



Department of  
Environmental  
Conservation

# **Brownfield Cleanup Program**

## **Citizen Participation Plan**

for

## **Queensboro Lanes Site**

October 2021

C241257

25-01 Queens Plaza North and an adjacent unaddressed lot on 25<sup>th</sup> Street  
fronting Crescent Street  
Long Island City, New York 11101

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

Applicant: **Queens Plaza North New York LLC, Estia Realty LLC, Vadiel Properties LLC, VVI Properties LLC (“Applicant”)**  
Site Name: **Queensboro Lanes Site (“Site”)**  
Site Address: **25-01 Queens Plaza North and n/a 25<sup>th</sup> Street, Queens, NY 11101**  
Site County: **Queens**  
Site Number: **C241257**

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

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

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

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

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

## **2. Citizen Participation Activities**

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

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

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

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

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

### *Project Contacts*

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

### *Locations of Reports and Information*

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

### *Site Contact List*

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

The site contact list includes, at a minimum:

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

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

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

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

## *CP Activities*

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

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

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

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

## *Technical Assistance Grant*

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

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

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being,

or enjoyment of the environment may be affected by a release or threatened release of contamination at the site.

As of the date the declaration (page 2) was signed by the NYSDEC project manager, it has been determined that the site does not pose a significant threat.

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

Citizen Participation Activities	Timing of CP Activity(ies)
<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>	<p>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.</p>
<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>	<p>Before the start of cleanup action.</p>
<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.  <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.

There will be areas on the Site where soil excavation is necessary. Therefore, once the remediation commences, there may be concerns regarding odors, noise or truck traffic coming from the Site. However, these impacts will be mitigated through implementation of a Health and Safety Plan (HASP) and Soil Management Plan (SMP) approved by the Department, which will be designed to minimize these impacts. A Community Air Monitoring Plan (CAMP) will also be implemented to monitor dust and vapors to ensure the community is not impacted. CAMP implementation involves the placement of air monitoring stations upwind and downwind of where work is occurring to capture both dust and vapor emissions. If dust or emissions exceed a set threshold established by NYSDEC and the New York State Department of Health (NYSDOH), then work must cease and the cause of the issue must be corrected before work can proceed.

The site is located in an Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities.

The site includes a community with a sizable Hispanic-American population; therefore, all future fact sheets will be translated into Spanish.

### 4. Site Information

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

#### *Site Description*

- **Location – 25-01 Queens Plaza North and an adjacent unaddressed lot fronting Crescent Street, Long Island City, NY, County of Queens**
- **Setting - Urban**
- **Site size – 25-01 Queens Plaza North – 0.572 acres; n/a 25<sup>th</sup> Street – 0.127 acres**
- **Adjacent properties – Commercial, Industrial**

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

### Past Uses of Lot 4 – 25-01 Queens Plaza North

In 1898, the current Lot 4 consisted of multiple undeveloped lots. In 1915 maps, the previously separate lots were combined into the current Lot 4. A rectangular two-story office building, which was known as Queens Borough Corporation Building, and a small one-story structure were present on the lot. The one-story structure was used as a store. Between 1915 and 1936, Sanborn maps indicate that the tax block designation changed for the Site. In 1915 maps, the Lots are in Block 109. Then later in maps from 1936, the Lots are designated as Block 415, and the lot configuration changed even though the lot numbers remained the same, but at this time three gasoline tanks were located at the southeast corner of the Site. The present-day pedestrian bridge that connects the Site to the Queens Plaza Station subway platform was added to the building in 1941.

In 1947, the building contained nine separate stores. The strip of stores was connected to the Queens Plaza Elevated Subway Station by the pedestrian bridge. Three one-story stores were also developed on the west end of the Site. Maps from 1950 show the building on Lot 4 in its current configuration, which fully covers Lot 4. The basement of the building was occupied by a bowling alley and a restaurant, the ground level was occupied by retail stores, and the second floor was occupied by offices. The bowling alley may have contributed to the contamination present on the Site because bowling alleys have historically used solvents to clean the lanes. The three gas tanks at the southern corner of the Site were removed around this time. In 1962, the Queensboro Lanes bowling alley continued to occupy a portion of the Site. The City Directory between the 1960's through 1970's lists Magnetic Analysis Corp., Melco Decorators Inc., the House of Schiller, the House of Seagrams Inc., Jolt Leon Optical Co. Inc., Optical Originals Inc., Queens Plaza Optical Labs, and Queens Plaza Opticians. By 1971, the tenants were manufacturing facilities and offices in the basement of the building on Lot 4. Cassette Recording Corp. joined the House of Schiller and Delno Business Services as occupants in 1976. An unspecified manufacturer occupied a portion of Lot 4 in 1977. The manufacturer was present in the eastern portion of the building that had previously made garments. This manufacturer also may have contributed to the contamination present at the Site.

There were no significant changes to structures on the Site between 1979 and 1993, but there were multiple changes in occupancy and changes in ownership. In 1983, Cassette Recording Corp., Canaan Printing, Maltz Griener Co. Inc., and WR Associates Inc. were listed as occupants in the City Directory. When Falidas Associates purchased the building in 1984, an 8-track cassette assembler was present at the Site along with a plastic processing factory. The plastic processing facility, which occupied the first floor of building, also may have contributed to the contamination present at the Site. On

August 23, 1989, a tank test failure occurred at the Site. The incident was assigned Spill No. 0805133 by the NYSDEC. The spill was closed in November of 1992.

The City Directory listed Canaan Printing, Sing Sang Son Fashion, TNT Pizza Onc., and Maltz Greiner Co. Inc. as tenants in 1991. In 1994, the fuel oil UST on the Site was changed from number four to number two fuel oil. On January 10, 1997, a traffic accident occurred at the intersection of Crescent Street and Queens Plaza. The accident caused the spill of 50-gallon of diesel fuel. The spill was assigned Spill No. 9612175 but the spill was closed on the same day.

By the 2000s, most of the tenants were more commercial oriented, but on August 1, 2003, as a result of another tank test failure, a spill of No. 2 fuel oil occurred at the Site. The spill was assigned Spill No. 0305348 by the NYSDEC. The spill was closed in May of 2007. The current Site owners collectively purchased the Site in July 2018.

#### Past Uses on Lot 10 – N/A 25th Street

In 1898, historical maps show two residential structures and a stable on Lot 10. A third residential building was added to the Lot prior to 1915. New building construction occurred on the Lot in 1921 and 1927. A private one-story automobile garage was added to one of the residential dwellings in 1936 maps. In addition, a small store was also present on the Site at that time. Lot 10 is depicted as a single lot in 1970. The buildings were demolished and replaced with a paved lot by 1970. It is likely that contaminated historic fill was introduced to the Site before this time. There were no significant changes to the Site between 1979 and 2006. The current Site owners purchased Lot 10, together with Lot 4, in July 2018. The garage and historic fill soils appear to have contributed to contamination of this Lot.

In February 2014, a Phase I ESA was prepared for the Site Owners by Athenica Environmental Services, Inc. (“Athenica”) for due diligence purposes prior to selling the property to identify any recognized environmental conditions (RECs) in connection with the Site were present. Athenica observed a 5,000-gallon UST in the basement of the building and a vent pipe associated with the UST was located along the west exterior wall of the building. Athenica also observed a pit of wastewater present from the on-site sewer connection. Suspect asbestos containing materials (ACM), lead paint due to the building’s age and possible PCB containing light fixtures were also all observed.

Athenica’s database review revealed the Site was listed as a small quantity generator site in the RCRA database. The Site was also listed on the Leaking Storage Tank Incident Reports (LTANKS) database and the UST database for a 5,000-gallon tank containing No. 4 fuel oil. Spill Nos. 8905133 and 0305348 were listed for No. 2 fuel oil spills at the Site.

Athenica noted that the former presence of gasoline tanks within the footprint of the existing building as a “REC” and there was a potential vapor encroachment as a REC because of the three historic gasoline USTs present on the Site from 1936 to at least 1947.

In December 2020, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (“Langan”) prepared an updated Phase I ESA for the Requestor’s parent company. Various hazardous substances and petroleum products were observed in various parts the basement of the building on Lot 4, including cleaners, floor stripper, floor enamel, paint thinner, spray paint, lighter fluid, and multi-use adhesive. Chemical-like odors were identified in a storage closet in the north-eastern corner of the basement. Langan observed staining on concrete floors around a floor drain in the supply closet. Additional drains were observed in the basement bathrooms along the eastern wall of the building and in the basement hallway along the southern wall of the building. Multiple sumps containing sediment and several inches of water were observed throughout the basement. In the southern portion of the basement, a two-foot diameter hole was observed containing unidentified, odorless liquid and organic matter. Also located in the southern portion of the basement was a 1-foot-wide by 10-foot-long trench with exposed soil and a 55-gallon drum partially filled with unidentified, odorless liquid and debris. Additional exposed soil was observed in the basement hallway. A fill port and vent pipe were observed on the Crescent Street sidewalk for the 5,000-gallon UST.

In January 2021, Langan performed a Phase II subsurface investigation of soil, soil vapor and groundwater, and based on this investigation, concluded the primary contaminants of concern discovered to date are volatile organic compounds (VOCs) related to petroleum, and semi-volatile organic compounds (SVOCs) and metals related to contaminated historic fill in soil, and VOCs, SVOCs and metals in groundwater. Tetrachloroethene (PCE) was also detected in all soil vapor samples at low levels but no indoor air samples were taken. The presence of asbestos in the building was also confirmed by Langan in February 2021.

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

### *Application*

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

that has migrated from the site.

The Applicant in its Application proposes that the site will be used for unrestricted purposes.

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

### *Investigation*

The Applicant will supplement the investigation reports already conducted at the site into a final “remedial investigation” (RI) report after additional investigation work is performed as requested by the NYSDEC and NYSDOH. This additional investigation work will be performed with NYSDEC oversight. The Applicant has developed a “Remedial Investigation Work Plan”, which was subject to public comment with the application.

The site investigation has several goals:

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

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

### *Site Management*

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

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

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

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

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

**Project Contacts**

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

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

Ruth Curley  
Project Manager  
NYSDEC  
625 Broadway  
Albany, New York 12233-7016  
Ruth.curley@dec.ny.gov

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

Christine Vooris  
Project Manager  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
BEEI@health.ny.gov

**Locations of Reports and Information**

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

Queens Public Library at LIC  
c/o CLM or ACLM  
3744 21<sup>st</sup> Street, 1<sup>st</sup> Floor  
Long Island City, NY 11101  
Attn: Tienya Smith  
Phone: (718) 752-3700  
Hours:  
Monday 10am-6pm  
Tuesday 1pm-6pm  
Wednesday 10am-6pm  
Thursday 12pm-8pm  
Friday 10am-6pm

Saturday 10am-5pm  
Sunday Closed

Queens Community Board 1  
45-02 Ditmars Boulevard  
LL Suite 125  
Astoria, NY 11105  
Attn: Florence Koulouris  
Marie Torniali  
Antonella Di Saverio  
Phone: (718) 786-3335  
Hours:  
Monday-Friday 9am-5pm

Saturday, Sunday Closed

## Appendix B - Site Contact List

<b>Federal and State Officials</b>		
Hon. Chuck E. Schumer U.S. Senate 780 Third Avenue, Suite 2301 New York, NY 10017	Hon. Kirsten Gillibrand U.S. Senate 780 Third Avenue, Suite 2601 New York, NY 10017	Hon. Carolyn B. Maloney U.S. House of Representatives, 12th District 31-19 Newtown Avenue Astoria, NY 11102
Hon. Michael Gianaris New York State Senator, 12th District 31-19 Newtown Avenue, Suite 402 Astoria, NY 11102	Bill de Blasio Mayor of New York City City Hall New York, NY 10007	Anita Laremont NYC Department of City Planning, Commissioner 120-55 Queens Blvd., Room 201 Kew Gardens, NY 11424
Hon. Donovan Richards Queens Borough President (County Executive) 120-55 Queens Blvd. Kew Gardens, NY 11421	Audrey I. Pheffer Queens County Clerk 8811 Sutphin Blvd. #196 Jamaica, NY 11435	Hon. Jimmy Van Bramer NYC Councilman 47-01 Queens Boulevard Suite 205 Sunnyside, NY 11104
Hon. Jumaane Williams Public Advocate 1 Centre Street, 15 <sup>th</sup> Floor New York, NY 10007	Julie Stein Office of Environmental Assessment & Planning NYC Dept. of Environmental Protection 96-05 Horace Harding Expressway Flushing, NY 11373	Hon. Catherine Nolan New York State Assemblywoman 47-40 21 <sup>st</sup> Street Room 810 Long Island City, NY 11101
Mark McIntyre, Director NYC Office of Environmental Remediation		

100 Gold Street - 2nd Floor New York, NY 10038		
<b>Media Outlets</b>		
New York Daily News Media Outlet 4 New York Plaza New York, NY 10004	New York Post 1211 Avenue of the Americas New York, NY 10036	Western Queens Gazette 42-16 34th Avenue Long Island City, NY 11101
LIC/Astoria Journal 69-60 Grand Avenue Maspeth, NY 11378	India Abroad 2 Tower Center Boulevard - 8th Floor East Brunswick, NJ 08816	Astoria Post <a href="mailto:christian.murray@queenspost.com">christian.murray@queenspost.com</a>
LIC Post <a href="mailto:news@queenspost.com">news@queenspost.com</a>		
<b>Public Water Supplier</b>		
Alfonso L. Carney, Jr. Chair of the New York City Water Board 59-17 Junction Blvd., 8th Floor Flushing, NY 11372	Vincent Sapienza New York City Public Water Supply System Department 59-17 Junction Blvd., 13th Floor Flushing, NY 11373	
<b>Schools and Daycare Centers</b>		
Francis Mechner, PhD Queen's Paideia School, Director 44-02 23rd Street Long Island City, NY 11101	Jean Woods-Powell Information Technology High School, Principal 21-16 44th Road Long Island City, NY 11101	Lilliam Katcher Newcomers High School, Principal 28-01 41st Avenue Long Island City, NY 11101
Matthew Greenberg Growing Up Green Charter School, Executive Director 39-27 28th Street	Dionne A. Jaggon Public School 111, Principal 37-15 13th Street Long Island City, NY 11101	Dov Witkes Dutch Kills Public School 112, Principal 25-05 37th Avenue Long Island City, NY 11101

Long Island City, NY 11101		
Faye J. Erstejn-Kotzer I.S. 204 Oliver W. Holmes School, Principal 36-41 28th Street Long Island City, NY 11106	Karl Boyno The Baccalaureate School for Global Education, Principal 34-12 36th Avenue Astoria, NY 11106	Lisa Edmiston Our World Neighborhood Charter School, Principal 36-12 35th Avenue Astoria, NY 11106
Gideon Frankel Frank Sinatra School of Arts High School, Principal 35-12 35th Avenue Astoria, NY 11106	Jessica Geller Public School 166, Principal 33-09 35th Avenue Astoria, NY 11106	Franklin Headley VOICE Charter School of New York, Principal 36-24 12th Street Long Island City, NY 11106
Academy of American Studies 28-01 41 <sup>st</sup> Avenue Long Island City, NY 11101	Maria Uzhca Busy Bee Playcare, Owner 10-21 44th Drive Long Island City, NY 11101	Richard C. Madrid Long Island City Family Daycare, Inc, Owner 40-34 28th Street Astoria, NY 11106
Brenda Sorin Queensbridge Early Childhood Development Center, Program Manager 38-11 27th Street Long Island City, NY 11101	Maria Tabares Maria's Daycare, Owner 36-33 32nd Street Long Island City, NY 11106	Judith C. Babyland Daycare Astoria, Owner 35-10 35th Street, B21 Astoria, NY 11106
William Beaufort Bright Horizons at Long Island City, Center Director 42-09 28th Street Long Island City, NY 11101		
<b>Adjacent Property Owners</b>		
Estia Realty LLC Owner of Site 31-44 Steinway Street, Apt. 2f Astoria, NY 11103	Vadiel Properties LLC Owner of Site 31-19 Newtown Avenue, Ste. 1000 Astoria, NY 11102	VVI Properties LLC Owner of Site 31-19 Newtown Avenue, Ste. 1000 Astoria, NY 11102

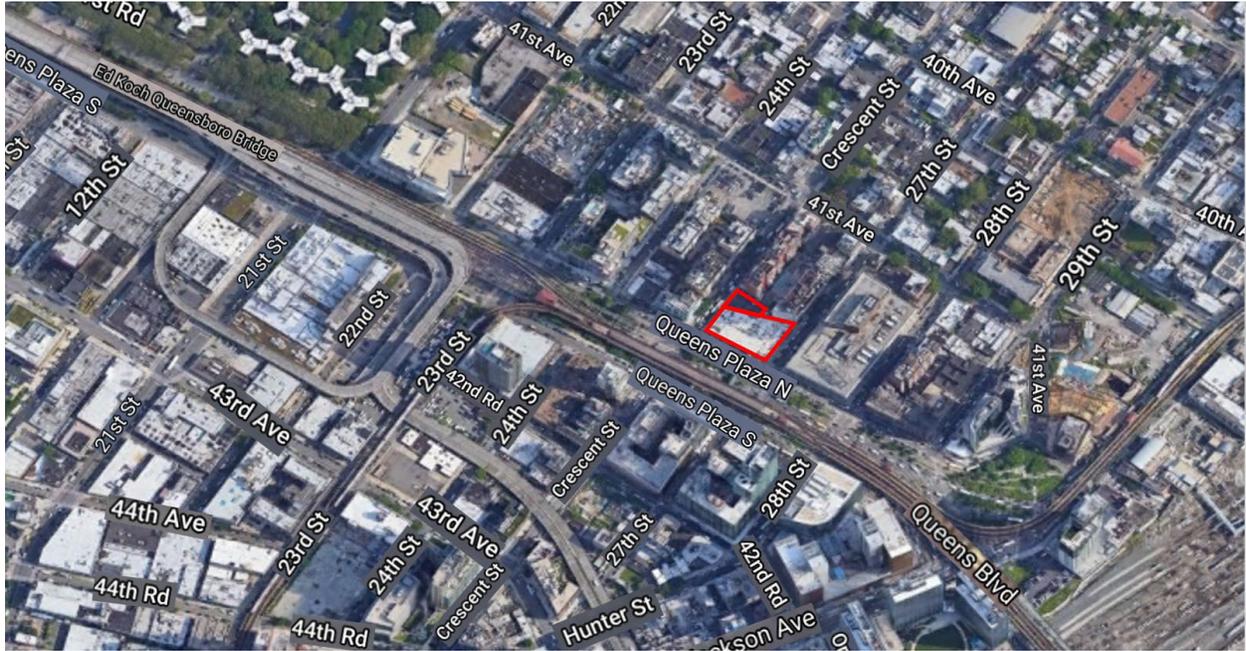
NYS Department of Transportation Adjacent Property Owner of Queens Plaza South Region 11, 47-40 21st Street Long Island City, NY 11101	Crescent Street LLC (Condos) Adjacent Property Owner of 41-48 Crescent Street 24-15 Queens Plaza North, Suite 100 Long Island City, NY 11101	Ciampa Crescent LLC Adjacent Property Owner of 41-34 Crescent Street 1129 Northern Blvd., Suite 305 Manhasset, NY 11030
Crescent Club LLC (Condos) Adjacent Property Owner of 41-23 Crescent Street PO Box 180240 Brooklyn, NY 11218	27th Street Partners LLC Adjacent Property Owner of 41-32 27th Street 8 West 40th Street, 6th Floor New York, NY 10018	Metropolitan Life Insurance Company Adjacent Property Owner of 41-21 27th Street 27-01 Queens Plaza North Long Island City, NY 11101
Brause Plaza North LLC Adjacent Property Owner of 27-01 Queens Plaza North 28 Liberty Street New York, NY 10005	27-00 Queens Plaza South LLC Adjacent Property Owner of 27-02 Queens Plaza South 36 West 44th Street, Suite 630 New York, NY 10036	27 Street LLC Adjacent Property Owner of 42-10 27th Street 425 Northern Blvd., #6 Great Neck, NY 11021
25-02 LLC Adjacent Property Owner of 25-02 Queens Plaza South PO Box 6172 Long Island City, NY 11106	P8/Silverback 24-16 OPS Owner LLC Adjacent Property Owner of 24-16 Queens Plaza South 100 Summer Street Boston, MA 02110	HSBC Bank Adjacent Property Operator of 41-48 Crescent Street 24-15 Queens Plaza North Long Island City, NY 11101
Consulate of Ecuador in Queens Adjacent Property Operator of 41-48 Crescent Street 24-15 Queens Plaza North Long Island City, NY 11101	Area Impianti Corp Adjacent Property Operator of 41-48 Crescent Street 24-15 Queens Plaza North Long Island City, NY 11101	Solar Life Style Power Adjacent Property Operator of 41-48 Crescent Street 24-15 Queens Plaza North Long Island City, NY 11101
Packard Square North	Packard Café & Grill	Packard Square Cleaners

Adjacent Property Operator of 41-34 Crescent Street 41-34 Crescent Street Long Island City, NY 11101	Adjacent Property Operator of 41-34 Crescent Street 41-34 Crescent Street Long Island City, NY 11101	Adjacent Property Operator of 41-34 Crescent Street 41-32 Crescent Street Long Island City, NY 11101
Alpian's Garment Care of Queens Adjacent Property Operator of 41-34 Crescent Street 41-32 Crescent Street Long Island City, NY 11101	The Baroness Bar + Kitchen Adjacent Property Operator of 41-34 Crescent Street 41-26 Crescent Street Long Island City, NY 11101	Resobox Adjacent Property Operator of 41-23 27th Street 41-26 27th Street Long Island City, NY 11101
WeWork Coworking Adjacent Property Operator of 41-21 27th Street 27-01 Queens Plaza North Long Island City, NY 11101	JetBlue Airway Corporation Adjacent Property Operator of 41-21 27th Street 27-01 Queens Plaza North Long Island City, NY 11101	Blue Ocean Wealth Solutions Adjacent Property Operator of 27-01 Queens Plaza North 27-01 Queens Plaza North Long Island City, NY 11101
Force Basketball NYC Adjacent Property Operator of 27-01 Queens Plaza North 27-01 Queens Plaza North, Floor 12 Long Island City, NY 11101	Espina Group LLC Adjacent Property Operator of 27-01 Queens Plaza North 27-01 Queens Plaza North Long Island City, NY 11101	Clever Blend Adjacent Property Operator of 27-02 Queens Plaza South 27-06 Queens Plaza South Long Island City, NY 11101
Dunkin' Donuts Adjacent Property Operator of 27-02 Queens Plaza South 27-04 Queens Plaza South Long Island City, NY 11101	Institute of Information Technology Adjacent Property Operator of 27-02 Queens Plaza South 27-00 Queens Plaza South, 2nd Floor Long Island City, NY 101101	Lucky Pizzeria & Café Inc Adjacent Property Operator of 27-02 Queens Plaza South 27-10 Queens Plaza South Long Island City, NY 11101
Checkers	First Stop Bar & Grill	YOYOSO Discount Store

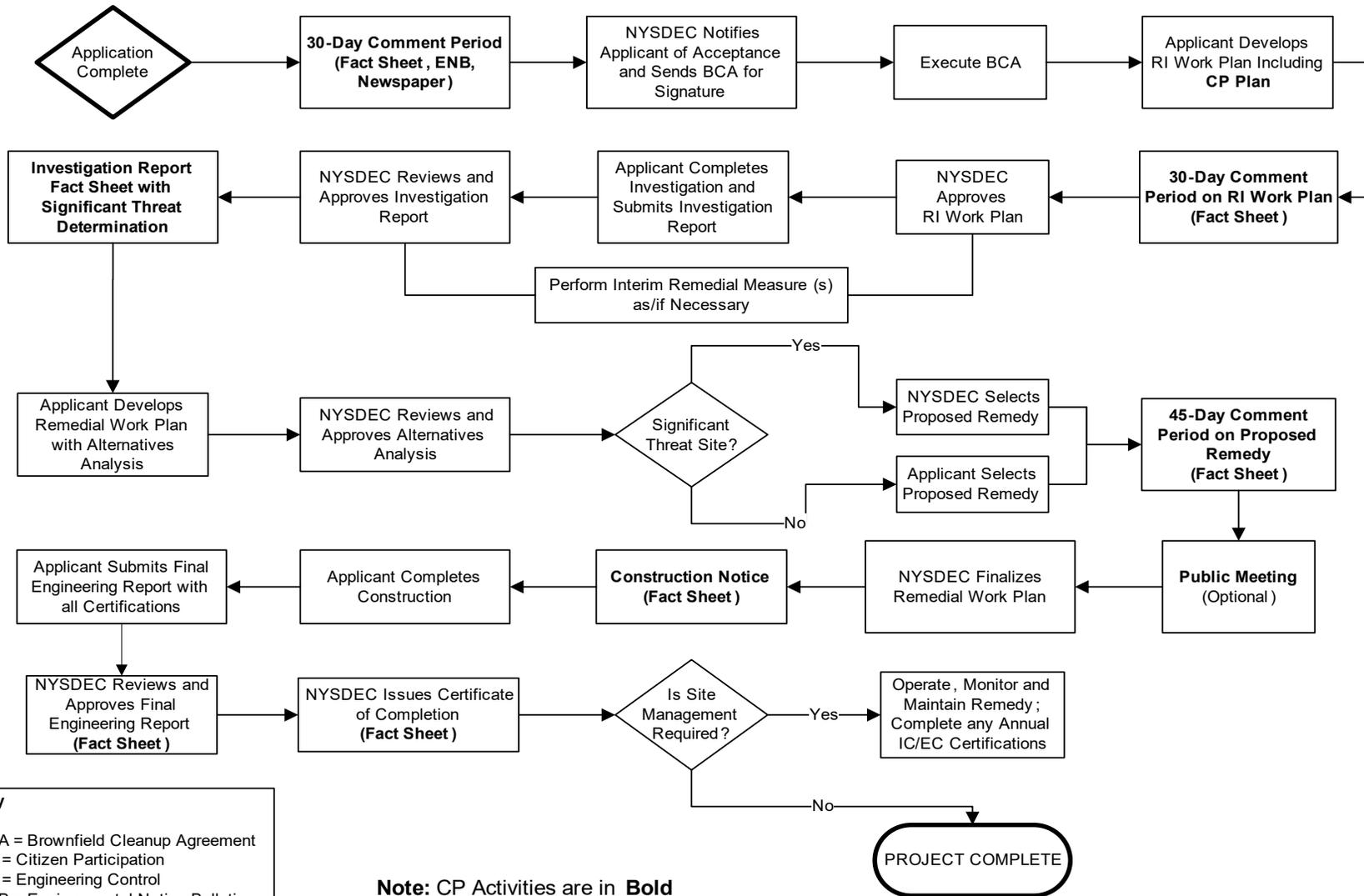
Adjacent Property Operator of 27-02 Queens Plaza South 27-12 Queens Plaza South Long Island City, NY 11101	Adjacent Property Operator of 27-02 Queens Plaza South 27-08 Queens Plaza South Long Island City, NY 11101	Adjacent Property Operator of 42-10 27th Street 25-12 Queens Plaza South Long Island City, NY 11101
Starbucks Adjacent Property Operator of 42-10 27th Street 25-14 Queens Plaza South Long Island City, NY 11101	City MD Urgent Care Adjacent Property Operator of 42-10 27th Street 25-18 Queens Plaza South Long Island City, NY 11101	Plaza Market Adjacent Property Operator of 25-02 Queens Plaza South 25-02 Queens Plaza South Long Island City, NY 11101
EZ Pawn Corp Adjacent Property Operator of 25-02 Queens Plaza South 25-04 Queens Plaza South Long Island City, NY 11101	Fresh Market Adjacent Property Operator of 25-02 Queens Plaza South 25-06 Queens Plaza South Long Island City, NY 11101	Hero LLC Adjacent Property Operator of 24-16 Queens Plaza South 42-02 Crescent Street Long Island City, NY 11101
Chase Bank Adjacent Property Operator of 24-16 Queens Plaza South 24-16 Queens Plaza South Long Island City, NY 11101		
<b>Community, Civic, Religious and Other Environmental Organizations</b>		
Consulate of Ecuador (Queens, NY) Attn: Consul General 24-15 Queens Plaza N Long Island City, NY 11101	Richard David Consolidated Edison Corporate Affairs 59-17 Junction Boulevard, 2nd Floor Flushing, NY 11373	Ann Bruno - President 114th Police Precinct Council 34-16 Astoria Boulevard Queens, NY 11103
Ladder 116	Long Island City Partnership	

<p>FDNY 37-20 29 STREET Long Island City, NY 11101</p>	<p>1 MetLife Plaza 27-01 Queens Plaza North, 9th Floor Long Island City, NY 11101 (718) 786-5300 Attn: Elizabeth Luskin, President &amp; CEO</p>	
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## 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**



Department of  
Environmental  
Conservation

Division of Environmental Remediation

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

**Site Name:** Queensboro Lanes Site

**Site Number:** C241257

**Site Address and County:** 25-01 Queens Plaza North and an adjacent unaddressed lot fronting Crescent Street, County of Queens, Long Island City, NY

**Remedial Party(ies):** Queens Plaza North LLC, Estia Realty LLC, Vadiel Properties LLC, VVI Properties 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.

The list of potential impacts contained in the CPP are typical impacts of remediation on brownfield sites.

How were these issues and/or information needs identified?  
See response above.

**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.  
Nothing is needed from the community at this time

How were these information needs identified?  
NA

**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.

Communication of each step in the BCP process must be communicated in Fact Sheets and public hearings if required.

How were these issues and/or information needs identified?  
This is part of the CPP process.

**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**:

Primarily Hispanic/ Spanish speaking (70%)

**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:** Linda R. Shaw, Esq.

**Date:** August 30, 2021

**Reviewed Approved By:** Thomas V. Panzone

**Date:** 11-9-21