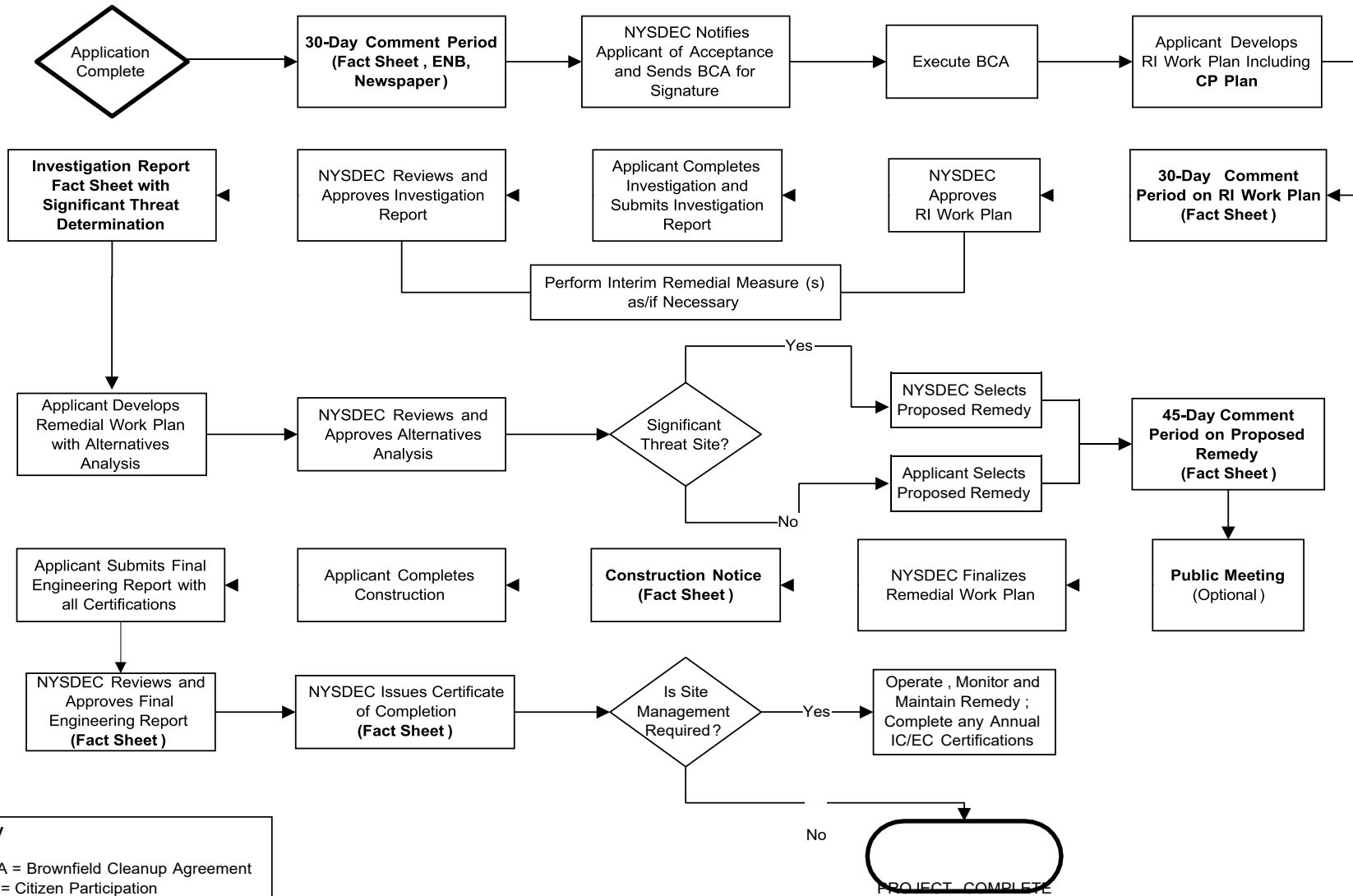
Site Contact List					
13-12, 13-16, 13-24 Beach Channel Drive, Queens, NY 11691					
Name	Title	Address	City	State	Zip
Hon. Scott Stringer	NYC Comptroller	1 Centre Street	New York	NY	10007
Hon. Juumane Williams	Public Advocate	1 Centre Street	New York	NY	10007
Julie Stein	Office of Environmental Assessment & Planning NYCDEP	96-05 Horace Harding Expressway	Flushing	NY	11373
Audrey Pheffer	Queens County Clerk	88-11 Sutphin Boulevard Room 106	Jamaica	NY	11435
Mark McIntyre, Director	NYC Office of Environmental Remediation	100 Gold Street - 2nd Floor	New York	NY	10038
Hon. Chuck E. Schumer	U.S Senator	780 Third Avenue, Suite 2301	New York	NY	10017
Hon. Kristin E. Gillibrand	U.S Senator	780 Third Avenue, Suite 2601	New York	NY	10017
Sarah Crowell	Director of NYS Office of Planning and Development (NYSDOS)	99 Washington Avenue Suite 1010	Albany	NY	12231
Hon. Gregory W. Meeks	U.S. House of Representatives, 14th District	67-12 Rockaway Beach Boulevard	Arverne	NY	11692
Hon. James Sanders Jr.	New York State Senator, 10th District	142-01 Rockaway Boulevard	South Ozone Park	NY	11436
Hon. Donovan Richards	Queens County Borough President	120-55 Queens Boulevard	Kew Gardens	NY	11424
Hon. Khaleel Anderson	NYS Assemblyman	19-31 Mott Avenue, Room 301	Far Rockaway	NY	11691
Marisa Lago	NYC Planning Board Chair	120-55 Queens Boulevard	Kew Gardens	NY	11424
Bill de Blasio	Mayor of the City of New York	City Hall	New York	NY	10007
Raj Rampershad	Commisioner of the Queens Department of City Planning	120 Broadway-31st Floor	New York	NY	10271
Jonathan L. Gaska	Queens Community Board 14 - District manager	1931 Mott Avenue	Far Rockaway	NY	11691
Dolores Orr	Queens Community Board 14 - Chairwoman	1931 Mott Avenue	Far Rockaway	NY	11691
Dan Mundy	Queens Community Board 14 - Environmental Committee Chairman	1931 Mott Avenue	Far Rockaway	NY	11691
The Wave, Newspaper	Media Outlet	P.O Box 9300097	Rockaway Beach	NY	11694
New York Daily News		4 New York Plaza	New York	NY	10004
New York Post		1211 Avenue of the Americas	New York	NY	10036
Spectrum NY 1 News		75 Ninth Avenue	New York	NY	10011
The Rockaway Times		114-04 Beach Channel Drive	Rockaway	NY	11694
Hoy Nueva York		15 Metrotech Center Floor 7	Brooklyn	NY	11201
El Diario La Prensa		15 Metrotech Center Floor 7	Brooklyn	NY	11201
Richard David - Director	Consolidated Edison Corporate Affairs	59-17 Junction Boulevard	Elmhurst	NY	11373
Arlene Cauley - President	101 NYPD Police Precinct Council	16-12 Mott Avenue	Far Rockaway	NY	11691
Ladder 134	FDNY	16-19 Central Avenue	Far Rockaway	NY	11691
Sharon Anderson	Queens Public Library at Far Rockaway, Branch Administrator	1003 Beach 20th Street	Far Rockaway	NY	11691
Zoanne Wilkins	middle school 53, principal	10-45 Nameoke Street	Far Rockaway	NY	11691
Phoebe Grant-Robinson	PS 253, Principal	1307 Cental Avenue	Far Rockaway	NY	11691
Karen Jones	Peninsula Perperatory academy, Principal	611 beach 19th street	Far Rockaway	NY	11691
Charmaine Jean-Baptiste	Church of God Christian Academy, Principal	1332 central ave	Far Rockaway	NY	11691
Mavgar Mondesir-Gordon	Challenge Charter Middle School, Principal	12-79 Redfern Ave	Far Rockaway	NY	11691
Michelle Charles	Kids time Child Care	10-50 Beach 22nd Street	Far Rockaway	NY	11691
Adams Gordon	Sunshine Day care	13-81 McBride Street	Far Rockaway	NY	11691
Gateever, LLC	Kennedi's Playhouse WeeCare	1812 Everdell Avenue	Far Rockaway	NY	11691
Omoruyi, Stephen	Faces of Grace Family Daycare	1120 Gipson Street	Far Rockaway	NY	11691
Ulysse, Kisha	Brilliant Minds Group Family Daycare, LLC	13-49 Gipson Street	Far Rockaway	NY	11691
Punnette, Sherwin	Abbys Fun House Group Family Daycare	1365 Eggert Place	Far Rockaway	NY	11691
Gibbs, Latisha L	Toy Story Day Care	23-18 Enright Road	Far Rockaway	NY	11691
Bobb, Joan	Tiny Tikes Day Care	1061 Gipson Street	Far Rockaway	NY	11691
Fulwood, Yvonne A	Lovable Kids Day Care	1070 Dickens Street	Far Rockaway	NY	11691
Daniels, Gloria	Little Treasures Day Care	1418 Mott Avenue	Far Rockaway	NY	11691
Siach Yitzchok	Reishi's Chochma Pre-School	9-15 Dinsmore Avenue	Far Rockaway	NY	11691
Johnson, J. Patricia	Our Precious Angels	2402 Ocean Crest Boulevard	Far Rockaway	NY	11691
Coleman, McKinley	Clouds of Joy Day Care	11-36 Neilson Street	Far Rockaway	NY	11691
Louis, Ralph S	Thinkers of Tomorrow Daycare	14-40 Eggert Place	Far Rockaway	NY	11691
NYCHA	Rockaway Child Care Center	14-66 Beach Channel Drive	Far Rockaway	NY	11691
Miss D's Playgroup Daycare		15-26 Central Avenue	Far Rockaway	NY	11691
Rockaway Developmnt & Revialization	Kevin W. Alexander - President and CEO	1920 Mott Avenue	Far Rockaway	NY	11691
Rockaway Waterfront Alliance		PO box 900645	Far Rockaway	NY	11690
Far Rockaway/Arverne Nonprofit	Executive Director	821 Bay 25th Street Room 149C	Far Rockaway	NY	11691
Margert Community Corporation	Executive Director	325 Beach 37th Street	Far Rockaway	NY	11691
Church Charity Foundation	St. Johns Episcopal Hospital	327 beach 19th street	Far Rockaway	NY	11691
1326-1342 BCD LLC	Adjacent Property owner of 13-26 Beach Channel Drive	3008 Avenue J	Brooklyn	NY	11210
Chukwuemeka, Egwu Rob	Adjacent Property owner of 21-15 Dix Avenue	2115 Dix Avenue	Far Rockaway	NY	11691
SFOW CORP	Adjacent Property owner of 21-11 Dix Avenue	2265 28th Street	Long Island City	NY	11105
Urquizo, Sofia J/Mena, Miguel A	Adjacent Property owner of 18-12 Redfern Avenue	453 Beach 43rd Street	Far Rockaway	NY	11691
2146 Mott LLC	Adjacent Property owner of 21-46 Mott Avenue	3008 Avenue J	Brooklyn	NY	11210
Gus Markides, Trustor	Adjacent Property owner of 21-44 Mott Avenue	63 Durland Road	Lynbrook	NY	11563
Gus Markides, Trustor	Adjacent Property owner of 21-40 Mott Avenue	63 Durland Road	Lynbrook	NY	11563
Site Contact List					
13-12, 13-16, 13-24 Beach Channel Drive, Queens, NY 11691					
Name	Title	Address	City	State	Zip
2138 Mott Avenue Realty Co	Adjacent Property owner of 21-38 Mott Avenue	21-38 Mott Avenue	Far Rockaway	NY	11691
2136 Mott Ave Holding	Adjacent Property owner of 21-36B Mott Avenue	288 N. Oak Street	Massapequa	NY	11758
2136 Mott Ave Holding	Adjacent Property owner of 21-36A Mott Avenue	613 Patten Ave	Oceanside	NY	11572
Yong Suk Yom	Adjacent Property owner of 21-34 Mott Avenue	173 Harrison Street	Leonia	NJ	07605
Mott Center, LLC	Adjacent Property owner of 20-02 Mott Avenue	198 Jamaica Avenue	Hollis	NY	11423



### Appendix C - Site Location Map



# 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**