



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan

for

94-15 Sutphin Boulevard – Site B

February 2024

BCP Site No. C241278
94-15 Sutphin Boulevard
Jamaica, NY 11435

Contents

<u>Section</u>	<u>Page Number</u>
1. What is New York's Brownfield Cleanup Program?	3
2. Citizen Participation Activities.....	3
3. Major Issues of Public Concern.....	9
4. Site Information.....	9
5. Investigation and Cleanup Process	11
Appendix A - Project Contacts and Locations of Reports and Information	14
Appendix B - Site Contact List.....	16
Appendix C - Site Location Map.....	26
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: **95th Avenue Equities LLC (“Applicant”)**
Site Name: **94-15 Sutphin Boulevard – Site B (“Site”)**
Site Address: **94-15 Sutphin Boulevard, Jamaica, NY 11435**
Site County: **Queens County**
Site Number: **C241278**

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, 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.

No shallow groundwater use exists in the area or vicinity of the Site. This eliminates potential wellhead issues, but does not take into account the vapor intrusion issues to which adjacent buildings may become susceptible since groundwater contamination includes volatile organic compounds (VOCs). New York City does not permit the use of groundwater for potable purposes and potable water is provided to residents by the New York City Department of Environmental Protection from upstate watersheds. There may also be impacts with regards to noise, odor and truck traffic. The Site is located within a Potential 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 an area 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/020800/Overview>

4. Site Information

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

Site Description

The Site is an irregularly-shaped parcel located at 94-15 Sutphin Boulevard in Jamaica, NY, on the eastern side of Sutphin Boulevard, between 94th Avenue and 95th Avenue. The Site, approximately 30,047 square feet (SF) in size, is identified by the New York City Department of Finance as Block 9999, Lot 1. The Site was formerly part of a larger Block 9999, Lot 1 that also included current Block 9999, Lot 40, which was subdivided into two approximately equal area lots in December 2021. The subdivision application

referenced this parcel as ‘Site B’ which remained Lot 1 following the subdivision. The Site is located within the Special Downtown Jamaica District (DJ) and is zoned C6-4, denoting a major business district. The area surrounding the Site is predominantly commercial and residential. The Site is unimproved with any structures and vacant. The Site is bounded to the north by 94th Avenue and mixed residential/commercial buildings, to the south by 95th Avenue and mixed residential/commercial buildings, to the east by mixed residential/commercial buildings and new construction (“147-35 95th Avenue – Site A” BCP site, formerly part of the subdivided Lot 1), and to the west by Sutphin Boulevard and mixed residential/commercial buildings.

History of Site Use, Investigation, and Cleanup

The Site was historically used for manufacturing and as a meat packing facility.

Environmental investigations conducted at the Site in 2021 and 2022 have included sampling and analysis of soil, soil vapor and groundwater.

Previous Environmental Studies

Phase I Environmental Site Assessment (February 2021)

A Phase I Environmental Site Assessment was prepared for former Lot 1, including the area of the Site, in 2021. Based upon a review of historical information, the following Recognized Environmental Condition (REC) was identified as having potential for negative environmental impacts:

- Potential subsurface contamination associated with potential abandoned fuel oil tanks at the Site.

Limited Due Diligence Environmental Site Investigation (October 2021)

As part of the Applicant’s due diligence, soil, soil vapor and groundwater sampling was completed at former Lot 1 to further investigate the findings of the Phase I Environmental Site Assessment. Six soil samples were collected from ten test pits, four soil vapor samples were collected from four locations, and two groundwater samples were collected from two temporary groundwater monitoring wells. All soil samples were analyzed for VOCs, semivolatile organic compounds (SVOCs), target analyte list (TAL) metals, pesticides, and polychlorinated biphenyls (PCBs); all groundwater samples were analyzed for VOCs and SVOCs; and all soil vapor samples were analyzed for VOCs.

The results of the sample analysis showed concentrations of SVOCs, specifically polyaromatic hydrocarbons (PAHs), and metals in shallow and deep soil samples. Pesticides and PCBs were also detected in soil at several locations. VOCs were not detected in any soil samples at concentrations exceeding applicable cleanup standards. Groundwater sampling identified chlorinated VOCs in one groundwater sample and PAHs in two groundwater samples. Several petroleum-related and chlorinated VOCs were also detected in one or more of the four soil vapor samples, with the highest concentrations of

chlorinated VOCs identified in the northern portion of the Site. A GPR survey was conducted across the Site; the survey could not confirm the presence of underground gasoline storage tanks at the Site.

Remedial Investigation (December 2021 – January 2022)

A remedial investigation was completed to further evaluate impacts to soil, soil vapor and groundwater at the Site. The investigation included installation of ten soil borings/test pits and collection of 26 soil samples, installation of four temporary groundwater monitoring wells and collection of groundwater samples from four newly installed monitoring wells and two existing monitoring wells, and collection of soil vapor samples at six locations. All soil and groundwater samples were analyzed for VOCs, SVOCs, TAL metals, pesticides, PCBs, total cyanide, trivalent/hexavalent chromium, and per- and polyfluoroalkyl substances (PFAS). All soil vapor samples were analyzed for VOCs.

Low concentrations of chlorinated VOCs were detected in soil samples across the Site, with the highest concentrations occurring in the northern portion of the Site. SVOCs, metals, pesticides, and/or PCBs were identified in soil samples collected from shallow, intermediate, and deep zones. PFAS were also detected in one soil sample collected from the intermediate zone.

Contaminants detected in groundwater across the Site include one chlorinated VOC, tetrachloroethene (PCE), a variety of SVOCs, antimony, naturally-occurring metals and PFAS.

A variety of chlorinated VOCs were detected above background levels in soil vapor samples across the Site with the highest concentrations generally occurring in the northern portion of the Site. Concentrations of petroleum-related volatile organic compounds were also detected across the Site above background levels.

5. Investigation and Cleanup Process

Application

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

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

To achieve this goal, the Applicant will conduct 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. A Remedial Investigation Report (RIR) was submitted with the BCP Application for the Site.

Remedy Selection

When the investigation of the site has been determined to be complete, the project likely would proceed in one of two directions:

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

or

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

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

Cleanup Action

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

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a Final Engineering Report (FER) that

certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the site.

Certificate of Completion

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved, and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the site after it receives a COC.

Site Management

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

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

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

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

**Appendix A -
Project Contacts and Locations of Reports and Information**

Project Contacts

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

New York State Department of Environmental Conservation (NYSDEC):

Madeleine Babick

Project Manager
NYSDEC
Division of Environmental Remediation
One Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
Phone: 718-482-4992
Email: madeleine.babick@dec.ny.gov

Thomas V. Panzone
Public Participation Specialist
NYSDEC
Address: 47-40 21st Street
Long Island City, NY 11101
Phone: 718-482-4953
Email: Thomas.panzone@dec.ny.gov

New York State Department of Health (NYSDOH):

{TBD}

Project Manager
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
Phone: 518-402-7873
Email: beei@health.ny.gov

Locations of Reports and Information

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

Queens Community Board #12

90-28 161st Street
Jamaica, NY 11432
Attn: Yvonne Reddick, District Manager
Rev. Carlene O. Thorbs, Chairperson
Vishal Hardowar, Chairperson Land Use Committee
Phone: 718-658-3308
Email: qn12@cb.nyc.gov
Hours:
Monday – Friday: 9 AM – 5 PM
Saturday & Sunday: Closed

Project documents can also be accessed through the DECinfo Locator:

<https://www.dec.ny.gov/data/DecDocs/C241278/>

Queens Public Library – Central Branch

89-11 Merrick Boulevard
Queens, NY 11432
Attn: Judith Todman, Library Manager
Phone: 718-990-0700
Hours:
Monday – Thursday: 10 AM – 8 PM
Friday: 10 AM – 6 PM
Saturday: 10 AM – 5 PM
Sunday: 12 PM – 5 PM

NYSDEC

Division of Environmental Remediation
One Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
Attn: Madeleine Babick
Phone: 718-482-4992
Hours: (call for appointment)

Appendix B - Site Contact List

Contact List Information

1. The Chief Executive Officer And Planning Board Chairperson Of Each County, City, Town And Village In Which The Property Is Located.

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

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

Mark McIntyre, Esq., Acting Director/General Counsel
Mayor's Office of Environmental Remediation
100 Gold Street, 2nd Floor
New York, NY 10038

Hon. Donovan Richards Jr.
Queens Borough President
Queens Borough Hall
120-55 Queens Boulevard
Kew Gardens, NY 11424

NYC Department of City Planning
Queens Borough Hall
120-55 Queens Boulevard #201
Kew Gardens, NY 11424

Vicky Garvey
Director of Planning and Development
120-55 Queens Boulevard
One Claire Shulman Way
Kew Gardens, NY 11424

Hon. Nantasha Williams
Council Member, District 27
172-12 Linden Boulevard
St. Albans, NY 11434

Hon. Vivian E. Cook
Assembly Member, District 32
142-15 Rockaway Boulevard
Jamaica, NY 11436

Hon. Leroy Comrie
State Senator, District 14
113-43 Farmers Boulevard
St. Albans, NY 11412

Hon. Gregory Meeks
U.S. House of Representatives
Jamaica District Office
153-01 Jamaica Avenue, 2nd floor
Jamaica, NY 11432

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

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

Audrey Pheffer
Queens County Clerk's Office
88-11 Sutphin Boulevard #106
Jamaica, NY 11435

2. Residents, Owners And Occupants Of The Property And Properties Adjacent To The Property.

Site Owner
95th Avenue Equities LLC
Attn: J.J. Weiss
670 Myrtle Avenue, Suite 6292
Brooklyn, NY 11205

147-35 95th Avenue
Vacant land currently under construction owned by: Sutphin Boulevard Equities LLC
Owner Address: 670 Myrtle Avenue, Suite 6292, Brooklyn, NY 11205

147-07 94th Avenue
Residential buildings owned by: Land & Sea Development Corp.
Owner Address: 153 Skunks Misery Road, Locust Valley, NY 11560

147-05 94th Avenue
Vacant land owned by: Station Plaza Hotel, LLC
Owner Address: 88 Sunnyside Boulevard, Suite 308, Plainview, NY 11803

93-43 Sutphin Boulevard

Vacant land owned by: Station Plaza Hotel, LLC

Owner Address: 88 Sunnyside Boulevard, Suite 308, Plainview, NY 11803

93-50 Sutphin Boulevard

Commercial building owned by: The Port Authority of New York and New Jersey

Owner Address: 4 World Trade Center, 150 Greenwich Street, 24th Floor, New York, NY 10007

Occupied by: MTA Police Jamaica

Occupant Address: 93-50 Sutphin Boulevard, Queens, NY 11435

94-02 Sutphin Boulevard

Mixed residential and commercial building owned by: Henrique Goncalves

Owner Address: 243 Washington Avenue, Mineola, NY 11501

Occupied by: Europa Bar

Occupant Address: 94-02 Sutphin Boulevard, Queens, NY 11435

Occupied by: M&S Violations Consulting

Occupant Address: 94-04 Sutphin Boulevard, Queens, NY 11435

94-06 Sutphin Boulevard

Commercial building owned by: Rodrigues Realty Corp

Owner Address: 95-28 Cresskill Place, Queens, NY 11435

Occupied by: Vacant

Occupant Address: N/A

94-12 Sutphin Boulevard

Mixed residential and commercial building owned by: The Charles L. Giordano Revocable Trust

Owner Address: 2034 Southwest Bradford Place, Palm City, FL 34990

Occupied by: Vacant

Occupant Address: N/A

94-14 Sutphin Boulevard

Mixed residential and commercial building owned by: Clinton Graham

Owner Address: 397 Jefferson Avenue, Rockville Centre, NY 11570

Occupied by: Vacant

Occupant Address: N/A

94-16 Sutphin Boulevard

Mixed residential and commercial building owned by: Clinton Graham

Owner Address: 397 Jefferson Avenue, Rockville Centre, NY 11570

Occupied by: Vacant

Occupant Address: N/A

94-18 Sutphin Boulevard

Mixed residential and commercial building owned by: Arnaldo Coutinho

Owner Address: 230-13 Horace Harding Expressway, Bayside, NY 11366

Occupied by: Delicias Calenas
Occupant Address: 94-18 Sutphin Boulevard, Queens, NY 11435

94-20 Sutphin Boulevard

Mixed residential and commercial building owned by: Clinton Graham
Owner Address: 397 Jefferson Avenue, Rockville Centre, NY 11570
Occupied by: Tony's Jamaica Market
Occupant Address: 94-20 Sutphin Boulevard, Jamaica, NY 11435

95-02 Sutphin Boulevard

Mixed residential and commercial building owned by: Clinton Graham
Owner Address: 397 Jefferson Avenue, Rockville Centre, NY 11570
Occupied by: One Stop Home Services, Inc.
Occupant Address: 95-02 Sutphin Boulevard, Jamaica, NY 11435

95-01 Sutphin Boulevard

Mixed residential and commercial building owned by: Armando Morico
Owner Address: 2912 Shore Drive, Merrick, NY 11566
Occupied by: Marline Rite Price Deli Grocery Inc.
Occupant Address: 95-01 Sutphin Boulevard, Jamaica, NY 11435

147-12 95th Avenue

Industrial and manufacturing building and parking lot owned by C.G. Enterprises I, Corp.
Owner Address: 95-02 Sutphin Boulevard, Jamaica, NY 11435
Occupied by: Pro-Line Concrete Pumping Corp
Occupant Address: 147-12 95th Avenue, Jamaica, NY 11435

147-18 95th Avenue

Residential building owned by: Polsinelli Management Corp.
Owner Address: 95-11 147th Place, Jamaica, NY 11435

95-11 147th Place

Industrial and manufacturing building owned by: Polsinelli Management Corp.
Owner Address: 95-11 147th Place, Jamaica, NY 11435
Occupied by: Atlas Transit Mix Corporation
Occupant Address: 95-11 147th Place, Jamaica, NY 11435

147-30 95th Avenue

Parking lot owned by: Polsinelli Management Corp.
Owner Address: 95-11 147th Place, Jamaica, NY 11435
Occupied by: Atlas Transit Mix Corporation
Occupant Address: 95-11 147th Place, Jamaica, NY 11435

147-36 95th Avenue

Residential building owned by: Polsinelli Management Corp.
Owner Address: 95-11 147th Place, Jamaica, NY 11435

147-38 95th Avenue

Residential building owned by: Polsinelli Management Corp.

Owner Address: 95-11 147th Place, Jamaica, NY 11435

147-40 95th Avenue

Residential building owned by 147-40 95 Ave LLC

Owner Address: 147-40 95th Avenue, Jamaica, NY 11435

147-44 95th Avenue

Residential building owned by: Mossammat S. Begum

Owner Address: 147-44 95th Avenue, Jamaica, NY 11435

95-04 149th Street

Industrial and manufacturing building owned by: 149th Street Operating Corp.

Owner Address: 95-25 149th Street, Jamaica, NY 11435

Occupied by: Dale Pro Audio

Occupant Address: 148-04 95th Avenue, Jamaica, NY 11435

147-16 94th Avenue

Parking lot owned by: Merkel Properties LLC

Owner Address: c/o Stark Realty, 198-10 Jamaica Avenue, Hollis, NY 11423

3. Local News Media From Which The Community Typically Obtains Information.

Queens Chronicle

Shops at Atlas Park

71-19 80th Street, Suite 8-201

Glendale, NY 11385

QNS

Schneps Media

45-17 Marathon Parkway

Little Neck, NY 11362

New York Daily News

PO Box 7180

New York, NY 10008

New York Post

1211 Avenue of the Americas

New York, NY 10036

Jamaica Post

<https://jamaicaqueenspost.com/>

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

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

4. The Public Water Supplier Which Services The Area In Which The Property Is Located

Public water is provided from upstate New York reservoirs by the City of New York, Department of Environmental Protection (Consumer Service Center: 59-17 Junction Boulevard, 10th Floor, Flushing, NY 11373).

Rohit Aggarwala
Commissioner, NYC Dept. of Environmental Protection
59-17 Junction Boulevard
Flushing, NY 11373

5. Any Person Who Has Requested To Be Placed On The Contact List.

We are unaware of any requests for inclusion on the contact list.

6. The Administrator Of Any School Or Day Care Facility Located On Or Near The Property.

Sunshine Developmental School
President/Executive Director/Principal
91-10 146th Street
Jamaica, NY 11435
(718) 468-9000
<http://www.sunshineschool.org/special-notice.php>

Sandra's Sunflower Child Care Inc.
President/Executive Director/Principal
347-454-9079
90-16 Sutphin Blvd.
Jamaica, NY 11435
https://childcarecenter.us/provider_detail/sandras_sunflower_child_care_inc_jamaica_ny

Imagine Early Learning Centers @ Jamaica Kids
President/Executive Director/Principal
718-557-5520
1 Jamaica Center Plaza/155-10 Jamaica Avenue
Jamaica, NY 11432
<https://imagineelc.com/jamaica/>

P.S. 50 Talfourd Lawn Elementary School
President/Executive Director/Principal
718-526-5336
143-26 101st Avenue
Jamaica, NY 11435
<http://www.ps50q.com/maps--directions.html>

Hammond Public School 82
President/Executive Director/Principal
718-526-4139
88-2 144th Street
Jamaica, NY 11435
<https://ps82q.org/>

Queens High School for the Sciences at York College
President/Executive Director/Principal
718-657-3181
94-50 159th Street
Jamaica, NY 11451
<https://qhss.org/>
P.S. 182 Samantha Smith
President/Executive Director/Principal
718-298-7700
153-27 88th Avenue
Jamaica, NY 11432

York College
President/Executive Director/Principal
718-262-2000
94-20 Guy R. Brewer Boulevard
Jamaica, NY 11451

Al-Iman School
President/Executive Director/Principal
137-11 90th Ave, Queens, NY 11435
[\(718\) 297-6522](tel:7182976522)

CLIFFORD GLOVER DAY CARE CENTER, INC.
President/Executive Director/Principal
<http://www.cliffordglovereducationalcenters.com/>
143-04 101st Ave.
Jamaica, NY 11435

SOUTH JAMAICA CENTER FOR CHILDREN AND PARENTS, INC.
President/Executive Director/Principal
<https://southjamaicacenterfcp.org/>

114-02 Guy R. Brewer Boulevard
Jamaica, NY 11434

Concerned Parents of Jamaica Early Learning Center
President/Executive Director/Principal
<https://insideschools.org/school/28QAPK>
718-658-4091
143-04 101st Avenue
Queens, NY 11435

Community, Civic, Religious and other Environmental Organizations

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

Frank Dardani - President
106th NYPD Police Precinct
103-53 101st Street,
Ozone Park, NY, 11417

Engine 303 Ladder 126
104-12 Princeton Street
Jamaica, NY 11435

Sutphin Boulevard Business Improvement District
<http://www.sutphinblvdbid.org/contact/>
Glenn Greenidge - Executive Director
89-00 Sutphin Boulevard, Suite 204c
Jamaica, NY 11435
(718) 291-2110 (Phone)
(718) 291-2109 (Fax)

JAMAICA SERVICE PROGRAM FOR OLDER ADULTS INC
92-47 165 STREET
Jamaica, NY 11433

Justin Rodgers – President & CEO
Greater Jamaica Development Corporation
90-04 161st Street
Jamaica, NY 11432
718-291-0282
<https://gjdc.org/>
info@gjdc.org

St Anthony's Devine Tabernacle
95-06 Sutphin Blvd
Jamaica, NY 11435

Iglesia Naciones Unidas en Cristo
97-07 Sutphin Blvd
Jamaica, NY 11435

United Nation In Christ
9707 Sutphin Blvd,
Jamaica, NY 11435

Redemption Praise Temple SDA Church
10631 Sutphin Blvd
South Jamaica, NY 11435

Salvation Tabernacle Church
138-19 101st Ave
Jamaica, NY 11435

Redemption Praise Temple SDA Church
10631 Sutphin Blvd,
South Jamaica, NY 11435

Christ Apostolic Church-America
10802 Sutphin Blvd,
South Jamaica, NY 11435

Friendship Baptist Church
145-50 109th Ave,
Queens, NY 11435

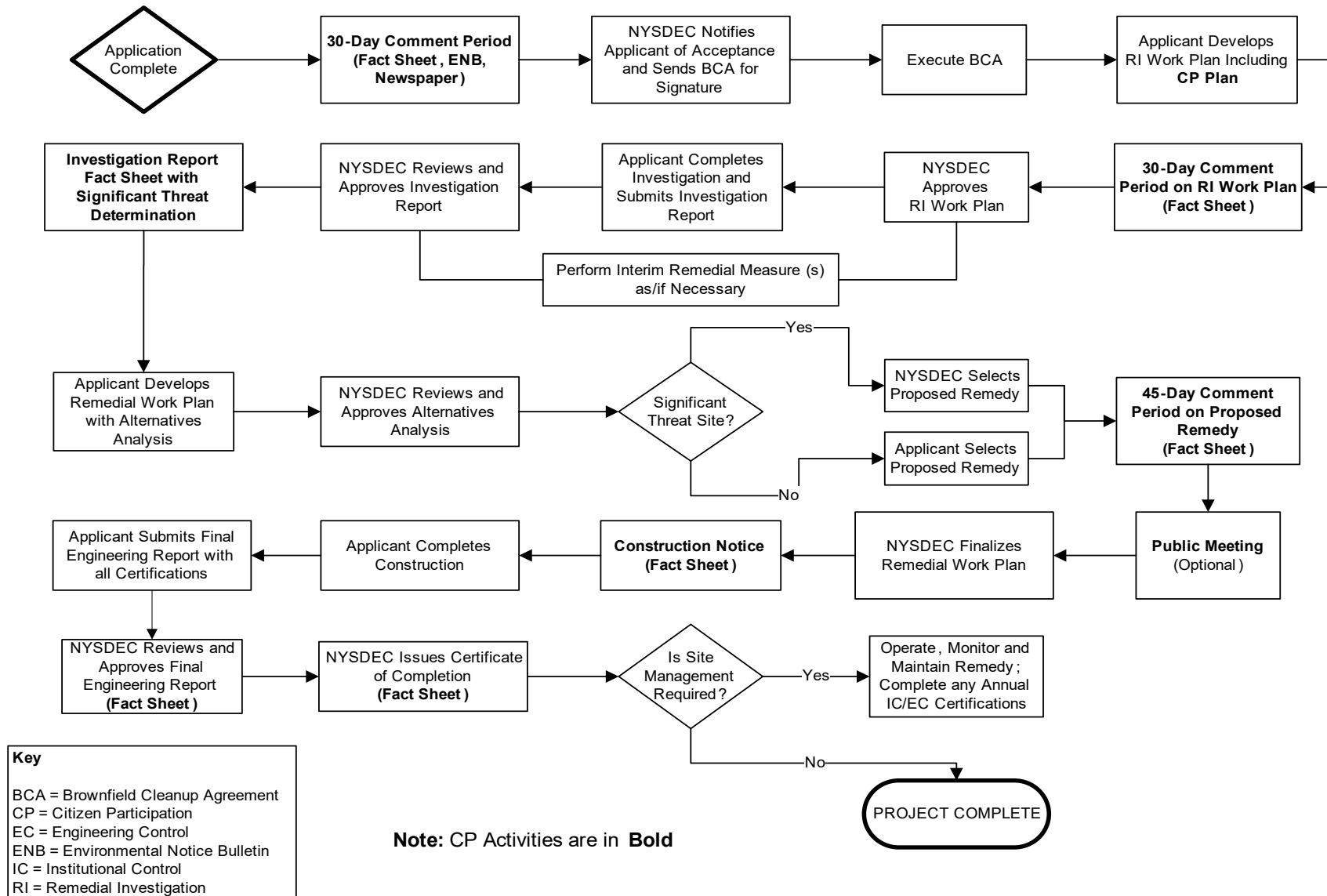
Harvest Church International
11105 Sutphin Blvd,
Jamaica, NY 11435

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: 94-15 Sutphin Boulevard – Site B

Site Number: C241278

Site Address and County: 94-15 Sutphin Boulevard, Jamaica, Queens County, NY 11435

Remedial Party(ies): 95th Avenue Equities 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.**

Groundwater contamination included Volatile Organic Compounds (VOCs) which could pose soil vapor intrusion issues in adjacent buildings. The Site is located within a Potential Environmental Justice Area. There may also be impacts with regards to noise, odor, and truck traffic.

How were these issues and/or information needs identified?

A Due Diligence Investigation was performed at the Site in 2021 and a Remedial Investigation was performed at the Site in 2021/2022.

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.

N/A

How were these information needs identified?

N/A

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.

Possible industrial, commercial, and residential tenants of surrounding properties.

How were these issues and/or information needs identified?

A Due Diligence Investigation was performed at the Site in 2021 and a Remedial Investigation was performed at the Site in 2021/2022.

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:

Water is supplied to the community by NYCDEP from watersheds upstate.

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

☐ **Yes** ☒ **No**

Provide details if appropriate:

N/A

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

☒ **Yes** ☐ **No**

h. Special considerations:

☒ **Language** ☐ **Age** ☐ **Transportation** ☐ **Other**

Explain any marked categories in **h**:

The Site is located in an area with a sizable Hispanic-American neighborhood nearby. 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:** See Site Contact List

☒ **Media:** See Site Contact List

☒ **Business/Commercial Interests:** See Site Contact List

☐ **Labor Group(s)/Employees:** N/A

☐ **Indian Nation:** N/A

☒ **Citizens/Community Group(s):** N/A

☐ **Environmental Justice Group(s):** N/A

☐ **Environmental Group(s):** N/A

☒ **Civic Group(s):** See Site Contact List

☐ **Recreational Group(s):** N/A

☐ **Other(s):** N/A

Prepared/Updated By: Ashley Platt

Date: 8/16/2023

Reviewed/Approved By: Thomas V. Panzone

Date: 1-23-24