



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for 39-04 Northern Boulevard

February 2023

C241265
39-04 Northern Boulevard
Long Island City, NY
10011

Contents

<u>Section</u>	<u>Page Number</u>
1. What is New York’s Brownfield Cleanup Program?.....	2
2. Citizen Participation Activities.....	3
3. Major Issues of Public Concern.....	7
4. Site Information.....	8
5. Investigation and Cleanup Process.....	10
Appendix A - Project Contacts and Locations of Reports and Information	13
Appendix B - Site Contact List	14
Appendix C - Site Location Map.....	17
Appendix D - Brownfield Cleanup Program Process	18

* * * * *

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: **GIC Queens LLC (“Applicant”)**
Site Name: **39-04 Northern Boulevard (“Site”)**
Site Address: **39-04 Northern Boulevard, Long Island City, NY**
Site County: **Queens County**
Site Number: **C241265**

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 site's investigation and cleanup process.

When subsurface remediation commences, major issues of community concern may be noise, odor, dust, and/or truck traffic associated with removal of contaminated soil. However, these impacts will be mitigated through implementation of a Health and Safety Plan (HASP) and Soil Management Plan (SoMP) 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.

The Site is located just outside of 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.

Within the Census Tract that the Site is in, there is a large Hispanic American community and a large Asian-American community. Therefore, all future fact sheets will be translated into Spanish, Chinese, and Hindi.

For additional information, visit: <https://statisticalatlas.com/tract/New-York/Queens-County/015700/Race-and-Ethnicity>

4. Site Information

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

Site Description

- location – 39-04 Northern Boulevard, Long Island City, Queens County
- setting - urban
- site size – 0.89 acres
- adjacent properties - The surrounding land use includes commercial and office buildings, mixed residential and commercial buildings, and transportation and utility use.

History of Site Use, Investigation, and Cleanup

Based on a review of Historic Sanborn fire insurance maps, aerial photographs, a city directory, and historical topographic maps, which are contained in the Roux November 2021 Phase I ESA, the following Site history was established. The Site was initially developed as a gasoline station with four gasoline tanks (presumably underground storage tanks [USTs]) sometime between 1915 and 1936. Between 1936 and 1947, three additional structures (a garage and two stores) and two additional gasoline USTs along Northern Boulevard are added to the Site. In 1950s, the additional structures (a garage and two stores) and two additional gasoline USTs shown on the 1947 map are no longer identified on the Site. By 1970, the four original gasoline USTs in the northwestern portion of the Site are no longer present and a new service station building is present on Site, with 40 gasoline USTs including gas racks, noted in the central portion of the Site. An additional commercial building on the east side of the property is shown in the late 1970s, and an additional structure is depicted in the north side of the property in the 1980s. Based on previous reports, most of the historical gasoline USTs were removed in 1995 and the five gasoline USTs and one diesel UST that were most recently in service were installed in 1995 (no closure or installation reports are available in the record for these activities). Fueling operations at the Site ceased in October 2018 and several USTs were removed. Since 2018 the site has been vacant.

Based on historical records, interim remedial activities at the Site have included localized soil excavation and disposal during UST removals, installation and operation of an air sparging/soil vapor extraction (AS/SVE) system and Short-Term Remediation Events using AS/SVE. All remedial activities concluded in 2018. Two 2,000-gallon USTs were abandoned in place in early 2022.

Based on a review of the available environmental assessment reports and completed investigation reports, the Site has a history of use as a gasoline filling station with car wash, convenience store, and storage. Additionally, there has been a reportable spill of petroleum products. The Site's historical uses have had an adverse impact to soil, groundwater, and soil vapor. The primary contaminants of concern for the Site include volatile organic compounds (VOCs) related to petroleum (BTEX), semivolatile organic compounds (SVOCs), including polycyclic aromatic hydrocarbons (PAHs), and metals in

soil and groundwater, plus pesticides in groundwater and chlorinated volatile organic compounds (CVOCs) in soil vapor. Petroleum impacts remain after the remedial activities described above were completed based on previous investigations and ongoing groundwater sampling.

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 **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 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):

Daniel McNally
Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, NY 12233
518-402-9143
daniel.mcnally@dec.ny.gov

Thomas V. Panzone
Public Participation Specialist
NYSDEC – Region 2 Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
718-482-4953
thomas.panzone@dec.ny.gov

New York State Department of Health (NYSDOH):

Kristin Kulow
NYSDOH
Bureau of Environmental Exposure
Investigation
28 Hill Street
Oneonta, NY 13820
kristin.kulow@health.ny.gov
607-535-4335

Locations of Reports and Information

DECInfo Locator website: <https://www.dec.ny.gov/data/DecDocs/C241265/>

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

Queens Public Library – Long Island City
37-44 21st Street
Long Island City, NY 11101
Phone: 718-752-3700
Hours: Mon, Wed, Fri: 10am-6pm
Tues 1pm-6pm
Thurs: Noon-8pm
Sat: 10am-5pm
Sun: Closed

NYSDEC Department of Environmental
Remediation
625 Broadway
Albany, NY 12233
Attn: Daniel McNally
Phone: 518-402-9143
Hours: (call for appointment)

Queens Community Board District 2
Danielle Brecker – CB2
Chairperson
District Manager: Debra Markell Kleinert
Laura Shepard - Environment, Parks
and Recreation-Chair
43-22 50th Street, Room 2B
Woodside, NY 11377
Phone: (718) 533-8773
E-Mail: qn02@cb.nyc.gov

Appendix B
Site Contact List

Local Government and Elected Officials	
<p>Hon. Charles Schumer U.S. Senator 780 Third Ave., Suite 2301 New York, NY 10017</p>	<p>Hon. Kirsten Gillibrand U.S. Senator 780 Third Ave., Suite 2601 New York, NY 10017</p>
<p>Queens Borough President Hon. Donovan Richards 120-55 Queens Boulevard Kew Gardens, NY 11424</p>	<p>NYC Comptroller Brad Lander 1 Centre Street New York, NY 10007 212-669-3916</p>
<p>Hon. Mayor Eric Adams New York City Hall New York, NY 10007 Phone: 212-718-7585</p>	<p>NYS Assemblymember Hon. Steven Raga 30th Assembly District 55-19 69th Street Maspeth, NY 11378</p>
<p>Public Advocate Jumaane D. Williams 1 Centre Street, 15th Floor New York, NY 10007 1-212-669-7200</p>	<p>NYC Councilmember Julie Won 26th Council District 37-04 Queens Boulevard, Suite 205 Long Island City, NY 11101</p>
<p>NYS Senator Michael Gianaris 12th Senatorial District 31-19 Newtown Avenue, Suite 402 Astoria, NY 11102</p>	<p>Audrey I. Pheffer Queens County Clerk's Office 8811 Sutphin Blvd #106, Jamaica, NY 11435</p>
<p>Mark McIntyre, Acting Director/General Counsel NYC Office of Environmental Remediation 100 Gold Street - 2nd Floor New York, NY 10038</p>	<p>Hon. Jerrold Nadler 12th Congressional District US House of Representatives 201 Varick Street, Suite 669 New York, NY 10014</p>
<p>David Gold, Esq. Commissioner, NYC Dept. of City Planning 120 Broadway, 31st Floor New York, NY 10271</p>	<p>Rohit Aggarwala Commissioner, NYC Dept. of Environmental Protection 59-17 Junction Boulevard Flushing, NY 11</p>

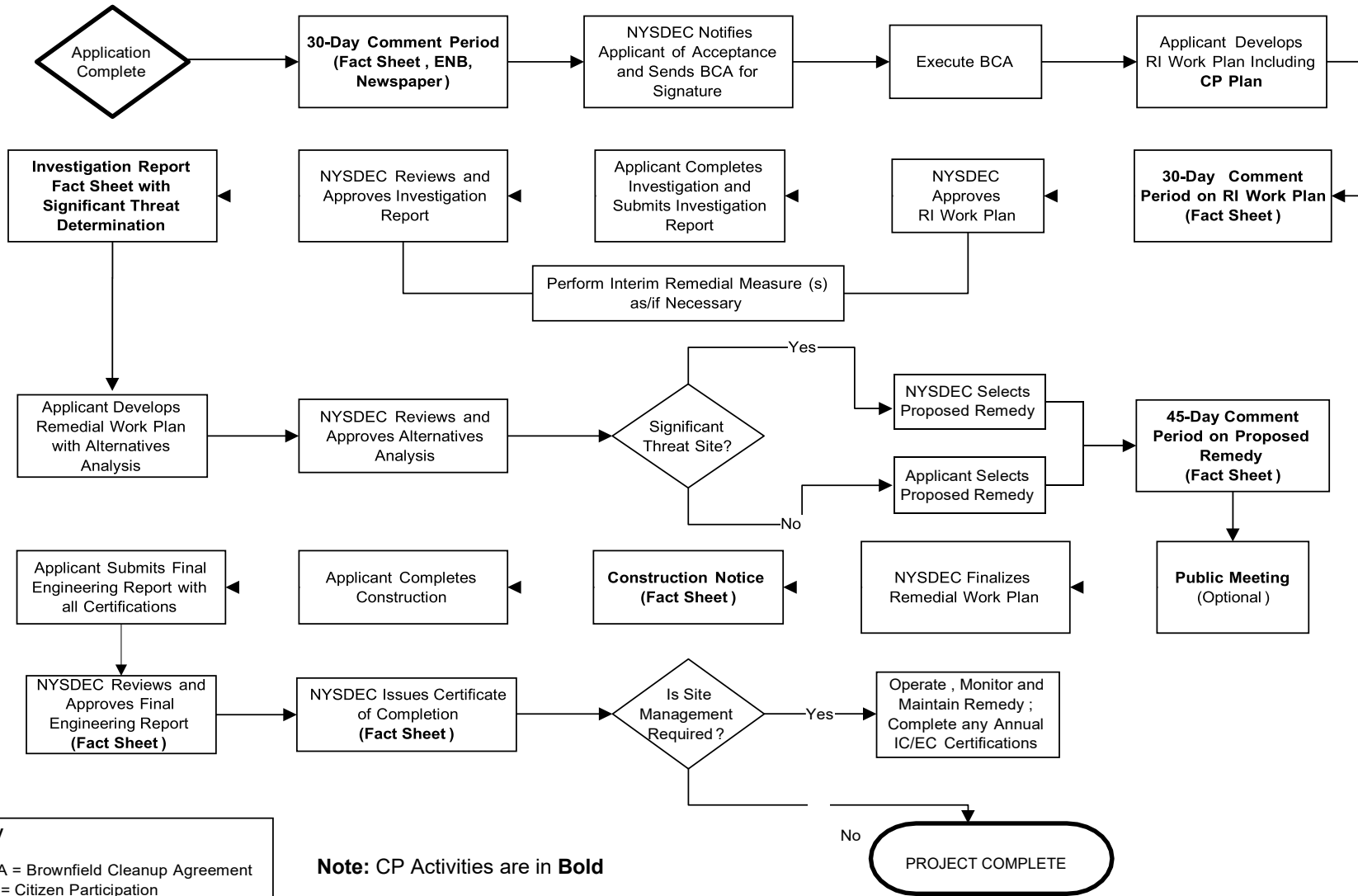
Local News Media from which the Community typically obtains information	
LIC Post news@queenspost.com (929) 424-4067	New York Post 1211 Avenue of the Americas New York, NY 10036 (212) 930-8000
World Journal (Chinese) 141-07 20th Avenue Whitestone, NY 11357	Queens Gazette 42-16 34th Avenue Long Island City, NY 11101
India Abroad 2 Tower Center Boulevard - 8 th Floor East Brunswick, NJ 08816	Times-Ledger Newspapers Schneps Media 45-17 Marathon Parkway Douglaston, NY 11362
New York Daily News 270C Duffy Avenue Hicksville, NY 11801	Queens Chronicle Atlas Parks 71-19 80th Street, Suite 8-201 Glendale, NY 11385
LIC/Astoria Journal 45-23 47th Street Woodside, NY 11377	Hoy Nueva York 15 Metrotech Center 7th Floor Brooklyn, NY 11201
	El Diario NY 15 Metrotech Center 7th Floor Brooklyn, NY 11201

Residents, Owners, and Occupants of properties adjacent to the Property	
<p>Block 183, Lot 9 GIC Queens LLC 18201 Von Karman Avenue, Suite 1170 Irvine, CA 92612</p>	<p>Block 183, Lot 9 Lexus of Queens 40-40 Northern Boulevard Long Island City, NY 11101</p>
<p>Block 666, Lot 1 Flushing Bank 220 RXR Plaza Uniondale, NY 11556</p>	<p>Block 214, Lot 40 New York Community Bank 102 Duffy Avenue, 3rd Floor Hicksville, NY 11801</p>
<p>Block 665, Lot 34 Scale Steinway Lender LLC c/o Slate PropertyGroup 38 East 29th Street, 9th Floor New York, NY 10016</p>	<p>Block 183, Lot 8 Metropolitan Transportation Authority 347 Madison Avenue New York, NY 10017</p>
<p>Block 666, Lot 1 Ciampa Steinway LLC 136-26 37th Avenue Flushing, NY 11354</p>	<p>Block 666, Lot 1 Current Occupant 40-01 Northern Boulevard Long Island City, NY 11101</p>
<p>Block 666, Lot 15 40 North Blvd LLC 203 Meserole Avenue Brooklyn, NY 11222</p>	<p>Block 666, Lot 15 Current Occupant 40-15 Northern Boulevard Long Island City, NY 11101</p>
<p>Block 214, Lot 40 RXR SMP Owner LLC C/O RXR Realty LLC 625 RXR Plaza Uniondale, NY 11556</p>	<p>Block 183, Lot 8 Metropolitan Transportation Authority 347 Madison Avenue New York, NY 10017</p>
<p>Block 183, Lot 8 Metropolitan Transportation Authority/Current Occupant 40-08 Northern Boulevard Long Island City, NY 11101</p>	

Community, Civic, Religious and Other Environmental Organization	
<p>New York Presbyterian Church 43-23 37th Ave. Long Island City, NY 11101 (718) 706-0100</p>	<p>Hope Astoria Church 36-14 35th St. Queens, NY 11106 (646) 736-1725</p>
<p>St. George Coptic Orthodox Church 38-25 31st St. Queens, NY 11101</p>	<p>FDNY Ladder 116 37-20 29th St. Long Island City, NY 11101</p>
<p>Consolidated Edison Corporate Affairs Richard David Director 59-17 Junction Boulevard, 2nd floor Flushing, NY 11373</p>	<p>NYPD 114th Precinct 34-16 Astoria Blvd Astoria, NY 11103 (718) 626-9311 Ann Bruno - President</p>
<p>LIC Partnership 27-01 Queens Plaza N Long Island City, NY 11101 (718) 786-5300 Laura Rothrock – Executive Director lrothrock@licpartnership.org</p>	
Schools and Daycare Facilities	
<p>Baccalaureate School of Global Education President/Executive Director/Principal 34-12 36th Avenue Long Island City, NY 11106 https://www.bsge.org/ 718-361-5275</p>	<p>One World Neighborhood Charter School President/Executive Director/Principal https://www.owncs.org/ Own 1 Astoria Elementary 36-12 35th Avenue Astoria, NY 11106 (718) 392-3405</p>
<p>One World Neighborhood Charter School President/Executive Director/Principal https://www.owncs.org/ Own 1 Astoria Middle School 31-20 37th Street Astoria, NY 11103 (718) 274-2902</p>	<p>Upcoming OWN 1 Location 38-27 30th Street Long Island City, NY 11101</p>

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**



Division of Environmental Remediation

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

Site Name: 39-04 Northern Boulevard

Site Number: C241265

Site Address and County: 39-04 Northern Boulevard, Queens County, Long Island City, NY 11101

Remedial Party(ies): GIC Queens 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.

How were these issues and/or information needs identified?

NA

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.

None identified

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.

None identified

How were these issues and/or information needs identified?

NA

19

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, Commercial, Agricultural, Industrial, Recreational

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:

NA

f. Other environmental issues significantly impacted/impacting the affected community?

Yes **No**

Provide details if appropriate:

NA

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**:

There are sizeable Hispanic and Asian populations nearby. Therefore, all future fact sheets will be translated into Spanish, Chinese, and Hindi.

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.

19

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: Emily Butler

Date: 1-24-23

Reviewed/Approved By: Thomas V. Panzone

Date: 1-31-23