



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan

for

Willets Point Northern Outparcels Site

August 2026

NYSDEC BCP Site No. C241303
126-02, 126-12, and 126-16 Northern Boulevard and 126-17 34th Avenue
Flushing, NY 11368

Contents

<u>Section</u>	<u>Page Number</u>
1. What is New York’s Brownfield Cleanup Program?	3
2. Community Participation Activities.....	3
3. Major Issues of Public Concern.....	8
4. Site Information.....	9
5. Investigation and Cleanup Process	10
Appendix A - Project Contacts and Locations of Reports and Information	13
Appendix B - Site Contact List.....	15
Appendix C - Site Location Map.....	19
Appendix D - Brownfield Cleanup Program Process	20

* * * * *

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: **Queens Development Group II, LLC (“Applicant”)**
Site Name: **Willets Point Northern Outparcels (“Site”)**
Site Address: **126-02, 126-12, 126-16 Northern Boulevard and 126-17 34th Avenue, Queens, NY**
Site County: **Queens**
Site Number: **C241303**

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
- 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 that, at a minimum, 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, groundwater quality, health of the community, nuisance odors, noise, and construction-related traffic. These issues are of the most concern to adjacent property businesses and surrounding residents. These issues will be addressed in the Interim Remedial Measures Work Plan (IRMWP), 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.

Although the Site is not located in an Environmental Justice Area, there is a sizable Hispanic-American population nearby. Therefore, all future fact sheets will be translated into Spanish.

For additional information, visit: <https://statisticalatlas.com/zip/11368/Overview>.

A review of historical data revealed that prior to the 1900s, the Willets Point area was a tidally influenced salt marsh. From the early 1900s to the early 1930s, the Willets Point area was used as a dumping ground for coal ash from residential and municipal heating operations in greater New York City. In the late 1930s, Willets Point and nearby Flushing Corona Park were graded and redeveloped. Previously deposited coal ash was left in place as fill. Historical operations at the site include woodworking (1960-2006), automobile storage (1962), a printing press (1962), masonry and painting contractors' shop (1976), a machine shop (1980s-2006), spraying (iron) (1981), auto parts shop (1983), electrical contractors (1983-1992), used auto part shop (1991-2000), wrecking and automobile repair (1996-2000), and an autobody shop and tire center (2012-2024). In 2023, the site included several one- or two-story buildings used for commercial and industrial purposes, vacant open space, and a parking lot. Structures were demolished in the spring of 2026 to facilitate future site development.

Contaminants of Concern (COC) at the site, discussed in more detail in Section 4, include, chlorinated volatile organic compounds (CVOC) in soil, groundwater, and soil vapor, and petroleum-related volatile organic compounds (VOC) in soil and soil vapor. The site will be remediated to support the redevelopment for residential use under an NYSDEC-approved IRMWP and 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 IRMWP and 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 49,600-square-foot (± 1.138 -acre) site is located at 126-02, 126-12, and 126-16 Northern Boulevard, and 126-17 34th Avenue in the Flushing, NY and is identified as Block 1820 and Lots 1, 6, 34, and 108 on the Queens borough tax map. An RP-602 Application for Mergers and Appointments was submitted to the New York City Department of Finance (NYCDOF) to revise the existing tax lot configuration for Queens Block 1820 on March 12, 2026. After the boundary revisions, Block 1820 will consist of tentative lot "A" (0.33607 acres) for the public open space and tentative lot "B" (2.22802 acres) for the mixed-use residential and commercial redevelopment.

At the time of application, Lot 1 contained an approximately 39,400-square-foot, two-story industrial building, Lot 6 contained an approximately 4,360-square-foot, one-story industrial building with full basement and a garage, Lots 34 and 108 contained five one-story buildings that occupied a total of approximately 4,880 square-feet, and one building on Lot 108 included a full basement. The remaining parts of Lots 6, 108 and 34 were improved with concrete walkways and a concrete-paved parking lot. The site was most recently used for automobile maintenance, repair and storage, used tire shops, and as a wrecking/junk yard, including defueling operations. All buildings have been demolished since BCP enrollment. A site location map is provided in Appendix C.

History of Site Use, Investigation, and Cleanup

The site was historically used for commercial and industrial purposes. Between 1900 and the 1930s, the site was used as a dumping ground for coal ash from residential and municipal heating operations. During the 1930s, Willets Point and nearby Flushing Corona Park were graded and redeveloped, with previous coal ash deposits left in place.

After redevelopment in the 1930s, the site was used for woodworking (1960-2006), automobile storage (1962), a printing press (1962), masonry and painting contractors' shop (1976), a machine shop (1980s-2006), spraying (iron) (1981), auto parts shop (1983), electrical contractors (1983-1992), used auto part shop (1991-2000), wrecking and automobile repair (1996-2000), and an autobody shop and tire center (2012-2024).

According to the Remedial Investigation (RI) conducted by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, DPC (Langan) between November 2025 and February 2026, CVOCs in soil, groundwater and soil vapor and petroleum related VOCs in soil and soil vapor were identified as contaminants of concern.

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 on-site, 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 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 has completed a full site investigation before it entered into the BCP. The Applicant has submitted an investigation report for the full site investigation. DEC will determine if the investigation goals and requirements of the BCP have been met or if additional work is needed before a remedy can be selected.

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 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):

Wendi Zheng

Project Manager
Division of Environmental Remediation
NYS Dept. of Environmental Conservation
One Hunter's Point Plaza
47-40 21st Street
Long Island City, NY 11101
wendi.zheng@dec.ny.gov
Tel: (718) 482-7541

Thomas V. Panzone

Public Participation Specialist
Division of Communication, Education,
and Community Engagement
NYSDEC – Region 2
47-40 21st Street
Long Island City, NY 11101
Thomas.Panzone@dec.ny.gov
Tel: (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
emelina.rieseler@health.ny.gov
Tel: (518) 402-7860

Locations of Reports and Information

<https://extapps.dec.ny.gov/data/DecDocs/C241303/>

The facilities identified below are being used to provide the public with convenient access to important project documents:

Queens Public Library – Central Library

89-11 Merrick Boulevard

Jamaica, NY 11432

Attn: Jillian K. Hayes

Email:

Jillian.K.Hayes@queenslibrary.org

Phone: (718) 990-0700

Hours:

Mon., Tues., Wed., Thurs.: 10AM – 9PM,

Fri.: 10AM – 6PM, Sat.: 10AM – 5PM,

Sun.: 12 – 5PM

Queens Community Board 7

30-50 Whitestone Expressway, Suite 205

Flushing, NY 11354

Attn: Chuck Apelian, *Chairman of the Board*

Marilyn McAndrews, *District Manager*

Environmental/Sanitation - James

Cervino - Chairperson

Email: QN07@cb.nyc.gov

Phone: (718) 359-2800

Hours: Mon. – Fri.: 9:00AM - 5:00PM

Appendix B - Site Contact List

Chief Executive Officer

Mayor Zohran Mamdani
City Hall
New York, NY 10007

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

Sideya Sherman – Commissioner

NYC Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Queens Borough President

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

New York City Office of Environmental Remediation

Shaminder Chawla, Director
100 Gold Street - 2nd Floor
New York, NY 10038

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

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

Commissioner, New York City Department of Parks & Recreation

Tricia Shimamura
830 Fifth Ave
New York, NY, 10065

NYC DCP Queens Borough Director

Lin Zeng
120-55 Queens Boulevard
Kew Gardens, NY 11424

New York City Councilmember

Hon. Shanel Thomas-Henry
106-01 Corona Avenue
Corona, NY 11368

New York State Senator

Hon. Jessica Ramos
74-09 37th Avenue, Suite 302
Jackson Heights, NY 11372

New York State Senator

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

New York State Assemblymember

Hon. Sam Berger
159-06 71st Avenue
Flushing, NY 11365

New York State Assemblymember

Hon. Larinda Hooks
98-09 Northern Boulevard
Corona, NY 11368

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. Grace Meng
US House of Representatives
Flushing District Office
40-13 159th St, STE A
Flushing, NY 11358

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

New York City Industrial Development Agency

Andrew Kimball, President & CEO
One Liberty Plaza, 14th Floor
New York, NY 10006

New York City Department of Environmental Protection – Public Water Supplies

Hon. Lisa Garcia, Commissioner
59-17 Junction Boulevard
Flushing, NY 11373

Local news media from which the community typically obtains information:

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

Flushing Times
45-17 Marathon Parkway
Little Neck, NY 11362

The Queens Courier
45-17 Marathon Parkway
Little Neck, NY 11362

El Correo
45-17 Marathon Parkway
Little Neck, NY 11362

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

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

Queens Examiner
45-23 47th street
Sunnyside, NY 11377

Current Site Owner

Rona Reodica
NYC HPD
100 Gold Street
New York, NY 10038
212-863-7708

Local Schools & Daycare Centers:

None

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

110th NYPD Precinct Council
President Albert Perna
94-41 43rd Ave.,
Elmhurst, NY, 11373

FDNY
ENGINE 273/LADDER 129
40-18 UNION STREET
Flushing, NY 11354

None

Adjacent properties include:

Transportation/Utility Space

Owner: NYC Department of Parks and Recreation

1234 5th Avenue

New York, NY 10029

Vacant Lot

Owner: NYC Housing Preservation and Development

100 Gold Street

New York, NY 10038

Parks/Recreation

CitiField Parking

Owner: NYC Department of Transportation

55 Water Street

New York, NY 10038

Auto Body Repair

Owner: Mucho Media, LLC

PO Box 770538

Woodside, NY 11377

Warehouse Building

Owner: SAK Realty Group, LLC

PO Box 29071

Glendale, CA 91206

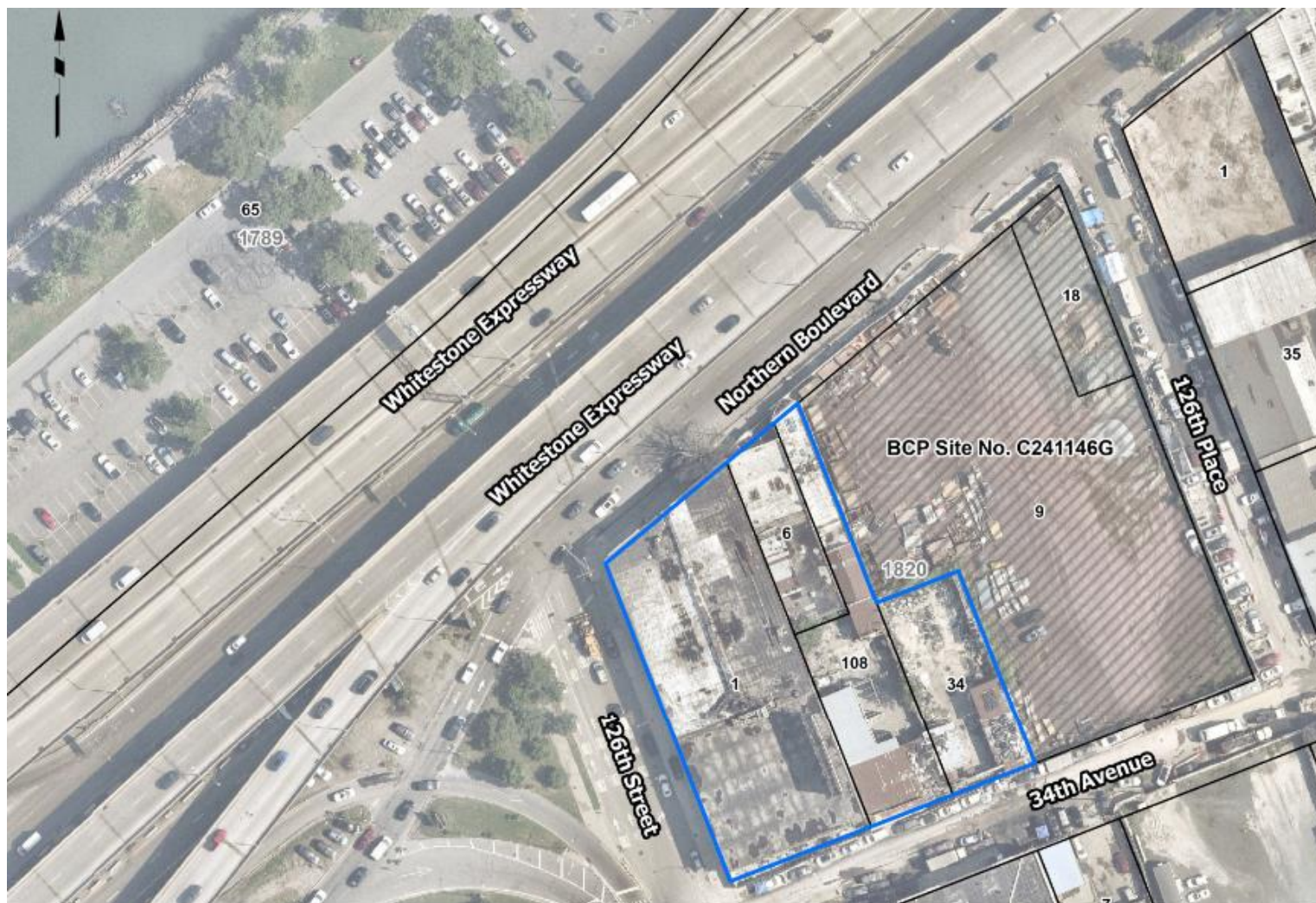
Auto Body Repair

Owner: MO ENT INC.

153 Snediker Avenue

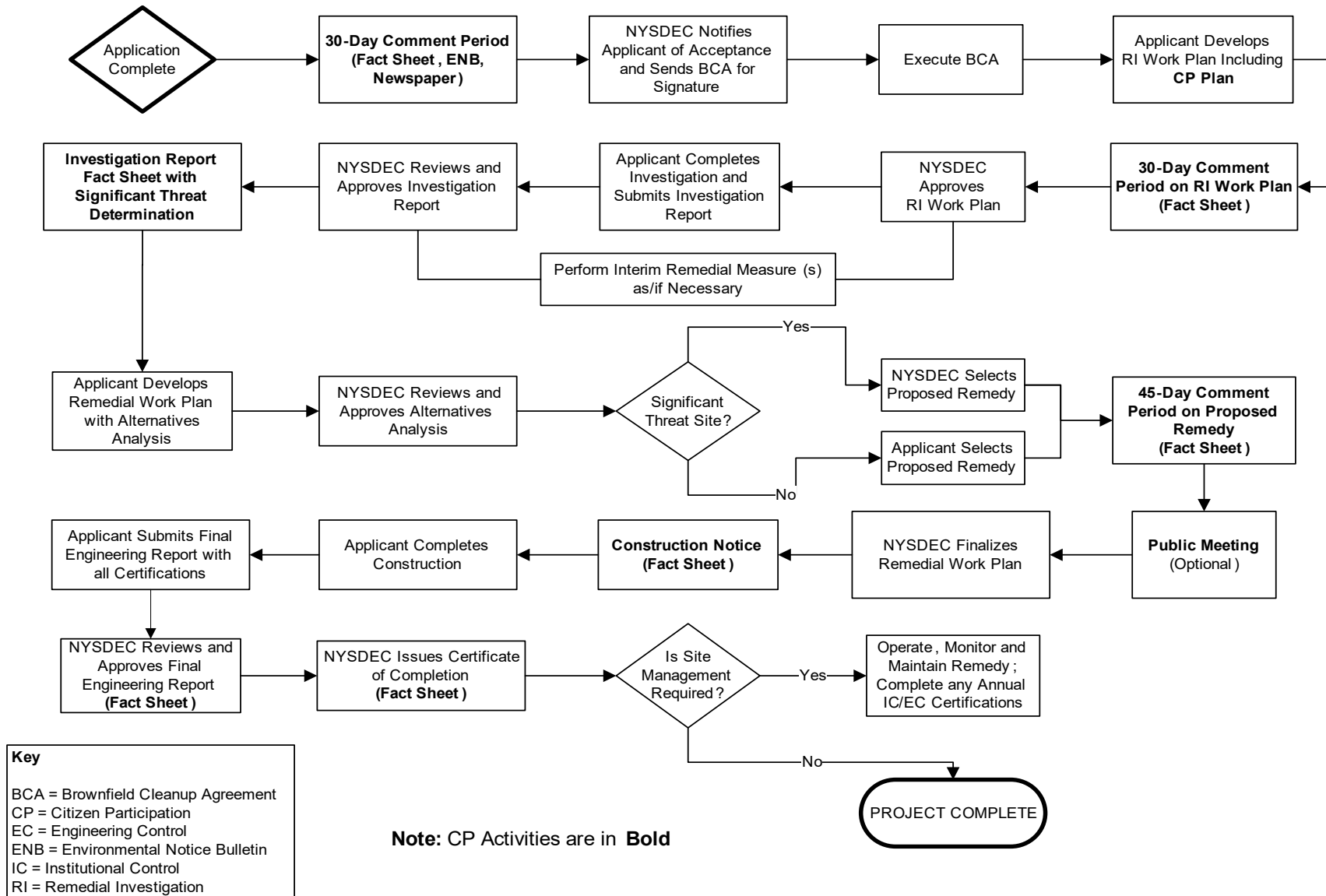
Brooklyn, NY 11207

Appendix C - Site Location Map



-  Approximate Site Boundary
-  Tax Parcel

Appendix D– Brownfield Cleanup Program Process



Division of Environmental Remediation

Remedial Programs

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

Site Name: Willets Point Northern Outparcels

Site Number: C241303

Site Address and County: 126-02, 126-12, and 126-16 Northern Boulevard and 126-17 34th Avenue, Queens, New York 11368

Remedial Party(ies): Queens Development Group II, 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 Citizen 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?

The 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**:

The fact sheet needs to 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:** See Site Contact List (Appendix B)

☒ **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.](#)
- ☒ **Citizens/Community Group(s):** See Site Project Contacts and Locations of Reports and Information (Appendix A)
- ☐ **Environmental Justice Group(s):** [Click here to enter text.](#)
- ☐ **Environmental Group(s):** [Click here to enter text.](#)
- ☐ **Civic Group(s):** [Click here to enter text.](#)
- ☐ **Recreational Group(s):** [Click here to enter text.](#)
- ☐ **Other(s):** [Click here to enter text.](#)

Prepared/Updated By: Langan Engineering, Environmental,
Surveying, Landscape Architecture and Geology, D.P.C

Date: 08-12-2026

Reviewed and Approved By: Thomas V. Panzone

Date: 7-27-26