



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for

Archer Ave Auto Repair and Coal Yard Site

March 2025

Site # C241283
163-25 Archer Avenue
Jamaica, NY 11433

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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: **Archer Towers Development LLC (“Applicant”)**
Site Name: **Archer Ave Auto Repair and Coal Yard Site (“Site”)**
Site Address: **163-25 Archer Avenue, Jamaica, NY 11433**
Site County: **County of Queens**
Site Number: **C241283**

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 <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 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.

There will be areas on the Site where soil excavation is necessary. Therefore, once the remediation commences, there may be concerns regarding odors, noise or truck traffic coming from the site. However, these impacts will be mitigated through implementation of a Health and Safety Plan (HASP) and Soil Management Plan (SMP) approved by NYSDEC, which will be designed to minimize these impacts. A Community Air Monitoring Plan (CAMP) will also be implemented to monitor dust and vapors to ensure the community is not impacted. CAMP implementation involves the placement of air monitoring stations upwind and downwind of where work is occurring to capture both dust and vapor emissions. If dust or emissions exceed a set threshold established by NYSDEC and the New York State Department of Health (NYSDOH), then work must cease and the cause of the issue must be corrected before work can proceed. Typically implementation of these measures addresses any concerns of the public.

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/zip/11433/Race-and-Ethnicity>

4. Site Information

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

Site Description

- Location - 163-25 Archer Avenue, Jamaica, NY
- Setting - urban
- Site size - 0.853 acres
- Adjacent properties – residential, commercial properties, mixed-use properties, 3-story parking structure and MTA rail lines

History of Site Use, Investigation, and Cleanup

Historic Sanborn maps revealed that in 1901 the Site was home to E.C. Hendrickson & Co. Lumber, Coal, and Wood Yard. This company primarily occupied the western portion of the site, and covered it with coal sheds, a fertilizer house, lime, cement, lumber piles, plastics storage, and a coal pocket with an electric motor. Beginning in 1912, and operating until 1925, Frank R. Smith Masons' Supplies and Coal Yard occupied the Site. This company maintained lime and cement storage, coal pockets with electric motor, coal sheds, plumber supplies, asphalt shingle storage. In 1925, a gasoline tank in the southwestern corner of the Site was visible on the Sanborn map. Beginning in 1942, the Site was used as a bus repair shop, which operated in the southeastern corner of the Site. The gas tank remained in place at this time. By 1963, the site's usage expanded to include a bus terminal with a lubritorium to lubricate engines with motor oil and filling station, while maintaining the repair shop. After 1967, the gas tank cannot be seen on the Sanborn maps. In 1971, a 9-deck parking garage was constructed on the Site for the former Gertz Department store. This garage was demolished in 2019 and the Site has remained vacant since that time.

Prior investigation reports from 2013 - 2019 did not reveal levels of contamination requiring remediation. However, the most recent investigations conducted have revealed contamination requiring remediation. Based on these recent investigations conducted, the primary contaminants of concern are semi-volatile organic compounds ("SVOCs") and heavy metals in soil, SVOCs and metals in groundwater, and volatile organic compounds ("VOCs") in soil vapor. The soil contamination exceeds the Restricted Residential Soil Cleanup Objectives, the groundwater exceedances applicable groundwater standards and several high hits of chlorinated volatile organic compounds and petroleum compounds are present in soil vapor. The nature of the contamination discovered likely derives from the Site's past use as a coal and lumber yard, a gasoline filling station, automotive repair facility, and bus terminal. Specifically, the high Semi-Volatile Organic Compounds (SVOCs) and lead can be traced back to the site's use as a coal yard and the chlorinated and petroleum related soil vapor exceedances can be traced to the site's use as a gasoline filling station, automotive repair facility, and bus terminal including a lubritorium to lubricate engines with motor oil.

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 investigation activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

Investigation

The Applicant will complete a full site investigation since the Brownfield Cleanup Agreement has now been executed by NYSDEC and the Applicant. The Applicant has submitted an Remedial Investigation Work Plan (RIWP) with the application to perform a full site investigation, which was subject to a thirty (30) day comment period with the application. NYSDEC will determine if the investigation goals and requirements of the BCP have been met or if additional work is needed before a remedy can be selected. This investigation will be performed with NYSDEC oversight.

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.

NYSDEC will use the information in the investigation report to determine if the site poses a significant threat to public health or the environment. If the site is a “significant threat,” it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the Applicant and approved by NYSDEC. If the site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

Interim Remedial Measures

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

Remedy Selection

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

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

or

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

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

Cleanup Action

NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The 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):

Shawn T. Roberts
Project Manager
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233
(518) 402-9799
shawn.roberts@dec.ny.gov

Thomas V. Panzone
Public Participation Specialist
Division of Communication, Education and Engagement
NYSDEC – Region 2
47-40 21st Street
Long Island City, NY 11101
Thomas.panzone@dec.ny.gov
718-482-4953

New York State Department of Health (NYSDOH):

Aaron Keegan
Project Manager
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
518-408-1943
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 Public Library at Central
Attn: Mahendra Indarjit, Branch Manager
89-11 Merrick Boulevard
Jamaica, NY 11432
Phone: (718) 990-0700

BRANCH HOURS:

Sunday	12:00 pm – 5:00 pm
Monday	10:00 am – 8:00 pm
Tuesday	10:00 am – 1:00 pm
Wednesday	CLOSED
Thursday	10:00 am – 8:00 pm
Friday	10:00 am – 6:00 pm
Saturday	10:00 am – 5:00 pm

Queens Community Board 12
Attn: Yvonne Reddick, District Manager
Rev. Carlene O. Thorbs, Chairperson
Vishal Hardowar, Chairperson – Urban
Renewal (Land Use) Committee
90-28 161st Street
Jamaica, NY 11432
Phone: (718) 658-3308
Email: QN12@cb.nyc.gov

Hours of Operation:

Monday through Friday:	9 AM–5 PM
Saturday	Closed
Sunday	Closed

Appendix B - Site Contact List

GOVERNMENT / MUNICIPALITIES		
Hon Charles Schumer U.S. Senator 780 Third Avenue, Suite 2301 New York, NY 10017	Hon. Kristen Gillibrand U.S. Senator 780 Third Avenue, Suite 2601 New York, NY 10017	Hon. Gregory Meeks U.S. House of Representatives, NY 5th District 153-01 Jamaica Avenue, 2nd Floor Jamaica, NY 11432
Hon. Leroy Comrie New York State Senator, NY Senate District 14 113-43 Farmers Boulevard St. Albans, NY 11412	Hon. Eric Adams Mayor of NYC City Hall New York, NY 10007	David Gold, Esq. Commissioner, NYC Dept. of City Planning 120-55 Queens Blvd., Room 201 Kew Gardens, NY 11424
Hon. Donovan Richards, Jr. Queens Borough President 120-55 Queens Blvd. Kew Gardens, NY 11424	Audrey I. Pheffer Queens County Clerk 8811 Sutphin Blvd #106 Jamaica, NY 11435	Hon. Brad Lander NYC Comptroller 1 Centre Street Room 517 New York, NY 10007
Shaminder Chawla, Acting Director NYC Office of Environmental Remediation 100 Gold Street - 2nd Floor New York, NY 10038	Dr. Nantasha Williams NYC Councilmember 172-12 Linden Boulevard St. Albans, NY 11434	Hon. Jumaane D. Williams Public Advocate 1 Centre Street 15th Floor North New York, NY 10007
Hon. Alice Hyndman NYS Assemblymember 232-06A Merrick Blvd. Springfield Gardens, NY 11413	Hon. Vivian E. Cook NYS Assemblymember 142-15 Rockaway Blvd Jamaica, NY 11436	
PUBLIC WATER UTILITIES		
Rohit T. Aggarwala New York City Department of Environmental Protection 59-17 Junction Blvd., 13th Floor Flushing, NY 11373	Alfonso L. Carney, Jr., Chairperson New York City Water Board, Chair 59-17 Junction Blvd., 8th Floor Flushing, NY 11373	New York City Municipal Water Finance Authority Philip Wasserman - Executive Director 255 Greenwich Street, 6th Floor New York, NY 10007
MEDIA		
Times-Ledger Newspapers Schneps Media 45-17 Marathon Parkway Douglaston, NY 11362	New York Daily News PO Box 7180 New York, NY 10008	Queens Daily Eagle 8900 Sutphin Boulevard, LL2 Jamaica, NY 11435
Hoy Nueva York Impremedia, 41 Flatbush Avenue 1st Floor Brooklyn, NY 11217	New York Post 1211 Avenue of the Americas New York, NY 10036	Spectrum NY 1 News 75 Ninth Avenue New York, NY 10011
El Diario NY Impremedia, 41 Flatbush Avenue 1st Floor Brooklyn, NY 11217	Queens Chronicle Atlas Park – 71-19 80th Street Suite 8-201 Glendale, NY 11385 https://www.qchron.com/site/contact/	Queens Latino https://queenslatino.com/media-kit/ 646-246-1960

OWNERS / ADJACENT PROPERTY OWNERS		
Archer Towers Phase I Development LLC Adjacent Property Owner/Operator of 163-05 Archer Avenue Jamaica, NY 11433 c/o BRP Companies, 100 Park Avenue, FL 36 New York, NY 10017	163-18 Jamaica Realty Corp Adjacent Property Owner of 163-18 Jamaica Avenue, Jamaica, NY 11432 163-18 Jamaica Avenue Jamaica, NY 11432	163-30 Jamaica Realty LLC Adjacent Property Owner of 163- 30 Jamaica Avenue, Jamaica, NY 11432 c/o ACHS Management Corp, 1412 Broadway, 3rd Floor New York, NY 10018
16324 Jamaica Avenue LLC Adjacent Property Owner of 163-22 Jamaica Avenue, Jamaica, NY 11432 1185 6th Avenue, 10th Floor New York, NY 10036	163-28 Jamaica Avenue Holding LLC Adjacent Property Owner of 163-28 Jamaica Avenue, Jamaica, NY 11432 1954 Homecrest Avenue Brooklyn, NY 11229	NYC Department of Transportation Adjacent Property Owner of 92-18 Jamaica Avenue, Jamaica, NY 11241 55 Water Street Manhattan, NY 10038
M&M of Jamaica, LLC Adjacent Property Owner of 163-34 Jamaica Avenue, Jamaica, NY 11432 26 Harbor Park Drive Port Washington, NY 11050	Francmen 16402 LLC Adjacent Property Owner of 164-02 Jamaica Avenue, Jamaica, NY 11432 141 Ayers Court, Suite B Teaneck, NJ 07666	145-26/26A Liberty Ave., LLC Adjacent Property Owner of Archer Avenue 94-02 150th Street Jamaica, NY 11435
Jamaica First Parking LLC Adjacent Property Owner of 92-02 165 Street, Jamaica, NY 11433 90-04 161st Street, 7th Floor Jamaica, NY 11432	92-56 165th Street LLC Adjacent Property Owner of 92-56 165 Street, Jamaica, NY 11433 92-56 165th Street Jamaica, NY 11433	Jamaica Religious Supplies Adjacent Property Operator 163- 05 Archer Avenue, Jamaica, NY 11433 92-19 Guy R. Brewer Blvd. Queens, NY 11433
Long Island Rail Road Adjacent Property Owner of 165 Street and Archer Avenue c/o MTA NYC Transit, 2 Broadway New York, NY 10004	NYS Dormitory Authority Adjacent Property Owner of 92-90 165 Street, Jamaica, NY 11433 515 Broadway Albany, NY 12207	AGM Gas Station Adjacent Property Operator of 163-18 Jamaica Avenue, Jamaica, NY 11432 163-18 Jamaica Avenue Jamaica, NY 11432
Portabella Men's Clothing Adjacent Property Operator of 163-18 Jamaica Avenue 163-18 Jamaica Avenue Jamaica, NY 11432	The Child Center of NY Adjacent Property Operator of 163- 18 Jamaica Avenue 163-18 Jamaica Avenue Jamaica, NY 11432	Kingdom Jewelry Adjacent Property Operator of 163-22 Jamaica Avenue, Jamaica, NY 11432 163-26 Jamaica Avenue Queens, NY 11432
Dunkin Donuts Adjacent Property Operator of 163-18 Jamaica Avenue 163-18 Jamaica Avenue Jamaica, NY 11432	Allen School of Health Sciences Adjacent Property Operator of 163- 18 Jamaica Avenue 163-18 Jamaica Avenue, 3rd Floor Queens, NY 11432	Digital Repair of NYC Adjacent Property Operator of 163-34 Jamaica Avenue, Jamaica, NY 11432 163-40 Jamaica Avenue Jamaica, NY 11432
Cohen's Fashion Optical Adjacent Property Operator of 163-28 Jamaica Avenue 163-28 Jamaica Avenue Jamaica, NY 11432	Super V Adjacent Property Operator of 163- 30 Jamaica Avenue 163-30 Jamaica Avenue Jamaica, NY 11432	All My Furniture inc. Adjacent Proeprty Operator of 164-02 Jamaica Avenue 164-02 Jamaica Avenue Jamaica, NY 11432

Five Below Adjacent Property Operator of 163-34 Jamaica Avenue 163-34 Jamaica Avenue Jamaica, NY 11432	South Indian psychic and spiritual healer Adjacent Proeprty Operator of 164- 02 Jamaica Avenue 164-02 Jamaica Avenue Jamaica, NY 11432	Milton G. Bassin Performing Arts Center Adjacent Property Operator of 92- 90 165 Street, Jamaica, NY 11433 94-45 Guy R. Brewer Blvd. Jamaica, NY 11433
Archer Halal Poultry Adjacent Property Operator of 92-56 165 Street, Queens, NY 11433 92-56 165th Street Queens, NY 11433	One Medical - Queens - Mobile Testing Center Adjacent Property Operator of 92-90 165 Street, Jamaica, NY 11433 95 Guy R. Brewer Blvd. Jamaica, NY 11451	

Local Schools and Daycare Centers:

Growing Up Green Charter School II - Elementary School

President/Executive Director/Principal

89-25 161st Street

Jamaica, NY 11432

347-642-4306 ext. 4

<https://www.gugcs.org/schools/gug-ii-es/>

PS 349 Magnet School for Leadership and Innovation through STEAM

President/Executive Director/Principal

88-08 164th Street

Jamaica, NY 11432

718-558-6220

<https://q349.echalksites.com/>

M.S. 358 – The Magnet School for STEAM Exploration and Experiential Learning

President/Executive Director/Principal

88-08 164th Street

Jamaica, NY 11432

718-558-6240

<https://www.ms358.org/>

P.S. 182Q Magnet School of Discovery and Applied Learning

President/Executive Director/Principal

153-27 88th Avenue

Jamaica, NY 11432

718-298-7700

<https://www.ps182q.org/contact-us.html>

P.S. 182Q Magnet School of Discovery and Applied Learning

President/Executive Director/Principal

88-13 Parsons Blvd.

Jamaica NY 11432

718-523-8941

<https://www.ps182q.org/contact-us.html>

The Riverview School
President/Executive Director/Principal
88-08 164th Street
Jamaica, NY 11432
718-609-3320

Queens High School of the Sciences
President/Executive Director/Principal
94-50 159th Street
Jamaica, NY 11451
718-657-3181
<https://qhss.org/>

The Continuation of a Dream Daycare Center Inc.
President/Executive Director/Principal
153-11 90th Avenue
Jamaica, NY 11432
718-233-8250

Queens Satellite High School for Opportunity
President/Executive Director/Principal
162-02 Hillside Avenue
Jamaica, NY 11432
718-883-1200
<https://www.qshso.org/apps/contact/>

Queens Educational Opportunity Center
President/Executive Director/Principal
158-29 Archer Avenue
Jamaica, NY 11433
718-725-3320
<https://www.queenseoc.net/>

New Dawn Charter High School II
President/Executive Director/Principal
89-25 161st Street
Jamaica, NY 11432
347-947-2580
<https://www.ndchsqueens.org/>

Early Bird II Educational Center
President/Executive Director/Principal
90-05 161st Street
Jamaica NY 11432
718-739-0884 or 718-739-0886
<https://www.earlybirdeducationalcenter.org/locations>

Early Bird III Educational Center
President/Executive Director/Principal
89-14 163rd Street
Jamaica NY 11432
718-739-0884 or 718-739-0886
<https://www.earlybirdeducationalcenter.org/locations>

Parentschoice Daycare
President/Executive Director/Principal
106-54 Guy R Brewer Blvd.
Jamaica, NY 11433
(718) 480-6305

Ms. Selena's Daycare
President/Executive Director/Principal
106-30 159th Street #2B
Jamaica, NY 11433

Imagine Early Learning Centers @ Jamaica Kids
President/Executive Director/Principal
155-10 Jamaica Avenue
Jamaica, NY 11432
718-557-5520

Child And Family Center
President/Executive Director/Principal
94-12 160th Street
Jamaica, NY 11433
718-262-2930

Colin Newell Headstart
President/Executive Director/Principal
161-06 89th Avenue
Jamaica, NY 11432
718-523-1888

Q381 District 29 Pre-K Center
President/Executive Director/Principal
168-42 Jamaica Avenue
Jamaica, NY 11432
718-480-2540
<https://insideschools.org/school/29Z017>

York College
President/Executive Director/Principal
94-20 Guy R. Brewer Boulevard
Jamaica, NY 11451
<https://www.york.cuny.edu/>

NYCHA South Jamaica II Houses
Day Care Center
108-17 159th Street
Jamaica, NY 11433
<https://www.nyc.gov/assets/nycha/downloads/pdf/South%20Jamaica%20II.pdf>

ICNA Al-Markaz Hifz School
President/Executive Director/Principal
166-26 89th Avenue
Jamaica, NY 11432
718-739-7300
<https://icnamarkaz.org/>

Hearts and Minds Daycare LLC
President/Executive Director/Principal
153-11 90th Avenue
Jamaica, NY 11432
929-719-2669
<https://www.hmdaycare.org/contact>

Whitney's foundation for children
President/Executive Director/Principal
105-17 169th St 1st Floor
Jamaica, NY 11433
718-725-7482

Community, Civic, Religious and Other Environmental Organizations:

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

FDNY
Battalion 50/Engine 298/Ladder 127
153-11 Hillside Avenue
Jamaica, NY 11432

103rd NYPD Police Precinct Council
President Erskine Williams
168-02 91st Avenue
Jamaica, NY, 11432

Presentation of the Blessed Virgin Mary Parish
88-19 Parsons Blvd.
Jamaica, NY 11432

The Universal Church
92-24 Merrick Blvd 1st Floor
Jamaica, NY 11433

Tabernacle of Prayer for All
90-07 Merrick Blvd.
Jamaica, NY 11432

Tabernacle Of Glory NYC
103-19 Merrick Blvd.
Jamaica, NY 11433

The Temple of Restoration
90-40 160th Street
Jamaica, NY 11432

First Presbyterian Church in Jamaica
89-60 164th Street
Jamaica, NY 11432

VITAL Church NYC
10419 165th Street
Jamaica, NY 11433

Calvary A.M.E. Zion Church
106-16 Guy R Brewer Blvd.
Jamaica, NY 11433

Church of God of Jamaica
90-25 160th Street
Jamaica, NY 11432

Deeper Life Bible Church
103-19 Merrick Blvd.
Jamaica, NY 11433

All Nations Apostolic Tabernacle
89-28 Parsons Blvd.
Jamaica, NY 11432

Grace Episcopal Church
155-15 Jamaica Avenue
Jamaica, NY 11434

Peace Mission Church of Christ
104-04 164th Street
Jamaica, NY 11433

The United House of Prayer for All People
160-12 Tuskegee Airmen Way
Jamaica, NY 11433

The Church of Jesus Christ of Latter-day Saints
89-58 163rd Street
Jamaica, NY 11432

The Church of God in Christ Jesus of The Apostles' Faith, Inc.
15722 Tuskegee Airmen Way
South Jamaica, NY 11433

St. Stephen's Episcopal Church
8922 168th Street
Jamaica, NY 11432

Faith Tabernacle Baptist Church
10645 160th Street
Jamaica, NY 11433

Godian Fellowship
10603 Guy R Brewer Blvd.
Jamaica, NY 11433

First Reformed Church of Jamaica
153-10 Jamaica Avenue
Jamaica, NY 11432

Masjid Omar Ben Abdel-Aziz
88-29 161st Street
Jamaica, NY 11432

Islamic Circle of North America (ICNA)
166-26 89th Avenue
Jamaica, NY 11432

Islamic Foundation Inc.
88-29 161st Street
Jamaica, NY 11432

Markazul Hikmah
165-23 Hillside Avenue
Jamaica, NY 11432

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

Downtown Jamaica Partnership
Sari Kulka - Chair
161-10 Jamaica Avenue, Suite 419
Jamaica, NY 11432
718-526-2422
<https://downtownjamaica.org/about-us>

Jamaica Service Program For Older Adults Inc.
92-47 165th Street
Jamaica, NY 11433

Majlis Ash-Shura: Islamic Leadership Council of New York
88-29 161st Street
Jamaica, NY 11432

Catholic Charities Neighborhood Services Inc.
161-10 Jamaica Avenue
Jamaica, NY 11432

Allen Community International Tower Senior Center
90-20, 170th Street
Jamaica, NY 11432
<https://www.nyc.gov/assets/nycha/downloads/pdf/International%20Tower.pdf>

New York City Housing Authority Shelton Senior Center
89-09 162nd Street
Jamaica, NY 11432
<https://www.nyc.gov/assets/nycha/downloads/pdf/Shelton%20House.pdf>

Jamaica Service Program for Older Adults 60 - Food Distribution Center
92-47 165th Street
Jamaica, NY 11433

New York City Housing Authority Conlon Life Senior Center
92-33 170th Street
Jamaica, NY 11433
<https://www.nyc.gov/assets/nycha/downloads/pdf/Conlon%20Lihfe%20Tower.pdf>

Theodora G. Jackson Adult Care - Food Distribution Center
92-47 165th Street
Jamaica, NY 11405

UniversaCare of Queens
161-10 Jamaica Ave Suite 403,
Jamaica, NY 11432

NYCHA Houses South Jamaica II
Development Management Office
106-62 160th Street
Jamaica, NY 11433
<https://www.nyc.gov/assets/nycha/downloads/pdf/South%20Jamaica%20II.pdf>

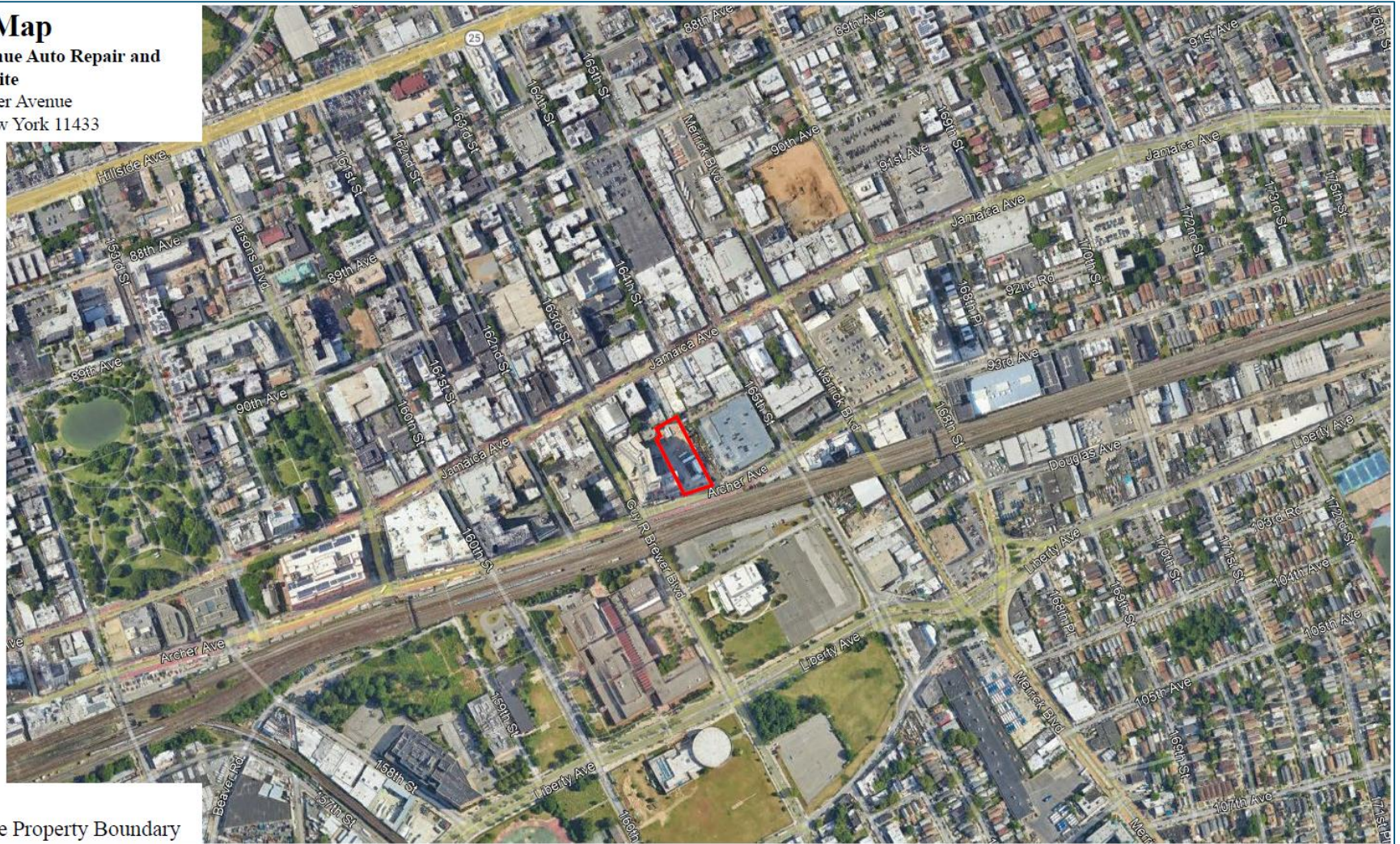
NYCHA Houses South Jamaica II
President – Resident Association
106-62 160th Street
Jamaica, NY 11433
<https://www.nyc.gov/assets/nycha/downloads/pdf/South%20Jamaica%20II.pdf>

NYCHA Houses South Jamaica II
COMMUNITY CENTER
109-04 160th Street
Jamaica, NY 11433
<https://www.nyc.gov/assets/nycha/downloads/pdf/South%20Jamaica%20II.pdf>

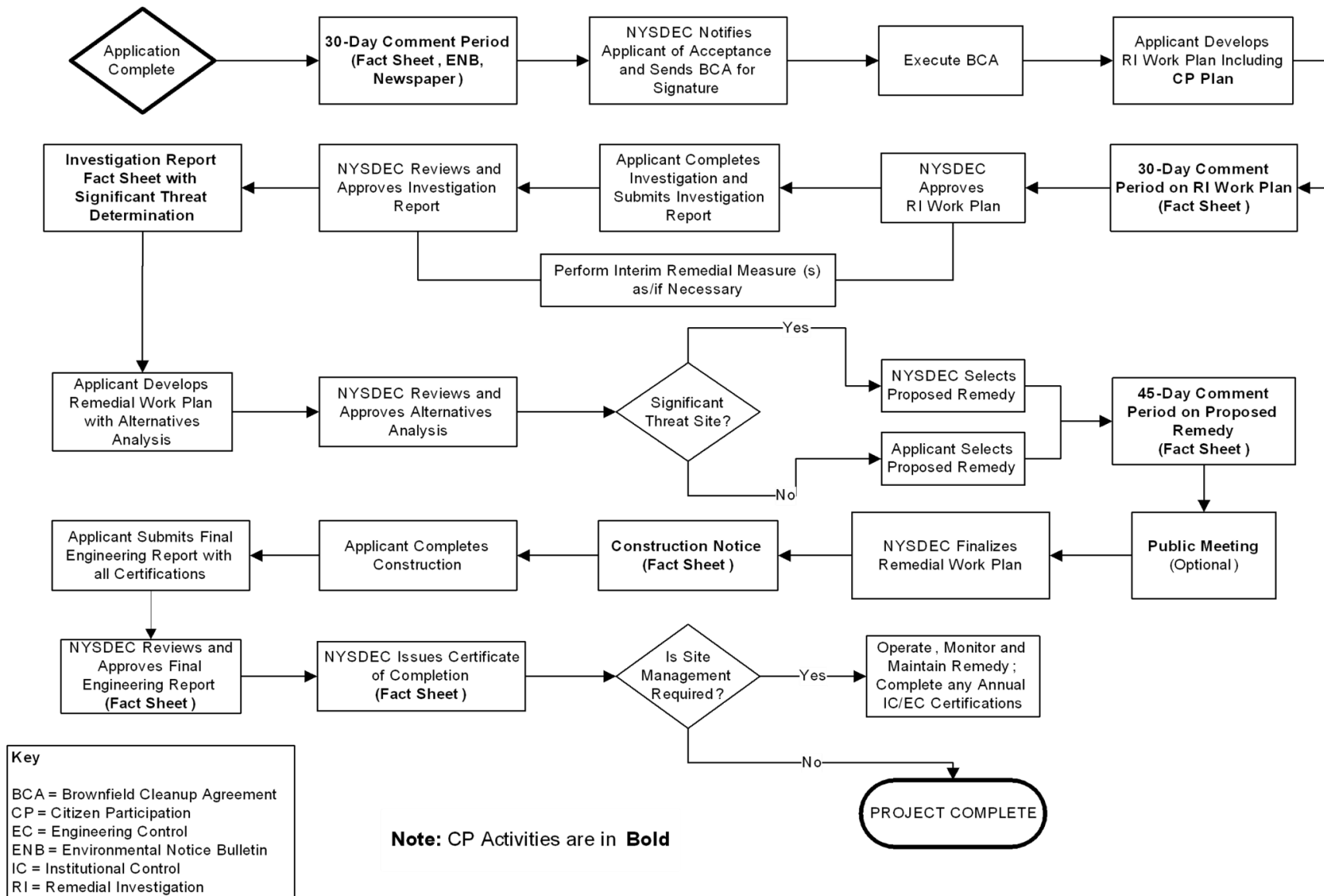
Appendix C - Site Location Map

Street Map

**Archer Avenue Auto Repair and
Coal Yard Site**
163-25 Archer Avenue
Jamaica, New York 11433



Appendix D - Brownfield Cleanup Program Process





Division of Environmental Remediation

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

Site Name: Archer Ave Auto Repair and Coal Yard Site

Site Number: C241283

Site Address and County: 163-05 & 163-25 Archer Avenue, Jamaica, New York, County of Queens

Remedial Party(ies): Archer Towers Development 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.

Major issues of public concern are standards issues communities are concerned with in relation to brownfield site remediation projects.

How were these issues and/or information needs identified?

Concerns in relation to dust, noise and possible odors are standards issues of concern for communities with in relation to brownfield site remediation projects.

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 information is needed at this time from the community.

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.

The major issues that need to be communicated to the community are summarized in this CPP. The community will receive periodic fact sheets that will update them in relation to the work being performed on the site so they can communicate any issues they may observed or may experience to the DEC or DOH.

How were these issues and/or information needs identified?

These issues and/or information needs are standard for all brownfield sites.

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**:

The BCP documents will be translated to Spanish if requested by the Department.

Part 5. The site contact list must include, at a minimum, the individuals, groups, and organizations identified in Part 2. of the Citizen Participation Plan under 'Site Contact List'. Are *other* individuals, groups, organizations, and units of government affected by, or interested in, the site, or its remedial program? (Mark and identify all that apply, then adjust the site contact list as appropriate.)

☐ **Non-Adjacent Residents/Property Owners:** [Click here to enter text.](#)

☐ **Local Officials:** [Click here to enter text.](#)

☐ **Media:** [Click here to enter text.](#)

☐ **Business/Commercial Interests:** [Click here to enter text.](#)

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

☐ **Indian Nation:** [Click here to enter text.](#)

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

☐ **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: Linda Shaw, Esq.

Date: 3/14/2025

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

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