



NEW YORK
STATE OF
OPPORTUNITY.

**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan for 68-19 Rego Park LLC

September 2021

Site No.: C241258
68-19 Woodhaven Blvd.
Rego Park, NY 11374

Contents

| <u>Section</u> | <u>Page Number</u> |
|---|---------------------------|
| 1. What is New York's Brownfield Cleanup Program? | 3 |
| 2. Citizen Participation Activities..... | 3 |
| 3. Major Issues of Public Concern..... | 9 |
| 4. Site Information..... | 10 |
| 5. Investigation and Cleanup Process | 11 |
| Appendix A - Project Contacts and Locations of Reports and Information | 15 |
| Appendix B - Site Contact List..... | 17 |
| Appendix C - Site Location Map..... | 25 |
| Appendix D - Brownfield Cleanup Program Process | 26 |

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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: **68-19 Rego Park LLC (“Applicant”)**
Site Name: **68-19 Rego Park LLC (“Site”)**
Site Address: **68-19 Woodhaven Blvd**
Site County: **Queens County**
Site Number: **C241258**

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:

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- 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

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flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

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

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

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

Technical Assistance Grant

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

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

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

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

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

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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.

The Site is not located in an Environmental Justice Area.

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

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

Since the site is not located in an Environmental Justice Area, there is no need to translate future fact sheets into another language.

The information on this site will be made available at two document repositories, the local library and at the community board.

Based on the results of previous environmental investigations contamination exists at the property. Contamination identified from the previous investigations include both Volatile Organic Compounds (VOCs) and Semi-Volatile Organic Compounds (SVOCs). VOCs are compounds that are emitted as gases from solids or liquids. VOCs include a variety of chemicals that may have short- and long-term adverse health effects. Some examples of VOCs include paints, lacquers, and some cleaning supplies. SVOCs are a contaminant group that are breakdown compounds from a variety of sources. Sources include pesticides, herbicides, flame retardants, cleaning agents, solvents and chemicals used in textile and material manufacturing process additives. The contaminants represent a possible public concern at the site. However, the site is not near and public water supply or private water wells. The future on-site use and remediation will not create any restriction on community activities but will render the Site protective of public health and the environmental.

It should be noted that during the future completion of remedial activities at the site potential contaminants known to be present in the soil, especially SVOCs and metals may become airborne and pose a potential health risk to the site visitors and workers during remedial construction, workers and occupants on adjacent properties. However, a NYSDEC Community Air Monitoring Plan (CAMP) will be in place for the proposal remedial activities and will be followed to safeguard the workers, the public and other adjacent occupants against any potential exposures.

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4. Site Information

Site Description

The Site is located at 68-19 Woodhaven Blvd, Queens, NY. It is located on the corner of Woodhaven Boulevard and 68th Road. The Site is in a well-developed mixed-use residential and commercial urban section of Queens. The site is 0.0588 acre or 2,561 square feet.

The site is currently and auto repair shop on the western side of the property and a florist on the eastern side of the property.

The adjacent properties within the same NYC Tax Block include a Motel directly north, an apartment building to the east and fourteen (14) residential homes along 68th Avenue.

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

History of Site Use, Investigation, and Cleanup

The site was first developed by 1932 for manufacturing or fireplace/mantles and concrete burial vaults that included an auto garage and a paint storage area. By 1981 the entire site was occupied by an auto repair shop with a garage. By 1986 the western portion of the site was converted to the florist.

Based on the results of previous environmental investigations contamination exists at the property. Contamination identified from the previous investigations include both Volatile Organic Compounds (VOCs) and Semi-Volatile Organic Compounds (SVOCs). VOCs are compounds that are emitted as gases from solids or liquids. VOCs include a variety of chemicals that may have short- and long-term adverse health effects. Some examples of VOCs include paints, lacquers, and some cleaning supplies. SVOCs are a contaminant group that are breakdown compounds from a variety of sources. Sources include pesticides, herbicides, flame retardants, cleaning agents, solvents and

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chemicals used in textile and material manufacturing process additives. VOCs were identified in the soil vapor and groundwater on-site, SVOCs were identified in the subsurface soil samples. The contaminants represent a possible public concern at the site and are likely to be associated with the historic usage of the property.

The following provides a list of reports that summarize the prior environmental assessments and investigation activities conducted at the site. These documents were previously provided to the NYSDEC and are referenced in the BCP application submitted by the Applicant:

1. Restoration and Conservation Advisement Group, LLC, Phase I Report, 6819 Woodhaven Blvd., Queens, New York May 4, 2019
2. Restoration and Conservation Advisement Group, LLC Surface Phase 2 Investigation Report of 6819 Woodhaven Blvd., Queens, New York, June 10, 2019.
3. Restoration and Conservation Advisement Group, LLC Updated Characterization Report of 6819 Woodhaven Blvd., Queens New York, April 27, 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 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.

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

The Applicant 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:

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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.

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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):

Sadique Ahmed, P.E.
Project Manager
NYSDEC Region 2
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7016
Phone: 518-402-9656

Thomas V. Panzone
Public Participation Specialist
NYSDEC Region 2
47-40 21st Street
Long Island City, NY 11101
Phone: 718-482-4953

New York State Department of Health (NYSDOH):

Dan Tucholski
Public Health Specialist II
NYSDOH
Empire State Plaza, Corning Tower,
Room 1787
Albany, NY 12237
Phone: 518-402-7016

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 -Rego Park
91-41 63rd Drive Rego Park, NY 11374
Attn: Justin Levinson
Phone: 718-459-5140
Hours: Closed Sundays
M - 10AM-6PM; T - 1PM-6PMW - 10AM-6PM; Th - 12PM-8PMF – 10AM-5PM, Sa – 10AM-5PM

Queens Community Board 06
Attn: Alexa Weitzman, Chairwoman
Frank Galluscio, District Manager
Alexander Cohen – Environmental Committee Chairman
104-01 Metropolitan Avenue
Forest Hills, NY 11375
Phone – 718-263-9250
Email: qn06@cb.nyc.gov
Hours: Call for an appointment

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38#

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Appendix B - Site Contact List

Local Government Offices

1. Bill de Blasio
New York City Mayor
City Hall
New York, NY 10007
2. Hon. Scott Stringer
New York City Comptroller
1 Centre Street
New York, NY 10007
3. Anita Laremont
Commissioner
New York City Department of City Planning
120 Broadway, 31st floor
New York, NY 10271
4. Vincent Sapienza
Commissioner
New York City Department of Environmental Protection
59-17 Junction Blvd.
Flushing, NY 11373
5. Mark McIntyre -Director
NYC Office of Environmental Remediation
100 Gold Street
New York NY, 10038
6. Julie Stein
Office of Environmental Assessment & Planning
NYC Department of Environmental Protection
96-05 Horace Harding Expressway
Flushing NY, 11373
7. Donovan Richards
Queens Borough President
Queens Borough Hall
120-55 Queens Blvd
Kew Gardens, NY 11424

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8. Jane H. O'Connell, P.G.
New York State Department of Environmental Conservation
Regional Remediation Engineer, Division of Environmental Remediation
47-40 21st Street
Long Island City, NY 11101
9. Thomas V. Panzone
NYSDEC Public Participation Specialist
47-40 21st Street
Long Island City, NY 11101
10. Dan Tucholski
Public Health Specialist II
Empire State Plaza, Corning Tower, Room 1787
Albany NY 12237
11. Scarlett McLaughlin, P.G.
Chief, Regions 2 and 7
Empire State Plaza, Corning Tower, Room 1739
Albany NY 12237
12. Hon Charles Schumer
U.S. Senator
780 Third Avenue, Suite 2301
New York, NY 10017
13. Hon Kirsten Gillibrand
U.S. Senator
780 Third Avenue, Suite 2601
New York, NY 10017
14. Hon Grace Meng
US Representative
118-35 Queens Boulevard -17th Floor
Forest Hills , NY 11375
15. Karen Koslowitz
New York City Council – District 29
118-35 Queens Blvd. – 17th Floor
Forest Hills, NY 11375

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16. Joseph P. Addabbo, Jr.
NYS Senate – District 15
159-53 102nd Street
Howard Beach, NY 11414
17. Andrew Hevesi
Assemblyman – District 28
70-50 Austin Street – Suite 118
Forest Hills, NY 11375
18. Queens County Clerk
Audrey Pheffer
8811 Sutphin Blvd. #106
Jamaica NY 11435

Local Media Outlets

1. New York Daily News
4 New York Plaza
New York, NY 10004
 2. New York Post
1211 Avenue of the Americas
New York, NY 10036
 3. Queens Ledger
45-23 47th Street
Woodside NY 11377
 4. Queens Gazette
42-16 34th Avenue
Long Island City, NY 11101
- Leader/Observer of Woodhaven/Richmond Hill
69-60 Grand Avenue
Maspeth, NY 11378
- Queens Chronicle
62-33 Woodhaven Boulevard
Rego Park, NY 11374

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Spectrum NY 1 News
75 Ninth Avenue
New York, NY 10011

School and Daycare Facilities

1. Public School 144
Attn: Reva Gluck-Schneider – Principal
69-20 Juno Street
Forest Hills, NY 11375
2. PS 174 William Sidner Public School
Attn: Karin Kelly
65-10 Dieterle Crescent
Forest Hills, NY 11375
3. Montessori School of Forest Hills
Head of School – Sunila Tejpaul
67-04 Austin Street
Forest Hills, NY 11375
4. Our Lade of Mercy Catholic Academy
Dana McCann – Principal
70-25 Kessel Street
Forest Hills, NY 11375
5. Moms Family Day Care
69-43 Olcott Street
Flushing NY 11375
6. Happy Day Care
69-63 Alderton Street
Rego Park, NY 11374

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42#

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Community, Civic, Religious and other Environmental Organizations

1. Rego Center Community Room
61-0 97th Street
Rego Park, NY 11374
2. Our Lady of Mercy Roman Catholic Church
70-01 Kessel Street
Forest Hills, NY 11375
3. Richard David
Consolidated Edison Corporate Affairs
59-17 Junction Boulevard, 2nd Floor
Flushing, NY 11373
4. Heidi Chain -President
112th Police Precinct Council
68-40 Austin Street
Forest Hills, NY 11375
5. Engine 319
FDNY
78-11 67 ROAD
Middle Village, NY 11379
6. Rego Park Green Alliance
yvonne@regoparkalliance.org
61-33 Alderton Street
Rego Park, NY 11374
718-205-5207

Document Repository

1. Queens Public Library at Rego Park
91-41 63rd Drive
Rego Park, NY 11374
(Note: The Library at north Forest Hills is temporarily closed)
2. Queens Community District 6
Alexa Weitzman - Chairperson
104-01 Metropolitan Avenue
Forest Hills, NY 11375

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43#

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Existing Tenants

1. Florist Hills & Garden Center – Attention Giuseppe Zuccarello
68-19 Woodhaven Blvd.
Rego Park, NY 11374
2. East Coast Auto Plaza, Inc.
85-17 68th Road
Rego Park, NY 11374

Adjacent Property Owners

1. 68-05 Woodhaven Associates, LLC (Owner)
68-05 Woodhaven Blvd.
Rego Park, NY 11374

Haven Motel (tenant)
6805 Woodhaven Blvd.
Rego Park, NY 11374
2. Bruns Realty Inc. (Owner)
11 Newtown Turnpike
Weston, CT 06883
Block 3148 Lot 35

Multi-Residential Building (Tenant)
85-25 68th Road
Rego Park, 11374
3. 75-10 Yellowstone Blvd. Owner Corp.
75-10 Yellowstone Blvd. Apt. 4H
Forest Hills, NY 11374
4. 68-49 Woodhaven Blvd. Holding Corp. (Owner)
Attn: East River Petroleum Realty, LLC
68-27 Woodhaven Blvd.
Rego Park, NY 11374
5. St. John Cemetery (Owner and occupant)
80-01 Metropolitan Avenue
Rego Park, NY 11379

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6. Current Resident
85-14 68th Avenue
Rego Park, NY 11374
7. Current Resident
85-16 68th Avenue
Rego Park, NY 11374
8. Current Resident
85-18 68th Avenue
Rego Park, NY 11374
9. Current Resident
85-20 68th Avenue
Rego Park, NY 11374
10. Current Resident
85-22 68th Avenue
Rego Park, NY 11374
11. Current Resident
85-26 68th Avenue
Rego Park, NY 11374
12. Current Resident
85-28 68th Avenue
Rego Park, NY 11374
13. Current Resident
85-30 68th Avenue
Rego Park, NY 11374
14. Current Resident
85-32 68th Avenue
Rego Park, NY 11374
15. Current Resident
85-36 68th Avenue
Rego Park, NY 11374
16. Current Resident
85-38 68th Avenue, Rego Park, NY 11374

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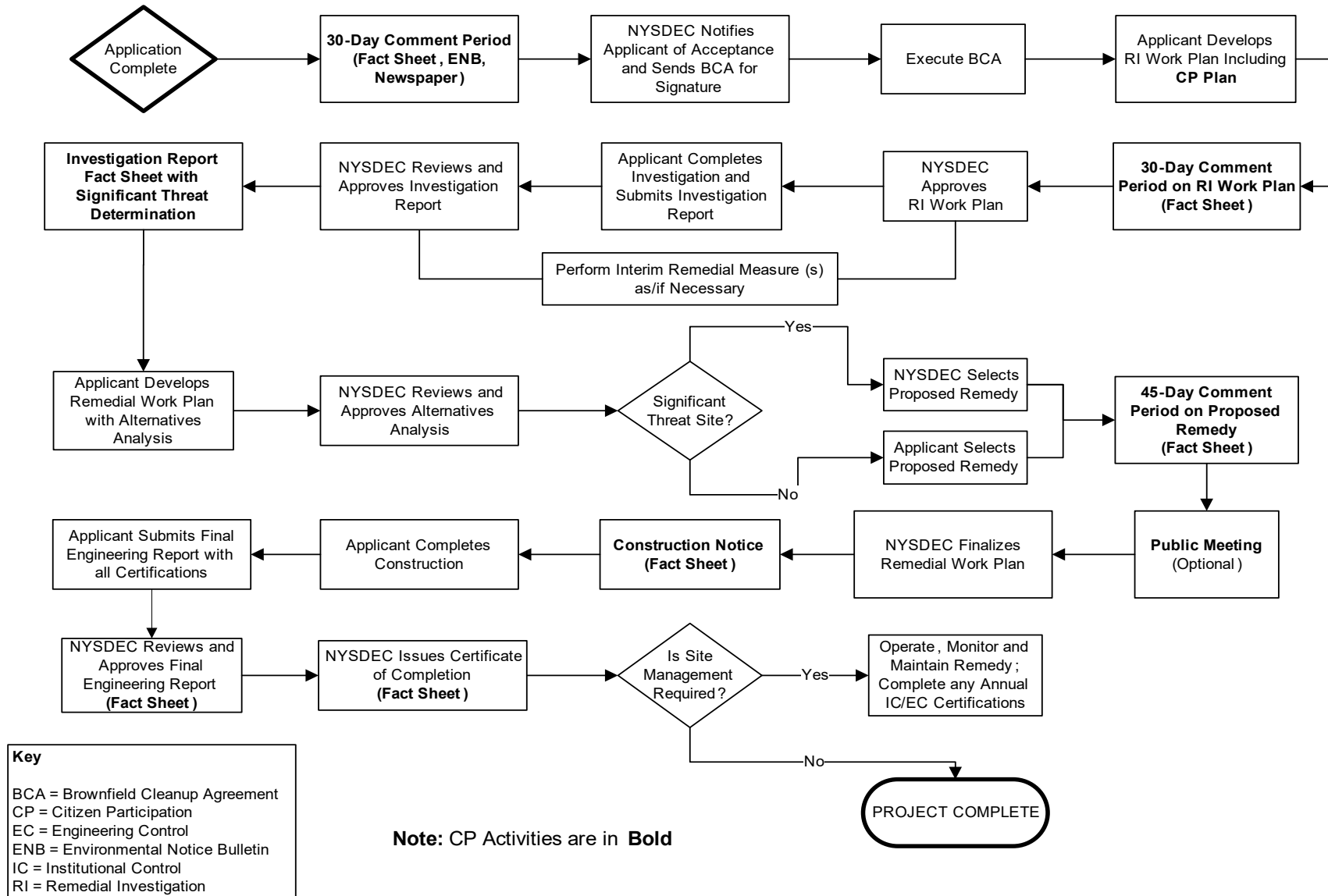
Appendix C - Site Location Map



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Appendix D– Brownfield Cleanup Program Process



Remedial Programs

Scoping Sheet for Major Issues of Public Concern

Instructions

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

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

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

General Instructions

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

Instructions for Numbered Parts

Consider the bulleted issues and questions below and any others that may be appropriate to the site and the community to help complete the five Parts of this Scoping Sheet. Include the issue stakeholders in Parts 1 through 3 and adjust the site's contact list accordingly.

Part 1. List Major Issues of Public Concern and Information the Community Wants.

- Is our health being impacted? (e.g. Are there problems with our drinking water or air? Are you going to test our water, yards, sumps, basements? Have health studies been done?)
- There are odors in the neighborhood. Do they come from the site and are they hazardous?
- Are there restrictions on what we may do (e.g. Can our children play outside? Can we garden? Must we avoid certain areas? Can we continue to recreate (fish, hunt, hike, etc. on/around the site?)
- How and when were the site's contamination problems created?
- What contaminants are of concern and why? How will you look for contamination and find out where it is going? What is the schedule for doing that?
- The site is affecting our property values!
- How can we get more information (e.g. who are the project contacts?)
- How will we be kept informed and involved during the site remedial process?
- Who has been contacted in the community about site remedial activities?
- What has been done to this point? What happens next and when?
- The site is going to be cleaned up for restricted use. What does that mean? We don't want redevelopment on a "dirty" site.

Part 2. List Important Information Needed From the Community, if Applicable.

- Can the community supplement knowledge about past/current uses of the site?
- Does the community have knowledge that the site may be significantly impacting nearby properties, natural resources, etc.?

- Are there activities currently taking place at the site or at nearby properties that may need to be restricted?
- Who may be interested or affected by the site that has not yet been identified?
- Are there unique community characteristics that could affect how information is exchanged?
- Do the community and/or individuals have any concerns they want monitored?
- Does the community have information about other sources in the area for the contamination?

Part 3. List Major Issues and Information That Need to be Communicated to the Community.

- The process and general schedule to investigate, remediate and, if applicable, redevelop the site.
- Current understanding about the site contamination and effects, if any, on public health and the environment.
- Site impacts on the community and any restrictions on the public's use of the site and/or nearby properties.
- Planned CP activities, their schedule, and how they relate to the site's remedial process.
- Ways for the community to obtain/provide information (document repositories, contacts, etc.).

Part 4. Community Characteristics

a. - e. Obtain information from local officials, property owners and residents, site reports, site visits, "windshield surveys," other staff, etc.

f. Has the affected community experienced other **significant** present or past environmental problems unrelated to this site? Such experiences could significantly affect public concerns and perspectives about the site; how the community will relate to project staff; the image and credibility of project staff within the community; and the ways in which project staff communicate with the community.

g. Consider factors such as:

- Is English the primary language of the affected community? If not, provisions should be considered regarding public outreach activities such as fact sheets, meetings, door-to-door visits and other activities to ensure their effectiveness.
- The age demographics of the community. For example, is there a significant number of senior citizens in the community? It may be difficult for some to attend public meetings and use document repositories. This may suggest adopting more direct interaction with the community with activities such as door-to-door visits, additional fact sheets, visits to community and church centers, nursing homes, etc.
- How do people travel about the community? Would most people drive to a public meeting or document repository? Is there adequate public transportation?

Part 5. Affected/Interested Public. Individuals and organizations who need or want information and input can change during the site's remedial process. This need is influenced by real, potential or perceived impacts of the site or the remedial process. Some people may want information and input throughout the remedial process. Others may participate only during specific remedial stages, or may only be interested in particular issues. It is important to revisit this question when reviewing this scoping sheet. Knowing who is interested in the site – and the issues that are important to them – will help in the selection and conduct of appropriate outreach activities, and to identify their timing and the information to be exchanged.

Check all affected/interested parties that apply to the site. **Note: Adjust the site's contact list appropriately.** The following are some ways to identify affected/interested parties:

- Tax maps of adjacent property owners
- Attendees at public meetings
- Telephone discussions
- Letters and e-mails to DER, the remedial party, and other agencies
- Political jurisdictions and boundaries
- Media coverage

- Current/proposed uses of site and/or nearby properties (recreational, commercial, industrial)
- Discussions with community organizations: grass roots organizations, local environmental groups, environmental justice groups, churches, and neighborhood advisory groups



Remedial Programs

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

Remedial Party: 68-19 Rego Park LLC

Site Name: 68-19 Rego Park LLC

Site Number: C241258

Site County: Queens

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

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

On-site contamination exists at the site.

How were these issues and/or information identified?

The contamination was identified during previous investigations.

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

NA

How were these information needs identified?

[Click here to enter text.](#)

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.

The community should know how the contamination may effect them and what measures will be taken to make sure they are not negatively impacted.

How were these issues and/or information identified?

A Community Air Monitoring Plan (CAMP) will be in place for the investigation and remedial activities

Part 4. Identify the following characteristics of the affected/interested community. This knowledge will help to identify and understand issues and information important to the community, and ways to effectively develop and implement the site citizen participation plan (mark all that apply):

a. Land use/zoning around site:

☒ Residential ☐ Agricultural ☐ Recreational ☐ Commercial ☐ Industrial

b. Residential type around site:

☒ Urban ☐ Suburban ☐ Rural

c. Population density around site:

☒ High ☐ Medium ☐ Low

d. Community economic status:

☐ High ☒ Medium ☐ Low

e. Water supply of nearby residences:

☒ Public ☐ Private Wells ☐ Mixed

☐ Yes ☐ No f. Other environmental issues significantly impacting affected community?

Provide details if appropriate:

[Click here to enter text.](#)

g. Special considerations:

☐ Language ☐ Age ☐ Transportation ☐ Other

Explain marked categories in g.:

The site is not in an environmental justice area. No need to translate future fact sheets into another language.

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

☒ **Non-Adjacent Residents/Property Owners:** [See contact list](#)

☒ **Local Officials:** [See contact list](#)

☒ **Media:** [See contact list](#)

☒ **Business/Commercial Interests:** [See contact list](#)

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

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

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

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

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

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

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

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

Date Completed: 9/30/2021

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