



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for 55 Eckford St LLC

November 2024

C224168
55 Eckford St LLC
Kings County
Brooklyn, New York 11222

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

Applicant: **55 Eckford St LLC (“Applicant”)**
Site Name: **55 Eckford St LLC (“Site”)**
Site Address: **55 Eckford Street, Brooklyn NY 11222**
Site County: **Kings County**
Site Number: **C224168**

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

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

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

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

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

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

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

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

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment
- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process
- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

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

Project Contacts

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

Locations of Reports and Information

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

Site Contact List

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at

the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The site contact list includes, at a minimum:

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

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

Note: The first site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See <http://www.dec.ny.gov/chemical/61092.html> .

Subsequent fact sheets about the site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the NYSDEC site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.

- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

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

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

Technical Assistance Grant

NYSDEC must determine if the site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the site, as described in Section 5.

If the site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being or enjoyment of the environment may be affected by a release or threatened release of contamination at the site.

As of the date the declaration (page 2) was signed by the NYSDEC project manager, the significant threat determination for the site had not yet been made.

To verify the significant threat status of the site, the interested public may contact the NYSDEC project manager identified in **Appendix A**.

For more information about TAGs, go online at :

<https://dec.ny.gov/regulatory/regulations/technical-assistance-grant-tag-guidance-handbook-der-14>

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

Citizen Participation Activities	Timing of CP Activities
Application Process:	
<ul style="list-style-type: none"> • Prepare site contact list • Establish document repository(ies) 	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period 	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement (BCA):	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	Before start of Remedial Investigation Note: Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period 	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report • Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC) 	At the time the cleanup action has been completed. Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.

3. Major Issues of Public Concern

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

The Site is located in an Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities. Since the Site is not located in an Environmental Justice Area, there is no need to translate future fact sheets into another language.

The Site is located in an area with a sizable Hispanic-American and Polish population near the Site. Therefore, all future fact sheets will be translated into both Polish and Spanish.

For additional information, visit:

<https://statisticalatlas.com/tract/New-York/Kings-County/056300/Race-and-Ethnicity>

The information on this Site will be made available at two document repositories, the local library and at the community board.

Based on the results of previous environmental investigations contamination exists at the property. Contamination identified from the previous investigations include Volatile Organic Compounds (VOCs), Semi-VOCs, and metals in groundwater and VOCs in soil vapor. VOCs are compounds that are emitted as gases from solids or liquids. VOCs include a variety of chemicals that may have short- and long-term adverse health effects. Some examples of VOCs include paints, lacquers, and some cleaning supplies.

The contaminants represent a possible public concern at the Site. However, the Site is not near any public water supply or private water wells and the area is served municipal water for drinking water. The future on-Site use and remediation will not create any restriction on community activities but will render the Site protective of public health and the environmental.

This work will be performed in accordance with procedures which will be specified under a detailed Remedial Program which considers and takes preventative measures for exposures to future residents of the property and those on adjacent properties during construction. It should be noted that during the future completion of remedial activities at the Site potential contaminants known to be present in the soil, may become airborne and pose a potential health risk to the Site visitors and workers during remedial construction, workers and occupants on adjacent properties. However, a Health and Safety Plan (HASP) and a NYSDEC Community Air Monitoring Plan (CAMP) will be in place for the

proposed remedial activities and will be followed to safeguard the workers, the public and other adjacent occupants against any potential exposures. Implementation of these plans will be under the direct oversight of the NYSDEC and New York State Department of Health (NYSDOH).

These plans will specify the following worker and community health and safety activities during remedial activity at the Site:

- Onsite air monitoring for worker protection;
- Perimeter air monitoring for community protection;
- The use of odor, vapor, and dust controls, such as water or foam sprays, as needed;
- Monitoring and control of soil, sediments, and water generated during remediation; and
- Truck routes which avoid residential streets (as feasible).

The HASP and CAMP will be prepared as part of the Remedial Action Work Plan (RAWP) and will be available for public review at the document repositories as identified in Appendix A.

4. Site Information

Site Description

The Site is in an urban neighborhood, located at 55 Eckford Street, Brooklyn, NY 11222. The Site is comprised of one New York City Tax Lot (County: Brooklyn; Block 2698; Lot 32. The total area of the Site is 10,376 square feet (sq ft). The Site has frontage along Eckford Street. The Site contains a 6-story steel structure for an unfinished building and the property is surrounded by a construction fence.

The Site is located in the Greenpoint-Williamsburg Special Mixed-Use district (MX-8) in an area primarily zoned for light manufacturing and dense residential properties (M1-2/R6B). The Site bound to the north by a 5-story hotel building (65 Eckford Street, BCP Site No. C224218), to the east by Eckford Street, to the south by a 3-story residential building (67 Engert Avenue) and eight interconnected 5-story residential buildings (49 Engert Avenue), and to the west by 1-story warehouse building (488 Leonard Street) and a parking garage (482 Leonard Street).

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

History of Site Use, Investigation, and Cleanup

Records from 1887 show the Site as four abutting vacant undeveloped lots. By 1905, the Site is shown as being part of Meisel Danowitz & Co. woodworking operation and contained four 1- to 2-story buildings identified as “moulding shed”, “planning & moulding lumber racks”, “kiln house”, and an office. By 1916, the structures remain but were identified as “vacant and dilapidated”; by 1942 identified as “wool & rags sorting and baling”; and from 1951 until 1992 identified as “electric plating, storage, lacquer spraying”.

The following investigations and the findings are summarized below:

PHASE I ENVIRONMENTAL SITE ASSESSMENT – OCTOBER 2011

In October 2011, Hydro Tech Environmental, Corp. (HTE) of Hauppauge, NY performed a Phase I Environmental Site Assessment (ESA) for 55 Eckford Street Brooklyn LLC (former Owner) and found two Recognized Environmental Conditions (RECs) related to the Site. The RECs identified include the historical use of the Site as manufacturing facility and the undocumented removal of an aboveground fuel oil storage tank.

DRAFT PHASE II ENVIRONMENTAL SUBSURFACE INVESTIGATION – DECEMBER 2011

In December 2011, EEA Inc. of Garden City, NY, performed a Phase II Environmental Subsurface Investigation for Madison Realty Capital, which included the advancement of six (6) soil borings and the installation of four (4) monitoring wells. This investigation found the Site soils and groundwater are contaminated with chemicals possibly related to the former use of the site for lacquer spraying, volatile organic compounds (VOCs) and semi-VOCs. Also, the Site soils and groundwater are contaminated with Metals, which are potentially due to the former electroplating facility once present on the Site. Furthermore, such metals as mercury and arsenic were listed as past hazardous wastes produced at the Site and were detected above regulatory guidelines in soil and groundwater.

PHASE II ENVIRONMENTAL SITE ASSESSMENT – APRIL 2012

In April 2012, HTE performed a Phase II ESA for Madison Realty Capital of New York, NY which included the advancement of nine (9) soil borings and the installation seven (7) monitoring wells and seven (7) soil vapor implants to collect soil, groundwater, and soil vapor samples for laboratory analyses.

The laboratory results reported samples containing SVOCs and metals (specifically arsenic, barium, cadmium, trivalent chromium, copper, lead, nickel, and mercury) at concentrations that exceeded regulatory standards.

The laboratory analytical results revealed VOCs and metals (specifically arsenic, iron, manganese, silver and sodium) were detected in several groundwater samples at concentrations that exceeded regulatory standards.

The laboratory analytical results revealed VOCs associated with petroleum and chlorinated solvents were detected in the soil vapor samples collected from the perimeter of the property. Chlorinated solvents are typically used in metal cleaning operations.

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORTS – JUNE 2013, JULY 2016, OCTOBER 2019, AND OCTOBER 2023

Several Phase I ESAs were performed at the Site by various consultants (HTE and Touchstone Environmental Geology, P.C.) for various entities (Olden Equities, Madison

Realty Capital, Avo Construction, and Daniel Kaykov) in 2013, 2016, 2019, and 2023, which identified the following RECs in connection with the Site:

- The historic use of the Site as a manufacturing facility;
- The presence of SVOC and metal-impacted soil at the Site;
- The presence of VOC and metal impacted groundwater at the Site;
- The presence of both petroleum and chlorinated solvent-impacted soil vapors at the Site; and
- The undocumented removal of an aboveground fuel oil storage tank.
- The presence of NYS BCP Site No. C224218 in the northern adjacent property;
- The presence of a petroleum and chlorinated potential vapor encroachment condition (PVEC) at the Site; and
- The presence of mold at the Site.
- The listing of the Site under BCP Site No. C224168.

Note that two previous applications were accepted into the BCP, the first was in 2018 which listed the applicant as TCJ Construction Inc. (TCJ) & Eckford Greenpoint LLC and the second was in 2020 which listed the applicant as 55 Eckford Acquisition. However in 2021, the Site was removed from the BCP prior to the start of any Remedial Action work.

5. Investigation and Cleanup 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 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 residential purposes.

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

these activities at the site.

Investigation

The Applicant 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.

The Applicant submits a draft “Remedial Investigation Work Plan” to NYSDEC for review and approval. NYSDEC makes the draft plan available to the public review during a 30-day public comment period.

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

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

Interim Remedial Measures

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

Remedy Selection

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

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

or

2. The Applicant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a “Remedial Work Plan”. The Remedial Work Plan describes the Applicant’s proposed remedy for addressing contamination related to the site.

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

Cleanup Action

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

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a Final Engineering Report (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.

Certificate of Completion

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

Site Management

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the site cleanup

program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

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

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

Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats groundwater. Site management continues until NYSDEC determines that it is no longer needed.

Appendix A - Project Contacts and Locations of Reports and Information

Project Contacts

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

New York State Department of Environmental Conservation (NYSDEC):

Jolene Lozewski
Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany NY 12233
518-402-8805
Jolene.Lozewski@dec.ny.gov

Thomas Panzone
Public Participation Specialist
NYSDEC, Region 2
Division of Communications Education
and Engagement
47-40 21st Street
Long Island City, NY 11101
718-482-4953
Thomas.panzone@dec.ny.gov

New York State Department of Health (NYSDOH):

Josephine McCarthy
Project Manager
NYSDOH
Empire State Plaza, Corning Tower
Room 1787
Albany, NY 12237
518-402-7860
Josephine.mccarthy@doh.ny.gov

Locations of Reports and Information

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

<https://extapps.dec.ny.gov/data/DecDocs/C224168/>

Brooklyn Public Library

Greenpoint Branch
107 Norman Avenue
Brooklyn NY 11222
Phone: 718-389-4394
Hours: M W F -10am -6pm, T, 1-8PM,
TH 10-8PM, Sat 10-5pm

Brooklyn Community Board 1

Dealice Fuller – Chairperson
Johanna Pulgarin – District Manager
Stephen Chesler – Chairperson,
Environmental Protection Committee
435 Graham Avenue
Brooklyn NY 11222
Phone: 718-389-0009
Email: bk01@cb.nyc.gov

Appendix B - Site Contact List

Local Government Offices

1. Hon. Eric Adams
New York City Mayor
City Hall
New York, NY 10007
2. Hon. Brad Lander
New York City Comptroller
1 Centre Street, New York, NY 10007
3. Hon. Jumaane D. Williams
Public Advocate
1 Centre Street 15th Floor North, New York, NY 10007
4. David Gold, Esq.
Commissioner, NYC Dept. of City Planning
120 Broadway, 31st Floor, New York, NY 10271
5. Hon. Antonio Reynoso
Brooklyn Borough President
209 Joralemon Street, Brooklyn, NY 11201
6. Shaminder Chawla
Acting Director
NYC Office of Environmental Protection
100 Gold Street – 2nd Floor, New York NY, 10038
7. Jane H. O'Connell, P.G.
New York State Department of Environmental Conservation\
Regional Remediation Engineer, Division of Environmental Remediation
47-40 1st Street, Long Island City, NY 11101
8. Josephine McCarthy
New York State Department of Health
Empire Plaza
Corning Tower, Room 178, Albany, NY 12233
9. Hon Charles Schumer
U.S. Senator
780 Third Avenue, Suite 2301, New York, NY 10017
10. Hon Kirsten Gillibrand
U.S. Senator
780 Third Avenue, Suite 2301, New York, NY 10017
11. Hon. Kristen Gonzalez
NY Senate -District 59
801 2nd Avenue, Suite 303, New York, NY 10017
12. Hon. Lincoln Restler
New York City Council – District 33
410 Atlantic Avenue, Brooklyn NY 11217
13. Hon. Emily Gallagher
NYS Assemblymember – District 50
685A Manhattan Avenue, Brooklyn NY 11222

14. Rohit Aggarwala (Public Water Supplier)
Commissioner, NYC Dept. of Environmental Protection
59-17 Junction Boulevard, Flushing, NY 11373
15. Hon. Nancy T. Sunshine
Kings County Clerk's Office
360 Adams Street, Room 189, Brooklyn, NY 11201
16. Hon. Nydia Velazquez
US House of Representatives
Brooklyn District Office
266 Broadway Suite 201, Brooklyn, NY 11211

Local Media Outlets

1. New York Daily News
PO Box 7180, New York, NY 10008
2. Spectrum News 1
75 Ninth Avenue, New York, NY 11211
3. Greenpoint Gazette
597 Manhattan Ave, Brooklyn, NY 11201
4. The Brooklyn Eagle
195 Montague Street, Suite 1414, Brooklyn, NY 11222
5. Hoy Nueva York
Impremedia, 41 Flatbush Avenue 1st Floor, Brooklyn, NY 11217
6. El Diario NY
Impremedia, 41 Flatbush Avenue 1st Floor, Brooklyn, NY 11217
7. The Greenline (North Brooklyn)
Lori Ann Doyon
718-388-5454 ext. 167
Ldoyon@stricksalliance.org
<https://northbrooklynnews.com/>
8. Nowy Dziennik (Polish Daily News)
Outwater Media Group LLC
10 Schindler Road, Clark, NJ 07066
9. The Brooklyn Papers
1 Metrotech Center, Brooklyn, NY 11201
10. Greenpointers
c/o PencilWorks
61 Greenpoint Ave, 6th Fl, Brooklyn, NY 11222
<https://greenpointers.com/contact-us/>
editor@greenpointers.com

School and Daycare Facilities

1. John Ericsson Middle School 126
President/Executive Director/Principal
<https://ms126.org/>
424 Leonard Street, Brooklyn, NY 11222
(718) 782-2527
2. Northside Charter High School
President/Executive Director/Principal
424 Leonard Street, Brooklyn, NY 11222
<https://0jb.efa.myftpupload.com/>
(347) 390-1273
3. A-Tech High School (Automotive High School)
President/Executive Director/Principal
<https://atechhs.com/contact-2/>
50 Bedford Avenue, Brooklyn, New York 11222
(718) 218-9301, (718) 218-2100
4. ABC Child Center
President/Executive Director/Principal
109 Nassau Avenue, Brooklyn, NY 11222
(718) 389-9004
5. P.S. 031 Samuel F. Dupont
President/Executive Director/Principal
<https://insideschools.org/school/14K031>
75 Meserole Ave, Brooklyn, NY 11222
(718) 383-8998
6. Ardor School
President/Executive Director/Principal
<https://www.ardorschool.com/>
29 Nassau Avenue, Brooklyn, NY 11222
(718) 576-3726
7. P.S. 132 The Conselyea School
President/Executive Director/Principal
<https://www.usnews.com/education/k12/new-york/the-ps-132-conselyea-school-221476>
320 Manhattan Ave, Brooklyn, NY 11211
(718) 599-7301
8. Preschool atelier de la Casa Montessori French Spanish
President/Executive Director/Principal
<https://atelierdelacasa.com/greenpoint>
66 Nassau Ave, Brooklyn, NY 11222
(646)945-4969
9. Learning Steps Daycare and Preschool
President/Executive Director/Principal
<https://learningstepswilliamsburg.com/>
544 Union Avenue, Williamsburg, NY 11211
(718) 388-9134

10. French for Little Ones
 President/Executive Director/Principal
<https://www.frenchforlittleones.com/>
 33 Nassau Ave, Brooklyn, NY 11222
 (347) 830-0114

11. The Learning Experience - Brooklyn- Greenpoint
 President/Executive Director/Principal
<https://thelearningexperience.com/centers/brooklyn-greenpoint/>
 1000 Lorimer St, Brooklyn, NY 11222
 (888) 290-6366

12. The Mount Carmel Early Childhood Center
 President/Executive Director/Principal
<https://themountcarmelegc.org/>
 10 Withers Street, Brooklyn, NY 11211
 (917) 993-1330

13. St. Stanislaus Kostka School
 President/Executive Director/Principal
<https://ststansacademy.org/contact>
 12 Newel Street, Brooklyn NY 11222
 (929) 205-1240

Community, Civic, Religious and Other Environmental Organizations

1. Consolidated Edison Corporate Affairs
 Johari Jenkins-Taylor
 Brooklyn Regional & Community Affairs Manager
 30 Flatbush Avenue, Brooklyn, NY 11217

2. 94th NYPD Police Precinct
 Elizabeth Hulsen
 President
 100 Meserole Avenue, Brooklyn, NY, 11222

3. FDNY – Engine 229/Ladder 146
 75 Richardson Street, Brooklyn, NY 11211

4. St. Stanislaus Kostka Church
<https://ststanskostka.org/>
 607 Humboldt St, Brooklyn, NY 11222

5. St. Cecilia's Roman Catholic Church
 84 Herbert St, Brooklyn, NY 11222

6. Shrine Church of Our Lady of Mount Carmel
 275 N 8th St, Brooklyn, NY 11211

7. San Damiano Mission
 85 N 15th St, Brooklyn, NY 11222

8. First Polish Baptist Church
 55 Sutton St, Brooklyn, NY 11222

9. Polish National Catholic Church Of the Resurrection
<https://www.resurrectionpncc.com/>
678 Leonard St, Brooklyn, NY 11222
10. The River Revival NYC
112 Meserole Ave, Brooklyn, NY 11222
11. Kingdom Hall of Jehovah's Witnesses
278 Driggs Ave, Brooklyn, NY 11222
12. Transfiguration of Our Lord Russian Orthodox Cathedral
228 N 12th St, Brooklyn, NY 11211
13. Our Lady of the Snow
410 Graham Ave, Brooklyn, NY 11211
14. Greenpoint Islamic Center
602 Leonard St, Brooklyn, NY 11222
15. North Brooklyn Development Corp
148 Huron St # Mgmt, Brooklyn, NY 11222
16. North Brooklyn Parks Alliance
Katie Denny Horowitz – Executive Director
katie@nbkparcs.org
Bushwick Inlet Park Building
86 Kent Avenue, Brooklyn, NY 11249
<https://nbkparcs.org/>
17. Williamsburg Greenpoint Preservation Alliance
<http://www.wgpa.us/>
wpa@wgpa.us
302 Bedford Avenue, #113, Brooklyn, NY 11211
18. North Brooklyn Neighbors
Lael Goodman
Director of Environmental Programs
contact@northbrooklynneighbors.org
240 Kent Avenue, Brooklyn, NY 11249
<https://northbrooklynneighbors.org/>
(718) 384-2248
19. Town Square
Susan Anderson
Executive Director
<https://www.townsquarebk.org/>
hello@townsquarebk.org
(347)559-1410

Appendix C - Site Location Map



GENERAL NOTES

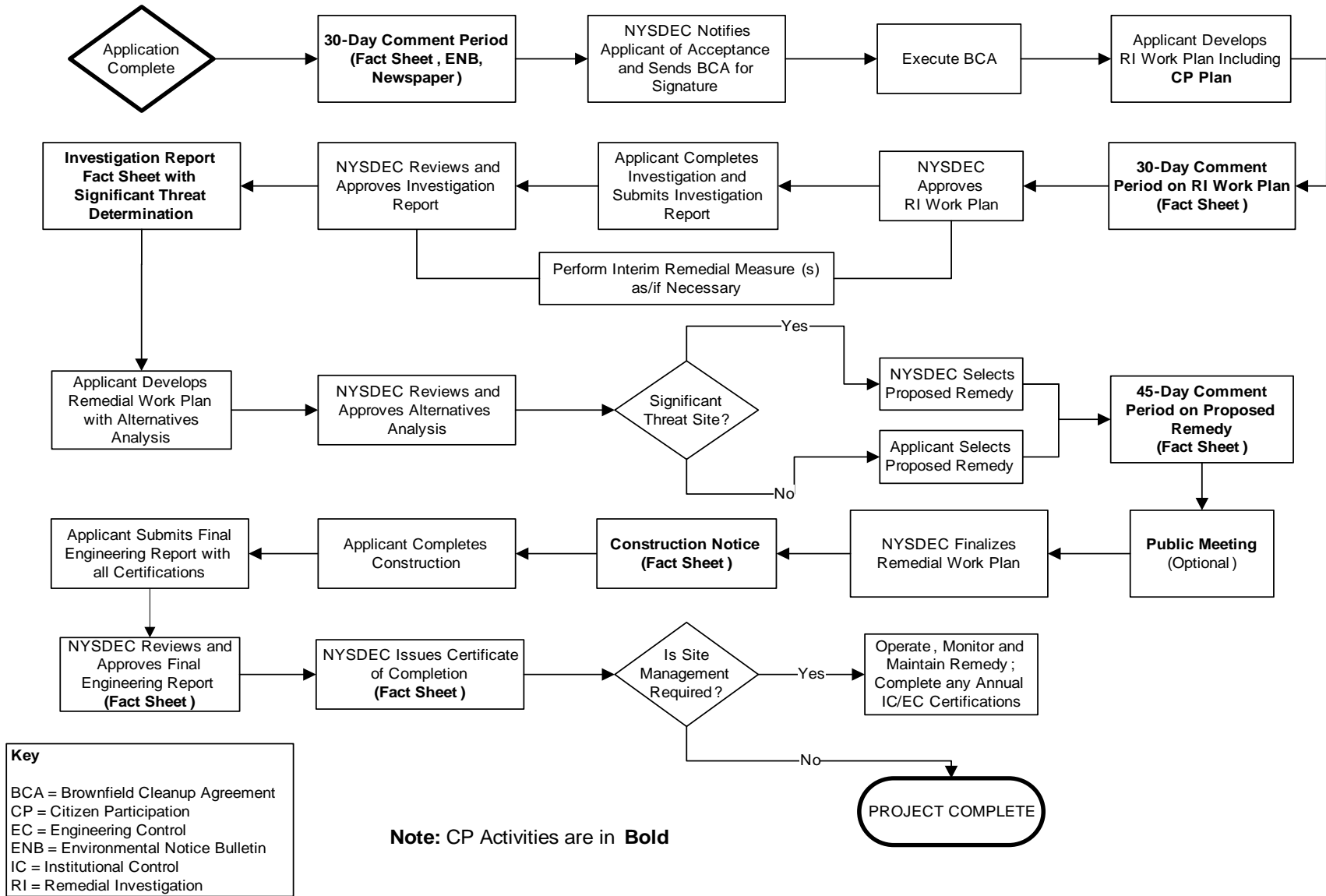
1. AERIAL IMAGERY DEVELOPED FROM © 2024 MICROSOFT CORPORATION 2024 MAXAR CNES (2024) DISTRIBUTION AIRBUS DS.

LEGEND

-  APPROXIMATE SITE BOUNDARY



Appendix D– Brownfield Cleanup Program Process



Remedial Programs Scoping Sheet for Major Issues of Public Concern

Instructions

This Scoping Sheet assesses major issues of public concern; impacts of the site and its remedial program on the community; community interest in the site; information the public needs; and information needed from the public.

The information generated helps to plan and conduct required citizen participation (CP) activities, and to choose and conduct additional CP activities, if appropriate. The scoping sheet can be revisited and updated as appropriate during the site's remedial process to more effectively implement the site's CP program.

Note: Use the information as an aid to prepare and update the Major Issues of Public Concern section of the site CP Plan.

General Instructions

- When to prepare: During preparation of the CP Plan for the site. It can be revisited and updated anytime during the site remedial process.
- Fill in site name and other information as appropriate.
- The Scoping Sheet may be prepared by DEC or a remedial party, but must be reviewed and approved by the DER site project manager or his/her designee.

Instructions for Numbered Parts

Consider the bulleted issues and questions below and any others that may be unique or appropriate to the site and the community to help complete the five Parts of this Scoping Sheet. Identify the issue stakeholders in Parts 1 through 3 and adjust the site's contact list accordingly.

Part 1. List Major Issues of Public Concern and Information the Community Wants.

- Is our health being impacted? (e.g. Are there problems with our drinking water or air? Are you going to test our water, yards, sumps, basements? Have health studies been done?)
- There are odors in the neighborhood. Do they come from the site and are they hazardous?
- Are there restrictions on what we may do (e.g. Can our children play outside? Can we garden? Must we avoid certain areas? Can we recreate (fish, hunt, hike, etc. on/around the site?)
- How and when were the site's contamination problems created?
- What contaminants are of concern and why? How will you look for contamination and find out where it is going? What is the schedule for doing that?
- The site is affecting our property values!
- How can we get more information (e.g. who are the project contacts?)
- How will we be kept informed and involved during the site remedial process?
- Who has been contacted in the community about site remedial activities?
- What has been done to this point? What happens next and when?
- The site is going to be cleaned up for restricted use. What does that mean? We don't want redevelopment on a "dirty" site.

Part 2. List Important Information Needed From the Community, if Applicable.

- Can the community supplement knowledge about past/current uses of the site?
- Does the community have knowledge that the site may be significantly impacting nearby people, properties, natural resources, etc.?
- Are activities currently taking place at the site or at nearby properties that may need to be restricted?
- Who may be interested or affected by the site that has not yet been identified?
- Are there unique community characteristics that could affect how information is exchanged?
- Does the community and/or individuals have any concerns they want monitored?
- Does the community have information about other sources in the area for the contamination?

Part 3. List Major Issues and Information That Need to be Communicated to the Community.

- Specific site investigation or remediation activities currently underway, or that will begin in the near future.
- The process and general schedule to investigate, remediate and, if applicable, redevelop the site.
- Current understanding about the site contamination and effects, if any, on public health and the environment.
- Site impacts on the community and any restrictions on the public's use of the site and/or nearby properties.
- Planned CP activities, their schedule, and how they relate to the site's remedial process.
- Ways for the community to obtain/provide information (document repositories, contacts, etc.).

Part 4. Community Characteristics

a. - e. Obtain information from local officials, property owners and residents, site reports, site visits, "windshield surveys," other staff, etc.

f. Has the affected community experienced other **significant** present or past environmental problems unrelated to this site? Such experiences could significantly affect public concerns and perspectives about the site; how the community will relate to project staff; the image and credibility of project staff within the community; and the ways in which project staff communicate with the community.

g. In its remedial programs, DER seeks to integrate, and be consistent with, environmental justice principles set forth in *DEC Commissioner Policy 29 on Environmental Justice* and *DER 23 – Citizen Participation Handbook for Remedial Programs*. Is the site and/or affected community wholly or partly in an Environmental Justice (EJ) Area? Use the Search feature on DEC's public web site for "environmental justice". DEC's EJ pages define an EJ area, and link to county maps to help determine if the site and/or community are in an EJ area.

h. Consider factors such as:

- Is English the primary language of the affected community? If not, provisions should be considered regarding public outreach activities such as fact sheets, meetings, door-to-door visits and other activities to ensure their effectiveness.
- The age demographics of the community. For example, is there a significant number of senior citizens in the community? It may be difficult for some to attend public meetings and use document repositories. This may suggest adopting more direct interaction with the community with activities such as door-to-door visits, additional fact sheets, visits to community and church centers, nursing homes, etc.
- How do people travel about the community? Would most people drive to a public meeting or document repository? Is there adequate public transportation?

Part 5. Affected/Interested Public.

Individuals and organizations who need or want information and input can change during the site's remedial process. This need is influenced by real, potential, or perceived impacts of the site or the remedial process. Some people may want information and input throughout the remedial process. Others may participate only during specific remedial stages, or may only be interested in particular issues.

It is important to revisit this question when reviewing this scoping sheet. Knowing who is interested in the site – and the issues that are important to them – will help to select and conduct appropriate outreach activities, and to identify their timing and the information to be exchanged.

Check all affected/interested parties that apply to the site. **Note: Adjust the site's contact list appropriately.** The following are some ways to identify affected/interested parties:

- Tax maps of adjacent property owners
- Attendees at public meetings
- Telephone discussions
- Letters and e-mails to DER, the remedial party, and other agencies
- Political jurisdictions and boundaries
- Media coverage
- Current/proposed uses of site and/or nearby properties (recreational, commercial, industrial)
- Discussions with community organizations: grass roots organizations, local environmental groups, environmental justice groups, churches, and neighborhood advisory groups



Division of Environmental Remediation

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

Site Name: 55 Eckford St LLC

Site Number: C224168

Site Address and County: 55 Eckford Street, Brooklyn NY, 11222

Remedial Party(ies): 55 Eckford St, LLC

Note: For Parts 1. – 3. the individuals, groups, organizations, businesses and units of government identified should be added to the site contact list as appropriate.

Part 1. List major issues of public concern and information the community wants. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and information needs. **Use this information as an aid to prepare or update the Major Issues of Public Concern section of the site Citizen Participation Plan.**

Contamination identified from the previous investigations include Volatile Organic Compounds (VOCs), Semi-VOCs, and metals in groundwater and VOCs in soil vapor.

How were these issues and/or information needs identified?

NYSDEC Community Air Monitoring Plan (CAMP) will be in place for the proposal remedial activities

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

Help to identify interested parties

How were these information needs identified?

Reaching out to neighbors to find interested parties

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.

List of organizations included in outreach list will be notified of all work, schedule, etc.

How were these issues and/or information needs identified?

Will send out fact sheets and keep the community board and library up to date.

Part 4. Identify the following characteristics of the affected/interested community. This knowledge will help to identify and understand issues and information important to the community, and ways to effectively develop and implement the site citizen participation plan (mark all that apply):

a. Land use/zoning at and around site:

Residential Agricultural Recreational Commercial Industrial

b. Residential type around site:

Urban Suburban Rural

c. Population density around site:

High Medium Low

d. Water supply of nearby residences:

Public Private Wells Mixed

e. Is part or all of the water supply of the affected/interested community currently impacted by the site?

Yes No

Provide details if appropriate:

[Click here to enter text.](#)

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

Yes No

Provide details if appropriate:

[Click here to enter text.](#)

g. Is the site and/or the affected/interested community wholly or partly in an Environmental Justice Area?

Yes No

h. Special considerations:

Language Age Transportation Other

Explain any marked categories in **h**:

Spanish and polish translations will be available

Part 5. The site contact list must include, at a minimum, the individuals, groups, and organizations identified in Part 2. of the Citizen Participation Plan under 'Site Contact List'. Are *other* individuals, groups, organizations, and units of government affected by, or interested in, the site, or its remedial program? (Mark and identify all that apply, then adjust the site contact list as appropriate.)

Non-Adjacent Residents/Property Owners: [Click here to enter text.](#)

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.

Prepared/Updated By: Victoria Whelan

Date: 11.20.24

Reviewed/Approved By: Thomas V. Panzone

Date: 9-12-24