



NEW YORK
STATE OF
OPPORTUNITY

**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan for 990-1026 Rossville Avenue

August 2020

Revised November 2020

C243043
990-1026 Rossville Avenue
Staten Island, NY 10309

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

Applicant: **Allied Rossville LLC (“Applicant”)**
Site Name: **990-1026 Rossville Avenue (“Site”)**
Site Address: **990-1026 Rossville Avenue**
Site County: **Richmond County**
Site Number: **C243043**

1. What is New York’s Brownfield Cleanup Program?

New York’s Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and developed. These uses include recreation, housing, and business.

A *brownfield* is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants who conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at:
<http://www.dec.ny.gov/chemical/8450.html> .

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

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

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment
- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process
- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision-making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

Project Contacts

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

The locations of the reports and information related to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC web-site. If this occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

Site Contact List

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The site contact list includes, at a minimum:

- Chief executive officer and planning board chairperson of each county, city, town and village in which the site is located;
- Residents, owners, and occupants of the site and properties adjacent to the site;
- The public water supplier which services the area in which the site is located;
- Any person who has requested to be placed on the site contact list;
- The administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- Location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

Note: The first site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See <http://www.dec.ny.gov/chemical/61092.html>.

Subsequent fact sheets about the site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the NYSDEC site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.
- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned citizen participation activities.

Technical Assistance Grant

NYSDEC must determine if the site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the site, as described in Section 5.

If the site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being

or enjoyment of the environment may be affected by a release or threatened release of contamination at the site.

As of the date the declaration (page 2) was signed by the NYSDEC project manager, the significant threat determination for the site had not yet been made.

To verify the significant threat status of the site, the interested public may contact the NYSDEC project manager identified in Appendix A.

For more information about TAGs, go online at
<http://www.dec.ny.gov/regulations/2590.html>

Note: The table identifying the citizen participation activities related to the site's investigation and cleanup program follows on the next page:

Citizen Participation Activities	Timing of CP Activity(ies)
Application Process:	
<ul style="list-style-type: none"> • Prepare site contact list • Establish document repository(ies) 	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period 	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement (BCA):	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	Before start of Remedial Investigation Note: Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period 	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report • Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC) 	At the time the cleanup action has been completed. Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.

3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

The following major issues of public concern were identified: air quality, groundwater quality, and health of workers and community. These issues are of the most concern to adjacent businesses and residents. These issues will be addressed in the Community Air Monitoring Program (CAMP) and site-specific Health and Safety Program (HASP) for the project to be approved by the NYSDEC prior to the respective phases of work.

The site is not 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.

Therefore, there is no need to translate future fact sheets into another language.

In addition, there may be concerns with regards to noise, odor or truck-related traffic.

The NYSDEC "Scoping Sheet for Major Issues of Public Concern" was used to complete this section (see Appendix E).

4. Site Information

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

Site Description

The approximately 66,700-square foot site is located at 990-1026 Rossville Avenue in Staten Island, New York, and is identified as Block 7054 Lot 518 on the New York City Tax Map.

The site contains an approximately 25,800-square foot one-story shopping center that is currently occupied by a dry-cleaner, liquor store, beauty salon, karate studio, ice cream parlor, grocery store, Chinese restaurant, bagel shop, laundromat, pizzeria, and a vacant former restaurant. A cellar is located beneath the grocery store in the northwestern corner

of the shopping center. The remaining portions of the site consists of an asphalt-paved parking lot in the southeastern portion of the site and an access road for deliveries along the western and northern perimeters of the site. The site is bound to the north by three two-story residential buildings, to the east by Rossville Avenue followed by a two-story mixed-use residential/commercial building and a two-story residential building, to the south by three two-story townhouse buildings associated with the Woodbrooke Estates residential community, and to the west by asphalt-paved tennis courts that are part of the Woodbrooke Estates residential community.

The site is located in a R3-2 residential district with a C1-2 commercial overlay and is located within the Special South Richmond Development District (SRD), which was established in 1975 to guide the development of the southern part of Staten Island. The property is designated for commercial use (K6-STORE BUILDING) according to the New York City Department of Finance (NYCDOF). The adjoining parcels and surrounding area are used for residential and commercial purposes.

History of Site Use, Investigation, and Cleanup

Historical operations at the site include a two-story residential building from 1917 through 1937 and the existing one-story shopping center, which was constructed circa 1990. The site was predominantly vacant prior to 1990. A dry-cleaning facility has operated at the site for approximately 30 years.

The primary contaminants of concern are chlorinated volatile organic compounds (CVOCs), specifically tetrachloroethene (PCE) and its daughter products, in soil, groundwater, and soil vapor/indoor air at concentrations exceeding the NYSDEC Restricted Use Soil Cleanup Objectives (SCOs), the NYSDEC Title 6 New York Codes, Rules and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical & Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (collectively referred to as NYSDEC SGVs), and the New York State Department of Health (NYSDOH) Soil Vapor Intrusion Matrices A, B, and C thresholds.

Prior to entry into the NYSDEC BCP, the site was the subject of environmental investigations, which are documented in the following reports:

- *Phase I Environmental Site Assessment (ESA)*, prepared by EBI Consulting (EBI), dated 25 September 2019;
- *Phase II ESA*, prepared by EBI, dated 28 October 2019; and,
- *Subsurface Investigation Report*, prepared by Langan, dated February 2020.

A summary of relevant information from each report is presented below:

25 September 2019 Phase I ESA, prepared by EBI

EBI conducted a Phase I ESA on behalf of NorthMarq Capital in 2019. EBI identified Kariss French Cleaners, located within the existing shopping center, as a Recognized Environmental Concern (REC) due to active onsite dry-cleaning utilizing PCE as a cleaning solvent since approximately 1990. The only manifest records available for the facility are associated with the disposal of spent halogenated solvents and waste impacted with hazardous concentrations of chromium, PCE, and trichloroethene (TCE) in 2017.

EBI recommended a subsurface investigation in the vicinity of the dry-cleaning facility to determine if current and historic dry cleaning operations have impacted the subject property.

28 October 2019 Phase II Environmental Site Assessment, prepared by EBI

The Phase II was completed in October 2019 and consisted of the following:

- Advancement of two interior soil borings within the onsite dry cleaner and two exterior soil borings adjacent and to the east and west of the on-site dry cleaner to a maximum depth of 24-feet below ground surface (bgs) and collection of six soil samples for CVOC analysis.
- Installation of two temporary groundwater monitoring wells adjacent and to the east and west of the on-site dry cleaner and the collection of two groundwater samples for CVOC analysis.
- Installation of two sub-slab soil vapor sampling points within the on-site dry cleaner and the collection of two soil vapor samples for CVOC analysis.

The Phase II findings and conclusions are as follows:

1. Based on field observations during the advancement of soil borings, elevated photoionization detector (PID) readings were only measured in the boring to the immediate west of the dry-cleaner, with the highest reading (148.2 parts per million [ppm]) at 3-feet bgs.
2. CVOCs (including PCE, TCE, cis-1,2-dichloroethene [cis-1,2-DCE], and vinyl chloride) were detected in two out of six soil samples at levels at least above the NYSDEC Unrestricted Use SCOs.

3. PCE, TCE, vinyl chloride, and cis-1,2-DCE were detected in one well to the west of the dry cleaner at concentrations above the NYSDEC SGVs.
4. Soil vapor results identified elevated concentrations of CVOCs that require monitoring and/or mitigation according to NYSDOH Soil Vapor Intrusion Matrices A and B.

EBI recommended the implementation of vapor intrusion mitigation measures (e.g., the design and installation of a sub-slab depressurization system [SSDS]).

February 2020 Subsurface Investigation Report, prepared by Langan

The Subsurface Investigation was completed in February 2020 and consisted of the following:

- A limited ground-penetrating radar (GPR) survey within the vicinity of soil boring locations and in limited areas across the site to investigate the location of subsurface utilities and drainage systems.
- Advancement of 10 soil borings (LSB-1 through LSB-10) and collection of 22 soil samples (including two duplicate samples) for CVOC analysis.
- Installation of eight groundwater monitoring wells (LMW-1A, LMW-1B and LMW-2 through LMW-7) and the collection of nine groundwater samples (including one duplicate sample) for CVOC analysis.
- Installation of 12 sub-slab soil vapor sampling points (LSV-1 through LSV-12) and the collection of 13 sub-slab soil vapor samples (including one duplicate sample) and 10 indoor air samples (IA-1 through IA-10) for VOC analysis.
- Installation of six soil vapor sampling points (LSV-13 through LSV-18) and the collection of seven soil vapor samples (including one duplicate samples) for VOC analysis.

The Subsurface Investigation findings and conclusions are as follows:

- Based on field observations during the advancement of soil borings, elevated PID readings were measured in two borings to the west (LSB-1) and south (LSB-2) of the dry-cleaner, with the highest reading (410.8 ppm) from the 2.5- to 3-foot depth interval within LSB-1.

- A network of catch basins within the onsite parking lot and access road reportedly leading to a “dry well” in the southern portion of the parking lot, as explained by the building superintendent, was identified. A catch basin reportedly leading to the dry well was identified approximately 15-feet north of the soil boring installed to the west of the dry cleaner.
- CVOCs (including PCE, cis-1,2-DCE, trans-1,2-DCE, and vinyl chloride) were detected in two soil samples (LSB-1A and LSB-2A) at levels at least above the NYSDEC Unrestricted Use SCOs.
- CVOCs (including PCE, its daughter products, and chloroform) were detected in groundwater in six wells across the site (LMW-1A, LMW-1B, LMW-2, LMW-3, LMW-4, and LMW-5) at concentrations above the NYSDEC SGVs. CVOCs were not detected above the NYSDEC SGVs at the two wells that were installed in the southern and eastern portions of the asphalt-paved parking lot.
- Co-located sub-slab soil vapor and indoor air results identified elevated concentrations of CVOCs requiring monitoring and/or mitigation according to NYSDOH Soil Vapor Intrusion Matrices A, B, and C at 4 locations in the southwestern portion of the shopping center (IA-04/LSV-06 in the hair salon, IA-05/LSV-07 in the karate studio, IA-7/LSV-8 in the ice cream parlor, and IA-9/LSV-9 in the liquor store). Elevated concentrations of CVOCs (in particular, PCE) requiring mitigation according to NYSDOH Soil Vapor Intrusion Matrix B were also identified at both sub-slab soil vapor samples collected within the dry-cleaner space (LSV-4 and LSV-5), which were not associated with any co-located indoor air samples.
- CVOCs were detected in five exterior soil vapor samples at locations across the site (LSV-13, LSV-14, LSV-15, LSV-16, and LSV-17) at concentrations requiring monitoring and/or mitigation according to NYSDOH Soil Vapor Intrusion Matrices A, B, and C. Particularly elevated concentrations of PCE (4,620,000 $\mu\text{g}/\text{m}^3$), TCE (709,000 $\mu\text{g}/\text{m}^3$), cis-1,2-DCE (4,760,000 $\mu\text{g}/\text{m}^3$), and vinyl chloride (1,440,000 $\mu\text{g}/\text{m}^3$) were detected in LSV-14 located directly to the west of the dry cleaner. CVOCs were detected in the exterior soil vapor sample collected in the southeastern portion of the asphalt-paved parking lot, however the concentrations were below the thresholds requiring monitoring and/or mitigation.

Langan recommended the installation of a SSDS as well as a supplemental remedial investigation to further evaluate the extent of impacts and assess remediation options.

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 on-site, 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 commercial purposes.

To achieve this goal, the Applicant will conduct investigation and cleanup activities, as well as installation of interim remedial measures (i.e., SSDS), at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

Investigation

The Applicant has completed a partial site investigation before it entered into the BCP. For the partial investigation, NYSDEC will determine if the data are useable.

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

The site investigation has several goals:

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

The Applicant submits a draft "Remedial Investigation Work Plan" to NYSDEC for

review and approval. NYSDEC makes the draft plan available to the public review during a 30-day public comment period.

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

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

Interim Remedial Measures

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. The Applicant submitted an “Interim Remedial Measures Work Plan” (IRMWP) in conjunction with the Application. The IRMWP addresses soil vapor intrusion (SVI) mitigation via installation of a SSDS within the western portion of the onsite shopping center building. The public comment period for this document was conducted concurrently with the public comment period for the BCP application. If an additional IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

Remedy Selection

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

1. The Applicant may recommend in its investigation report that no action is necessary at the site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a “Certificate of Completion” (described below) to the Applicant.

or

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

The Remedial Work Plan describes the Applicant's proposed remedy for addressing contamination related to the site.

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

Cleanup Action

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

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

Certificate of Completion

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

Site Management

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional

control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

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

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

Appendix A - Project Contacts and Locations of Reports and Information

Project Contacts

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

New York State Department of Environmental Conservation (NYSDEC)

Christopher Allan
Project Manager
NYSDEC
Division of Environmental Remediation
One Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
christopher.allan@dec.ny.gov
(718) 482-4065

New York State Department of Health (NYSDOH):

Kristin Kulow
Project Manager
NYSDOH
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
kristin.kulow@health.ny.gov
(518) 402-7860

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.

Christopher McMahon, CHMM
Associate
300 Kimball Drive, 4th Floor
Parsippany, NJ 07054
cmcmahon@langan.com
(973) 560-4861

Locations of Reports and Information

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

Huguenot Park Public Library

830 Huguenot Avenue
Staten Island, NY 10312
(718) 984-4636

Hours: Mon: 11:00 AM – 6:00 PM*
Tue: 10:00 AM – 6:00 PM*
Wed: 12:00 PM – 8:00 PM*
Thu: 11:00 AM – 6:00 PM*
Fri: 10:00 AM – 5:00 PM*
Sat: 10:00 AM – 5:00 PM*
Sun: CLOSED

Staten Island Community Board 3 (South Shore)

Charlene Wagner, District Manager
Frank Morano, Chairman
Albert Klingele – Environmental
Committee Chairman
1243 Woodrow Road, 2nd Floor
Staten Island, NY 10309
<https://www1.nyc.gov/site/statenislandcb3/index.page>

Document Repositories – COVID 19

*Repositories are temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance.

Recommend putting in the information on the DECInfo Locator Site.

Appendix B - Site Contact List

Chief Executive Officer

Mayor Bill de Blasio
City Hall
260 Broadway Avenue
New York, NY 10007

New York City Planning Commission Chairman

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

Borough of Staten Island, Borough President

Hon. James Oddo
Office of Staten Island Borough President James S. Oddo
10 Richmond Terrace
Borough Hall Room 120
Staten Island, NY 10301

Borough of Staten Island, Department of Planning and Development

Christopher Madwin, Borough Director
130 Stuyvesant Place, 6th Floor
Staten Island, NY 10301-2511

Borough of Staten Island, Community Board 3 (South Shore)

Frank Morano, Chairman
1243 Woodrow Road, 2nd Floor
Staten Island, NY 10309

New York City Council, Local District 51

Joseph C. Borelli, Councilman
2955 Veterans Road West, Suite 2
Staten Island, NY 10309

New York State Senator
Hon. Andrew J. Lanza
3845 Richmond Avenue Suite 2A
Staten Island, NY 10312

New York State Assembly
Hon. Michael Reilly
7001 Amboy Road, Suite 202 E
Staten Island, NY 10307

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. Max Rose
265 New Dorp Lane, 2nd Floor
Staten Island, NY 10306

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

Schools and Daycare Centers:

None

Residents, owners, and occupants of the site:

Owner:

Allied Rossville LLC
118-35 Queens Boulevard
Forest Hills, NY 11375

Current tenants:

NY Taekwondo
990 Rossville Avenue
Staten Island, NY 10309
Contact: Jay Nusbacher
201-245-4378
jaytk@hotmail.com

Salon Ambiance
994 Rossville Avenue
Staten Island, NY 10309
Contact: Deanna Zanghi
917-923-5572

Rossville Wines & Liquors
1000 Rossville Avenue
Staten Island, NY 10309
Contact: Jia Zheng
718-605-6700
rossvillewine@gmail.com

Happy Fortune Chinese
1022 Rossville Avenue
Staten Island, NY 10309
Contact: Jin Juan Zhang
917-923-0065
ty21889@yahoo.com

Benny's Laundromat
1024A Rossville Avenue
Staten Island, NY 10309
Contact: Benny LaMorte
917-676-7402

Carvel
992 Rossville Avenue
Staten Island, NY 10309
Contact: Jay Nusbacher
201-245-4378
jaytk@hotmail.com

Kariss French Cleaners
1002 Rossville Avenue
Staten Island, NY 10309
Contact: Larry Schwartz
917-670-7154

Mignosi's Supermarket
1006 Rossville Avenue
Staten Island, NY 10309
Contact: Kakar "Sam" Kakar
917-742-4990
sk100kk@aol.com

Heartland Bagels 2
1024 Rossville Avenue
Staten Island, NY 10309
Contact: Anthony Teutonico
917-328-4227
anteu514@aol.com

Pino's Pizzeria
1026 Rossville Avenue
Staten Island, NY 10309
Contact: Louis Randazzo
646-267-8938
lou0531@yahoo.com

Adjacent properties:

Residential Building
20 Barry Street
Staten Island, NY 10309
Owner: Celestine Quinn Asset Management Trust
120 North Broadway #11D
Irvington on Hudson, NY 10533

Mixed Residential & Commercial
Building
74 Pond Street
Staten Island, NY 10309
Owner: Pond Realty Corp.
Address not available

Residential Building
14 Barry Street
Staten Island, NY 10309
Owner: Celestine Quinn Asset Management Trust
120 North Broadway #11D
Irvington on Hudson, NY 10533

Residential Building
75 Grafe Street
Staten Island, NY 10309
Owner: Mai, Rachel L.
75 Grafe Street
Staten Island, NY 10309

Residential Building
1034 Rossville Avenue
Staten Island, NY 10309
Owner: Gorg K. Banobe
1034 Rossville Avenue
Staten Island, NY 10309

Residential Complex
37 Azalea Court
Staten Island, NY 10309
Owner: Friedman, Robert L. and
Friedman, Jeanne

Residential Complex
3 Bower Court
Staten Island, NY 10309
Owner: Woodbrooke Condo I

Local news media from which the community typically obtains information:**Local newspaper**

Staten Island Advance
950 W. Fingerboard Road
Staten Island, NY 10305

Spectrum NY 1 News
75 Ninth Avenue
New York, NY 10011

New York Post
1211 Avenue of the Americas

New York, NY 10036

New York Daily News
4 New York Plaza
New York, NY 10004

The public water supplier which services the area in which the property is located:

The responsibility for supplying water in New York City is shared between the NYC Department of Environmental Protection (NYCDEP), the Municipal Water Finance Authority, and the New York City Water Board:

NYCDEP
Vincent Sapienza, Commissioner
59-17 Junction Boulevard
Flushing, NY 11373

New York City Municipal Water Finance Authority
255 Greenwich Street, 6th Floor
New York, NY 10007

New York City Department of Environmental Protection
Bureau of Environmental Planning and Analysis
59-17 Junction Boulevard, 11th Floor
Flushing, NY 11373

The administrator of any school or day care facility located on or near the site:

There are no schools or day care facilities located on the site or within a ½-mile radius of the site.

The location of the document repository for the project (e.g., local library):

Huguenot Park Public Library
830 Huguenot Avenue
Staten Island, NY 10312
(718) 984-4636

Staten Island Community Board 3 (South Shore)
Charlene Wagner, District Manager
1243 Woodrow Road, 2nd Floor
Staten Island, NY 10309

718 356-7900

Community, Civic, Religious and other Environmental Organizations:

Consolidated Edison Corporate Affairs
Katia Gordon – Director
1 Davis Avenue
Staten Island, NY 10310

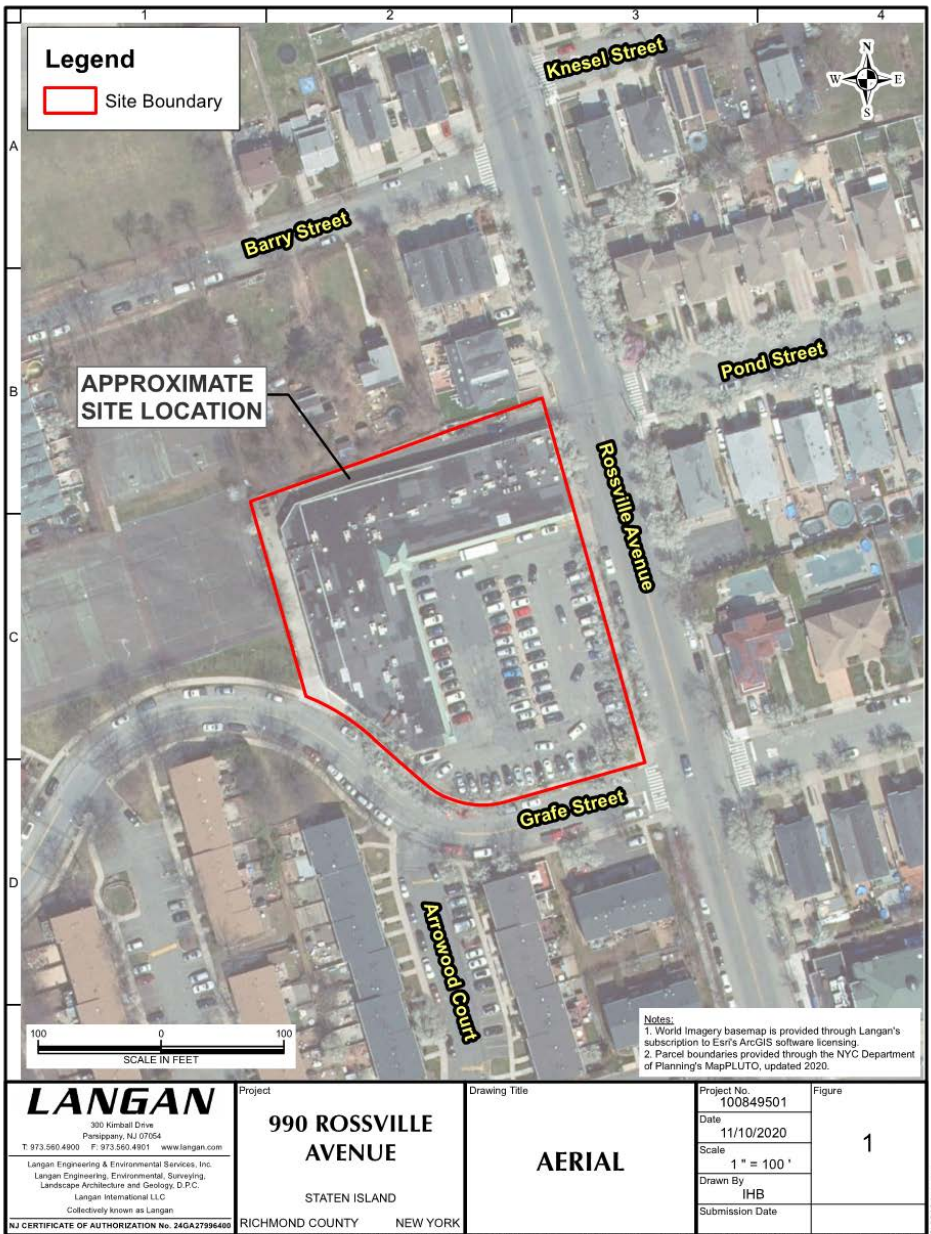
NYPD
Sal Sottile - President
123rd Police Precinct Council
116 Main Street
Staten Island, NY 10307

FDNY
Engine 64 Ladder 184
1560 DRUMGOOLE ROAD WEST
Staten Island, NY 10312

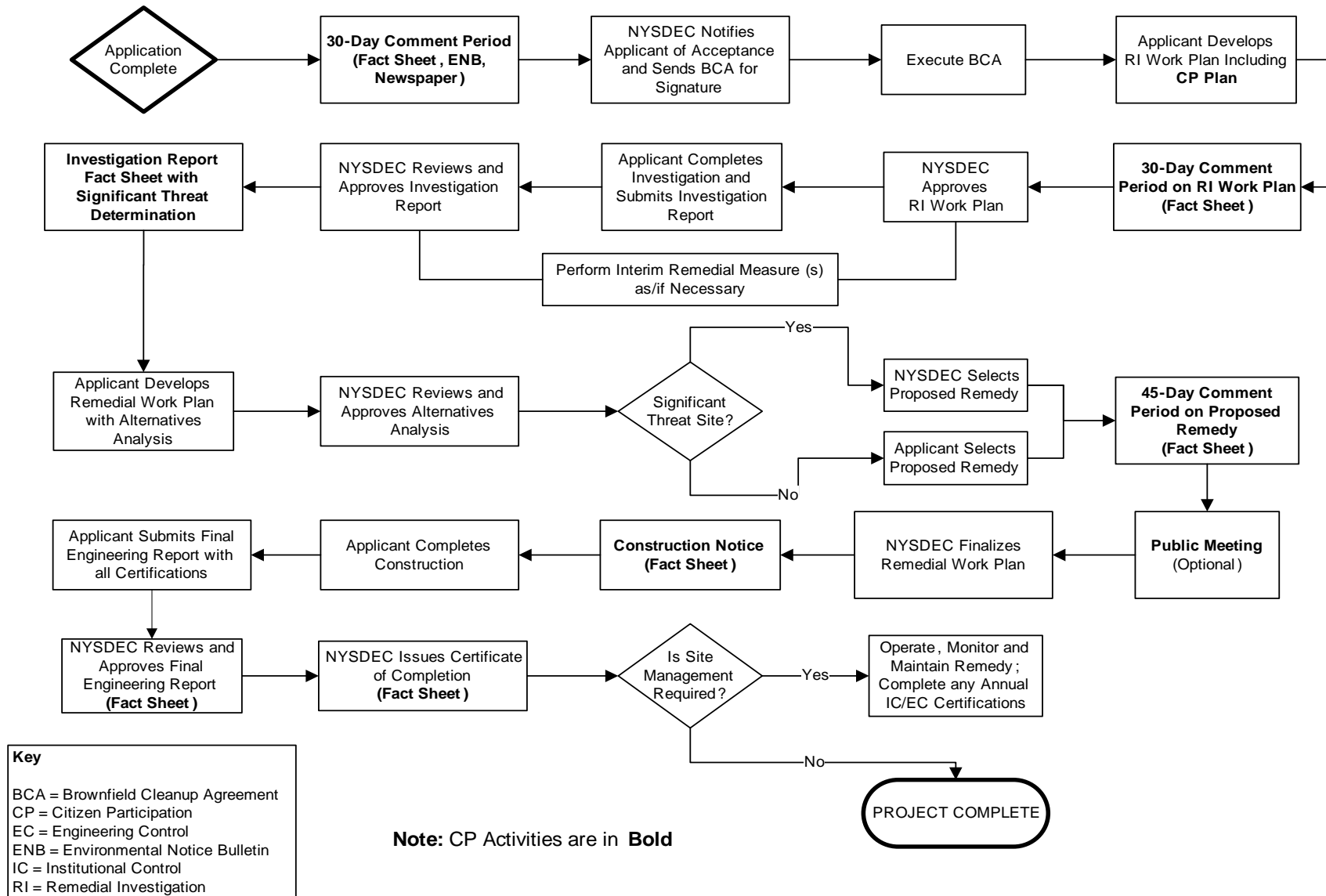
Woodbrooke Estates Homeowners Association
281 Grafe Street
Staten Island, NY 10309

St. Joseph Roman Catholic Church
16 Poplar Avenue
Staten Island, NY 10309

Appendix C - Site Location Map



Appendix D– Brownfield Cleanup Program Process



Appendix E - Scoping Sheet for Major Issues of Public Concern



Division of Environmental Remediation

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

Site Name: 990-1026 Rossville Avenue

Site Number: C243043

Site Address and County: 990-1026 Rossville Avenue, Staten Island, Richmond County, New York

Remedial Party: Allied Rossville LLC ("Applicant")

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

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

Investigation and remediation of soil, groundwater, and soil vapor and installation of interim remedial measures may impact air quality while work is performed. NYSDEC and NYSDOH are overseeing the project to ensure the air issues are monitored and mitigated during implementation of the work plan.

How were these issues and/or information needs identified?

Previous investigations identified contaminated soil, groundwater, and soil vapor/indoor air at the site.

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 additional information is required from the community at this time.

How were these information needs identified?

There are no information needs at this time.

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.

Information will be communicated to the public as outlined in the Citizen Participation Plan. NYSDEC and NYSDOH contacts will be provided. A repository will exist for the public to review documentation.

How were these issues and/or information needs identified?

Issue identification is the same as Part 1 response. Information communication was established by NYSDEC and NYSDOH as part of the NYS Brownfield Cleanup Program.

Part 4. Identify the following characteristics of the affected/interested community. This knowledge will help to identify and understand issues and information important to the community, and ways to effectively develop and implement the site citizen participation plan (mark all that apply):

a. Land use/zoning at and around site:

☒ **Residential** ☐ **Agricultural** ☐ **Recreational** ☒ **Commercial** ☐ **Industrial**

b. Residential type around site:

☒ **Urban** ☐ **Suburban** ☐ **Rural**

c. Population density around site:

☐ **High** ☒ **Medium** ☐ **Low**

d. Water supply of nearby residences:

☒ **Public** ☐ **Private Wells** ☐ **Mixed**

e. Is part or all of the water supply of the affected/interested community currently impacted by the site?

☐ **Yes** ☒ **No**

Provide details if appropriate:

[Click here to enter text.](#)

f. Other environmental issues significantly impacted/impacting the affected community?

☐ **Yes** ☒ **No**

Provide details if appropriate:

[Click here to enter text.](#)

g. Is the site and/or the affected/interested community wholly or partly in an Environmental Justice Area?

☐ **Yes** ☒ **No**

h. Special considerations:

☐ **Language** ☐ **Age** ☐ **Transportation** ☐ **Other**

Explain any marked categories in **h**:

[Click here to enter text.](#)

Part 5. The site contact list must include, at a minimum, the individuals, groups, and organizations identified in Part 2. of the Citizen Participation Plan under 'Site Contact List'. Are *other* individuals, groups, organizations, and units of government affected by, or interested in, the site, or its remedial program? (Mark and identify all that apply, then adjust the site contact list as appropriate.)

☒ **Non-Adjacent Residents/Property Owners:** [Click here to enter text.](#)

☒ **Local Officials:** [Click here to enter text.](#)

☒ **Media:** [Click here to enter text.](#)

☐ **Business/Commercial Interests:** [Click here to enter text.](#)

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

☐ **Indian Nation:** [Click here to enter text.](#)

☒ **Citizens/Community Group(s):** [Click here to enter text.](#)

☐ **Environmental Justice Group(s):** [Click here to enter text.](#)

☐ **Environmental Group(s):** [Click here to enter text.](#)

☒ **Civic Group(s):** [Click here to enter text.](#)

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

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

Prepared/Updated By: Langan

Date: 8/28/2020

Reviewed/Approved By: Thomas V. Panzone

Date: 10/8/20