



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan

for

Carman Place Site

March 2023

BCP Site No. C130250
122 & 126 Bedell St., 155-161 Main St., Bedell St. & Columbia St.,
Hempstead
Nassau County, New York

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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: **Carman Place Apartments, LLC (“Applicant”)**
Site Name: **Carman Place Site (“Site”)**
Site Address: **122 & 126 Bedell St., 155-161 Main St., Bedell St. & Columbia St.,
Hempstead, NY**
Site County: **Nassau County**
Site Number: **C130250**

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.

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 Carman Place Site (site). Additional major issues of public concern may be identified during the site's investigation and cleanup process.

There will be areas on the Site where soil excavation is necessary. Therefore, once the remediation commences, there may be concerns regarding odors, noise or truck traffic coming from the site. However, these impacts will be mitigated through implementation of a Health and Safety Plan and Soil Management Plan approved by NYSDEC, which will be designed to minimize these impacts. A Community Air Monitoring Plan will also be implemented to monitor dust and vapors to ensure the community is not impacted. CAMP implementation involves the placement of air monitoring stations downwind of where work is occurring to capture both dust and vapor emissions. If dust or emissions exceed a set threshold established by NYSDEC and the New York State Department of Health (NYSDOH), then work must cease and the cause of the issue must be corrected before work can proceed.

The site is 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.

The site includes a community with a sizable Hispanic-American population, therefore, all future fact sheets will be translated into Spanish.

4. Site Information

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

Site Description

**Location - 122 & 126 Bedell St., 155-161 Main St., Bedell St. & Columbia St.,
Hempstead, NY, Nassau County**

Setting - Urban

Site size – 1.72398 Acres

Adjacent properties – Residential, Commercial

History of Site Use, Investigation, and Cleanup

The site has a long history of mixed-uses including a dry cleaner, auto service station, and other uses that used fuel oil housed in prior underground storage tanks.

The site was originally developed between 1904-1909. Sanborn maps from 1909 depict 14 two-story dwellings, a storage building, a plumbing shop, and sign and paint shop. The residential buildings contained oil tanks. In 1919, the property was developed with a similar configuration to 1909, but the sign and paint shop was replaced by Newman Light and Heating. An automobile garage was also present in 1919. Four additional stores were present on the site in 1925. Between 1925 and 1937, one dwelling and the Newman Light and Heating store were removed from the site. A large parking lot is shown on the site in maps beginning in 1937. Between 1950 and 1963, the site was developed with 10 two-story dwellings, storage buildings, four stores, a new strip of stores and restaurants, automobile garages, and a parking lot. Sanborn maps from 1970 depict six two-story dwellings, eight stores, two restaurants, and two large parking lots on the site. Aerial photographs from 1970 to the present generally depict a similar configuration.

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 unrestricted purposes.

To achieve this goal, the Applicant will conduct investigation 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 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 Applicant submitted a draft “Remedial Investigation Report / Remedial Action Work Plan” with the application, which was available to the public review during a 45-day public comment period with the application. This Report/Plan identifies that the contaminants of concern are the following as a result of the past used on the site: volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) mostly in the form of poly aromatic hydrocarbons (PAHs), emerging contaminants and heavy metals in soil, SVOCs in groundwater, and VOCs in soil vapor.

NYSDEC will use the information in the Remedial 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.

Here, the Applicant has also submitted a draft Remedial Action Work Plan for approval with the application, which was available during a 45-day public comment period.

NYSDEC has already provided comments on the Remedial Investigation Report, and the applicant is in the process of performing more investigation and addressing the Department’s comments. The final results of the updated Remedial Investigation Report may impact the Remedial Action Work Plan.

Cleanup Action

NYSDEC will consider public comments, and revise the draft cleanup plan, if necessary, before approving the proposed remedy. 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 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 final engineering report. 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 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):

Melissa Sweet
Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, New York 12233
Melissa.sweet@dec.ny.gov
(518) 402-9614

New York State Department of Health (NYSDOH):

John Robinson
Project Manager
NYSDOH
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
bee@health.ny.gov
(518) 402-7881

Locations of Reports and Information

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

Hempstead Public Library
115 James A. Garner Way
Hempstead, NY 11550
Attn: Reference Desk
Phone: (516) 481-6990
ReferenceDesk@hemsteadlibrary.info

If you cannot access the online repository at <https://gisservices.dec.ny.gov/gis/dil/>, and specifically the link to the documents in relation to this site at <https://www.dec.ny.gov/data/DecDocs/C130250/> please contact the NYSDEC project manager listed above for assistance.

Appendix B - Site Contact List

Elected Officials		
Hon. Charles Schumer U.S. Senator 780 Third Ave., Suite 2601 New York, NY 10017	Hon. Kristen Gillibrand U.S. Senator 780 Third Ave., Suite 2601 New York, NY 10017	Anthony D’Esposito U.S. House of Representatives 229 7th Street, Suite 300 Garden City, NY 11530
Kevin Thomas N.Y. Senate District 6 990 Stewart Avenue, Suite LL45A Garden City, NY 11530	Bruce A. Blakeman Nassau County Executive 1550 Franklin Avenue Mineola , NY 11501	William Nimmo Nassau County Planning Department, Deputy Commissioner 1194 Prospect Avenue Westbury, NY 11590
Donald X. Clavin Jr. Town of Hempstead Supervisor One Washington Street Hempstead, NY 11550	David Weiss Town of Hempstead Planning Board, Chairman One Washington Street Hempstead, NY 11550	Waylyn Hobbs, Jr. Mayor of the Village of Hempstead 99 James A. Garner Way Hempstead, NY 1155
Taylor Darling New York State Assembly 33 Front Street, Suite 104 Hempstead, NY 11530	Siela A. Bynoe Nassau County Legislature 1 West Street Mineola, NY 11501	Laura M. Schaefer Nassau County Legislature 1 West Street Mineola, NY 11501
John Rottkamp Commissioner Town of Hempstead Planning & Economic Development 200 N. Franklin Street First Floor Hempstead, NY 11550	Dorothy L. Goosby Deputy Supervisor Town of Hempstead One Washington Street Hempstead, NY 11550	
Media Outlets		
Newsday Media Outlet 235 Pinelawn Road Melville, NY 11550	Long Island Herald 2 Endo Blvd Garden City, NY 11530	Long Island Press 45-17 Marathon Pkwy Flushing, NY 11362
Noticia 45-17 Marathon Pkwy Flushing, NY 11362	News 12 1111 Stewart Ave, Bethpage, NY 11714	

Public Water Supplier		
	Village of Hempstead Water Department, 320 Clinton Street Hempstead, NY 11550	
Schools and Daycare Centers		
Dezmarie Hines The Academy Charter Elementary School 117 N Franklin Street Hempstead, NY 11550	Mr. Peterkin The Academy Charter Middle School 159 N Franklin Street Hempstead, NY 11550	Robert York St. Joseph School 450 Franklin Avenue Garden City, NY 11530
Keesha Keller David Paterson Fulton School 40 Fulton Avenue Hempstead, NY 11550	Richard Brown Jackson Main School 451 Jackson Street Hempstead, NY 11550	Linda St. Johne ABGS Middle School 70 Greenwich Street Hempstead, NY 11550
Kelly Fairclough Barack Obama Elementary School 176 William Street Hempstead, NY 11550	Cynthia Moore-Drayton Front Street Elementary School 436 Front Street Hempstead, NY 11550	Carole Eason Prospect School 265 Peninsula Blvd. Hempstead, NY 11550
Merlin E. Kunen CJ Daycare WeeCare 126 Bedell Avenue Hempstead, NY 11550	Emiliana Marino Sunshine Family Group 46 Parsons Drive Hempstead, NY 11550	Vicky McDonald Beginning and Beyond Child Care Inc. 251 Jackson Street Hempstead, NY 11550
Ms. Radha Staar Day Care WeeCare 175 Bennett Avenue Hempstead, NY 11550	Maria Campo Samantha Christian Daycare 17 Peninsula Blvd. Hempstead, NY 11550	Christie O. Ojofeitimi Rainbow Kids International DayCare 610 Front Street Hempstead, NY 11550
Ms. Jennifer Little Lighthouse Daycare 166 Crowell Street Hempstead, NY 11550	Sylvia Victor Abundance Daycare 6 Cedar Street Hempstead, Ny 11550	Travis Holloway The Academy Charter Hempstead High School 127 North Franklin Street Hempstead, NY 11550
Learning Daycare Inc 151 Bennett Avenue Hempstead, NY 11550	Yes We Can Daycare Center 36 Maple Avenue Hempstead, NY 11550	Safe Child Early Learning Center 261 S. Franklin Street Hempstead, NY 11550

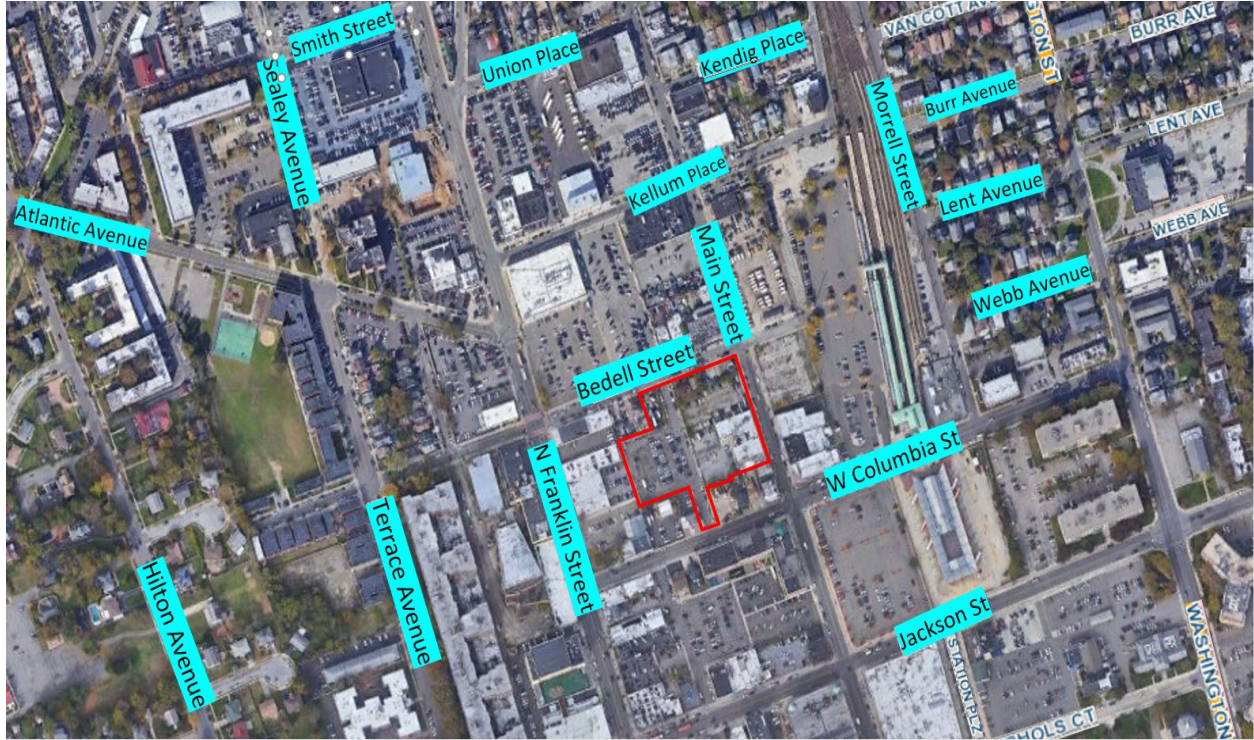
Sheena Burke Rhodes Academy 270 Washington Street Hempstead, NY 11550	My Little One Daycare Corp 303 E. Columbia Street Hempstead, NY 11550	Crescent School 130 Front Street Hempstead, NY 11550
Adjacent Property Owners		
Rdua Parcel 3 LLC Owner of Lots 135 and 138 (Site) 9 Gerhard Road Plainview, NY 11803	Kev's Landscape and Tree Service Owner of Lot 130 (Site) 2591 Stewart Avenue Westbury, NY 11590	Stewart Plaza LTD Owner of Lot 129 (Site) 2591 Stewart Avenue Westbury, NY 11590
Lau Investment Group, Inc. Owner of Lots 8, 9, 10, 116 and 111 (Site) 134 Rockaway Avenue Garden City, NY 11530	Lau Enterprises LTD Owner of Lots 131 and 132 (Site) 134 Rockaway Avenue Garden City, NY 11530	Latinas Service Express Inc. Operator of Lot 111 (Site) 169 Main Street Hempstead, NY 11550
El Nopal Restaurant Corporation Operator of Lot 111 (Site) 167 Main Street Hempstead, NY 11550	Fatima's Hair Salon Operator of Lot 111 (Site) 165 Main Street Hempstead, NY 11550	Noble Specialists Inc. – Accounting Firm Operator of Lot 111 (Site) 169 Main Street Hempstead, NY 11550
Golden House Chinese Restaurant Operator of Lot 131 (Site) 155 Main Street Hempstead, NY 11550	El Chicanito Mexican Grill Operator of Lot 131 (Site) 161 Main Street Hempstead, NY 11550	Main Street Wireless Operator of Lot 131 (Site) 157 Main Street Hempstead, NY 11550
24 Hour Laundromat Operator of Lot 131 (Site) 155 Main Street Hempstead, NY 11550	Town of Hempstead Adjacent Property Owner of 200 Franklin Street One Washington Street Hempstead, NY 11550	Rdua Parcel 5 LLC Adjacent Property Owner of Kellum Place 9 Gerhard Road Plainview, NY 11803
Jaycob LLC Adjacent Property Owner of 121 Bedell Street 220 Rockaway Avenue Westbury, NY 11590	Chelsea Real Properties II LLC Adjacent Property Operator of 127 Bedell Street 180 Hempstead Avenue West Hempstead, NY 11552	Nextgen Realty Incorporated Adjacent Property Owner of 185 Main Street 121 Old Briar Cliff Road Briarcliff Manor, NY 10510

189 Main Street LLC Adjacent Property Owner of 189 Main Street 2950 Hempstead Turnpike Levittown, NY 11756	Rdua Parcel 15 LLC Adjacent Property Owner of 180 Main Street 9 Gerhard Road Plainview, NY 11803	Concern for Independent Living, Inc. Adjacent Property Owner of Bedell Street 312 Expressway Drive South Medford, NY 11763
Rdua Parcel 12A LLC Adjacent Property Owner of Main Street 9 Gerhard Road Plainview, NY 11803	Church of God of Hempstead Adjacent Property Owner of 160 Main Street 160 Main Street Hempstead, NY 11550	Mag 158 LLC Adjacent Property Owner of 158 Main Street PO Box 580262 CT Flushing, NY 11358
153 Main Street Inc. Adjacent Property Owner of 153 Main Street 176 Mineola Blvd. Mineola, NY 11501	Shalom Agency Inc. Adjacent Property Owner of 43 West Columbia Street 43 West Columbia Street Hempstead, NY 11550	Yolany Veliz Adjacent Property Owner of 41 Columbia Street 41 West Columbia Street Hempstead, NY 11550
Medcor Holding Co. Adjacent Property Owner of 35 Columbia Street 139 Oakland Avenue West Hempstead, NY 11552	Rivoli LG Redevelopment Company LLC Adjacent Property Owner of 131-145 Main Street 301 A Central Avenue Lawrence, NY 11559	DMS of Hempstead LLC Adjacent Property Owner of 27 West Columbia Street 80 West Main Street Riverhead, NY 11901
21 West Columbia Street LLC Adjacent Property Owner of 21 West Columbia Street 19 West Columbia Street Hempstead, NY 11550	19 W Columbia St LLC Adjacent Property Owner of 19 West Columbia Street 19 West Columbia Street Hempstead, NY 11550	County of Nassau Adjacent Property Owner of 156 Franklin Street 1 West Street Mineola, NY 11501
Bast Chevrolet Inc. Adjacent Property Owner of 160 North Franklin Street 22 Rancher Place Huntington, NY 11743	Iglesia Pentecostal De Salvacion Ind Adjacent Property Owner of 166-168 Franklin Street 166-168 Franklin Hempstead, NY 11550	Tiffany Crystal Corp Adjacent Property Owner of 102 Bedell Street 78 Bedell Street Hempstead, NY 11550

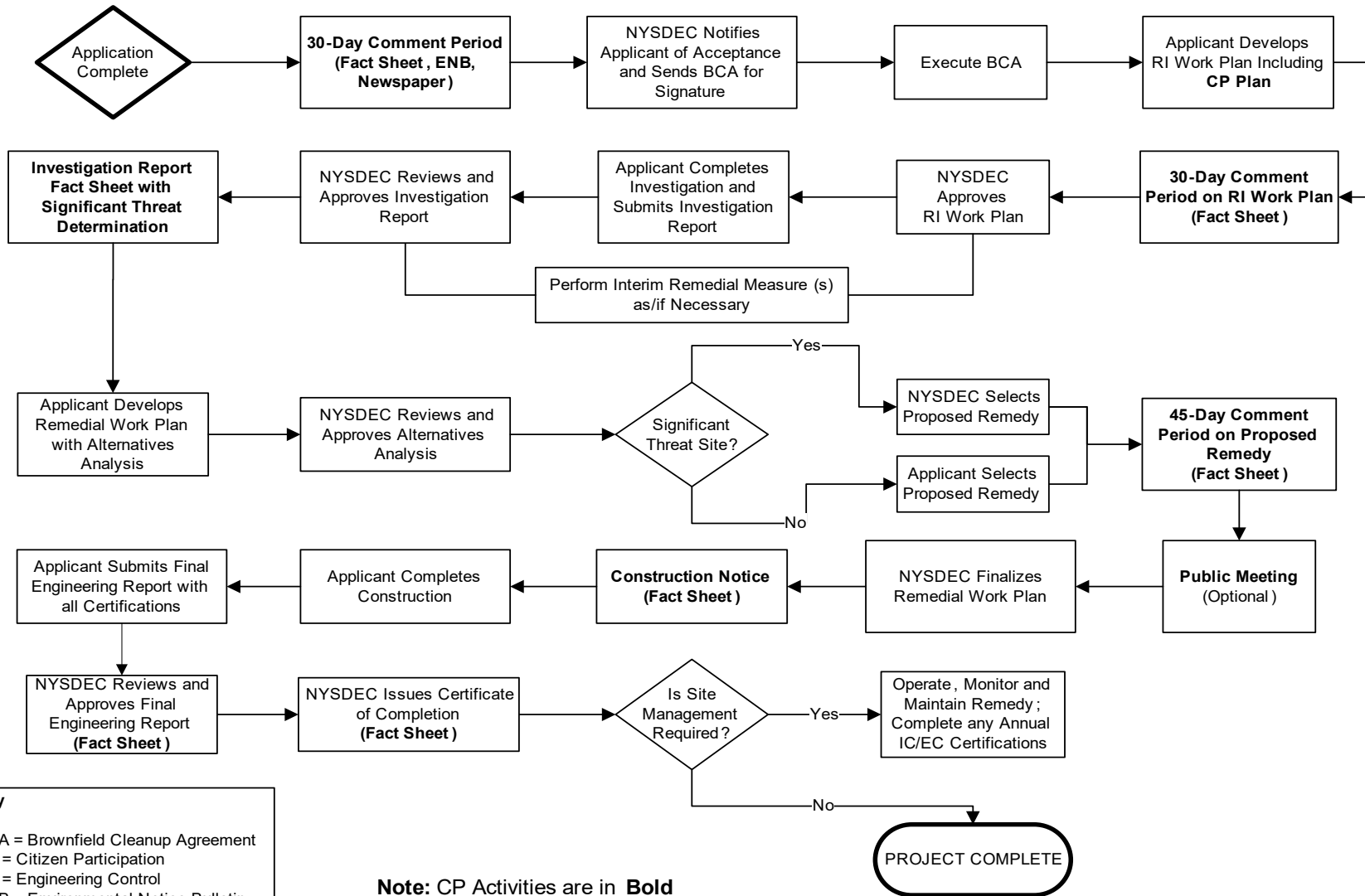
Robert and Diane Burgan Adjacent Property Owner of 153 Main Street 108 Bedell Street Hempstead, NY 11550	Supreme Collision Concepts Inc Adjacent Property Operator of 121 Bedell Street 121 Bedell Street Hempstead, NY 11550	AAAA Nassau Inc. Collision & Towing Adjacent Property Operator of 127 Bedell Street 127 Bedell Street Hempstead, NY 11550
Xpressions Adult Store Adjacent Property Operator of 185 Main Street 185 Main Street Hempstead, NY 11550	Village Lounge Adjacent Property Operator of 189 Main Street 189 Main Street Hempstead, NY 11550	Dell Transportation Corporation Adjacent Property Operator of 180 Main Street 178 Main Street Hempstead, NY 11550
Iglesia De Dios Adjacent Property Operator of 160 Main Street 160 Main Street Hempstead, NY 11550	Iglesia Avivamiento Mundial Pentecostal Adjacent Property Operator of 158 Main Street 158 Main Street Hempstead, NY 11550	Bella Studios Discount Furniture Adjacent Property Operator of 158 Main Street 150 Main Street Hempstead, NY 11550
Kennedy Fried Chicken Adjacent Property Operator of 158 Main Street 148 Main Street Hempstead, NY 11550	Sorto's Travel Services Adjacent Property Operator of 41 Columbia Street 43 W Columbia Street Hempstead, NY 11550	Fuentes & Son Construction Corp Adjacent Property Operator of 35 Columbia Street 35 W Columbia Street Hempstead, NY 11550
Carranza Insurance Adjacent Property Operator of 27 West Columbia Street 27 W Columbia Street Hempstead, NY 11550	Immigration Law Offices of David M. Sperling Adjacent Property Operator of 27 West Columbia Street 27 W Columbia Street Hempstead, NY 11550	Hazel's Multiple Services & Travel Adjacent Property Operator of 19 West Columbia Street 19 W Columbia Street Hempstead, NY 11550
Automatic Industries Inc Adjacent Property Operator of 19 West Columbia Street 19 W Columbia Street Hempstead, NY 11550	Genesis Hair Salon Adjacent Property Operator of 19 West Columbia Street 19 W Columbia Street Hempstead, NY 11550	Sports Medicine & Spine Rehabilitation PC Adjacent Property Operator of 160 North Franklin Street 160 N Franklin Street Hempstead, NY 11550

<p>Nassau County WIC Program Adjacent Property Operator of 160 North Franklin Street 160 N Franklin Street Hempstead, NY 11550</p>	<p>Iglesia Pentecostal Roca De Adjacent Property Operator of 166-168 Franklin Street 166 N Franklin Street Hempstead, NY 11550</p>	<p>Rivoli House Adjacent Property Operator of 131-145 Main Street 30-40 W Columbia Street Hempstead, NY 11550</p>
<p>Red Door Learning Centers Adjacent Property Operator of 131-145 Main Street 30 W Columbia Street Hempstead, NY 11550</p>	<p>GT Videography Adjacent Property Operator of 131-145 Main Street 147 Main Street, Suite 2 Hempstead, NY 11550</p>	<p>Michelle Photo Studio Adjacent Property Operator of 131-145 Main Street 147 Main Street Hempstead, NY 11550</p>
<p>Shira Portnoy Adjacent Property Operator of 131-145 Main Street 135 Main Street Hempstead, NY 11550</p>		

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**



Department of
Environmental
Conservation

Division of Environmental Remediation

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

Site Name: Carman Place Site

Site Number: C130250

Site Address and County: 122 & 126 Bedell St., 155-161 Main St., Bedell Street and Columbia St., Hempstead, NY Nassau County

Remedial Party(ies): Carman Place Apartments, 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.

The list of potential impacts contained in the CPP are typical impacts related to remediation on brownfield sites.

How were these issues and/or information needs identified?

See response above.

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.

Nothing is needed from the community at this time

How were these information needs identified?

NA

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.

Communication of each step in the BCP process must be communicated in Fact Sheets and public hearings if required.

How were these issues and/or information needs identified?

This is part of the CPP process.

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**:

All Facts Sheets will be translated to Spanish

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: Linda R. Shaw, Esq.

Reviewed Approved By: [Click here to enter text.](#)

Date: 2/6/2023

Date: [Click here to enter text.](#)