



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for 197-201 Canal Street

August, 2022

BCP Site No. C243046
197-201 Canal Street
Staten Island, NY 10304

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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: **197-201 Canal St. Realty LLC (“Applicant”)**
Site Name: **197-201 Canal Street (“Site”)**
Site Address: **197-201 Canal Street**
Site County: **Richmond**
Site Number: **C243046**

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.

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

As shown on the NYSDEC Potential Environmental Justice Areas – Richmond County map, this site is located in a Potential 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.

According to the New York State (NYS) Department of Labor's mapped boundaries for NYS Environmental Zones (En-Zones), 100 percent of the site is located within Richmond County Census Tract 21, a designated En-Zone. The site is located within a census tract that has a poverty rate of 26.3% and an unemployment rate of 6.2%; this data satisfies En-Zone criteria pursuant to Tax Law 21(b)(6).

The site is located in an Environmental Justice Area. Nearby is a sizable Hispanic-American and African American community. Therefore, all future fact sheets will be translated into Spanish.

For additional information, visit:

<https://statisticalatlas.com/block-group/New-York/Richmond-County/002100-3/Race-and-Ethnicity>

Based on previous investigations and reports, the site was used for various commercial and light industrial operations including a hotel and second hand furniture store (1885), a hand printing shop and beer garden (1898), a bowling alley (1917 to 1950), a shoe company (1930), tackle shop (1960), and food market (1965 to 1970) on Lot 52; and a millinery (1885), tin/metalworking shop (1917), cigar store (1928 to 1934), a tire sales and services shop (1937), and a barber shop (1965) on Lot 50. The buildings were

demolished by 1977, and Lot 52 was used for metal storage between at least 1981 and 1983. The site has remained vacant since 1986. Contaminants of concern at the property, discussed in more detail in Section 4, include semi-volatile organic compounds (SVOCs) and metals in soil; and SVOCs, polychlorinated biphenyls (PCBs), and metals in groundwater. The site will be remediated to a Track 4 cleanup to support the redevelopment under a NYSDEC-approved RAWP.

Site information is available through Project Contacts mentioned in Section 2 and detailed in Appendix A. The BCP Application, which includes the previous investigations at the Site and future reports prepared for NYSDEC, will be available in the document repository discussed above in Section 2 and detailed in Appendix A. The RAWP will include schedules for the planned work to make Citizen Participation Plans (CPPs) 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 12,600-square-foot (0.29 acres) site is located at 197-201 Canal Street within an urbanized area of Staten Island, New York and is identified on the Richmond County Tax Map as Block 527, Lot 50. The site is bound by vacant land to the northeast, Canal Street to the southeast, a one-story commercial building to the southwest, and multi-story residential buildings to the northwest. The site is located in a mixed-use area with commercial and industrial uses, residential properties, and vacant land.

History of Site Use, Investigation, and Cleanup

The site was historically improved with three commercial buildings as early as 1885. Between 1885 and 1970, the site was used for various commercial and light industrial operations including a hotel and second hand furniture store (1885), a hand printing shop and beer garden (1898), a bowling alley (1917 to 1950), a shoe company (1930), tackle shop (1960), and food market (1965 to 1970) on Lot 52; and a millinery (1885), tin/metalworking shop (1917), cigar store (1928 to 1934), a tire sales and services shop (1937), and a barber shop (1965) on Lot 50. The buildings were demolished by 1977, and Lot 52 was used for metal storage between at least 1981 and 1983. The site has remained vacant since 1986.

A Remedial Investigation conducted by Tenen Environmental (Tenen) in March 2021 identified the presence of SVOCs and metals in soil, and SVOCs, PCBs, and metals in groundwater as contaminants of concern on-site.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Volunteer. This means that the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the site took place after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination onsite, and must conduct a "qualitative exposure assessment," a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the site and to contamination that has migrated from the site.

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

To achieve this goal, the Applicant will conduct investigation and cleanup activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

Investigation

The Applicant has completed a full site investigation before it entered into the BCP. The Applicant has submitted an investigation report for the full site investigation. NYSDEC 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.

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.

NYSDEC will use the information in the investigation report to determine if the site

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

Interim Remedial Measures

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

Remedy Selection

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

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

or

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

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

Cleanup Action

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

Decision Document.

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

Certificate of Completion

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

Site Management

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

An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

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

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

**Appendix A -
Project Contacts and Locations of Reports and Information**

Project Contacts

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

New York State Department of Environmental Conservation (NYSDEC):

Madeleine Babick

Project Manager
NYS Dept. of Environmental Conservation
47-40 21st Street
Long Island City, NY 11101-5401
Tel: (718) 482-4992
madeleine.babick@dec.ny.gov

Thomas Panzone

Public Participation Specialist
NYSDEC
One Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
Tel: (718) 482-4953
Email: Thomas.panzone@dec.ny.gov

New York State Department of Health (NYSDOH):

Harolyn Hood,
Public Health Specialist
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
Tel: 518-473-3780
Email: bee@health.ny.gov

Locations of Reports and Information

The facilities identified below are being used to provide the public with convenient access to important project documents: **{Instruction to preparer: add additional location(s) if appropriate.}**

New York Public Library – Stapleton Branch

132 Canal Street
Staten Island, NY 10304
Phone: (718) 727-0427
stapleton@nypl.org
Hours: Mon - Thurs: 11am to 7pm
Fri & Sat: 10am to 5pm, Sun: Closed

Staten Island Community Board 1
1 Edgewater Plaza, Suite 217
Staten Island, NY 10305
(718) 981-6900
Joseph Carroll, District Manager

Chairperson: Nicholas Siclari
George Turner – Land Use Committee
Email: jcarroll@cb.nyc.gov
Lisa Crosby, Community Coordinator,
lcrosby@cb.nyc.gov
Hours: call for appointment

Appendix B - Site Contact List

Chief Executive Officer

Mayor Eric Adams
City Hall
260 Broadway Avenue
New York, NY 10007

New York City Planning Commission

Daniel Garodnick, Commission Chair
NYC Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Staten Island Borough President

Hon. Vito Fossella
10 Richmond Terrace
Borough Hall, Room 120
Staten Island, NY 10301
(718) 816-2000

Borough of Staten Island, Department of City Planning

Christopher Hadwin – Director
130 Stuyvesant Place, 6th Floor
Staten Island, NY 10301
(718) 556-7240

NYC Office of Environmental Remediation

Mark McIntyre, Acting Director/General Counsel
100 Gold Street, 2nd Floor
New York, NY 10038

NYC City Comptroller

Hon. Brad Lander
1 Centre Street
New York, NY 10007

NYC Public Advocate

Hon. Jumaane Williams
1 Centre Street, 15th Floor
New York, NY 10007

Richmond County Clerk

Hon. Stephen J. Fiala
130 Stuyvesant Place -2nd Floor
Staten Island, NY 10301

NYC Councilperson, District 49

Hon. Kamillah M. Hanks
130 Stuyvesant Place, 6th Floor Room 602
Staten Island, NY 10301

NYS Senator, District 23

Hon. Diane Savino
36 Richmond Terrace, Suite 112
Staten Island, NY 10301

NYS Assembly Member

Hon. Charles D. Fall
853 Forest Avenue
Staten Island, NY 10310

U.S. Senator

Hon. Charles Schumer
780 Third Avenue, Suite 2301
New York, NY 10017

U.S. Senator

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

U.S. House of Representatives

Hon. Nicole R. Malliotakis
1911 Richmond Avenue, Suite 100
Staten Island, NY 10314

Local news media from which the community typically obtains information:

Staten Island Advance
1441 South Avenue - Suite 603
Staten Island, NY 10314
(718) 816-2804

NY 1 Spectrum News
75 Ninth Avenue
New York, NY 10011
(212) 691-6397

New York Daily News
270C Duffy Avenue
Hicksville, NY 11801
(212) 210-2100

Hoy Nueva York
15 Metrotech Center Floor 7
Brooklyn, NY 11201

New York Post
1211 Avenue of the Americas
New York, NY 10036

El Diario NY
15 Metrotech Center Floor 7
Brooklyn, NY 11201

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 NYCDEP, the Municipal Water Finance Authority, and the New York City Water Board:

New York City Department of Environmental Protection
Rohit T. Aggarwala, 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 Water Board
Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Flushing, NY 11373

Any person who has requested to be placed on the contact list:

No requests have been made by individuals for inclusion on the contact list.

Local Daycare Facilities and Schools:

Castle Day Care II
President/Executive
Director/Principal
211 Canal Street
Staten Island, NY 10304
(718) 448-5439

1st Stages to Success Day Care
President/Executive Director/Principal
32 Hudson Street
Staten Island, NY 10304
(917) 831-9601

MindfulNEST Center
President/Executive Director/Principal
45 Tompkins Street
Staten Island, NY 10304
718-981-5458

P.S 78
President/Executive Director/Principal
35 Hill Street
Staten Island, NY 10304
(718) 442-3094

Ga Ga Group Family Day Care, LLC
President/Executive Director/Principal
126 Prospect Street, Basement Floor
Staten Island, NY 10304
(718) 420-1647

Friends of Crown Heights
(about 0.3 miles southwest of the site)
President/Executive Director/Principal
195 Gordon Street
Staten Island, NY 10304
(718) 556-0181

My Child's 1st Daycare
President/Executive Director/Principal
229 Gordon Street
Staten Island, NY 10304
(347) 488-3657

Grandma Lee Daycare
President/Executive Director/Principal
95 Water Street
Staten Island, NY 10304
(917) 325-0059

Gamma's House Inc. Daycare
President/Executive Director/Principal
110 Laurel Avenue
Staten Island, NY 10304
(718) 447-8202

The Richard H. Hungerford School
President/Executive Director/Principal
715 L Ocean Terrace
Staten Island, NY 10301
(718) 273-8622

I.S. 49 Berta A. Dreyfus
President/Executive Director/Principal
101 Warren Street
Staten Island, NY 10304
(718) 727-6040

Gloryland Education and Daycare
Services
President/Executive Director/Principal
289 Vanderbilt Avenue
Staten Island, NY 10304

(347) 861-7585

Residents, owners, and occupants of the site:

Owner, Operator Information:

197 Canal St. Realty LLC
Attn: Fatos Valteri
907 72nd Street
Brooklyn, New York 10013
(718) 238-4146
marsalttime@gmail.com

Adjacent properties include:

Erwin Membreno
31 Tappen Court
Staten Island, NY 10304

Robert J Morales
33 Tappen Court
Staten Island, NY 10304

English Glenrose
35 Tappen Court
Staten Island, NY 10304

Kamillah Payne-Hanks
37 Tappen Court
Staten Island, NY 10304

The Patrick Chan 2019 Revocable
Management NT Trust
39 Tappen Court
Staten Island, NY 10304

Wen Xing Zhang
41 Tappen Court
Staten Island, NY 10304

Amaka Aneke
43 Tappen Court
Staten Island, NY 10304

Regina Kam
45 Tappen Court
Staten Island, NY 10304

Marjorie McClure
47 Tappen Court
Staten Island, NY 10304

Canal Street Properties, LLC
191 Canal Street
Staten Island, NY 10304

205 Canal Street Realty LLC
205 Canal Street
Staten Island, NY 10304

Heeso Lee
196 Canal Street
Staten Island, NY 10304

Albanian Islamic & Cultural Center

188 Canal Street
Staten Island, NY 10304

Community, Civic, Religious and Other Environmental Organizations:

Consolidated Edison Corporate Affairs
Joshua Rivera – Director
1 Davis Avenue
Staten Island, NY 10310

120th NYPD Police Precinct
Josephine Marino - President
78 Richmond Terrace
St. George, NY, 10301

FDNY
Engine 153 Ladder 77
74 Broad Street
Staten Island, NY 10304

JCC of Staten Island- Stapleton Neighborhood Senior Center
189 Gordon Street
Staten Island, NY 10304

Staten Island Economic Development Corporation
Gina Gutman – Interim President
201 Edward Curry Avenue – Suite 103
Staten Island, NY 10314
gina@siedc.org

Staten Island Chamber of Commerce
Linda Baran – President & CEO
2555 Richmond Avenue, Suite 240
Staten Island, NY, 10314
lbaran@sichamber.com

Natural Resources Protective Association
Ida Sanoff, Executive Director
P.O. Box 050328
Staten Island, NY 10305
nrpa2@aol.com

<https://www.nrpa.com/>

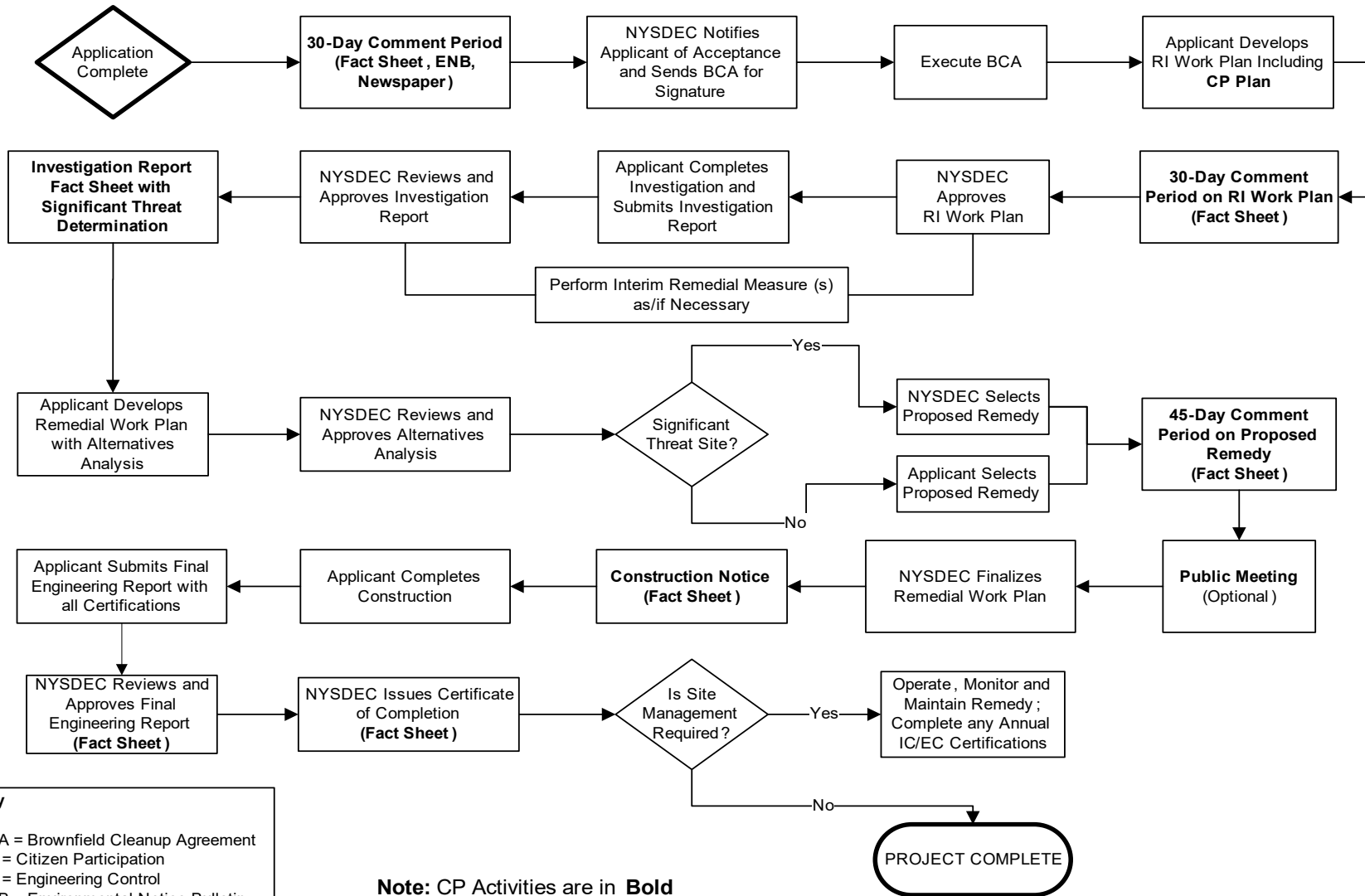
Protectors of Pine Oaks Woods
President: Clifford Hagen
P.O. Box 140747,
Staten Island, NY 10314-0747
e-mail: ppow@siprotectors.org
website: www.siprotectors.org

Staten Island Community Partnership
119 Tompkins Avenue
Staten Island, NY 10304
917-485-7708
<http://sicpp.com/contact-us>

Appendix C - Site Location Map



Appendix D– Brownfield Cleanup Program Process



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

Note: CP Activities are in **Bold**



Division of Environmental Remediation

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

Site Name: 197-201 Canal Street

Site Number: C243046

Site Address and County: 197-201 Canal Street, Richmond County

Remedial Party(ies): 197-201 Canal St. Realty 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 Citizen 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 and groundwater 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.

How were these issues and/or information needs identified?

Previous investigation reports identified contaminated soil and groundwater. 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 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:

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 Site is located in an area with a sizable Hispanic-American population nearby. Therefore, all future fact sheets will be translated into Spanish.

Not applicable

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: 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):** 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.

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Reviewed/Approved By: Thomas V. Panzone

Date: 8-18-22