



NEW YORK
STATE OF
OPPORTUNITY.

**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan for 43-25 & 43-27 52nd Street BCP # C241269

July 2023

43-25 & 43-27 52nd Street
Woodside, NY 11377

Contents

<u>Section</u>	<u>Page Number</u>
1. What is New York’s Brownfield Cleanup Program?	3
2. Citizen Participation Activities	4
3. Major Issues of Public Concern	8
4. Site Information.....	9
5. Investigation and Cleanup Process	11
Appendix A - Project Contacts and Locations of Reports and Information.....	13
Appendix B - Site Contact List	14
Appendix C - Site Location Map	22
Appendix D - Brownfield Cleanup Program Process.....	23

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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: **43-25 52 LLC (“Applicant”)**
Site Name: **43-25 52nd Street (“Site”)**
Site Address: **43-25 & 43-27 52nd Street , Woodside, NY 11377**
Site County: **Queens**
Site Number: **C241269**

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

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

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

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

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

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

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

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

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

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

Project Contacts

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

Locations of Reports and Information

The locations of the reports and information related to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project

documents for public review and comment. Some documents may be placed on the NYSDEC web site. If this occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

Site Contact List

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

The site contact list includes, at a minimum:

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

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

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

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

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The

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

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

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

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

Technical Assistance Grant

NYSDEC must determine if the site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the site. The Applicant has completed a full site investigation and the investigation reports were submitted along with the BCP application.

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.

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)
<p style="text-align: center;">Application Process:</p> <div> <div data-bbox="203 401 803 464"> <ul style="list-style-type: none"> • Prepare site contact list • Establish document repository(ies) </div> <div data-bbox="820 401 1412 464"> <p>At time of preparation of application to participate in the BCP.</p> </div> </div> <hr/> <div> <div data-bbox="203 485 803 672"> <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 </div> <div data-bbox="820 485 1412 672"> <p>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.</p> </div> </div>	
<p style="text-align: center;">After Execution of Brownfield Site Cleanup Agreement (BCA):</p> <div> <div data-bbox="203 737 803 768"> <ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan </div> <div data-bbox="820 737 1412 819"> <p>Note: Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.</p> </div> </div>	
<p style="text-align: center;">Before NYSDEC Approves Remedial Work Plan (RWP):</p> <div> <div data-bbox="203 884 803 1060"> <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 </div> <div data-bbox="820 884 1412 1060"> <p>Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.</p> </div> </div>	
<p style="text-align: center;">Before Applicant Starts Cleanup Action:</p> <div> <div data-bbox="203 1125 803 1178"> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action </div> <div data-bbox="820 1125 1412 1178"> <p>Before the start of cleanup action.</p> </div> </div>	
<p style="text-align: center;">After Applicant Completes Cleanup Action:</p> <div> <div data-bbox="203 1241 803 1440"> <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) </div> <div data-bbox="820 1241 1412 1329"> <p>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.</p> </div> </div>	

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 near any public water supply or private water wells. And it is not expected that the future development and remediation will create any restrictions on community activities or health concerns. It should be noted that during the proposed remediation and redevelopment activities, contaminants known to be present in the soils and soil vapor may become airborne and pose potential health risks to on-site workers and occupants on adjacent properties. However, a NYSDEC Community Air Monitoring Program (CAMP) will be in place for the proposed development activities and will be followed to safeguard the workers and other occupants against any potential exposures.

Furthermore, there may be impacts with regards to noise, odor or truck traffic coming from the Site.

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

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

The Site is located in a neighborhood with a sizable Hispanic-American population nearby. Therefore, all future fact sheets will be translated into Spanish.

For additional information, visit: <https://statisticalatlas.com/tract/New-York/Queens-County/025302/Race-and-Ethnicity>

4. Site Information

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

Site Description

The Site is located at 43-25 & 43-27 52nd Street, Woodside, New York (Block 1321, Lots 7 and 10). The Site covers an approximately 9,000 square feet parcel of land on the east side of 52nd Street between Queens Blvd to the south and Skillman Avenue to the north in Woodside, Queens, NY. Lot 7 is currently occupied by a single-story vacant commercial building with a paved parking area, which was previously used as an auto shop. Lot 10 is currently occupied by a single-story church building. The vicinity of the Site is surrounded by recently developed residential buildings and commercial properties including the Great Bear Tire & Auto Repair Center, Kavka Design Home Goods Store, Pins & Needles Embroidery LLC, and a U-Haul Neighborhood Dealer.

History of Site Use, Investigation, and Cleanup

A Phase I Environmental Site Assessment (ESA) for lot 10 was prepared by JR Environmental Services, Inc. dated February 2022. According to the Phase I ESA, lot 10 was initially developed by 1932 with a two-story commercial building, and had been used as a commercial, warehouse, storage and church since then. Based on the review of the Sanborn Maps included in the Phase I ESA, lot 7 was initially developed by 1914 with a two-story building on the northern section and single-story shed structures on the eastern portion, and utilized as a residence through at least 1932. The dwelling building and the single-story shed structures were demolished after 1932 and a single-story auto garage was constructed on the eastern portion. The auto garage had been on Site through at least 1951 and was later changed to an auto shop after 1982.

Based on investigations conducted at the Site to date, the primary contaminants of concern for the site include tetrachloroethylene (PCE), Trichloroethylene (TCE), Copper, Zinc and Lead in soil and cis-1,2-dichloroethene, TCE and PCE for soil vapor.

A brief summary of the reports for the environmental investigations and studies conducted at the site are presented below:

Phase I Environmental Site Assessment (ESA) prepared by JR Environmental Service, Inc. dated February 17, 2022

A Phase I Environmental Site Assessment was prepared by JR Environmental Service, Inc. dated February 17, 2022. No recognized environmental conditions (RECs) were identified at the Lot 10. Phase I ESA provided by JRES included the Sanborn Maps for Lot 7. Lot 7 was developed at least by 1914 with a 2-story dwelling on the northern portion of the lot and 1-story shed structure on the eastern portion of the lot. By 1932 a single-story auto garage was developed on the southeastern portion of the site and the 2-story dwelling was no longer on site. The auto garage was on Site through at least 1951. By 1982, a single-story auto repair building was developed on

the eastern portion of the Site and was present through at least 1989. The use of Lot 7 as an auto repair facility is a REC for the site.

Phase II Remedial Investigation prepared by Brussee Environmental Corp dated November 2022

The findings from this investigation are summarized below:

- Elevation of the property is approximately 88 feet above mean sea level.
- Depth to groundwater is present at 65-70 feet below grade
- Regional groundwater flow is generally to the west-southwest towards Newtown Creek which is approximately 1.31 miles to the west-southwest of the site;
- Depth to bedrock at the site is greater than 100 feet;
- The stratigraphy of the site, from the surface down, consists primarily of asphalt and concrete covering to approximately 6 inches below grade across the Site. The asphalt and concrete were underlain with brown silt-sand mixtures with trace amounts of gravel and fine angular native stone to the terminal depth of 15 feet below ground surface (bgs). Deeper interval soils were not investigated, nor logged. No evidence of staining, odors, or PID responses was detected in any of the recovered soil across the site;
- Soil/fill samples were collected during the RI and the results were compared to NYSDEC Unrestricted Use Soil Cleanup Objectives (UUSCOs) and Restricted Residential Soil Cleanup Objectives (RSCOs) as presented in 6NYCRR Part 375-6.8 and CP51. Tetrachloroethene (1,800 µg/kg) exceed UUSCO in one shallow sample. 4,4'-DDT (3.4 µg/kg) was detected above UUSCO in one shallow sample. Copper (max. of 92.4 mg/kg) and zinc (max. of 640 mg/kg) were detected above UUSCOs, and Lead (max. of 455 mg/kg) were detected both UUSCO and RSCO. No PFAS or PCBs were detected in the soil samples.
- Groundwater samples were not collected during the RI performed by BEC in October 2022 due to repeated refusal encountered at the Site at depths varying between 26 and 28 ft below grade.
- Soil vapor results collected during the RI were compared to the compounds listed in Table 3.1 Air Guidance Values derived by the New York State Department of Health (NYSDOH) located in the NYSDOH Final Guidance for Evaluating Soil Vapor Intrusion, dated October 2006 and the revised NYSDOH Decision Matrices dated May 2017. The soil vapor results indicated moderate levels of petroleum-related VOCs (PVOCs) and moderate levels of chlorinated VOCs (CVOCs) and elevated levels of PCE in all six soil vapor samples. Three CVOCs, cis-1,2-dichloroethene, TCE and PCE, were detected above the mitigation level range established within the Air Guidance Values derived by the New York State Department of Health (NYSDOH).

5. Investigation and Cleanup Process

Application

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

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

To achieve this goal, the Applicant will conduct 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.

Remedy Selection

The Applicant has developed a cleanup plan, officially called a “Remedial Work Plan”. The Remedial Work Plan describes the Applicant’s proposed remedy for addressing contamination related to the site.

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

Cleanup Action

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

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

Certificate of Completion

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the final engineering report. NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved, and

relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the site after it receives a COC.

Site Management

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

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

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

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

Appendix A - Project Contacts and Locations of Reports and Information

Project Contacts

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

New York State Department of Environmental Conservation (NYSDEC):

David Gao
David.gao@dec.ny.gov
Project Manager
NYSDEC Division of Environmental
Remediation
Remedial Bureau B, Section B
625 Broadway, Albany, NY
12233
518-402-9690

Thomas V.
Panzone
Division of Communications,
Education and Engagement
NYSDEC
47-40 21st Street
Long Island City, NY 11101
718-482-4953

New York State Department of Health (NYSDOH):

Dan Tucholski beei@health.ny.gov
NYSDOH Public Health Specialist
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
518-486-7016

Locations of Reports and Information

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

DECInfo Locator Site
<https://gisservices.dec.ny.gov/gis/dil/>

Queens Library at Woodside
54-22 Skillman Ave
Woodside, NY 11377
Tel: (718) 429-4700

Queens Community Board 2

Debra Markell Kleinert
District Manager

Danielle Brecker – CB2
Chairperson

Laura Shepard -
Environment, Parks and
Recreation-Chairperson,

43-22 50th Street, Suite 2B
Woodside, New York 11377
Tel: 718-533-8773

Fax: 718-533-8777

Email: qn02@cb.nyc.gov

ATTACHMENT B
Site Contact List

Mayor of the City of New York

Hon. Eric Adams
Mayor of the City of New York
City Hall, NY 10007
311

David Gold, Esq.
Commissioner
New York City Department of City
Planning
120-55 Queens Blvd., Room 201
Kew Gardens, NY 11424
Tel: (212) 720-3480
Fax: (212) 720-3488

Queens Borough President

Hon. Donovan Richards
120-55 Queens Boulevard
Kew Gardens, NY 11424
Tel: (718) 286-3000
Fax: (718) 286-2885
Email: info@queensbp.org

NYC Comptroller

Hon. Brad Lander
1 Centre Street
New York, NY 10007
Tel: (212)-669-3916

NYC Public Advocate

Hon. Jumaane
Williams
Public Advocate
1 Centre Street, 15th Floor
North
New York, NY 10007
Tel: (212)669-7200
Fax: (212)669-4701

NYC Councilmember

Hon. Julie Won37-04 Queens Boulevard Suite 205
Long Island City, NY 11101
Phone: 718-383-9566
Fax: 718-383-9076

NYS Senator

Hon. Michael Gianaris
31-19 Newtown Avenue, Suite 402
Astoria, NY 11102
Tel: (718)-728-0960
Fax: (718)-728-0963

NYS Assemblymember

Hon. Juan Ardila
45-10 Skillman Avenue, First Floor
Sunnyside, NY 11104
718-784-3194
Fax: 718-472-0648

U.S. Senator

Kirsten Gillibrand
780 Third Avenue, Suite 2301
New York, NY 10017
Tel. (212) 688-6262
Fax (866) 824-6340

Hon. Chuck Schumer
780 Third Avenue, Suite 2601
New York, NY 10017
Tel: (212) 486-4430
Fax: (202) 228-2838

U.S. House of Representatives

Hon. Nydia M. Velazquez
266 Broadway, Suite 201
Brooklyn, NY, 11211
Tel: (718) 599-3658

Queens County Clerk

Audrey I. Pheffer
8811 Sutphin Blvd #106,
Jamaica, NY 11435

Adjacent Properties

Owner:

Xiao Ke Tang
46-02 70th street, Unit PH, Woodside, NY 11377
Phone: (646) 022-8960
jennyqu2006@yahoo.com

Xiao Jing Qu
46-02 70th street, Unit PH, Woodside, NY 11377
Phone: (917) 605-7628
jennyqu2006@yahoo.com

Jiansheng Yu
46-02 70th street, Unit PH, Woodside, NY 11377
Phone: (917) 968-7336
jennyqu2006@yahoo.com

9-Story Mixed-Use Building
Owner: 52-01, LLC.
43-41 52 Street,
Woodside, New York 11377

2 2-story Residential Buildings
Owner: 53 ROOSEVELT LLC.
43-28 53 STREET
Woodside, New York 11377

Vacant Land
Owner: POMERANTZ, STEVEN M
4315A 52 STREET

Woodside, New York 11377
2 3-story residential building
Owner: Unavailable Owner
43-26 53 Street
Woodside, New York 11377

2-story residential building
Owner: TASHI YANGZOM
43-20 53 STREET
Woodside, New York 11377

2-story residential building
Owner: FRAN CASSO
43-22 53 STREET
Woodside, New York 11377

Local Media Outlets

New York Daily News
PO Box 7180

New York, NY 10008
Tel: (212) 210-2100
Fax: (212) 643-7831

New York Post
1211 Avenue of the Americans
New York, NY 10036-8790
Tel: (212) 930-8700

Queens Chronicle
Atlas Parks 71-19 80th Street, Suite 8-201
Glendale, NY 11385

NY 1 News
75 Ninth Avenue
New York, NY 10011

Times-Ledger Newspapers
Schneps Media
45-17 Marathon Parkway
Douglaston, NY 11362

Western Queens Gazette
42-16 34th Avenue
Long Island City, NY 11101

Hoy Nueva York
Impremedia, 41 Flatbush Avenue 1st Floor
Brooklyn, NY 11217

El Diario NY
Impremedia, 41 Flatbush Avenue 1st Floor
Brooklyn, NY 11217

Public Water Supplier

Rohit Aggarwala - Commissioner

NYC Department of Environmental Protection
59-17 Junction Boulevard
Flushing, NY 11373

**School and Day Care
Centers**

High Five Early Childhood Center
President/Executive Director/Principal
50-11 Queens Blvd
Queens, NY 11377
Tel: (718) 954-3402
<http://www.highfivedaycare.com/childcare-locations>

The Children's Lab School
President/Executive Director/Principal
45-45 42nd St
Queens, NY 11104
Tel (718) 361-3300
<https://www.ps343.org/>

Woodside Intermediate School 125
President/Executive Director/Principal
4602 47th Ave
Woodside, NY 11377
<https://www.is125q.org/>
718-937-0320

P.S. 11 - The Kathryn M. Phelan School
President/Executive Director/Principal
54-25 Skillman Ave
Woodside, NY 11377
<https://www.ps11q.org/>
718-779-2090

PS 361Q The Woodside Community School
President/Executive Director/Principal
39-07 57th St
Queens, NY 11377
718-592-3300
<https://www.ps361q.org/contact>

Greater New York Academy of Seventh-day Adventists
President/Executive Director/Principal
41-32 58th St
Woodside, NY 11377
718-639-1752
<https://www.gnya.org/apps/contact/>

Razi School
President/Executive Director/Principal
55-11 Queens Boulevard
Queens, NY 11377
<https://www.razischool.org/>
718-779-0711

Saint Sebastian Catholic Academy
President/Executive Director/Principal
39-76 58th St,
Queens, NY 11377
<https://stsebastianacademy.org/contact/>
(718) 429-1982
(718) 429-5502

Kids Rainbowland Nursery School
President/Executive Director/Principal
39-60 54th St,
Queens, NY 11377 (718) 899-7590

Little Friends School Sunnyside
President/Executive Director/Principal
43-42 47th St,
Queens, NY 11104
(718) 786-4644

Towers Play-N-Learn, Inc.
President/Executive Director/Principal
60-10 47th Ave,
Queens, NY 11377
(718) 478-3885
<https://www.myschools.nyc/en/schools/pre-k/24QBEX/>

Community, Civic, Religious and Other Environmental Organizations:

Consolidated Edison Corporate Affairs
Richard David – Director
59-17 Junction Boulevard, 2nd Floor
Flushing, NY 11373

Engine 325 Ladder 163
FDNY
41-24 51 STREET
Woodside, NY 11377

108th Police Precinct Council
President Diane Ballek
5-47 50th Ave.,
Long Island City, NY, 11101

LIC Roots Community Garden
29-08 47th Avenue
Long Island City, NY 11101
<https://www.grownyc.org/openspace/gardens/qns/licroots>

St. Sebastian's Catholic War Veterans Post 870
39-46 61st Street
Woodside, NY 11377

Woodside on the Move
William Jourdain - Executive Director
(718) 476-8449
51-23 Queens Blvd
Woodside, NY 11377
www.woodsideonthemove.org

El Renuevo Christian Church
4325 52nd St
Flushing, NY 11377

Jesus Is Lord Church New York
<https://www.jilusa.com/locations-east-usa/>
45-14 51st Street
Woodside, NY 11377

Nepali Community Church New York
4504 48th Ave
Woodside, NY 11377
<https://nccny.org/index.php/en/>

Woodside Church
56-1 Queens Blvd
Queens, NY 11377

Jang Dae Hyun Presbyterian Church
39-15 Woodside Ave,
Woodside, NY 11377

Saint Sebastian Roman Catholic Church (Rectory)
39-63 57th St
Woodside, NY 11377
<http://saintsebastianwoodside.org/contact-us/>

Saint Sebastian Roman Catholic Church
58-02 Roosevelt Avenue
Woodside, NY 11377
<http://saintsebastianwoodside.org/contact-us/>

Iglesia Jesús Mi Amor
41-25 58th St,
Queens, NY 11377

Woodside Church - IPUL
57-04 Roosevelt Ave,
Queens, NY 11377

Korean Garden of Eden Church
41-37 58th St,
Woodside, NY 11377

Korean Presbyterian Church
4312 54th St,
Flushing, NY 11377

New Gate Baptist Church
5704 Roosevelt Ave,
Woodside, NY 11377

Unity Ministry of Practical
5814 Roosevelt Ave,
Woodside, NY 11377

Nepali Church in New York City - Mount Hermon Aaradhna Church
48-03 Skillman Ave,
Sunnyside, NY 11104

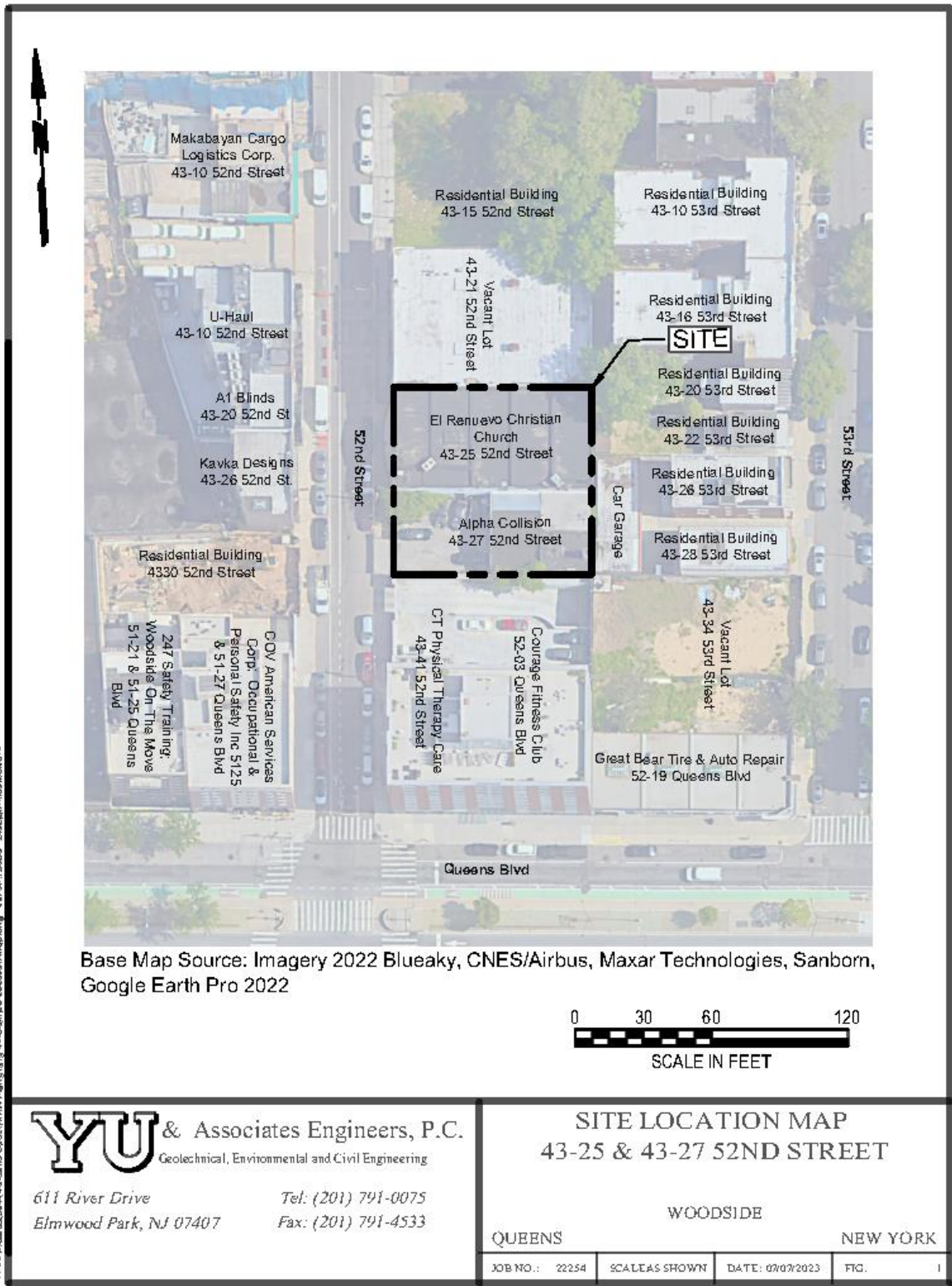
Iglesia Pentecostal "La Familia De Dios"
4715 47th Ave,
Woodside, NY 11377

Korean Presbyterian Church of Southern N.Y.
51-5 Queens Blvd,
Woodside, NY 11377

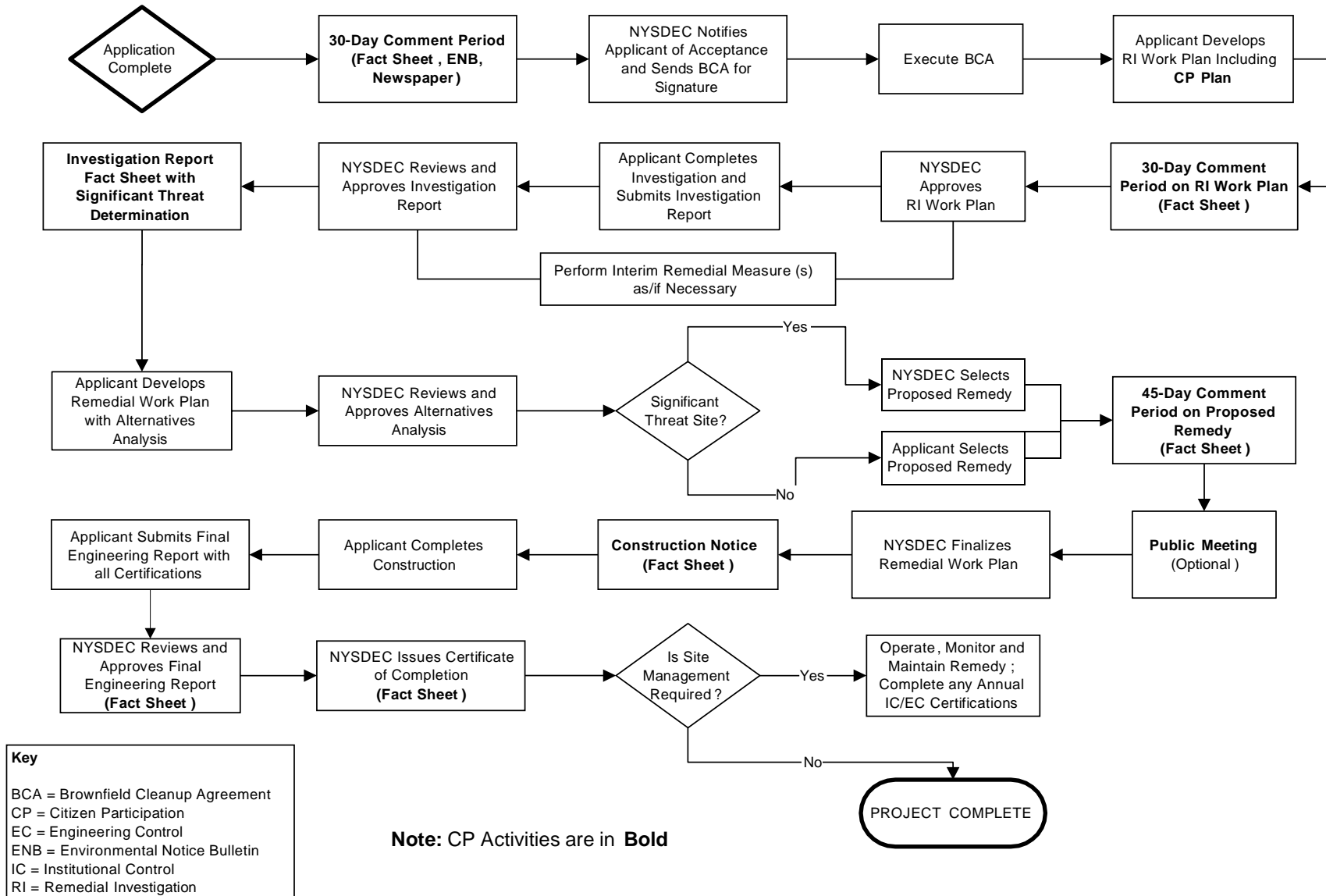
Citizen Participation Plan – 43-25 & 43-27 52nd, Queens, NY
BCP# C241269

Ebenezer-Woodside Acym
3918 47th St,
Queens, NY 11104

Appendix C -Site Location Map



Appendix D– Brownfield Cleanup Program Process



Division of Environmental Remediation**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.

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.
- The Scoping Sheet may be prepared by DEC or a remedial party, but must be reviewed and approved by the DER site project manager or his/her designee.

Instructions for Numbered Parts

Consider the bulleted issues and questions below and any others that may be unique or appropriate to the site and the community to help complete the five Parts of this Scoping Sheet. Identify 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 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 people, properties, natural resources, etc.?
- Are 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?
- Does 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.

- Specific site investigation or remediation activities currently underway, or that will begin in the near future.
- 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. In its remedial programs, DER seeks to integrate, and be consistent with, environmental justice principles set forth in *DEC Commissioner Policy 29 on Environmental Justice* and *DER 23 – Citizen Participation Handbook for Remedial Programs*. Is the site and/or affected community wholly or partly in an Environmental Justice (EJ) Area? Use the Search feature on DEC's public web site for "environmental justice". DEC's EJ pages define an EJ area, and link to county maps to help determine if the site and/or community are in an EJ area.

h. 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 to select and conduct 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

Division of Environmental Remediation

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

Site Name: 43-25 52 Street

Site Number: C241269

Site Address and County: 43-25 & 43-27 52nd Street, Woodside, Queens, New York

Remedial Party(ies): 43-25 52 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.**

Question 1: 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?)

Answer:

According to the November 2022 Phase II Remedial Investigation report prepared by Brussee Environmental Crop. (BEC), elevated levels of Volatile Organic Compounds (VOCs) and metals were detected in soil compared to Unrestricted Use Soil Cleanup Objectives (SCOs) and Restricted Residential Use SCOs. The CVOCs PCE and TCE were detected above their respective monitoring and mitigation levels in all of the soil vapor samples. A additional remedial investigation work plan will be conducted based on the approval of DEC.

Question 2: There are odors in the neighborhood. Do they come from the site and are they hazardous?

Answer:

No odors were encountered in the vicinity of the Site during the remedial investigation between September 21 and 22, 2022.

Question 3: 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 recreate (fish, hunt, hike, etc. on/around the site?)

Answer:

No recreation activities are expected on Site. The site is a private property. The Site is currently vacant. No site occupancy is expected before the approval from NYSDEC.

Question 4: How and when were the site's contamination problems created?

Answer:

The source of elevated VOCs is unknown.

Question 5: 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?

Answer:

According to the November 2022 Phase II Remedial Investigation report prepared by Brussee Environmental Crop. (BEC), elevated levels of Volatile Organic Compounds (VOCs) and metals were detected in soil compared to Unrestricted Use Soil Cleanup Objectives (SCOs) and Restricted Residential Use SCOs. The CVOCs PCE and TCE were detected above their respective monitoring and mitigation

levels in all of the soil vapor samples. An additional remedial investigation work plan will be conducted based on the approval of DEC.

Question 6: The site is affecting our property values!

Answer:

After the completion of remediation activities, Track 1 cleanup objective for soil will be achieved and the property value will not be affected negatively.

Question 7: How can we get more information (e.g. who are the project contacts?)

Answer:

More site information can be gotten from the project contact as listed below:

Xiao Ke Tang

43-25 52 LLC

46-02 70th street, Unit PH, Woodside, NY 11377

Phone: (646) 022-8960

jennyqu2006@yahoo.com

David Gao, Project Manager

NYS Dept. of Environmental Conservation

Division of Environmental Remediation

Remedial Bureau B, Section B

625 Broadway

Albany, NY 12233-7016

Phone: (518) 402-9690

david.gao@dec.ny.gov

Question 8: How will we be kept informed and involved during the site remedial process?

Answer:

Information related to the site remedial process can be accessed at the document repositories set up at the Queen Public Library at woodside and Queens Community Board 2.

Question 9: Who has been contacted in the community about site remedial activities?

Answer:

People listed in the contact list of Citizen Participation Plan (CPP) will be notified for the site remedial activities

Question 10: What has been done to this point? What happens next and when?

Answer:

A Phase I Environmental Site Assessment (ESA) has been done for Lot 10 by JR Environmental Service, Inc. dated February 17, 2022, and Phase II Remedial Investigation prepared by Brussee Environmental Crop dated November, 2022. An additional remedial investigation work plan (RIWP) will be submitted to DEC and the remedial investigation will be conducted based the approval of DEC.

Question 11: The site is going to be cleaned up for restricted use. What does that mean? We don't want redevelopment on a "dirty" site.

Answer:

The remediation will be proposed for the Site to meet the Unrestricted Use Site Cleanup Objectives before the redevelopment

How were these issues and/or information needs identified?

These issues and/or information needs were identified from previous Phase I Environmental Site Assessment results (February, 17), Remedial Investigation results (November, 202), Site visit, tax map, communication with NYSDEC, and CPP requirements.

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.

Question 1: Can the community supplement knowledge about past/current uses of the site?

Answer

Phase I Environmental Site Assessments was conducted in February 2022 for the Site, interviews were

conducted with surrounding property owners and/or residents. No community supplemental knowledge about past/current uses of the Site was identified.

Question 2: Does the community have knowledge that the site may be significantly impacting nearby people, properties, natural resources, etc.?

Answer:

A Public Notice Fact Sheet will be mailed to the individuals, groups, organizations, business, and/or units of government listed in the contact list of the CPP. A document repository will be sent to Queens Library at Woodside and to Queens Community Board2.

Question 3: Are activities currently taking place at the site or at nearby properties that may need to be restricted?

Answer:

The Site is currently vacant and no site occupancy is expected before the approval from NYSDEC.

Question 4: Who may be interested or affected by the site that has not yet been identified?

Answer:

The individuals, groups, organizations, business, and/or units of government are identified and listed in the contact list of the CPP.

Question 5: Are there unique community characteristics that could affect how information is exchanged?

Answer:

A future public notice fact sheets will be announced.

Question 6: Does the community and/or individuals have any concerns they want monitored?

Answer:

There are no public comments yet. The public comments, if any, will be received once the public review period for the BCP application starts

Question 7: Does the community have information about other sources in the area for the contamination?

Answer:

Phase I Environmental Site Assessments was conducted in February 2022 for the Site; interviews were conducted with surrounding property owners and/or residents. No community supplemental knowledge about past/current uses of the Site was identified. Additional information may be received during the public review period.

How were these information needs identified?

Answer:

These information needs were identified from the CPP requirements and communication with NYSDEC.

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.

Question 1: Specific site investigation or remediation activities currently underway, or that will begin in the near future.

Answer

According to the November 2022 Phase II Remedial Investigation report prepared by Brussee Environmental Corp. (BEC), elevated levels of Volatile Organic Compounds (VOCs) and metals were detected in soil compared to Unrestricted Use Soil Cleanup Objectives (SCOs) and Restricted Residential Use SCOs. The CVOs PCE and TCE were detected above their respective monitoring and mitigation levels in all of the soil vapor samples. An additional remedial investigation will be conducted based on the RIWP approval DEC.

Question 2: The process and general schedule to investigate, remediate and, if applicable, redevelop the site.

Answer:

The remediation will be coordinated with the redevelopment of the project. The schedule includes six months for implementation of remedial activities and 18 months for the balance of development activities.

Question 3: Current understanding about the site contamination and effects, if any, on public health and the environment.

Answer:

According to the November 2022 Phase II Remedial Investigation report prepared by Brussee Environmental Corp. (BEC), elevated levels of Volatile Organic Compounds (VOCs) and metals were detected in soil compared to Unrestricted Use Soil Cleanup Objectives (SCOs) and Restricted Residential Use SCOs. The CVOCs PCE and TCE were detected above their respective monitoring and mitigation levels in all of the soil vapor samples

Question 4: Site impacts on the community and any restrictions on the public's use of the site and/or nearby properties.

Answer:

The site is a private property. The Site is currently vacant. No site occupancy is expected before the approval from NYSDEC.

Question 5: Planned CP activities, their schedule, and how they relate to the site's remedial process.

Answer:

After the execution of Brownfield Site Cleanup Agreement (BCA) and before NYSDEC approves RIWP, fact sheets will be distributed to site contact list about draft RIWP and 45-day public comment period will be conducted. The future site remedial process fact sheets will be published in a local newspaper.

Question 6: Ways for the community to obtain/provide information (document repositories, contacts, etc.).

Answer:

The community can obtain/provide information through document repositories and project contacts.

How were these issues and/or information needs identified?

These issues and/or information needs were identified from previous Phase I Environmental Site Assessment (February 2022) and Phase II Investigation results (November, 2022), Site visit, tax map, communication with NYSDEC, and CPP requirements.

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:

The Site is not near any public water supply or private water wells.

g. Is the site and/or the affected/interested community wholly or partly in an Environmental Justice Area?

☒ **Yes** ☐ **No**

h. Special considerations:

XLanguage ☐ Age ☐ Transportation ☐ Other

Explain any marked categories in **h**:

The Site is located near a large Hispanic-American community. Therefore, all future fact sheets will be translated into Spanish.

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:** See Site contact list

☒ **Local Officials:**

Mayor of the City of New York

Honorable Eric Adams

Mayor of the City of New York

City Hall, NY 10007

Tel: (212) 788-9600

Chair of New York City Planning Commission

Dan Garodnick

New York City Planning Commission

120-55 Queens Blvd., Room 201

Kew Gardens, NY 11424

Tel: (212) 720-3480

Fax: (212) 720-3488

Project Manager of NYSDEC Division of Environmental Remediation

Remedial Bureau B, Section B

David Gao

625 Broadway, Albany, NY

Tel: 518 402-9690

Queens Borough President

Donovan Richards

120-55 Queens Boulevard

Kew Gardens, NY 11424

Tel: (718) 286-3000

Fax: (718) 286-2885

Email: info@queensbp.org

Queens Community Board, Community Board 2 Danielle Brecker – CB2 Chairperson

43-22 50th Street, Suite 2B

Woodside, New York 11377

Tel: 718-533-8773

Fax: 718-533-8777

Email: qn02@cb.nyc.gov

District Manager of Queens Community Board, Community Board 2

Debra Markell Kleinert

43-22 50th Street, Suite 2B
Woodside, New York 11377
Tel: 718-533-8773
Fax: 718-533-8777
Email: qn02@cb.nyc.gov

NYC Comptroller
Brad Lander
1 Centre Street
New York, NY 10007
Tel: (212)-669-3916

NYC Public Advocate
Jumaane Williams
Public Advocate
1 Centre Street, 15th Floor
New York, NY 10007
Tel: (212)669-7200
Fax: (212)669-4701

Hon. Julie Won
NYC Councilmember
37-04 Queens
Boulevard Suite 205
Long Island City, NY
11101

NYS Senator
Michael Gianaris
31-19 Newtown Avenue, Suite 402
Astoria, NY 11102
Tel: (718)-728-0960
Fax: (718)-728-0963

NYS Assemblymember
Hon. Juan Ardila
NYS Assemblymember
45-10 Skillman Avenue, First Floor
Sunnyside, NY 11104

U.S. Senator
Kirsten Gillibrand
780 Third Avenue, Suite 2301
New York, NY 10017
Tel. (212) 688-6262
Fax (866) 824-6340

Chuck Schumer
780 Third Avenue, Suite 2601
New York, NY 10017
Tel: (212) 486-4430
Fax: (202) 228-2838

U.S. House of Representatives
Nydia M. Velazquez
266 Broadway, Suite 201
Brooklyn, NY, 11211
Tel: (718) 599-3658

County Clerk
Audrey I. Pfeffer
Queens County Clerk
8811 Sutphin Blvd #106
Jamaica, NY 11435

☒ **Media:**

New York Daily News
PO Box 7180
New York, NY 10008

New York Post
1211 Avenue of the Americans
New York, NY 10036-8790

Queens Chronicle
Atlas Parks 71-19 80th Street, Suite 8-201
Glendale, NY 11385

NY 1 News
75 Ninth Avenue
New York, NY 10011

Times-Ledger Newspapers
Schneps Media
45-17 Marathon Parkway
Douglaston, NY 11362

El Diario NY
Impremedia, 41 Flatbush Avenue 1st Floor
Brooklyn, NY 11217

Hoy Nueva York
Impremedia, 41 Flatbush Avenue 1st Floor
Brooklyn, NY 11217

- ☐ **XBusiness/Commercial Interests:** NA
- ☐ **Labor Group(s)/Employees:** NA
- ☐ **Indian Nation:** NA

☒ **Citizens/Community Group(s):** See Site contact list

☐ **Environmental Justice Group(s):** NA

☐ **Environmental Group(s):** NA

☒ **Civic Group(s):** See Site contact list

☐ **Recreational Group(s):** NA

☐ **Other(s):** NA

Prepared/Updated By: YU & Associates Engineers, P.C.

Date: [Click here to enter text.](#)

Reviewed/Approved By: Thomas V. Panzone [Click here to enter text.](#)

Date: 6-30-23 [Click here to enter text.](#)