

CITIZEN PARTICIPATION PLAN

Wills Building

43-01 21st Street

Long Island City, New York 11101

Site No. C241143

Prepared for:

Wills Family Group Limited Partnership

43-01 21st Street

Long Island City, New York 11101

Prepared by:



46-11 54th Ave

Maspeth, New York 11378

June 5, 2014

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1.0 BROWNFIELD CLEANUP PROGRAM OVERVIEW

CORE Environmental Consultants, Inc. (CORE) has prepared this Citizen Participation Plan (CPP) for the Wills Building located at 43-01 21st Street, Long Island City, New York (“Site”) in conformance with requirements set forth by the New York State Department of Environmental Conservation (NYSDEC) in Title 6 of New York Codes, Rules and Regulations Part 375 (6 NYCRR 375), *Environmental Remediation Programs*. This CPP identifies the processes by which interested or affected parties will be informed during investigation and remediation of the aforementioned Site.

The Brownfield Cleanup Program (BCP), administered by NYSDEC, was developed to urge private-sector owners to investigate, remediate, and redevelop brownfields. Per NYSDEC, a brownfield is “any real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a contaminant.” A contaminant may include hazardous substances or petroleum. The BCP has investigation and remediation requirements aimed at ensuring final remediation results are protective of human health and the environment.

For more information about the New York State BCP, please visit <http://www.dec.ny.gov/chemical/8450.html>.

The Wills Family Group Limited Partnership (Wills Group) entered into a Brownfield Cleanup Agreement (BCA) with NYSDEC on May 6, 2014. The BCA serves as a commitment by the Wills Group to undertake certain remedial actions under NYSDEC oversight.

As part of the BCA, the Wills Group will complete a Remedial Investigation (RI) to determine the source of tetrachloroethylene (PCE) impacts to the subsurface at the Site. In addition, remedial actions will be required to address and mitigate elevated levels of PCE in indoor air.

2.0 COMMUNITY OUTREACH AND CITIZEN PARTICIPATION ACTIVITIES

Specific citizen participation and outreach activities planned for the duration of remedial activities are discussed in this section of the CPP. Citizen participation goals are intended to make project-specific information regarding the Site available for public review, and to facilitate communication between the Wills Group, NYSDEC, and stakeholders.

2.1 GOALS AND OBJECTIVES

The primary goal of the CPP is to achieve and sustain open lines of communication between affected and interested parties, the Wills Group, and NYSDEC. In order to achieve this primary goal, citizen participation activities are designed to:

- Provide a forum for two-way communication of project milestones, ongoing activities, and progress;
- Create opportunities for public input and questions;
- Involve all interested and affected parties throughout the remedial process; and
- Continually evaluate the effectiveness of the CPP.

Citizen participation activities occur at project milestones and will involve factsheets, comment periods, and potentially, availability sessions and public meetings. Citizen participation activities that have occurred or will occur:

- With submission of the Brownfield Cleanup Application, Remedial Investigation Work Plan, and Interim Remedial Measure Work Plan;
- With submission of the Remedial Investigation Report, the Remedial Work Plan, and at the beginning of remedy construction; and
- With submission of the Final Engineering Report.

A factsheet will be prepared at each milestone and sent to the Site Contact List and/or the Site's electronic distribution list. Additional citizen participation events may occur as the Wills Group and NYSDEC deem appropriate.

A project contact list is included as Appendix A.

2.2 TOOLS AND METHODS

A variety of tools and methods will be used to complete citizen participation activities and guarantee that interested and affected parties and stakeholders have the opportunity and means to provide their input. Notification of citizen participation activities will be through the use of mailings, factsheets, and documents made available in the document repository (refer to

Section 2.2.3). The activities discussed in Sections 2.2.1 through 2.2.5 will be implemented as per 6 NYCRR 375.

2.2.1 Site Contact List

A Site contact list developed by the Wills Group is included in Appendix B. It includes owners and occupants of the Site, owners and occupants of adjacent properties, and local government officials. The Site contact list is used for the distribution of factsheets and other notices regarding remedial activities at the Site and the availability of associated documents at the document repository.

2.2.2 Project Contact List

A project contact list is included in Appendix A. It includes contacts for the project at NYSDEC, New York State Department of Health (NYSDOH), and the Wills Group to whom the public should submit questions or comments regarding information about ongoing Site investigation and remediation activities. Requests to be included on the Site contact list can be addressed to the Site contact listed on the project contact list.

2.2.3 Document Repository

A document repository has been established at the Queens Public Library. All relevant and public documents related to the Site and ongoing remedial activities will be available at:

Queens Public Library
Long Island City Branch
37-44 21st Street
Long Island City, New York 11101
(718) 752-3700

As they become available, the following documents will be placed in the document repository:

- Brownfield Cleanup Agreement
- Citizen Participation Plan
- Remedial Investigation Work Plan
- Interim Remedial Measure Work Plan
- Remedial Investigation Report
- Final Engineering Report/Operation and Maintenance Plan
- Certificate of Completion
- Associated factsheets, public notices, etc.

2.2.4 Factsheets, Comment Periods, and Public Meetings

The Remedial Investigation Work Plan (RIWP) and Interim Remedial Measure (IRM) Work Plan were submitted to NYSDEC in conjunction with the BCA and were subject to the same 30-day comment period. The comment period was announced via legal notice and on NYSDEC's website. The comment period allowed the public to submit questions and comments regarding remedial activities at the Site. A significant threat determination will be made for the Site during the RI phase of the project, and may be addressed in the RI factsheet or shortly thereafter. If requested by the community, a public meeting may be held for community questions and input during the 30-day comment period. Notice of any public meetings will be published via factsheet to the Site contact list and/or the Site's electronic distribution list.

An additional factsheet will be distributed with submission of the Final Engineering Report.

2.2.5 Responsiveness Summary

Any comments, questions, or concerns voiced by the community during public comment periods will be assessed by NYSDEC and changes to documents may be made based upon those comments.

2.3 TECHNICAL ASSISTANCE GRANT

If the Site is determined to pose a significant threat, as discussed in Section 2.2.4, a qualifying community group may apply for a Technical Assistance Grant (TAG). The intent of a TAG is to provide the approved group with funding to obtain third-party, independent technical guidance regarding the Site and ongoing activities.

In order to be eligible to receive a TAG, a community group must certify that its membership is representative of the community affected by the Site, and that its members' health, economic well-being, and/or enjoyment of the surrounding environment may be affected by a release at the Site.

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

2.4 SCHEDULE FOR CITIZEN PARTICIPATION PLAN IMPLEMENTATION

Implementation of this CPP is dependent on both completion dates of various documents and reports by the Wills Group, and NYSDEC approval of those documents. The CPP will be reviewed as necessary and updated to reflect changes to the anticipated on-Site remedial activities or to include additional CPP opportunities.

Citizen Participation Activities	Timing of Citizen Participation Activities
<u>Application Process</u>	
<ul style="list-style-type: none"> • Prepare Site contact list • Establish document repository • 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 ENB to content to Site contact list • Conduct 30-day comment period 	COMPLETED
<u>After Execution of Brownfield Site Cleanup Agreement</u>	
<ul style="list-style-type: none"> • Prepare Citizen Participation Plan 	Prior to initiation of RI.
<u>Before NYSDEC Approves Remedial Investigation Work Plan</u>	
<ul style="list-style-type: none"> • Distribute factsheet to Site contact list about proposed RI activities and announcing 30-day public comment period about draft RIWP • Conduct 30-day comment period 	<p style="text-align: center;">COMPLETED</p> <p>Prior to NYSDEC approval of RIWP. RIWP was submitted with BCP Application, 30-day public comment periods were combined and public notice included factsheet.</p>
<u>After Applicant Completes Remedial Investigation</u>	
<ul style="list-style-type: none"> • Distribute factsheet to Site contact list describing results of the RI 	Prior to NYSDEC approval of RI Report.
<u>Before NYSDEC Approves Interim Remedial Measure Work Plan</u>	
<ul style="list-style-type: none"> • Distribute factsheet to Site contact list regarding proposed IRM Work Plan and announcing 45-day comment period • Public meeting with NYSDEC regarding proposed IRM Work Plan at community request or NYSDEC discretion • Conduct 45-day comment period 	<p>Prior to NYSDEC approval of IRM Work Plan. The 45-day public comment period will begin and end as identified in the factsheet. A public meeting, if necessary, is held within 45-day comment period.</p>
<u>Before Applicant Starts Interim Remedial Measure</u>	
<ul style="list-style-type: none"> • Distribute factsheet to Site contact list that describes upcoming IRM activities 	Prior to initiation of IRM activities.
<u>After Applicant Completes Cleanup Action</u>	
<ul style="list-style-type: none"> • Distribute factsheet to Site contact list that announces that cleanup has been completed and that summarizes the Final Engineering Report • Distribute factsheet to Site contact list announcing issuance of Certificate of Completion 	<p>At the time NYSDEC approves FER. The two factsheets are combined if possible.</p>

3.0 MAJOR ISSUES OF PUBLIC CONCERN

This section of the CPP identifies potential issues of public concern relating to the Site. Additional concerns may be identified throughout the course of ongoing remedial activities at the Site. Based on previous Site investigations, chlorinated volatile organic compounds (CVOCs), particularly PCE, have been identified in subsurface soils and groundwater at the Site, as well as in indoor air and sub-slab vapor samples.

The Site is located within an Environmental Justice Area. The United States Environmental Protection Agency (USEPA) defines environmental justice as “the fair treatment and meaningful involvement of all people regardless of race, color, sex, national origin, or income with respect to the development, implementation and enforcement of environmental laws, regulations, and policies.” Efforts in environmental justice focus on improving the environment in minority and low-income communities and addressing disproportionately adverse environmental issues that may exist within those communities. Due to the demographic makeup of the immediate area, future factsheets may be translated into Spanish.

3.1 CURRENT SITE EXPOSURE RISKS

The Site is currently developed with improvements including a building and sidewalks, creating a relatively impermeable cap across the entire property. The primary exposure routes for on-Site media are dermal contact and ingestion by visitors or contractors. As the entire Site area is currently covered by an impermeable cap, the potential exposure to on-Site media via these routes is low.

The most likely exposure route for those working in the on-Site structure or living and/or working in nearby structures is through inhalation of volatile organic compounds (VOCs) via soil vapor intrusion.

3.2 POTENTIAL FUTURE SITE EXPOSURE RISKS

Based on anticipated remedial actions at the Site that will likely include ground-disturbance/invasive activities, possible direct exposure pathways will exist for remedial and/or construction contractors. A direct exposure pathway occurs when a chemical is ingested via food, water, or air intake. All on-Site personnel will be equipped with proper personal protective equipment (PPE) to mitigate any such exposure as much as possible. In addition, care will be taken to follow the best practices for materials handling and ground invasive activities.

Potential future off-Site exposure risk for the surrounding areas during remedial activities is low. The most likely source of exposure would be via off-Site migration of airborne VOCs and/or dust during ground disturbance activities. Site management practices to control dust generation will be implemented to mitigate potential off-Site impacts during potential future remedial activities.

4.0 SITE INFORMATION

4.1 SITE LOCATION AND DESCRIPTION

The Site is located at 43-01 21st Street in Long Island City, Queens, New York. The Wills Building is currently a mixed-use commercial and manufacturing space. The Site is located in an area zoned M1-4 by the New York City Department of City Planning, indicating that it can be used for manufacturing and commercial uses. The Site is presently owned by the Wills Group and is bound by various commercial and industrial properties to the south, 21st Street to the west, 43rd Avenue to the north, and 22nd Street to the east. The East River is located approximately one-half mile northwest of the Site.

The Site is comprised of a large parcel occupying the entire block length between 21st and 22nd Streets. The parcel is approximately 261 feet along 43rd Avenue by 190 feet along the 21st Street frontage, and is identified as Block 441, Lot 16 by the New York City Department of Finance. The Site is currently occupied by one 124,000 square foot, three-story building that was originally constructed in approximately 1926. The property is relatively flat, with an approximate ground elevation of 19 feet above mean sea level (feet msl). General topography in the area of the Site slopes slightly to the West. A Site Location Map is included as Figure 1.

4.2 SITE HISTORY

Sanborn maps and City Directory listings for the Site indicate the property has been formerly used as a medical equipment manufacturer, cosmetic manufacturer, and clothing manufacturer. Previous investigations in the area of the Site revealed CVOCs present in soil and groundwater beneath the property and surrounding areas. The property currently operates as a mixed commercial and light industrial building with multiple tenants. Properties in the vicinity of the Site are primarily commercial and light industrial.

4.3 PREVIOUS SITE INVESTIGATIONS

The following is a list of previous Site investigations that have occurred on the Wills Building property and have previously been provided to NYSDEC.

Remedial Investigation Report, 21-03 44th Avenue Site, Arcadis US (August, 2012)

The Arcadis/NYSDEC investigation was aimed at determining the nature and extent of CVOCs in the soil and groundwater emanating from a location in front of the Queens Medallion property (an adjacent property). Results of this investigation indicated that PCE was found in all bedrock and overburden groundwater samples collected on, and in the immediate vicinity of, the Site. In general, bedrock concentrations were detected at higher levels than those in the overburden. PCE and trichloroethylene (TCE) were not detected in exceedence of applicable guidance criteria in any soil samples collected on, or in the immediate vicinity of, the Site. Sub-slab vapor and indoor air samples were collected from several locations inside the Wills Building during the investigation that indicated exceedences of NYSDOH mitigation guidance

values for PCE, with the highest values collected beneath the slab in the western portion of the building. Indoor air samples in the western portion of the building also contained concentrations of PCE exceeding NYSDOH mitigation guidance values.

The combination of analytical data, groundwater directions flow, and isotope analysis of the PCE plume led Arcadis to conclude that a continuing source of “new” PCE was located under both the Queens Medallion and Wills Buildings.

Remedial Investigation Report, Phase I – Limited Subsurface Investigation, Wills Building, CORE Environmental Consultants, Inc. (September, 2013)

Low-level concentrations of PCE and associated degradation products were detected in soil samples collected during the investigation; however, no detections were in exceedence of the applicable Part 375 Unrestricted or Commercial Use Soil Cleanup Objectives (SCOs).

All overburden wells sampled during the Limited Subsurface Investigation (LSI) contained PCE in exceedence of Technical and Operational Guidance Series (TOGS) 1.1.1 guidance criteria. The highest concentration was detected at monitoring well MW-6BA in the Northern Alleyway (between the Site and the Queens Medallion property). All bedrock wells sampled during the investigation also contained exceedences of TOGS 1.1.1 guidance criteria for PCE.

Groundwater flow in the overburden in vicinity of the Site appeared to be northeast/east, forming a slight depression in the area of the Site. Groundwater flow in the bedrock is generally west, which was consistent with the Arcadis investigation.

To address the known issue of indoor air vapor migration of CVOCs, CORE recommended that a sub-slab depressurization system (SSDS) be installed at the Site.

5.0 INVESTIGATION AND CLEANUP PROCESS

5.1 APPLICATION

The Wills Group (“Applicant”) has applied for, and been accepted into, New York State’s Brownfield Cleanup Program as a Volunteer. Per NYSDEC, a Volunteer is an Applicant who is “not liable for disposal of hazardous waste or discharge of petroleum at the site, or whose liability arises solely from site ownership acquired after the disposal/discharge of hazardous waste or petroleum provided that the Applicant has taken reasonable steps to:

- Stop any continuing release;
- Prevent any threatened future release; and
- Prevent or limit human, environmental, or natural resource exposures to any previously released hazardous substance.”

The Volunteer is required to fully characterize the nature and extent of impacts originating on-Site. In addition, the Volunteer must conduct a qualitative exposure assessment characterizing the actual or potential exposure of people, fish, and wildlife to on-Site impacts and to impacts that may have migrated off-Site.

The Site will continue to be used for various commercial and light-industrial uses following completion of remedial activities.

5.2 INVESTIGATION

Limited subsurface investigations have been performed at the Site prior to entrance into the BCP. In order to supplement previous, more limited investigations, the Wills Group will conduct a RI under NYSDEC oversight. A RIWP was developed and submitted to NYSDEC and was subject to the same 30-day comment period as the BCP Application.

The goal of the RI is to:

- Identify the nature and extent of impacts to soil, groundwater, and indoor air/sub-slab vapor;
- Identify the source of those impacts;
- Assess the effect of the impacts on human health and the environment; and
- Provide information to support a proposed remedy for the Site.

Following completion of the RI, the Wills Group will submit a report summarizing the results. The information contained in the report will aid NYSDEC in determining if the Site poses a significant threat to human health or the environment. If the Site is deemed to pose a significant threat, impacts must be addressed using a remedy selected by NYSDEC from an

analysis of potential alternatives prepared by the Wills Group. If the Site does not pose a significant threat, the Wills Group may select the remedy from the approved alternatives.

5.3 PROPOSED REMEDIAL INVESTIGATION

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

The Site investigation has several goals:

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

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

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

5.4 PROPOSED INTERIM REMEDIAL MEASURE

Based on the results of previous investigations, an IRM will be completed to immediately address elevated levels of PCE in indoor air and sub-slab vapor. The IRM will include the following tasks:

- Collection of indoor air quality (IAQ) and ambient air samples;
- Installation and sample collection from soil vapor monitoring points;
- Pilot testing for SSDS design;
- SSDS design; and

- SSDS installation.

The individual IRM tasks are discussed below.

Indoor Air Quality

The IAQ survey will include the following tasks:

- A pre-sample collection building inspection of the building, identifying potential cracks in the slab and locating all rooms, closets, and storage areas, etc.;
- A chemical inventory of all chemicals maintained and used by on-Site personnel;
- Collection of IAQ samples from locations similar to those where elevated concentrations of PCE and TCE were detected during the 2012 Arcadis investigation; and
- Collection of an ambient outdoor air sample for comparison purposes.

Prior to sample collection, a thorough inspection of the building will be performed. Cracks in the building slab, drains or sumps, or other irregularities that could contribute to vapor intrusion will be identified. During this inspection, an inventory of all chemicals kept by on-Site businesses will be recorded. A photoionization detector (PID) capable of detecting low levels of VOCs will be used to screen indoor air for organic vapors.

Indoor air samples will be collected from locations previously identified to have elevated concentrations of PCE or TCE in IAQ samples.

Sub-Slab Vapor

The sub-slab vapor survey will include the following tasks:

- Installation of permanent sub-slab vapor monitoring points; and
- Collection of sub-slab vapor samples.

PCE and TCE were detected in sub-slab vapor samples at concentrations in exceedence of NYSDOH mitigation guidance values during the 2012 Arcadis investigation. Exceedences of TCE were generally limited to the western half of the building; however, an exceedence of PCE was noted in one sub-slab vapor sample from the southern-central portion of the building.

Sub-Slab Depressurization System Pilot Test

The purpose of the pilot test is to perform diagnostic pressure testing to evaluate appropriate fan speed and subsurface conditions for effectiveness of a SSDS to mitigate vapor migration into the overlying structure.

Sub-Slab Depressurization System Design

The SSDS will be designed following the pilot testing to determine sub-slab connectivity and associated radius of influence at each potential location. The goal of the SSDS is to reduce the potential for sub-slab gas vapor to intrude into the overlying Wills Building.

Based on data previously collected at the Site, elevated levels of PCE have been detected in sub-slab vapor and indoor air sections in the western and central portions of the building. Approximately six new sub-slab depressurization sump (SDS) locations are proposed for installation. Additional locations may be added, or these locations altered based on pre-IRM sampling results and the SSDS pilot test.

Design parameters will be based on results of the pilot test discussed previously. Full design parameters will be submitted to the NYSDEC for approval upon completion of the pilot test and design phases.

5.5 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 Applicant may then design and perform the cleanup action to address Site impacts. 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.

5.6 CERTIFICATE OF COMPLETION

When NYSDEC is satisfied that adequate Site cleanup has been achieved or will be achieved for the Site, it will approve the FER. Following approval, NYSDEC issues a Certification of Completion (COC) to the Wills Group. The COC releases the Applicant from future liability for Site-related impacts as well as triggers tax credits for eligible parties. Following receipt of the COC, the Applicant is eligible to redevelop the Site property where applicable.

5.7 SITE MANAGEMENT

Site management is the final phase of site remedial activities, beginning after the COC is issued. If subsurface impacts are to remain in place on Site, site management may be conducted under NYSDEC oversight. Site management involves the use of industrial or engineering controls (ICs, ECs) if required to ensure that the Site remains protective of human health and the environment.

Per NYSDEC, an IC is “any non-physical means of enforcing a restriction on the use of real property that limits human or environmental exposure, restricts the use of groundwater, provides notice to potential owners, operators, or members of the public, or prevents actions that would interfere with the effectiveness of a remedial program or with the effectiveness and/or integrity of site management activities at or pertaining to a remedial site.” An IC, such as a deed restriction, may be used when Site cleanup has left the property suitable for some, but not all, uses.

An EC is “any physical barrier or method employed to actively or passively contain, stabilize, or monitor contamination, restrict the movement of contamination to ensure the long-term effectiveness of a remedial program, or eliminate potential exposure pathways to contamination.” ECs may include pavement, caps, covers, subsurface barriers, vapor barriers, access controls, and water supply treatments.

Based on the results of previous investigations, it is likely that following remedial activities, ECs will be required for the Site. The ECs may consist of a SSDS and soil vapor barriers to mitigate soil vapor intrusion potential. Potential ICs required may include an environmental easement preventing groundwater use at the Site. Site management may include the operation and maintenance of a treatment system, and continues until NYSDEC determines that is no longer required to achieve cleanup goals.

Long term management of the ECs/ICs will be performed under the Site-specific SMP included as part of the FER. Site management activities, reporting, and EC/IC certification will be performed on an annual basis.

6.0 REFERENCES

Arcadis US (Arcadis), 2012. *Remedial Investigation Report, 21-03 44th Avenue Site, Long Island City, New York, Site # 24110.*

CORE Environmental Consultants (CORE), 2013. *Remedial Investigation Report, Phase I, Limited Subsurface Investigation, Wills Building, 43-01 21st Street, Long Island City, New York 11101, State ID #2-41-143.*

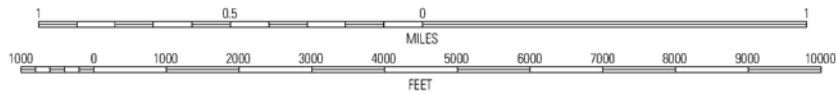
CORE, 2013. *Remedial Investigation Work Plan, Wills Building, 43-01 21st Street, Long Island City, New York 11101, State ID #2-41-143.*

CORE, 2013. *Interim Remedial Measure Work Plan, Wills Building Site, State ID No. 2-41-143.*

New York State Department of Environmental Conservation (NYSDEC), 2006. 6 NYCRR Part 375, *Environmental Remediation Programs.*

NYSDEC, 2010. *DER-23/Citizen Participation Handbook for Remedial Programs.*

FIGURES



Source: USGS Topographic map Brooklyn 2013
 USGS Topographic map Central Park 2013



QUADRANGLE LOCATION

JOB TITLE AND LOCATION:
 WILLS BUILDING
 43-01 21st STREET
 LONG ISLAND CITY, NEW YORK

WARNING
 IT IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, OTHER THAN THOSE WHOSE SEAL APPEARS ON THIS DRAWING, TO ALTER IN ANY WAY AN ITEM ON THIS DRAWING. IF AN ITEM IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

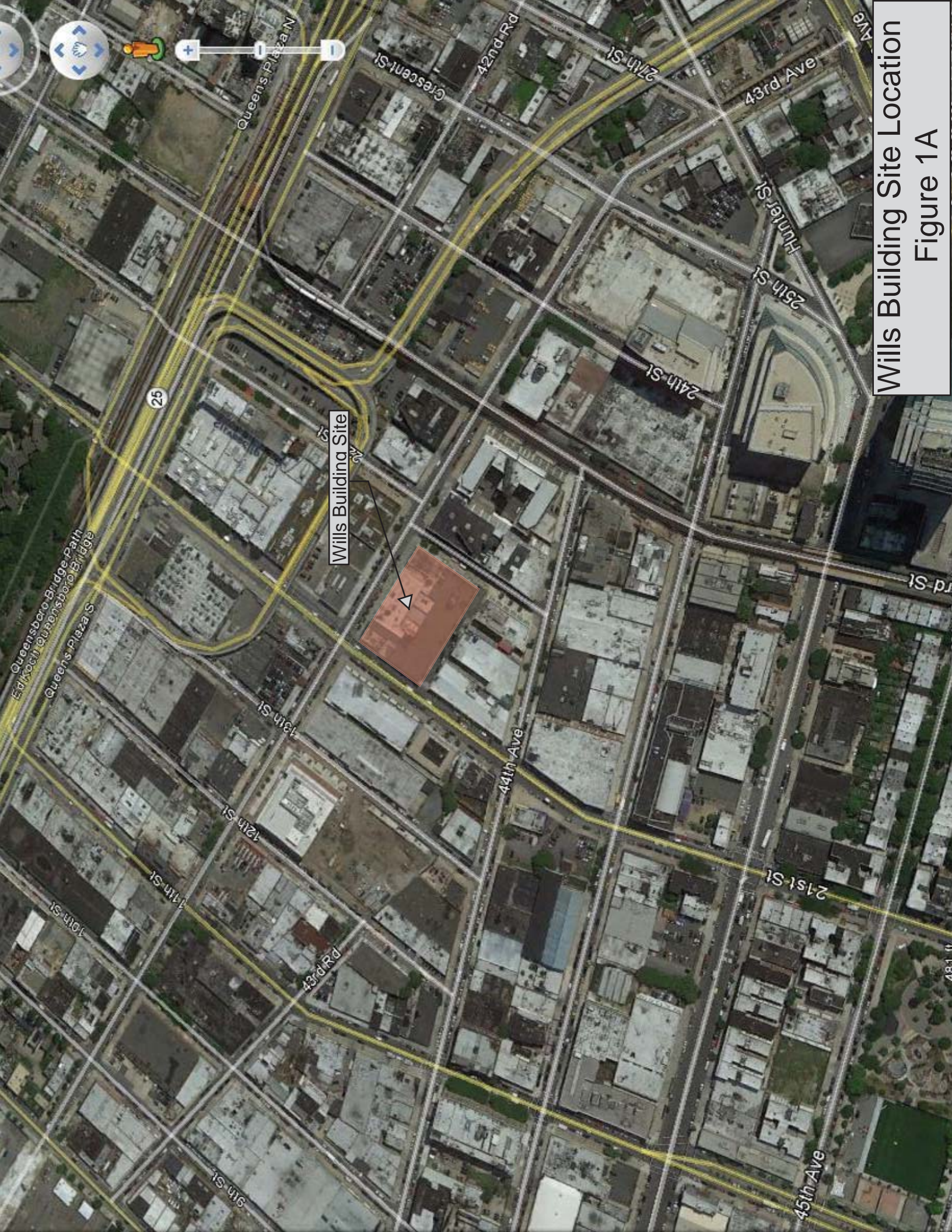


46-11 54TH AVENUE
 MASPEETH, N.Y. 11378
 T: 718-762-0544
 F: 718-762-0545

2312 WEHRLER DRIVE
 BUFFALO, N.Y. 14221
 T: 716-204-8054
 F: 716-204-8557

www.COREenv.com

DRAWING TITLE: SITE LOCATION MAP		DATE: 9/6/2013	JOB NO.:	FIGURE NO.:
DESIGNED BY: BDB	CHECKED BY: RPT	SCALE: 1 : 24000		1
DRAWN BY: BDB	PROJECT ENG.:	SHEET:		



Wills Building Site

Wills Building Site Location
Figure 1A

APPENDICES

APPENDIX A
Project Contact List

**Project Contact List
Will Building
43-01 21st Street
Long Island City, New York**

New York State Department of Environmental Conservation

Project Manager

Mr. Jonathan Greco
NYSDEC - Division of Environmental Remediation, Bureau B
625 Broadway
Albany, New York 12233-7016
Phone: (518) 402-9694
E-mail: jxgreco@gw.dec.state.ny.us.

New York State Department of Health

Public Health Specialist

Krista Anders
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza - Corning Tower, Room 1787
Albany, New York 12237
Phone: (518) 402-7860
Email address: kma06@health.state.ny.us

Site Contact

Mr. Brandon Wills
Chief Operating Officer
The Wills Group FLP
43-01 21st Street, Suite 121A
Long Island City, New York 11101
Cell: 516-660-9619
Fax: 347-808-0651
www.TheWillsGroupFlp.com

APPENDIX B
Site Contact List

Site Contact List
Wills Building
43-01 21st Street
Long Island City, New York

Name, Title	Address 1	Address 2	Address 3	Street Address	City	State	Zip
Hon. Bill De Blasio	NYC Mayor			City Hall	New York	NY	10007
Hon. Scott Stringer	NYC Comptroller			1 Centre Street	New York	NY	10007
Hon. Letitia James	Public Advocate			1 Centre Street	New York	NY	10007
Hon. Melinda Katz	Queens Borough President			120-55 Queens Boulevard	Kew Gardens	NY	11424
Carl Weisbrod, Commissioner	NYC Dept. of City Planning			22 Reade Street	New York	NY	10007
Thomas V. Panzone	Regional Citizen Participation Specialist	NYSDEC		47-40 21st Street	Long Island City	NY	11101
Larry Ennist	NYSDEC			625 Broadway	Albany	NY	12233
Jonathan Greco	NYSDEC Project Manager			625 Broadway	Albany	NY	12233
Krista Anders	NYSDOH			Empire State Plaza, Corning Tower Room 1787	Albany	NY	12237
Hon Charles Schumer	U.S. Senator			780 Third Avenue, Suite 2301	New York	NY	10017
Hon. Kristen Gillibrand	U.S. Senator			780 Third Avenue, Suite 2601	New York	NY	10017
New York Daily News				4 New York Plaza	New York	NY	10004
The Western Queens Gazette				42-16 34 th Avenue	Long Island City	NY	11101
The Long Island City/Astoria Journal				69-60 Grand Avenue	Maspeth	NY	11378
The Queens Chronicle				62-33 Woodhaven Boulevard	Rego Park	NY	11374
NY 1 News				75 Ninth Avenue	New York	NY	10011
Queens Tribune				150-50 14th Road	Whitestone	NY	11357
El Diario				1 Metrotech Center, 18 th Floor	Brooklyn	NY	11201
Hoy NY				1 Metrotech Center, 18 th Floor	Brooklyn	NY	11201
Emily Lloyd, Commissioner	New York City Department of Environmental Protection			59-17 Junction Boulevard	Flushing	NY	11373
John Wuthenow	New York City Department of Environmental Protection	Office of Environmental Assessment & Planning		96-05 Horace Harding Expressway	Flushing	NY	11373
Queens County Clerk	Queens County Clerk's Office			88-11 Sutphin Boulevard, 1st Floor	Jamaica	NY	11439
Hon. Jimmy Van Bramer	NYC Councilmember			47-01 Queens Boulevard, Suite 205	Sunnyside	NY	11104
Hon. Michael Gianaris	NYS Senator			21-77 31st Street	Astoria	NY	11105
Hon. Cathy Nolan	NYS Assemblymember			41-02 Queens Blvd., Suite 2B	Sunnyside	NY	11104
Hon. Carolyn Maloney	U.S. House of Representatives			31-19 Newtown Avenue	Astoria	NY	11102
Joseph Conley, Chair	Queens Community Board 2			43-22 50th Street	Woodside	NY	11377
Debra Markell-Kleinert, District Manager	Queens Community Board 2			43-22 50th Street	Woodside	NY	11377
Dorothy Morehead, Chair - Environmental Committee	Queens Community Board 2			43-22 50th Street	Woodside	NY	11377
Director	NYC Office of Environmental Coordination			100 Gold Street - 2nd Floor	New York	NY	10038

Site Contact List
Wills Building
43-01 21st Street
Long Island City, New York

Name, Title	Address 1	Address 2	Address 3	Street Address	City	State	Zip
Queens West Covenant Church	Attn: Pastor			2116 44th Road	Long Island City	NY	11101
Long Island City/Astoria Chamber of Commerce	Attn: Executive Director			24-01 44 th Road	Long Island City	NY	11101
Rolando Scott	President, Communications Workers of America Local 1109			1845 Utica Avenue	Brooklyn	NY	11234
Chris Proctor	United Federation of Teachers, Health & Safety Unit			52 Broadway	New York	NY	10004
Irving Poy	Director, Planning & Development, Queens County			120-55 Queens Boulevard	Kew Gardens	NY	11424
	Thomas C. Wilson, Inc.			21-11 44th Avenue	Long Island City	NY	11101
	Ramsil Realty Corp.			21-25 44th Avenue	Long Island City	NY	11101
	Wills Group Family LP			43-01 21st Street	Long Island City	NY	11101
	4401 21st Street LLC			44-01 21st Street	Long Island City	NY	11101
	Queens Most LTD			43-44 21st Street	Long Island City	NY	11101
	Alma Industries, Inc.			43-30 21st Street	Long Island City	NY	11101
	Alma Industries, Inc.			43-24 21st Street	Long Island City	NY	11101
	43rd Avenue Enterprise Corp.			43-10 21st Street	Long Island City	NY	11101
	Bark Frameworks, Inc.			21-24 44th Avenue	Long Island City	NY	11101
Mark McCintyre	NYC Mayor's Office of Environmental Remediation			100 Gold Street - 2nd Floor	New York	NY	10038
Katherine Kennedy	NYS Attorney General's Office, Environmental Protection Bureau			120 Broadway	New York	NY	10271
Long Island City Business Improvement District			1 Metlife Plaza	27-01 Queens Plaza North	Long Island City	NY	11101
Queens Plaza Court Square Business Improvement District				29-10 Thompson Avenue, 9th Floor	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			44-16	23 STREET	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			21-30	44 ROAD	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			21-21	44 ROAD	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			44-01	21 STREET	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			21-24	44 AVENUE	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			44-02	44 AVENUE	Long Island City	NY	11104
RESIDENT/BUSINESS OWNER			43-10	23 STREET	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			43-01	22 STREET	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			43-20	22 STREET	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			21-11	44 AVENUE	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			21-03	44 AVENUE	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			21-16	43 AVENUE	Long Island City	NY	11101

Site Contact List
Wills Building
43-01 21st Street
Long Island City, New York

Name, Title	Address 1	Address 2	Address 3	Street Address	City	State	Zip
RESIDENT/BUSINESS OWNER			13-05	44 AVENUE	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			13-06	43 AVENUE	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			43-10	21 STREET	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			43-24	21 STREET	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			43-44	21 STREET	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			13-11	44 AVENUE	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			12-07	44 AVENUE	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			12-01	44 AVENUE	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			12-12	43 AVENUE	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			44-04	21 STREET	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			11-49	44 ROAD	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			11-27	44 ROAD	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			12-04	44 AVENUE	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			11-57	44 DRIVE	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			11-53	44 DRIVE	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			11-51	44 DRIVE	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			11-50	44 ROAD	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			42-56	21 STREET	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			13-15	43 AVENUE	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			13-05	43 AVENUE	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			42-50	21 STREET	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			12-11	43 AVENUE	Long Island City	NY	11101
RESIDENT/BUSINESS OWNER			42-44	13 STREET	Long Island City	NY	11101

APPENDIX C

Brownfield Cleanup Program Process

Brownfield Cleanup Program Process

