



New York State Department of Environmental Conservation

Brownfield Cleanup Program

Citizen Participation Plan for **Cinderella 248 LLC**

248 Flatbush Avenue
Brooklyn, New York 11217

July 2013

Applicant: **Cinderella 248 LLC (“Applicant”)**
Site Name: **Cinderella 248 LLC (“Site”)**
Site Address: **248 Flatbush Avenue**
Site County: **Kings County**
Site Number: **C224160**

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 the NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When the 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

The 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. The 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 the 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 the NYSDEC will inform and involve the public during the investigation and cleanup of the Site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

Project Contacts

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

Locations of Reports and Information

The locations of the reports and information related to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC website. If this occurs, the 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:

- The 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's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

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

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

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

Technical Assistance Grant

The 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 Activity(ies) | | | | |
|---|---|--|---|---|---|
| <p align="center">Application Process:</p> <table border="1"> <tr> <td data-bbox="183 251 822 342"> <ul style="list-style-type: none"> • Prepare Site contact list • Establish document repositories </td><td data-bbox="829 251 1476 342">At time of preparation of application to participate in the BCP.</td></tr> <tr> <td data-bbox="183 351 822 583"> <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 </td><td data-bbox="829 351 1476 583">When the 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.</td></tr> </table> | | <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 the 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. |
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| <p align="center">After Execution of Brownfield Site Cleanup Agreement:</p> <table border="1"> <tr> <td data-bbox="183 642 822 691"> <ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan </td><td data-bbox="829 642 1476 691">Before start of Remedial Investigation</td></tr> </table> | | <ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan | Before start of Remedial Investigation | | |
| <ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan | Before start of Remedial Investigation | | | | |
| <p align="center">Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</p> <table border="1"> <tr> <td data-bbox="183 742 822 906"> <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 </td><td data-bbox="829 742 1476 906">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 in fact sheet.</td></tr> </table> | | <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 in fact sheet. | | |
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| <p align="center">After Applicant Completes Remedial Investigation:</p> <table border="1"> <tr> <td data-bbox="183 972 822 1059"> <ul style="list-style-type: none"> • Distribute fact sheet that describes RI results to Site contact list </td><td data-bbox="829 972 1476 1059">Before NYSDEC approves RI Report</td></tr> </table> | | <ul style="list-style-type: none"> • Distribute fact sheet that describes RI results to Site contact list | Before NYSDEC approves RI Report | | |
| <ul style="list-style-type: none"> • Distribute fact sheet that describes RI results to Site contact list | Before NYSDEC approves RI Report | | | | |
| <p align="center">Before NYSDEC Approves Remedial Work Plan (RWP):</p> <table border="1"> <tr> <td data-bbox="183 1110 822 1368"> <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 </td><td data-bbox="829 1110 1476 1368">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.</td></tr> </table> | | <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. | | |
| <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. | | | | |
| <p align="center">Before Applicant Starts Cleanup Action:</p> <table border="1"> <tr> <td data-bbox="183 1419 822 1506"> <ul style="list-style-type: none"> • Distribute fact sheet to Site contact list that describes upcoming cleanup action </td><td data-bbox="829 1419 1476 1506">Before the start of cleanup action.</td></tr> </table> | | <ul style="list-style-type: none"> • Distribute fact sheet to Site contact list that describes upcoming cleanup action | Before the start of 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. | | | | |
| <p align="center">After Applicant Completes Cleanup Action:</p> <table border="1"> <tr> <td data-bbox="183 1557 822 1740"> <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) </td><td data-bbox="829 1557 1476 1740">At the time the NYSDEC approves Final Engineering Report. These two fact sheets are combined if possible if there is not a delay in issuing the COC.</td></tr> </table> | | <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 the NYSDEC approves Final Engineering Report. These two fact sheets are combined if possible if there is not a delay in issuing the COC. | | |
| <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 the 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 potential issues of public concern include issues involving the possibility of soil vapor intrusion at the Site and/or at adjoining properties. The primary contaminant at the Site is tetrachloroethene, or PCE, which was formerly used at the Site for dry cleaning purposes. PCE was released to the ground beneath the Site and is present in vapors in the soil beneath the Site. A soil vapor intrusion investigation was conducted for the Site and adjoining properties and included indoor air and soil vapor sampling. The investigation identified PCE in soil vapor at concentrations exceeding NYSDOH guidance and for which mitigation is indicated. Although the levels detected in indoor air did not exceed the NYSDOH's Air Guideline Value, the potential for soil vapor intrusion remains a concern for occupants of the Site and adjoining properties and mitigation is indicated.

Groundwater beneath the Site has been found to be impacted by PCE at levels that moderately exceed the NYSDEC's applicable groundwater standard. Groundwater is migrating generally to the northwest, resulting in the potential for off-site migration of PCE in groundwater. However, groundwater is present only at depth (approximately 60 feet below ground), and is, therefore, not reasonably accessible to the public. Public water in Kings County is obtained from the NYC water supply system; no Federal public water supply system wells or State wells are within one mile of the Site, and the Site is not located near a wellhead protection area or a groundwater recharge area. Therefore, there is no reasonable potential for public exposure or concern for groundwater.

The Site is presently developed with an approximately 2,300-square-foot, one-story commercial building that occupies the entire property. Buildings utilized for commercial and/or residential purposes adjoin the Site to the northwest, southeast, and northeast (across Flatbush Avenue). An unpaved open courtyard adjoins the property to southwest. The cleanup activities are anticipated to result in Site conditions that are conducive to redevelopment of the Site with residential and commercial uses, which may include housing and retail services that can be utilized by the community. The NYC Planning Board Chairperson has been placed on the Site contact list so that the community can be informed and fully participate in the planned investigation and remediation of this Site.

Significant adverse impacts to traffic, noise, and/or air quality are not anticipated to result from the investigation or cleanup activities. These activities will be performed under work plans approved by the NYSDEC that contain provisions for traffic management as needed and noise and air quality monitoring and mitigation measures such that adverse impacts are avoided. There should be no impact to the community during site investigation and clean up.

Public concern for potential environmental impacts is not anticipated during cleanup activities as no environmental impacts are anticipated, other than soil vapor intrusion issues. There are no wetland areas within one-half mile of the Site. No surface water is located on or adjacent to the Site. Deans Street and Prospect Park are located within one-half mile of the Site. Other recreational/natural areas, including Grand Army Plaza, Pacific Bears Community Garden, and South Oxford Park, are close to the Site. However, activities in these areas will not be impacted by Site activities.

The Site is not located in an Environmental Justice Area and, therefore, there is no need to translate any future fact sheets into other languages. The Applicant has filled out the Scoping Sheet for Major Public Concerns (Appendix E) to help identify if there are any issues involved with the Site.

4. Site Information

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

Site Description

Location: 248 Flatbush Avenue, Brooklyn, NY 11217

Setting: Urban

Site size: 2,300 square feet

Adjacent properties: The adjoining properties to the northwest and northeast (across Flatbush Avenue) are multi-story buildings with retail stores at street level and residential apartments on the upper floors. Adjoining to the southeast is a one-story commercial building. To the southwest is an unpaved open courtyard.

History of Site Use, Investigation, and Cleanup

The Site is an approximately 2,300-square-foot, one-story commercial building with a basement; the building occupies the entire property. The building is currently vacant, but was most recently occupied by Cinderella Cleaners, a dry cleaners and shoe repair facility. The building was constructed between 1888 and 1906. Cinderella Cleaners operated at the Site from at least 1985 to 2005. Other prior uses have reportedly included office space, retail stores, and a woodworker.

An Environmental Site Assessment was performed at the Site in 2005 to identify issues of potential environmental concern. This assessment included soil sampling that identified tetrachloroethene, or PCE, a commonly-used dry cleaning solvent, in soil beneath the basement boiler room. Groundwater beneath the boiler room was sampled and found to contain a moderate level of PCE. Soil was excavated from this area in 2005. Post-excavation soil samples did not contain PCE.

Another Environmental Site Assessment was performed in 2011. Further investigation was recommended based on the historical use of dry cleaning solvent at the Site. This investigation

included soil, groundwater, and soil vapor sampling. PCE was detected in groundwater at lower levels than in 2005. PCE was also detected in soil vapor beneath the basement floor. Soil beneath the basement floor was found, in some cases, to contain low levels of PCE, well below the NYSDEC's Part 375 soil cleanup objective for unrestricted use. Further investigation was performed at the Site and adjoining properties in 2011 and included soil vapor and indoor air sampling. PCE was detected at concentrations for which the New York State Department of Health (NYSDOH) guidance stipulates that mitigation is indicated.. PCE was detected in soil vapors beneath the adjoining properties. The levels detected were generally lower than the levels detected beneath the Site.

In April 2012, the Applicant applied to enter the Site into the NYSDEC's BCP as a Volunteer. The NYSDEC has approved the BCP Application.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's BCP as a Volunteer. This means that the Applicant was not responsible for the disposal or discharge of the contaminants. The Applicant does not own the Site and has not engaged in operations that could contribute to contamination at the Site. 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 will be used for restricted purposes.

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

Investigation

Although the Applicant has completed a partial site investigation before it entered into the BCP, the Applicant will conduct an additional investigation of the site officially called a "remedial investigation" (RI). This investigation will be performed with NYSDEC oversight.

Applicant must develop a remedial investigation work plan, which is subject to public comment. The existing site investigation data will be used during the development of the remedial investigation work plan and the NYSDEC will determine if these data are usable.

The remedial investigation has several goals:

- 1) Define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;

- 2) Identify the source(s) of the contamination;
- 3) Assess the impact of the contamination on public health and the environment; and
- 4) Provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

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

1. The Applicant may recommend in its investigation report that no action is necessary at the Site. In this case, the NYSDEC would make the investigation report available for public comment for 45 days. The NYSDEC then would 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 Work Plan". The Remedial Work Plan describes the Applicant's proposed remedy for addressing contamination related to the Site.

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

Cleanup Action

The NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The 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's contamination. The NYSDEC and NYSDOH oversee the activities. When the Applicant 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. The NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the site.

Certificate of Completion

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

Site Management

Site management is the last phase of the Site's 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 institutional and engineering controls required to ensure that the remedy implemented for the Site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

An institutional control is a non-physical restriction on use of the Site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the Site suitable for some, but not all, uses.

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

Site management also may include the operation and maintenance of a component of the remedy, such as a system that 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, 12th Floor
Albany, NY 12223-7016
Tel: (518) 402-9690
Email: aabarraz@gw.dec.state.ny.us

Thomas V. Panzone
Citizen Participation Specialist
NYSDEC Region 2
47-40 21st Street
Long Island City, NY 11101
Tel: (718) 48/2-4953
Email: tvpanzon@gw.dec.state.ny.us

New York State Department of Health (NYSDOH):

Bridget Callaghan
Project Manager
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
Tel: (518) 402-7860
Email: bkc01@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, Pacific Branch
25 Fourth Avenue at Pacific Street
Brooklyn, NY 11217
Phone: (718) 638-1531

Brooklyn Community Board #6
250 Baltic Street
Brooklyn, New York 11201-6401
Phone (718) 643-3027

Appendix B Site Contact List

The Mayor of the City of New York:

Hon. Michael Bloomberg
NYC Mayor
City Hall
New York, NY 10007

The New York City Comptroller's Office:

Hon. John Liu
NYC Comptroller
1 Centre Street
New York, NY 10007

Public Advocate:

Hon. Bill de Blasio
1 Centre Street,
New York, NY 10007

Nancy T. Sunshine
Kings County Clerk
Supreme Court Building
360 Adams Street, Room 189
Brooklyn, NY 11201

Amanda Burden, Commissioner
NYC Dept. of City Planning
22 Reade Street
New York, NY 10007

Dr. Robert Kulikowski, Director
NYC Office of Environmental Coordination
100 GOLD STREET– 2ND FLOOR
New York, NY 10038

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

Brooklyn Community Board # 6

Daniel M. Kummer, Chairperson
Brooklyn Community Board # 6
250 Baltic Street
Brooklyn, New York 11201

Craig R. Hammerman, District Manager
Brooklyn Community Board # 6
250 Baltic Street
Brooklyn, New York 11201

The Brooklyn Borough President

Marty Markowitz
Brooklyn Borough Hall
209 Joralemon Street
Brooklyn, NY 11201
718-802-3700

The Brooklyn Office of the New York City Department of City Planning

Department of Planning - Brooklyn Office
16 Court Street, 7th Fl.
Brooklyn, NY 11241
718- 780-8280

The public water supplier that services the area where the Site is located:

Hon. Carter Strickland, Commissioner
New York City Department of Environmental Protection
59-17 Junction Boulevard, 19th Floor
Flushing, NY 11373

Local news media from which the community typically obtains information:

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

NY 1 News
75 Ninth Avenue
New York, NY 10011

New York Post
1211 Avenue of the America's
New York, NY 10036

Courier-Life Publications
1 Metro-Tech Center North - 10th Floor

Brooklyn, NY 11201

Brooklyn Daily Eagle
30 Henry Street
Brooklyn, NY 11201

The Brooklyn Papers
1 Metrotech Center, Suite 1001
Brooklyn, NY 11201

Local Elected Officials:

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

Hon. Joan L. Millman
NYS Assembly District #52
341 Smith Street
Brooklyn, NY 11231

Hon. Eric Adams
NYS Senator District #20
1669 Bedford Avenue 2nd Floor
Brooklyn, NY 11225

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

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

Hon. Yvette D. Clarke
U.S. House of Representatives
123 Linden Boulevard, 4th Floor
Brooklyn, NY 11226

Civic, Community, Religious and others Educational Institutions:

Brooklyn Chamber of Commerce

25 Elm Place, Suite 200 - 2nd Floor
Brooklyn, NY 11201

Latin Evangelical Free Church
506 Bergen Street
Brooklyn, NY 11217
Attn: Pastor

Spanish South Brooklyn SDA
42 Prospect Place
Brooklyn, NY 11217

St. Augustine Park Slope
116 6th Avenue
Brooklyn, NY 11217
Attn: Rev. Thomas Ahern

Park Slope Christian Academy
98 5th Ave
Brooklyn, NY 11217

Any person who has requested to be placed on the site contact list:

No person has yet requested to be placed on the Site contact list.

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

MS 266 Park Place Community Middle School
Attn: Glenda Experance, Principal
62 Park Place
Brooklyn, NY 11217

Park Slope Christian Academy
98 5th Ave
Brooklyn, NY 11217

Eladia's Kids (Preschool)
264 Flatbush Avenue
Brooklyn, NY 11217

Kinder Stuff Daycare and Learning Center
272 Flatbush Avenue
Brooklyn, NY 11217

Jennifer Phillip
129 St. Marks Ave
Brooklyn, NY 11217

Lisa White
538 Carlton Ave
Brooklyn, NY 11217

Tiny Steps One, Inc.
122 St. Marks Ave
Brooklyn, NY 11217

Tiny Steps One Inc.
194 St. Marks Ave
Brooklyn, NY 11217

Tiny Steps Inc.
135 St. Marks Ave
Brooklyn, NY 11217

The location of the local document repositories for the project:

Brooklyn Public Library, Pacific Branch
25 Fourth Avenue at Pacific Street
Brooklyn, NY 11217
Phone: (718) 638-1531

Brooklyn Community Board #6
250 Baltic Street
Brooklyn, New York 11201-6401
Phone (718) 643-3027

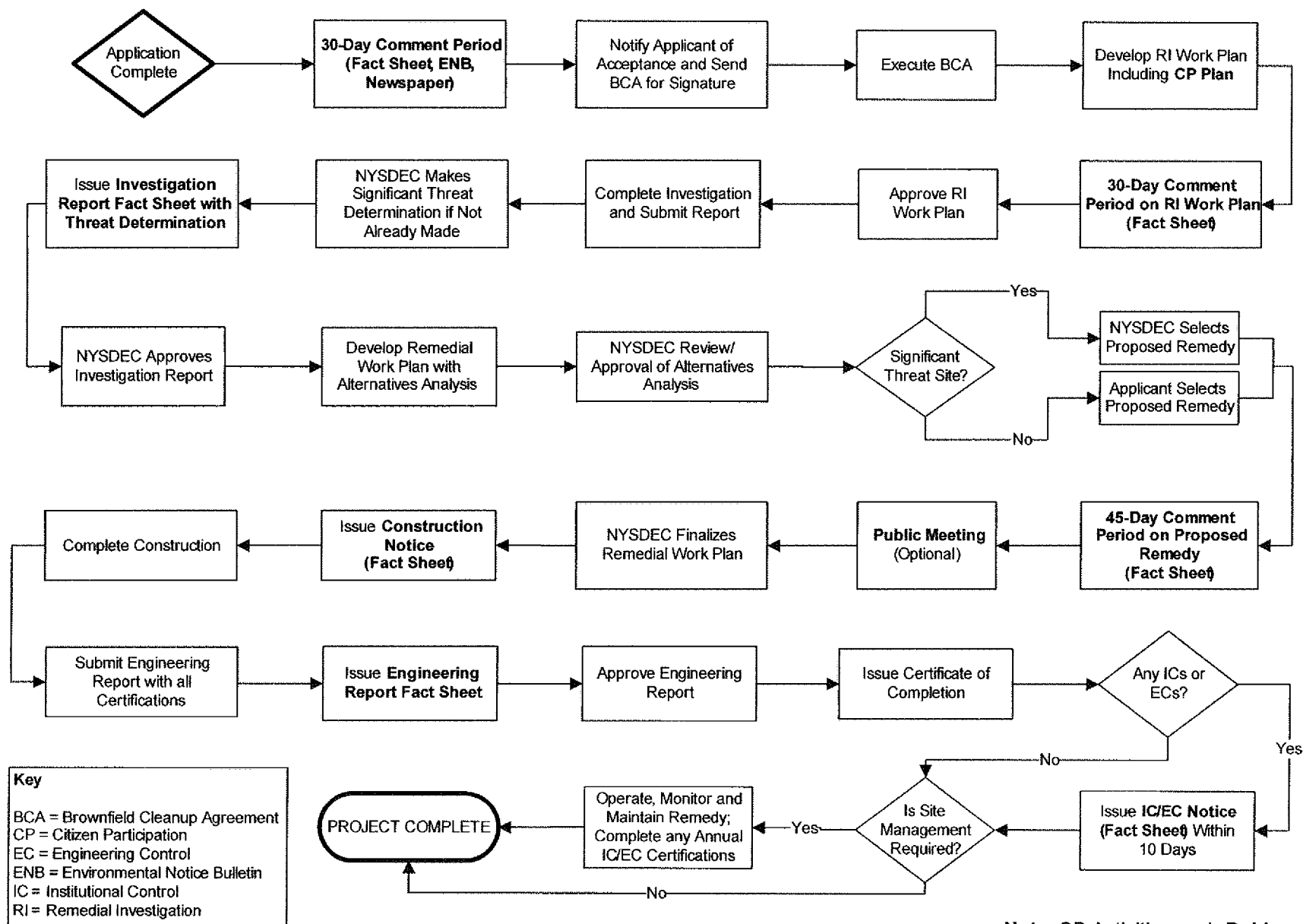
| RESIDENT/BUSINESS OWNER | NUMBER | ADDRESS | CITY | STATE | ZIPCODE |
|-------------------------|--------|----------------|----------|-------|---------|
| RESIDENT/BUSINESS OWNER | 80 | 6th AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 84 | 6th AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 86 | 6th AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 88 | 6th AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 90 | 6th AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 92 | 6th AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 94 | 6th AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 96 | 6th AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 82 | 6th AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 95 | 6th AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 93 | 6th AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 91 | 6th AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 89 | 6th AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 87 | 6th AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 76 | ST MARKS AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 248 | FLATBUSH AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 250 | FLATBUSH AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 260 | FLATBUSH AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 264 | FLATBUSH AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 268 | FLATBUSH AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 270 | FLATBUSH AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 85 | PROSPECT PLACE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 81 | PROSPECT PLACE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 77 | PROSPECT PLACE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 74 | ST MARKS AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 101 | 6th AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 99 | 6th AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 97 | 6th AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 82 | PROSPECT PLACE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 84 | PROSPECT PLACE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 86 | PROSPECT PLACE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 88 | PROSPECT PLACE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 90 | PROSPECT PLACE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 92 | PROSPECT PLACE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 96 | PROSPECT PLACE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 267 | FLATBUSH AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 265 | FLATBUSH AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 263 | FLATBUSH AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 261 | FLATBUSH AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 259 | FLATBUSH AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 257 | FLATBUSH AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 255 | FLATBUSH AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 83 | ST MARKS AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 81 | ST MARKS AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 79 | ST MARKS AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 77 | ST MARKS AVE | BROOKLYN | NY | 11217 |

| | | | | | |
|-------------------------|-----|--------------|----------|----|-------|
| RESIDENT/BUSINESS OWNER | 75 | ST MARKS AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 281 | FLATBUSH AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 279 | FLATBUSH AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 277 | FLATBUSH AVE | BROOKLYN | NY | 11217 |
| RESIDENT/BUSINESS OWNER | 275 | FLATBUSH AVE | BROOKLYN | NY | 11217 |

Appendix C Site Location Map



Appendix D– Brownfield Cleanup Program Process



APPENDIX E

SCOPING SHEET FOR MAJOR ISSUES OF CONCERN



New York State Department of Environmental Conservation
Division of Environmental Remediation

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

Remedial Party: Cinderella 248 LLC

Site Name: Cinderella 248 LLC

Site Number: C224160

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.**

No major issues of public concern have been identified for the Site as per Section 3 of the CP Plan.

How were these issues and/or information identified?

Not applicable

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.

There is no information identified that is needed from the community.

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.

No major issues of public concern have been identified for the Site as per Section 3 of the CP Plan.

How were these issues and/or information identified?

Not applicable.

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 Site Contact List](#)

☒ **Local Officials:** [Click here to enter text.](#)

☒ **Media:** [Click here to enter text.](#)

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

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

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

☒ **Citizens/Community Group(s):** [Click here to enter text.](#)

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

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

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

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

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

Date Completed: July 24, 2013

Prepared By: Stephanie O. Davis, FPM Group, on behalf of Applicant

Reviewed By: Alicia Barraza, Project Manager, NYSDEC