



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan

for

51-17 Rockaway Beach Boulevard

May 2024

C241271
51-17 Rockaway Beach Boulevard
Queens, NY 11691

Contents

<u>Section</u>	<u>Page Number</u>
1. What is New York’s Brownfield Cleanup Program?	3
2. Citizen Participation Activities	3
3. Major Issues of Public Concern	8
4. Site Information	8
5. Investigation and Cleanup Process	11
Appendix A - Project Contacts and Locations of Reports and Information	15
Appendix B - Site Contact List	17
Appendix C - Site Location Map	27
Appendix D – Brownfield Cleanup Program Process	28

* * * * *

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: **EC F1 Parcel, LLC c/o Tishman Speyer (“Applicant”)**
Site Name: **51-17 Rockaway Beach Boulevard (“site”)**
Site Address: **51-17 Rockaway Beach Boulevard, Queens, NY 11691**
Site County: **Queens County**
Site Number: **C241271**

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 website. 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 [RIWP]) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See <http://www.dec.ny.gov/chemical/61092.html>.

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

CP Activities

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

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

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

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

Technical Assistance Grant

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

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

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

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

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

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

Note: The table identifying the citizen participation activities related to the site's investigation and cleanup program follows on the next page:

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

3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

At this time, there are no known issues of public concern. However, once the remediation commences, there may be concerns regarding odors, noise, or truck traffic coming from the site since there will be extensive soil excavation activities. A Community Air Monitoring Plan (CAMP) and a site-specific Health and Safety Plan (HASP) will be designed to minimize off-site impacts to the community.

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 also located in an area that has a sizable African-American and Hispanic-American population nearby. All future fact sheets will be translated into Spanish.

For additional information, visit: <https://statisticalatlas.com/tract/New-York/Queens-County/097204/Race-and-Ethnicity>

Additional major issues of public concern may be identified during the course of the site's cleanup process. If issues are identified, the public will be kept informed.

4. Site Information

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

Site Description

The about 17,774-square-foot (0.41-acre) site is located at 51-17 Rockaway Beach Boulevard in Queens, New York and is identified as Block 15857, Lot 1 on the Queens Borough Tax Map. The site is located on the city block bound by Rockaway Beach Boulevard to the north, Beach 49th Street to the east, Rockaway Freeway and Metropolitan Transportation Authority (MTA) A train elevated tracks to the south, and Beach 52nd Street to the west.

- Location – 51-17 Rockaway Beach Boulevard, Queens, NY
- Setting – Urban
- Site Size – 0.41 acres
- Adjacent Properties – Mix of industrial, transportation, institutional, recreational, and vacant properties

History of Site Use, Investigation, and Cleanup

The site was historically part of Little Bay and consisted of marshland through at least 1900. By 1933, the site was improved with a one-story shed, oil house, one-story cold storage building, a two-story structure, and a one-story structure occupied by Bordens Farm Products Co. Inc. By 1951, the site was occupied by Hogan Paint & Chemical Co. By 1975, previous site buildings were demolished and a one- to two-story warehouse was developed across the entire site. This warehouse remained until its partial demolition in 2010. The site has remained largely the same to present day, with remnants of a former warehouse (concrete block walls and concrete slab/cobblestone pavers), miscellaneous waste (e.g., construction equipment, furniture and roll-off containers with brush, lumber, refuse, tires, and wood debris), construction and demolition (C&D) debris, and overgrown vegetation.

The following environmental reports were prepared for the site prior to entry into the BCP:

- March 28, 2018 Phase II Investigation Report for 51-17 Rockaway Beach Boulevard, Queens, New York, prepared by FPM Group (FPM)
- February 2019 Supplemental Phase II Environmental Site Assessment (ESA) Investigation Report for 51-17 Rockaway Beach Boulevard, Queens, New York, prepared by FPM
- November 11, 2021 Phase I ESA for 51-15 Beach Channel Drive and 51-17 Rockaway Beach Boulevard, Queens, New York, prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan)

Two environmental investigations were performed at the site in 2018 and 2019 as part of the Peninsula Hospital Site Redevelopment City Environmental Quality Review (CEQR; CEQR No. 18DCP124Q). Investigations included the collection of soil, sediment, groundwater, and soil vapor samples. The investigation findings are summarized below:

- Geophysical Survey: The geophysical survey identified five subsurface structures, presumed to be catch basins, each noted to have a solid bottom ranging from one to three feet below ground surface (bgs). Sediment was observed within the structures. These catch basins likely connect to a suspected sewer pit in the northwestern part of the site. Three shallow bottom square pits and a drywell were observed at the site.

- Subsurface Observations: Historic fill consisting of gray to black fine- to medium-grained sand with varying amounts of gravel, slag, brick, and concrete fragments, was observed from below the surface cover to about three feet bgs. Historic fill was underlain by dark brown to grayish black fine- to medium-grained sand with varying amounts of organic material, gravel, and silt from approximately three to seven feet bgs followed by a gray fine- to medium-grained sand to the termination depths of the borings at 10 to 15 feet bgs. Photoionization detector (PID) readings above background were detected in six soil borings advanced in the southwestern part of the lot, from approximately one to 11 feet bgs with a maximum PID reading of 1,240 parts per million (ppm) at five feet bgs. Field indications of petroleum impacts (i.e., odors and/or PID readings above background) were observed from about two to eight feet in soil borings advanced in the central-northern and southwestern parts of the lot. Elevated PID readings were observed in the northwestern part of the lot. Groundwater was encountered at depths ranging from about one to five feet bgs. Groundwater flow was inferred to be to the north-northeast.
- Soil Sample Analytical Results: Petroleum-related volatile organic compounds (VOCs), chlorinated VOCs (CVOCs), semivolatile organic compounds (SVOCs), metals, and polychlorinated biphenyls (PCBs) were identified at concentrations exceeding the NYSDEC Title 6 New York Codes, Rules, and Regulations (NYCRR) Part 375 Restricted-Use Restricted Residential (RURR) Soil Cleanup Objectives (SCOs).
- Groundwater Sample Analytical Results: Petroleum-related VOCs, CVOCs, SVOCs, and total and dissolved metals were identified at concentrations above the NYSDEC Title 6 NYCRR Part 703.5 and the Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA waters (collectively referred to as the SGVs). A VOC-contaminated groundwater plume was identified at the site and attributed in previous reports to an on-site source. The previous reports describe the plume of petroleum-related VOCs and trichloroethene (TCE) originating in the southwestern part of the lot and migrating to the north-northeast.
- Soil Vapor: Soil vapor analytical results were evaluated using the New York State Department of Health (NYSDOH) Soil Vapor/Indoor Air Decision Matrices (Matrix A, Matrix B, and Matrix C) provided in the October 2006 NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York (May 2017). Indoor air samples were not collected as part of previous investigations; however, the matrices provide a minimum soil vapor concentration above which mitigation is recommended, regardless of indoor air concentrations. CVOCs, including 1,1-dichloroethene, carbon tetrachloride, cis-1,2-dichloroethene, and methylene chloride, were detected at concentrations that when evaluated using the Decision Matrices, recommend actions range from “no further action” to “mitigate” for occupied structures, depending on the indoor air concentrations. TCE was detected at concentrations that, when evaluated

using the Decision Matrix, the recommended action is “mitigate” for occupied structures, regardless of indoor air concentrations of TCE.

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 use – restricted-residential 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. 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 (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):

Javier Perez-Maldonado
Project Manager
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233
Email: Javier.Perez-Maldonado@dec.ny.gov
Phone: 518-402-8172

New York State Department of Health (NYSDOH):

Sarita Wagh
Public Health Specialist
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
Email: bee@health.ny.gov
Phone: 518-402-7860

Locations of Reports and Information

The facilities identified below are being used to provide the public with convenient access to important project documents. Additionally, important project documents can be found at <https://www.dec.ny.gov/data/DecDocs/C241271/>.

Queens Public Library – Far Rockaway

1003 Beach 20th Street

Far Rockaway, NY 11691

Attn: Nicole Gordon, Managing Librarian

Phone: 718-327-2549

Hours: Monday, Wednesday, and Friday: 10 AM – 6 PM

Tuesday: 1 PM – 6 PM

Thursday: 12 PM – 8 PM

Saturday and Sunday: Closed

Queens Community Board 14

1931 Mott Avenue, Room 311

Far Rockaway, NY 11691

Attn: Felicia Johnson, District Manager

Dolores Orr – Chairperson

Environmental Chairperson: Daniel Mundy

Phone: 718-471-7300

Email: qn14@cb.nyc.gov

Hours: email for appointment

Website: <https://www1.nyc.gov/site/queenscb14/index.page>

Appendix B - Site Contact List

Local Government Officials

Chief Executive Officer

Mayor Eric L. Adams
City Hall
260 Broadway Avenue
New York, NY 10007

New York City Comptroller

Hon. Brad Lander
1 Centre Street
New York, NY 10007

Public Advocate

Hon. Jumaane Williams
1 Centre Street, 15 Floor North
New York, NY 10007

New York City Planning Commission, Chairperson

Dan Garodnick
NYC Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

New York City Planning Commission, Commissioner

David Gold, Esq.
NYC Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Borough of Queens, Borough President

Hon. Donovan Richards
Queens Borough Hall
120-55 Queens Boulevard
Kew Gardens, NY 11424
718-286-3000

Borough of Queens, Department of Planning and Development

Vicky Garvey, Director of Planning and Development
120-55 Queens Boulevard, Room 201
Queens, NY 11424
718.286.2860

New York City Council Member, District 31

Hon. Selvena N. Brooks-Powers
District Office, Rockaway
1931 Mott Avenue, Suite 410
Far Rockaway, NY 11691
718-471-7014

New York State Senator District 10

Hon. James Sanders Jr.
1931 Mott Avenue, Suite 305
Far Rockaway, NY 11691

U.S. Senator

Hon. Charles Schumer
780 Third Avenue, Suite 2301
New York, NY 10017

Hon. Kirsten Gillibrand
780 Third Avenue, Suite 2601
New York, NY 10017

New York State Assemblymember District 23

Hon. Stacy Pheffer Amato
9516 Rockaway Beach Boulevard
Rockaway Beach, NY 11693

U.S. House of Representatives 5th District

Hon. Gregory Meeks
Rockaway Peninsula Office
67-12 Rockaway Beach Boulevard
Arverne, NY 11692

Mayor's Office of Environmental Remediation

Mark McIntyre, Acting Director/General Counsel
100 Gold Street, 2nd Floor
New York, NY 10038

New York State Department of Environmental Conservation (NYSDEC)

Javier Perez-Maldonado
Project Manager
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233

Thomas V. Panzone
Public Participation Specialist
New York State Department of Environmental Conservation
47-40 21st St
Long Island City, NY 11101

New York State Department of Health (NYSDOH)

Sarita Wagh
Public Health Specialist
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237

Queens County Clerk

Audrey Pheffer
8811 Sutphin Blvd #106
Jamaica, NY 11435

Residents, Owners, and Occupants of the Site and Properties Adjacent to the Site

There are no current occupants at the site. The site is currently owned by EC Parcel, L.L.C. The site has been vacant since 2010. The contact information for the current owner of the site is:

EC Parcel, L.L.C.
45 Rockefeller Plaza
New York, New York 10111
Attn: Michael Benner
212-715-0353
mbenner@tishmanspeyer.com

Adjacent Property Owners and Occupants

This segment of the site's contact list is maintained in confidence in the NYSDEC official site file.

Local News Media From Which the Community Typically Obtains Information

The Rockaway Times
114-04 Beach Channel Drive
Rockaway Park, NY 11694

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

New York Post
1211 Avenue of the Americas
New York, NY 10036

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

The Wave of Queens
P.O. Box 930097
Rockaway Beach, NY 11693

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 Supply

The responsibility for supplying water in New York City is shared between the NYC Department of Environmental Protection, the NYC Municipal Water Finance Authority, and the NYC Water Board:

Rohit Aggarwala
NYCDEP
Commissioner
59-17 Junction Boulevard
Flushing, NY 11373

NYC Municipal Water Finance Authority
255 Greenwich Street, 6th Floor
New York, NY 10007

NYC Water Board
NYC Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Flushing, NY 11373

Schools and Day Care Facilities

There are no schools or day care facilities located on the site. The following are schools or day care facilities located within ½ mile of the site:

P.S. 105 The Bay School
President/Executive Director/Principal 420
Beach 51st Street
Far Rockaway, NY 11691
Phone: 718-474-8615
<https://www.psms105qbayschool.com/>

Bethel Mission Loving Day Care Center
President/Executive Director/Principal 338
Beach 56th Street
Queens, NY 11692
Phone: 718-402-4467
<https://www.myschools.nyc/en/schools/3k/27QBJH/>

Khrys's Day Care
Attn: President/Executive Director/Principal
365 Beach 47th Street, 1st Floor
Far Rockaway, NY 11691
https://childcarecenter.us/provider_detail/khrys_day_care_far_rockaway_ny

Happy Feet 2 Group Family Daycare
Attn: President/Executive Director/Principal
218 Beach 40th St
Queens, NY 11691
Phone: 347-444-4779
<https://happy-feet-2-group-family-daycare.business.site/>

CPI/Community and Family Head Start
President/Executive Director/Principal
41-05 Beach Channel Drive
Far Rockaway, NY 11691
Phone: 718-471-7970
<https://communityparentsinc.com/contact-us/community-and-family-head-start-far-rockaway/>

Lucille Rose Day Care Center
President/Executive Director/Principal
148 Beach 59th Street
Queens, NY 11692
Phone: 718-634-0331

Oma's Haven Day Care
President/Executive Director/Principal 102
Beach 59th Street #401
Queens, NY 11692
Phone: 718-945-2902
<https://www.care.com/b/l/omas-haven-daycare/arverne-ny>

Ok' Daycare
Attn: President/Executive Director/Principal
147 Beach 60th Street
Queens, NY 11692
Phone: 917-361-7719

Oceanside Cornerstone Community Center
President/Executive Director/Principal
339 Beach 54th Street
Queens, NY 11692
Phone: 917-520-6207
<https://childcenterny.org/after-school-enrichment/>

PS/MS 42 Queens
President/Executive Director/Principal
488 Beach 66th Street
Arverne, NY 11692
718-634-7914
<https://www.psms42q.org/>

Bethel Mission Loving Day Care
President/Executive Director/Principal
338 Beach 56th St,
Queens, NY 11692
718-474-8618
<https://www.myschools.nyc/en/schools/3k/27QBJH/>

Blanche Community Progress
President/Executive Director/Principal
44-02 Beach Channel Drive
Queens, NY 11691
718-471-7881

Goldie Maple Academy
President/Executive Director/Principal
3-65 Beach 56th Street
Arverne, NY 11692
Phone: 718-945-3300
<https://www.district27nyc.org/psms333q.html>

Ocean Bay Apartments (NYCHA)
President/Executive Director/Principal
Day Care Center
338 Beach 56th StreetT
Queens, NY 11692
[https://www.nyc.gov/assets/nycha/downloads/pdf/Ocean%20Bay%20Apartments%20\(Oceanside\).pdf](https://www.nyc.gov/assets/nycha/downloads/pdf/Ocean%20Bay%20Apartments%20(Oceanside).pdf)

The Child Center of NY Ocean Bay
Community Cornerstone
President/Executive Director/Principal
57-10 Beach Channel Drive
718-577-5260
<https://childcenterny.org/after-school-enrichment/>

Community, Civic, Religious and Other Environmental Organizations

FDNY

Battalion 47 Engine 265 Ladder 121
48-06 Rockaway Beach Boulevard
Far Rockaway, NY 11691

NYPD

101st Precinct Community Council
President Arlene Cauley
16-12 Mott Avenue,
Far Rockaway, NY, 11691

Consolidated Edison

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

CAMBA Nonprofit Organization

57-11 Beach 56th Pl
Arverne, NY 11692
Phone: 718-675-3347

Arverne Edgemere Community Center

5710 Beach Channel Dr
Arverne, NY 11692
Phone: 718-634-4493

Ocean Bay Community Development Corporation

443 Beach 54th St
Queens, NY 11691
Phone: 718-945-8640
<https://oceanbaycdc.com/>

Rockaway Initiative for Sustainability & Equity (RISE)

58-03 Rockaway Beach Blvd
Queens, NY 11692
Phone: 718-327-5919
<https://www.riserockaway.org/rise/>

Ocean Bay Apartments (NYCHA) Community Center

339 Beach 54th Street
Queens, NY 11692
[https://www.nyc.gov/assets/nycha/downloads/pdf/Ocean%20Bay%20Apartments%20\(Oceanside\).pdf](https://www.nyc.gov/assets/nycha/downloads/pdf/Ocean%20Bay%20Apartments%20(Oceanside).pdf)

NYC Human Resources Administration

Rockaway Center
219 Beach 59th St
Queens, NY 11692
(718) 634-6910

Rockaway Islamic Center: Masjid

53-08 Rockaway Beach Blvd
Queens, NY 11692
Phone: 347-829-7894
<https://rockawayislamiccenter.com/contact-us/>

Rockaway Workforce1 Career Center

57-17 Rockaway Beach Blvd
Queens, NY 11692
347-926-4376

Redeemed Christian Church of God

5307 Rockaway Beach Blvd
Far Rockaway, NY 11691
718-634-4557

Arverne by the Sea Homeowner's Association
193 Beach 60th Street
Arverne, New York 11692
President: Buddha Allah
Phone: 718-474-6222
<https://www.nyc.gov/site/queenscb14/resources/associations.page>

Solid Rock Seventh-Day Adventist Church
5205 Rockaway Beach Blvd
Far Rockaway, NY 11691

Arverne View
5717 Beach 56th Place
Arverne, New York 11692

Arverne Civic Association
P.O. Box 920417
Arverne, New York 11692
Contact: Joanne Peterson
Phone: 718-954-2404
<https://www.nyc.gov/site/queenscb14/resources/associations.page>

Friends of Arverne
PO Box 920405
Arverne, NY 11692
646-450-6053
info@friendsofarverne.org
<https://www.friendsofarverne.org/>

Rockaway Development & Revitalization Corporation
<https://www.rdrdc.org/>
1920 Mott Avenue
Far Rockaway, NY 11691
info@rdrdc.org

Full Gospel Tabernacle
361 Beach 42nd St
Far Rockaway, NY 11691

Macedonia Baptist Church
330 Beach 67th St,
Queens, NY 11692

Arverne Houses Residents' Council Inc.
309 Beach 54th Street #4A
Arverne, New York 11692
President: Ronald Sullivan
Phone: 917-771-9842
<https://www.nyc.gov/site/queenscb14/resources/associations.page>

American Littoral Society
Don Riepe, Jamaica Bay Guardian
28 West 9th Road
Broad Channel, NY 11693
718-474-0896
<https://www.littoralsociety.org/>

Appendix C - Site Location Map



Appendix D – Brownfield Cleanup Program Process

