

New York State Department of Environmental Conservation

Brownfield Cleanup Program

C 344068

Citizen Participation Plan

for

Ciabattoni Property

153 South Liberty Drive
Stony Point
Rockland County, New York

July 2007

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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 brownfield site's remedial process.

Applicant: **Sembler/Treasure New York Joint Venture c/o Sembler Florida, Inc.**
Site Name: **Ciabattoni Property**
Site Address: **153 South Liberty Drive, Town of Stony Point**
Site County: **Rockland**
Site Number: **C344068**

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

New York’s Brownfield Cleanup Program (BCP) is designed to encourage the private sector to investigate, remediate (clean up) and redevelop brownfields. A brownfield is any real property where redevelopment or reuse may be complicated by the presence or potential presence of a contaminant. 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 the 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 that conduct brownfield site remedial activities.¹ An Applicant is a person whose request to participate in the BCP has been accepted by NYSDEC. The BCP contains investigation and remediation 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: www.dec.state.ny.us/website/der/bcp .

2. Citizen Participation Plan Overview

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

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

Project Contacts

Appendix B identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site’s remedial 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.

¹ “Remedial activities”, “remedial action”, and “remediation” are defined as all activities or actions undertaken to eliminate, remove, treat, abate, control, manage, or monitor contaminants at or coming from a brownfield site.

Document Repositories

The locations of the site's document repositories also are identified in Appendix B. The document repositories provide convenient access to important project documents for public review and comment.

Site Contact List

Appendix C contains the brownfield site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and remediation process. The brownfield 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 remedial activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The brownfield site contact list includes, at a minimum:

- chief executive officer and official(s) principally involved with relevant zoning and planning matters 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;
- document repositories.

Where the site or adjacent real property contains multiple dwelling units, the Applicant will work with NYSDEC to develop an alternative method for providing such notice in lieu of mailing to each individual. For example, the owner of such a property that contains multiple dwellings may be requested to prominently display fact sheets and notices required to be developed during the site's remedial process. This procedure would substitute for the mailing of such notices and fact sheets, especially at locations where renters, tenants and other residents may number in the hundreds or thousands, making the mailing of such notices impractical.

The brownfield 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 B. Other additions to the brownfield site contact list may be made on a site-specific basis at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

CP Activities

Appendix D identifies the CP activities, at a minimum, that have been and will be conducted during the site's remedial program. The flowchart in Appendix E shows how these CP activities integrate with the site remedial process. The public is informed about these CP activities through fact sheets and notices developed at significant points in the site's remedial process.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a brownfield site, and the nature and progress of efforts to investigate and remediate a brownfield 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 brownfield site's investigation and remediation.

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

This CP Plan may be revised due to changes in major issues of public concern identified in Section 6. or in the nature and scope of remedial activities. Modifications may include additions to the brownfield site contact list and changes in planned citizen participation activities.

3. Site Information

Site Description

The Ciabattoni Property is an 0.23 acre parcel situated in a commercially developed area at the southwest corner of the intersection of Filors Lane and Liberty Drive (Route 9W & 202). The Site is specifically located at 153 South Liberty Drive in the Town of Stony Point, Rockland County, New York. The site is located in the business zone of the Town of Stony Point with commercial retail establishments to the east, south and north. Single family residential home sites are located to the west of the Site. Existing on-site structures are limited to an 1,100 square foot former gasoline service station building located on the southwestern portion of the Site. A Site Location Map is provided in Appendix A.

Site History

Currently, the site is occupied by a vacant building and not utilized for any purpose. The Site has historically operated as a gasoline service station with initial construction in 1953 and operating under various ownership and management until August 2003 when all underground storage tanks were removed and the station vacated. When the UST's were removed, petroleum contamination within the soils was identified in the gasoline and waste oil tank farm area's.

Environmental History

Historical documentation indicates that the original tanks were removed in 1980 by Ira D. Conklin & Sons, Inc. (IDC) and replaced with three (3) 10,000 gallon gasoline underground storage tanks (UST's) and two dispensers. In 1982, a complaint was filed by Annie's Diner which stated that the gas station was dumping oil behind the building. There was no documentation within the file indicating that any of the oil was cleaned up at the site.

A NYSDEC Spill Report Form was submitted on November 18, 1995 due to the failure of the tank tightness testing. The tank was retested and passed and received closure from the NYSDEC on March 26, 1998. In August 2003, IDC removed the three (3) 10,000 gallon gasoline underground storage tanks (UST's) and one (1) 550 gallon waste oil UST. During the excavation process, it was established that the soil was contaminated and a NYSDEC Spill Report Form was submitted on August 20, 2003. Approximately 600 tons of soil were removed from the tank excavation area and 150 tons of soil removed from the waste oil UST excavation. Laboratory results for the soil extracted upon excavation indicated contaminants above the NYSDEC Technical and Administrative Guidance Memorandum (TAGM) #4046 Recommended Soil Cleanup Objective (RSCO) level at the east wall (under South Liberty Drive) and bottom of the excavation. Upon inspection of the site, the Rockland County Department of Health representative requested the removal of the hydraulic lifts and dispensers on the site. On November 1, 2004, the removal of three (3) in-ground hydraulic lifts and the dispenser island commenced. Approximately 1,780 tons of petroleum contaminated soil were removed from both excavations. Soil sample results indicated levels above the NYSDEC TAGM #4046 Recommended Soil Cleanup Objectives along the east wall only. The remaining laboratory results did not exceed the applicable RSCO levels. No groundwater sampling was performed as a result of the discovery of excessively contaminated soils. A letter from IDC to Majac Enterprises (UST Owners) on December 28, 2004 indicated the presence of contaminated soil along the south wall of the hydraulic lift excavation

A Phase II Environmental Site Assessment was published in April 2006 and documented the initial site investigation of the former service station facility. During this investigation the soils and groundwater around the former - underground storage tank farm, waste oil tank, dispenser island and the hydraulic lifts were screened and sampled for petroleum hydrocarbon contamination. The summary of the findings is presented below.

- ▶ The water table was encountered at approximately 17' - 25' below ground surface. The groundwater level is consistent with that documented during the removal of the tanks.
- ▶ Natural geologic units encountered at the site below the gravelly back fill material consisted of reddish brown and grayish brown silty sand and gravel underlain by a well sorted medium sand. Bedrock was not encountered during the investigation.
- ▶ Physical evidence of contamination (i.e. staining, odors, Photoionization Detector (PID) measurements) was observed from the soil samples extracted from the waste oil UST area, UST and Dispenser area, and in-ground hydraulic lift.

- ▶ No levels of VOC's, above the laboratories limits of detection, were established within the sampled soil in the area of the former waste oil UST.
- ▶ No levels of VOC's, above the laboratories limits of detection, were identified within the sampled soil in the area of the alleged dumping at the rear of the gas station building.
- ▶ No levels of VOC's, above the laboratories limits of detection, were identified within the sampled soil in the area of the former in-ground hydraulic lifts. Additionally, Benzene was detected slightly above TOGS value in the groundwater sample, with Selenium being the only dissolved metal exceeding the regulatory limit.
- ▶ Based on the results of sampling, groundwater at the former dispenser island and UST area have been impacted by numerous petroleum constituents above NYSDEC groundwater quality standards. The extent of the impact has not been delineated, and the potential exists that the groundwater impact may extend off-site.
- ▶ Metals concentrations exceeding the regulatory limits were established within the soil samples (chromium) and groundwater samples (totals - barium, chromium, lead, selenium, silver and dissolved - selenium). The source of the elevated metals is unknown.

Based on the findings of the April 2006 Phase II Environmental Site Assessment a supplemental Site Assessment Report was prepared and required additional soils and groundwater sampling at the site. The finished report was published in December of 2006 and the findings are presented below.

- ▶ Natural geologic units encountered at the site below the gravelly backfill material consist of reddish-brown and grayish-brown silty sand and gravel underlain by a well sorted medium sand. Bedrock was not encountered during the investigation.
- ▶ All soil screening PID results were found to be at non-detectable levels, however a strong petroleum odor was detected from 16' - 20' below grade during the installation of monitoring well MW-03 (former UST area).
- ▶ Chromium was detected in all three soil samples collected (including the upgradient "background" sample) at concentrations ranging from 38 to 61 milligram/killigram (mg/kg), exceeding the RSCO value of 10 mg/kg. The Eastern USA background chromium soil concentration of 15 to 40 mg/kg was exceeded at the MW-03 and MW-05 sample locations.
- ▶ Numerous analytes were detected in three of the four sampled monitoring wells, including gasoline constituents and breakdown compounds. Monitoring wells MW-3 and MW-4 were determined to contain VOC compounds in excess of NYSDEC TOGS values. Several analytes were detected at monitoring well MW-03 and included: ethylbenzene (63 µg/l); total xylenes (56 µg/l); isopropylbenzene (32 µg/l); n-propylbenzene (76 µg/l); 1,3,5-trimethylbenzene (27 µg/l); 1,2,4-trimethylbenzene

(120 µg/l, estimated); sec-butylbenzene (11 µg/l); naphthalene (48 µg/l, estimated). The analytes in MW-04 at levels exceeding their respective state groundwater quality standards included: benzene (310 µg/l); toluene (470 µg/l); ethylbenzene (310 µg/l); total xylenes (750 µg/l); isopropylbenzene (54 µg/l); n-propylbenzene (52 µg/l); 1,3,5-trimethylbenzene (100 µg/l); 1,2,4-trimethylbenzene (260 µg/l); p-isopropyltoluene (6.9 µg/l) naphthalene (73 µg/l, estimated).

Based on the results of this Supplemental Site Assessment, it appears that the groundwater samples collected indicate that the contamination plume originating from the former UST area has migrated eastward and may extend off-site to the east. Additionally, chromium was detected in all three soil samples collected (including the upgradient "background" sample) at concentrations ranging from 38 to 61 mg/kg, exceeding the RSCO value of 10 mg/kg. The Eastern USA background chromium soil concentration of 15 to 40 mg/kg was exceeded at the MW-03 and MW-05 sample locations.

4. Remedial Process

Note: See Appendix E for a flowchart of the brownfield site remedial 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 remedial 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 a remedial program at the site.

Investigation

If the Applicant conducts a remedial investigation (RI) of the site, it will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation workplan, which is subject to public comment as noted in Appendix D. The goals of the investigation are as follows:

- 1) Define the nature and extent of contamination in soil, surface water, groundwater and any other impacted media;
- 2) Identify the source(s) of the contamination;

- 3) Assess the impact of the contamination on public health and/or the environment; and
- 4) Provide information to support the development of a Remedial Work Plan to address the contamination, or to support a conclusion that the contamination does not need to be addressed.

The Applicant will prepare an RI Report after it completes the RI. This report will summarize the results of the RI and will include the Applicant's recommendation of whether remediation is needed to address site-related contamination. The RI Report is subject to review and approval by NYSDEC. Before the RI Report is approved, a fact sheet that describes the RI Report will be sent to the site's contact list.

NYSDEC will determine if the site poses a significant threat to public health and/or the environment. If NYSDEC determines that the site is 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 community 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 interest 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 eligible site.

For more information about the TAG Program and the availability of TAGs, go online at: www.dec.state.ny.us/website/der/guidance/tag.

Remedy Selection

After NYSDEC approves the RI Report, the Applicant will be able to develop a Remedial Work Plan if remediation is required. The Remedial Work Plan describes how the Applicant would address the contamination related to the site.

The public will have the opportunity to review and comment on the draft Remedial Work Plan. The site contact list will be sent a fact sheet that describes the draft Remedial Work Plan and announces a 45-day public comment period. NYSDEC will factor this input into its decision to approve, reject or modify the draft Remedial Work Plan.

A public meeting may be held by NYSDEC about the proposed Remedial Work Plan if requested by the affected community and if significant substantive issues are raised about the draft Remedial Work Plan. Please note that, in order to request a public meeting, the health, economic well-being or enjoyment of the environment of those requesting the public meeting must be threatened or potentially threatened by the site. In addition, the request for the public meeting should be made within the first 30 days of the 45-day public comment period for the draft Remedial Work Plan. A

public meeting also may be held at the discretion of the NYSDEC project manager in consultation with other NYSDEC staff as appropriate.

Construction

Approval of the Remedial Work Plan by NYSDEC will allow the Applicant to design and construct the alternative selected to remediate the site. The site contact list will receive notification before the start of site remediation. When the Applicant completes remedial activities, it will prepare a final engineering report that certifies that remediation requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the remediation is protective of public health and the environment for the intended use of the site. The site contact list will receive a fact sheet that announces the completion of remedial activities and the review of the final engineering report.

Certificate of Completion and Site Management

Once NYSDEC approves the final engineering report, it will issue the Applicant a Certificate of Completion. This Certificate states that remediation goals have been achieved, and relieves the Applicant from future remedial liability, subject to statutory conditions. The Certificate also includes a description of any institutional and engineering controls or monitoring required by the approved remedial work plan. If the Applicant uses institutional controls or engineering controls to achieve remedial objectives, the site contact list will receive a fact sheet that discusses such controls.

An institutional control is a non-physical restriction on use of the brownfield site, such as a deed restriction that would prevent or restrict certain uses of the remediated property. An institutional control may be used when the remedial 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, such as a cap or vapor barrier.

Site management will be conducted by the Applicant as required. NYSDEC will provide appropriate oversight. Site management involves the institutional and engineering controls required for the brownfield site. Examples include: operation of a water treatment plant, maintenance of a cap or cover, and monitoring of groundwater quality.

5. Citizen Participation Activities

CP activities that have already occurred and are planned during the investigation and remediation of the site under the BCP are identified in Appendix D: Identification of Citizen Participation Activities. These activities also are identified in the flowchart of the BCP process in Appendix E. NYSDEC will ensure that these CP activities are conducted, with appropriate assistance from the Applicant.

All CP activities are conducted to provide the public with significant information about site findings and planned remedial activities, and some activities announce comment periods and request public input about important draft documents such as the Remedial Work Plan.

All written materials developed for the public will be reviewed and approved by NYSDEC for clarity and accuracy before they are distributed. Notices and fact sheets can be combined at the discretion, and with the approval of, NYSDEC.

6. Major Issues of Public Concern

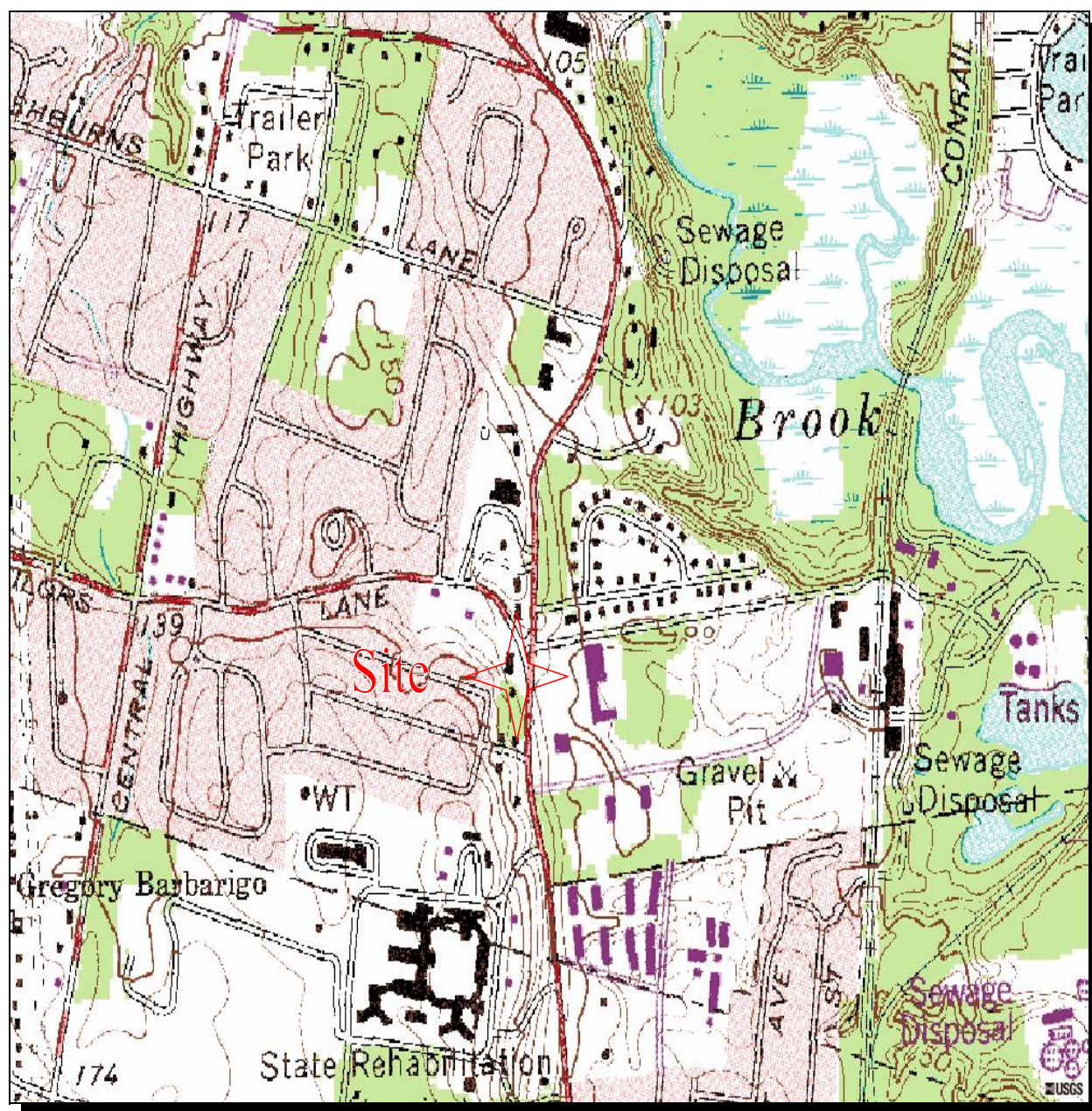
This section of the CP Plan identifies major issues of public concern, if any, that relate to the site. Additional major issues of public concern may be identified during the site's remedial process.

Remediation at the Ciabattoni site will benefit all stakeholders, including the residents of the Town of Stony Point and the State of New York and local environmental organizations. It is expected that further remediation of the site will eliminate and/or contain environmental contaminants at the Site so they will no longer have the potential to impact public health.

The site and surrounding area are provided with a municipal water source, thereby avoiding exposure to any groundwater contamination.

During remedial work there will be a Health and Safety Plan and Community Air Monitoring Plan, if required?

Appendix A – Site Location Map



Site Code C344068
Sembler/Treasure New York Joint Venture
149 South Liberty Drive
Stony Point, NY

Source: USGS West Haverstraw, NY Quadrangle, 7/1/1991

Appendix B – Project Contacts and Document Repositories

Project Contacts

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

New York State Department of Environmental Conservation (NYSDEC):

Ms. Michelle Tipple
Project Manager
NYSDEC - Region 3
21 South Putt Corners Road
New Paltz, NY 12561-1696
(845) 256-3153

Mr. Michael Knipfing
Citizen Participation Specialist
NYSDEC - Region 3
21 South Putt Corners Road
New Paltz, NY 12561-1696
(845) 256-3154

New York State Department of Health (NYSDOH):

Mr. Michael Rivara
Project Manager
NYSDOH
547 River Street
Troy, NY 12180
(800) 458-1158

Document Repositories

The document repositories identified below have been established to provide the public with convenient access to important project documents:

Rose Memorial Library
79 East Main St.
Stony Point, New York
Phone: (845)786-2100
Hours: Monday - Thursday 10:00 a.m. -
8:00 p.m., Friday - Saturday 10:00 a.m. -
5:00 p.m., Sunday 1:00 p.m. - 5:00 p.m.*
Closed Sunday in July and August

NYSDEC - Region 3
Attn: Ms. Michelle Tipple
Phone: (845) 256-3153
Hours: Monday - Friday 8:30 a.m. - 4:45
p.m. (call for appointment)

Appendix C – Brownfield Site Contact List

The chief executive officer and zoning board chairperson of each county, city, town and village in which the property is located.

Town of Stony Point
Town Supervisor
Philip A. Marino
74 East Main Street
Stony Point, NY 10980

Town of Stony Point
Chairman Zoning Board
James McDonnell
74 East Main Street
Stony Point, NY 10980

Residents, owners, and occupants of the property and properties adjacent to the property.

Current Property Owner:

Lot 17, Sembler/Treasure New York Joint Venture, c/o Sembler Florida, Inc. 5858
Central Avenue, Saint Petersburg, FL 33707

Adjacent Property Owners/Operators:

The Wine Haven, 155 South Liberty Dr, Stony Point, NY 10980
Stony Point Flower & Gift Shop, 155 South Liberty Dr, Stony Point, NY 10980
Joseph & Maureen Pehush, 155 South Liberty Dr, Stony Point, NY 10980
Thomas Shine, 4 Easton St, Stony Point, NY 10980-2702
Robert J. Morelli, 10 Easton Street, Stony Point, NY 10980
Stony Nails, 146 South Liberty Drive, Stony Point, NY 10980
Stewart Goldsmith, Gator Investments, 1595 NE 163rd Street, North Miami Beach, FL 33162
Stop & Shop, 150 South Liberty Drive, Stony Point, NY 10980
Eckerd Drugs, 166 South Liberty Drive, Stony Point, NY 10980
Fortune Cookie, 166 South Liberty Drive, Stony Point, NY 10980
Michael J's, 160 South Liberty Drive, Stony Point, NY 10980
Dough Boys Pizzeria, 164 South Liberty Drive, Stony Point, NY 10980
Daves, 164 South Liberty Drive, Stony Point, NY 10980

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

United Water New York
360 West Nyack Road
West Nyack, NY 10994

The administrator of any school or day care facility located on or near the property.

Ms. Deborah Anderson, Teddy Bears Child Care, 11 North Liberty Drive, Stony Point, NY 10980
Ms. Alice Gottlieb, James A. Farley, Middle School, 140 Route 210, Stony Point, NY 10980

The location of a document repository for the project:

Rose Memorial Library Association

79 East Main Street
Stony Point, NY 10980
Ms. Virginia Papandrea, Director

Persons/entities requested to be placed on the contact list.

State Government Officials List

Willie Janeway, Regional Director
NYSDEC
21 S. Putt Corners Road
New Paltz, NY 12561

Wendy Rosenbach
Public Affairs Officer
NYSDEC21 S. Putt Corners Road
New Paltz, NY 12561

Richard Baldwin
NYSDEC21 South Putt Corners Rd.
New Paltz, NY 12561

Michael J. Knipfing
NYSDEC
21 S. Putt Corners Road
New Paltz, NY 12561

Peg Duke
NYSDEC
21 S. Putt Corners Rd.
New Paltz, NY 12561

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NYSDEC100 Hillside Ave, Suite 1
WWhite Plains, NY 10603

Harold Evans
NYSDEC
625 Broadway
Albany, NY 12233

Michelle Tipple
NYSDEC
21 S. Putt Corners Road
New Paltz, NY 12561

Sal Ervolina
NYSDEC
625 BroadwayAlbany, NY 12233

Mary Young
NYSDEC
625 Broadway
Albany, NY 12233

Gary Litwin
NYSDOH
547 River Street
Troy, NY 12180

Michael Rivara
NYSDOH
547 River Street
Troy, NY 12180

Rebecca Mitchell
NYSDOH
547 River Street
Troy, NY 12180

Richard Morse
NYS Assembly Waste Commissions
Agency Bldg. 4, Fifth Floor, ESP
Albany, NY 12248

Environmental Groups

Scenic Hudson
1 Civic Center Plaza
Poughkeepsie, NY 12601

Greenway Conservancy
Capitol Building
Capitol Station, Rm 254
Albany, NY 12224

The Nature Conservancy
Eastern NY Chapter
265 Chestnut Ridge Road
Mt. Kisco, NY 10549

Sierra Club
Atlantic Chapter
353 Hamilton Street
Albany, NY 12210-1709

Karl Coplan, Esq.
Pace/Riverkeeper
78 N. Broadway
White Plains, NY 10603

Environmental Citizens Coalition
119 Washington Ave., Suite #3
Albany, NY 12210-2204

Laura Haight
NYPIRG
107 Washington Ave.
Albany, NY 12210

Rockland County EMC
50 Sanatarium Road
Building P
Pomona, NY 10970

Rockland County Health Dept.
Attn: Thomas Micelli, PE
Building D
Sanatarium Road
Pomona, NY 10970

Rockland County Conservation Association
P.O. Box 213
Pomona, NY 10970

Larry Larson
Natural Resource Conservation Service
225 Dolson Avenue, Suite 103
Middletown, NY 10940

Cornell Cooperative Extension Service
c/o 10 Patriot Hills Drive
Stony Point, NY 10980 None

Other Interested Parties

City Editor
Hudson Valley Business Journal
86 E. Main St
Wappingers Falls , NY 12590

City Editor
Our Town Media Inc.
P.O. Box 329
Ramsey, NJ 07446

City Editor
El Clarin
48 Broadway
Haverstraw, NY 10927

City Editor
Journal News
200 North Rte.303
West Nyack, NY 10994

City Editor
OurTown/ Courier/ Independent
36 Ridge
Pearl River, NY 10965

City Editor
Rockland Review
26 Snake Hill Rd.
West Nyack, NY 10994

City Editor
Rockland County Times
119 Main St.
Nanuet, NY 10954

City Editor, The Jewish Tribune
Executive Office
78 Randall Avenue
Rockville Center, NY 11570

City Editor
The Record
150 River Street
Hackensack, NJ 07601

WNYK
Nyack College
Nyack, NY 10960

News Director
WRKL
1551 Route 202
Pomona, NY 10970

News Director
Cablevision
235 W. Nyack Road
W. Nyack, NY 10994

News Director, MediaOne
N. Rockland High School
Hammond Road
Theills, NY 10984

News Director
WRNN TV
721 Broadway
Kingston, NY 12401

Lisa Phillips, Bureau Chief
WAMC
44 Main Street
Kingston, NY 12401

Hank Gross
Mid-Hudson News Service
42 Marcy Lane
Middletown, NY 10941

News Director
WTBQ
62 N. Main St.
Florida, NY 10921

News Director
WRCR
75 West Rt. 59, Suite. 2126
Nanuet, NY 10954

Appendix D – Identification of Citizen Participation Activities

Required Citizen Participation (CP) Activities	CP activity(ies) Occur at this Point
Application Process: <ul style="list-style-type: none"> • Prepare brownfield site contact list (BSCL) • Establish document repositories 	At time of preparation of application to participate in BCP
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day comment period • Publish above ENB content in local newspaper • Mail above ENB content to BSCL 	When NYSDEC determines that BCP application is complete. The 30-day comment period begins on date of publication of notice in ENB. End date of comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice and notice to the BSCL should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement: <ul style="list-style-type: none"> • Prepare citizen participation (CP) plan 	Draft CP Plan must be submitted within 20 days of entering Brownfield Site Cleanup Agreement. CP Plan must be approved by NYSDEC before distribution.
After Remedial Investigation (RI) Work Plan Received: <ul style="list-style-type: none"> • Mail fact sheet to BSCL about proposed RI activities and announcing 30-day public comment period on draft RI Work Plan 	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, comment periods will be combined and public notice will include fact sheet. 30-day comment period begins/ends as per dates identified in fact sheet.
After RI Completion: <ul style="list-style-type: none"> • Mail fact sheet to BSCL describing results of RI 	Before NYSDEC approves RI Report.
After Remedial Work Plan (RWP) Received: <ul style="list-style-type: none"> • Mail fact sheet to BSCL about proposed RWP and announcing 45-day comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager in consultation with other NYSDEC staff as appropriate) 	Before NYSDEC approves RWP. 45-day comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day comment period.
After Approval of RWP: <ul style="list-style-type: none"> • Mail fact sheet to BSCL summarizing upcoming remedial construction 	Before the start of remedial construction.
After Remedial Action Completed: <ul style="list-style-type: none"> • Mail fact sheet to BSCL announcing that remedial construction has been completed • Mail fact sheet to BSCL announcing issuance of Certificate of Completion (COC) 	At the time NYSDEC approves Final Engineering Report. These two fact sheets should be combined when possible if there is not a delay in issuance of COC.

Appendix E – Brownfield Cleanup Program Process

