



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for 26-32 Jackson Avenue

June 20, 2020

BCP Site No. C241217
26-32 Jackson Avenue
Long Island City, NY 11101

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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: **26-32 Jackson Avenue LLC (“Applicant”)**
Site Name: **26-32 Jackson Avenue (“Site”)**
Site Address: **26-32 Jackson Avenue**
Site County: **Queens**
Site Number: **C241217**

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

New York’s Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and developed. These uses include recreation, housing, and business.

A *brownfield* is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants who conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at:
<http://www.dec.ny.gov/chemical/8450.html> .

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision-makers form or adopt final positions.

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment
- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process
- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

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

Project Contacts

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

The locations of the reports and information related to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC web-site. If this occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

Site Contact List

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The site contact list includes, at a minimum:

- Chief executive officer and planning board chairperson of each county, city, town and village in which the site is located;
- Residents, owners, and occupants of the site and properties adjacent to the site;
- The public water supplier which services the area in which the site is located;
- Any person who has requested to be placed on the site contact list;
- The administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- Location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

Note: The first site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See <http://www.dec.ny.gov/chemical/61092.html> .

Subsequent fact sheets about the site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the NYSDEC site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities

through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.
- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

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

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned citizen participation activities.

Technical Assistance Grant

NYSDEC must determine if the site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the site, as described in Section 5.

If the site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being or enjoyment of the environment may be affected by a release or threatened release of contamination at the site.

As of the date the declaration (page 2) was signed by the NYSDEC project manager, the significant threat determination for the site had not yet been made.

To verify the significant threat status of the site, the interested public may contact the NYSDEC project manager identified in Appendix A.

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

Note: The table identifying the citizen participation activities related to the site's investigation and cleanup program follows on the next page:

Citizen Participation Activities	Timing of CP Activity(ies)
Application Process:	
<ul style="list-style-type: none"> • Prepare site contact list • Establish document repository(ies) 	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period 	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement (BCA):	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	Before start of Remedial Investigation Note: Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period 	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	Before the start of cleanup action.

Citizen Participation Activities	Timing of CP Activity(ies)
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) 	<p>At the time the cleanup action has been completed.</p> <p>Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.</p>

3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

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

Historical use of the property included a garage with petroleum bulk storage, a warehouse and an automotive parts shop. The site is currently used as a construction field office and materials storage space. Contaminants of concern include Volatile Organic Compounds (VOC), Semivolatile Organic Compounds (SVOC), polychlorinated biphenyls (PCBs) and metals. Contaminants are discussed in further detail in Section 4. The identified contaminants will be removed from the site to the extent possible as part of the remediation to support the redevelopment of the site for unrestricted use in accordance with an NYSDEC-approved Remedial Action Work Plan (RAWP).

Site information is available through the Project Contacts mentioned in Section 2 and detailed in Appendix A. The BCP Application, which includes the previous investigations at the site, and future reports prepared for the NYSDEC will be available in the document repository discussed in Section 2 and detailed in Appendix A. The RAWP will include schedules for the planned work to make CP Plans as consistent as possible with the NYSDEC Division of Environmental Remediation's (DER) CP Handbook for Remedial Programs (DER-23). Public Affairs asks that the Handbook's "Scoping Sheet for Major Issues of Public Concern" be used by applicants/responsible parties to inform their completion of this section of the plan. Because of the high percentage of Environmental Justice Areas in New York City, the Scoping Sheet is a particularly valuable tool in this region. The information that is gained by using a Scoping Sheet may be helpful in determining if future fact sheets need to be translated into other languages. The NYSDEC "Scoping Sheet for Major Issues of Public Concern" was used to complete this section (see Appendix D).

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.

According to the Statistical Atlas of the United States, the Census Tract that the site is in, has a sizable Asian population nearby:

<https://statisticalatlas.com/tract/New-York/Queens-County/001900/Race-and-Ethnicity>

Therefore, all future fact sheets will be translated into Chinese and Korean.

<https://statisticalatlas.com/tract/New-York/Queens-County/001900/Ancestry>

4. Site Information

Site Description

The site is identified 26-32 Jackson Avenue in the Long Island City, NY and is identified on the Queens Borough Tax Map as Block 267, Lot 21. The site is occupied by a one-story building with a loft and partial cellar that spans the about 10,000-square-foot footprint and is bordered by Jackson Avenue to the north; a vacant lot and the Ed Koch Bridge Upper Roadway to the east; a vacant lot and the Ed Koch Bridge Upper Roadway to the south; and a 12-story mixed-use commercial and residential building to the west. The Metropolitan Transit Authority (MTA) "G" subway lines are located beneath Jackson Avenue directly north of the site.

Multi-story industrial, commercial, and residential buildings, active construction sites, and vacant lots characterize the surrounding area. Refer to the Site Location Map included as Appendix C.

History of Site Use, Investigation, and Cleanup

The site historically contained a garage with petroleum bulk storage (1922 to 1936), a warehouse (1947 to 1994) and an automotive parts shops (1994 to 2006). A subsurface investigation conducted by Langan in February 2018 indicated the presence of SVOCs and metals in soil, chlorinated VOCs, SVOCs, PCBs and metals in groundwater and chlorinated and petroleum-related VOCs in soil vapor across the site.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Volunteer. This means that the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the site took place after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination on-site, 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 additional **investigation and clean-up** 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 partial site investigation before it entered into the BCP. For the partial investigation, NYSDEC will determine if the data are useable. 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 remedial investigation workplan, which is subject to public comment.

The site investigation has several goals:

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

The Applicant submits a draft "Remedial Investigation Work Plan" to NYSDEC for review and approval. NYSDEC makes the draft plan available to the public review during a 30-day public comment period.

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 contamination. 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.

Interim Remedial Measures

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

Remedy Selection

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

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

or

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

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

Cleanup Action

NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The New York State Department of Health

(NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the site Decision Document.

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a final engineering report 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 (FER). NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved, and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the site after it receives a COC.

Site Management

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

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):

Michael MacCabe

Project Manager

NYSDEC

Division of Environmental Remediation –

Bureau B

625 Broadway, 12th Floor

Albany, NY 12233-7016

518-402-9687

Michael.macabe@dec.ny.gov

New York State Department of Health (NYSDOH):

Christine Vooris

Project Manager

NYSDOH

Empire State Plaza – Corning Tower

Rm. 1787

Albany, NY 12237

518-402-7860

Christine.vooris@health.ny.gov

Locations of Reports and Information

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

Queens Library at Court Square

25-01 Jackson Avenue

Long Island City, NY 11101

Phone: 718-937-2790

Hours:

S, M: Closed, T: 1 – 6 PM

W, F: 10 AM – 6 PM

R: 11 AM – 7 PM

S: 10 AM – 5 PM

Queens Community Board No. 2

Attn: Denise Keehan-Smith,

Chairwoman

43-22 50th Street, Room 2B

Woodside, New York 11377

Phone: 718-533-8773

NYSDEC Division of Environmental
Remediation – Bureau B
Attn: Michael MacCabe
625 Broadway, 12 Floor
Albany, NY 12233
Phone: 518-402-9687
Hours: (call for appointment)

Appendix B - Site Contact List

Chief Executive Officer

Mayor Bill de Blasio
City Hall
260 Broadway Avenue
New York, New York 10007

New York City Planning Commission Chairman

Marisa Lago, Commissioner
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Borough of Queens, Borough President

Hon. Sharon Lee (Acting)
120-55 Queens Blvd.
Kew Gardens, NY 11424

Hon. Scott Stringer
NYC Comptroller
1 Centre Street
New York, NY 10007

Hon. Letitia James
Public Advocate
1 Centre Street
New York, NY 10007

Mark McIntyre, Director
NYC Office of Environmental Remediation
100 Gold Street - 2nd Floor
New York, NY 10038

Julie Stein
Office of Environmental Assessment & Planning
NYC Dept. of Environmental Protection
96-05 Horace Harding Expressway
Flushing, NY 11373

Hon. Jimmy Van Bramer
NYC Councilman
47-01 Queens Boulevard, Suite 205
Sunnyside, NY 11104

Hon. Michael Gianaris
NYS Senator
31-19 Newtown Ave South, Suite 402
Astoria, NY 11102

Hon. Catherine Nolan
NYS Assemblywoman
47-40 21 Street, Room 810
Long Island City, NY 11101

Hon. Carolyn Maloney
U.S. House of Representatives
31-19 Newtown Avenue
Astoria, NY 11102

Queens Community Board 2
43-22 50th Street,
Woodside, NY 11377
Attn: Denise Keehan-Smith, Chairwoman
Debra Markell Kleinert, District Manager
Dorothy Morehead, Chairwoman, Environmental Committee

Audrey Pheffer
Queens County Clerk
88-11 Sutphin Boulevard, 1st Floor
Jamaica, NY 11439

NYC Department of City Planning, Director of Queens Borough Office
Irving Poy
120-55 Queens Boulevard, Room 201
Kew Gardens, NY 11424

Residents, owners, and occupants of the Site and properties adjacent to the Site:

Residential/Commercial Buildings

26-26 Jackson Avenue

Long Island City, NY 11101

Owner: 26-26 Jackson Avenue, LLC

Residential Building

44-15 Purves Street

Long Island City, NY 11101

Owner: 44-15 Purvis Street LLC

Industrial/Manufacturing Building

27-20 Jackson Avenue

Long Island City, NY 11101

Owner: 27-20 Jackson L.L.C.

Vacant Lot

27-01 Jackson Avenue

Long Island City, NY 11101

Owner: 2701 Jackson Avenue LLC

Parking/Vacant Land

26-46 Jackson Avenue

Long Island City, NY 11101

Owner: NYC Department of Highways

Vacant Lot

Jackson Avenue

Long Island City, NY 11101

Owner: NYC Department of Highways

Vacant Lot

Hunter Street

Long Island City, NY 11101

Owner: Alyce M Coleman

Industrial/Manufacturing Building
26-27 Jackson Avenue
Long Island City, NY 11101
Owner: 2627 Realty Corp

Local news media from which the community typically obtains information:

Queens Gazette
42-16 34th Avenue
Long Island City, NY 11101

Spectrum NY1 News
75 Ninth Avenue
New York, NY 10011

Queens Tribune
150-50 14th Road
Whitestone, NY 11357

Times-Ledger Newspapers
41-02 Bell Boulevard, 2nd Floor
Bayside, NY 11361

Queens Chronicle
71-19 80th Street, Suite 8-201
Glendale, NY 11385

World Journal (Chinese)
141-07 20th Avenue
Whitestone, NY 11357

Korea Daily
43-27 36th Street
Long Island City, NY 11101

Sing Tao Daily
135-27 38th Avenue Suite # F115
Flushing, NY 11354

China Press
15 East 40th Street
New York, NY 10016

Queens Ledger
45-23 47th Street
Woodside, NY 11377

LIC/Astoria Journal
69-60 Grand Avenue
Maspeth, NY 11378

Queens Courier
Schneps Publications Inc, 38-15 Bell Blvd
Bayside, NY 11361

New York Daily News
4 New York Plaza
New York, NY 10004

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

Progress Queens
news@progressqueens.com

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

NYCDEP
Vincent Sapienza, Commissioner
59-17 Junction Boulevard
Flushing, NY 11373

New York City Municipal Water Finance Authority
255 Greenwich Street, 6th Floor
New York, NY 10007

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

The administrator of any school or day care facility located on or near the site:

Heaven & Isabella Intelligent Kids Tutoring Center (approximately 0.06 miles southwest of the site)

Administrator: Not Identified

26-14 Jackson Avenue
Long Island City, NY 11101
516-770-1593

Bright Horizons at Long Island City
(approximately 0.15 miles northeast of the site)

Administrator: Aziza Matzelle

42-09 28th Street
Long Island City, NY 11101
718-361-6414

Queen's Paideia School
(approximately 0.20 miles southwest of the site)

Administrator: Dr. Francis Mechner

(approximately 0.21 miles southwest of the site)
44-02 23rd Street
Long Island City, NY 11101
718-361-0070

NYC Leadership Academy
(approximately 0.22 miles southwest of the site)

Administrator: Irma Zardoya

45-18 Court Square West
Long Island City, NY 11101
718-752-7363

Information Technology High School
(approximately 0.29 miles west of the site)

Administrator: Joseph E Reid

21-16 44th Road
Long Island City, NY 11101
718-937-4270

Academy of American Studies
(approximately 0.29 miles northeast of the site)
Administrator: William Bassell
28-04 41st Avenue
Long Island City, NY 11101
718-361-8786

Newcomers High School
(approximately 0.33 miles northeast of site)
Administrator: Orlando Sarmiento
28-01 41st Avenue
Long Island City, NY 11101
718-937-6005

Long Island City Family Daycare, Inc.
(approximately 0.34 miles northeast of site)
Administrator: Marcia Madrid
40-34 28th Street
Long Island City, NY 11101
347-669-4009

LaGuardia Community College Early Childhood Learning
(approximately 0.34 miles southeast of site)
Administrator: Sonya Evariste
31-10 Thomson Avenue
Long Island City, NY 11101
718-482-5295

Growing up Green Charter School
(approximately 0.46 miles south of site)
Administrator: Matthew Greenberg
39-37 28th Street
Long Island City, NY 11101
347-642-4306

Robert F. Wagner Jr. Secondary School for Arts and Technology
(approximately 0.46 miles southeast of site)

Administrator: Stephania Vu

47-07 30th Place

Long Island City, NY 11101

718-472-5671

Evangel Christian School

(approximately 0.49 miles northeast of site)

Administrator: Carolyn Marko

39-21 Crescent Street

Long Island City, NY 11101

718-937-9600

The local community board is Queens Community Board No. 2.

Queens Community Board No. 2

Denise Keehan-Smith, Chairwoman

43-22 50th Street, Room 2B

Woodside, New York 11377

718-533-8773

Community, Civic, Religious and other Environmental Organizations:

Carol Conslato, Director

Consolidated Edison Corporate Affairs

59-17 Junction Boulevard, 2nd Floor

Elmhurst, NY 11373

Diane R. Ballek, President

108th Police Precinct Council

5-47 50th Avenue

Long Island City, NY 11101

Engine 258 Ladder 115

10-40 47 AVENUE

Long Island City, NY 11101

Queens West Covenant Church

21-16 44th Rd

Long Island City, NY 11101

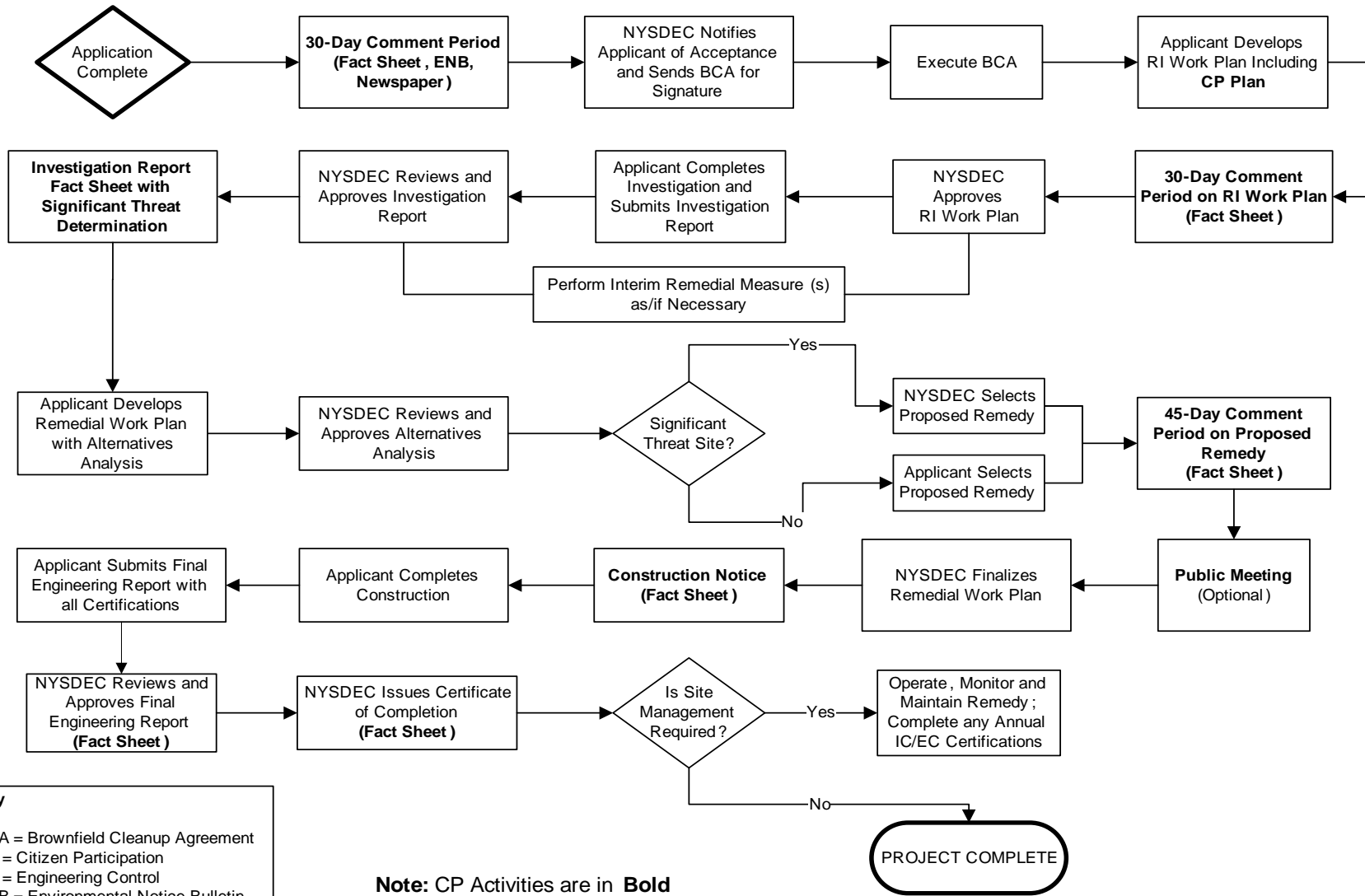
LIC/Astoria Chamber of Commerce
24-01 44th Road
Long Island City, NY 11101

Long Island City Partnerships
27-01 Queens Plaza North, 9th Floor
Long Island City, NY 11101

Appendix C - Site Location Map



Appendix D– Brownfield Cleanup Program Process



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

Note: CP Activities are in **Bold**



Division of Environmental Remediation

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

Site Name: 26-32 Jackson Avenue
Site Number: C241217

Site Address and County: 26-32 Jackson Avenue, Queens, New York, 11101

Remedial Party(ies): 26-32 Jackson Ave LLC

Note: For Parts 1. – 3. the individuals, groups, organizations, businesses and units of government identified should be added to the site contact list as appropriate.

Part 1. List major issues of public concern and information the community wants. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and information needs. **Use this information as an aid to prepare or update the Major Issues of Public Concern section of the site Citizen Participation Plan.**

Remediation of soil and soil vapor contamination may have odor and air quality impacts. The New York State Department of Environmental Conservation (NYSDEC) is overseeing the project to ensure air and odor issues are monitored and mitigated. In addition, truck-related impacts will be mitigated as well

How were these issues and/or information needs identified?

Previous investigation reports identified contaminated soil. Potential impacts are typical for remediation projects.

Part 2. List important information needed **from** the community, if applicable. Identify individuals, groups, organizations, businesses and/or units of government related to the information needed.

No additional information is required from the community at this time.

How were these information needs identified?

Not applicable.

Part 3. List major issues and information that need to be communicated **to** the community. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and/or information.

Information will be communicated to the public in the Citizen Participation Plan (CPP). The NYSDEC contacts are included in the CPP. A document repository has been established for the public to review site documents (see the CPP for details).

How were these issues and/or information needs identified?

Issue identification is the same as the "Part 1" response. Information communication was established by the NYSDEC as part of the NYS Brownfield Cleanup Program remediation.

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:

Future fact sheets will be translated into Chinese and Korean.

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: Please see Site Contact List (Appendix B)

Local Officials: Please see Site Contact List (Appendix B)

Media: Please see Site Contact List (Appendix B)

Business/Commercial Interests: [Click here to enter text.](#)

Labor Group(s)/Employees: [Click here to enter text.](#)

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

Citizens/Community Group(s): Please see Site Contact List (Appendix B)

Environmental Justice Group(s): [Click here to enter text.](#)

Environmental Group(s): [Click here to enter text.](#)

Civic Group(s): Please see Site Contact List (Appendix B)

Recreational Group(s): [Click here to enter text.](#)

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

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Date: February 15, 2019

Reviewed/Approved By: Thomas V. Panzone

Date: 4-29-20