NEW YORK STATE | Department of Environmental Conservation

Brownfield Cleanup Program

Community Participation Plan
for
Halletts Point Buildings 40 and 50

September 2026

NYSDEC BCP Site No. C241301
27-02 and 27-50 1st Street Long
Island City, NY 11102

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Note: The information presented in this Community Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Community Participation Plan may be revised during the site's investigation and cleanup process.

Applicant: **Halletts Building 4 SPE LLC; Halletts Building 5 SPE LLC ("Applicant")**
Site Name: **Halletts Point Buildings 40 and 50 ("Site")**
Site Address: **27-02 and 27-50 1st Street, Queens, New York**
Site County: **Queens**
Site Number: **C241301**

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 (DEC) 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 DEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When DEC 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: https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield.

2. Community Participation Activities

Why DEC Involves the Public and Why It Is Important

DEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable communities to participate more fully in decisions that affect their health, environment, and social well-being. DEC provides opportunities for public involvement and encourages early two-way communication with communities before decision-makers form or adopt final positions.

Involving communities 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 communities with early and continuing opportunities to participate in DEC's site investigation and cleanup process;

- Ensuring that DEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community; and

- 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 Community Participation (CP) Plan provides information about how DEC 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 DEC 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 DEC web-site. If this occurs, DEC 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 DEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the DEC project manager, in consultation with other DEC 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 https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters.

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 DEC 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 community participation activities.

Technical Assistance Grant

DEC 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 DEC 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 DEC 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 community participation activities related to the site's investigation and cleanup program follows on the next page:

Community Participation Activities	Timing of CP Activity(ies)
Application Process:	
• Prepare site contact list • Establish document repository(ies)	At time of preparation of application to participate in the BCP.
• 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 DEC 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):	
• Prepare Community Participation (CP) Plan	Before start of Remedial Investigation **Note:** Applicant must submit CP Plan to DEC for review and approval within 20 days of the effective date of the BCA.
Before DEC Approves Remedial Investigation (RI) Work Plan:	
• 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 DEC 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:	
• Distribute fact sheet to site contact list that describes RI results	Before DEC approves RI Report
Before DEC Approves Remedial Work Plan (RWP):	
• Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period • Public meeting by DEC about proposed RWP (if requested by affected community or at discretion of DEC project manager) • Conduct 45-day public comment period	Before DEC 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:	
• Distribute fact sheet to site contact list that describes upcoming cleanup action	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
• Distribute fact sheet to site contact list that announces that cleanup action has been completed and that DEC is reviewing the Final Engineering Report • Distribute fact sheet to site contact list announcing DEC 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.

After a review of previous environmental reports, the following potential issues of public concern were identified: air quality, health of the community, nuisance odors, noise, and construction-related traffic. These issues are among the most common to adjacent property owners and residents. These issues will be addressed in the Remedial Action Work Plan (RAWP), a Community Air Monitoring Program (CAMP), and a site-specific Health and Safety Plan (HASP) for the project, to be approved by NYSDEC prior to work.

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.

There is a sizable Hispanic-American and African-American population nearby. Therefore, all future fact sheets will be translated into Spanish.

The site is located within a census tract that has a poverty rate of 42.3% and an unemployment rate of 19.7%. For additional information, visit: https://statisticalatlas.com/tract/New-York/Queens-County/008700/Overview

A review of historical data revealed that the site is located in a densely developed urban area characterized by commercial, residential, and industrial uses since at least the late 1800s. Historical records indicate that the site has supported a wide range of industrial and manufacturing operations since at least 1898, including marble works, machinist shops, textile and ribbon manufacturing, iron works, a bottle supply business, laundry hamper manufacturing facility/warehouse, and a lumber yard/wood-treating facility. By the early 2000s, former on-site structures had been demolished and replaced with an open-air parking lot or remained in use for contractor storage prior to demolition in 2022. The site is currently vacant and configured as an asphalt parking lot and former building foundation area.

Contaminants of concern at the property, discussed in more detail in Section 4, include volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), and metals in soil; VOCs, SVOCs, polychlorinated biphenyls (PCBs), pesticides, in

groundwater; and chlorinated and petroleum-related VOCs in soil vapor. Free product, consisting of weathered No. 2 fuel oil/diesel (light non-aqueous phase liquids [LNAPL]) and coal tar/creosote (dense non-aqueous phase liquids [DNAPL]), has also been documented within bedrock. The site will be remediated to support the redevelopment for residential use under an NYSDEC-approved RAWP.

Site information is available through Project Contacts mentioned in Section 2 and detailed in Appendix A. The BCP Application, which includes the previous investigations at the site and future reports prepared for NYSDEC, will be available in the document repository discussed above in Section 2 and detailed in Appendix A. The RAWP will include schedules for the planned work to make CP Plans as consistent as possible with the Division of Environmental Remediation's (DER) CP Handbook, Region 2.

4. Site Information

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

Site Description

The about 110,323-square-foot (±2.5 acres) site is located at 27-02 and 27-50 1st Street. The BCP site is identified on the Queens Borough Tax Map as Block 490, Lot 1 (27-02 1st Street) and 11 (27-50 1st Street). The lot sizes are ±1.40 acre (Lot 1) and ±1.13 acre (Lot 11). The site is currently vacant and is improved with an outdoor asphalt-paved parking lot on Lot 11, and Lot 1 is capped by the footprint of a former concrete building foundation. The site is bound by two 27- to 32-story mixed-use buildings (known as Hallets Point Buildings 20 and 30) to the north, 1st Street followed by multiple seven-story residential buildings owned and operated by the New York City (NYC) Housing Authority to the east, Hallets Point Playground to the south, and the East River to the west. The site is located in a residential district that allows for overlay with commercial properties to serve local retail needs.

History of Site Use, Investigation, and Cleanup

The site was historically used for a variety of industrial and manufacturing purposes. In 1898, the northern part of the site (Lot 1) was occupied by a marble works company, including a coal yard, marble cutting and polishing facilities, machine works, silk mills, and a repair shop by 1915. The southern part of the site (Lot 11) was used for ribbon and textile manufacturing, iron works, and marble works by 1915. The site was subsequently occupied by machinists (1936), a lumber yard and wood treating facility (1936-2002), a bottle supply corporation (1945), and a laundry hamper manufacturer (1951-1990), building materials suppliers, cabinetry and furniture facilities, and a locksmith (2000-2013). The northern part of the site was used as a warehouse for mirror and building material suppliers in the early 2000s, followed by contractor/construction material storage,

before being demolished in 2022. The warehouse on southern part of the site was demolished circa 2002.

Two June/July 2008 Limited Phase II Subsurface Investigation (LSI) Reports prepared by Property Solutions Inc. (Property Solutions) and a draft February 2015 Remedial Investigation Report (RIR) prepared by Roux Associates, Inc. (Roux) identified the presence of VOCs, SVOCs, and metals in soil; VOCs, SVOCs, PCBs, and pesticide in groundwater; and petroleum-related and chlorinated VOCs in soil vapor. Free product was first observed at the site during a limited geotechnical investigation in 2023, and spill numbers were assigned to the site on April 15, 2023 (Spill Nos. 2300395 and 2300786).

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Participant. This means that the Applicant was the owner of the site at the time of the disposal or discharge of contaminants or was otherwise liable for the disposal or discharge of the contaminants. The Participant must fully characterize the nature and extent of contamination onsite, as well as the nature and extent of contamination that has migrated from the site. The Participant also must conduct a "qualitative exposure assessment," a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the site and to contamination that has migrated from the site.

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

To achieve this goal, the Applicant will conduct investigation and cleanup activities at the site with oversight provided by DEC. The Brownfield Cleanup Agreement executed by DEC 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 DEC 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.

The Applicant will draft a “Remedial Investigation Work Plan” to DEC for review and approval. DEC 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 DEC.

DEC 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 DEC from an analysis of alternatives prepared by the Applicant and approved by DEC. 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, DEC 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, DEC would make the investigation report available for public comment for 45 days. DEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. DEC 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 DEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a “Remedial Action 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, DEC would announce the availability of the draft plan for public review during a 45-day public comment period.

Cleanup Action

DEC 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. DEC 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. DEC 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 DEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. DEC 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 DEC 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 (DEC):

Nour Haredy Project
Manager DEC
Region 2
Division of Environmental Remediation
One Hunter's Point Plaza
47-40 21st Street
Long Island City, NY 11101
nour.haredy@dec.ny.gov Tel:
(718) 482-6333

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):

Nathan Craig
NYSDOH
Empire State Plaza,
Corning Tower Rm. 1787
Albany, NY 12237
Nathan.craig@health.ny.gov
Tel: (518) 402-7860

Locations of Reports and Information:

The facilities identified below are being used to provide the public with convenient access to important project documents. If you cannot access the online repository, please contact the NYSDEC project manager listed above for assistance.

DECInfo Locator: https://extapps.dec.ny.gov/data/DecDocs/C241301/

Queens Community Board 1
Florence Koulouris – District Manager
Chairperson: Evie Hantzopoulos
Environmental/Sanitation Chairperson
Patricia Mahecha
45-02 Ditmars Boulevard, LL Suite
11105
Astoria, NY 11105
Email: qn01@cb.nyc.gov
Tel: (718) 626-1021 /
718-626-1024

Hours: Mon. – Fri.: 9am to 5pm

Appendix B - Site Contact List

Chief Executive Officer
Hon. Zohran Mamdani
City Hall
New York, NY 10007

Hon. Mark Levine
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

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

Hon. Sideya Sherman – Commissioner
Commissioner, NYC Dept. of City Planning
120 Broadway, 31st Floor
New York, NY 10271

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

NYC Department of City Planning
Queens Borough Director
Lin Zeng
120-55 Queens Boulevard
Kew Gardens, NY 11424

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

NYC Department of Parks
& Recreation
Tricia Shimamura
Commissioner,
830 Fifth Ave
New York, NY, 10065

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

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

NYC Councilmember
Hon. Tiffany Caban
Astoria Houses Satellite Office
HANAC Community Center
4-05 Astoria Blvd.
Astoria, NY 11102

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

NYS Assemblymember
Hon. Diana C. Moreno
24-08 32nd Street, Suite 1002A
Astoria, NY 11102

Public Water Supplier:
New York City Department of Environmental Protection
Hon. Lisa Garcia, Commissioner
59-17 Junction Boulevard
Flushing, NY 11373

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

Local news media from which the community typically obtains information:

Astoria Post
Schneps Media
45-17 Marathon Parkway
Douglaston, NY 11362
christian.murray@queenspost.com

The Long Island City/Astoria Journal
45-23 47th Street
Woodside, NY, 11377

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

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

LICtalk
https://lictalk.com/
Editor@LICtalk.com

Queens Chronicle
https://www.qchron.com/
Shops at Atlas Park 71-19 80th Street, Suite 8-201
Glendale, NY 11385

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

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

Any person who has requested to be placed on the contact list:
No requests have been made by individuals for inclusion on the contact list.

Local Daycare Facilities and Schools:

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

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

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

Community, Civic, Religious and Other Environmental Organizations

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

FDNY
Engine 262
30-89 21 STREET
Astoria, NY 11102

114th NYPD Police Precinct Council President Ted Psahos
34-16 Astoria Blvd.,
Queens, NY, 11103

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

St. George's Episcopal Church, Astoria,
14-02 27th Ave,
Astoria, NY 11102
Iglesia de Dios Pentecostal M.I. Segunda Rey de Gloria,

26-30 18th St,
Astoria, NY 11102

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

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

Queen Ayuda De Pampers,
9-18 27th Ave,
Astoria, NY 11102

Astoria Houses (NYCHA)
https://www.nyc.gov/assets/nycha/downloads/pdf/Astoria.pdf
Community Center/Senior Center
4-05 Astoria Boulevard
Astoria, NY 11102

Astoria Houses (NYCHA)
https://www.nyc.gov/assets/nycha/downloads/pdf/Astoria.pdf
Development Management Office
4-20 Astoria Boulevard
Astoria, NY 11102

Astoria Houses Resident Association
President – Resident Association
1-24 Astoria Boulevard
Queens, NY 11102

Hallets Point Alliance
27-50 1st Street
Long Island City, NY 11102

Friends of Hallets Point
https://pomegranate-jellyfish-99ek.squarespace.com/
(no physical address)

Residents, owners, and occupants of the site:

Current Owners
Halletts Building 4 SPE LLC (Lot 1)
Address: 1155 Avenue of the Americas,
New York, NY 10036
Attn: Anthony Mastrolia
(212) 257-6600
amastrolia@durst.org

Halletts Building 5 SPE LLC (Lot 11)
Address: 1155 Avenue of the Americas,
New York, NY 10036
Attn: Anthony Mastrolia
(212) 257-6600
amastrolia@durst.org

Adjacent properties include:

Hallets Building 3 SPE LLC
1155 Avenue of the Americas NY, NY
10036

NYC Housing Authority
PO Box 19201
Long Island City, NY 11101

NYC Department of Parks and Recreation
830 5th Avenue
NY, NY 10065

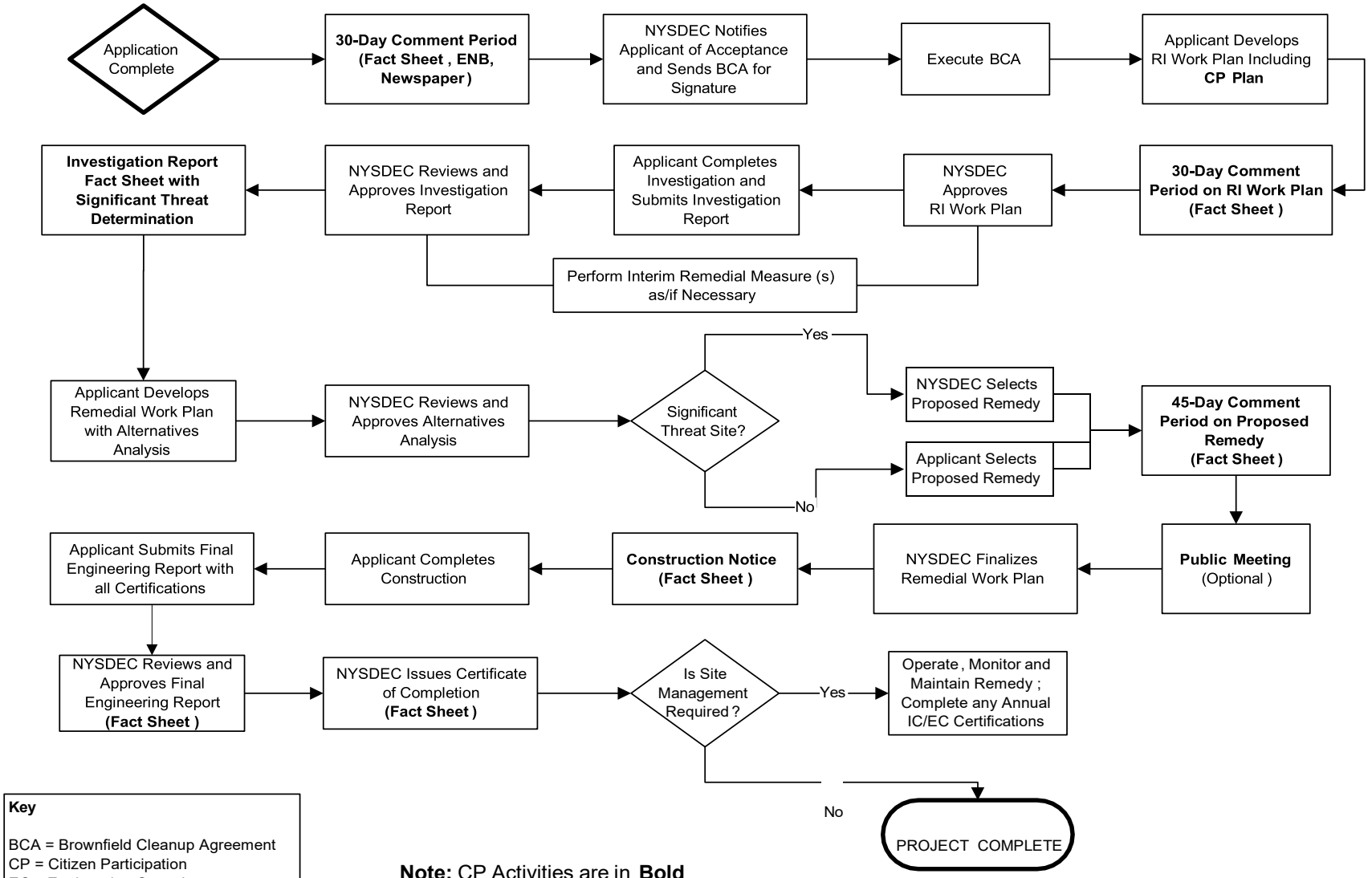
Appendix C - Site Location Map



Legend

- Approximate Site Boundary
- 531 Tax Block
- 17 Tax Parcel

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**

NEW YORK STATE | Department of Environmental Conservation

Division of Environmental Remediation

Remedial Programs
Scoping Sheet for Major Issues of Public Concern

Site Name: Halletts Point Buildings 40 and 50

Site Number: C241301

Site Address and County: 27-02 and 27-50 1st Street, Queens, NY 11102

Remedial Party(ies): Halletts Building 4 SPE LLC; Halletts Building 5 SPE LLC

Note: For Parts 1. – 3. the individuals, groups, organizations, businesses and units of government identified should be added to the site contact list as appropriate.

Part 1. List major issues of public concern and information the community wants. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and information needs. **Use this information as an aid to prepare or update the Major Issues of Public Concern section of the site Community Participation Plan.**

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

How were these issues and/or information needs identified?

Previous investigations identified contaminated soil, groundwater, and soil vapor. Potential impacts are typical for 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 from the community at this time.

How were these information needs identified?

Not applicable.

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

The community will be made aware of the following issues and information:
- *Contaminants of concern related to historic site use,*
- *Project contacts and ways to get information,*
- *Components of the selected remedy,*
- *Progress and major project milestones, and*
- *Remediation and construction schedule*

How were these issues and/or information needs identified?

These issues and information were identified by a review of project information and experience on similar projects.

Part 4. Identify the following characteristics of the affected/interested community. This knowledge will help to identify and understand issues and information important to the community, and ways to effectively develop and implement the site community 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:

Not Applicable.

f. Other environmental issues significantly impacted/impacting the affected community?
☐ **Yes** ☒ **No**

Provide details if appropriate:

Not applicable.

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:**

All future fact sheets will be translated into Spanish.

Part 5. The site contact list must include, at a minimum, the individuals, groups, and organizations identified in Part 2. of the Community 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:** See Site Contact List (Appendix B)

☒ **Media:** See Site Contact List (Appendix B)

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

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

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

XCitizens/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.

XCivic Group(s): Click here to enter text.

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

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

Prepared/Updated By: Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C **Date: 09-15-26**

Reviewed/Approved By: Thomas V. Panzone **Date: 7-31-26**