

**August 18, 2010**

## **CITIZEN PARTICIPATION PLAN**

**Coral Island Shopping Center  
1650 Richmond Avenue  
Staten Island, New York 10314**

**ROUX ASSOCIATES, INC.**

***Environmental Consulting & Management***

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***209 Shafter Street, Islandia, New York 11749 ♦ 631-232-2600***

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## **1.0 INTRODUCTION**

On behalf of WWP Associates, LLC (WWP), Roux Associates, Inc. (Roux Associates) has prepared this Citizen Participation Plan (CPP) for the Coral Island Shopping Center (Site) located at 1650 Richmond Avenue, Staten Island, New York (Figure 1). The CPP was developed to provide a site-specific outline and guidance for citizen participation as required by provisions of the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP). The CPP was prepared in accordance with ECL 27-1417 and the NYSDEC guidance document Draft Brownfield Cleanup Program Guide (May 2004).

WWP and the NYSDEC are committed to a citizen participation program as a part of the Brownfield Cleanup Program (BCP) process at the Site. Citizen participation promotes public understanding of the responsibilities and remedial activities associated with this process. Citizen participation provides WWP and the NYSDEC with an opportunity to gain public input to support a comprehensive investigation and remedial program that is protective of both public health and the environment. Consequently, the public's suggestions about this CPP and the CPP program for the Site are always welcome. Interested parties are encouraged to discuss their ideas and suggestions with project contacts listed in Appendix A.

## **2.0 SITE DESCRIPTION AND HISTORY**

The following section provides a physical description and a brief history of the Site.

### **2.1 Physical Description**

The Coral Island Shopping Center is located at 1650 Richmond Avenue in Staten Island, New York (Figure 1). The Site consists of two single story buildings, each with multiple tenants, and a parking lot. The building at the north end of the Site includes the Charming Cleaners dry cleaning facility.

### **2.2 Site History**

Complete Site operational history and Site investigation history are presented in the Remedial Investigation Work Plan. There was a residential house located on the Site in 1917. Between 1937 and 1950, the Site was vacant. The property was used as a parking lot as early as 1949 and a bowling alley was constructed at the north end of the Site sometime between 1955 and 1958. Two pipeline easements (one liquefied natural gas and one jet fuel) were granted in 1958 that cross the Site in a east/west direction approximately 30 feet south of the building at the north end of the Site.

In 1974, the bowling alley was converted into a strip-mall type shopping center. This building was enlarged in 1995 and a separate building was constructed in the southern portion of the Site. A dry cleaning operation commenced in the building at the north end of the Site in 1975. Soil and groundwater samples collected behind the dry cleaner in 2004 by EBI Consultants, Inc. and Roux Associates discovered volatile organic compounds (VOCs) in both the shallow soil and groundwater that were the result of discharges during operation of the dry cleaner.

In September 2004, WWP submitted a BCP Application to the NYSDEC. In March 2005, WWP and the NYSDEC entered into a Brownfield Cleanup Agreement to implement a Remedial Response Program for the Site. This CPP was prepared as required by the BCP.

### **3.0 PROJECT DESCRIPTION**

The current scope of work for the Site is to perform a Remedial Investigation to determine the nature and extent of VOCs previously discovered in shallow soil and groundwater. A Remedial Investigation Work Plan is being prepared and will be placed in the repository for the public to review, as soon as the final version is available.

#### **4.0 CITIZEN PARTICIPATION ACTIVITIES**

Citizen participation activities are planned to promote communication between the community surrounding the Site, the NYSDEC, and WWP. The citizen participation activities are intended to address the following questions:

- Who is interested in or affected by the Site?
- What issues of public concern relate to the Site?
- What information can the public contribute about the Site?

#### **4.1 Site Contact List**

As required by the BCP, a comprehensive contact list has been established that includes local and state officials, adjacent property owners, occupants and residents, local news media, the public water supplier and additionally requested contacts. The Site Contact List, including contact information, is provided in Appendix A.

#### **4.2 Document Repositories**

Local document repositories have been established at the Region 2 office of the NYSDEC, and at the Victory Boulevard branch of the New York Public Library. At this time the following document has been submitted to the document repositories:

- September 29, 2004, Coral Island Shopping Center Brownfield Cleanup Program Application.

All future documents pertaining to citizen participation activities and related notifications will be placed at the document repositories for public review. Site repository locations and hours are included in Appendix B.

#### **4.3 Issues of Public Concern**

Issues of public concern at the Site include procedures for protection of public health and safety during investigation activities. During subsurface remedial investigation activities, worker and community health and safety activities will be conducted, including:

- Onsite air monitoring for worker protection; and
- Perimeter air monitoring for community protection.

Odor, vapor, and dust controls such as water or foam sprays will be used as required. Details on the Site Health and Safety Plan and the Community Air Monitoring Plan will be part of the Remedial Investigation Work Plan that will be placed in the document repositories once complete.

#### **4.4 Summary of Required Citizen Participation Activities**

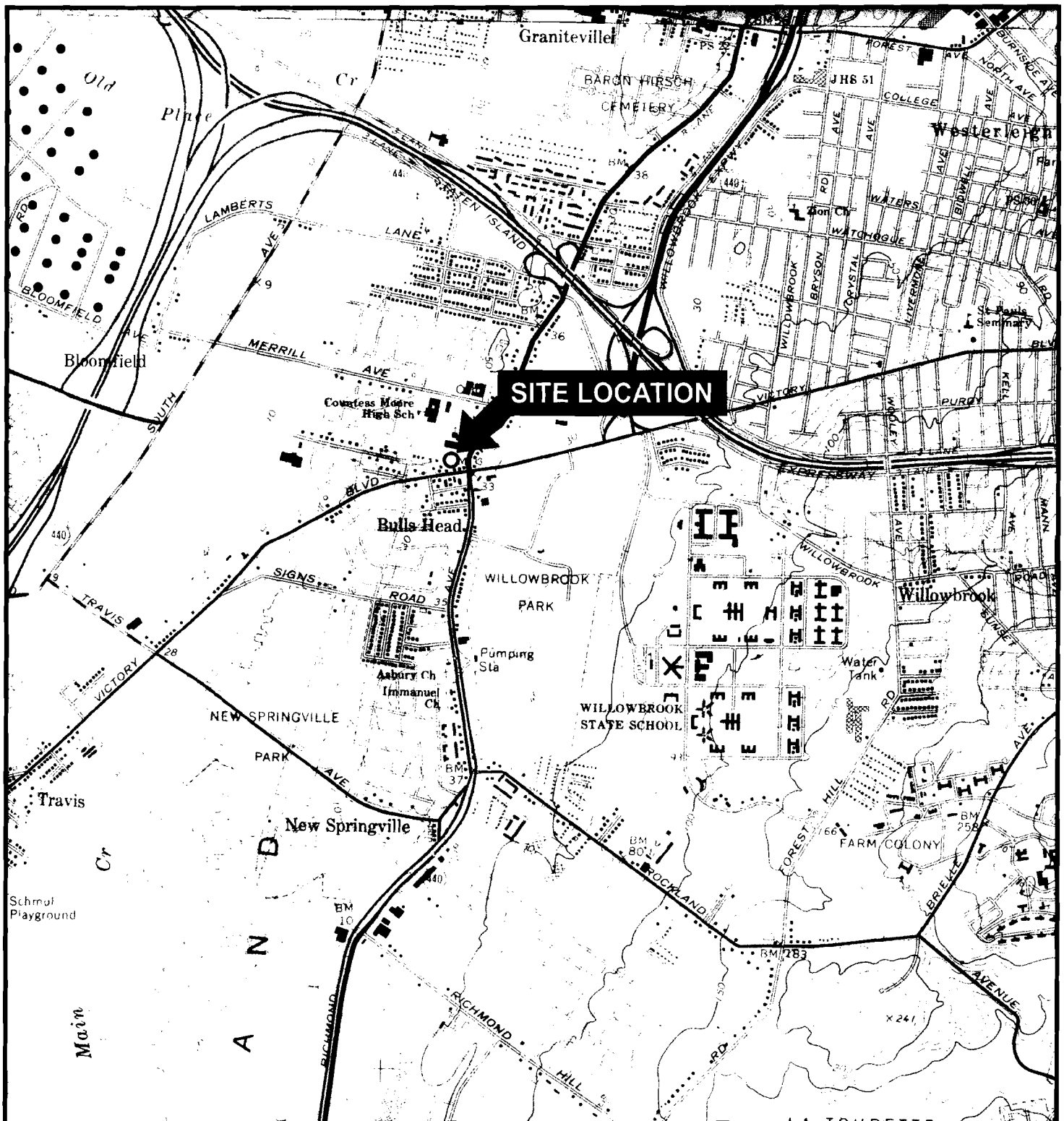
The following outlines the citizen notification program, as required by the BCP, which has been implemented for this project.

##### **4.4.1 Application Notification**

Upon determination by the NYSDEC that the BCP application was complete, WWP provided formal notification to all entities on the initial application contact list, including local media outlets, prior to the public comment period, which was from October 20, 2004 through November 19, 2004.

##### **4.4.2 Remedial Investigation Work Plan**

WWP will provide a Remedial Investigation Work Plan to the NYSDEC in April 2005. Once the Remedial Investigation Work Plan is acceptable, the NYSDEC will prepare a fact sheet to be distributed to the Contact List (Appendix A). This fact sheet will announce the availability of the final draft of the Remedial Investigation Work Plan for public comment.



# QUADRANGLE LOCATION



SOURCE:  
USGS; 1981. Arthur Kill, N.Y.-N.J.  
7.5 Minute Topographic Quadrangle



Title:

## SITE LOCATION PLAN

CORAL ISLAND SHOPPING CENTER  
STATEN ISLAND, NEW YORK

Prepared for:

WWP ASSOCIATES, LLP

**ROUX**

ROUX ASSOCIATES, INC.  
Environmental Consulting  
& Management

Compiled by: M.R.

Date: 17DEC04

Prepared by: M.R.

Scale: AS SHOWN

Project Mgr.: M.R.

Office: NY

File No.: RRA0110001.CDR

Project No.: 125801Y

FIGURE

1



## **APPENDIX A**

### **Site Contact List**

## **APPENDIX A**

### **Contact List Information**

#### **1. Borough of Staten Island**

Staten Island Borough President:

James P. Molinaro  
Office of Borough President  
Borough Hall  
10 Richmond Terrace  
Staten Island, New York 10301

Director, Staten Island Department of City Planning:  
Leonard Garcia-Duran  
130 Stuyvesant Place, 6<sup>th</sup> Floor  
Staten Island, New York 10301

Dana Magee, Chair  
Ms. Debra Derrico, District Manager  
Community Board 2  
460 Brielle Avenue  
Staten Island, New York 10314

#### **2. Elected Officials**

Hon. Michael Bloomberg  
NYC Mayor  
City Hall  
New York, NY 10007

Hon. John Liu  
NYC City Comptroller  
1 Centre Street  
New York, NY 10007

Hon. Bill de Blasio  
Public Advocate  
1 Centre Street  
New York, NY 10007

Hon. James Oddo  
NYC City Councilmember  
94 Lincoln Avenue  
Staten Island, NY 10306

**2. Elected Officials (Continued)**

Hon. Charles Schumer  
U.S. Senator  
757 Third Avenue, Suite 1702  
New York, NY 10017

Hon. Kirsten Gillibrand  
U.S. Senator  
780 Third Avenue, Suite 2601  
New York, NY 10017

Hon. Andrew Lanza  
NYS Senator  
3845 Richmond Avenue, Suite 2A  
Staten Island, NY 10312

Hon. Michael Cusick  
NYS Assemblymember  
1911 Richmond Avenue  
Staten Island, NY 10314

Hon. Michael E. McMahon  
U.S. House of Representatives  
265 New Dorp Lane, 2<sup>nd</sup> Floor  
Staten Island, NY 10306

**3. Government Officials**

Stephen J. Fiala  
Staten Island County Clerk  
130 Stuyvesant Place, 2nd Floor  
Staten Island, NY 10301

Hon. Amanda Burden  
Commissioner  
NYC Department of City Planning  
22 Reade Street  
New York, NY 10007

Dr. Robert Kulikowski  
Director  
NYC Office of Environmental Coordination  
253 Broadway – 14<sup>th</sup> Floor  
New York, NY 10007

**3. Government Officials (Continued)**

John Wuthenow  
Office of Environmental Assessment & Planning  
NYC Dept. of Environmental Protection  
96-05 Horace Harding Expressway  
Flushing, NY 11373

**4. Residents, Owners, and Occupants of the Site and Properties Adjacent to the Site**

**a. Occupants of the Site**

Dunkin Donuts  
1650 Richmond Avenue  
Staten Island, New York 10314

Carvel Store  
1650 Richmond Avenue  
Staten Island, New York 10314

Gepetto's Sandwich Factory  
1650 Richmond Avenue  
Staten Island, New York 10314

Wine & Liquor Boutique  
1650 Richmond Avenue  
Staten Island, New York 10314

KSK Video  
1650 Richmond Avenue  
Staten Island, New York 10314

Tony's Pizzeria  
1650 Richmond Avenue  
Staten Island, New York 10314

Cel-Tel Wireless  
1650 Richmond Avenue  
Staten Island, New York 10314

J&J Page and General  
1650 Richmond Avenue  
Staten Island, New York 10314

Charming Cleaners  
1650 Richmond Avenue  
Staten Island, New York 10314

**4. Residents, Owners, and Occupants of the Site and Properties Adjacent to the Site**

**a. Occupants of the Site (Continued)**

Tic Tac, Inc.  
1650 Richmond Avenue  
Staten Island, New York 10314

Chinese Kitchen  
1650 Richmond Avenue  
Staten Island, New York 10314

Oriental Grocery  
1650 Richmond Avenue  
Staten Island, New York 10314

Sapporo Sushi  
1650 Richmond Avenue  
Staten Island, New York 10314

Coral Laundromat  
1650 Richmond Avenue  
Staten Island, New York 10314

Jimmy's Fine Jewelry  
1650 Richmond Avenue  
Staten Island, New York 10314

Empress Travel  
1652 Richmond Avenue  
Staten Island, New York 10314

Salon Sogno  
1652 Richmond Avenue  
Staten Island, New York 10314

Richmond Check Cashing  
1652 Richmond Avenue  
Staten Island, New York 10314

Miami Tan  
1652 Richmond Avenue  
Store B-7  
Staten Island, New York 10314

CVS  
1 CVS Drive  
Woonsocket, Rhode Island 02895

Blockbuster Video  
3000 Rebud Boulevard  
McKinney, Texas 75069

**4. Residents, Owners, and Occupants of the Site and Properties Adjacent to the Site**

**a. Occupants of the Site (Continued)**

Rose Nails  
3135 Victory Boulevard  
Staten Island, New York 10314

Java Den  
3135 Victor Boulevard #D3  
Staten Island, New York 10314

Dr. Maliha  
3135 Victory Boulevard #D4  
Staten Island, New York 10314

State Farm Insurance  
3135 Victory Boulevard  
Staten Island, New York 10314

Curves  
3135 Victory Boulevard #D-06  
Staten Island, New York 10314

Edible Arrangements  
1652 Richmond Avenue  
Staten Island, New York 10314

The UPS Store  
1652 Richmond Avenue  
Staten Island, New York 10314

**b. Owners of the Properties Adjacent to the Site**

Section: 2160  
Block: 18  
Owner: Papp Building and Realty (of 3139 Victory Boulevard)  
Address: 120 Grymes Hill Road  
Staten Island, New York 10301

Occupant  
3139 Victory Boulevard  
Staten Island, New York 10314

Section: 2160  
Block: 99  
Owner: Nikola Kvasic  
Address: 41 Sommer Avenue  
Staten Island, New York 10314

**4. Residents, Owners, and Occupants of the Site and Properties Adjacent to the Site**

**b. Owners of the Properties Adjacent to the Site (Continued)**

Section: 2160  
Block: 100  
Owner: Dae Duk Sung  
Address: 45 Sommer Avenue  
Staten Island, New York 10314

Section: 2160  
Block: 101  
Owner: J. Lichota  
Address: 49 Sommer Avenue  
Staten Island, New York 10314

Section: 2160  
Block: 103  
Owner: A. Sessa  
Address: 53 Sommer Avenue  
Staten Island, New York 10314

Section: 2160  
Block: 105  
Owner: Michael Ferraro  
Address: 57 Sommer Avenue  
Staten Island, New York 10314

Section: 2160  
Block: 107  
Owner: Valerie Chilli  
Address: 61 Sommer Avenue  
Staten Island, New York 10314

Section: 2160  
Block: 109  
Owner: Marie Rose & Mary Ann Azzarello  
Address: 65 Sommer Avenue  
Staten Island, New York 10314-3313

Section: 2160  
Block: 1  
Owner: Exxon Mobil Oil Corporation  
Address: Post Office Box 53  
Houston, Texas 77001-0053

**4. Residents, Owners, and Occupants of the Site and Properties Adjacent to the Site**

**b. Owners of the Properties Adjacent to the Site (Continued)**

Occupant

1680 Richmond Avenue  
Staten Island, New York 10314

Section: 2236

Block: 133

Owner: Joseph Palermo III

Address: 4740 Glenn Pine Lane  
Boynton Beach, Florida 33436-6154

McDonalds

1660 Richmond Avenue  
Staten Island, New York 10314

Section: 2160

Block: 7

Owner: Dorios

Address: 3115 Victory Boulevard  
Staten Island, New York 10314-6719

Section: 2236

Block: 79

Owner: Church of Our Lady of Pity

Address: 1634 Richmond Avenue  
Staten Island, New York 10314

Section: 2236

Block: 1

Owner: Catholic H.S. Association

Address: 100 Merrill Avenue  
Staten Island, New York 10314

Section: 2159

Block: 10

Owner: Victory Auto Spa

Address: 3118 Clifton Street  
Staten Island, New York 10314

Section: 2159

Block: 13

Owner: C&A Realty Holding, LLC

Address: 3130 Clifton Street  
Staten Island, New York 10314



**4. Residents, Owners, and Occupants of the Site and Properties Adjacent to the Site**

**b. Owners of the Properties Adjacent to the Site (Continued)**

Section: 2159  
Block: 15  
Owner: Victory Auto Ltd.  
Address: 3118 Victory Boulevard  
Staten Island, New York 10314

**5. Local News Media from which the Community Typically Obtains Information**

Local Newspaper – Staten Island Advance

Regional Newspaper – New York Post, Daily News

**6. Public Water Supplier**

Hon. Caswell Holloway  
Commissioner  
NYC Dept. of Environmental Protection  
59-17 Junction Boulevard  
Flushing, NY 11373

**7. Persons Requesting to be on Contact List**

No persons have requested to be on the contact list.

**8. School/Day Care Administrators Near the Site**

Douglas McManus, Principal  
Moore Catholic High School  
100 Merrill Avenue  
Staten Island, New York 10314

Bonnie Ferretti, Principal  
PS 60 Alice Austin School  
55 Merrill Avenue  
Staten Island, New York 10314

Children at Play Early Center  
40 Merrill Avenue  
Staten Island, NY 10314

Bishop Ahern High School  
315 Arlene Street  
Staten Island, NY 10314

## **9. Community, Civic, Religious and other Educational Institutions**

Holy Trinity Greek Orthodox  
1641 Richmond Avenue  
Staten Island, NY 10314

North Shore Waterfront Conservancy of Staten Island  
P.O. Box 140502  
Staten Island, NY 10314  
Attn: Beryl Thurman, Executive Director  
Email: [info@nswcsi.org](mailto:info@nswcsi.org)  
Website: <http://www.nswcsi.org/>

Dick Buegler  
Staten Island Protectors  
80 Mann Avenue  
Staten Island, NY 10314

Staten Island Economic Development Corporation  
900 South Avenue, Suite 402  
Staten Island, NY 10314  
Tel: (718) 477-1400  
Fax: (718) 477-0681  
Email: [info@siedc.net](mailto:info@siedc.net)  
Attn: Cesar J. Claro, President & CEO

Staten Island Chamber of Commerce  
130 Bay Street  
Staten Island, NY 10301  
Tel: (718) 727-1900  
Fax: (718) 727-2295  
Attn: Linda Baran, President & CEO  
Email: [lbaran@sichamber.com](mailto:lbaran@sichamber.com)  
Website: <http://www.sichamber.com/>

## **10. Project Contacts**

Mandy Yau, Project Manager  
NYSDEC  
47-40 21st Street  
Long Island City, NY 11101  
(718) 482-4897  
[mxyau@gw.dec.state.ny.us](mailto:mxyau@gw.dec.state.ny.us)

**10. Project Contacts (Continued)**

Chris Doroski, Project Manager  
NYSDOH  
547 River Street  
Troy, NY 12180-22161  
(800) 458-1158 ext. 27880  
beei@health.state.ny.us

## **APPENDIX B**

### Document Repositories

## **APPENDIX B**

### **Document Repositories**

Documents relevant to the environmental activities at the Site will be stored at the following document repositories:

**NYSDEC**

Region 2 Office, New York City

Hunters Point Plaza

47-40 21st Street

Long Island City, New York 11101-5401

Contact: Mandy Yau

Phone: (718) 482-4900

Hours: 8:30 a.m. to 4:45 p.m., Monday to Friday

**New York Public Library**

Todt Hill-Westerleigh Branch

2550 Victory Boulevard

Staten Island, New York 10314

Phone: (718) 494-1642

Hours: 10:00 a.m. to 8:00 p.m., Monday, Tuesday, Wednesday and Thursday

10:00 a.m. to 5:00 p.m., Friday and Saturday

Closed Sunday