



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan

for

Former Tiltsdale Lumber and Coal Redevelopment

December 2025

BCP Site # C241295
8-01 and 8-51 26th Avenue
Queens, New York

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	10
5. Investigation and Cleanup Process.....	11
Appendix A - Project Contacts and Locations of Reports and Information.....	15
Appendix B - Site Contact List	17
Appendix C - Site Location Map.....	21
Appendix D - Brownfield Cleanup Program Process	22

* * * * *

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: **KS Astoria Holdings LLC (“Applicant”)**
Site Name: **Former Tilsdale Lumber and Coal Redevelopment (“Site”)**
Site Address: **8-01 and 8-51 26th Avenue, Queens, New York, 11102**
Site County: **Queens County**
Site Number: **C241295**

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)
<p align="center">Application Process:</p> <div> <ul style="list-style-type: none"> • Prepare site contact list • Establish document repository(ies) </div> <div> <ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period </div>	
<p align="center">After Execution of Brownfield Site Cleanup Agreement (BCA):</p> <ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	<p>At time of preparation of application to participate in the BCP.</p> <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> <p>Before start of Remedial Investigation</p> <p>Note: Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.</p>
<p align="center">Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</p> <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 	<p>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.</p>
<p align="center">After Applicant Completes Remedial Investigation:</p> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	<p>Before NYSDEC approves RI Report</p>
<p align="center">Before NYSDEC Approves Remedial Work Plan (RWP):</p> <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 	<p>Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.</p>
<p align="center">Before Applicant Starts Cleanup Action:</p> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	<p>Before the start of cleanup action.</p>
<p align="center">After Applicant Completes Cleanup Action:</p> <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) 	<p>At the time the cleanup action has been completed.</p> <p>Note: 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 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.

When subsurface remediation commences, major issues of public concern may include noise, odor, dust, and/or truck traffic associated with the removal of contaminated soil. However, these impacts will be mitigated through implementation of a Health and Safety Plan (HASP) and Soil Management Plan (SMP) approved by the Department, 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.

The Site is located within the Astoria neighborhood of Queens, NY within a disadvantaged community based on the criteria defined by the Climate Justice Working Group.

Based on the findings of the June 2020 Additional Subsurface Sampling Report and April 2022 Remedial Investigation Report (RIR), the primary contaminants of concern for the Site are heavy metals, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), chlorinated volatile organic compounds (CVOCs), specifically tetrachloroethene (PCE), pesticides, and polychlorinated biphenyls (PCBs) in soil; CVOCs, dissolved metals, and per- and polyfluoroalkyl substances (PFAS) in groundwater; and VOCs and CVOCs in soil vapor. Additional investigation is necessary to determine if an onsite source of contamination exists at the Site.

While the development plans are conceptual at this time, the planned project will consist of two mixed-use buildings, designated at Building 3A and Building 3b. Buildings 3A and 3B will consist of an eight-story and 26-story building, respectively, with a full cellar extending approximately 10 ft bgs (below ground surface) with a combined footprint of approximately 40,000 sq ft.

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

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

The Site is located in an area with a sizeable Hispanic-American and African-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/008700/Race-and-Ethnicity>

In addition, there may be concerns with truck-related traffic, odor-related issues and/or noise-related issues.

4. Site Information

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

Site Description

- **Location - 8-01 and 8-51 26th Avenue, Queens, New York, 11102**
- **Setting - Urban**
- **Site size – approximately 1.60 acres**
- **Adjacent properties – Manufacturing, industrial, commercial and multi-story residential buildings**

History of Site Use, Investigation, and Cleanup

Historic uses of the Site include a lumber and coal yard with a dwelling, lumber shed, coal bin, coal pockets, and a small office from the late 1890s until 1948; a large industrial machine shop utilized for assembly, heat treatment, grinding and store from 1948 until 1981; a manufacturing building from 1981 until 2006. The buildings were demolished in 2023, and the Site is currently vacant.

The Site investigation to date has identified soil contaminated with heavy metals, VOCs, SVOCS, CVOCs, PCBs and pesticides across the Site, groundwater contaminated with heavy metals, CVOCs, and PFAS, and soil vapor contaminated with petroleum-related compounds and CVOCs. Further investigation is required to determine if an on-Site source of contamination exists.

Historical Investigations on this Site include:

- Phase I Environmental Site Assessment prepared by G.C. Environmental, Inc., dated July 29, 2013;
- Limited Phase II Environmental Site Assessment prepared by G.C. Environmental, Inc., dated December 2014;

- Additional Subsurface Sampling Report prepared by GEI Consultants, Inc., P.C., dated June 30, 2020;
- Remedial Investigation Report (RIR) prepared by GEI Consultants, Inc., P.C., dated April 2022;
- Geotechnical Report prepared by GEI Consultants, Inc., P.C., dated December 2023;
- Remedial Action Plan prepared by GEI Consultants, Inc., P.C., dated January 2024;
- Remedial Action Plan Stipulation List prepared by GEI Consultants, Inc., P.C., dated January 11, 2024.
- Phase I Environmental Site Assessment prepared by Haley & Aldrich of New York, dated March 20, 2025.

5. Investigation and Cleanup Process

Application

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

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

To achieve this goal, the Applicant will conduct investigation and cleanup activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

Investigation

The Applicant will conduct an investigation of the site officially called a “remedial investigation” (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation workplan, which is subject to public comment.

The site investigation has several goals:

- 1) define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) identify the source(s) of the contamination;
- 3) assess the impact of the contamination on public health and the environment; and
- 4) provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

The Applicant submits a draft “Remedial Investigation Work Plan” to NYSDEC for review and approval. NYSDEC makes the draft plan available to the public review during a 30-day public comment period.

When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

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

Interim Remedial Measures

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

Remedy Selection

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

1. The Applicant may recommend in its investigation report that no action is necessary at the site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC

would then issue a “Certificate of Completion” (described below) to the Applicant.

or

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

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

Cleanup Action

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

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

Certificate of Completion

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

Site Management

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the site

cleanup program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

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

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

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

Appendix A - Project Contacts and Locations of Reports and Information

Project Contacts

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

New York State Department of Environmental Conservation (NYSDEC):

Rebecca Kerrigan

Project Manager
Division of Environmental Remediation
625 Broadway
Albany, NY 12233
Rebecca.Kerrigan@dec.ny.gov
518-402-9690

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):

Jacob Tyler

Project Manager
NYSDOH Bureau of Environmental
Exposure Investigation
6 Empire State Plaza
Albany, NY 12242
jacob.tyler@health.ny.gov

NYSDEC InfoTracker

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDDetails?SiteCode=C241295>

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 – Broadway Branch

40-20 Broadway
Astoria, NY, 11102

Phone: 718-721-2462

Hours:

Sunday: Closed

Monday: Closed

Tuesday: Closed

Wednesday: 10:00 am - 6:00 pm

Thursday: 12:00 pm - 8:00 pm

Friday: 10:00 am - 6:00 pm

Saturday: 10:00 am - 5:00 pm

Queens Community Board 1

45-02 Ditmars Boulevard

LL Suite 1025

Astoria, NY, 11105

Phone: 718-626-1021/718-626-1204

Email: qn01@cb.nyc.gov

Hours:

Monday - Friday: 9:00 am to 5:00 pm

Saturday – Sunday: Closed

Chairperson: Evie Hantzopoulos

District Manager: Florence Koulouris

Environmental/Sanitation - Chairperson Patricia Mahecha

Appendix B - Site Contact List

Hon. Eric Adams NYC Mayor
City Hall
New York, NY 10007

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

Hon. Jumaane D. Williams
Public Advocate
1 Centre Street 15th Floor North New York, NY 10007

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

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

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

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

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

Hon. Alexandria Ocasio-Cortez
U.S. House of Representatives
Astoria Office
30-83 31st Street
Astoria, NY 11102

Hon. Tiffany Caban
NYC Councilmember
30-83 31st Street
Astoria, NY 11102

Hon. Kristen Gonzalez
NYS Senator
801 2nd Ave, Suite #303
New York, NY 10017

Hon. Zohran K. Mamdani
NYS Assembly Member
24-08 32nd Street, Suite 1002A
Astoria, NY 11102

Hon. Audrey I. Pheffer
Queens County Clerk
88-11 Sutphin Boulevard Suite 106
Jamaica, NY, 11435

New York City Municipal Water Finance
Authority

New York City Water Board
NYC Department of Environmental
Protection

Philip Wasserman - Executive Director 255
Greenwich Street, 6th Floor
New York, NY 10007

Alfonso L. Carney, Jr., Chairperson 59-17
Junction Boulevard, 8th Floor Flushing, NY
11373

Iris Rodriguez-Rosa, Commissioner
NYC Department of Parks & Recreation
830 Fifth Ave
New York, NY, 10065

Owner

KS Astoria Holdings, LLC
Dan Speigel
60 Park Place, 20th Floor
Newark, NJ 07102
347-528-6982
daniel@ksgroup.biz

Local News and Media

Spectrum 1 News
75 9th Avenue
New York, NY 10011

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

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

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

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

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

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

LIC/Astoria Journal
45-23 47th Street
Woodside, NY 11377

Astoria Post
christian.murray@queenspost.com

NYCHA Journal
<https://nychajournal.nyc/>
journal@nycha.nyc.gov

Schools or Day Cares

The Young Women's Leadership School of Astoria
<https://www.tywlis-astoria.org/>
23-15 Newtown Ave,
Astoria, NY 11102
(718) 267-2839

P.S. 171 Peter G. Van Alst School (Magnet School of the Arts)
<https://www.ps171q.org/>
718-932-0909
14-14 29th Avenue
Long Island City, NY 11102

Bright Start Child Learning Center
<https://brightstartcenter.com/>
718-777-8848
30-11 21st St,
Astoria, NY 11102

Alphabet City Child Care Center
<https://alphabetcitychildcare.com/>
26-27 2nd Street,
Astoria, NY 11102
(718) 626-0050

The Day School of Astoria
<https://www.dayschoolofastoria.com/>
718-545-0535
2544 Crescent Street,
Astoria, NY 11102

Astoria Blue Feather Early Learning Center
<https://www.ahrcnyc.org/our-schools/astoria-blue-feather-early-learning-center/>
(718) 721-3960
27-07 8th St,
Astoria, NY 11102

My Little Friend Daycare
12-17 30th Rd,
Astoria, NY 11102
(347) 507-0586

Little Blossoms Montessori
<https://www.blossomsastoria.com/>
14-08 Astoria Park South, #1
Astoria, NY 11102
212-203-9898

St Margaret Mary Head Start
9-16 27th Ave #2,
Long Island City, NY 11102
(718) 721-8065

New York City Housing Authority's Astoria Day Care Center
<https://www.nyc.gov/assets/nycha/downloads/pdf/Astoria.pdf>
2-08 Astoria Blvd ,
Astoria, NY 11102

Academy of the City Charter School (Middle School)
<https://www.academyofthecity.org/>
(718) 487-9857
23-40 Astoria Boulevard
Astoria, NY 11102

Community, Civic, Religious and other Environmental Organizations

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

114th Police Precinct Council
President Ann Bruno
34-16 Astoria Blvd.,
Queens, NY, 11103

FDNY
Engine 262
30-89 21st St,
Astoria, NY 11102

Astoria Houses NYCHA
COMMUNITY CENTER/SENIOR CENTER
<https://www.nyc.gov/assets/nycha/downloads/pdf/Astoria.pdf>
4-05 ASTORIA BOULEVARD
Astoria, NY 11102

Astoria Houses NYCHA
DEVELOPMENT MANAGEMENT OFFICE
<https://www.nyc.gov/assets/nycha/downloads/pdf/Astoria.pdf>
4-20 ASTORIA BOULEVARD
Astoria, NY 11102

Astoria Houses NYCHA
President – Resident Association
<https://www.nyc.gov/assets/nycha/downloads/pdf/Astoria.pdf>
4-20 Astoria Boulevard,
Astoria, NY 11102

Astoria Islamic Center
18-22 Astoria Blvd,
Astoria, NY 11102

Bosnjacki Islamski Kulturni Centar/ Bosnian Islamic Cultural Center
18-02 Astoria Blvd,
Astoria, NY 11102

Ashreynu
21-14 30th Ave.,
Astoria, NY 11102

Family Church
26-13 18th St,
Astoria, NY 11102

Our Lady of Mount Carmel Roman Catholic Church
23-25 Newtown Ave,
Astoria, NY 11102

St. George's Episcopal Church, Astoria
14-02 27th Ave,
Astoria, NY 11102

Holy Protection Greek Orthodox Church
26-37 12th St,
Astoria, NY 11102

Canaan AME Church
Goodwill Terrace,
4616, 27th Ave,
Astoria, NY 11102

Iglesia de Dios Pentecostal M.I. Segunda Rey de Gloria
Iglesia De DIOS Pentecostal M.I.Luz, Vida y Salvacion
26-30 18th St,
Astoria, NY 11102



Saint Cosmas Greek Orthodox Chapel
27-09 Crescent St,
Long Island City, NY 11102

Appendix C - Site Location Map

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\0211417\GIS\12609_000_Astoria Cove Building_3A3B.aprx - USER: pfallis - LAST SAVED: 12/9/2025 3:55 PM

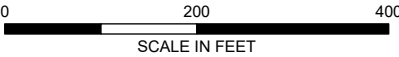


LEGEND

-  SITE BOUNDARY
-  PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NEW YORK CITY DEPARTMENT OF CITY PLANNING (DCP)
3. AERIAL IMAGERY SOURCE: NEARMAP, OCTOBER 1, 2025



HALEY
ALDRICH

8-01 AND 8-51 26TH AVENUE
QUEENS, NEW YORK

SITE PLAN

DECEMBER 2025

FIGURE 2

Appendix D– Brownfield Cleanup Program Process

