



NEW YORK
STATE OF
OPPORTUNITY.

**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan for 4 Fulton Square

September 2023

C241262
35-32 College Point Boulevard
Flushing, NY 11354

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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: **3532 CPB LLC (“Applicant”)**
Site Name: **4 Fulton Square (“Site”)**
Site Address: **35-32 College Point Boulevard**
Site County: **Queens**
Site Number: **C241262**

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

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

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

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

CP Activities

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

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

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

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

Technical Assistance Grant

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

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

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

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

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

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

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.

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 NYSDEC, 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.

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 is located in an Environmental Justice Area with a sizable Asian-American population nearby. Therefore, all future fact sheets will be translated into Chinese. For additional information, visit: <https://statisticalatlas.com/tract/New-York/Queens-County/086900/Race-and-Ethnicity>

4. Site Information

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

Site Description

- **Location** - 35-32 College Point Boulevard, Flushing, Queens
- **Setting** - urban
- **Site size** - 0.93 Acres
- **Adjacent properties** - The surrounding land includes commercial and residential properties. The site is bounded on the west side by the Flushing River, and south of the site includes a NYSDEC tidal wetland and tidal wetland adjacent area (TWAA).

History of Site Use, Investigation, and Cleanup

The majority of the site is vacant with the remainder of the lot, approximately 20,000 square feet in the northeast corner being used as a materials storage yard for the neighboring building supply store. There is also a 2-story building present in the northeast corner of the site.

The site was historically utilized as a coal yard, masonry yard, asphalt plant, scrap recycler, and for construction storage. The site is zoned as M1-2/R7-1 according to the New York City Department of City Planning Zoning and Land Use Map for light manufacturing or residential use. The site was identified for residential development as part of the Brownfield Opportunity Area (BOA) for this area and was rezoned for residential use from manufacturing use. Prior investigation reports indicate several upgradient offsite groundwater monitoring wells were historically impacted and therefore groundwater beneath the site may also be impacted. Historical documents and environmental database listings indicate that the site and adjoining properties are associated with multiple closed spill listings. To date, all NYSDEC spills have been closed to the satisfaction of the NYSDEC.

The soil boring logs identified historical fill material in the lithology across the Site to depths of at least five feet below land surface (ft bls) which represents the approximate depth of the water table interface. Based upon the identified contaminants present, historical fill and contamination from historical coal storage operations and historical asphalt facility operations have not been remediated across the Site and remain to be addressed. The contaminants identified in the shallow soils are not associated with the petroleum tanks identified during the Underground Storage Tank (UST) closure/spill remediation because the boring locations are not physically found in the same areas as these former USTs, these contaminants are found in parts of the fill profile above the top of the USTs, and the contaminants – especially vinyl chloride and arsenic – are wholly unrelated to fuel oil tank use. The vertical and horizontal extent of this contamination remains to be determined. Specifically, the following volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals analytes were detected within the shallow soils above the water table exceeding the Protection of Groundwater Soil Cleanup Objectives (PGWSCOs): benzene, cis-1,2-dichloroethylene, 2-butanone, and vinyl chloride. Polyaromatic hydrocarbons (PAHs) and arsenic were detected exceeding both the Restricted Residential Soil Cleanup Objectives (RRSCOs) and PGWSCOs in this interval.

Measurable free product was observed in one monitoring well location which was located hydraulically downgradient of the offsite monitoring well (MW-41A) that previously contained measurable free product. The free product on-site was analyzed and identified as No. 2 fuel oil. The presence of free product in on-site groundwater at boring locations that were not in the vicinity of the former USTs, but rather downgradient of the offsite spill is indicative that the offsite impacts are continuing to impact on-site groundwater and require remediation. The majority of the Site has not been remediated and contamination is still present in soil, groundwater, and soil vapor related to historical filling, historical asphalt and coal storage operations and the comingled petroleum spills. Although the previous NYSDEC Spill Nos. 7900995, 870514, and 8705123 have been closed, contamination is still present in groundwater including measurable free product. In summary the following contamination remains on-site and requires further assessment:

- Shallow soil impacts from prior Historical filling and Site operations;
- Soil and groundwater impacts from comingled petroleum spills from off-site plume and residual on-site spill impacts; and
- Soil vapor impacts related to historical onsite and offsite contamination.

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 potentially unrestricted and restricted 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, through their environmental consultants Roux Environmental Engineering & Geology, D.P.C., 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:

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

or

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

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

Cleanup Action

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

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

Certificate of Completion

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC then will issue a Certificate of

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

Site Management

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

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

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

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

Appendix A - Project Contacts and Locations of Reports and Information

Project Contacts

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

New York State Department of Environmental Conservation (NYSDEC):

Madeleine Babick
NYSDEC Region 2
Division of Environmental Remediation
One Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101-5401
madeleine.babick@dec.ny.gov
Tel: (718) 482-4992

Thomas Panzone
NYSDEC Region 2
Hunters Point Plaza
One Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
thomas.panzone@dec.ny.gov
Tel: (718) 482-4953

New York State Department of Health (NYSDOH):

Harolyn Hood
Project Manager
Bureau of Environmental Exposure
Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
beei@health.ny.gov

Locations of Reports and Information

<https://www.dec.ny.gov/data/DecDocs/C241262/>

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

Queens Public Library at Flushing 41-17 Main St Flushing, NY 11355 Phone: (718) 661-1200	NYSDEC Region 2 47-40 21st Street Long Island City, NY, 11101 Attn: Madeleine Babick Phone: (718) 482-4992 Hours: (call for appointment)
Queens Community Board District 7 Chairperson: Eugene T. Kelty, Jr. District Manager: Marilyn McAndrews 30-50 Whitestone Expressway, Suite 205 Flushing, N.Y. 11354 Phone: (718) 359-2800 Fax: (718) 463-3891 E-mail: qn07@cb.nyc.gov	

Appendix B - Site Contact List

Hon. Charles E. Schumer U.S. Senator 780 Third Avenue Suite 2301 New York, NY 10017	Hon. Kristen Gillibrand U.S. Senator 780 Third Avenue 2601 New York, NY 10017
Hon. Grace Meng US House of Representatives District 6 40-13 159th Street, Suite A Flushing, NY 11358	Mayor Eric Adams City Hall New York, NY 10007-1200
Hon. John C. Liu 16th Senatorial District 38-50 Bell Blvd, Suite C Bayside, NY 11361	Hon. Donovan Richards Queens Borough President 120-55 Queens Blvd Kew Gardens, NY 11424
Hon. Ron Kim 40th Assembly District 136-20 38th Ave, Suite 10A Flushing, NY 11354	Hon. Sandra Ung NYC Council District 20 135-27 38 Ave, Suite 388 Flushing, NY 11354
David Gold, Esq. NYC Department of City Planning 120 Broadway, 31st Floor New York, NY 10271	Brad Lander NYC Comptroller 1 Centre Street New York NY 10007
Mark McIntyre, Esq. Assistant Director/General Counsel NYC Office of Environmental Remediation 100 Gold Street - 2nd Floor New York, NY 10038	Hon. Jumaane D. Williams Public Advocate 1 Centre Street, 15th Floor New York NY 10007
Audrey Pheffer Queens County Clerk 8811 Sutphin Blvd #106 Jamaica, NY 11435	Commissioner Rohit Aggarwala NYC Department of Environmental Protection 59-17 Junction Blvd. Flushing, NY 11373
New York City Water Supply 9605 Horace Harding Expressway Queens, NY 11368	Sue Donoghue Commissioner New York City Department of Parks & Recreation 830 Fifth Avenue New York, NY 10065
Richard David - Director Consolidated Edison Corporate Affairs 59-17 Junction Boulevard 2nd Floor Flushing, NY 11373	FDNY Engine 273 40-18 Union St Flushing, NY 11354

President Jerry Fillipiddis 109th Police Precinct Council 37-05 Union Street Flushing, NY 11354	
Media Outlets	
New York Post 1211 Avenue of the Americas New York, NY 10036	Queens Post 45-12 46th St, Box 160 Sunnyside, NY 11104 news@queenspost.com
Queens Chronicle 71-19 80th St, Suite 8-201 Glendale, NY 11385	New York Daily News PO Box 7180 New York, NY 10008
Spectrum NY 1 News 75 Ninth Avenue New York, NY 10011	Times-Ledger Newspapers Schneps Media 45-17 Marathon Parkway Douglaston, NY 11362
World Journal (Chinese) 141-07 20th Avenue Whitestone, NY 11357	Sing Tao Daily 135-27 38th Avenue Suite # F115 Flushing, NY 11354
Queens Tribune 150-50 14th Road Whitestone, NY 11357	
Adjacent Properties	
Block 4963, Lot 249 3532 CPB LLC 37-12 Prince Street, PH 2A Flushing, NY 11354	Block 4966, Lots 1, 3, 4, 6 and 7 55 CANAL REALTY CORP. 55 Canal St New York, NY 10002
Block 4963, Lot 221 35-20 CPB REALTY, LLC 355 Knickerbocker Rd Tenafly, NJ 07670	Block 4863, Lot 200 AREC 8, LLC 28 Liberty St New York, NY 10005
Block 4966, Lot 11 133 Northern Property LLC. 133-08 Northern Blvd., Flushing, NY, 11354	Block 4963, Lot 210 JJSK MANAGMENT, 35-50 College Point Blvd, Queens, NY 11355
Community, Civic, Religious and Other Environmental Organizations	
Ebenezer Baptist Church 3612 Prince St Flushing, NY 11354	St. George's Episcopal Church 13532 38th Ave Flushing, NY 11354

The Assembly in Christ in New York 134-28 Northern Blvd Flushing, NY 11354	Temple of Mercy Charity Corporation 13523 37th Ave Flushing, NY 11354
Queens Baptist Church 3606 Prince St Flushing, NY 11354	Asian Americans for Equality (AAFE) Flushing Community Services & Youth Program 133-29 41st Avenue Flushing, NY 11354
Chinese American Planning Council Flushing Office Mitchel Wu Director of CPC Queens Community Services 133-14 41 st Avenue Flushing, NY 11355	

Local Schools and Daycare Centers:

Flushing Day Care Center, Inc./ Martin L. King, Jr. Memorial Day Care Ctr
President/Executive Director/Principal
36-06 Prince St
Flushing, NY 11354
(718) 886-3165


Kon Wah Day School
President/Executive Director/Principal
135-27 38th Ave
Flushing, NY 11354
https://childcarecenter.us/provider_detail/kon_wah_day_school_flushing_ny
718-353-4388

Windsor School
President/Executive Director/Principal
37-02 Main St
Flushing, NY 11354
<https://www.thewindsorschool.com/index.php/contact.html>
(718) 359-8300

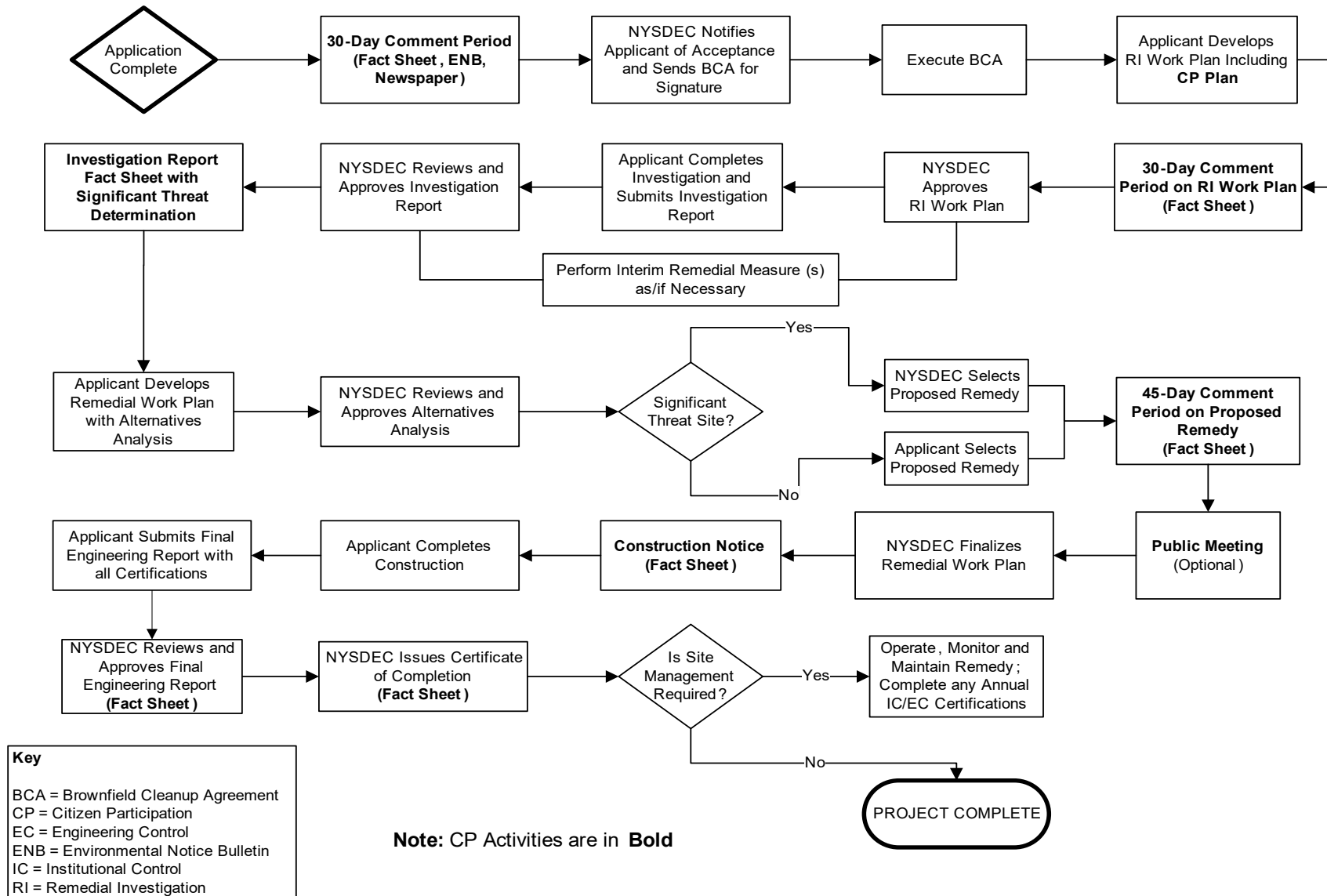
Appendix C - Site Location Map



LEGEND

 BCP SITE BOUNDARY

Appendix D– Brownfield Cleanup Program Process





Division of Environmental Remediation

Remedial Programs Scoping Sheet for Major Issues of Public Concern

Site Name: 4 Fulton Square

Site Number: C241262

Site Address and County: 35-32 College Point Boulevard, Queens NY

Remedial Party(ies): 3532 CPB LLC

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

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

No known issues to date.

How were these issues and/or information needs identified?

Not Applicable.

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.

No information needs from the community identified to date.

How were these information needs identified?

Not Applicable.

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.

There will be the need to advise neighbors of remediation impacts when it is time for remediation.

How were these issues and/or information needs identified?

Standard impacts will have to be addressed via the Remedial Investigation Work Plan (RIWP), Remedial Action Work Plan (RAWP), Community Air Monitoring Plan (CAMP), Site Specific Health and Safety Plan (HASP) and Site Management Plan (SMP). Standard impacts will have to be addressed via the Remedial Investigation Work Plan (RIWP), Remedial Action Work Plan (RAWP), Community Air Monitoring Plan (CAMP), Site Specific Health and Safety Plan (HASP) and Site Management Plan (SMP).

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**:

Fact Sheets will be translated into Chinese.

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: MaryBeth Lyons

Date: 9-15-23

Reviewed/Approved By: Thomas V. Panzone

Date: 8-31-23