FYN PAINT & LACQUER CO., INC.
230 KENT AVENUE
BROOKLYN, KINGS COUNTY, NEW YORK

CITIZEN PARTICIPATION PLAN
NYSDEC BCP SITE NO. C224154
INDEX NO. C224154-02-15

Prepared For

Kent Riverview LLC

March 20, 2015

LBG ENGINEERING SERVICES, P.C.
Professional Environmental & Civil Engineers
4 Westchester Park Drive, Suite 175
White Plains, NY 10604
(914) 694-5711

TABLE OF CONTENTS

LIST OF FIGURES
(at end of report)

Figure

FYN PAINT & LACQUER CO., INC.
230 KENT AVENUE
BROOKLYN, KINGS COUNTY, NEW YORK

CITIZEN PARTICIPATION PLAN
NYSDEC BCP SITE NO. C224154
INDEX NO. C224154-02-15

1.0 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

2.0 CITIZEN PARTICIPATION ACTIVITIES

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 wellbeing. 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 Plan (CPP) 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. This will be accomplished through the Citizen Participation Activities described below. These activities are the minimum that will be implemented for this project. This list is flexible and additional activities may be added as the project progresses, if deemed necessary.

2.1 Project Contact List

A project contact list has been prepared for the Site. This list contains people that can be contacted by the public for general and technical information on the project. The list also includes a designated Citizen Participation Specialist who can be contacted regarding citizen participation activities. The project contact list is included as Appendix I.

2.2 Public Distribution List

A public distribution list has been generated and is on file with the NYSDEC Regional Citizen Participation Specialist. The public distribution list is included as Appendix II. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. This list identifies affected and interested parties including: owners of properties adjacent to the Site; local news media and local government officials. The public distribution 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 public distribution 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 I. Other addi-

tions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

2.3 CPP Activities

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 the 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 the site's investigation and cleanup.

The table at the end of this section identifies the CPP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix III shows how these CPP activities integrate with the Site cleanup process. Elements of the cleanup process that match up with the CPP activities are explained briefly in Section 5, below.

The public is informed about these CPP activities through fact sheets and notices distributed at significant points during the program. Public notices will be made at several key milestones during the remediation activities.

The initial public notice announcements for this project are being made through this mailing to the Public Distribution List. It should be noted that the NYSDEC Division of Environmental Remediation (DER) is "going paperless". The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county e-mail listservs. As such, subsequent notices for this project will be issued electronically through the NYSDEC listserv distributions. Several key benefits of listserv distribution include:

- it is fast and convenient, coming right to your e-mail inbox;
- it is easy to share information with others;
- it is comprehensive; you receive updates on all sites in the counties you choose;
- it stretches taxpayer dollars by reducing labor, paper, printing and postage; and
- it helps the environment by reducing our "carbon footprint."

To receive site information by e-mail via listserv distribution, sign up through the GovDelivery service at the following website: http://www.dec.ny.gov/chemical/61092.html. It is quick, free, and it will help keep you better informed. Sign up for one or more contaminated sites county listservs and have site information sent right to your e-mail inbox. Sign-up can be completed as follows:

1. Enter your email address in the box below and click "submit".
2. You will be taken to the GovDelivery "New Subscriber page". Here you will confirm your e-mail, select how frequently you would like to receive updates and choose a password (optional). Once you have done this, click "submit".
3. You will see all the topics that you can subscribe to. Scroll down to the bottom of the list to category "*Environmental Site Cleanup and Permitting Information by County*".
4. Click on the + sign in the small box next to the category to expand it to see all the counties.
5. Click the box by the county name to select it (*i.e., Kings for this BCP Site*). You may select as many counties as you want. Click the box again to un-select a county.
6. In the last step, you will be asked to give your zip code. Enter it and click "submit".

You will get an e-mail back from GovDelivery listing all the county listservs that you have subscribed to. You can easily change account information, such as your e-mail address or unsubscribe at any time. In instances where electronic delivery is not an option, the public can still request that they be notified by paper via regular mail delivery.

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 CPP may be revised due to changes in major issues of public concern identified in Section 3.0, 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.

2.4 Technical Assistance Grant

NYSDEC must determine if the site poses a significant threat to public health or the environment. 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:

http://www.dec.ny.gov/regulations/2590.html.

2.5 Document Repositories

Four (4) document repositories have been established at the locations below, where all applicable project documents will be made available to the public.

Electronic copies of all files and/or reports associated with the environmental activities at the Site will be maintained and available for review at the following local community document repository locations:

Document Repository 1 **Brooklyn Public Library – Greenpoint Branch**	**Document Repository 2** **Brooklyn Public Library – Leonard Branch**
107 Norman Avenue & Leonard Street Brooklyn, NY 11222 Telephone: (718) 349-8504 Hours of Operation: Mon. and Thur. - 1 p.m. to 6 p.m. Tue. and Fri - 10 a.m. to 6 p.m. Wed. - 1 p.m. to 8 p.m. Sat. - 11 a.m. to 3 p.m. Sun. – Closed	81 Devoe Street & Leonard Street Brooklyn, NY 11211 Telephone: (718) 486-3365 Hours of Operation: Mon. - 1 p.m. to 8 p.m. Tue. and Wed - 10 a.m. to 6 p.m. Thur. and Fri. - 1 p.m. to 6 p.m. Sat. - 11 a.m. to 3 p.m. Sun. – Closed

In addition to the above-listed public document repository locations, electronic copies of all files and/or reports associated with the environmental activities at the Site are maintained

and available for review at the NYSDEC Headquarters in Albany, New York as well as in the NYSDEC Region 2 Office. The information for these NYSDEC offices is:

NYSDEC - Albany Headquarters Office	**NYSDEC Region 2 Office**
Bureau of Environmental Remediation 625 Broadway Albany, NY 12233-7016 (518) 402-9767 (call in advance for appointment) Hours: Mon. to Fri. 9 a.m. to 5 p.m.	Hunters Point Plaza 47-40 21st Street Long Island City, NY 11101 (718) 482-4900 (call in advance for appointment) Hours: Mon. to Fri. 9 a.m. to 5 p.m.

These document repositories will be regularly inspected to ensure that all material related to the Site investigation and remediation activities are available for review.

2.6 Public Notices

Public notices will be made at several key milestones during the remediation activities. Notices will be made through mailings to the Public Contact List. Following NYSDEC review, the next notice will be announcing submission of the final Remedial Action Work Plan (RAWP) for the Site. This notice will announce the initiation of a 45-day public comment period. Following NYSDEC approval of the RAWP, the next notice will announce the implementation of the onsite RAWP cleanup activities. Each notice will include a summary of the document being made available or activity being performed.

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

Citizen Participation Requirements (Activities)	Timing of CP Activity(ies)
Application Process:	
• Prepare Site public distribution list • Establish document repositories	COMPLETED
• 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 public distribution list • Conduct 30-day public comment period	COMPLETED
After Execution of Brownfield Site Cleanup Agreement:	
• Prepare Citizen Participation Plan (CPP)	Before start of Remedial Action
Before NYSDEC Approves Remedial Action Work Plan (RAWP):	
• Distribute fact sheet to public distribution list about proposed RAWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RAWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period	Before NYSDEC approves RAWP. 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:	
• Distribute fact sheet to public distribution list that describes upcoming cleanup action	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
• Distribute fact sheet to public distribution list that announces that cleanup action has been completed and that summarizes the Final Engineering Report (FER) • Distribute fact sheet to public distribution list announcing issuance of Certificate of Completion (COC)	At the time NYSDEC approves FER. These two fact sheets are combined if possible if there is not a delay in issuing the COC.

2.7 Public Comment Period and Responsiveness Summary

After release of the RAWP, a 45-day public comment period will be established for the submission of written comments by the public. The RAWP will be available for review at the document repositories and notice of the public comment period will be made through the Public Contact List. At the end of the comment period, should any public comments be submitted requiring detailed explanation and/or modifications to the RAWP, a Responsiveness Summary will be prepared which will respond to all written comments received during the comment period.

3.0 ISSUES OF PUBLIC CONCERN

As part of the Environmental and Public Health Assessment, a qualitative human health and exposure assessment was completed. Based on previous Site investigations VOCs, SVOCs, PCBs and metals were reported to be present in the subsurface (soil, groundwater and/or soil vapor).

Based on the analytical results generated by past remedial investigations, it was determined that there is no plausible off-site exposure scenario for the onsite soil and/or groundwater contamination present beneath the Site. The only exposure pathway is via dermal contact and/or ingestion by visitors, trespassers or contractors. Additionally, the exposure risk is only encountered as a result of ground invasive activities.

Relative to potential onsite exposures it is reasonable to conclude that an institutional control such as an environmental easement preventing groundwater use at the Site will be required. In addition to the environmental easement, a soil vapor intrusion survey will be required in association with Site redevelopment to assess the need for a soil vapor intrusion mitigation system. However, it is anticipated that the Site redevelopment will incorporate a soil vapor barrier regardless of the results of a soil vapor intrusion survey.

3.1 Remedial Alternative Applicability Review

As part of the evaluation completed to determine the feasibility of the proposed Remedial Alternative, the following land use factors are evaluated: zoning; applicable land use plans**;** surrounding property uses; citizen participation; environmental justice concerns; land use designations; population growth patterns; accessibility to existing infrastructure; proximity to cultural resources; proximity to natural resources; offsite groundwater impacts; proximity to floodplains; geography and geology of the Site and, current institutional controls. As a result of this review, it was determined that none of the land use factors would prevent implementation of the preferred remedy.

3.2 Contaminant Exposure Risk

Contamination beneath the Site is the result of historical activities on the Site. The sources of contaminants at the Property (drums or storage containers; underground tank pipelines) were related to the historical paint and lacquer manufacturing activities.

Due to the current vacant/inactive status of the Site, there are currently no onsite contaminant exposure scenarios. As a result of the proposed remedial actions, possible onsite contamination exposure scenarios (to remediation and/or construction contractors) include direct contact exposure whereby workers can become exposed through direct contact (dermal contact, ingestion, and inhalation) with contaminated media. All Health and Safety precautions will be taken to ensure Site workers exposed to onsite contamination use appropriate personal protection equipment for respective Site contaminants.

The potential for contamination exposure at surrounding properties via ingestion and/or dermal contact is low. The most probable contamination exposure pathway for people living and working at adjacent properties would be via offsite migration of airborne VOCs and/or dust resulting from the institution of the remedial actions. Applicable Site management measures will be implemented to prevent offsite impacts resulting from the onsite remedial actions, including but not limited to dust monitoring and control.

Due to the distance from the Site and historical surrounding property uses, offsite soil vapor impacts could be attributed to offsite sources. However, based on the results of historical soil vapor sampling activities, the potential soil vapor intrusion risk to offsite properties (resulting from contamination onsite) is low. Based on soil vapor intrusion sampling activities completed in 2007, the most conservative recommended course of action for the properties surrounding the Fyn Paint building (established by the NYSDOH Soil Vapor/Indoor Air Matrices) is: *Taking reasonable and practical action to identify source(s) and reduce exposure*. Due to the soil vapor contaminant concentrations beneath 229 Kent Avenue, the most conservative recommended course of action is: *Monitor/Mitigate*.

4.0 SITE INFORMATION

4.1 Site Description

Kent Riverview LLC (heretofore referred to as "KR" or the "Volunteer") is undertaking the remediation and potential redevelopment of the former Fyn Paint & Lacquer Co., Inc. property located at 230 Kent Avenue in Williamsburg, Brooklyn, Kings County, New York (heretofore referred to as the "Site"). A Property Location Map is presented as figure 1.

The Site property consists of a 0.135-acre lot improved with a partial two-story industrial/warehouse building with a gross floor area of approximately 5,862 ft^2 (square feet). The building's heat is provided by an onsite oil fired furnace and electrical service enters the building from Kent Avenue. Located in a small basement are two (2) empty 275-gallon fuel oil above ground storage tanks (ASTs), furnace and controls for the sprinkler system and air compressor. The Site is connected to the New York City municipal sewer and water systems.

The property land use is currently recorded as Industrial and Manufacturing. Zoning for the Site is M3-1, which is designated for areas with heavy industries that generate noise, traffic or pollutants. The neighborhood in the vicinity of the Site consists of residential and commercial properties with decreasing amounts of industrial properties.

There is currently a Declaration of Restriction recorded for the Site with respect to contamination associated with historical onsite manufacturing activities. The Declaration of Restriction is recorded with the NYC Department of Finance and it includes the following: property use restriction; groundwater use restriction; and, continued maintenance of Engineering Controls and Institutional Controls.

The Site is located in the Borough of Brooklyn, New York City and is situated on the block bounded by Kent Avenue to the east, Metropolitan Avenue to the north, North First Street to the south and River Street to the west. The Site is recorded by the NYC Tax Assessor as Borough of Brooklyn, Tax Block 2362 Lot 1. As recorded on the NYC Department of Buildings (DOB) Property Information Sheet, alternate addresses for the Property are: 230-232 Kent Avenue; 76-80 River Street: and, 29-37 North First Street. A Property Boundary Map is presented on figure 2.

The Site is listed as an active Resource Conservation and Recovery Act (RCRA) facility as a large quantity generator of hazardous waste under EPA ID Number NYD001270867.

This listing is associated with the historical property use (paint and lacquer manufacturing) by Fyn Paint & Lacquer Co., Inc. (Fyn Paint). Although manufacturing activities have ceased at the Site and the majority of the RCRA closure activities have been performed, the RCRA Closure Report has not been completed.

KR, in cooperation with the NYSDEC and New York State Department of Health (NYSDOH), will inform and involve the public during the investigation and remediation of the Site. The purpose of this CPP is to provide a framework for disseminating information to the public and providing the public with an opportunity to become informed and involved during Site remediation activities.

This CPP provides background information related to the contamination identified to date, different phases of the investigation and remediation process, the opportunities for citizen participation, the primary contacts for various state and local agencies, information on how to find out and access available documents and, the list of affected and interested parties.

The remediation activities at the Site will be conducted under the NYSDEC Brownfield Cleanup Program. This CPP is designed to provide an area-wide comprehensive approach to citizen participation and achieve the following objectives:

- Keep the public informed of planned or ongoing actions, the nature of environmental conditions, environmental and/or public health threats the contamination may pose, responses under consideration and the progress being made;
- Create opportunities for the public to provide information, opinions and perspectives on the work being conducted; and
- Ensure open communication between the public and project staff throughout the investigation and remediation process.

KR, in cooperation with the NYSDEC and the NYSDOH, will implement the activities described in this plan. Implementation of this CPP may evolve during the remediation process and changes may be made to the plan as conditions warrant.

4.2 History of Site Use, Investigation and Cleanup

4.2.1 Site History

As a result of the historical property uses, the subsurface environmental condition at the Site has been negatively impacted by various contaminants. Subsurface contaminant source material is located beneath the Site (230 Kent Avenue) and the Con Edison owned former North First Street Terminal boiler house property (214 Kent Avenue) which is located adjacent to the north of the Site. These two properties constitute the two tax lots on Tax Block 2362. The Site is currently vacant, and was historically occupied by Fyn Paint which was a manufacturing facility that produced paints and lacquers. This facility was a NYSDEC registered Chemical Bulk Storage (CBS) Facility (ID #2-000151). The Con Ed boiler house property consists of a parking lot and an unoccupied building. A Property Location Map is shown on figure 1 and a Property Boundary Map is shown on figure 2. As a result of the historical property uses at the Site, the subsurface environmental condition has been negatively impacted by various contaminants.

4.2.2 Results of Historical Remedial Investigation Activities

Several historical environmental remedial investigation activities have been performed at the Site and surrounding properties. Based on these investigations, the primary contaminants of concern (COCs) consist of acetone, toluene, ethylbenzene and xylene. The primary COCs are present as non-aqueous phase liquid (NAPL), residual volatile organic compounds (VOCs) in subsurface soils, dissolved phase VOCs in groundwater and VOCs in soil vapor. The extent and concentrations of contaminants beneath the Site, as well as comparative values offsite, were characterized as follows:

- **Non-Aqueous Phase Liquid (NAPL)**

  The historical observations have identified NAPL (primarily consisting of acetone, toluene, and xylene) as primarily being localized to the northeast corner of the Site.

Of note, the majority of the NAPL has historically been observed and recovered from beneath the Con Edison facility parking lot adjacent to the north of the Site. Recently (2013-2014), the greatest amount of NAPL (thicknesses of 2 to 3 feet) has been observed in monitor wells located offsite to the southeast.

- **Soil Contamination**

Based on the soil contamination distribution, one identified source was the former underground storage tank (UST) area beneath the northeast corner of the Site. Onsite soil with the highest concentrations of VOC contamination consisting primarily of toluene, xylenes, ethylbenzene and acetone was identified during closure activities (initial-1999 and secondary-2010) for the USTs in the northeast corner of the Site. While several metals and semi volatile organic compounds (SVOCs) were detected above respective Soil Cleanup Objectives (SCOs) for protection of groundwater, the concentrations were below the Restricted Use Soil Cleanup Objectives (RUSCOs) for Commercial Use. Additionally, several compounds identified at concentrations above SCOs for protection of groundwater are related to historical fill. The primary COCs in soil samples collected from beneath the Site were detected at the following range of concentrations:

o	Acetone:	Low -130 milligrams per kilogram (mg/kg); High – 1,500 mg/kg;
o	Toluene:	Low – below lab detection limit (<LDL); High – 2,800 mg/kg;
o	Ethylbenzene:	Low – 0.039 mg/kg; High – 4,400 mg/kg;
o	Total Xylenes:	Low – 18.7 mg/kg; High – 22,000 mg/kg.

The highest offsite concentrations of acetone, ethylbenzene and total xylenes were identified in soil beneath the Con Edison parking lot adjacent to the north. Additionally, the highest offsite concentration of toluene was identified in the soil to the southeast (upgradient-crossgradient) of the Site. The primary COCs in soil samples

collected from beneath offsite properties were detected at the following range of concentrations:

- Acetone: Low -<LDL; High – 1,500 mg/kg;
- Toluene: Low - <LDL; High – 22,000 mg/kg;
- Ethylbenzene: Low – <LDL; High – 3,350 mg/kg;
- Total Xylenes: Low – <LDL; High – 17,340 mg/kg.

- **Groundwater Contamination**

Dissolved phase VOCs in groundwater beneath the Site and surrounding properties correlates with the distribution of VOC contamination recorded in soil samples collected throughout the Site and offsite. The highest concentrations of VOCs detected in groundwater are located beneath the Site and offsite on the adjacent Con Edison property (north), with the contaminant plume extending downgradient to the west. The primary COCs in groundwater samples collected from monitor wells on the Site were detected with the following range of concentrations:

- Acetone: Low -<LDL; High – 10,558,250 micrograms per liter (ug/l);
- Toluene: Low - 53 ug/l; High – 290,000 ug/l;
- Ethylbenzene: Low – 10 ug/l; High – 74,258 ug/l;
- Total Xylenes: Low – 294 ug/l; High – 452,653 ug/l.

Offsite VOC concentrations in groundwater analyzed from locations outside of the block encompassing the Site and the Con Edison property are, on average, 1-2 orders of magnitude lower than those beneath the Site and Con Edison. The primary COCs in groundwater samples collected from offsite monitor wells were detected with the following range of concentrations:

- Acetone: Low -<LDL; High – 1,600,000 ug/l
- Toluene: Low - <LDL; High – 450,000 ug/l;

- Ethylbenzene: Low – <LDL; High – 440,000 ug/l;
- Total Xylenes: Low – <LDL; High – 1,400,000 ug/l.

- **Soil Vapor Contamination**

The types and relative concentrations of VOCs detected in soil vapor samples collected from beneath the Site and surrounding properties correlate with the distribution of soil and groundwater VOC contamination. The primary COCs in soil vapor samples collected from beneath the slab on grade at the Site were detected with the following range of concentrations:

- Acetone: Low – 6,400 ug/m^3 (micrograms per cubic meter); High – 13,000 ug/m^3;
- Toluene: Low - 1,800 ug/m^3; High – 180,000 ug/m^3;
- Ethylbenzene: Low – ~61 ug/m^3; High – 36,000 ug/m^3;
- Total Xylenes: Low – ~226 ug/m^3; High – 186,000 ug/m^3.

Furthermore, chlorinated solvents (PCE and TCE) were detected beneath the Site above the laboratory minimum detection limits (27-270 ug/m^3 and 21-210 ug/m^3, respectively). Onsite PCE and TCE concentrations detected in soil vapor ranged from:

- PCE: Low – <LDL; High – 8,611 ug/m^3.
- TCE: Low – <LDL; High – 3,759 ug/m^3;

All of the primary COCs (acetone, toluene, ethylbenzene and total xylenes) in soil vapor samples collected from offsite soil vapor points were detected with the following range of concentrations:

- Acetone: Low – <LDL; High – 400 ug/m^3;
- Toluene: Low – 1.1 ug/m^3; High – 2,601 ug/m^3;
- Ethylbenzene: Low – <LDL; High – 4,785 ug/m^3;

- Total Xylenes: Low – <LDL;
  High – 13,485 ug/m^3.

Additionally, chlorinated solvents (PCE and TCE) were detected in offsite soil vapor. Offsite PCE and TCE concentrations detected in soil vapor ranged from:

- PCE: Low – <LDL;
  High – 4,100 ug/m^3 (*north of the Site*);
  High – 120 ug/m^3 (*southeast of the Site*);
- TCE: Low – <LDL;
  High – 960 ug/m^3 (*north of the Site*);
  High – 120 ug/m^3 (*southeast of the Site*).

4.2.3 Historical Cleanup Activities Performed at the Site

The following remedial actions were implemented at the Site (by Fyn Paint) under the former Voluntary Cleanup Agreement (VCA):

1. ***Removal of Abandoned USTs and Residual VOC Source Material***

In order to address and eliminate the potential VOCs source, five (5) historically abandoned underground storage tanks (USTs) were exposed and removed from the northeast corner of the Fyn building interior. The UST removals included four (4) steel 1,100-gallon USTs, and one (1) steel 1,500-gallon UST. During the UST removal activities, overlying contaminated concrete as well as contaminated soil surrounding the USTs was excavated from the subsurface. Following the UST removals, supported soil excavations were completed and all accessible contaminated soil was excavated (to the maximum extent practicable) and disposed offsite. The factor limiting the excavation extents was that the excavation area was located adjacent to building foundation walls.

The total quantity of waste material generated as a result of the UST excavation activities and transported offsite for disposal consisted of:

- 47 tons of non-hazardous waste concrete;
- 121.4 tons of hazardous waste soil; and,

- 66.397 tons of hazardous waste concrete.

Following the completion of the UST excavation activities, post-excavation confirmation soil samples indicate that residual soil contamination remains onsite at concentrations exceeding both the unrestricted use SCOs as well as the RUSCOs for commercial use.

During remedial work completed in 2014 (associated with installation of the active remedial system) an additional 0.66 tons of hazardous waste soil were excavated and transported offsite for disposal.

Non-hazardous historic fill and contaminated soils taken offsite were handled, at minimum, as a Municipal Solid Waste per 6 NYCRR Part 360-1.2.

Hazardous wastes derived from the excavation activities were stored, transported, and disposed of in full compliance with applicable local, State and Federal regulations. Appropriately licensed haulers were used to transport hazardous waste material removed from the Site to approved hazardous waste disposal facilities in full compliance with all applicable local, State and Federal regulations.

2. ***Groundwater/Dual-Phase Extraction (DPE) and Treatment System***

Active remediation of onsite and offsite contamination was accomplished by a groundwater extraction system and DPE system to extract groundwater, LNAPL and soil vapor at the Site. Groundwater extraction was completed using a submersible pump and extracted water was treated by a previous treatment system (the IRM system) and current remediation system. DPE was performed using a high vacuum liquid ring pump to remove various combinations of contaminated groundwater, LNAPL, and hydrocarbon vapor from the subsurface. In addition to actively remediating the soil, groundwater and soil vapor beneath the Site and the Con Edison property, this remedial action will also act as an EC to prevent potential soil vapor intrusion in onsite and offsite buildings.

During the operational periods of the IRM system and the existing remedial system, a total of 2,193,443-gallons of groundwater have been extracted, treated and discharged to the NYS sanitary sewer under a NYC DEP discharge permit.

The total quantity of waste material generated by the active remedial systems and transported offsite for disposal consisted of:

- 0.66 tons of hazardous waste NAPL;
- 1.0 ton of hazardous waste sludge; and,
- 2.99 tons of hazardous waste concrete.

3. ***RCRA Closure Activities***

Starting in November 2011, RCRA closure activities were implemented at the Fyn Paint facility. RCRA closure activities included closure of chemical bulk storage (CBS) tanks as well as the removal and offsite disposal of: hazardous waste bulk chemicals; contaminated building materials (concrete and wood); and, remedial decontamination waste. A total quantity of 10.92 tons of hazardous waste material was generated as a result of the RCRA closure activities and transported offsite for disposal.

4. ***Groundwater Monitoring***

Groundwater quality beneath the Site and surrounding properties has been historically assessed via a quarterly groundwater monitoring program. The groundwater monitoring program will resume during implementation of the RAWP and will allow continuous evaluation of the Site remedial progress.

5.0 REMEDIAL ACTION SCOPE OF WORK

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Volunteer. This means that the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the site took place after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination onsite, and must conduct a qualitative exposure assessment, a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the site and to contamination that has migrated from the site.

The Applicant in its Application proposes that the Site cleanup will be performed targeting Unrestricted Use.

To achieve this goal, the Applicant will conduct cleanup activities at the Site with over-sight 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.

5.1 Remedy Selection

Based on the historical Site characterization and remedial activities implemented under the VCA, the extents and concentrations of the subsurface contamination beneath the Site has been comprehensively delineated. Under the VCA, the NYSDEC had approved a Remedial Investigation Report (RIR) as well as a RAWP (Track 4 Cleanup) for the Site.

LBG Engineering Services, P.C. (LBGES) and Leggette, Brashears & Graham, Inc. (LBG) on behalf of KR, have prepared a Remedial Action Work Plan (RAWP) and all related supplemental and governing documents which outline the proposed remedial alternative designed to address the residual contamination present at the Site. NYSDEC will consider public comments, and revise the draft RAWP if necessary, before approving the proposed remedy. The NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy.

Following NYSDEC approval of the RAWP, the field work required for the implementation of the selected remedy at the Site will commence. NYSDEC and NYSDOH will oversee the activities. When the Applicant completes cleanup activities, it will prepare a final

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

5.2 Summary of Proposed Remedy

The proposed RAWP for the Site entails the performance of a Track 1 Remedy. This remedial action would include the following tasks:

- Operation of the NYSDEC approved remediation system as an interim remedial measure (IRM) during the review/approval process for the Track 1 Cleanup RAWP. The IRM will remain operational until such time that the building demolition activities are ready to commence.
- Development and execution of plans for the protection of on-site workers, community, and environment during remediation and construction activities;
- demolition of the current building and offsite disposal of demolition debris;
- installation of structural excavation support;
- excavation (and offsite disposal) of soil within the entire property boundary to a depth of 15 feet.
- waste material loading for hauling and offsite disposal;
- construction dewatering and treatment of impacted groundwater (as required);
- verification sampling to confirm excavation extents achieve Unrestricted Use SCOs;
- Backfilling of excavated areas to development grade with certified-clean material meeting Unrestricted Use SCOs or virgin, native crushed stone;
- associated decontamination activities;
- building reconstruction activities; and,
- installation of replacement groundwater monitoring wells.

The building demolition and remedial activities are anticipated to take up to approximately three to six months to complete, with anticipated completion by October 2015. All

necessary local permits will be obtained from the City of New York prior to the initiation of remedial activities on the Site.

The majority of the building material waste generated during demolition will be handled and disposed of as construction and demolition (C&D) debris, exclusive of historically impacted materials. The building demolition activities are estimated to generate approximately 300 tons of hazardous demolition waste, and 400 tons of non-hazardous C&D debris.

Following completion of the building demolition, steel sheeting with grouted seams will be installed surrounding the perimeter of the Site. After the steel sheeting is installed, subsurface soils will be excavated from within the property boundary. The proposed remedy of Soil Excavation and Removal is the only remedial method that complies with the applicable environmental laws, regulations, standards and guidance set forth by the Track 1- Unrestricted Use Soil Cleanup Objectives in 6 NYCRR Part 375. To achieve Track 1, soil removal and disposal is roughly estimated to have to extend to 15 feet below the existing grade. Exceedances of Part 375 Unrestricted Use SCOs were reported throughout the footprint of the Site, with the highest concentrations located beneath the northeastern corner of the Site. The final excavation depth beneath the Site will extend below the water table and will require structural supporting and construction dewatering.

Under this Unrestricted Use Alternative, the fill impacted with contaminants at concentrations above the appropriate Unrestricted Use SCOs would be excavated and disposed of at appropriately permitted offsite waste disposal facilities. Based on the RI results, and for purposes of this assessment, all fill has been assumed to contain concentrations of contaminants above the Unrestricted Use SCOs. Based on an estimated average fill thickness of 15 feet throughout the Site, the soil excavation activities completed for achieving a Track 1 cleanup are estimated to require removal and off-site disposal of approximately 3,600 tons of soil. This is estimated to consist of approximately 2,000 tons of soil classified as hazardous waste, and approximately 1,600 tons of soil classified as non-hazardous waste. These estimates are based on vertical excavation limits derived from the field observations and laboratory analytical results from previous environmental investigations. These volumes include an off-set for the certified clean backfill from past remedial excavation activities, the concrete slab on grade removed during building demolition and the sub-grade partial basement. All waste generated

as a result of performing these activities will be appropriately stored onsite in contaminant compatible containers or stockpiled pending appropriate waste characterization and offsite disposal.

This complete excavation disposal alternative would be a long-term remedy and it is anticipated to be acceptable to the community. This remedial alternative effectively reduces the toxicity, mobility, and volume of impacted media through the removal of all contaminated fill and soil from the Site and replacement with clean material. Additionally, the grouted steel sheeting surrounding the property perimeter will provide a continuous barrier after the completion of the remedial excavation work, preventing offsite contamination from migrating onto the Site in the future.

Under the Soil Excavation and Removal remedial approach, once the contaminated soils are excavated and transported off of the Site, the remediation will be entirely completed (and use of the Site will be without restriction) without the need for any institutional or engineering controls or other on-going remedial efforts or post-cleanup operation, monitoring or maintenance activities.

The selected remedial action is in accord with the Brownfields Remedial Program Cleanup Objectives (Track 1 - Unrestricted Use Soil Cleanup Objectives), which promotes residential development because there will be no restrictions on future Site use after the remedy is completed. Thus, the proposed remedy is fully consistent with use of the Site for residential housing once the remedy is fully completed.

5.2.1 Applicable Criteria and Guidance

All below criteria apply as the project will involve excavation of soils and removal offsite for proper disposal.

- 6 NYCRR Part 375-6 Soil Cleanup Objectives
- New York State Groundwater Quality Standards – 6 NYCRR Part 703;
- NYSDEC Ambient Water Quality Standards and Guidance Values – TOGS 1.1.1;
- NYSDEC DER-10 Technical Guidance for Site Investigation and Remediation;
- New York State Department of Health (NYSDOH) Generic Community Air Monitoring Plan
- NYS Waste Transporter Permits – 6 NYCRR Part 364;

- NYS Solid Waste Management Requirements – 6 NYCRR Part 360 and Part 364;
- NYSDEC TAGM 4046 - Determination of Soil Cleanup Objectives and Cleanup Levels - January 1994.

5.2.2 Amendment of the BCP Site Boundary

KR and Con Edison are currently negotiating a Property Sales Agreement (PSA) for the former North First Street Terminal boiler house property located adjacent to the Site. Based on historical Site characterization investigations, this property has been impacted by source contamination from the Site. An amendment to the BCP application is being submitted to include both parcels. An Amended Property Boundary Map illustrating the boundary of the expanded BCP Site (both parcels) is presented as figure 3.

The substantive components of the remedial action scope for the expanded BCP Site will remain unchanged, and the proposed activities will be implemented on both properties. The remedial action activities will include:

- demolition of the current building and offsite disposal of demolition debris;
- installation of structural excavation support;
- excavation (and offsite disposal) of soil within the entire property boundary to a depth of 15 feet.
- waste material loading for hauling and offsite disposal;
- construction dewatering and treatment of impacted groundwater (as required);
- verification sampling to confirm excavation extents achieve Unrestricted Use SCOs;
- Backfilling of excavated areas to development grade with certified-clean material meeting Unrestricted Use SCOs or virgin, native crushed stone;
- associated decontamination activities;
- building reconstruction activities; and,
- installation of replacement groundwater monitoring wells.

All remedial activities for the amended/expanded BCP Site will be performed in accordance with the established guidance and regulations applicable to the current Fyn Paint & Lacquer Co., Inc. Site.

5.2.3 Contingency Alternative - Track 2 Cleanup

A Track 1 Cleanup requires that the soil component of the remedial program achieve the Unrestricted Use SCOs as set forth in Table 375-6.8(a) for all soils above bedrock. However, based on historical Site characterization data, soil excavation activities at the Site may not be able to achieve the Unrestricted Use SCOs in all locations.

In this instance, the remedial action for the Site will be modified to a Track 2 Cleanup. As per the NYSDEC DER-10 Technical Guidance for Site Investigation and Remediation, for a Site (or portion thereof) being addressed pursuant to Track 2, the requirement to achieve contaminant-specific soil cleanup objectives for all soils above bedrock shall not apply to soils at a depth greater than 15 feet below ground surface. This exclusion applies provided that: the soils below 15 feet do not represent a source of contamination; the environmental easement for the site requires that any contaminated soils remaining at depth will be managed along with other site soils pursuant to a site management plan; off-site groundwater does not exceed standards and, on-site groundwater use is restricted.

Additionally, the remedial program may include the use of long-term institutional or engineering controls to address contamination related to other media including, but not limited to, groundwater and soil vapor. This would be realized in the form of a soil vapor barrier or waterproofing membrane that would be incorporated as part of any Site redevelopment. The redevelopment scope would ensure that the onsite cover material is of sufficient thickness to comply with the redevelopment requirements established for Unrestricted Use of the Site. This will ensure that the Site will meet the certified clean cover requirements in the event that there is a proposed property use modification request (for residential use).

5.2.4 Documentation of Remedial Cleanup Action

When the Volunteer completes cleanup activities, it will prepare a Final Engineering Report (FER) 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.

A Site Management Plan (SMP) will be submitted with the FER to NYSDEC following implementation of the Remedial Action defined in the RAWP. Under the BCP, NYSDEC approval of a FER and SMP is required prior to the issuance of a Release and Covenant Not To Sue. The FER will provide the documentation that the remedial work required under the RAWP has been completed and has been performed in compliance with the plan. The FER will provide a comprehensive account of the locations and characteristics of all material removed from the Site and surrounding properties including the surveyed map(s) of all sources. The FER will include as-built drawings for all constructed elements, certifications, manifests, bills of lading as well as the complete SMP. The FER will provide a description of the changes in the Remedial Action from the elements provided in the RAWP and associated design documents. The FER will provide a tabular summary of all performance evaluation sampling results and all material characterization results and other sampling and chemical analysis performed as part of the Remedial Action. The FER will provide test results demonstrating that all mitigation and remedial systems are functioning properly. The FER will be prepared in conformance with DER-10. The FER will include written and photographic documentation of all remedial work performed under this remedy. The FER will include an itemized tabular description of actual costs incurred during all aspects of the Remedial Action.

5.3 Certificate of Completion

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the Site, it will approve the FER. NYSDEC then will issue a Certificate of Completion (COC) to the Volunteer. The COC states that cleanup goals have been achieved, and relieves the Volunteer from future liability for site-related contamination, subject to certain conditions. The Volunteer would be eligible to redevelop the Site after it receives a COC.

5.4 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 any IC/ECs 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 SMP.

An IC 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 IC may be used when the cleanup action leaves some contamination that makes the Site suitable for some, but not all uses.

An EC is a physical barrier or method to manage contamination. Examples include: caps, covers, barriers, fences, and treatment of water supplies.

Based on the analytical results from the past environmental remedial investigations, it was determined that there are chlorinated VOC impacts to soil, groundwater and soil vapor beneath the Site. As a result, it is reasonable to conclude that following completion of the selected remedial action, ICs will be required for the Site. The ICs for the Site may consist of (but not be limited to) an environmental easement preventing groundwater use at the Site will be required.

In addition to any recorded ICs, ECs may be required at the Site to ensure protection of human health and the environment. The ECs for the Site may consist of (but not be limited to) a waterproofing/soil vapor barrier to mitigate the potential for soil vapor intrusion.

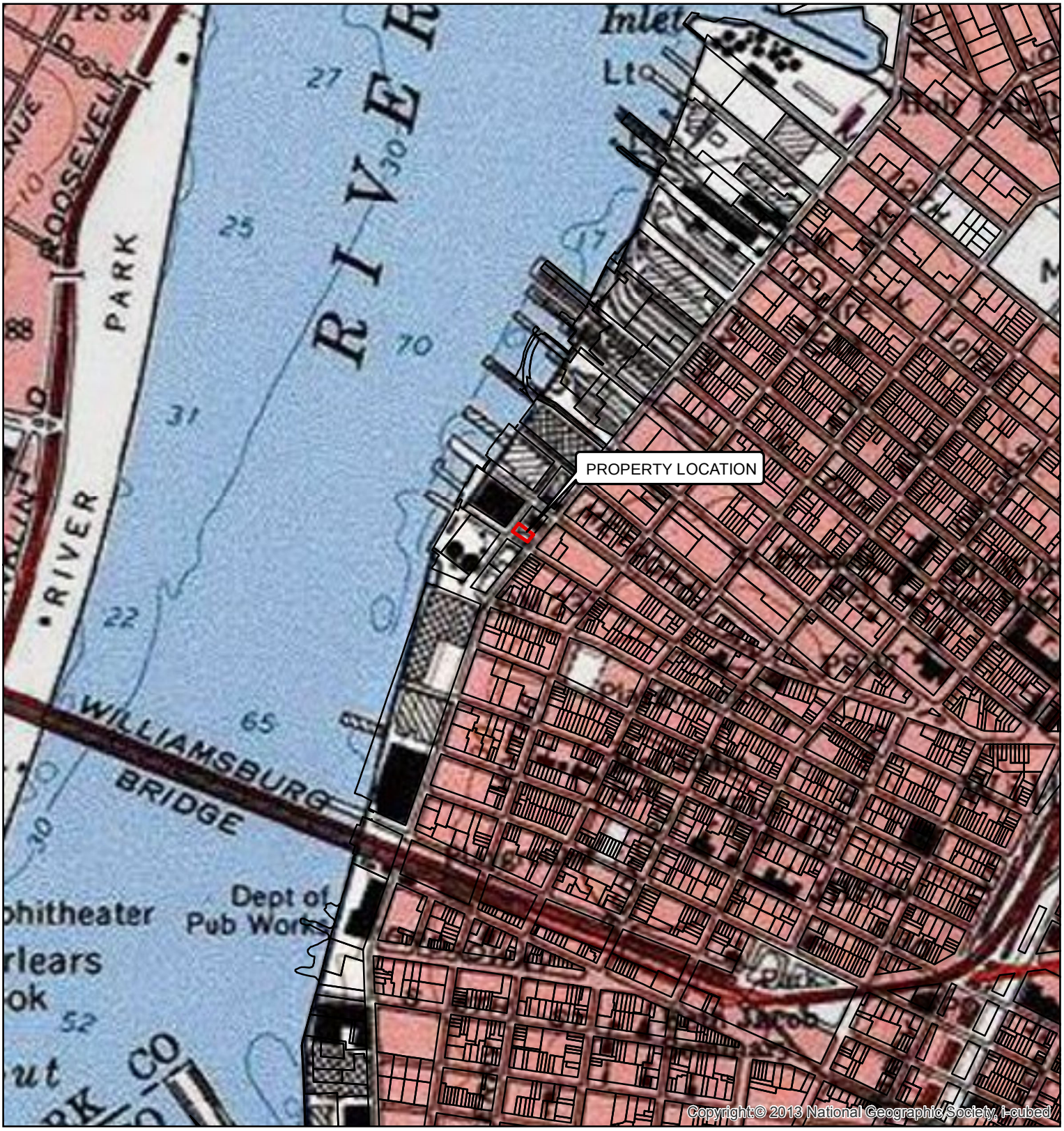
As per the results of past environmental remedial investigations, VOCs have negatively impacted soil, groundwater and soil vapor quality beneath offsite properties. However, remedial actions to address offsite impacts are beyond the scope of the BCA.

Long-term management of EC/ICs and of residual contamination will be executed under the Site-specific SMP that will be developed and included in the FER. The SMP will be submitted as part of the FER but will be written in a manner that allows its removal and use as a complete and independent document. The SMP will describe appropriate methods and procedures required to ensure compliance with all ECs and ICs that are required by the Environmental Easement. Once the SMP has been approved by the NYSDEC, compliance with the SMP will be required by the grantor of the Environmental Easement and grantor's successors and assigns. Site Management continues in perpetuity or until released in writing by

NYSDEC. The property owner is responsible to ensure that all Site Management responsibilities defined in the Environmental Easement and the SMP are performed.

dmd
March 20, 2015
f:\reports\fyn paint bcp\01 - bcp cleanup - fyn paint\01 - rawp\appendices\appendix .. - cpp\citizen participation plan v2 - english.docx

FIGURES



LEGEND

BROWNFIELD PROPERTY BOUNDARY

PARCEL BOUNDARY

N W E S

0 1,000

SCALE IN FEET

SOURCE:
NYC Department of City Planning, MapPLUTO 14V1, June 6, 2014
ArcGISonline, National Geographic Society, i-cubed, 2013

230 KENT AVENUE
BROOKLYN, KINGS COUNTY
NEW YORK

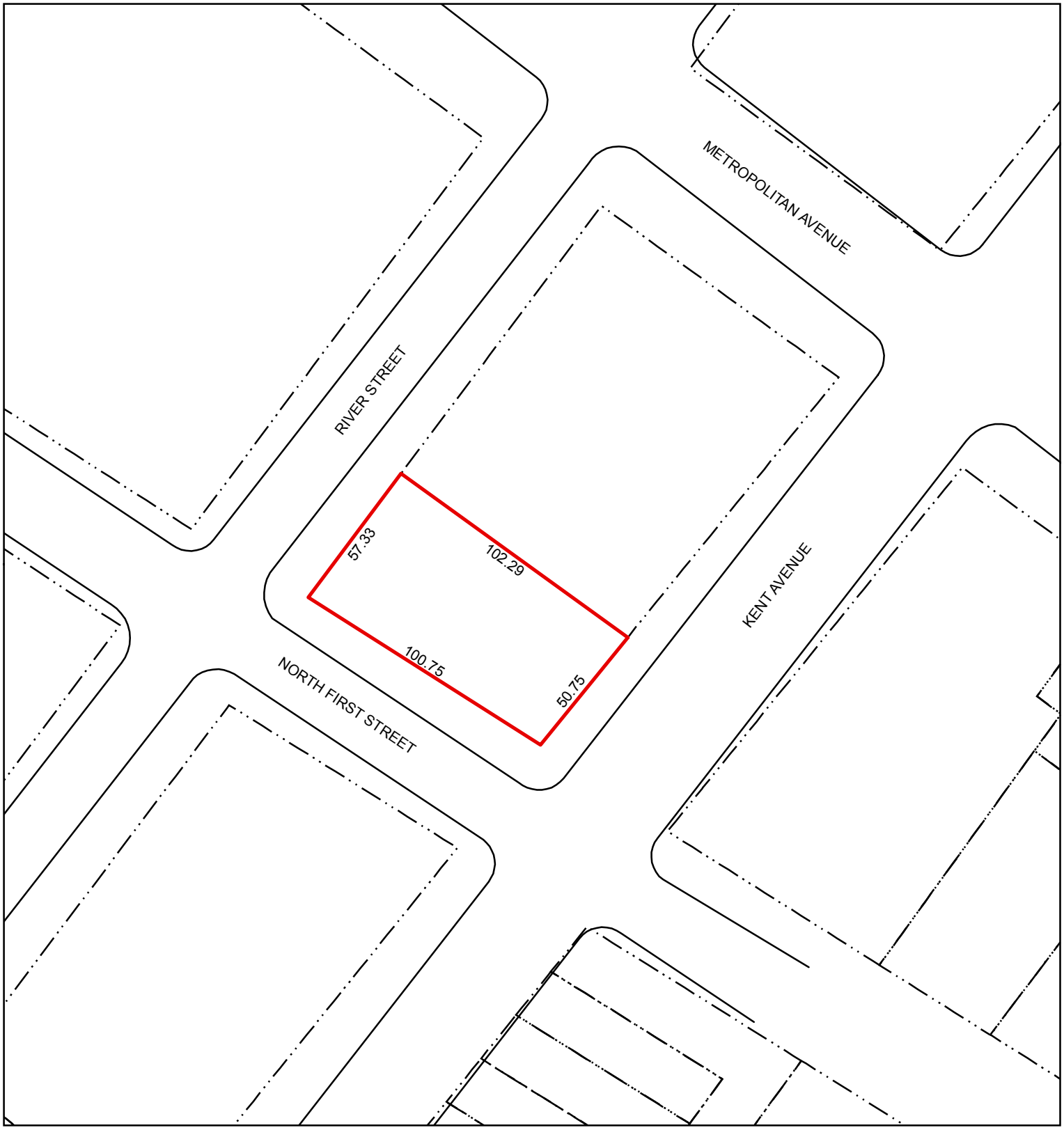
PROPERTY LOCATION MAP

DATE	REVISED

PREPARED BY:
LEGGETTE, BRASHEARS & GRAHAM, INC.
Professional Groundwater and Environmental Engineering Services
4 Westchester Park Drive
Suite 175
White Plains, New York 10604
(914) 694-5711

DRAWN:	CHECKED:	DATE:	FIGURE:
PS	SG	11/11/14	1

C:\GIS_Projects\Fyn_Paint\Maps\Figure 1 (Property Location Map).mxd



LEGEND

- BROWNFIELD PROPERTY BOUNDARY
- PARCEL BOUNDARY
- ROADWAY (APPROX)

N
W E
S

0 60

SCALE IN FEET

SOURCE:
NYC Department of City Planning, MapPLUTO 14V1, June 6, 2014
ArcGISonline, Streetmaps, 2014

230 KENT AVENUE
BROOKLYN, KINGS COUNTY
NEW YORK

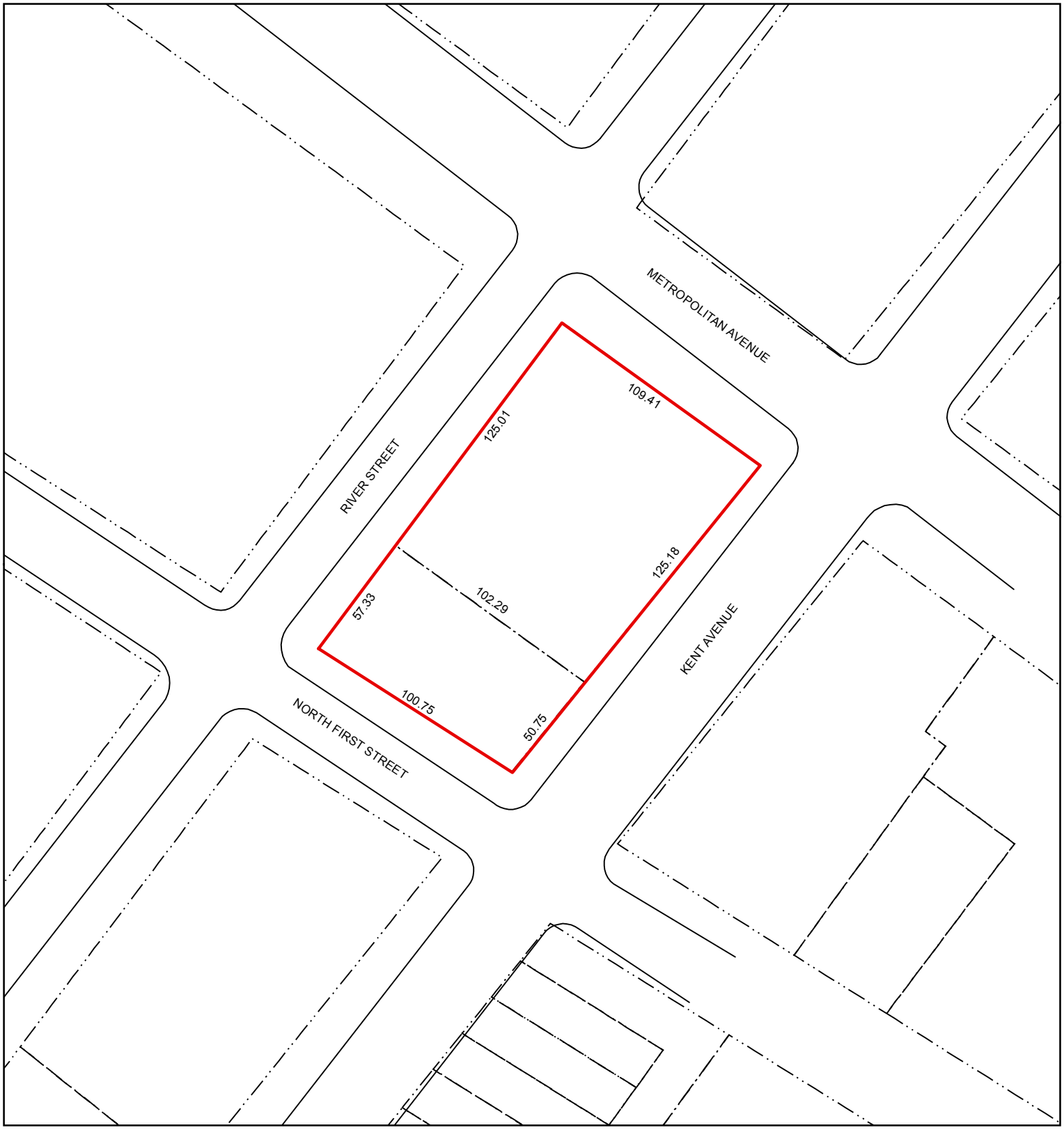
PROPERTY BOUNDARY MAP

DATE	REVISED

PREPARED BY:
LEGGETTE, BRASHEARS & GRAHAM, INC.
Professional Groundwater and Environmental Engineering Services
4 Westchester Park Drive
Suite 175
White Plains, New York 10604
(914) 694-5711

DRAWN: PS | CHECKED: SG | DATE: 11/11/14 | FIGURE: 2

C:\GIS_Projects\Fyn_Paint\Maps\Figure 2 (Property Boundary Map).mxd



LEGEND

- SITE PARCEL BOUNDARIES
- PARCEL BOUNDARY
- ROADWAY (APPROX)

N
W E
S

0 60

SCALE IN FEET

SOURCE:
NYC Department of City Planning, MapPLUTO 14V1, June 6, 2014
ArcGISonline, Streetmaps, 2014

230 & 218 KENT AVENUE
BROOKLYN, KINGS COUNTY
NEW YORK

AMENDED PROPERTY BOUNDARY MAP

DATE	REVISED

PREPARED BY:
LEGGETTE, BRASHEARS & GRAHAM, INC.
Professional Groundwater and Environmental Engineering Services
4 Westchester Park Drive
Suite 175
White Plains, New York 10604
(914) 694-5711

DRAWN:	CHECKED:	DATE:	FIGURE:
PS	SG	2/5/15	3

C:\GIS_Projects\Fyn_Paint\Maps\230 218 Figure 2 (Property Boundary Map).mxd

APPENDIX I
Project Contact List

PROJECT CONTACT LIST

New York State Department of Environmental Conservation

Project Manager
Ms. Ioana Munteanu-Ramnic
New York State Department of Environmental Conservation
Division of Environmental Remediation, Region 2
Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
Telephone : (718) 482-4065
e-mail address: ioana.munteanu-ramnic@dec.ny.gov

Regional Citizen Participation Specialist
Mr. Thomas Panzone
New York State Department of Environmental Conservation
Division of Public Affairs and Education
Hunters Point Plaza
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

Public Health Specialist
Ms. Dawn Hettrick, P.E.
New York State Department of Health
Bureau of Environmental Exposure Investigation
547 River Street Room 300
Troy, NY 12180-2216
Telephone: (518) 402-7860 or (800) 458-1158

Kent Riverview LLC

Site Owner
Mr. Mier Schweid
164 South 8th Street
Brooklyn, NY 11211

Project Environmental Counsel
Mr. Charles Warren
Kramer Levin Naftalis & Frankel LLP
1177 Avenue of the Americas
New York, NY 10022
Telephone: (212) 715-9387
e-mail address: cwarren@kramerlevin.com

Project Consultant
Mr. Sean Groszkowski
Leggette Brashears & Graham, Inc.
4 Westchester Park Drive, Suite 175
White Plains, NY 10604
Telephone: (914) 694-5711
e-mail address: Groszkowski@lbgny.com

APPENDIX II
Public Distribution List

NEW YORK CITY BOROUGH OF BROOKLYN CONTACTS

Local Elected Officials:

Mayor Bill de Blasio
City Hall
New York, NY 10007

Brooklyn Borough President Eric Adams
209 Joralemon Street
Brooklyn, NY 11201

City Comptroller Scott M. Stringer
1 Centre Street
New York, NY 10007

Public Advocate Letitia James
1 Centre Street, 15th Floor
New York, NY 10007

Mr. Stephen Levin
Council District #33
410 Atlantic Avenue
Brooklyn, NY 11217

Brooklyn District Attorney Ken P. Thompson
350 Jay Street
Brooklyn, NY 11201

Department of City Planning:

Director of the Department of City Planning
City of New York
22 Reade Street
New York, NY 10007

NYC Planning Commission
Mr. Carl Weisbrod
NYC Planning Commission
City of New York
22 Reade Street
New York, NY 10007

Kenneth J. Knuckles, Esq.
Vice Chairman
NYC Planning Commission
City of New York
22 Reade Street
New York, NY 10007

Commissioner Alfred C. Cerullo, III
NYC Planning Commission
City of New York
22 Reade Street
New York, NY 10007

Commissioner Larisa Ortiz
NYC Planning Commission
City of New York
22 Reade Street
New York, NY 10007

Commissioner Bomee Jung
NYC Planning Commission
City of New York
22 Reade Street
New York, NY 10007

Commissioner Cheryl Cohen Effron
NYC Planning Commission
City of New York
22 Reade Street
New York, NY 10007

Commissioner Richard W. Eaddy
NYC Planning Commission
City of New York
22 Reade Street
New York, NY 10007

Mr. Jon Kaufman
NYC DCP – Chief Operating Officer
22 Reade Street
New York, NY 10007

Mr. Winston Von Engel
NYC DCP - Brooklyn Borough Director
16 Court Street, 7th Floor
Brooklyn, NY 11241-0103

State:

Governor Andrew M. Cuomo
State Capitol
Albany, NY 12224

State Attorney General Eric T. Schneiderman
The Capitol
Albany, NY 12224-0341

State Comptroller Thomas P. DiNapoli
110 State Street
Albany, NY 12236

State Senate District #26 Daniel L. Squadron
250 Broadway, Suite 2011
New York, NY 10017

State Assembly District #50 Joseph R. Lentol
619 Lorimer Street
Brooklyn, NY 11211

Federal:

President Barack Obama
1600 Pennsylvania Avenue NW
Washington, DC 20500

Vice President Joe Biden
1600 Pennsylvania Avenue NW
Washington, DC 20501

Senior Senator Charles E. Schumer
780 Third Avenue
New York, NY 10017

Junior Senator Kirsten Gillibrand
478 Russell
Washington, DC 20510

US Congressional District #7 Nydia M. Velazquez
2302 Rayburn House Office Building
Washington, DC 20515

Adjacent Properties Contact List:

Address:
218 River Street
Brooklyn, NY 11249
Block: 2362 & Lot: 3

Owner:
Consolidated Edison Company of New York
4 Irving Place
New York, NY 10003

Address:
87 River Street
Brooklyn, NY 11249
Block: 2361 & Lot: 1

Owner:
Consolidated Edison Company of New York
4 Irving Place
New York, NY 10003

Address:
105 River Street
Brooklyn, NY 11249
Block: 2355 & Lot: 1

Owner:
Consolidated Edison Company of New York
4 Irving Place
New York, NY 10003

Address:
206 Kent Avenue
Brooklyn, NY 11249
Block: 2356 & Lot: 1

Owner:
206 Kent Avenue Owner, LLC
266 Broadway
Brooklyn, NY 11211

Address:
187 Kent Avenue
Brooklyn, NY 11249
Block: 2357 & Lot: 1

Owner 1:
Delta II Properties, LLC
125 East Broadway
New York, NY 10002

Owner 2:
Joseph Riccobono
75 Bell Place
Massapequa, NY 11758

Current Occupant
Address:
58 Metropolitan Avenue
Brooklyn, NY 11249
Block: 2363 & Lot: 1 (Billing Lot: 7502)

Owner:
58 Metropolitan Condominiums
58 Metropolitan Avenue
Brooklyn, NY 11211

Current Occupant
Address:
223 Kent Avenue
Brooklyn, NY 11249
Block: 2378 & Lot: 8

Owner:
Fritz Hokel Corp.
52 South 8th Street
Brooklyn, NY 11211

Current Occupant
Address:
225 Kent Avenue
Brooklyn, NY 11249
Block: 2378 & Lot: 7

Owner:
225 Leo Realty, LLC
57 Beekman Avenue
Croton on the Hudson, NY 10520

Current Occupant
Address:
227 Kent Avenue
Brooklyn, NY 11249
Block: 2378 & Lot: 6

Owner:
Miranda Banks and Johannes H. Vulto
227 Kent Avenue
Brooklyn, NY 11249

Current Occupant
Address:
234 Kent Avenue
Brooklyn, NY 11249
Block: 2377 & Lot: 12

Owner:
240 Kent, LLC Jack Guttman
54 Pearl Street
Brooklyn, NY 11201

Address:
49 River Street (a.k.a. 26 North 1st Street) Brooklyn, NY 11249
Block: 2376 & Lot: 6

Owner:
The People of the State of New York
c/o Office of the Attorney General Real Property Bureau
The Capitol
Albany, NY 12224

Local News Media:

The Brooklyn Paper
55 Washington Street, Suite 624
Brooklyn, NY 11201

Courier Life Publications
1733 Sheepshead Bay Road
Brooklyn, NY 11235

The New York Times
229 West 43rd Street
New York, NY 10036

New York Daily News
450 West 33rd Street
New York, NY 10001

North Brooklyn Alliance
c/o Neighbors Against Garbage
101 Kent Avenue
Brooklyn, NY 11211

Greenpoint-Williamsburg Watchperson
113 Berry Street
Brooklyn, NY 11211

Brooklyn Center For The Urban Environment
168 7th Street
Brooklyn, NY 11215

Public Water Supplier:

NYC Department of Environmental Protection
Bureau of Water and Energy Conservation
59-17 Junction Boulevard

Corona, NY 11368

Additional Requests to be Added to Contacts List:

Jeffrey Herz, Esq.
Cullen and Dykman, LLP
100 Quentin Roosevelt Boulevard
Garden City, NY 11530

David Yudelson, Esq.
Sive, Paget & Riesel, PC
460 Park Avenue, 10th Floor
New York, NY 10022

School or Day Care Facility Administrator Contacts:

Ms. Dana Stewart - Executive Director
Williamsburg Neighborhood Nursery School
54 South Second Street
Brooklyn, NY 11249
Ms. Sereidia Rodriguez, Principal
Public School 84 Jose De Diego: A Magnet School for the Visual Arts
250 Berry Street
Brooklyn, NY 11211

Ms. Gina Farrar, PhD, Head of Schools
Williamsburg Northside Preschool
152 North 5th Street (between Bedford & Driggs Avenue)
Brooklyn, NY 11211

Local Community Board:

Chair: Dealice Fuller
Brooklyn Community Board 1
435 Graham Avenue
Brooklyn, NY 11211

Mr. Gerald A. Esposito
District Manager
Brooklyn Community Board 1
435 Graham Avenue
Brooklyn, NY 11211

Local Document Repositories:

Mr. Erik Bobilin - Neighborhood Library Supervisor
Brooklyn Public Library – Leonard Branch
81 Devoe Street at Leonard
Brooklyn, NY 11211

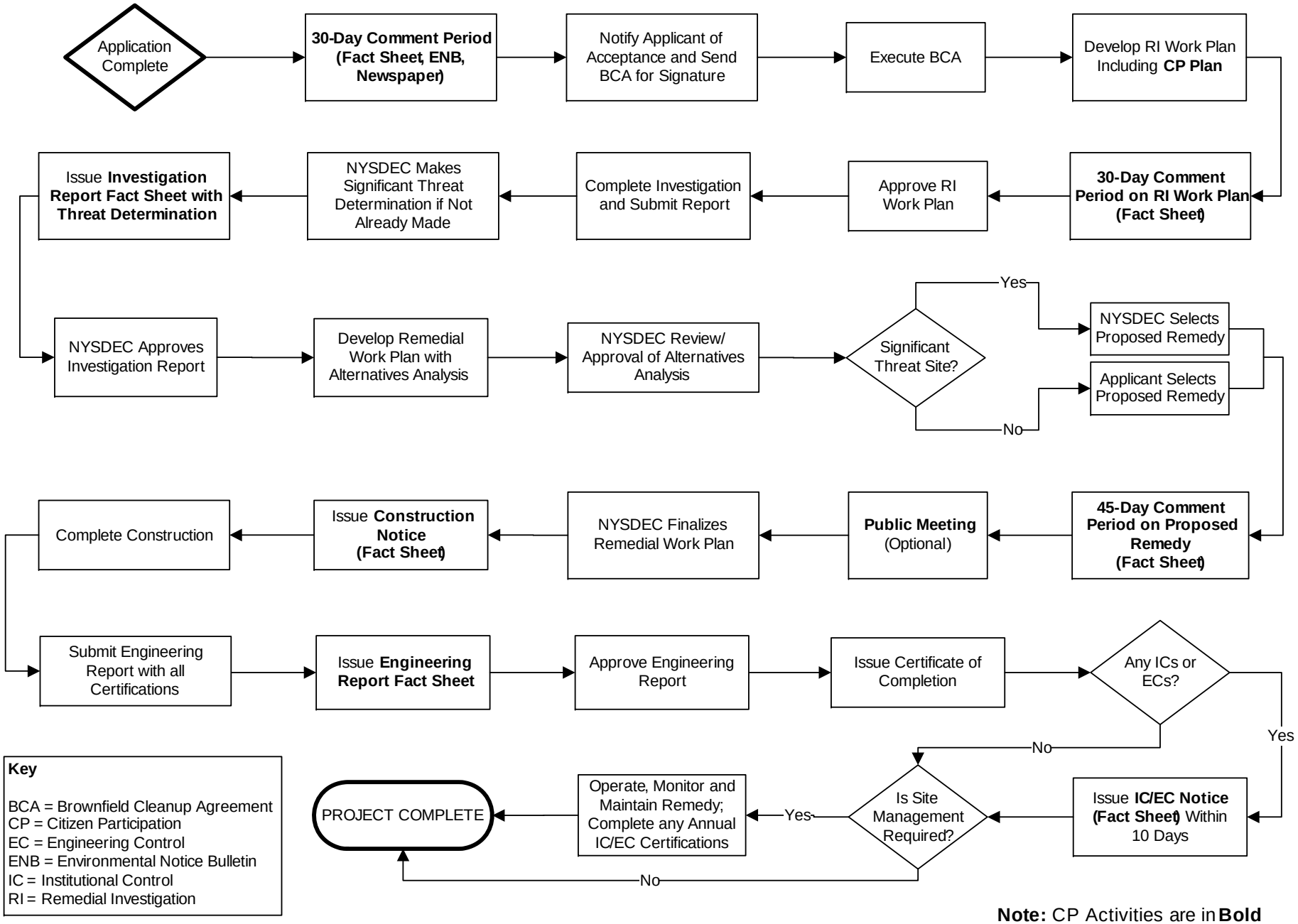
Brooklyn Public Library – Greenpoint Branch
Attn: Mr. Robert Simic – Branch Manager
107 Norman Avenue and Leonard
Brooklyn, NY 11222

NYSDEC ADD ON

Mayor's Office of Environmental Coordination
Nilda Mesa - Director
100 Gold Street– 2nd Floor
New York, NY 10038Telephone: (212) 788-9956
Fax: (212) 788-2941

APPENDIX III
Brownfield Cleanup Program Process

Appendix III - Brownfield Cleanup Program Process



Key

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

Note: CP Activities are in **Bold**