New York State Department of Environmental Conservation

Brownfield Cleanup Program

Citizen Participation Plan
for
Red Hook Smith Street (Site No. C224163)

627-661 Smith Street
Brooklyn, NY 11231

Revised October 2013

Contents

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Note: The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the brownfield site's remedial process.

Applicant: **CF Smith LLC and Red Hook Developers Holdings LLC ("Volunteer")**
Site Name: **Red Hook Smith Street ("Site")**
Site Address: **627-661 Smith Street**
Site County: **Kings County**
Site Number: **C224163**

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

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

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

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

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

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

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

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

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment;

- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process;

- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process;

- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community; and

- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision-making.

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

Project Contacts

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

Locations of Reports and Information

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

Site Contact List

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

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

Where the Site or adjacent real property contains multiple dwelling units, the Applicant will work with NYSDEC to develop an alternative method for providing such notice in lieu of mailing to each individual. For example, the owner of such a property that contains multiple dwellings may be requested to

prominently display fact sheets and notices required to be developed during the site's remedial process. This procedure would substitute for the mailing of such notices and fact sheets, especially at locations where renters, tenants and other residents may number in the hundreds or thousands, making the mailing of such notices impractical.

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

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 cleanup program is included below:

Citizen Participation Requirements (Activities)	Timing of CP Activity(ies)
Application Process: (Complete)	
• Prepare site contact list • Establish document repositories	At time of preparation of application to participate in the BCP.
• Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement:	
• Prepare Citizen Participation (CP) Plan	Before start of Remedial Investigation
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
• Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation:	
• Distribute fact sheet to site contact list that describes RI results	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
• Distribute fact sheet to site contact list about proposed RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
• Distribute fact sheet to site contact list that describes upcoming cleanup action	Before the start of cleanup action.

Citizen Participation Requirements (Activities)	Timing of CP Activity(ies)
After Applicant Completes Cleanup Action:	
• Distribute fact sheet to site contact list that announces that cleanup action has been completed and that summarizes the Final Engineering Report • Distribute fact sheet to site contact list announcing issuance of Certificate of Completion (COC)	At the time NYSDEC approves Final Engineering Report. These two fact sheets are combined if possible if there is not a delay in issuing the COC.

3. Major Issues of Public Concern

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

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

Based on previous investigations, the Site was previously developed by Barrett Manufacturing Company Storage and Shipping. Barrett Manufacturing utilized nine coal tar storage tanks and two gasoline underground storage tanks as part of their production of coal tar and roofing materials. Contaminants of concern include coal tar or petroleum-related volatile organic compounds (VOC) and semivolatile organic compounds (SVOC). Contaminants are discussed in further detail in Section 4 below. The identified contaminants will be remediated to support the redevelopment of the Site for residential use using a NYSDEC-approved work plan.

Information regarding the Site is available through Project Contacts mentioned in Section 2 and Appendix A. The BCP Application, which includes the previous investigations at the Site and future reports prepared for the NYSDEC, are (or will) be available in the document repository discussed above in Section 2 and in Appendix A. RAWP document will include schedules for the planned work.

This BCP Site is located within an Environmental Justice Area. Environmental Justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities.

Because of this, the Applicant will be required to complete a Scoping Sheet for Major Issues of Public Concern, which will be filled out by the Applicant as part of the Citizen Participation Plan. Additionally, the Applicant will provide factsheets translated into another language upon request. Languages will be limited to those used by populations identified in the current U.S. Census demographic report for the neighborhood.

4. Site Information

Site Description

The Site is located at 627-661 Smith Street Brooklyn, New York and is identified as Block 493, Lot 1 and Block 495, Lot 1. The Site is bounded by Smith Street to the west, the Gowanus Canal to the east and south, and an industrial property to the north. The Site encompasses an area of approximately 85,400 square feet. Block 493 (the northern part of the Site) is occupied by a vacant one-story warehouse and an asphalt-paved parking lot. The warehouse on Block 493 is connected to the warehouse on the lot to the south (Block 495, Lot 1). Block 495 is occupied by an approximate 40,000-square-foot vacant one-story warehouse. A Site Location Map is included as Appendix C.

The topography of the Site is relatively flat, gently sloping to the east-southeast towards the Gowanus Canal. The approximate surface elevation ranges from elevation 5 feet in the northwest to elevation 4 feet in the southeast (Borough President of Brooklyn Highway Datum, which is 2.56 feet above Mean Seal Level at Sandy Hook, New Jersey [NGVD 1929]).

According to the New York City Planning Commission Zoning Map 16d, the Site is located in a M3-1 manufacturing district.

History of Site Use, Investigation, and Cleanup

The Site was historically occupied by Barrett Manufacturing on Block 493 from circa 1900 to 1940. Barrett utilized nine coal tar storage tanks and two gasoline underground storage tanks (UST) as part of their production of coal tar and roofing material. Their manufacturing facility also extended to the west of the Site (hydraulically up-gradient). Various manufacturing and storage companies occupied Block 495 (the southern part of the Site). American Ice Company occupied Block 495 in the early 1900's and Smith Street Dock Corporation and Seaboard Storage occupied Block 495 from around 1930 to 1950. Black Diamond Cargo Line and Pittston Stevedoring Cargo Storage occupied Block 495 from the late 1960's to the 1990's.

Block 493 was previously subject to New York State Department of Environmental Conservation (NYSDEC) review under the Spills Program (Spill No. 05-00510, reported on April 12, 2005). The Site also previously had a NYSDEC Consent Order to remediate the spill. NYSDEC terminated the Consent Order on August 6, 2012 in order to allow the Site to participate in the BCP.

Prior to entry into the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP), the Site was the subject of a number of investigations, which are documented in the following reports:

- *Phase I Environmental Site Assessment (ESA) Report, dated February 1, 2005, prepared by Singer Environmental Group, LTD;*

- *Phase II Environmental Site Investigation (ESI) Report, dated April 2005, prepared by Fleming Lee Shue, Inc.;*

- *Supplemental Phase II ESI Report, dated April 2006, Don Carlo Environmental Services, Inc. (DCES);*

• Phase I Environmental Site Assessment (ESA) Report, dated January 10, 2007, prepared by Don Carlo Environmental Services, Inc.;

• Remedial Investigation (RI) Report, dated August 2010, prepared by Langan;

• Supplemental Investigation Update Letter, dated June 20, 2011, prepared by Langan; and

• Supplemental Remedial Investigation (SRI) Report, dated May 22, 2012, prepared by Langan

February 2005 and January 2007 Phase I ESAs

The 2005 and 2007 Phase I ESAs provide an evaluation of potential environmental concerns relating to hazardous materials and wastes at the Site and surrounding properties. The Phase I ESAs were conducted in accordance with the ASTM Standard (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process). The 2005 and 2007 Phase I ESAs included a review of several historical sources, a site and vicinity reconnaissance, a review of available regulatory agency databases, and a review of local environmental records. Both Phase I ESAs identified Recognized Environmental Conditions (REC) as the former coal tar storage tanks and the two gasoline Underground Storage Tanks (USTs) on Block 493.

April 2005 Phase II ESI

The Phase II ESI was completed to evaluate potential impact to soil and groundwater from the RECs identified by the February 2005 Phase I ESA. The Phase II ESI included the advancement of six environmental soil borings (GP-1 through GP-3, GP-5, GP-6, and GP-8), installation of three temporary groundwater monitoring wells (GP-2, GP-3, and GP-6), and the collection of soil and groundwater samples. Phase II ESI observations found that beneath the concrete surface cover of the warehouse, the soil was historic urban fill predominately consisting of light brown to tan sandy silt to approximately 7 to 15 feet below grade surface (bgs). The historic fill is underlain by gray organic clay. Groundwater was encountered at depths ranging from approximately 4 to 10 feet bgs.

The following findings and conclusions were provided in the Phase II ESI:

- Coal tar spill – Fleming Lee Shue, Inc. (FLS) reported a spill (Spill No. 05-00510) to New York State Department of Environmental Conservation (NYSDEC) on April 12, 2005 upon discovering free product in soil borings located in the southern part of Block 493 and the northern part of Block 495.
- Coal tar-impacted soil – Volatile organic compounds (VOCs) and semivolatile organic compounds (SVOCs) were reported at concentrations exceeding Technical and Administrative Guidance Memorandum 4046 (TAGM), the applicable standard at the time of the investigation, in the soil. Notable contaminants of concerns, including benzene, toluene, ethylbenzene, and total xylenes (BTEX) and naphthalene, were reported in the area of the former tar tanks on the southern part of Block 493 and the northern part of Block 495. Total concentrations of BTEX ranged from 12,800 milligrams per kilogram (mg/kg) to 1,032,000 mg/kg. Free product was

observed in the soil. The report concluded that the main source of soil contamination is the former on-site coal tar storage tanks.

- Impacted groundwater – VOCs, including BTEX and SVOCs, were detected at concentrations exceeding NYSDEC Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values (SGVs) for class GA water in all temporary groundwater monitoring wells. Total concentrations of BTEX ranged from 21 to 10,789 micrograms per liter (µg/l). In addition, methyl-tert-butyl-ether (MTBE) was detected at concentrations exceeding TOGS SGVs in three temporary groundwater monitoring wells. Total concentrations of MTBE ranged from 15 to 240 µg/l. Total naphthalene concentrations ranged from 260 µg/l to 33,000 µg/l. The estimated groundwater flow direction was reported as east toward the Gowanus Canal. The report concluded that the main source of groundwater contamination is the former on-site coal tar storage tanks.

2006 Supplemental Phase II ESI

The Supplemental Phase II ESI was completed to delineate the extent of contamination at the Site. The Supplemental Phase II ESI included the advancement of six environmental soil borings (B4 through B9), installation of three groundwater monitoring wells (B5/WS2, B6/WS3, and B9/WS4), and the collection of soil and groundwater samples.

The following findings and conclusions were provided in the Supplemental Phase II ESI:

- Historic fill – The historic fill layer, from grade to 12 feet bgs, exhibited SVOCs, including polycyclic aromatic hydrocarbons (PAH), and metal exceedances that are typical of New York City fill material.
- Impacted groundwater – One VOC (naphthalene) and multiple SVOCs exceeded their respective TOGS SGVs in groundwater samples collected from monitoring wells B5/WS2 and B6/WS3 on Block 493. Metals exceeded their respective TOGS SGVs in groundwater samples collected from all the monitoring wells.

August 2010 RI

The RI was completed to investigate potential sources of contamination (i.e. release on-site and/or at adjacent and surrounding properties that have affected subsurface conditions at the Site), to identify the vertical and lateral extent of contamination resulting from historic operations, and to initiate product recovery in the newly installed groundwater monitoring wells. Langan implemented the field portion of the RI between June 2 and 11, 2010. The RI included the advancement of 15 environmental soil borings (SB-1 to SB-15), installation of six permanent groundwater monitoring wells (MW-1 through MW-6), and soil and groundwater sample collection throughout the Site. One soil boring (SB-10) was advanced in the sidewalk immediately west of the Site.

The following findings and conclusions were provided in the RIR (Remedial Investigation Report):

- Grossly-contaminated soil – Grossly-contaminated soil, primarily a coal tar/creosote material, was observed throughout the southern part of Block 493, the northern and western parts of Block 495, and beneath the sidewalk at up-gradient boring location, SB-10, immediately west of the site. Several VOCs and/or SVOCs exceeded Unrestricted Use Soil Cleanup Objectives (SCOs) in

soil samples collected from all boring locations except SB-15. Several SVOCs exceeded Industrial Restricted Use SCOs at several boring locations. The location and lateral extent of the grossly-contaminated soil, as well as the results of the fingerprint analysis, indicate that the former coal tar storage tanks and the two gasoline USTs are most likely sources of the on-site soil contamination.

- Impacted groundwater – Several VOCs and/or SVOCs exceeded their respective TOGS SGVs in groundwater samples collected from all monitoring wells except MW-1. Groundwater flow indicates that VOCs and SVOCs are migrating into the Gowanus Canal. Free product was observed in and bailed from MW-2 and MW-3 during the first gauging and product recovery event. The second event found globules and sheen in MW-2 and MW-3, but no measurable free product thickness. No product was measured in the wells during the final two events. The former coal tar storage tanks and the two gasoline USTs are most likely sources of the on-site groundwater contamination.
- Off-site contamination – Adjacent and surrounding properties have been developed with numerous commercial and industrial tenants since at least the early 1900s. Coal tar contamination in SB-10 (Smith Street sidewalk) indicates that off-site sources may be contributing to the impacts observed on-site.

May 2012 SRI

The SRI was completed to further delineate Site impacts and investigate potential off-site sources. Langan implemented the field portion of the SRI in two parts between February 24 and April 1, 2011 and between January 9 and January 24, 2012. The first part of the SRI included the advancement of eight soil borings (on-site borings SB-16 to SB-18 and MW-11 and off-site borings MW-7 through MW-10), installation of five off-site permanent groundwater monitoring wells (MW-7, MW-8, MW-9S, MW-9D and MW-10) and one on-site well (MW-11), and soil and groundwater sample collection.

The second part of the SRI included the advancement of five off-site soil borings (MW-14 through MW-17 and SB-19) and one on-site boring (SB-20), installation of seven off-site permanent groundwater monitoring wells (MW-14, MW-15A, MW-15B, MW-15C, MW-15D, MW-16 and MW-17), and soil and groundwater sample collection.

The following findings and conclusions were provided in the SRI:

- Historic fill – The Site surface cover consisted of concrete or asphalt sidewalk or concrete warehouse flooring underlain by historic fill consisting of sand, silt, clay, gravel, cobbles, wood and brick fragments, ash, and cinder up 12 feet bgs. The presence of ash and cinders indicates a component of the fill may be waste from industrial processes. Analysis of the fill from the SRI and previous reports found SVOC and metals exceedances of the 6 New York Code, rules, and regulations (NYCRR) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs) throughout the Site.
- Grossly contaminated soil – The southern part of the Block 493 and the northern part of Block 495 have creosote/coal tar-like grossly-impacted soil ranging from 1 to 17 feet bgs, with one location to 27 feet bgs. The impacts are concentrated near where the former coal tar tanks were located on Block 493 based on historic Sanborn fire insurance maps. The grossly-impacted

material contains VOCs and SVOCs that exceeded Part 375 Unrestricted Use SCOs. The notable contaminants of concern include naphthalene and BTEX.

- Groundwater Contamination - Groundwater elevations range from el 0.61 to el 3.81. Groundwater generally flows to the east/southeast toward the Gowanus Canal. Dissolved-phase naphthalene and BTEX were present in the groundwater samples collected from Blocks 493 and 495.

  The highest groundwater concentrations were identified on Block 493 near suspected source material. Dissolved phase contaminants are considered mobile in the subsurface; however concentrations drop-off significantly with increasing distance from the suspected source material, likely due to a combination of contaminant degradation, dilution and retardation. This contamination source has been delineated.

  Elevated groundwater contaminants (VOCs and SVOCs) were also identified in the southern portion of Block 495. This contamination, which likely migrated from Block 493 and Block 492, has been generally delineated.
- Off-Site Contamination – Block 492 (Up-Gradient Property) – A potential source of contamination from Block 492 appears to be migrating to the Site and Block 494. Investigation on the sidewalks surrounding this property found creosote/coal tar-like grossly-impacted soil ranging from 7 to 25 feet bgs. Up-gradient soil and groundwater samples generally show higher levels of BTEX and naphthalene than that found on the Site. This off-site contamination source has not been delineated.
- Off-Site Receptor – Dissolved-phase groundwater impacts were observed upland and along the Gowanus Canal waterfront east of the site. It is likely that dissolved-phase VOC and SVOC compounds are migrating to the canal.
- Potential Exposure – The site contamination is at-depth and covered with a concrete and asphalt cap that prevents dermal impacts to human health. Ingestion is not a concern considering groundwater in this area of New York City is not used as a source of drinking water. Inhalation is not a concern for the Site considering the property is a fenced-in, locked, vacant warehouse. Potential impacts to human health and the environmental exist for dissolved-phase contaminant migration in the groundwater to the Gowanus Canal.

Environmental Summary by Block

Block 493, Lot 1

The following table summarizes maximum concentrations found for the primary contaminants of concern identified in the soil and groundwater during all the investigations:

Primary Contaminants of Concern (Block 493)

Compound	Concentration in Soil	Concentration in Groundwater
Benzene	72mg/kg	2,000 µg/L
Ethylbenzene	130 mg/kg	5,000 µg/L
Toluene	210 mg/kg	1,500 µg/L
Naphthalene (VOC)	No SCO	170,00 µg/L
Naphthalene (SVOC)	400,000 mg/kg	33,00 µg/L
Xylenes	600 mg/kg	3,900 µg/L

Notes:
SCO = NYSDEC 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objective TOGS = NYSDEC Technical and Operational Guidance Series 1.1.1 Ambient Water Quality Standards for Class GA Water

Other VOC and SVOC exceedances were found in soil and groundwater. Additionally, metals were found in soil during the Supplemental Phase II ESI. Details can be found in the in the Phase II ESI, Supplemental Phase II ESI, RI, and SRI reports.

Block 495, Lot 1
The following table summarizes maximum concentrations found for the primary contaminants of concern identified in the soil and groundwater during all the investigations:

Primary Contaminants of Concern (Block 495)

Compound	Concentration in Soil	Concentration in Groundwater
Benzene	No SCO exceedance	550 µg/L
Ethylbenzene	35 mg/kg	1,100 µg/L
Toluene	1.1 mg/kg	16 µg/L
Naphthalene (VOC)	No SCO	8,600 µg/L
Naphthalene (SVOC)	1,700 mg/kg	6,700 µg/L
Xylenes	7.2 mg/kg	92 µg/L

Notes:
SCO = NYSDEC 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objective TOGS = NYSDEC Technical and Operational Guidance Series 1.1.1 Ambient Water Quality Standards for Class GA Water

Other VOC and SVOC exceedances were found in soil and groundwater. Additionally, metals were found in soil during the Supplemental Phase II ESI. Details can be found in the in the Phase II ESI, Supplemental Phase II ESI, RI, and SRI reports.

Soil vapor samples were not collected as part of the Phase II ESI, Supplemental Phase II ESI, RI, and SRI; however, based on reported concentrations of VOCs in soil and groundwater, soil vapor is likely impacted with creosote/coal tar-related or petroleum VOCs.

5. Investigation and Cleanup Process

Note: See Appendix D for a flowchart of the brownfield site remedial process.

Application

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

The Applicant in its Application proposes that the Site will be used for residential and commercial purposes.

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

Investigation

The Applicant will conduct an investigation of the Site officially called a "remedial investigation" (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation workplan which is subject to public comment.

The site investigation has several goals:

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

When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

NYSDEC will use the information in the investigation report to determine if the site poses a significant threat to public health or the environment. If the site is a Asignificant threat,@ it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the Applicant and approved by NYSDEC. If the site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

Remedy Selection

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

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

or

2. The Applicant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a ARemedial 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, NYSDEC would announce the availability of the proposed plan for public review during a 45-day public comment period.
Cleanup Action

NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy.

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC oversees 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. 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. The site contact list will receive a fact sheet that announces the completion of remedial activities and the review of the FER.

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 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 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 brownfield site, such as a deed restriction that would prevent or restrict certain uses of the remediated Site. An institutional control may be used when the remedial 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, such as a cap or vapor barrier.

Site management will be conducted by the Applicant as required. NYSDEC will provide appropriate oversight. Site management involves the institutional and engineering controls required for the brownfield site. Examples include: operation of a water treatment plant, maintenance of a cap or cover, and monitoring of groundwater quality. Site management continues until NYSDEC determines that it is no longer needed.

Appendix A – Project Contacts and Locations of Reports and Information

Project Contacts

For information about the site's remedial program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (NYSDEC):

Kevin Sarnowicz
Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Phone: 518-402-9768

Thomas V. Panzone
Regional Citizen Participation Specialist
NYSDEC Region 2
Division of Public Affairs & Education
1 Hunters Point Plaza
47-40 21st Street
Long Island City, New York 11101
Phone 718-482-4900

New York State Department of Health (NYSDOH):

Krista Anders
Public Health Specialist
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(800)458-1158 ext. 27860
Email: beei@health.state.ny.us

Document Repository

The document repositories identified below have been established to provide the public with convenient access to important project documents:

Brooklyn Public Library
Central Library
10 Grand Army Plaza
Brooklyn, New York 11238
(718) 230-2100
Hours: Mon, Tuesday, Wednesday, Thursday 9am-9pm; Fri, Sat 10am-6pm; Sun 1pm-5pm

NYSDEC – Division of Environmental Remediation
Attention: Kevin Sarnowicz
625 Broadway
Albany, NY 12233-7016
Phone: 518-402-9768

Appendix B – Site Contact List
(Names, addresses and email addresses of adjacent property owners and residents on the contact list will not be placed in versions of this document that are available for public review)

Local News and Media:

New York Post
1211 Avenue of the Americas
New York, NY 10036-8790

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

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

News 12 Brooklyn
E. 18th Street & Avenue Z
Brooklyn, NY 11235

Hoy Nueva York
1 MetroTech Center, 18th Floor
Brooklyn, NY 11201

El Diario La Prensa
1 MetroTech Center, 18th Floor
Brooklyn, NY 11201

Government Officials:

Mayor Michael R. Bloomberg
City Hall
New York, New York 10007

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

Hon. Bill de Blasio
Public Advocate
1 Centre Street, 15th Floor
New York, NY 10007

Hon. Sarah Gonzalez
NYC Councilmember
5601 5th Avenue, S-2
Brooklyn, NY 11220

Hon. Velmanette Montgomery
NYS Senator
30 Third Avenue
Brooklyn, NY 11217

Hon. Felix Ortiz
NYS Assemblymember
404 55th Street
Brooklyn, NY 11220

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. Jerrold Nadler
U.S. House of Representatives
Brooklyn Office
6605 Fort Hamilton Parkway
Brooklyn, NY 11219

Amanda M. Burden, Commissioner
Department of City Planning
22 Reade Street
New York, NY 10007-1216

Department of City Planning
Brooklyn Borough Office
16 Court Street
7th Floor.
Brooklyn, NY 11241-0103

Brooklyn Borough President
Hon. Marty Markowitz
Brooklyn Borough Hall
209 Joralemon Street
Brooklyn, NY 11201

New York City Department of Transportation
55 Water Street, 9th Floor
New York, NY 10041

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

Brooklyn Community Board 6
Daniel Kummer
Chairman
250 Baltic Street
Brooklyn, New York 11201

Brooklyn Community Board 6
Mark Shames
Environmental Protection Committee
250 Baltic Street
Brooklyn, New York 11201

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

Public Water Supplier:

Hon. Carter Strickland
Commissioner
NYC Dept. of Environmental Protection
59-17 Junction Boulevard
Flushing, NY 11373

Schools and Daycare Centers:

Pal Miccio Day Care Center
595 Clinton Street
Brooklyn, NY 11231
(718) 852-4560

Pal Miccio Head Start
120 West 9th Street
Brooklyn, NY 11231
(718) 624-6222

The Salvation Army Fiesta Day Care Center
80 Lorraine Street
Brooklyn, NY 11231
(718) 834-8755

Community, Civic, Religious and other Educational Institutions:

Friends and Residents of Greater Gowanus
268 Smith Street
Brooklyn, NY 11231
Attn: Marilyn Oliva, Acting Representative

Gowanus Canal Conservancy
P.O. Box 150-652
Brooklyn, NY 11215

The Gowanus Dredgers
P.O. Box 24403
Brooklyn, NY 11202

Gowanus Canal Community Development Corporation
Thomas Chardavoyne, Exec. Dir.
515 Court Street
Brooklyn, NY 11231

Red Hook Recreation Center
Attn: Jackie Spann, Center Manager
155 Bay Street
Brooklyn, NY 11231

Red Hook Civic Association
34-10 56th Street
Brooklyn, NY 11377

Brooklyn Chamber of Commerce
25 Elm Place, Suite 200 2nd Floor
(Between Fulton& Livingston Streets)
Brooklyn, NY 11201
Attn: Carlo A. Scissura, President & Chairman

Carroll Gardens Neighborhood Association
436 Sackett Street
Brooklyn, NY 11231
Attn: Mary Pagano, President

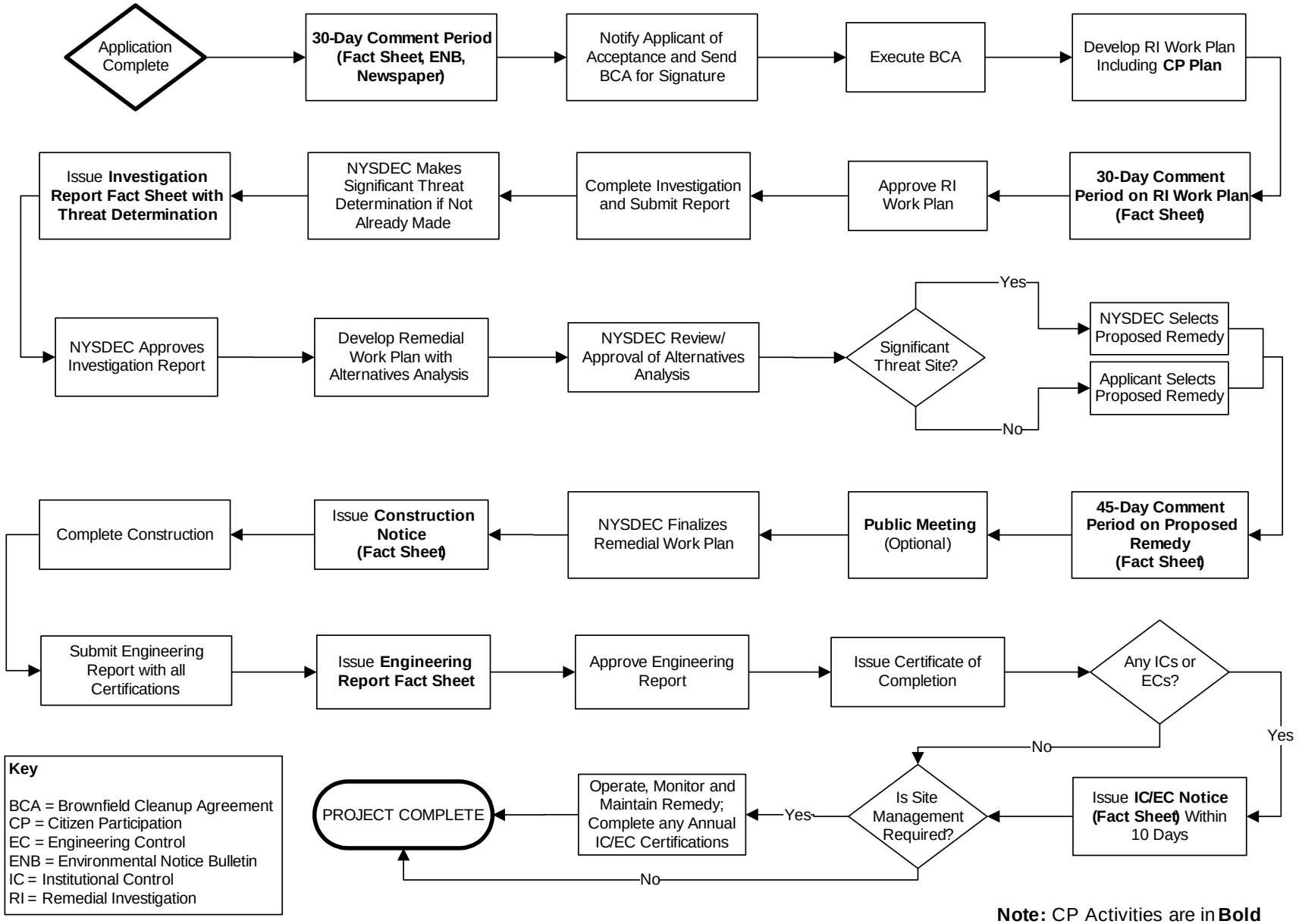
Red Hook Initiative
767 Hicks Street
Brooklyn, NY 11231
Attn: Lisa Cowan, President

Gowanus Alliance
135 13th Street
Brooklyn, NY 11215
Attn: Paul Basile, President

Adjacent Property Contacts List
(Provided as a separate attachment)

Appendix C – Site Location Map

Appendix D– Brownfield Cleanup Program Process



Note: CP Activities are in **Bold**

Contents

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Note: The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the brownfield site's remedial process.

Applicant: **CF Smith LLC and Red Hook Developers Holdings LLC ("Volunteer")**
Site Name: **Red Hook Smith Street ("Site")**
Site Address: **627-661 Smith Street**
Site County: **Kings County**
Site Number: **C224163**

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

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

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

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

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

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

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

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

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment;

- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process;

- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process;

- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community; and

- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision-making.

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

Project Contacts

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

Locations of Reports and Information

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

Site Contact List

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

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

Where the Site or adjacent real property contains multiple dwelling units, the Applicant will work with NYSDEC to develop an alternative method for providing such notice in lieu of mailing to each individual. For example, the owner of such a property that contains multiple dwellings may be requested to

prominently display fact sheets and notices required to be developed during the site's remedial process. This procedure would substitute for the mailing of such notices and fact sheets, especially at locations where renters, tenants and other residents may number in the hundreds or thousands, making the mailing of such notices impractical.

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

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 cleanup program is included below:

Citizen Participation Requirements (Activities)	Timing of CP Activity(ies)
Application Process: (Complete)	
• Prepare site contact list • Establish document repositories	At time of preparation of application to participate in the BCP.
• Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement:	
• Prepare Citizen Participation (CP) Plan	Before start of Remedial Investigation
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
• Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation:	
• Distribute fact sheet to site contact list that describes RI results	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
• Distribute fact sheet to site contact list about proposed RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
• Distribute fact sheet to site contact list that describes upcoming cleanup action	Before the start of cleanup action.

Citizen Participation Requirements (Activities)	Timing of CP Activity(ies)
After Applicant Completes Cleanup Action:	
• Distribute fact sheet to site contact list that announces that cleanup action has been completed and that summarizes the Final Engineering Report • Distribute fact sheet to site contact list announcing issuance of Certificate of Completion (COC)	At the time NYSDEC approves Final Engineering Report. These two fact sheets are combined if possible if there is not a delay in issuing the COC.

3. Major Issues of Public Concern

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

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

Based on previous investigations, the Site was previously developed by Barrett Manufacturing Company Storage and Shipping. Barrett Manufacturing utilized nine coal tar storage tanks and two gasoline underground storage tanks as part of their production of coal tar and roofing materials. Contaminants of concern include coal tar or petroleum-related volatile organic compounds (VOC) and semivolatile organic compounds (SVOC). Contaminants are discussed in further detail in Section 4 below. The identified contaminants will be remediated to support the redevelopment of the Site for residential use using a NYSDEC-approved work plan.

Information regarding the Site is available through Project Contacts mentioned in Section 2 and Appendix A. The BCP Application, which includes the previous investigations at the Site and future reports prepared for the NYSDEC, are (or will) be available in the document repository discussed above in Section 2 and in Appendix A. RAWP document will include schedules for the planned work.

This BCP Site is located within an Environmental Justice Area. Environmental Justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities.

Because of this, the Applicant will be required to complete a Scoping Sheet for Major Issues of Public Concern, which will be filled out by the Applicant as part of the Citizen Participation Plan. Additionally, the Applicant will provide factsheets translated into another language upon request. Languages will be limited to those used by populations identified in the current U.S. Census demographic report for the neighborhood.

4. Site Information

Site Description

The Site is located at 627-661 Smith Street Brooklyn, New York and is identified as Block 493, Lot 1 and Block 495, Lot 1. The Site is bounded by Smith Street to the west, the Gowanus Canal to the east and south, and an industrial property to the north. The Site encompasses an area of approximately 85,400 square feet. Block 493 (the northern part of the Site) is occupied by a vacant one-story warehouse and an asphalt-paved parking lot. The warehouse on Block 493 is connected to the warehouse on the lot to the south (Block 495, Lot 1). Block 495 is occupied by an approximate 40,000-square-foot vacant one-story warehouse. A Site Location Map is included as Appendix C.

The topography of the Site is relatively flat, gently sloping to the east-southeast towards the Gowanus Canal. The approximate surface elevation ranges from elevation 5 feet in the northwest to elevation 4 feet in the southeast (Borough President of Brooklyn Highway Datum, which is 2.56 feet above Mean Seal Level at Sandy Hook, New Jersey [NGVD 1929]).

According to the New York City Planning Commission Zoning Map 16d, the Site is located in a M3-1 manufacturing district.

History of Site Use, Investigation, and Cleanup

The Site was historically occupied by Barrett Manufacturing on Block 493 from circa 1900 to 1940. Barrett utilized nine coal tar storage tanks and two gasoline underground storage tanks (UST) as part of their production of coal tar and roofing material. Their manufacturing facility also extended to the west of the Site (hydraulically up-gradient). Various manufacturing and storage companies occupied Block 495 (the southern part of the Site). American Ice Company occupied Block 495 in the early 1900's and Smith Street Dock Corporation and Seaboard Storage occupied Block 495 from around 1930 to 1950. Black Diamond Cargo Line and Pittston Stevedoring Cargo Storage occupied Block 495 from the late 1960's to the 1990's.

Block 493 was previously subject to New York State Department of Environmental Conservation (NYSDEC) review under the Spills Program (Spill No. 05-00510, reported on April 12, 2005). The Site also previously had a NYSDEC Consent Order to remediate the spill. NYSDEC terminated the Consent Order on August 6, 2012 in order to allow the Site to participate in the BCP.

Prior to entry into the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP), the Site was the subject of a number of investigations, which are documented in the following reports:

- *Phase I Environmental Site Assessment (ESA) Report, dated February 1, 2005, prepared by Singer Environmental Group, LTD;*

- *Phase II Environmental Site Investigation (ESI) Report, dated April 2005, prepared by Fleming Lee Shue, Inc.;*

- *Supplemental Phase II ESI Report, dated April 2006, Don Carlo Environmental Services, Inc. (DCES);*

• Phase I Environmental Site Assessment (ESA) Report, dated January 10, 2007, prepared by Don Carlo Environmental Services, Inc.;

• Remedial Investigation (RI) Report, dated August 2010, prepared by Langan;

• Supplemental Investigation Update Letter, dated June 20, 2011, prepared by Langan; and

• Supplemental Remedial Investigation (SRI) Report, dated May 22, 2012, prepared by Langan

February 2005 and January 2007 Phase I ESAs

The 2005 and 2007 Phase I ESAs provide an evaluation of potential environmental concerns relating to hazardous materials and wastes at the Site and surrounding properties. The Phase I ESAs were conducted in accordance with the ASTM Standard (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process). The 2005 and 2007 Phase I ESAs included a review of several historical sources, a site and vicinity reconnaissance, a review of available regulatory agency databases, and a review of local environmental records. Both Phase I ESAs identified Recognized Environmental Conditions (REC) as the former coal tar storage tanks and the two gasoline Underground Storage Tanks (USTs) on Block 493.

April 2005 Phase II ESI

The Phase II ESI was completed to evaluate potential impact to soil and groundwater from the RECs identified by the February 2005 Phase I ESA. The Phase II ESI included the advancement of six environmental soil borings (GP-1 through GP-3, GP-5, GP-6, and GP-8), installation of three temporary groundwater monitoring wells (GP-2, GP-3, and GP-6), and the collection of soil and groundwater samples. Phase II ESI observations found that beneath the concrete surface cover of the warehouse, the soil was historic urban fill predominately consisting of light brown to tan sandy silt to approximately 7 to 15 feet below grade surface (bgs). The historic fill is underlain by gray organic clay. Groundwater was encountered at depths ranging from approximately 4 to 10 feet bgs.

The following findings and conclusions were provided in the Phase II ESI:

- Coal tar spill – Fleming Lee Shue, Inc. (FLS) reported a spill (Spill No. 05-00510) to New York State Department of Environmental Conservation (NYSDEC) on April 12, 2005 upon discovering free product in soil borings located in the southern part of Block 493 and the northern part of Block 495.
- Coal tar-impacted soil – Volatile organic compounds (VOCs) and semivolatile organic compounds (SVOCs) were reported at concentrations exceeding Technical and Administrative Guidance Memorandum 4046 (TAGM), the applicable standard at the time of the investigation, in the soil. Notable contaminants of concerns, including benzene, toluene, ethylbenzene, and total xylenes (BTEX) and naphthalene, were reported in the area of the former tar tanks on the southern part of Block 493 and the northern part of Block 495. Total concentrations of BTEX ranged from 12,800 milligrams per kilogram (mg/kg) to 1,032,000 mg/kg. Free product was

observed in the soil. The report concluded that the main source of soil contamination is the former on-site coal tar storage tanks.

- Impacted groundwater – VOCs, including BTEX and SVOCs, were detected at concentrations exceeding NYSDEC Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values (SGVs) for class GA water in all temporary groundwater monitoring wells. Total concentrations of BTEX ranged from 21 to 10,789 micrograms per liter (µg/l). In addition, methyl-tert-butyl-ether (MTBE) was detected at concentrations exceeding TOGS SGVs in three temporary groundwater monitoring wells. Total concentrations of MTBE ranged from 15 to 240 µg/l. Total naphthalene concentrations ranged from 260 µg/l to 33,000 µg/l. The estimated groundwater flow direction was reported as east toward the Gowanus Canal. The report concluded that the main source of groundwater contamination is the former on-site coal tar storage tanks.

2006 Supplemental Phase II ESI

The Supplemental Phase II ESI was completed to delineate the extent of contamination at the Site. The Supplemental Phase II ESI included the advancement of six environmental soil borings (B4 through B9), installation of three groundwater monitoring wells (B5/WS2, B6/WS3, and B9/WS4), and the collection of soil and groundwater samples.

The following findings and conclusions were provided in the Supplemental Phase II ESI:

- Historic fill – The historic fill layer, from grade to 12 feet bgs, exhibited SVOCs, including polycyclic aromatic hydrocarbons (PAH), and metal exceedances that are typical of New York City fill material.
- Impacted groundwater – One VOC (naphthalene) and multiple SVOCs exceeded their respective TOGS SGVs in groundwater samples collected from monitoring wells B5/WS2 and B6/WS3 on Block 493. Metals exceeded their respective TOGS SGVs in groundwater samples collected from all the monitoring wells.

August 2010 RI

The RI was completed to investigate potential sources of contamination (i.e. release on-site and/or at adjacent and surrounding properties that have affected subsurface conditions at the Site), to identify the vertical and lateral extent of contamination resulting from historic operations, and to initiate product recovery in the newly installed groundwater monitoring wells. Langan implemented the field portion of the RI between June 2 and 11, 2010. The RI included the advancement of 15 environmental soil borings (SB-1 to SB-15), installation of six permanent groundwater monitoring wells (MW-1 through MW-6), and soil and groundwater sample collection throughout the Site. One soil boring (SB-10) was advanced in the sidewalk immediately west of the Site.

The following findings and conclusions were provided in the RIR (Remedial Investigation Report):

- Grossly-contaminated soil – Grossly-contaminated soil, primarily a coal tar/creosote material, was observed throughout the southern part of Block 493, the northern and western parts of Block 495, and beneath the sidewalk at up-gradient boring location, SB-10, immediately west of the site. Several VOCs and/or SVOCs exceeded Unrestricted Use Soil Cleanup Objectives (SCOs) in

soil samples collected from all boring locations except SB-15. Several SVOCs exceeded Industrial Restricted Use SCOs at several boring locations. The location and lateral extent of the grossly-contaminated soil, as well as the results of the fingerprint analysis, indicate that the former coal tar storage tanks and the two gasoline USTs are most likely sources of the on-site soil contamination.

- Impacted groundwater – Several VOCs and/or SVOCs exceeded their respective TOGS SGVs in groundwater samples collected from all monitoring wells except MW-1. Groundwater flow indicates that VOCs and SVOCs are migrating into the Gowanus Canal. Free product was observed in and bailed from MW-2 and MW-3 during the first gauging and product recovery event. The second event found globules and sheen in MW-2 and MW-3, but no measurable free product thickness. No product was measured in the wells during the final two events. The former coal tar storage tanks and the two gasoline USTs are most likely sources of the on-site groundwater contamination.
- Off-site contamination – Adjacent and surrounding properties have been developed with numerous commercial and industrial tenants since at least the early 1900s. Coal tar contamination in SB-10 (Smith Street sidewalk) indicates that off-site sources may be contributing to the impacts observed on-site.

May 2012 SRI

The SRI was completed to further delineate Site impacts and investigate potential off-site sources. Langan implemented the field portion of the SRI in two parts between February 24 and April 1, 2011 and between January 9 and January 24, 2012. The first part of the SRI included the advancement of eight soil borings (on-site borings SB-16 to SB-18 and MW-11 and off-site borings MW-7 through MW-10), installation of five off-site permanent groundwater monitoring wells (MW-7, MW-8, MW-9S, MW-9D and MW-10) and one on-site well (MW-11), and soil and groundwater sample collection.

The second part of the SRI included the advancement of five off-site soil borings (MW-14 through MW-17 and SB-19) and one on-site boring (SB-20), installation of seven off-site permanent groundwater monitoring wells (MW-14, MW-15A, MW-15B, MW-15C, MW-15D, MW-16 and MW-17), and soil and groundwater sample collection.

The following findings and conclusions were provided in the SRI:

- Historic fill – The Site surface cover consisted of concrete or asphalt sidewalk or concrete warehouse flooring underlain by historic fill consisting of sand, silt, clay, gravel, cobbles, wood and brick fragments, ash, and cinder up 12 feet bgs. The presence of ash and cinders indicates a component of the fill may be waste from industrial processes. Analysis of the fill from the SRI and previous reports found SVOC and metals exceedances of the 6 New York Code, rules, and regulations (NYCRR) Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs) throughout the Site.
- Grossly contaminated soil – The southern part of the Block 493 and the northern part of Block 495 have creosote/coal tar-like grossly-impacted soil ranging from 1 to 17 feet bgs, with one location to 27 feet bgs. The impacts are concentrated near where the former coal tar tanks were located on Block 493 based on historic Sanborn fire insurance maps. The grossly-impacted

material contains VOCs and SVOCs that exceeded Part 375 Unrestricted Use SCOs. The notable contaminants of concern include naphthalene and BTEX.

- Groundwater Contamination - Groundwater elevations range from el 0.61 to el 3.81. Groundwater generally flows to the east/southeast toward the Gowanus Canal. Dissolved-phase naphthalene and BTEX were present in the groundwater samples collected from Blocks 493 and 495.

  The highest groundwater concentrations were identified on Block 493 near suspected source material. Dissolved phase contaminants are considered mobile in the subsurface; however concentrations drop-off significantly with increasing distance from the suspected source material, likely due to a combination of contaminant degradation, dilution and retardation. This contamination source has been delineated.

  Elevated groundwater contaminants (VOCs and SVOCs) were also identified in the southern portion of Block 495. This contamination, which likely migrated from Block 493 and Block 492, has been generally delineated.
- Off-Site Contamination – Block 492 (Up-Gradient Property) – A potential source of contamination from Block 492 appears to be migrating to the Site and Block 494. Investigation on the sidewalks surrounding this property found creosote/coal tar-like grossly-impacted soil ranging from 7 to 25 feet bgs. Up-gradient soil and groundwater samples generally show higher levels of BTEX and naphthalene than that found on the Site. This off-site contamination source has not been delineated.
- Off-Site Receptor – Dissolved-phase groundwater impacts were observed upland and along the Gowanus Canal waterfront east of the site. It is likely that dissolved-phase VOC and SVOC compounds are migrating to the canal.
- Potential Exposure – The site contamination is at-depth and covered with a concrete and asphalt cap that prevents dermal impacts to human health. Ingestion is not a concern considering groundwater in this area of New York City is not used as a source of drinking water. Inhalation is not a concern for the Site considering the property is a fenced-in, locked, vacant warehouse. Potential impacts to human health and the environmental exist for dissolved-phase contaminant migration in the groundwater to the Gowanus Canal.

Environmental Summary by Block

Block 493, Lot 1

The following table summarizes maximum concentrations found for the primary contaminants of concern identified in the soil and groundwater during all the investigations:

Primary Contaminants of Concern (Block 493)

Compound	Concentration in Soil	Concentration in Groundwater
Benzene	72mg/kg	2,000 µg/L
Ethylbenzene	130 mg/kg	5,000 µg/L
Toluene	210 mg/kg	1,500 µg/L
Naphthalene (VOC)	No SCO	170,00 µg/L
Naphthalene (SVOC)	400,000 mg/kg	33,00 µg/L
Xylenes	600 mg/kg	3,900 µg/L

Notes:
SCO = NYSDEC 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objective TOGS = NYSDEC Technical and Operational Guidance Series 1.1.1 Ambient Water Quality Standards for Class GA Water

Other VOC and SVOC exceedances were found in soil and groundwater. Additionally, metals were found in soil during the Supplemental Phase II ESI. Details can be found in the in the Phase II ESI, Supplemental Phase II ESI, RI, and SRI reports.

Block 495, Lot 1
The following table summarizes maximum concentrations found for the primary contaminants of concern identified in the soil and groundwater during all the investigations:

Primary Contaminants of Concern (Block 495)

Compound	Concentration in Soil	Concentration in Groundwater
Benzene	No SCO exceedance	550 µg/L
Ethylbenzene	35 mg/kg	1,100 µg/L
Toluene	1.1 mg/kg	16 µg/L
Naphthalene (VOC)	No SCO	8,600 µg/L
Naphthalene (SVOC)	1,700 mg/kg	6,700 µg/L
Xylenes	7.2 mg/kg	92 µg/L

Notes:
SCO = NYSDEC 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objective TOGS = NYSDEC Technical and Operational Guidance Series 1.1.1 Ambient Water Quality Standards for Class GA Water

Other VOC and SVOC exceedances were found in soil and groundwater. Additionally, metals were found in soil during the Supplemental Phase II ESI. Details can be found in the in the Phase II ESI, Supplemental Phase II ESI, RI, and SRI reports.

Soil vapor samples were not collected as part of the Phase II ESI, Supplemental Phase II ESI, RI, and SRI; however, based on reported concentrations of VOCs in soil and groundwater, soil vapor is likely impacted with creosote/coal tar-related or petroleum VOCs.

5. Investigation and Cleanup Process

Note: See Appendix D for a flowchart of the brownfield site remedial process.

Application

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

The Applicant in its Application proposes that the Site will be used for residential and commercial purposes.

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

Investigation

The Applicant will conduct an investigation of the Site officially called a "remedial investigation" (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation workplan which is subject to public comment.

The site investigation has several goals:

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

When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

NYSDEC will use the information in the investigation report to determine if the site poses a significant threat to public health or the environment. If the site is a Asignificant threat,@ it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the Applicant and approved by NYSDEC. If the site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

Remedy Selection

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

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

or

2. The Applicant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a ARemedial 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, NYSDEC would announce the availability of the proposed plan for public review during a 45-day public comment period.
Cleanup Action

NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy.

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC oversees 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. 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. The site contact list will receive a fact sheet that announces the completion of remedial activities and the review of the FER.

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 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 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 brownfield site, such as a deed restriction that would prevent or restrict certain uses of the remediated Site. An institutional control may be used when the remedial 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, such as a cap or vapor barrier.

Site management will be conducted by the Applicant as required. NYSDEC will provide appropriate oversight. Site management involves the institutional and engineering controls required for the brownfield site. Examples include: operation of a water treatment plant, maintenance of a cap or cover, and monitoring of groundwater quality. Site management continues until NYSDEC determines that it is no longer needed.

Appendix A – Project Contacts and Locations of Reports and Information

Project Contacts

For information about the site's remedial program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (NYSDEC):

Kevin Sarnowicz
Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Phone: 518-402-9768

Thomas V. Panzone
Regional Citizen Participation Specialist
NYSDEC Region 2
Division of Public Affairs & Education
1 Hunters Point Plaza
47-40 21st Street
Long Island City, New York 11101
Phone 718-482-4900

New York State Department of Health (NYSDOH):

Krista Anders
Public Health Specialist
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(800)458-1158 ext. 27860
Email: beei@health.state.ny.us

Document Repository

The document repositories identified below have been established to provide the public with convenient access to important project documents:

Brooklyn Public Library
Central Library
10 Grand Army Plaza
Brooklyn, New York 11238
(718) 230-2100
Hours: Mon, Tuesday, Wednesday, Thursday 9am-9pm; Fri, Sat 10am-6pm; Sun 1pm-5pm

NYSDEC – Division of Environmental Remediation
Attention: Kevin Sarnowicz
625 Broadway
Albany, NY 12233-7016
Phone: 518-402-9768

Appendix B – Site Contact List
(Names, addresses and email addresses of adjacent property owners and residents on the contact list will not be placed in versions of this document that are available for public review)

Local News and Media:

New York Post
1211 Avenue of the Americas
New York, NY 10036-8790

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

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

News 12 Brooklyn
E. 18th Street & Avenue Z
Brooklyn, NY 11235

Hoy Nueva York
1 MetroTech Center, 18th Floor
Brooklyn, NY 11201

El Diario La Prensa
1 MetroTech Center, 18th Floor
Brooklyn, NY 11201

Government Officials:

Mayor Michael R. Bloomberg
City Hall
New York, New York 10007

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

Hon. Bill de Blasio
Public Advocate
1 Centre Street, 15th Floor
New York, NY 10007

Hon. Sarah Gonzalez
NYC Councilmember
5601 5th Avenue, S-2
Brooklyn, NY 11220

Hon. Velmanette Montgomery
NYS Senator
30 Third Avenue
Brooklyn, NY 11217

Hon. Felix Ortiz
NYS Assemblymember
404 55th Street
Brooklyn, NY 11220

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. Jerrold Nadler
U.S. House of Representatives
Brooklyn Office
6605 Fort Hamilton Parkway
Brooklyn, NY 11219

Amanda M. Burden, Commissioner
Department of City Planning
22 Reade Street
New York, NY 10007-1216

Department of City Planning
Brooklyn Borough Office
16 Court Street
7th Floor.
Brooklyn, NY 11241-0103

Brooklyn Borough President
Hon. Marty Markowitz
Brooklyn Borough Hall
209 Joralemon Street
Brooklyn, NY 11201

New York City Department of Transportation
55 Water Street, 9th Floor
New York, NY 10041

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

Brooklyn Community Board 6
Daniel Kummer
Chairman
250 Baltic Street
Brooklyn, New York 11201

Brooklyn Community Board 6
Mark Shames
Environmental Protection Committee
250 Baltic Street
Brooklyn, New York 11201

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

Public Water Supplier:

Hon. Carter Strickland
Commissioner
NYC Dept. of Environmental Protection
59-17 Junction Boulevard
Flushing, NY 11373

Schools and Daycare Centers:

Pal Miccio Day Care Center
595 Clinton Street
Brooklyn, NY 11231
(718) 852-4560

Pal Miccio Head Start
120 West 9th Street
Brooklyn, NY 11231
(718) 624-6222

The Salvation Army Fiesta Day Care Center
80 Lorraine Street
Brooklyn, NY 11231
(718) 834-8755

Community, Civic, Religious and other Educational Institutions:

Friends and Residents of Greater Gowanus
268 Smith Street
Brooklyn, NY 11231
Attn: Marilyn Oliva, Acting Representative

Gowanus Canal Conservancy
P.O. Box 150-652
Brooklyn, NY 11215

The Gowanus Dredgers
P.O. Box 24403
Brooklyn, NY 11202

Gowanus Canal Community Development Corporation
Thomas Chardavoyne, Exec. Dir.
515 Court Street
Brooklyn, NY 11231

Red Hook Recreation Center
Attn: Jackie Spann, Center Manager
155 Bay Street
Brooklyn, NY 11231

Red Hook Civic Association
34-10 56th Street
Brooklyn, NY 11377

Brooklyn Chamber of Commerce
25 Elm Place, Suite 200 2nd Floor
(Between Fulton& Livingston Streets)
Brooklyn, NY 11201
Attn: Carlo A. Scissura, President & Chairman

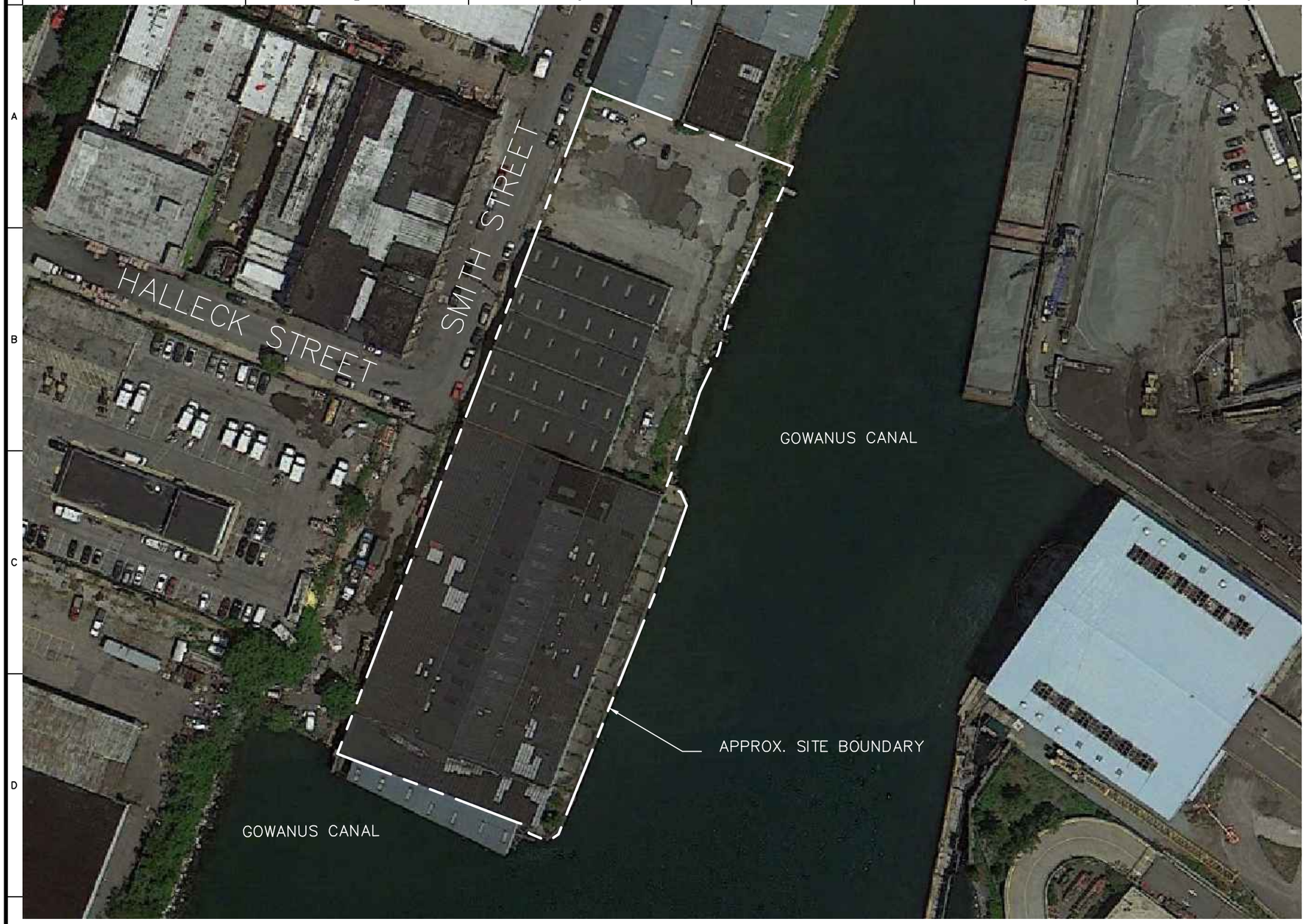
Carroll Gardens Neighborhood Association
436 Sackett Street
Brooklyn, NY 11231
Attn: Mary Pagano, President

Red Hook Initiative
767 Hicks Street
Brooklyn, NY 11231
Attn: Lisa Cowan, President

Gowanus Alliance
135 13th Street
Brooklyn, NY 11215
Attn: Paul Basile, President

Adjacent Property Contacts List
(Provided as a separate attachment)

Appendix C – Site Location Map



LEGEND:

APPROX. SITE BOUNDARY

REFERENCE BASE MAP OBTAINED FROM GOOGLE EARTH, 2013

LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CT, Inc.
Langan International LLC
Collectively known as Langan

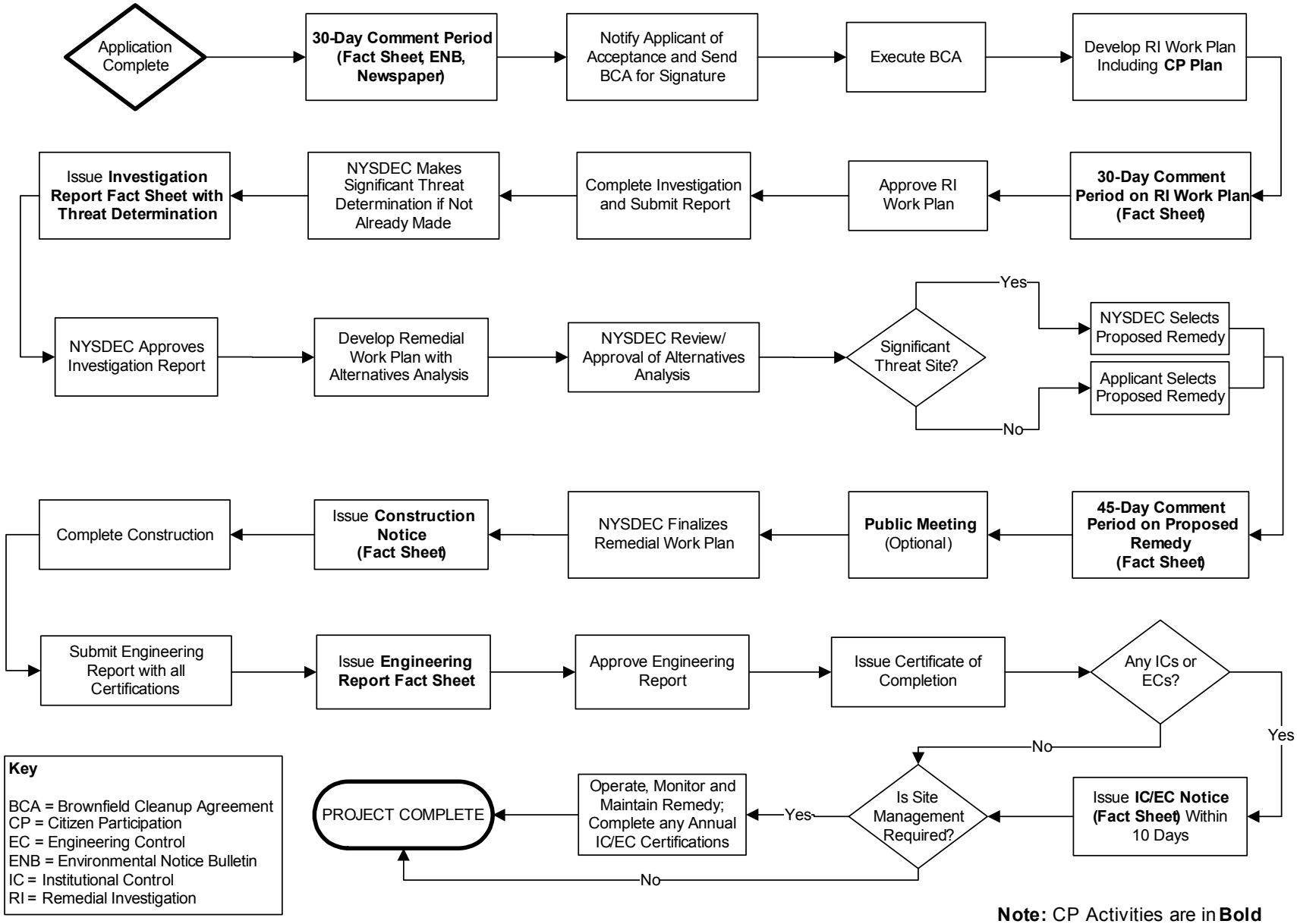
Project
627-661 SMITH STREET
BLOCK No. 493 & 495, LOT No. 1
BROOKLYN NEW YORK

Drawing Title
SITE AERIAL MAP

Project No. 170063001	Drawing No. 1
Date 10/24/2013	
Scale NTS	
Drawn By DC / Checked By JG	
Submission Date 10/24/2013	Sheet 2 of 9

Filename: \\langan.com\data\NY\data0\170063001\Cadd Data - 170063001\Dwg\2013-RIWP\Rev Fig 2\rev fig 2.dwg Date: 10/24/2013 Time: 16:27 User: dcarrus Style Table: Langan.stb Layout: ANSIB-BL

Appendix D– Brownfield Cleanup Program Process



Note: CP Activities are in **Bold**