



**Department of  
Environmental  
Conservation**

# **Brownfield Cleanup Program**

## **Citizen Participation Plan**

for

### **145-40 155th Street**

September 2024

BCP Site No. C241281  
145-40 155<sup>th</sup> Street  
Queens, New York 11434

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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: **WF Industrial VII LLC (“Applicant”)**  
Site Name: **145-40 155th Street (“site”)**  
Site Address: **145-40 155th Street, Queens, NY 11434**  
Site County: **Queens**  
Site Number: **C241281**

## **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 Plan (CPP) 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 CPP and the citizens participation 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;
- 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.

### *Citizen Participation Activities*

The table at the end of this section identifies the citizen participation 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 citizen participation activities integrate with the site investigation and cleanup process. The public is informed about these citizen participation activities through fact sheets and notices distributed by the NYSDEC at significant points during the program. Elements of the investigation and cleanup process that match up with the citizen participation 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 CPP 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 <https://dec.ny.gov/regulatory/regulations/technical-assistance-grant-tag-guidance-handbook-der-14>

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

Citizen Participation Activities	Timing of Citizen Participation Activity(ies)
<b>Application Process:</b> <ul style="list-style-type: none"> <li>• Prepare site contact list</li> <li>• Establish document repository(ies)</li> </ul> <hr/> <ul style="list-style-type: none"> <li>• Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period</li> <li>• Publish above ENB content in local newspaper</li> <li>• Mail above ENB content to site contact list</li> <li>• Conduct 30-day public comment period</li> </ul>	<p>At time of preparation of application to participate in the BCP.</p> <hr/> <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>
<b>After Execution of Brownfield Site Cleanup Agreement (BCA):</b> <ul style="list-style-type: none"> <li>• Prepare Citizen Participation Plan</li> </ul>	<p>Before start of Remedial Investigation</p> <p><b>Note:</b> Applicant must submit CPP to NYSDEC for review and approval within 20 days of the effective date of the BCA.</p>
<b>Before NYSDEC Approves Remedial Investigation Work Plan (RIWP):</b> <ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about proposed remedial investigation (RI) activities and announcing 30-day public comment period about draft RIWP</li> <li>• Conduct 30-day public comment period</li> </ul>	<p>Before NYSDEC approves RIWP. If RIWP 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.</p>
<b>After Applicant Completes Remedial Investigation:</b> <ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes RI results</li> </ul>	<p>Before NYSDEC approves Remedial Investigation Report (RIR)</p>
<b>Before NYSDEC Approves Remedial Action Work Plan (RAWP):</b> <ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about draft RAWP and announcing 45-day public comment period</li> <li>• Public meeting by NYSDEC about proposed RAWP (if requested by affected community or at discretion of NYSDEC project manager)</li> <li>• Conduct 45-day public comment period</li> </ul>	<p>Before NYSDEC approves RAWP. 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>
<b>Before Applicant Starts Cleanup Action:</b> <ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes upcoming cleanup action</li> </ul>	<p>Before the start of cleanup action.</p>
<b>After Applicant Completes Cleanup Action:</b> <ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report</li> <li>• Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC)</li> </ul>	<p>At the time the cleanup action has been completed.</p> <p><b>Note:</b> The two fact sheets are combined when possible if there is not a delay in issuing the COC.</p>

### **3. Major Issues of Public Concern**

This section of the CPP 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.

Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities.

The site is located in an Environmental Justice Area. Furthermore, the community nearby is predominantly African-American.

There is no need to translate future fact sheets into another language.

For additional information, visit: <https://statisticalatlas.com/tract/New-York/Queens-County/030600/Overview>

At this time, there are no known issues of public concern; however, during subsurface of remediation, the issues of public concern may be air quality, health of workers and community, nuisance odors, noise, and construction-related traffic. These issues are of the most concern to adjacent property businesses and residents. Site contamination will be addressed by the Remedial Action Work Plan (RAWP) and community exposure concerns will be addressed by a Community Air Monitoring Program (CAMP) and site-specific Construction Health and Safety Plan (CHASP), each of which shall be approved by the NYSDEC and the New York State Department of Health (NYSDOH) prior to work being performed.

Based on previous investigations, the site has been used as a bus repair garage and school bus parking lot since the early 1990s, before which it was undeveloped or improved with residential structures. Known or suspected sources of contamination include historic fill, on-site petroleum and chemical storage, and chlorinated solvent contamination in groundwater and soil vapor. Contaminants of concern include volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), and metals. Contaminants are discussed in further detail in Section 4. The identified contaminants will be remediated to support the redevelopment of the site for industrial use in accordance with a NYSDEC-approved RAWP.

Site information is available through the Project Contacts mentioned in Section 2 and detailed in Appendix A. The BCP Application, which includes the previous investigations at the site, and future reports prepared for the NYSDEC will be available in the document repository discussed in Section 2 and detailed in Appendix A. The RAWP will include



schedules for the planned work to make the CPP as consistent as possible with the NYSDEC Division of Environmental Remediation's (DER) Citizen Participation Handbook for Remedial Programs (DER-23). Public Affairs asks that the Handbook's "Scoping Sheet for Major Issues of Public Concern" be used by applicants/responsible parties to inform their completion of this section of the plan.

#### **4. Site Information**

##### *Site Description*

The site is located at 145-40 155<sup>th</sup> Street in the Springfield Gardens neighborhood of Jamaica, NY, which corresponds to Queens Tax Block 15006, Lot 55 (formerly Lots 55, 62, 65, and 70). The site encompasses an area of about 31,700 square feet (0.73 acres) and is currently a school bus parking and repair facility with one building, a trailer, an open-air storage structure, storage containers and a parking lot. A site location map is provided in Appendix C.

The site is bound by 145th Road to the north, 155th Street to the east, 145th Drive to the south, and Queens Block 15002 followed by 153rd Court to the west. Adjoining and surrounding properties include single- and multi-story buildings occupied by airport hotels and industrial and commercial occupants. John F. Kennedy International Airport is located about 900 feet south of the site across the Nassau Expressway. Residential areas, consisting of 1-2 story multi-family houses are located about 550 feet east of the site along 157th Street, and about 800 feet north of the site.

##### *History of Site Use, Investigation, and Cleanup*

Historical uses of environmental concern for the site include the presence of unknown fill used to raise the grade of the historical creek adjacent to the site in the 1930s/40s, and bus parking and repair operations with on-site refueling of vehicles since the early 1990s.

Previously, a Phase I Environmental Site Assessment (ESA), a Phase II ESA, and a BCP Eligibility Investigation were conducted on Tax Blocks 15002, 15005, and 15006, which are documented in the following reports:

- *Phase I ESA, dated June 19, 2020, prepared by The Vertex Companies, Inc. (Vertex)*
- *Phase II Limited Site Investigation (LSI), dated August 10, 2020, prepared by Vertex*
- *Limited Brownfield Cleanup Program Eligibility Investigation Summary Letter Report, dated July 11, 2023, prepared by Roux Associates, Inc. (Roux)*

Environmental investigations were completed prior to entry of the site (Tax Block 15006, Lot 55 [formerly Lots 55, 62, 65, and 70]) into the NYSDEC BCP and are summarized below:

### **Phase I ESA, dated June 19, 2020, prepared by Vertex**

The following potential sources of contamination were observed during a site reconnaissance conducted during a Phase I ESA, prepared by Vertex in June 2019:

- Two 275-gallon diesel aboveground storage tanks (AST) were observed in the southern part of the site in the bus maintenance garage;
- Two suspected holding tanks and/or oil/water separators were observed in the eastern part of the site;
- Retail-sized containers containing petroleum products and hazardous substances were observed throughout the site;
- 55-gallon drums containing petroleum products were observed in the maintenance garage in the southern part of the site, and in designated storage areas throughout the site; and
- Various-sized unlabeled storage containers were observed throughout the site.
- Vertex also noted staining on concrete slabs and asphalt pavement throughout the site.

### **Phase II LSI, dated August 10, 2020, prepared by Vertex**

In June 2020, Vertex collected four soil samples and two groundwater samples within the current BCP site boundary. VOCs were detected in soil at concentrations above the applicable Soil Cleanup Objectives (SCO). VOCs, SVOCs, and metals were detected in groundwater at concentrations above the Standards and Guidance Values for Class GA (drinking water) (SGVs).

Within the current BCP site boundary, the report concluded that in the vicinity of suspected oil/water separators, elevated chlorinated VOCs (CVOCs) were identified in soil and groundwater and elevated benzene was noted in groundwater. These impacts may be the result of a release from the observed concrete vaults, which may receive discharges of solvents and/or petroleum products from maintenance garage operations.

### **Limited BCP Eligibility Investigation, prepared by Roux**

In June 2023, Roux collected five soil samples, three groundwater samples, and three soil vapor samples from within the current BCP site boundary. VOC, SVOC, metals, polychlorinated biphenyls (PCB), and pesticides were detected in soil at concentrations above the applicable SCOs. VOC, SVOC, and metal impacts were detected in groundwater at concentrations above the SGVs. Chlorinated VOCs were detected in soil vapor.

## 5. Investigation and Cleanup Process

### *Application*

The Applicant has been accepted into New York's Brownfield Cleanup Program as a Participant. This means that the Applicant was the owner of the site at the time of the disposal or discharge of contaminants or was otherwise liable for the disposal or discharge of the contaminants. The Participant must fully characterize the nature and extent of contamination onsite, as well as the nature and extent of contamination that has migrated from the site. The Participant also 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.

In its BCP Application, the Applicant proposed that the site will be used for industrial purposes.

To achieve this goal, the Applicant will conduct cleanup activities at the site with oversight provided by NYSDEC. The July 2, 2024 Brownfield Cleanup Agreement (BCA) 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, then the NYSDEC will require a 30-day public comment period.

### *Remedy Selection*

When 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 Action Work Plan”. The RAWP describes the Applicant’s proposed remedy for addressing contamination related to the site.

When the Applicant submits a draft RAWP 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 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 would be detailed in a Site Management Plan (SMP).

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):**

Brittany Taranto  
Assistant Geologist, Remedial Bureau B  
New York State Department of  
Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233  
[brittany.taranto@dec.ny.gov](mailto:brittany.taranto@dec.ny.gov)  
[518-402-9791](tel:518-402-9791)

Leia Schmidt  
New York State Department of  
Environmental Conservation  
Office of General Counsel  
625 Broadway  
Albany, NY 12233-1500  
[leia.schmidt@dec.ny.gov](mailto:leia.schmidt@dec.ny.gov)  
[518-402-9195](tel:518-402-9195)

#### **New York State Department of Health (NYSDOH):**

Sarita Wagh (electronic copy only)  
New York State Department of Health  
Bureau of Environmental Exposure  
Investigation  
Empire State Plaza Corning Tower  
Room 1787  
Albany, NY 12237  
518-402-7817  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

360 W 31st Street, 8th Floor  
New York, New York 10001  
Email: [gnicholls@Langan.com](mailto:gnicholls@Langan.com)

**Remedial Engineer and Applicant's  
Representative**

Gerry Nicholls, PE, CHMM  
Associate Principal  
Langan Engineering, Environmental,  
Surveying, Landscape Architecture and  
Geology, D.P.C.

## **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: <https://extapps.dec.ny.gov/data/DecDocs/C241281/>

Queens Community Board 13

219-41 Jamaica Avenue

Queens Village, NY 11428

Telephone: (718) 464-9700

[bblock@qcb13.org](mailto:bblock@qcb13.org)

Bryan J. Block, Community Board Chairperson

Mark McMillan, District Manager

Fay Hill, Chairperson – Parks & Environment Committee

Queens Public Library – Rochdale Village Branch

Tina Choi – Assistant Manager

169-09 137th Avenue

Jamaica, NY 11434

718-723-4440

Queens Community Board 12

90-28 161st Street

Jamaica, New York 11432

Phone: 718-658-3308

Email: [QN12@cb.nyc.gov](mailto:QN12@cb.nyc.gov)

Rev. Carlene O. Thorbs, Chairperson

Yvonne Reddick, District Manager

Vishal Hardowar, Chairperson Urban Renewal Committee



## Appendix B - Site Contact List

### Government Officials

Chief Executive Officer  
Mayor Eric Adams City Hall

New York, NY 10007

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

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

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

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

NYC Councilmember  
Hon. Selvena N. Brooks-Powers  
1931 Mott Avenue, Suite 410  
Far Rockaway, NY 11691

NYS Senator  
Hon. James Sanders  
142-01 Rockaway Boulevard  
South Ozone Park, NY 11436

NYS Assemblymember  
Hon. Khaleel M. Anderson  
131-15 Rockaway Boulevard  
South Ozone Park New York 11420

NYC Office of Environmental Remediation  
Shaminder Chawla, Acting Director  
100 Gold Street – 2nd Floor  
New York, NY 10038

NYC Department of Environmental Protection – Public Water Supplier  
Rohit T. Aggarwala, Commissioner  
NYC Dept. of Environmental Protection  
59-17 Junction Boulevard, 13th Floor  
Flushing, NY 11373

NYC Department of City Planning  
Alexis Wheeler, Director – Queens Office  
120-55 Queens Boulevard, Room 201  
Queens, NY 11424

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

New York City Department of Transportation,  
Queens Borough Commissioner  
Nicole Garcia  
3402 Queens Blvd,  
Long Island City, NY 11101  
Queens County Clerk  
Audrey I. Pheffer  
Queens Supreme Court Building  
88-11 Sutphin Boulevard #106  
Jamaica, New York, 11435

New York City Municipal Water Finance Authority  
Philip Wasserman - Executive Director  
255 Greenwich Street, 6th Floor  
New York, New York 10007

New York City Water Board  
NYC Department of Environmental Protection  
Alfonso L. Carney, Jr., Chairperson  
59-17 Junction Boulevard, 8th Floor  
Flushing, New York 11373

Residents, Owners, and Occupants, of the Property and Adjacent Properties

**Property**

Subject Property Address/ Block and Lot	Owner/Mailing Address	Occupant/Mailing Address
145-40 155 <sup>th</sup> Street Block 15006, Lot 55 (Formerly lots 55, 62, 65, and 70)	WF Industrial VII LLC c/o Wildflower Ltd. LLC, 80 8 <sup>th</sup> Avenue, Suite 1602 New York, NY 10011	Bus Charter Service – 145-40 155 <sup>th</sup> Street Queens, NY 11434
		Transportation Service – 145-40 155 <sup>th</sup> Street Queens, NY 11434
		School Bus Service 145-40 155 <sup>th</sup> Street Queens, NY 11434

**Adjacent Properties**

Calf Realty Corp.  
Block 15006, Lot 54  
145<sup>th</sup> Drive  
Queens, NY 11434

WF Industrial VII Block 15005,  
Lot 42 145th Place Queens,  
NY 11434

Block 15005, Lot 40 155th  
Street Queens, NY 11434

Block 15002, Lot 1  
144-25 153<sup>rd</sup> Court  
Queens, NY 11434

RREEF America Reit II Corp. MMMM6  
New York  
Block 15010, Lots 55, 56, 59, 62 & 63  
155<sup>th</sup> Street  
Queens, NY 11434

The Realty Associates Fund X, L.P.  
Block 15007, Lot 80  
154-06 145<sup>th</sup> Drive  
Queens, NY 11434

Nema Homes Corp. Block 15010, Lot  
66 155th Street Queens, NY 11434

*Local News Media*

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

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

Queens Chronicle  
62-33 Woodhaven Boulevard  
Rego Park, NY 11374

The Queens Courier  
C/o Schneps Media  
45-17 Marathon Parkway,  
Little Neck, NY 11362

### Schools and Daycare Facilities

Nircille's Family Daycare  
President/Executive Director/Principal  
144-30 168<sup>th</sup> Street  
Jamaica, NY 11434  
646-812-6322

Building Blocks Daycare 2  
President/Executive Director/Principal  
  
140-28 158<sup>th</sup> Street  
Jamaica, NY 11434  
718-276-7300

Francis Grace Daycare & Associates  
President/Executive Director/Principal  
  
132-33 154<sup>th</sup> Street  
Jamaica, NY 11434  
718-949-3782

Little Giggles Daycare III Corp.  
President/Executive Director/Principal  
137-20 157th St,  
Rochdale, NY 11434  
(646) 499-0494

### Community, Civic, Religious, and other Environmental Organization:

St. Stephen's Anglican Church  
157-07 Rockaway Blvd  
Jamaica, NY 11434

Victory Faith Christian Center  
15711 Rockaway Blvd,  
Jamaica, NY 11434

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

ENGINE 302/LADDER 155  
143-15 ROCKAWAY BOULEVARD  
Jamaica, NY 11436

105<sup>th</sup> Precinct Council  
President Rose Funderburk  
92-08 222nd Street,  
Queens Village, NY, 11428

JFK Redevelopment Community Information Center

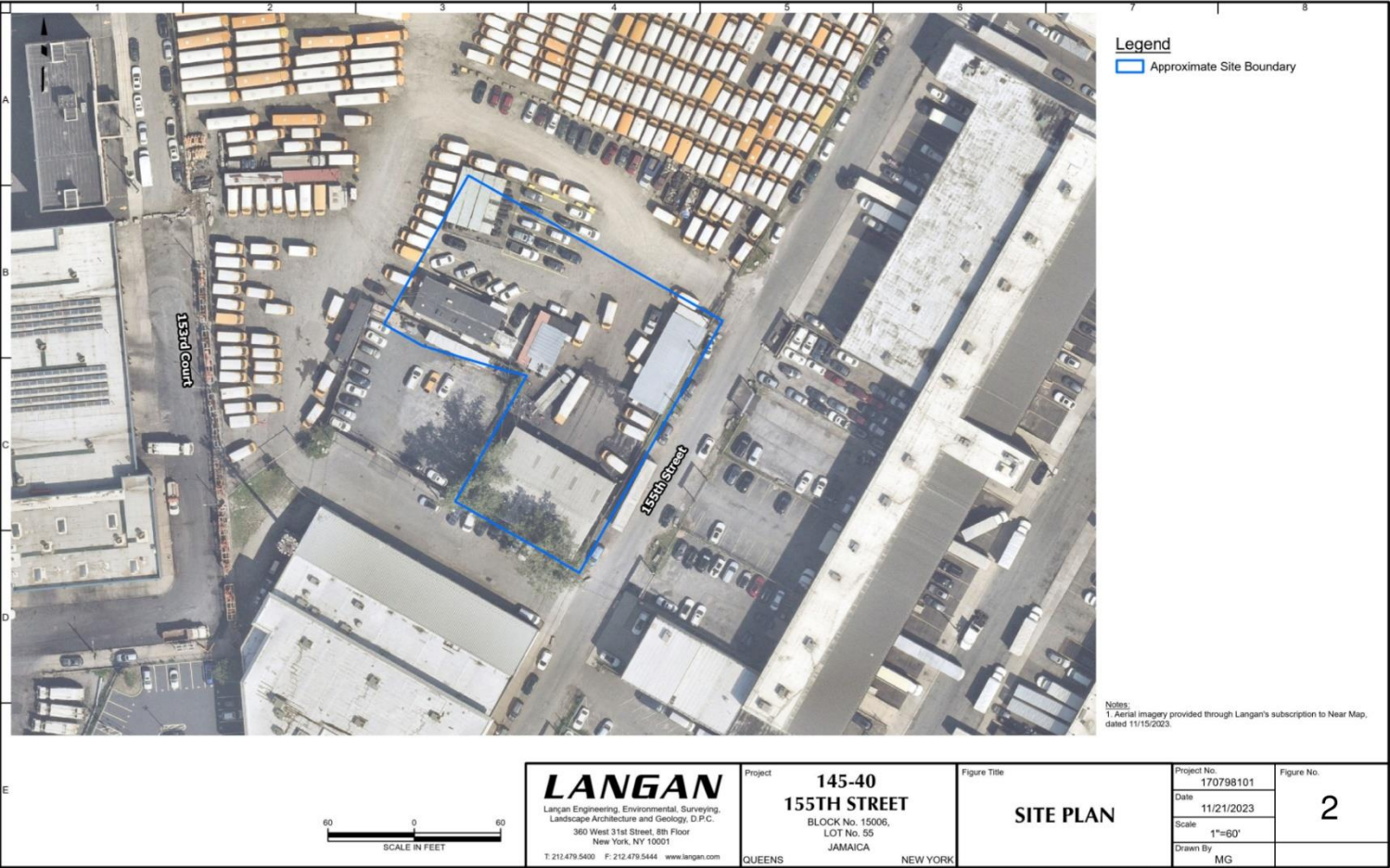
<https://www.anewjfk.com/contact-us/>  
144-33 & 35 Jamaica Avenue  
Jamaica, NY 11435  
Phone: (718) 244-3834

Gateway JFK  
[www.gatewayjfk.org](http://www.gatewayjfk.org)  
167-43 148<sup>th</sup> Avenue #203  
Jamaica, NY 11434  
718-304-0119  
[director@gatewayjfk.org](mailto:director@gatewayjfk.org)  
James Johnson – Executive Director

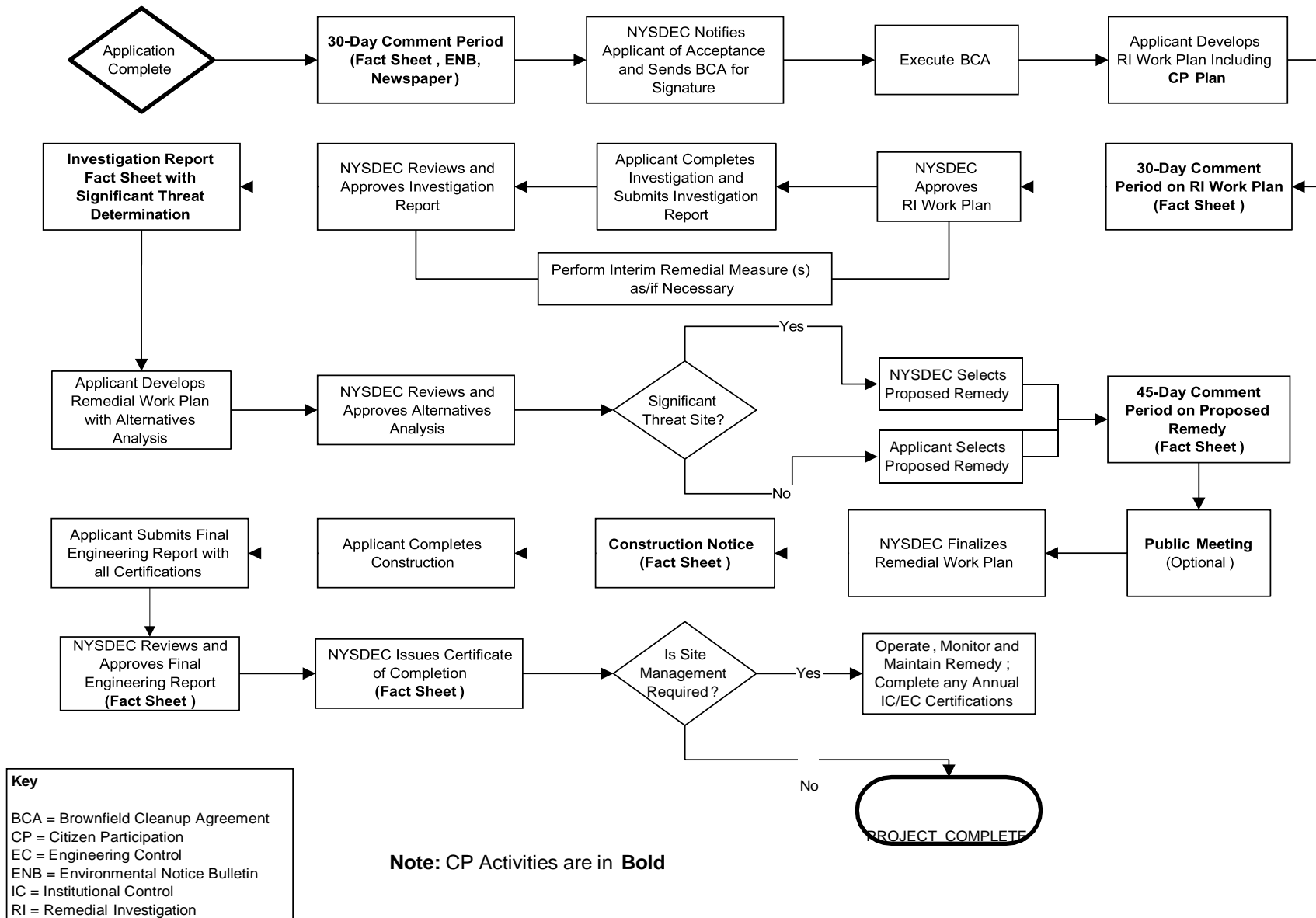
United Neighbors Civic Association of Jamaica Inc.  
P.O. Box 341246  
Jamaica N.Y. 11434  
[Unitedneighborsqny@gmail.com](mailto:Unitedneighborsqny@gmail.com)

Eastern Queens Alliance  
<http://www.easternqueensalliance.org>  
PO Box 300818  
Jamaica, NY 11430  
[info@easternqueensalliance.org](mailto:info@easternqueensalliance.org)  
Barbara E. Brown – Chairperson

Appendix C - Site Location Map



## Appendix D– Brownfield Cleanup Program Process





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

**Site Name:** 145-40 155th Street

**Site Number:** C241281

**Site Address and County:** 145-40 155th Street, Queens, New York 11434

**Remedial Party(ies):** WF Industrial VII LCC

**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.**

As of the date of preparation of this Citizen Participation Plan, no individuals, community groups, or related organizations have offered comments or demonstrated interest in this project. The proposed remediation of soil and groundwater may have odor and air quality impacts. Air monitoring and site controls will be in place during remediation, in accordance with NYSDEC and NYSDOH regulations, to minimize these impacts.

How were these issues and/or information needs identified?

The site was the subject of previous environmental investigations, during which past site use and sources of contamination were identified.

**Part 2.** List important information needed **from** the community, if applicable. Identify individuals, groups, organizations, businesses and/or units of government related to the information needed.

No additional information is required from the community at this time.

How were these information needs identified?

Not applicable

**Part 3.** List major issues and information that need to be communicated **to** the community. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and/or information.

The community will be made aware of the following issues and information:

- Contaminants of concern related to historic site use,
- Project contacts and ways to get information,
- Components of the selected remedy,
- Progress and major project milestones, and

- Remediation and construction schedule

How were these issues and/or information needs identified?

They were identified by review of project information and experience on similar projects.

**Part 4.** Identify the following characteristics of the affected/interested community. This knowledge will help to identify and understand issues and information important to the community, and ways to effectively develop and implement the site citizen participation plan (mark all that apply):

**a.** Land use/zoning at and around site:

☐ **Residential**    ☐ **Agricultural**    ☐ **Recreational**    ☒ **Commercial**    ☒ **Industrial**

**b.** Residential type around site:

☒ **Urban**    ☐ **Suburban**    ☐ **Rural**

**c.** Population density around site:

☒ **High**    ☐ **Medium**    ☐ **Low**

**d.** Water supply of nearby residences:

☒ **Public**    ☐ **Private Wells**    ☐ **Mixed**

**e.** Is part or all of the water supply of the affected/interested community currently impacted by the site?

☐ **Yes**    ☒ **No**

Provide details if appropriate:

[Click here to enter text.](#)

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

☐ **Yes**    ☒ **No**

Provide details if appropriate:

[Click here to enter text.](#)

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

☐ **Yes**    ☒ **No**

**h.** Special considerations:

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

Explain any marked categories in **h**:

Not Applicable

**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 Contact List

☒ **Local Officials:** See Contact List

☒ **Media:** See Contact List

☐ **Business/Commercial Interests:** Click here to enter text.

☐ **Labor Group(s)/Employees:** Click here to enter text.

☐ **Indian Nation:** Click here to enter text.

☐ **Citizens/Community Group(s):** Click here to enter text.

☐ **Environmental Justice Group(s):** Click here to enter text.

☐ **Environmental Group(s):** Click here to enter text.

☐ **Civic Group(s):** Click here to enter text.

☐ **Recreational Group(s):** Click here to enter text.

☐ **Other(s):** Click here to enter text.

**Prepared/Updated By:** Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. **Date:** June 26, 2024

**Reviewed/Approved By:** Thomas V. Panzone Click here to enter text. **Date:** 9-5-24