

**CITIZEN PARTICIPATION PLAN  
MICHAEL'S STORE (FORMER CHARLTON CLEANERS)  
FOREST AVENUE SHOPPERS TOWN  
24 BARRETT AVENUE  
STATEN ISLAND, NEW YORK  
NYSDEC VCA #W3-0891-01-06**

**INTRODUCTION**

KIOP Forest Avenue, L.P. (KFA) who is an innocent owner volunteer, in cooperation with the New York State Department of Environmental Conservation (NYSDEC), and the New York State Department of Health (NYSDOH), is committed to informing and involving the public during the investigation of the Former Charlton Cleaners Site. The purpose of this Citizen Participation Plan (CPP) is to provide a framework for disseminating information to the public relative to this site. This plan will provide the public with an opportunity to become informed and involved, and to provide input with respect to response action development and implementation.

This CPP provides summary information regarding the background related to the contamination identified to date, the anticipated phases of the investigation and remediation process, the opportunities for citizen participation, the primary contacts for various state and local agencies, information on how to find out what documents are available and the list of affected and interested parties (the public contact list).

The investigation and remediation activities at the site will be conducted under the NYSDEC Environmental Restoration Projects (Brownfields) program (formerly the Voluntary Cleanup Program). This CPP is designed to provide an area-wide comprehensive approach to citizen participation and achieve the following objectives:

- keep the public informed of planned or ongoing actions, the nature of environmental conditions, the environmental and/or public health threats the contamination may pose, the responses under consideration and the progress being made;
- create opportunities for the public to provide information, opinions and perspectives on the work being conducted; and
- ensure open communication between the public and project staff throughout the investigation and remediation process.

KFA, in concert with the NYSDEC and the NYSDOH, will implement the activities described in this plan. Implementation of this CPP will evolve during the investigation and remediation process and changes will be made to the plan as conditions warrant.

### **Site Background**

The Michael's Store/Former Charlton Cleaners Site (the Site), is located in the Forest Avenue Shoppers Town (FAST) at 24 Barrett Avenue in Staten Island, County of Richmond, New York. The Site is bordered by Barrett Avenue to the east, Forest Avenue to the south and west, and Decker Avenue to the north. The location of the Site is shown on figure 1. The former Charlton Cleaners occupied a 2,000 square foot space in the northern corner of one of the buildings at the FAST (the Site) sometime prior to 1994. An area map depicting the locations of the Site and the FAST is shown on figure 1. There is a basement beneath the northern third of the Michael's building. The Site occupied a portion of the building, and the exact basement location is shown on figure 2. The remainder of the Michael's building does not have a basement. KIOP has owned the FAST since December 1, 2000. Currently, the FAST is covered entirely by asphalt and commercial buildings with the exception of small landscaped parking islands. The surrounding properties to the north, south, east and west are a mix of residential and commercial buildings. It is expected that the future use at the Site is the same as the present use (Michael's Store).

The Site utilized perchloroethylene (PCE) in the dry cleaning process during its operation prior to 1994. No spills or releases of PCE were reported or documented at the Site. A soil and ground-water investigation conducted in 1994 by Apex Environmental, Inc. included a preliminary Phase I Environmental Site Assessment and drilling of 4 soil borings and installation of four monitor wells in the vicinity of the former Charlton Cleaners. The 1994 investigation indicated the presence of 5 ug/l (micrograms per liter) of PCE in one of the monitor wells located in the vicinity of the Charlton Cleaners. A separate investigation of the Paul Miller, Inc. dry cleaning facility located at 1465 Forest Avenue (currently a Boston Market), which is an outparcel within the same geographic boundary as the FAST, indicated that ground-water samples collected from the vicinity of Paul Miller, Inc. contained several chlorinated solvents including PCE at 99 ug/l.

Dvirka and Bartilucci completed a preliminary site assessment report at Charlton Cleaners in June 1997. Six soil borings drilled during this preliminary site assessment indicated

the presence of PCE and TCE in soil and ground water in the vicinity of the former Charlton Cleaners.

Leggette, Brashears & Graham, Inc. (LBG) completed a preliminary remedial investigation at the Site, within the property and off property. In summary, the greatest concentration of PCE, TCE and vinyl chloride detected in the soil were 5,000 ug/kg (micrograms per kilogram), 860 ug/kg and 250 ug/kg, respectively. The dissolved PCE, TCE and vinyl chloride concentrations of ground-water samples collected from the Site were as high as 6,200 ug/l, 81 ug/l and 3,300 ug/l, respectively. All of the details of this investigation are summarized in the LBG report titled: "Remedial Subsurface Investigation, Forest Avenue Shoppers Town, Former Charlton Cleaners Facility, Forest Avenue, Staten Island, New York" dated March 2002. There were eight (8) ground-water monitoring wells installed as part of this preliminary remedial investigation. All of the renamed monitor well locations are shown on figure 2.

The depth to ground water in the vicinity of the Site has been generally encountered at 7 ft bg (feet below grade). On November 3, 2000, the ground-water flow direction is toward the north beneath and in the vicinity of the Site at an average hydraulic gradient of 0.0031.

## **PROJECT DESCRIPTION**

The investigation and remediation of the Site will involve several phases and tasks as follows:

- Site Investigation Report Work Plan (currently pending NYSDEC approval);
- Site Investigation;
- Development and Analysis of Alternatives;
- Site Investigation/Remedial Alternatives Report;
- Proposed Remedial Action Plan; and,
- Record of Decision.

The first phase will be the investigation phase. The primary purpose of this phase is to obtain vertical and horizontal delineation of chlorinated solvents beneath the Site (former Charlton Cleaners) and beneath the FAST in the vicinity of the Site. A secondary purpose is to obtain data to aid in the selection and design of an appropriate remedial technology. The first

step of the site investigation is preparation and submittal of a Site Investigation/Remedial Alternatives Report (SI/RAR) Work Plan. This document serves as the blueprint for the site investigation activities, generally outlining how and where data will be collected to characterize the site. The Work Plan also typically includes other documents such as a site Health and Safety Plan and a CPP. Once the Work Plan is approved by the regulatory agencies, the actual site investigation will be implemented. The site investigation may involve several phases of field work including but not limited to well drilling, soil and ground-water sampling, and surveying.

When the site investigation is completed, the data will be used to evaluate the potential effectiveness of various remedial alternatives. The site investigation results and analysis of remedial alternatives will be presented in a SI/RAR. Based on the information in the SI/RAR, the NYSDEC will issue a Proposed Remedial Action Plan (PRAP), which will summarize the proposed remedy for the site. The final step will be the Record of Decision (ROD) which is also issued by the NYSDEC. The ROD stipulates the final remedy for the site, based on comments received on the PRAP from the public and other interested parties or agencies. After the ROD is issued, implementation of the selected remedy would begin.

## **CITIZEN PARTICIPATION ACTIVITIES**

An important and required part of this project will be informing and involving the public throughout the various phases described above. This will be accomplished through the Citizen Participation Activities described below. These activities are the minimum which will be implemented for this project. This list is flexible and additional activities may be added as the project progresses, if deemed necessary.

### Project Contact List

A project contact list has been prepared and is included as Appendix I. This list contains people that can be contacted at the Town and at regulatory agencies, by the public, for general and technical information on the project. The list also includes a designated Citizen Participation Specialist who can be contacted regarding citizen participation activities.

### Public Contact List

A public contact list has also been prepared and is included as Appendix II. This list identifies affected and interested parties including: owners of properties adjacent to the site; local news media and local government officials. This list will be used by the Town and regulatory agencies to disseminate information to the public regarding the status of the project and the availability of site related documents.

#### Document Repositories

Two local document repositories have been established at the locations below, where site related documents will be made available to the public.

New York Public Library  
Port Richmond Branch  
75 Bennett Street  
Staten Island, NY 10302  
Telephone: (718) 442-0158  
Hours: Monday and Wednesday, 10 a.m. – 6 p.m.  
Tuesday, 1 p.m. – 8 p.m.  
Friday, 1 p.m. – 6 p.m.  
Saturday, 10 a.m. – 5 p.m.

New York Public Library  
Todt Hill-Westerleigh Branch  
2550 Victory Boulevard  
Staten Island, NY 10314  
Telephone: (718) 494-1642  
Hours: Monday and Tuesday, 10 a.m. – 6 p.m.  
Wednesday, 1 p.m. – 8 p.m.  
Thursday, 11 a.m. – 6 p.m.  
Friday, 1 p.m. – 6 p.m.  
Saturday, 10 a.m. – 5 p.m.

#### Public Notices

Public notices will be made at several key points during the site investigation and remediation activities. The notices would be made through mailings to the Public Contact List to announce the following:

- availability of the Fact Sheet, and initiation of a 30-day public comment period; and,
- notification of the beginning of the investigation.

Each notice would include a summary of the document being made available or activity being conducted.

Public Comment Period and Responsiveness Summary

After release of the PRAP, a 30-day public comment period will be established for the submission of written comments by the public. The PRAP will be available for review at the document repositories and notice of the public comment period will be made through the public contact list. At the end of the comment period, should public comments have been submitted, a Responsiveness Summary will be prepared which will respond to all written comments received during the comment period.

dmd

November 1, 2004

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## **PROJECT CONTACT LIST**

### **New York State Department of Environmental Conservation**

#### **Project Manager/Citizen Participation Specialist**

Joseph M. O'Connell  
New York State Department of Environmental Conservation,  
Division of Hazardous Waste Remediation - Region 2  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
Telephone: (718) 482-4892  
e-mail address: [jmoconne@gw.dec.state.ny.us](mailto:jmoconne@gw.dec.state.ny.us)

### **New York State Department of Health**

#### **Public Health Specialist**

Wendy S. Kuehner  
New York State Department of Health  
547 River Street  
Troy, NY 12180-2216  
Telephone: (800) 458-1158 ext. 2-7880

### **Kimco Realty Corporation**

#### **Project Contact**

Scott Gerber  
3333 New Hyde Park Road  
New Hyde Park, NY 11042  
Telephone: (516) 869-7104  
Fax: (516) 869-7199  
e-mail address: [sgerber@kimcorealty.com](mailto:sgerber@kimcorealty.com)

#### **Project Consultant**

Dan C. Buzea  
Leggette Brashears & Graham  
110 Corporate Park Drive, Suite 112  
White Plains, NY 10604  
Telephone: (914) 694-5711  
e-mail address: [buzea@lbgny.com](mailto:buzea@lbgny.com)

<mailto:groszkowski@lbgny.com>

## **PUBLIC CONTACT LIST**

### **Adjacent Property Owners**

Plaza Deli  
40 A Barrett Avenue  
Staten Island, NY 10302  
Contact: (718) 448-4346

(GJS) TJ Unisex Salon  
40 Barrett Avenue  
Staten Island, NY 10302  
Contact: John or Melissa  
Telephone: (718) 981-7181

Coconuts  
34 Barrett Avenue  
Staten Island, NY 10302  
Contact: Store  
Telephone: (718) 720-2543  
Contact: Debbie - Maintenance Manager  
Telephone: (518) 452-1242 x7241

Michaels  
30 Barrett Avenue  
Staten Island, NY 10302  
Contact: Philip Coyle - Manager  
Telephone: (718) 720-0377

Northfield Savings Bank  
1351 Forest Avenue  
Staten Island, NY 10302  
Telephone: (718) 448-8100

Kentucky Fried Chicken  
1453 Forest Avenue  
Staten Island, NY 10302  
Telephone: (718) 447-2822

Boston Market  
1465 Forest Avenue  
Staten Island, NY 10302  
Telephone: (718) 815-1198



Specs For Less  
1489 Forest Avenue  
Staten Island, NY 10302  
Telephone: (718) 727-5059

Charlton Cleaners  
1491 Forest Avenue  
Staten Island, NY 10302  
Telephone: (718) 447-2592

PetLand  
1495 Forest Avenue  
Staten Island, NY 10302  
Contact: Store  
Telephone: (718) 981-0849  
Contact: Corporate Accounts Payable  
Telephone: (631) 750-2002

LaBella Pizza  
1499 Forest Avenue  
Staten Island, NY 10302  
Telephone: (718) 981-5508

Hometown Buffet  
1501 Forest Avenue  
Staten Island, NY 10302  
Contact: Robert Narinowf  
Telephone: (718) 815-7666

TJ Maxx  
1509 Forest Avenue  
Staten Island, NY 10302  
Contact: Kim Peters - Manager  
Telephone: (718) 876-1995

Sneaker Zone  
1521 Forest Avenue  
Staten Island, NY 10302  
Telephone: (718) 815-9471

Payless Shoes  
1523 Forest Avenue  
Staten Island, NY 10302  
Telephone: (718) 447-6751

D&G  
1525 Forest Avenue  
Staten Island, NY 10302  
Telephone: (718) 876-6558

Danice  
1529 Forest Avenue  
Staten Island, NY 10302  
Contact: Lisa Medina  
Telephone: (718) 447-9552  
Contact: Corporate  
Telephone: (718) 875-0664

Pay Half  
1531 Forest Avenue  
Staten Island, NY 10302  
Telephone: (718) 720-1938

Top Nails  
1535 Forest Avenue  
Staten Island, NY 10302  
Telephone: (718) 981-5112

Empire Szechuan  
1537 Forest Avenue  
Staten Island, NY 10302  
Contact: Helen & Kenny  
Telephone: (718)981-0111

Rockaway Bedding  
1539 Forest Avenue  
Staten Island, NY 10302  
Contact: Edna  
Telephone: (718) 448-5454

Card Store - Jordans/Almars  
1541 Forest Avenue  
Staten Island, NY 10302  
Contact: Store  
Telephone: (718) 442-4880  
Contact: Eli - Owner  
Telephone: (718) 743-1001

CVS  
1545 Forest Avenue  
Staten Island, NY 10302  
Contact: Joann Burke  
Telephone: (718) 816-5058

Party City  
1549 Forest Avenue  
Staten Island, NY 10302  
Contact: Theresa  
Telephone: (718) 720-1330

Lot Stores  
1553 Forest Avenue  
Staten Island, NY 10302  
Telephone: (718) 815-1587

Catherine's Plus Sizes - Modern Woman  
1557 Forest Avenue  
Staten Island, NY 10302  
Contact: Linda  
Telephone: (718) 273-5602

Rainbow Shops  
1561 Forest Avenue  
Staten Island, NY 10302  
Contact: Jeannie  
Telephone: (718) 981-8482

National Wholesale Liquidators  
1565 Forest Avenue  
Staten Island, NY 10302  
Contact: Efrain Vega  
Telephone: (718) 815-6533

### **News Media**

The Staten Island Advance  
950 Fingerboard Road  
Staten Island, NY 10305  
Telephone: (718) 981-1234

The Staten Island Register  
2100 Clove Road  
Staten Island, NY 10305  
Telephone: (718) 447-4700

**Local Government**

**County Clerks Office**

Mr. Stephen Fiala - County Clerk  
130 Stuyvesant Place  
Staten Island, NY 10301  
Telephone: (718) 816-2000

**Office of the Borough President of Staten Island**

Nick Dmytryszyn  
10 Richmond Terrace  
Staten Island, NY 10301  
Telephone: (718) 816-2057

## **FIGURES**

## **APPENDIX I**

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**DRAFT**