



New York State Department of Environmental Conservation

Brownfield Cleanup Program

Citizen Participation Plan for the **Former Watermark Designs Facility** **BCP Site No.: C224139**

491 Wortman Avenue
Brooklyn, New York 11208

March 2013

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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: **J&H Holding Company, LLC (“Applicant”)**
Site Name: **Former Watermark Designs Facility (“Site”)**
Site Address: **491 Wortman Avenue, Brooklyn, New York 11208**
Site County: **Kings**
Site Number: **C224139**

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 that 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 interest 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; and
- 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 which 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; and
- 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.

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 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 CP 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.

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 Requirements (Activities)	Timing of CP Activities
Application Process:	
<ul style="list-style-type: none"> • Prepare site contact list • Establish document repositories 	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:	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	Before start of Remedial Investigation
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 proposed RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that summarizes the Final Engineering Report • Distribute fact sheet to site contact list announcing issuance of Certificate of Completion (COC) 	At the time NYSDEC approves Final Engineering Report. These two fact sheets are combined if 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 area surrounding the Site is of commercial and industrial use. The Site was used to manufacture, store, package, and ship decorative fixtures and hardware for bathrooms and kitchens. The manufacturing processes at this Site involved cleaning, painting, plating, etching, polishing, and specific machining of metals and metal products. These processes used Trichloroethylene (TCE) and Tetrachloroethene (PCE) as solvents. TCE and PCE are part of a group of chemicals referred to as volatile organic compounds (VOCs) because of their ability to vaporize readily into the air. These solvents were used and stored in the former Cleaning and Degreasing Area located on the western area of the property.

There have been previous investigations completed at the Site that identified elevated concentrations of TCE and PCE in soil, groundwater, soil vapor, and indoor air. (Detailed descriptions of these investigations and their findings are provided in Section 4.) Soil vapor and indoor air were sampled because VOCs in the groundwater may move into the air spaces within the soil, which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The presence of TCE and PCE vapors in the indoor air poses potential risks to human health.

Potable water in the area is supplied by the city of New York, not individual wells. Therefore, drinking water quality of the area is not impacted by the Site's-VOC impact. The site is located over the Long Island Aquifer System, which has a maximum thickness of about 800 feet in southeast Brooklyn. The body of water nearest the Site is Hendrix Creek, located approximately 0.5 miles to the south-southwest of the Site. The wetlands nearest the Site are associated with Hendrix Creek. Based on the distance from the Site, it is unlikely that VOCs originating at the Site have impacted bodies of water or wetlands. However, one of the objectives of the RI is to determine the extent of off-site groundwater impact.

During investigation and remedial activities, work will be performed during normal business hours to limit the amount of noise affecting the community. These activities, including investigation and remedial activities, will require access to the Site and sidewalks with heavy equipment and may have a minimal impact on local traffic patterns and flow. Additionally, air quality monitoring and mitigation measures will be implemented during investigation and remediation activities. These activities will be performed under work plans approved by NYSDEC. Should major issues of public concern become apparent during the investigation process, the public will be notified via mailings or other methods as deemed appropriate.

In order to keep the public informed, fact sheets will be provided to the individuals on the site contact list throughout the BCP process according to the schedule attached as Appendix D. Fact

Sheets will also be translated into Spanish. The site contact list is subject to change based upon community needs and discussions with the NYSDEC. The information can also be obtained by reviewing documents in the document repository, or by speaking with the project contacts listed in Appendix A.

In addition, the Site is located in a Potential 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. Large portions of the population surrounding the Site are African-American and Hispanic-American. Therefore, a Scoping Sheet for Major Issues of Public Concern, which assists in identifying community concerns, will be completed and included as Appendix E.

4. Site Information

Site Description

Location: 491 Wortman Avenue, Borough of Brooklyn, Kings County

Setting: urban

Site Size: 0.44 acres

Adjacent Properties: industrial and commercial

History of Site Use, Investigation, and Cleanup

The Site is located at 491 Wortman Avenue in Brooklyn, New York and is covered with a one-story industrial concrete block, brick and steel building with a basement. The US Tube & Foundry Company, Inc. operated at the Site between 1945 and 1973. The National Hanger Company, Inc. operated at the Site in 1976. J & H Holding Company, LLC has owned the property since 1983, operating the site under the names Sepco Industries and Watermark Designs between 1983 and 2007. The site was used to manufacture, store, package, and ship decorative fixtures and hardware for bathrooms and kitchens. In 2007, Watermark Designs moved the operation from the subject property. Since 2007, the property has been leased by Crown Ministries International, Inc. for religious activities. There are currently no plans to change future use of the site and it is anticipated that it will remain in use for industrial and/or commercial purposes.

Prior to entry into the NYSDEC BCP, investigations were performed at the site from 2008 to 2012 to determine if past activities had impacted the soil, groundwater and air. Results of these Site investigations confirmed the presence of solvents and metals above the NYSDEC standards for soil and ground water, requiring remediation of the Site.

Phase I Environmental Site Assessment (ESA) activities were conducted on September 30, 2008. The Phase I site inspection indicated the possible presence of a plating pit in the northwest corner of the building. Floor drains were observed in the building and a fill port and vent pipe were observed along the outside front wall of the building, indicating a possible above ground or underground storage tank (AST and UST, respectively). A Phase II ESA was recommended to determine the presence of an AST or UST and any subsurface impacts from the unit.

A Phase II ESA was conducted on November 13, 2008. Results of the investigation indicated that soils and groundwater on the western portion of the site were impacted with chemicals commonly used as a solvent, in particular TCE. Based on these elevated concentrations, NYSDEC Spill #08-09879 was assigned to the site. It appeared that TCE concentrations in soils and groundwater resulted from usage of the compound in and around a degreasing tank reportedly located to the south of the former loading bay / truck scale. Results indicated that the fuel oil AST in the basement had not impacted the subsurface. No floor drains were identified in the basement. The potential plating pit could not be accessed because it was covered with large steel plates. Further investigation of soils, groundwater and indoor air was recommended, as well as identifying any drains underneath the steel plates. The metals calcium, copper, mercury, and zinc were also detected in soils at concentrations above the NYSDEC Recommended Soil Cleanup Objectives (RSCOs). These metals are inherent in the historic fill material typically found in low lying areas of New York City which comprises the shallow subsurface of the Site. Based on this, no further action was recommended regarding investigation and remediation of metals in the subsurface.

In January 2009, a subsurface soil and groundwater investigation was conducted to further determine the extent of impacts from TCE and PCE. Results identified elevated concentrations of TCE and PCE in the soil and groundwater, primarily in the western portion of the site. The PCE and TCE concentrations in deep soil samples were significantly lower than the shallow samples taken just above the water table. This indicates that the soil contamination was a result of an on-site source area of TCE and PCE.

In 2011 and 2012, a subsurface investigation was conducted that included soil, groundwater, sub-slab vapor and indoor air sampling. Results of soil sampling detected high concentrations of TCE and PCE in the shallow soils collected from the western portion of the site. Concentrations in samples collected from the perimeter of the site were relatively low, indicating that significantly impacted soils were most likely limited to the subsurface of the western portion of the building. The groundwater investigation results from on-site and off-site locations detected TCE and PCE concentrations above the NYSDEC Class Groundwater Standards at each location. On-site sub-slab soil vapor monitoring points and off-site vapor monitoring wells were installed at the site in 2012. Results detected elevated concentrations of TCE in each of the sub-slab vapor samples. Based on the findings of this investigation, an interim remedial measure (IRM) was recommended that consisted of soil excavation in the western portion of the site, groundwater removal, and installation of a soil vapor mitigation system.

A second Phase I ESA of the Site was conducted in May 2012 to facilitate the completion of a NYSDEC BCP Application. The findings were consistent with the previous investigations. A

remedial investigation of soils and groundwater was recommended to determine the extent of VOC contamination at 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 Participant. The Applicant was the owner of the site at the time of the disposal or discharge of contaminants. The Participant must fully characterize the nature and extent of contamination on-site, 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 continue to be used for commercial purposes.

To achieve this goal, the Applicant will conduct investigation and cleanup activities at the site with oversight provided by the NYSDEC. The Brownfield Cleanup Agreement (BCA) executed by the NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

Investigation

The Applicant completed a partial site investigation before it entered into the BCP. The Applicant has submitted an investigation report for the site investigation. It has been determined that the investigation goals and requirements of the BCP have not been met and that additional investigation work is needed before a remedy can be selected.

The Applicant will conduct an investigation of the site officially called a "supplemental remedial investigation" (SRI). This investigation will be performed with NYSDEC oversight. The Applicant will develop a supplemental remedial investigation Work Plan, which will be available to the public for comments.

The SRI has several goals:

- 1) Define the nature and extent of contamination in soil, groundwater, and 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.

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 the NYSDEC.

The 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 the NYSDEC from an analysis of alternatives prepared by the Applicant and approved by the NYSDEC. If the site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

Remedy Selection

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

1. The Applicant may recommend in its investigation report that no action is necessary at the site. In this case, the NYSDEC would make the investigation report available for public comment for 45 days. The NYSDEC would then complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The 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 the NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a Remedial Action Work Plan. The Remedial Action Work Plan describes the Applicant's proposed remedy for addressing contamination related to the site.

When the Applicant submits a proposed Remedial Action Work Plan for approval, the NYSDEC would announce the availability of the proposed 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 Applicant may then design and perform the cleanup action to address the site contamination. The NYSDEC and the NYSDOH will oversee the activities. When the Applicant completes cleanup activities, a Final Engineering Report (FER) will be prepared to certify that cleanup

requirements have been achieved or will be achieved within a specific time frame. The NYSDEC will review the report to determine that the cleanup is protective of public health and the environment for the intended use of the Site.

Certificate of Completion

When the NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. The NYSDEC will then 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 is eligible to redevelop the site after it receives a COC.

Site Management

Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management may be conducted by the Applicant under NYSDEC oversight, if contamination will remain in place. Site management incorporates institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. 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 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 is pumping and treating groundwater. Site management continues until the 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):

Alicia Barraza
Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: (518) 402-9767
Email: aabarraz@gw.dec.state.ny.us

Thomas V. Panzone
Regional Citizen Participation Specialist
NYSDEC, Region 2
47-40 21st Street
Long Island City, NY 11101
Tel: (718) 482-4953
Email: tvpanzon@gw.dec.state.ny.us

New York State Department of Health (NYSDOH):

Dawn Hettrick
Project Manager
NYSDOH
Bureau of Environmental Exposure &
Investigation
Empire State Plaza
Corning Tower Room 178
Albany, NY 12237
Tel: (518) 402-7860
Email: deh02@health.state.ny.us

Locations of Reports and Information

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

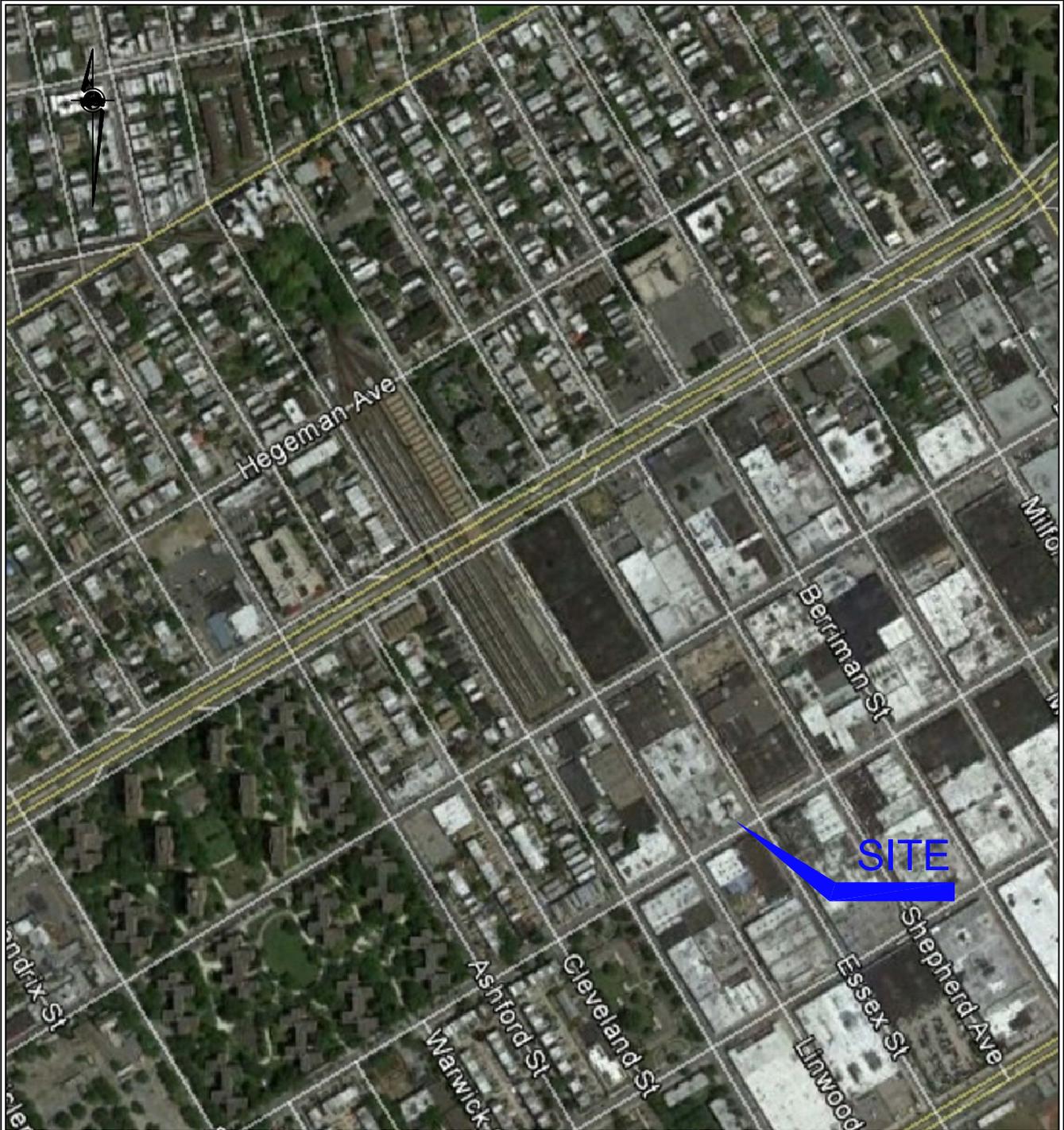
Brooklyn Public Library
New Lots Library
665 New Lots Ave.
Brooklyn, NY 11207
Attn: Susan Asis Kalman
Neighborhood Library Supervisor
Phone: (718) 649-0719

Appendix B
Site Contact List

	A	B	C	D	E	F	G	H	I	J	
1											
2	Site Contact List										
3	Site #: C224139										
4	Site Name: Former Watermark Designs Facility BCP Site			List Last Updated: 2-6-13							
5	Current Occupant	Name, Title	Address 1	Address 2	Address 3	Street Address	City	State	Zip	Site Name (County)	
6	Current Occupant	Hon. Michael Bloomberg	NYC Mayor			City Hall	New York	NY	10007	Former Watermark Designs Facility Site (Kings)	
7	Current Occupant	Hon. John Liu	NYC Comptroller			1 Centre Street	New York	NY	10007	Former Watermark Designs Facility Site (Kings)	
8	Current Occupant	Hon. Bill de Blasio	Public Advocate			1 Centre Street, 15 th Floor	New York	NY	10007	Former Watermark Designs Facility Site (Kings)	
9	Current Occupant	Hon. Marty Markowitz	Brooklyn Borough President			209 Joralemon Street	Brooklyn	NY	11201	Former Watermark Designs Facility Site (Kings)	
10	Current Occupant	Hon. Charles Barron	NYC Councilmember			718 Pennsylvania Ave	Brooklyn	NY	11207	Former Watermark Designs Facility Site (Kings)	
11	Current Occupant	Hon. John L. Sampson	NYS Senator			1222 East 96th Street	Brooklyn	NY	11236	Former Watermark Designs Facility Site (Kings)	
12	Current Occupant	Hon. Inez D. Barron	NYS Assemblymember			669 Vermont Street	Brooklyn	NY	11207	Former Watermark Designs Facility Site (Kings)	
13	Current Occupant	Hon. Charles Schumer	U.S. Senator			780 Third Avenue	New York	NY	10017	Former Watermark Designs Facility Site (Kings)	
14	Current Occupant	Hon. Kirsten Gillibrand	U.S. Senator			780 Third Avenue, Suite 2601	New York	NY	10017	Former Watermark Designs Facility Site (Kings)	
15	Current Occupant	Hon. Hakeem Jeffries	U.S. House of Representatives			445 Neptune Avenue, 1st Floor	Brooklyn	NY	11224	Former Watermark Designs Facility Site (Kings)	
16	Current Occupant	Mr. Jack Abel	Former Watermark Designs Facility			491 Wortman Avenue	Brooklyn	NY	11208	Former Watermark Designs Facility Site (Kings)	
17	Current Occupant	Alicia Barraza	NYSDEC Project Manager			625 Broadway	Albany	NY	12233	Former Watermark Designs Facility Site (Kings)	
18	Current Occupant	Thomas Panzone	NYSDEC			47-40 21st Street	Long Island City	NY	11101	Former Watermark Designs Facility Site (Kings)	
19	Current Occupant	Larry Ennist	NYSDEC			625 Broadway	Albany	NY	12233	Former Watermark Designs Facility Site (Kings)	
20	Current Occupant	Crown Ministries	Attn: Pastor			491 Wortman Avenue	Brooklyn	NY	11208	Former Watermark Designs Facility Site (Kings)	
21	Current Occupant	Amanda Burden, Commissioner	NYC Dept. of City Planning			22 Reade Street	New York	NY	10007	Former Watermark Designs Facility Site (Kings)	
22	Current Occupant	Dr. Robert Kulikowski, Director	NYC Office of Environmental Coordination			100 Gold Street, 2nd Floor	New York	NY	10038	Former Watermark Designs Facility Site (Kings)	
23	Current Occupant	Ziff Realty Co. LLC	920 Essex Street			1105 42nd Street	New York	NY	10017	Former Watermark Designs Facility Site (Kings)	
24	Current Occupant	Hon. Carter Strickland, Commissioner	NYC Dept of Environmental Protection			59-17 Junction Boulevard	Flushing	NY	11373	Former Watermark Designs Facility Site (Kings)	
25	Current Occupant	Vasop Construction	505 Wortman Avenue			908 Pine Street	Brooklyn	NY	11208	Former Watermark Designs Facility Site (Kings)	
26	Current Occupant	Solefor Bros. Realty Co.	465 Wortman Avenue			100 N. Village Avenue # 37	Rockville Centre	NY	11570	Former Watermark Designs Facility Site (Kings)	
27	Current Occupant	Selar Realty Corp.	482 Wortman Avenue			57 West 38th Street, 2nd Floor	New York	NY	10018	Former Watermark Designs Facility Site (Kings)	
28	Current Occupant	Aslun Holdings Corp.	494 Wortman Avenue			929 Shepherd Avenue	Brooklyn	NY	11208	Former Watermark Designs Facility Site (Kings)	
29	Current Occupant	Brooklyn Daily Eagle				30 Henry Street	Brooklyn	NY	11201	Former Watermark Designs Facility Site (Kings)	
30	Current Occupant	New York Daily News				4 New York Plaza	New York	NY	10004	Former Watermark Designs Facility Site (Kings)	
31	Current Occupant	New York Post				1211 Avenue of the Americas	New York	NY	10036	Former Watermark Designs Facility Site (Kings)	
32	Current Occupant	The Brooklyn Papers				1 Metrotech Center, Suite 1001	Brooklyn	NY	11201	Former Watermark Designs Facility Site (Kings)	
33	Current Occupant	Hoy Nueva York				1 MetroTech Center, 18th Floor	Brooklyn	NY	11201	Former Watermark Designs Facility Site (Kings)	
34	Current Occupant	El Diario La Prensa				1 MetroTech Center, 18th Floor	Brooklyn	NY	11201	Former Watermark Designs Facility Site (Kings)	
35	Current Occupant	Our Time Press				679 Lafayette Avenue	Brooklyn	NY	11216	Former Watermark Designs Facility Site (Kings)	
36	Current Occupant	P.S. 273 Wortman	Attn: Melessa Avery, Principal			923 Jerome Street	Brooklyn	NY	11207	Former Watermark Designs Facility Site (Kings)	
37	Current Occupant	Brooklyn Public Library New Lots Branch				665 New Lots Avenue at Barbey St.	Brooklyn	NY	11207	Former Watermark Designs Facility Site (Kings)	
38	Current Occupant	Boulevard Houses (NYCHA)	Management Development Office			812 Ashford Street	Brooklyn	NY	11207	Former Watermark Designs Facility Site (Kings)	
39	Current Occupant	Boulevard Houses (NYCHA)	Attn: President, Resident's Association			812 Ashford Street	Brooklyn	NY	11207	Former Watermark Designs Facility Site (Kings)	
40	Current Occupant	NYCHA	Attn: Sheila Stainback, Communications Officer	C/o Boulevard Houses		250 Broadway	New York	NY	10007	Former Watermark Designs Facility Site (Kings)	
41	Current Occupant	Boulevard Senior Center	Attn: Director			726 Stanley Avenue	Brooklyn	NY	11207	Former Watermark Designs Facility Site (Kings)	
42	Current Occupant	Brooklyn Community Board # 5	Attn: Nathan Bradley, Chair			127 Pennsylvania Avenue	Brooklyn	NY	11207	Former Watermark Designs Facility Site (Kings)	
43	Current Occupant	Brooklyn Community Board # 5	Attn: Walter Campbell, District Manager			127 Pennsylvania Avenue	Brooklyn	NY	11207	Former Watermark Designs Facility Site (Kings)	
44	Current Occupant	L & G Scholars Daycare Center				1005 Cleveland Street	Brooklyn	NY	11208	Former Watermark Designs Facility Site (Kings)	
45	Current Occupant	Southern Baptist Church				820 Stanley Avenue	Brooklyn	NY	11207	Former Watermark Designs Facility Site (Kings)	
46	Current Occupant	Brooklyn Chamber of Commerce				25 Elm Place, Suite 200 2 nd Floor	Brooklyn	NY	11201	Former Watermark Designs Facility Site (Kings)	
47	Current Occupant	Citizens Advisory Committee - Penn Fountain Avenues Landfill	Attn: Myrvyn Garnett, Founder			836 Cleveland Street	Brooklyn	NY	11208	Former Watermark Designs Facility Site (Kings)	
48	Current Occupant	RESIDENT/BUSINESS OWNER			953	CLEVELAND STREET	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)	
49	Current Occupant	RESIDENT/BUSINESS OWNER			834	STANLEY AVENUE	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)	
50	Current Occupant	RESIDENT/BUSINESS OWNER			840	STANLEY AVENUE	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)	
51	Current Occupant	RESIDENT/BUSINESS OWNER			842	STANLEY AVENUE	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)	
52	Current Occupant	RESIDENT/BUSINESS OWNER			904	ELTON STREET	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)	
53	Current Occupant	RESIDENT/BUSINESS OWNER			908	ELTON STREET	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)	
54	Current Occupant	RESIDENT/BUSINESS OWNER			912	ELTON STREET	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)	
55	Current Occupant	RESIDENT/BUSINESS OWNER			916	ELTON STREET	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)	
56	Current Occupant	RESIDENT/BUSINESS OWNER			920	ELTON STREET	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)	
57	Current Occupant	RESIDENT/BUSINESS OWNER			924	ELTON STREET	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)	
58	Current Occupant	RESIDENT/BUSINESS OWNER			928	ELTON STREET	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)	
59	Current Occupant	RESIDENT/BUSINESS OWNER			1003	CLEVELAND STREET	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)	
60	Current Occupant	RESIDENT/BUSINESS OWNER			995	CLEVELAND STREET	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)	
61	Current Occupant	RESIDENT/BUSINESS OWNER			993	CLEVELAND STREET	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)	
62	Current Occupant	RESIDENT/BUSINESS OWNER			991	CLEVELAND STREET	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)	
63	Current Occupant	RESIDENT/BUSINESS OWNER			987	CLEVELAND STREET	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)	
64	Current Occupant	RESIDENT/BUSINESS OWNER			985	CLEVELAND STREET	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)	
65	Current Occupant	RESIDENT/BUSINESS OWNER			983	CLEVELAND STREET	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)	
66	Current Occupant	RESIDENT/BUSINESS OWNER			979	CLEVELAND STREET	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)	
67	Current Occupant	RESIDENT/BUSINESS OWNER			977	CLEVELAND STREET	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)	
68	Current Occupant	RESIDENT/BUSINESS OWNER			973	CLEVELAND STREET	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)	

	A	B	C	D	E	F	G	H	I	J
141	Current Occupant	RESIDENT/BUSINESS OWNER			660	BERRIMAN STREET	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)
142	Current Occupant	RESIDENT/BUSINESS OWNER			670	BERRIMAN STREET	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)
143	Current Occupant	RESIDENT/BUSINESS OWNER			549	WORTMAN AVENUE	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)
144	Current Occupant	RESIDENT/BUSINESS OWNER			913	SHEPHERD AVENUE	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)
145	Current Occupant	RESIDENT/BUSINESS OWNER			907	SHEPHERD AVENUE	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)
146	Current Occupant	RESIDENT/BUSINESS OWNER			530	WORTMAN AVENUE	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)
147	Current Occupant	RESIDENT/BUSINESS OWNER			542	WORTMAN AVENUE	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)
148	Current Occupant	RESIDENT/BUSINESS OWNER			728	BERRIMAN STREET	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)
149	Current Occupant	RESIDENT/BUSINESS OWNER			529	BERRIMAN STREET	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)
150	Current Occupant	RESIDENT/BUSINESS OWNER			884	ASHFORD STREET	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)
151	Current Occupant	RESIDENT/BUSINESS OWNER			1010	ELTON STREET	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)
152	Current Occupant	RESIDENT/BUSINESS OWNER			844	STANLEY AVENUE	BROOKLYN	NY	11208	Former Watermark Designs Facility Site (Kings)

Appendix C
Site Location Map



VICINITY MAP

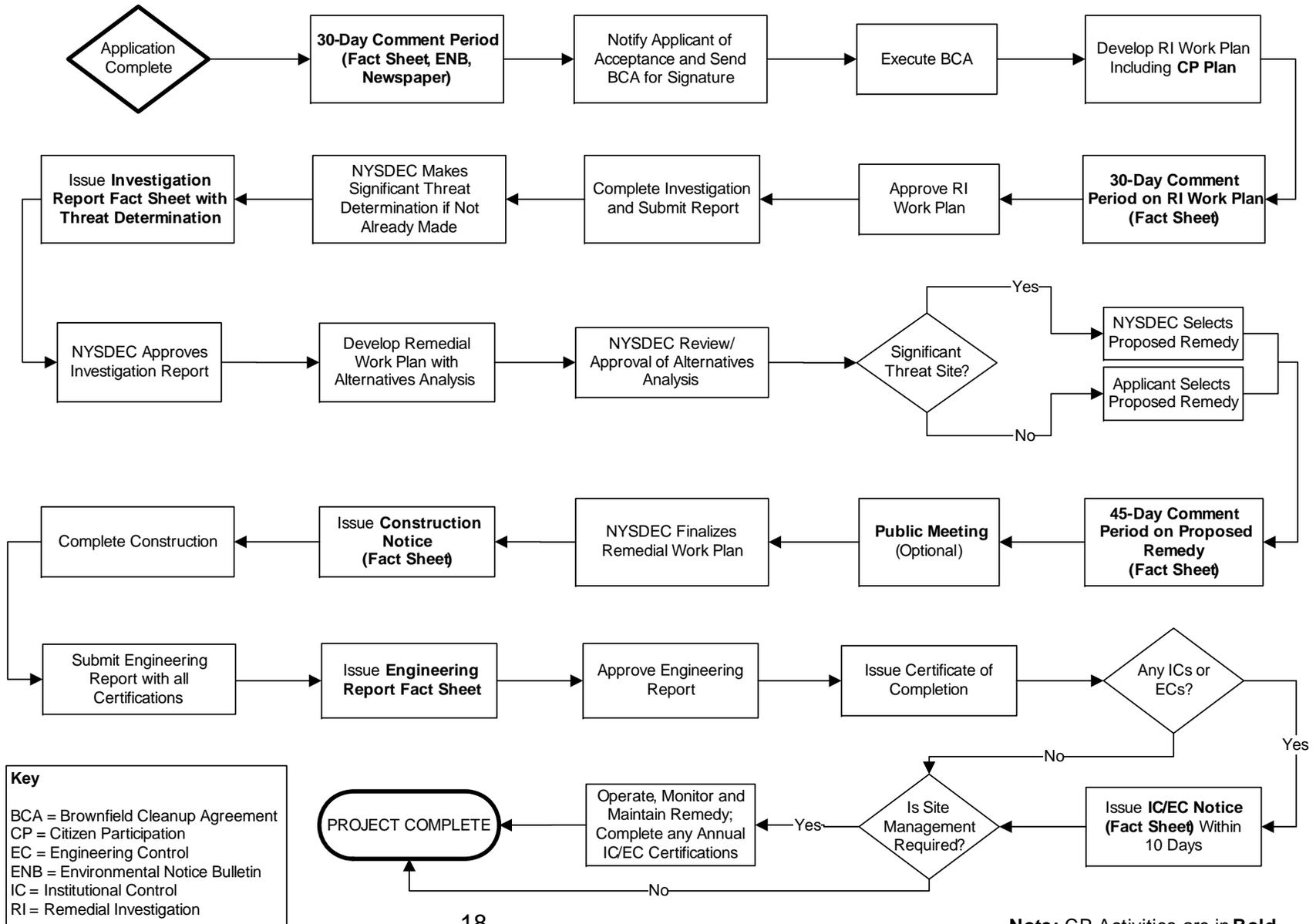
SCALE: 1" = 500'-0"



SCALE: 1" = 500'

Project:	WAT1201
Designed by:	JE
Approved by:	JE
Drawn by:	PDL
Date:	03/01/13
Figure No:	1

Appendix D– Brownfield Cleanup Program Process



Appendix E
Scoping Sheet for Major Issues of Concern



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

Remedial Party: J & H Holding Company LLC

Site Name: Former Watermark Designs Facility

Site Number: C224139

Site County: Kings

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/or information. **Use this information as an aid to prepare or update the Major Issues of Public Concern section of the site Citizen Participation Plan.**

See Citizen Participation Plan, Section 3, Major Issues of Public Concern

How were these issues and/or information identified?

See Citizen Participation Plan, Section 3, Major Issues of Public Concern

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

No information identified as needed

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.

See Citizen Participation Plan, Section 3, Major Issues of Public Concern

How were these issues and/or information identified?

See Citizen Participation Plan, Section 3, Major Issues of Public Concern

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 around site:

Residential Agricultural Recreational Commercial Industrial

b. Residential type around site:

Urban Suburban Rural

c. Population density around site:

High Medium Low

d. Community economic status:

High Medium Low

e. Water supply of nearby residences:

Public Private Wells Mixed

f. Other environmental issues significantly impacting affected community?

Yes No

Provide details if appropriate:

[Click here to enter text.](#)

g. Special considerations:

Language Age Transportation Other

Explain marked categories in g.:

[Click here to enter text.](#)

Part 5. The site contact list must include, at a minimum, the individuals, groups, and organizations identified in the instructions for **Part 5**. 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 Citizen Participation Plan, Appendix B, Site Contact List
- Local Officials:** See Citizen Participation Plan, Appendix B, Site Contact List
- Media:** See Citizen Participation Plan, Appendix B, Site Contact List
- Business/Commercial Interests:** See Citizen Participation Plan, Appendix B, Site Contact List
- Labor Group(s)/Employees:** See Citizen Participation Plan, Appendix B, Site Contact List
- Indian Nation:** [Click here to enter text.](#)
- Citizens/Community Group(s):** See Citizen Participation Plan, Appendix B, Site Contact List
- Environmental Justice Group(s):** See Citizen Participation Plan, Appendix B, Site Contact List
- Environmental Group(s):** See Citizen Participation Plan, Appendix B, Site Contact List
- Civic Group(s):** See Citizen Participation Plan, Appendix B, Site Contact List
- Recreational Group(s):** See Citizen Participation Plan, Appendix B, Site Contact List
- Other(s):** [Click here to enter text.](#)

Date Completed: March 1, 2013

Prepared By: P.W. Grosser Consulting, Inc.

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