



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for 253-06 & 253-10 Hillside Ave

February 2026

C241296
253-06 & 253-10 Hillside Ave
Bellerose, NY 11426

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.....	16
Appendix C - Site Location Map.....	22
Appendix D - Brownfield Cleanup Program Process.....	23

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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: **AK Diamonds Realty LLC & 253-06 Hillside LLC (“Applicant”)**

Site Name: **253-06 & 253-10 Hillside Ave (“Site”)**

Site Address: **253-06 & 253-10 Hillside Ave, Queens, NY 11426**

Site County: **Queens County**

Site Number: **C241296**

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

<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.

The Volunteer is committed to informing and involving the public during the investigation and remediation of the project. The objective of the CP Plan is to promote communication and to assist the public in understanding the project process. Citizen participation in the project process provides the Volunteer and the NYSDEC with an opportunity to obtain public input as part of the comprehensive redevelopment process.

No major issues of public concern have been identified relative to the Site as of yet and there is no potential impact to nearby wells. The Site will generate some noise during daytime working hours due to construction-related activities and vehicular traffic associated with the investigation and remediation activities throughout the cleanup process.

The Site is located within a Potential Environmental Justice Area according to the NYSDEC maps for Potential Environmental Justice Areas. 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. This CP Plan serves as a guide to better enable communication between the community and the proposed BCP project.

The Site is located in an area with a sizable South Asian and East Asian population near the site. Therefore, all future fact sheets will be translated into both Indian (Hindi) and Chinese.

For additional information, visit:

<https://statisticalatlas.com/tract/New-York/Queens-County/157101/Race-and-Ethnicity>

The program will include procedures for protection of public health and safety during investigation and remediation activities. During investigation and remediation, worker and community health and safety activities will be conducted, including:

- Securing the work perimeter with a chain-link fence during remediation/construction;
- On-Site air monitoring for worker protection, if warranted;
- Perimeter air monitoring for community protection, if warranted; and

- Using odor, vapor, and dust controls such as water or foam sprays, if needed.

Details on the Site Health and Safety Plan (HASP) and the Community Air Monitoring Plan (CAMP) will be included in the documents generated in support of the remediation.

4. Site Information

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

Site Description

The site is located at 253-06 & 253-10 Hillside Ave, Queens, New York in the Bellerose neighborhood and is identified on the New York City Tax Map as Block 8607, Lots 180 and 185, with a total area of 20,000 square feet (approximately 0.46 acres). The Site is bounded by two residential properties to the south (84-11 253rd Street & 84-12 Little Neck Parkway), Hillside Ave to the north, Little Neck Parkway to the east, and 253rd Street to the west.

The Site is currently improved with two separate single-story buildings with paved parking areas. The Site is classified as C1-3 for Commercial & Office Buildings. The Site is bound by concrete sidewalks along the western, northern, and eastern sides of the Site and is bound by a concrete alleyway along the southern side of the Site.

Currently, both buildings at the site are vacant.

History of Site Use, Investigation, and Cleanup

According to historical aerial photographs, the site was undeveloped until at least 1961. By 1966, the Site appears to be developed similar to what exists today with one concrete/cement block structure per Lot.

According to Sanborn fire insurance maps, the site first appears developed on the 1981 map with "Dry Cleaning" identified on Lot 180. Lot 185 is cut off and appears to be developed as a "Filling Station" on the 1986 map. "Dry-Cleaning" appears on Lot 180 until at least 1996. Lot 185 is cut off from the 1988 map and reappears on the 2003 map as only a concrete/cement block structure.

The following two NYSDEC spills are listed on the NYSDEC Spill Incidents Database associated with NYC Tax Lot 185:

1. Spill # 8910348 (Opened 1/29/1990, Closed 3/4/2003)
2. Spill # 9112548 (Opened 3/9/1992, Closed 5/19/1992)

A Phase I Environmental Site Assessment (Phase I ESA) and Soil Vapor Intrusion (SVI) Investigation were performed by Advanced Cleanup Technologies, Inc. (ACT), dated November 27, 2024 and December 11, 2024, respectively. The reports identified historic use of the site as a former dry cleaner (253-06 Hillside Ave) and service/filling station (253-10 Hillside Ave).

Sub-slab soil vapor and indoor air samples collected at the site were evaluated for Volatile Organic Compounds (VOCs). The primary contaminants of concern at the Site include VOCs (specifically tetrachloroethylene [PCE], trichloroethylene [TCE], and petroleum related VOCs) in soil vapor.

A New York City Office of Environmental Remediation (NYC OER) E-Designation (E-299) is associated with Lot 185 for air quality, hazardous materials and noise. The BCP will satisfy any NYC OER requirements associated with this Lot.

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 (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):

Steven Wu
Project Manager
NYSDEC
Division of Environmental Remediation
One Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
718-482-6725
steven.wu@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):

Emelina Rieseler
NYSDOH – Project Manager
Bureau of Environmental Exposure
Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 457-0679
emelina.rieseler@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:

<https://extapps.dec.ny.gov/data/DecDocs/C241296/>

Queens Public Library – Bellerose
250-06 Hillside Ave
Bellerose, NY 11426
Attn: Abdullah Zahid, Library Manager
Phone: 718-831-8644

Hours: M W & F 10 AM – 6 PM
T 1 PM – 6 PM
Th 12 PM – 8 PM
Sa 10 AM – 5 PM
Su Closed

Queens Community Board 13
219-41 Jamaica Avenue
Queens Village, NY 11428
Attn: Mark McMillan, District Manager
mmcmillan@qcb13.org
Bryan J. Block, Board Chairperson
Parks and Environment - Fay Hill,
Chairperson

Phone: 718-464-9700
Hours: Monday – Friday 9:00 AM – 5:00
PM

Appendix B - Site Contact List

Local Government Offices

Hon. Zohran Mamdani
New York City Mayor
City Hall Park
New York, NY 10007

Hon. Mark Levine
New York City Comptroller
1 Centre Street
New York, NY 10007

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

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

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

Jane H. O'Connell, P.G.
New York State Department of Environmental Conservation
Regional Remediation Engineer, Division of Environmental Remediation
47-40 21st Street
Long Island City, NY 11101

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. Thomas Suozzi
U.S. House of Representatives
Douglaston District Office
242-09 Northern Boulevard
Douglaston, NY 11363

Hon. Linda Lee
NYC Councilmember
New York City Council – District 23
73-03 Bell Boulevard
Oakland Gardens, NY 11364

Hon. Clyde Vanel
NYS Assemblymember
97-01 Springfield Boulevard
Queens Village, NY 11429

Hon. Toby Ann Stavisky
NYS Senator
134-01 20th Avenue, 2nd Floor
College Point, NY 11356

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

New York City Water Board
NYC Department of Environmental Protection
Arlene M. Shaw, Chairperson
59-17 Junction Boulevard, 8th Floor
Flushing, NY 11373

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

Public Water Supplier

Rohit Aggarwala

Commissioner, NYC Dept. of Environmental Protection

59-17 Junction Boulevard

Flushing, NY 11373

Local Media Outlets

New York Daily News

PO Box 7180

New York, NY 10008

New York Post

1211 Avenue of the Americas

New York, NY 10036

Spectrum NY 1 News

75 Ninth Avenue

New York, NY 10011

The Queens Courier

Schneps Media

45-17 Marathon Parkway

Little Neck, NY 11362

South Asian Times

Forsythe Multimedia Group, LLC

95 Broadway, Suite # 2, Town Center Building,

Hicksville, NY 11801, USA

News India Times

1655 Oak Tree Road, Suite 155

Edison, NJ 08820

World Journal (Chinese)

141-07 20th Avenue

Whitestone, NY 11357

Sing Tao Daily

135-27 38th Avenue Suite # F115

Flushing, NY 11354

School and Daycare Facilities within a .6 Mile Radius

P.S. 133Q The Bellerose School of Excellence
President/Executive Director/Principal
248-05 86th Avenue
<https://www.ps133q.com/>
Bellerose, NY 11426
(718) 831-4016

P.S. Q993
President/Executive Director/Principal
85-15 258th Street
Bellerose, NY 11001
(718) 831-4040
<https://www.p993q.org/>

Irwin Altman Middle School 172
President/Executive Director/Principal
81-14 257th Street
Floral Park, NY 11004
(718) 831-4000
<https://www.ms172.org/>

Little Star ABC Day Care
President/Executive Director/Principal
84-14 257th Street, 1st Floor
Floral Park, NY 11001
(347) 836-8522

Nexus Social Adult Day Care Center
President/Executive Director/Principal
<https://nexussadc.com/>
83-47 258th Street
Floral Park, NY 11004
(718) 255-8800

Miley daycare
President/Executive Director/Principal
54-83 253rd St,
Jamaica, NY 11426

P.S. 191Q Mayflower School
President/Executive Director/Principal
<https://sites.google.com/schools.nyc.gov/ps191qmayflowerschool/>
(718) 831-4032
85-15 258th Street
Floral Park, NY 11001

Community, Civic, Religious and Other Environmental Organizations:

ENGINE 251
FDNY
254-20 UNION TURNPIKE
Glen Oaks, NY 11004

105th NYPD Police Precinct Council
President Rose Funderburk
92-08 222nd Street,
Queens Village, NY, 11428

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

Golden Years Senior Program, Inc.
258-20 Hillside Ave.,
Queens, NY 11004

Kingdom of God Church NY
84-54 248th St,
Bellerose, NY 11426

St John's Indian Orthodox Church Queens NY
84-54 248th St,
Bellerose, NY 11426

Next City Church
240-15 Hillside Ave
Bellerose, NY 11426

Adjacent Property Owners

Owner: Hillside Story Property LLC

15 Francis Terrace, Glen Cove, NY 11542

Owner: Jacquelin P Macwan
84-11 253rd Street, Jamaica, NY 11426

Owner: 84-12 Little Neck Parkway LLC
11 Grattan Street, New Hyde Park, NY 11040

Owner: Estron Oil Corp
254-02 Hillside Ave, Glen Oaks, NY 11004

Owner: Gurdip Singh Brar
84-02 253rd Street, Jamaica, NY 11426

Owner: Fazal Pochi
84-06 253rd Street, Jamaica, NY 11426

Owner: Sinkar Re Management Inc.
261-16 86th Avenue, Floral Park, NY 11001

Appendix C - Site Location Map



GENERAL NOTES

1. AERIAL IMAGERY PROVIDED BY ©2025 MICROSOFT CORPORATION © MAXAR © CNES(2025) DISTRIBUTION AIRBUS DS.
2. PARCELS DEVELOPED FROM NEW YORK CITY DEPARTMENT OF PLANNING MAPPLUTO.

LEGEND

- PROPOSED BCP SITE BOUNDARY
- APPROXIMATE LIMITS OF TAX PARCELS

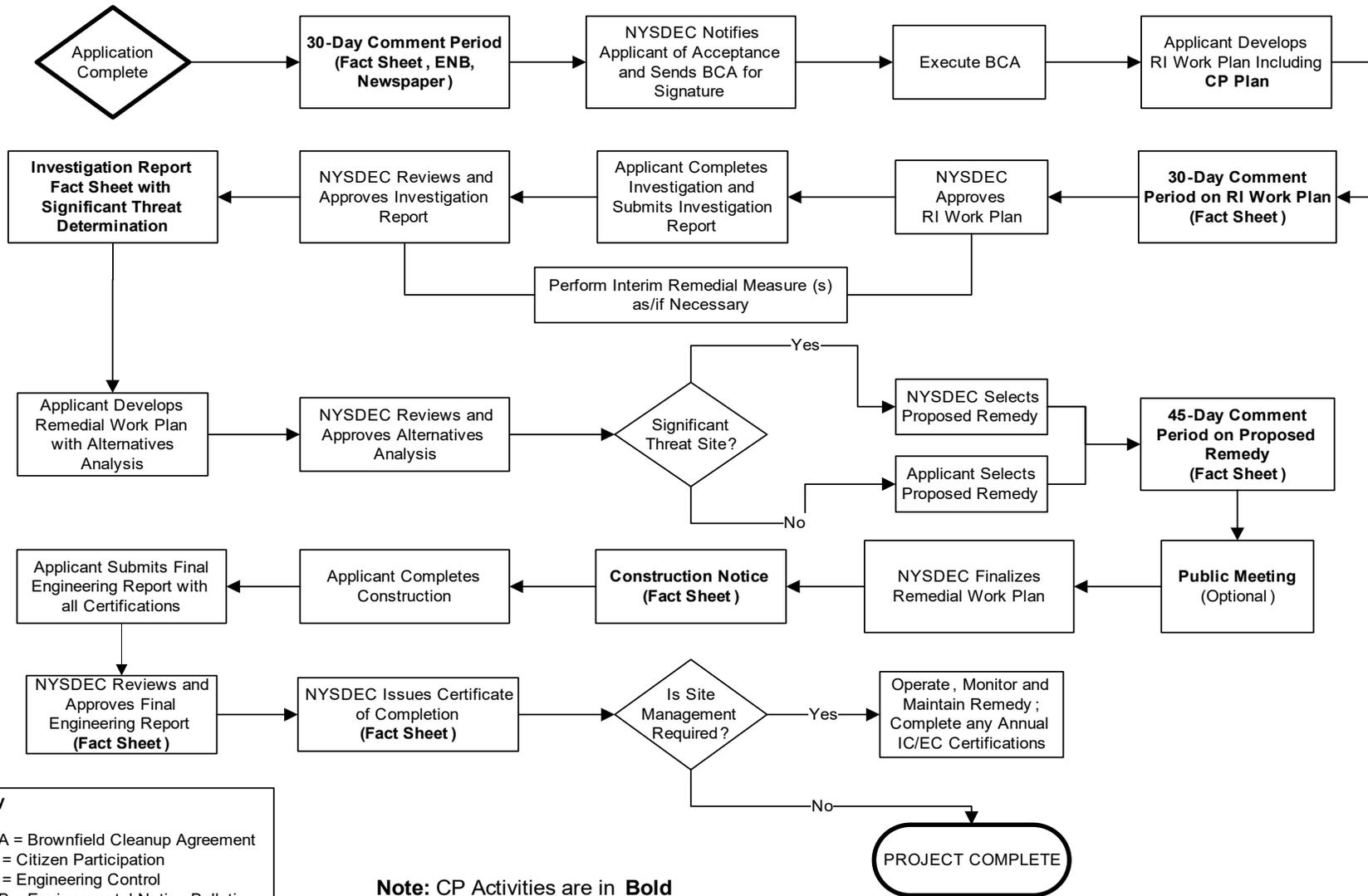
0 25 50 100
SCALE IN FEET

NO.	AREA/DESCRIPTION	DATE

253-06 AND 253-10 HILLSIDE AVE., QUEENS, NY

SITE LOCATION MAP

Appendix D– Brownfield Cleanup Program Process



Key
 BCA = Brownfield Cleanup Agreement
 CP = Citizen Participation
 EC = Engineering Control
 ENB = Environmental Notice Bulletin
 IC = Institutional Control
 RI = Remedial Investigation

Note: CP Activities are in **Bold**



Division of Environmental Remediation

Remedial Programs Scoping Sheet for Major Issues of Public Concern

Instructions

This Scoping Sheet assesses major issues of public concern; impacts of the site and its remedial program on the community; community interest in the site; information the public needs; and information needed from the public.

The information generated helps to plan and conduct required citizen participation (CP) activities, and to choose and conduct additional CP activities, if appropriate. The scoping sheet can be revisited and updated as appropriate during the site's remedial process to more effectively implement the site's CP program.

Note: Use the information as an aid to prepare and update the Major Issues of Public Concern section of the site CP Plan.

General Instructions

- When to prepare: During preparation of the CP Plan for the site. It can be revisited and updated anytime during the site remedial process.
- Fill in site name and other information as appropriate.
- The Scoping Sheet may be prepared by DEC or a remedial party but must be reviewed and approved by the DER site project manager or his/her designee.

Instructions for Numbered Parts

Consider the bulleted issues and questions below and any others that may be unique or appropriate to the site and the community to help complete the five Parts of this Scoping Sheet. Identify the issue stakeholders in Parts 1 through 3 and adjust the site's contact list accordingly.

Part 1. List Major Issues of Public Concern and Information the Community Wants.

- Is our health being impacted? (e.g. Are there problems with our drinking water or air? Are you going to test our water, yards, sumps, basements? Have health studies been done?)
- There are odors in the neighborhood. Do they come from the site and are they hazardous?
- Are there restrictions on what we may do (e.g. Can our children play outside? Can we garden? Must we avoid certain areas? Can we recreate (fish, hunt, hike, etc. on/around the site?)
- How and when were the site's contamination problems created?
- What contaminants are of concern and why? How will you look for contamination and find out where it is going? What is the schedule for doing that?
- The site is affecting our property values!
- How can we get more information (e.g. who are the project contacts?)
- How will we be kept informed and involved during the site remedial process?
- Who has been contacted in the community about site remedial activities?
- What has been done to this point? What happens next and when?
- The site is going to be cleaned up for restricted use. What does that mean? We don't want redevelopment on a "dirty" site.

Part 2. List Important Information Needed From the Community, if Applicable.

- Can the community supplement knowledge about past/current uses of the site?
- Does the community have knowledge that the site may be significantly impacting nearby people, properties, natural resources, etc.?
- Are activities currently taking place at the site or at nearby properties that may need to be restricted?
- Who may be interested or affected by the site that has not yet been identified?
- Are there unique community characteristics that could affect how information is exchanged?
- Does the community and/or individuals have any concerns they want monitored?
- Does the community have information about other sources in the area for the contamination?

Part 3. List Major Issues and Information That Need to be Communicated to the Community.

- Specific site investigation or remediation activities currently underway, or that will begin in the near future.
- The process and general schedule to investigate, remediate and, if applicable, redevelop the site.
- Current understanding about the site contamination and effects, if any, on public health and the environment.
- Site impacts on the community and any restrictions on the public's use of the site and/or nearby properties.
- Planned CP activities, their schedule, and how they relate to the site's remedial process.
- Ways for the community to obtain/provide information (document repositories, contacts, etc.).

Part 4. Community Characteristics

a. - e. Obtain information from local officials, property owners and residents, site reports, site visits, "windshield surveys," other staff, etc.

f. Has the affected community experienced other **significant** present or past environmental problems unrelated to this site? Such experiences could significantly affect public concerns and perspectives about the site; how the community will relate to project staff; the image and credibility of project staff within the community; and the ways in which project staff communicate with the community.

g. In its remedial programs, DER seeks to integrate, and be consistent with, environmental justice principles set forth in *DEC Commissioner Policy 29 on Environmental Justice* and *DER 23 – Citizen Participation Handbook for Remedial Programs*. Is the site and/or affected community wholly or partly in an Environmental Justice (EJ) Area? Use the Search feature on DEC's public web site for "environmental justice". DEC's EJ pages define an EJ area, and link to county maps to help determine if the site and/or community are in an EJ area.

h. Consider factors such as:

- Is English the primary language of the affected community? If not, provisions should be considered regarding public outreach activities such as fact sheets, meetings, door-to-door visits and other activities to ensure their effectiveness.
- The age demographics of the community. For example, is there a significant number of senior citizens in the community? It may be difficult for some to attend public meetings and use document repositories. This may suggest adopting more direct interaction with the community with activities such as door-to-door visits, additional fact sheets, visits to community and church centers, nursing homes, etc.
- How do people travel about the community? Would most people drive to a public meeting or document repository? Is there adequate public transportation?

Part 5. Affected/Interested Public.

Individuals and organizations who need or want information and input can change during the site's remedial process. This need is influenced by real, potential, or perceived impacts of the site or the remedial process. Some people may want information and input throughout the remedial process. Others may participate only during specific remedial stages or may only be interested in particular issues.

It is important to revisit this question when reviewing this scoping sheet. Knowing who is interested in the site – and the issues that are important to them – will help to select and conduct appropriate outreach activities, and to identify their timing and the information to be exchanged.

Check all affected/interested parties that apply to the site. **Note: Adjust the site's contact list appropriately.** The following are some ways to identify affected/interested parties:

- Tax maps of adjacent property owners
- Attendees at public meetings
- Telephone discussions
- Letters and e-mails to DER, the remedial party, and other agencies
- Political jurisdictions and boundaries
- Media coverage
- Current/proposed uses of site and/or nearby properties (recreational, commercial, industrial)
- Discussions with community organizations: grass roots organizations, local environmental groups, environmental justice groups, churches, and neighborhood advisory groups



Division of Environmental Remediation

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

Site Name: 253-06 & 253-10 Hillside Ave

Site Number: C241296

Site Address and County: 253-06 & 253-10

Remedial Party(ies): [Click here to enter text.](#)

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.**

[Click here to enter text.](#)

How were these issues and/or information needs identified?

[Click here to enter text.](#)

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.

[Click here to enter text.](#)

How were these information needs identified?

[Click here to enter text.](#)

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.

[Click here to enter text.](#)

How were these issues and/or information needs identified?

[Click here to enter text.](#)

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 Site is located in an area with a sizable South Asian and East Asian population near the site. Therefore, all future fact sheets will be translated into both Indian (Hindi) and Chinese.

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: Ron Lombino, GZA

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