



Department of  
Environmental  
Conservation

# **Brownfield Cleanup Program**

## **Citizen Participation Plan**

for

### **Rego Park Center III**

**NYSDEC BCP Site No. C241259**

January 2022

C241259  
61-10 Junction Boulevard and 93-30 93rd Avenue  
Rego Park, NY 11374

**Table of  
Contents**

<u>Section</u>	<u>Number</u>	<u>Page</u>
1. What is New York’s Brownfield Cleanup Program?.....		3
2. Citizen Participation Activities .....		3
3. Major Issues of Public Concern.....		8
4. Site Information.....		9
5. Investigation and Cleanup Process .....		14
Appendix A - Project Contacts and Locations of Reports and Information .....		18
Appendix B - Site Contact List.....		19
Appendix C - Site Location Map .....		24
Appendix D - Brownfield Cleanup Program Process .....		25

\* \* \* \* \*

**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: **Alexander's of Rego Park III, Inc. ("Participant")**  
Site Name: **Rego Park Center III ("Site")**  
Site Address: **61-10 Junction Boulevard and 93-30 93rd Avenue**  
Site County: **Queens**  
Site Number: **C241259**

## **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)
<b>Application Process:</b>	
<ul style="list-style-type: none"> <li>• Prepare site contact list</li> <li>• Establish document repository(ies)</li> </ul>	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> <li>• Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period</li> <li>• Publish above ENB content in local newspaper</li> <li>• Mail above ENB content to site contact list</li> <li>• Conduct 30-day public comment period</li> </ul>	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.
<b>After Execution of Brownfield Site Cleanup Agreement (BCA):</b>	
<ul style="list-style-type: none"> <li>• Prepare Citizen Participation (CP) Plan</li> </ul>	Before start of Remedial Investigation <b>Note:</b> Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
<b>Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan</li> <li>• Conduct 30-day public comment period</li> </ul>	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.
<b>After Applicant Completes Remedial Investigation:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes RI results</li> </ul>	Before NYSDEC approves RI Report
<b>Before NYSDEC Approves Remedial Work Plan (RWP):</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period</li> <li>• Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager)</li> <li>• Conduct 45-day public comment period</li> </ul>	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.
<b>Before Applicant Starts Cleanup Action:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes upcoming cleanup action</li> </ul>	Before the start of cleanup action.
<b>After Applicant Completes Cleanup Action:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report</li> <li>• Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC)</li> </ul>	At the time the cleanup action has been completed. <b>Note:</b> 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 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 most concern to adjacent property owners, residents, and businesses, and site workers. These issues will be addressed in the Remedial Investigation (RI) Work Plan, Remedial Work Plan (RWP), Community Air Monitoring Program (CAMP), site-specific Health and Safety Plan (HASP) and Construction HASP (CHASP) for the project. These documents will undergo public notice and are subject to approval by the NYSDEC and the New York State Department of Health (NYSDOH) prior to work being performed.

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 is located in an area with a sizable Asian-American (Chinese and Indian) population nearby. Therefore all future fact sheets will be translated into Chinese and Hindi.

For additional information, visit:

<https://statisticalatlas.com/tract/New-York/Queens-County/071702/Overview>

Based on previous investigations, historical operations at the brownfield site included a gasoline filling station on the northwestern corner of current Lot 98 (1950) and commercial truck repair (1981 through early 2000s) and a vehicle repair shop (1995) on the northeastern portion of Lot 50. Contaminants of concern are petroleum and metals, including concentrations of lead that exceed the United States Environmental Protection Agency (USEPA) Hazardous Waste Limit (HWL) in soil. Potential associated petroleum and metals impacts to groundwater will be evaluated during a Remedial Investigation. The identified contaminants will be assessed, delineated, and remediated in accordance with NYSDEC-approved work plans.

Site information is available through Project Contacts mentioned in Section 2 and Appendix A. The BCP Application, which includes the previous site investigations and identifies future reports that will be prepared for the NYSDEC, is available in the document repository discussed above in Section 2 and in Appendix A. The RI Work Plan and RWP will include schedules for planned work.

#### **4. Site Information**

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

##### *Site Description*

The site is approximately 141,570 square feet (3.25 acres) in area and is located at 61-10 Junction Boulevard and 93-30 93rd Avenue in Rego Park, NY. The site is identified as Block 2076, Lots 50 and 63; Block 2077, Lots 90 and 98; the de-mapped former 94th Place; and a de-mapped section of 62nd Avenue on the Queens Borough Tax Map. Merger of the proposed BCP site into a single lot with metes and bounds that correspond to the proposed site boundaries is pending. The site is currently used as a private parking lot, with the exception of a portion of Lot 50 and the de-mapped portion of 62nd Avenue, which are used as a vehicle turning bay at the eastern terminus of 62nd Avenue.

The site is located in an area generally characterized by commercial and industrial buildings, but also includes residential buildings, public parks, day care centers, and schools. The site is bound by the Horace Harding Expressway to the north, Junction Boulevard followed by a mixed-use residential and commercial use building to the east, 62nd Avenue and the Lost Battalion Hall Playground to the south, and 93rd Street followed by mixed-use residential and commercial buildings and parking lots to the west

According to a 2016 survey prepared by Montrose Surveying Co. LLP, the site grade ranges from elevation (el) 16 to el 20 feet referenced to the North American Vertical Datum of 1988 (NAVD88). The topography of the site and surrounding area is generally level with a regional topographic gradient downward towards the east.

According to the New York City Planning Commission Zoning Map 14a, the site is located within a residential district (R8) with a commercial overlay (C2-2); however, the site is subject to a reverter provision contained in a 1986 restrictive declaration, whereby it is subject to the regulations applicable in an R7-1/C2-2 district. R7-1 districts are medium-density apartment house districts. C2-2 districts are commercial overlays mapped within residence districts. Mapped along streets that serve local retail needs, they are located throughout lower- and medium-density areas and occasionally in higher-density districts.

## *History of Site Use, Investigation, and Cleanup*

The site and surrounding area are located in an urban setting historically characterized by commercial, and industrial development. Historical operations at the brownfield site include a gasoline filling station on the northwestern corner of current Lot 98 (1950) and a commercial trucking facility (1981 to early 2000s) and a vehicle repair shop (1995) on the northeastern portion of current Lot 50. Evidence of commercial truck repair operations was documented near the former vehicle repair shop in 2002.

Previously, the site was the subject of a Phase I Environmental Site Assessment (ESA) and several subsurface investigations, which are documented in the following reports:

- *September 1994 Evaluation of Existing Parking Lot Fill, prepared by Langan Engineering and Environmental Services, P.C. (Langan)*
- *April 30, 2003 Phase I ESA, prepared by AKRF, Inc. (AKRF)*
- *March 5, 2004 Phase II ESA, prepared by Roux Associates, Inc. (Roux)*
- *March 6, 2012 Supplemental Phase II ESA, prepared by Roux*
- *October 19, 2021 Supplemental Subsurface Investigation by Langan*

The following is a summary of each report listed above:

### **September 1994 Evaluation of Existing Parking Lot Fill, by Langan**

Langan completed an evaluation of subsurface conditions at the site as part of a larger investigation that included the property located to the southeast (Block 2084, Lot 101), which is currently occupied by the Rego Center Shopping Mall. Five of the 71 soil borings advanced during the investigation were located on Block 2076, Lot 50 and Block 2077, Lot 98. Total Petroleum Hydrocarbons (TPH) were identified in soil samples throughout the site at concentrations above 1,000 parts per million (ppm). Lead analyzed via Toxicity Characteristic Leaching Procedure (TCLP) was identified on the southeast part of Lot 98 at a concentration of 9.4 milligrams per liter (mg/L), which exceeds USEPA HWL of 5.0 mg/L.

### **April 30, 2003 Phase I ESA, prepared by AKRF**

AKRF prepared a Phase I ESA in April 2003 in accordance with ASTM E1527-00 for Block 2076, Lot 50 and Block 2077, Lot 98. At the time of the Phase I ESA, the site was an asphalt-paved parking lot. The following Recognized Environmental Conditions (RECs) were identified:

- Documented evidence of TPH and TCLP lead contamination, as identified in the above-referenced 1994 Evaluation of Existing Parking Lot Fill.
- Operation of a vehicle maintenance garage in a one-story building in the northeast part of Lot 50.
- Historical operation of a gasoline filling station on the northwest corner of Lot 98 (1950), and a vehicle repair facility in the northeast corner of Lot 50 (1995).
- Historical off-site operation of a sewer disposal plant (1914 to 1950) and removal of a leaking underground storage tank (UST) on the southern adjoining property.

The Phase I ESA also noted documented active commercial trucking storage and maintenance operations on the central and northeastern portions of Lot 50. The one-story former vehicle repair facility was vacant at the time of the site reconnaissance.

### **March 5, 2004 Phase II ESA, prepared by Roux**

Roux completed a Phase II ESA in March 2004 to investigate RECs identified in the April 2003 Phase I ESA. The Phase II investigation included a geophysical survey, advancement of eight soil borings, collection of soil samples, and collection of groundwater samples from five monitoring wells. Field observations and laboratory analytical results are summarized below:

- Geophysical Survey: Two anomalies indicative of underground storage tanks (USTs) were identified about 40 feet east of the former vehicle repair facility (Lot 50).
- Soil: Lead was detected above Title 6 of the New York Codes, Rules and Regulations (6 NYCRR) Part 375 Restricted Use Restricted-Residential (RURR) Soil Cleanup Objectives (SCOs) in two soil samples collected from the eastern portion of the site. TCLP lead exceeding the USEPA HWL was identified at one location in the southeast part of the site at a concentration of 17.4 mg/L. VOCs were not detected above the RURR SCOs.
- Groundwater: Lead was detected in two unfiltered groundwater samples at concentrations above the NYSDEC Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values (SGVs) for Class GA groundwater.

### **March 6, 2012 Supplemental Phase II ESA**

Roux completed a Supplemental Phase II ESA in March 2012 to investigate RECs identified in the April 2003 Phase I ESA and to further investigate findings from the March 2004 Phase II ESA. The Supplemental Phase II investigation included a test pit excavation, and collection of soil samples from eight soil borings. Field observations and laboratory analytical results are summarized below:

- **Site Geology and Hydrogeology:** Soil borings exhibited non-native fill consisting of gray to dark-brown, fine to coarse sand, and gravel, with some silt, brick, glass, and wood fragments. Fill material was identified at the terminal depth of the borings, which extended to about 15 feet below ground surface (bgs). Groundwater was identified between 11 and 15 feet bgs and was inferred to flow towards the southeast.
- **Field Observations:** Organic vapors of up to 406 ppm and a “chemically treated wood odor” were observed in soil between about 10 and 15 feet bgs in a boring advanced on the southeastern portion of the site on Lot 98. Organic vapors of up to 15.6 and 45.2 ppm were also observed in soil between 9 and 14 feet bgs (RA-13) and between 1 and 12 feet bgs (RA-16), respectively, on the western portion of the site (Lot 50). A test pit was excavated to expose the suspected USTs identified in the 2004 Phase II ESA on Lot 50; however, the excavation was abandoned at about 1 foot bgs due to water infiltration. Odors, organic vapor concentrations of up to 6.5 ppm, and vehicle parts, oil filters, and other debris associated with historical vehicle repair operations were observed in the excavation.
- **Soil:** Four metals, including barium, lead, copper, and mercury, exceeded the RURR SCOs in five locations throughout the site. TCLP lead was identified at two locations in the southwest and northwest portions of Lot 50 at concentrations of 29 mg/L and 32.7 mg/L, respectively, which exceed the USEPA HWL. Two pesticides, including 4’4’-DDD and 4’4’-DDE, exceeded the RURR SCOs between 1 to 3 feet bgs in the central portion of Lot 98.

### **October 19, 2021 Supplemental Subsurface Investigation, prepared by Langan**

Langan prepared a technical memorandum summarizing a supplemental subsurface investigation (SSI) conducted on behalf of Alexander’s of Rego Park III, Inc. The SSI was performed to supplement the BCP application that was submitted to NYSDEC on July 9, 2021. The SSI included a geophysical survey of accessible areas throughout the site, advancement of 12 soil borings to about 12 feet bgs, and collection of 9 soil samples for

analysis of VOCs, semi-volatile organic compounds (SVOCs), and metals. Field observations and laboratory analytical results are summarized below:

- Geophysical Survey: An approximately 8-foot by 15-foot geophysical anomaly resembling a potential UST was identified in the northern part of the site. An anomaly indicative of a fuel fill port was identified in the northern sidewalk and connected to a buried pipe that extended about 50 feet southward onto the site before terminating about 30 feet east of the apparent UST.
- Field Observations: Historic fill was observed beneath the 3- to 4-inch-thick asphalt surface cover extending to depths between about 2 and 12 feet bgs. The fill primarily consists of brown, fine- to medium-grained sand with varying amounts of slag, metal, wood, clay, silt, gravel, concrete, brick, and coal. Native soil observed in eight borings consisted of fine- to medium-grained sand with varying amounts of gravel, clay, and silt. Apparent groundwater was observed between about 11 and 12 feet bgs. Soil recovered from nine borings exhibited indications of petroleum impacts, based on staining, odors, and/or PID readings up to 50 ppm above background.
- Soil: SVOCs were detected above the RURR SCOs in two soil samples collected from two borings, and copper and lead were detected above the RURR SCOs in two soil samples collected from one boring.

## **5. Investigation and Cleanup Process**

### *Application*

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Participant. This means that the Applicant was the owner of the site at the time of the disposal or discharge of contaminants or was otherwise liable for the disposal or discharge of the contaminants. The Participant must fully characterize the nature and extent of contamination onsite, as well as the nature and extent of contamination that has migrated from the site. The Participant also 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 mixed-use commercial and residential purposes.

To achieve this goal, the Applicant will conduct investigation and cleanup 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. NYSDEC will determine if the data is 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 developed a remedial investigation work plan, 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 submitted a draft RI Work Plan to NYSDEC for review and approval concurrently with the BCP Application. The RI Work Plan is currently under review by NYSDEC.

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 RWP describes the Applicant’s proposed remedy for addressing contamination related to the site.

When the Applicant submits a draft RWP 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. 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 (SMP).

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):**

**Sadique Ahmed**

Project Manager

NYSDEC

Division of Environmental  
Remediation 625 Broadway,  
Albany, NY 12233-7016

Tel: 518-402-9767

Email: [sadique.ahmed@dec.ny.gov](mailto:sadique.ahmed@dec.ny.gov)

Thomas V. Panzone

Public Participation Specialist

NYSDEC

Office of Communications Services  
47-40 21<sup>st</sup> Street

Long Island City, NY 11101

Tel: 718-482-4953

Email: [thomas.panzone@dec.ny.gov](mailto:thomas.panzone@dec.ny.gov)

**New York State Department of Health (NYSDOH):**

**Gregory Rys**

Public Health Specialist

NYSDOH

5665 NYS Route 5  
Herkimer, NY 13350

Tel: 315 619 3194

Email: [BEEI@health.ny.gov](mailto:BEEI@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:

### **DEC Info Locator:**

<https://www.dec.ny.gov/pubs/109457.html>

### **Queens Public Library at Lefrak City**

98-30 57th Ave,  
Corona, NY 11368  
(718) 592-7677

Note: The Lefrak City branch of the Queens Public Library will remain closed through at least 2021, due to damaged sustained during Hurricane Ida. Placement of documents in the library will resume in 2022.

### **Queens Community Board 6**

104-01 Metropolitan Ave.  
Forest Hills, NY 11375  
Attn: Alexa Weitzman, Chairperson  
Frank P. Gulluscio, District Manager  
Alexander Cohen, Environmental Protection Committee Chairperson

Phone: (718) 263-9250

Email: [qn06@cb.nyc.gov](mailto:qn06@cb.nyc.gov)

Hours: Monday through Friday 9am-5pm (call for appointment)

Note: Repositories may be temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance:

### **Sadique Ahmed**

Project Manager  
NYSDEC  
Division of Environmental  
Remediation 625 Broadway,  
Albany, NY 12233-7016  
Tel: 518-402-9767  
Email: [sadique.ahmed@dec.ny.gov](mailto:sadique.ahmed@dec.ny.gov)

## Appendix B - Site Contact List

Chief Executive Officer  
Mayor Eric Adams  
City Hall  
New York, NY 10007

Hon. Donovan Richards  
Queens Borough President  
120-55 Queens Boulevard  
Kew Gardens, NY 11424

Hon. Brad Lander  
NYC Comptroller  
1 Centre Street  
New York, NY 10007

Hon. Jumaane Williams  
Public Advocate  
1 Centre Street  
New York, NY 10007

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

Anita Laremont, Commissioner  
New York City Department of City Planning  
120 Broadway, 31st Floor  
New York, NY 10271

Vicky Garvey  
Acting Director of Planning & Development  
120-55 Queens Boulevard  
Kew Gardens, New York 11424

Audrey I. Pheffer  
Queens County Clerk  
88-11 Sutphin Blvd #106  
Jamaica, NY 11435

Hon Charles Schumer  
U.S. Senator  
780 Third Avenue, Suite 2301  
New York, NY 10017

Hon. Kirsten Gillibrand  
U.S. Senator  
780 Third Avenue, Suite 2601  
New York, NY 10017

Hon. Grace Meng  
U.S. House of Representatives  
118-35 Queens Boulevard, Suite 1610  
Forest Hills, NY 11375

Hon. Lynn Schulman  
NYC Councilmember  
118-35 Queens Boulevard, 17th Floor  
Forest Hills, NY 11375

Hon. Toby Stavisky  
NYS Senator  
142-29 37th Ave Suite 1  
Flushing, NY 11354

Hon. Andrew Hevesi  
NYS Assemblymember  
70-50 Austin Street, Suite 118  
Forest Hills, NY 11375

## **Local news media from which the community typically obtains information**

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

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

Spectrum NY 1 News  
75 Ninth Avenue  
New York, NY 10011

QNS (Schneps Media)  
38-15 Bell Boulevard  
Bayside, NY 11361  
(718) 224-5863

Forest Hills Times  
45-23 47th Street  
Woodside, NY 11377  
(718) 639-7000

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

India Abroad  
2 Tower Center Boulevard - 8th Floor  
East Brunswick, NJ 08816

## **Public Water Supplier**

The responsibility for supplying water in New York City is shared between the NYC Department of Environmental Protection, the Municipal Water Finance Authority, and the New York City Water Board:

NYCDEP  
Vincent Sapienza

Commissioner  
59-17 Junction Boulevard  
Flushing, NY 11373

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

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

**Community, Civic, Religious and Other Environmental Organizations:**

Consolidated Edison Corporate Affairs  
Richard David  
59-17 Junction Boulevard – 2<sup>nd</sup> Floor  
Elmhurst, NY 11373

Heidi Harrison Chain - President  
112<sup>th</sup> Precinct Community Council  
68-40 Austin Street,  
Forest Hills, NY 11375

Battalion 46 Engine 287 Ladder 136  
86-53 Grand Avenue  
Elmhurst, NY 11373

Queens Community House - Forest Hills Community Center  
108-25 62nd Drive  
Forest Hills, NY 11375  
(718) 592-5757  
<https://www.qchnyc.org/contact>

Rego Park Neighborhood Senior Center  
Attn: Executive Director  
93-29 Queens Boulevard  
Rego Park, NY 11374

## **Schools and Day Care Facilities**

There are no schools or day care facilities located on the site. The following are schools or day care facilities located within ½ mile of the site:

P.S. 139 Rego Park  
Attn.: President/Executive Director/Principal  
93-06 63rd Drive  
Rego Park, NY 11374  
Phone: (718) 459-1044

Sholom Learning Center - Daycare  
Attn.: President/Executive Director/Principal  
63-44 Wetherole Street  
Rego Park, NY 11374  
Phone: (718) 896-5437  
<https://sholomdaycare.com/contact-us/>

All My Children Daycare & Nursery School  
Attn.: President/Executive Director/Principal  
97-30 Queens Blvd  
Rego Park, NY 11374  
Phone: (718) 275-6300  
<https://allmychildrendaycare.com/locations/queens-locations/>

MetroKids Preschool  
Attn.: President/Executive Director/Principal  
63-47 Booth St  
Rego Park, NY 11374  
Phone: (718) 896-8108

Nelia's Day Care  
Attn.: President/Executive Director/Principal  
97-07 63rd Road, 3E  
Rego Park, NY 11374  
Phone: (718) 564-3038

PS 206 Horace Harding  
Attn.: President/Executive Director/Principal  
61-02 98th Street  
Rego Park, NY 11374

Jewish Institute of Queens  
Attn.: President/Executive Director/Principal  
60-05 Woodhaven Boulevard  
Elmhurst, NY 11373

PS 013 Clement C Moore  
Attn.: President/Executive Director/Principal  
55-01 94th Street  
Elmhurst, NY 11373

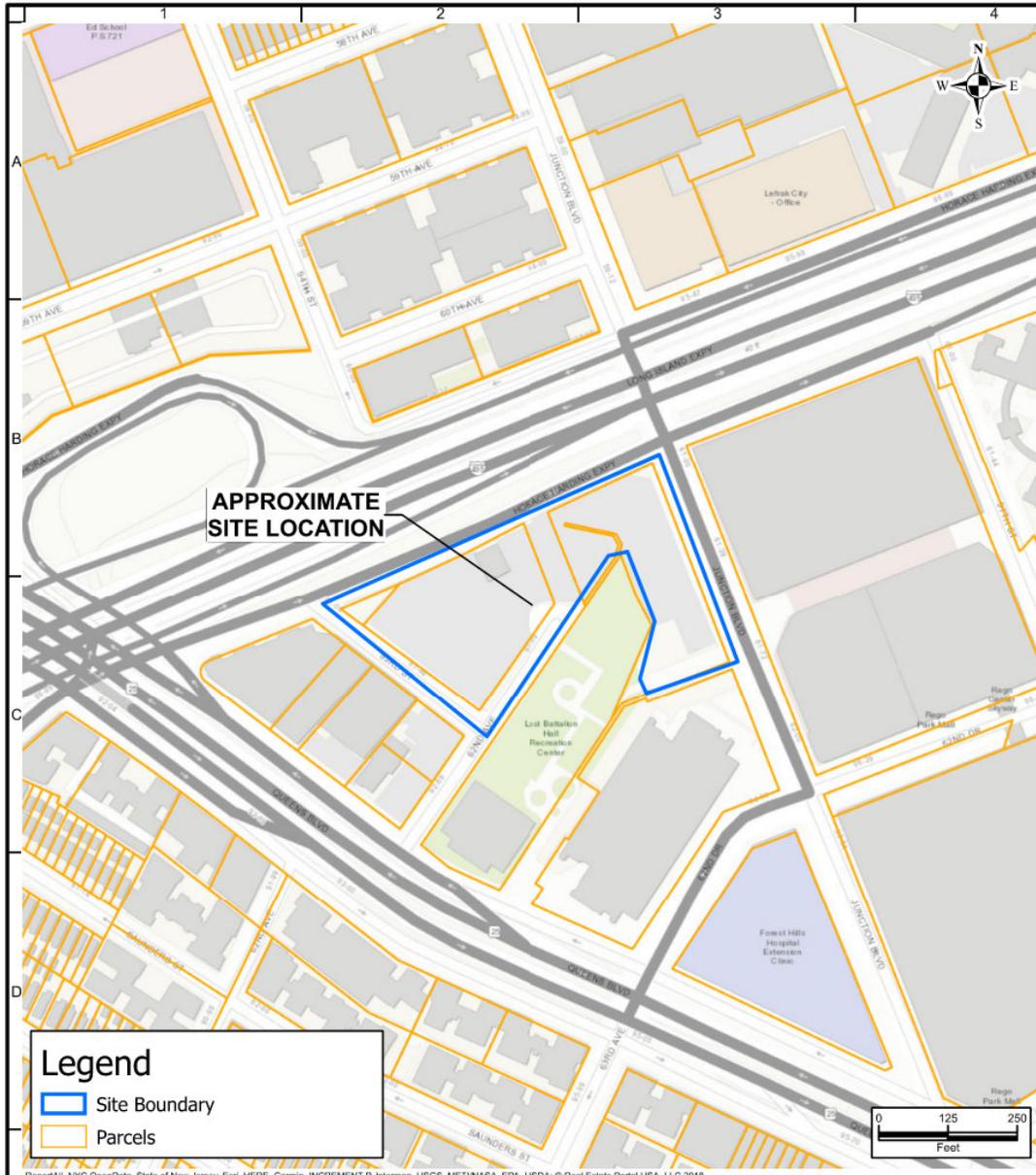
Sesame Sprout, Inc.  
Attn.: President/Executive Director/Principal  
95-15 Horace Harding Expressway  
Corona, NY 11368

Happy Dragon of USA, Inc.  
Attn.: President/Executive Director/Principal  
98-25 Horace Harding Expressway  
Corona, NY 11368

ICCD  
Attn.: President/Executive Director/Principal  
98-02 62nd Drive  
Rego Park, NY 11374  
<https://www.iccd.com/locations>

A & A Kathy's Day Care, Inc.  
Attn.: President/Executive Director/Principal  
94-25 57 Ave  
Elmhurst, NY 11373

# Appendix C - Site Location Map



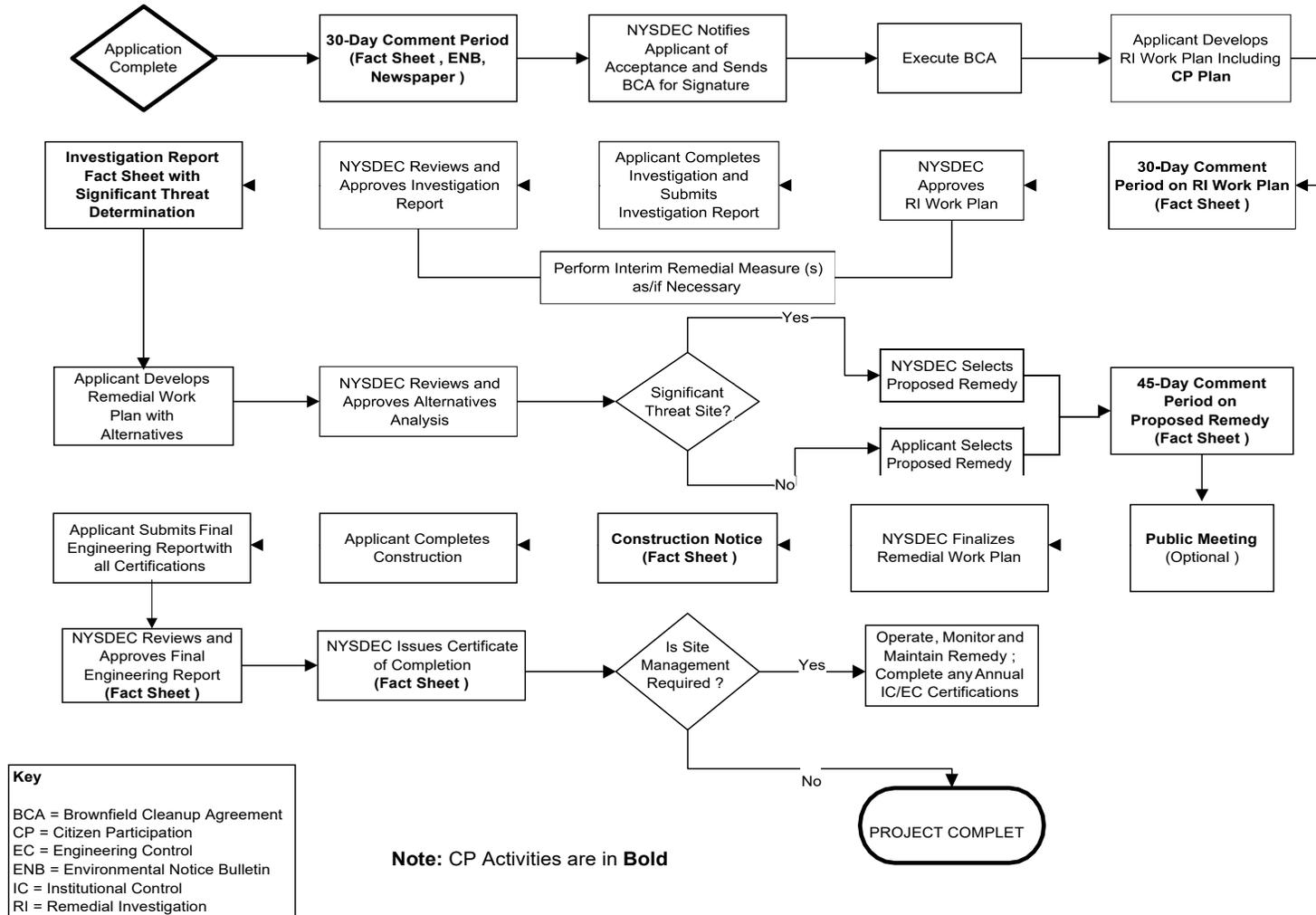
<p>21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001-2727 T: 212.479.5400 F: 212.479.5444 www.langan.com</p> <p>Langan Engineering &amp; Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International Collectively known as Langan</p>	<p>Project</p> <p><b>Rego Park Center III</b></p> <p>REGO PARK</p> <p>QUEENS COUNTY NEW YORK</p>	<p>Drawing Title</p> <p><b>NATIONAL TAX MAP</b></p>	<p>Project No.</p> <p>170683801</p> <p>Date</p> <p>1/11/2022</p> <p>Scale</p> <p>1:250</p> <p>Drawn By</p> <p>Site Analyzer</p> <p>Submission Date</p> <p>01/11/2022</p>	<p>Figure</p> <p>1</p> <p>Sheet 1 of 1</p>
	<p>© 2022 Langan</p>			

Disclaimer: This information is produced by an automated system and may not be complete. The absence of a feature is not a confirmation that the feature is not present at the subject location. Information produced is in the public domain and unless noted has not been field verified or provided for any specific use. Users are also cautioned to confirm the information shown is suitable for their intended use.

Spatial Reference: NAD 1983 StatePlane New York Long Island FIPS 3104 Feet

Warning: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

## Appendix D– Brownfield Cleanup Program Process





Division of Environmental Remediation

## Remedial Programs Scoping Sheet for Major Issues of Public Concern

**Site Name:** Rego Park Center III

**Site Number:** C241259

**Site Address and County:** 61-10 Junction Boulevard and 93-30 93rd Avenue, Rego Park, New York

**Remedial Party(ies):** Alexander's of Rego Park III

**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.**

As of the date of preparation of this Citizen Participation Plan, no individuals, community groups, or related organizations have offered comments or demonstrated interest in this project.

The proposed investigation of soil, groundwater, and sub-surface soil vapor may have odor and air quality impacts. Air monitoring and site controls will be in place during investigation activities, in accordance with NYSDEC and NYSDOH regulations, to minimize impacts.

How were these issues and/or information needs identified?

The site was the subject of a Phase I Environmental Site Assessment and four subsurface investigations between 1994 and 2021, during which past site use and site contamination were identified.

**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.

The community will continue to be made aware of the following issues and information:

- Contaminants of concern related to historic site use;
- Project contacts and ways to get information;
- Components of the selected remedy;
- Progress and major project milestones; and
- Investigation, remediation, and construction schedules

How were these issues and/or information needs identified?

These issues were identified by review of project information and experience on similar projects.

**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:

Not Applicable

**f.** Other environmental issues significantly impacted/impacting the affected community?

**Yes**    **No**

Provide details if appropriate:

Not Applicable.

**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**:

The site is located in an area that has a large Chinese-speaking and Indian population. Future fact sheets will be translated into Chinese and Hindi.

**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:** See Contact List.

**Local Officials:** See Contact List

**Media:** See Contact List

**Business/Commercial Interests:** See Contact List

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

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

**Citizens/Community Group(s):** See Contact List

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

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

**Civic Group(s):** See Contact List

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

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

**Prepared/Updated By:** Langan Engineering, Environmental,  
Surveying, Landscape Architecture and Geology, D.P.C.

**Date:** Jan 11, 2022

**Reviewed Approved By:** Thomas V. Panzone

**Date:** Jan 7, 2022