



New York State Department of Environmental Conservation

Brownfield Cleanup Program

Citizen Participation Plan

for

**Former Cleaner Sales & Equipment Corp.
Site Number C224177**

**135 Kent Avenue
Williamsburg, NY 11249**

November 2013

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

Applicant: **135 Kent Avenue Management Corp. (“Applicant”)**
Site Name: **Former Cleaner Sales & Equipment Corp. (“Site”)**
Site Address: **135 Kent Avenue, Brooklyn, NY 11249**
Site County: **Kings County**
Site Number: **C224177**

1.0 WHAT IS NEW YORK'S BROWNFIELD CLEANUP PROGRAM?

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

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

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

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

2.0 CITIZEN PARTICIPATION ACTIVITIES

Why the NYSDEC Involves the Public and Why It Is Important

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

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

- Promoting the development of timely effective site investigation and cleanup programs that protect public health and the environment;
- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process;
- Providing citizens with early and continuing opportunities to participate in the NYSDEC's site investigation and cleanup process;
- Ensuring that the NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community; and

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

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

Project Contacts

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

Locations of Reports and Information

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

Site Contact List

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the Site's investigation and cleanup process. The Site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notification of upcoming activities at the Site (such as fieldwork), as well as availability of project document 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's contact list;
- The administrator of any school or day care facility located on or near the Site for purposes of posting and/or dissemination of information at the facility; and
- Location(s) of reports and information.

The Site contact list will be reviewed periodically and updated as appropriate. Individual and organization 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 ties 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 cleanup 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.
- A document repository has been established at the following location:

Brooklyn Public Library
Greenpoint Branch
107 Norman Avenue
Brooklyn, NY 11222
Tel: (718) 349-8504

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 Assistant 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>.

A table identifying the citizen participation activities related to the site's investigation and cleanup program follows:

Citizen Participation Requirements (Activities)	Timing of CP Activities
Application Process:	
<ul style="list-style-type: none"> · Prepare site contact list · Establish document repositories · 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 	<p>At time of preparation of application to participate in the BCP.</p> <p>When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in the ENB. End date of public comment period is as stated in the ENB notice. Therefore, ENB notice, newspaper notice and notice to the site contact list should be provided to the public at the same time.</p>
After Execution of Brownfield Site Cleanup Agreement:	
<ul style="list-style-type: none"> · Prepare Citizen Participation (CP) Plan 	Before start of Remedial Investigation
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
<ul style="list-style-type: none"> · Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan · Conduct 30-day public comment period 	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. 30-day public comment period begins/ends 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 results 	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
<ul style="list-style-type: none"> · Distribute fact sheet to site contact list about proposed RWP and announcing 45-day public comment period · Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC Project Manager) · Conduct 45-day public comment period 	Before NYSDEC approves RWP. 45-day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held with 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 Application Completes Cleanup Action:	
<ul style="list-style-type: none"> · Distribute fact sheet to site contact list that announces that cleanup action has been completed and that summarizes the Final Engineering Report · Distribute fact sheet to site contact list announcing issuance of Certificate of Completion (COC) 	At the time NYSDEC approves Final Engineering Report. These two fact sheets are combined if possible if there is not a delay in issuing the COC.

3.0 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.

No major issues of public concern have been identified yet that relate to this Site. A Scoping Sheet for Major Issues of Public Concern has been completed by the Applicant and is included in Appendix E. This document will help the Application identify potential major issues of public concern. The NYSDEC has identified a small portion of this Site fronting on Kent Avenue as located within a potential environmental justice area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementations, 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.

While a portion of the Site is located with an environmental justice area, the Applicant will not be required at this time to translate any future fact sheets into another language. Although 17% of the surrounding residents in the environmental justice area speak Spanish, their numbers fall just below the threshold needed to require translation.

In addition, truck traffic coming on and off the Site as well as noise or odor issues may be a concern to the community.

The work plans developed for investigation and remediation activities at the Site will include procedures for protection of public health and safety. During investigation and remediation, worker and community health and safety activities will be conducted, including:

- On-site air monitoring for worker protection;
- Perimeter air monitoring for community protection; and
- Using odor, vapor and dust controls such as water or foam sprays, as required.

Details on the Site Health and Safety Plan (HASP) and the Community Air Monitoring Plan (CAMP) will be included in the documents generated in support of the remediation.

4.0 SITE INFORMATION

Appendix C contains maps identifying the location of the site.

Site Description

The property is located at 135 Kent Avenue (Site) in the Williamsburg section of Brooklyn, NY and is in an urban setting. The Site is rectangular in shape and consists of a single tax lot: Block

2333, Lot 5. The Site is 12,500 square feet in size (125 feet by 100 feet). The Site is bordered to the east by a residential building and to the west by Kent Avenue. The Site is bordered to the north by North 6th Street. The adjacent properties to the south of the Site include a mixture of residential, commercial and industrial properties. The Site's first floor consists of individual tenant spaces operated by a coffee shop, a deli, a furniture store, a clothing store, a real estate office and storage areas. The second floor consists of approximately eleven residential units.

The Site and the nearby properties are included in the M1-2/R6A mixed-use district and include a mixture of residential, commercial and industrial properties. A mixed-use commercial/residential property (Edge Community Apartments LLC) occupies the entire block to the west across Kent Avenue. Across North 6th Street, there are residential units. To the east (listed from west to east) are Built by Wendy, Jane's Closet, Music Hall of Williamsburg, Public Assembly, Cabana Social and two vacant lots owned by Dan Kyle Realty IV, LLC. Further to the east, across Wythe Avenue, are two vacant industrial properties owned by Mencken Family Limited Partnership and a commercial property owned by ABA Realty Management. To the south, across North 5th Street, is a vacant mixed residential/commercial property owned by SM Wythe LLC and an industrial property owned by 151 Kent Avenue LLC. East River State Park, a seven acre recreational waterfront park located along the East River is approximately 500 feet from the Site. Additionally, the Bedford-Stuyvesant Branch of the YMCA and the Chabad of North Brooklyn Hebrew School are located within 1,000 feet of the Site.

History of Site Use, Investigation and Cleanup

Cleaner Sales & Equipment Corp. (Cleaner Sales), a wholesale distributor of dry cleaning fluid and laundry supplies, previously operated at the Site. A Certificate of Occupancy from November 28, 1927 listed the Site as a new warehouse building. Circa 1958, Cleaner Sales, a dry cleaning fluid [i.e. tetrachloroethylene or "perc" (PCE)] distribution facility, as well as the aforementioned laundry supply distributor, began operating onsite. For approximately the first eighteen years, drums of PCE were delivered to the Site and stored prior to local distribution. Drums came sealed and were never opened prior to transport. Subsequently, for approximately the following nineteen years, empty drums were filled with PCE via a tanker truck utilizing a dispenser nozzle with an automatic shut off. After which, for the final seven years of operation (from circa 1995 until 2002) a tanker truck containing PCE filled a 5,000 gallon above ground storage tank (AST) located next to the former loading bay area in the northwest portion of the first floor.

Previous investigations of the site performed by the NYSDEC in 2013 identified Chlorinated Volatile Organic Compounds (CVOCs, e.g., tetrachloroethylene and trichloroethene) in the soil, groundwater and soil vapor beneath the sidewalk area on North 6th Street in front of 135 Kent Avenue.

A Soil Vapor and Indoor Air Investigation was performed by the Applicant in November 2013 and test results are pending.

5.0 INVESTIGATION AND CLEANUP PROCESS

Application

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Participant. This means that the Applicant is 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 Participant must fully characterize the nature and extent of contamination on and off-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 continue to be used for residential and commercial purposes.

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

Investigation

The Applicant will conduct an investigation of the Site, officially called a "Remedial Investigation" (RI). This investigation will be performed pursuant to a NYSDEC-approved Remedial Investigation Work Plan (RIWP), which is first subject to a 30-day public comment period.

The RI has several goals:

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

The NYSDEC and the NYSDOH 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", and it must be cleaned up using a remedy selected by the NYSDEC from an

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

Remedy Selection

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

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

or

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

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

Cleanup Actions

The NYSDEC will consider public comments and revise the draft Remedial Action Work Plan if necessary, before approving the proposed remedy. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy.

The Applicant would then design and perform the cleanup action to address the Site contamination. NYSDEC and NYSDOH oversee those cleanup activities. When the Applicant completes the cleanup activities, it will prepare a Final Engineering Report that certifies that cleanup requirements have been achieved or will be achieved with 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 has been achieved or will be achieved for the Site, it will approve the Final Engineering Report. The NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved

and relieves the Applicant from future liability for site-related contamination, subject to certain conditions.

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 Site, such as an Environmental Easement that would identify any engineering controls and prevent or restrict certain uses of the property. An Environmental Easement is a required institutional control when the cleanup action leaves some contamination that makes the Site suitable for some, but not all uses.

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

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

APPENDIX A

Project Contacts and Locations of Reports and Information

Project Contacts

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

New York State Department of Environmental Conservation (NYSDEC):

Ioana Munteanu-Ramnic
Project Manager
NYSDEC Region 2
Division of Environmental Remediation
47-40 21st Street
Long Island City, NY 11101
Telephone: (718) 482-4065

Thomas Panzone
Citizen Participation Specialist
NYSDEC Region 2
47-40 21st Street
Long Island City, NY 11101
Telephone: (718) 482-4953

New York State Department of Health (NYSDOH):

Albert DeMarco
Project Manager
NYSDOH
Empire State Plaza, Corning Tower - Room 1787
Albany, NY 12237
Telephone: (518) 402-7880

Locations of Reports and Information

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

Brooklyn Public Library
Greenpoint Branch
107 Norman Avenue
Brooklyn, NY 11222
Telephone: (718) 349-8504

Hours: Monday, Tuesday, Friday:	10:00 AM-6:00PM
Wednesday:	1:00 PM-8:00 PM
Thursday:	1:00 PM-8:00 PM
Saturday:	10:00 AM-5:00 PM
Sunday:	CLOSED

NYSDEC Region2
47-40 21st Street,
Long Island City, NY 11101
Attention: Ioana Munteanu-Ramnic
Telephone: (718) 482-4065 (call for appointment)

APPENDIX B

Site Contact List

	A	B	C	D	E	F	G	H	I	J	
1	Site Contact List										
2	Site #: C224177										
3	Site Name: Former Cleaners Sales and Equipment Corp.			List Last Updated: 12-13-13							
4	Current Occupant	Name, Title	Address 1	Address 2	Address 3	Street Address	City	State	Zip	Site Name (County)	
5		Hon. Bill de Blasio	NYC Mayor-Elect			City Hall	New York	NY	10007	Former Cleaners Sales and Equipment Corp. Site (Kings)	
6		Hon. Scott Stringer	NYC Comptroller-Elect			1 Centre Street	New York	NY	10007	Former Cleaners Sales and Equipment Corp. Site (Kings)	
7		Hon. Letitia James	Public Advocate-Elect			1 Centre Street, 15 th Floor	New York	NY	10007	Former Cleaners Sales and Equipment Corp. Site (Kings)	
8		Hon. Marty Markowitz	Brooklyn Borough President			209 Joralemon Street	Brooklyn	NY	11201	Former Cleaners Sales and Equipment Corp. Site (Kings)	
9		Hon. Stephen Levin	NYC Councilmember			410 Atlantic Avenue	Brooklyn	NY	11217	Former Cleaners Sales and Equipment Corp. Site (Kings)	
10		Hon. Daniel Squadron	NYS Senator			209 Joralemon Street Borough	Brooklyn	NY	11210	Former Cleaners Sales and Equipment Corp. Site (Kings)	
11		Hon. Joseph Lentol	NYS Assemblymember			619 Lorimer Street	Brooklyn	NY	11211	Former Cleaners Sales and Equipment Corp. Site (Kings)	
12		Hon. Charles Schumer	U.S. Senator			780 Third Avenue, Suite 2301	New York	NY	10017	Former Cleaners Sales and Equipment Corp. Site (Kings)	
13		Hon. Kirsten Gillibrand	U.S. Senator			780 Third Avenue Suite 2601	New York	NY	10017	Former Cleaners Sales and Equipment Corp. Site (Kings)	
14		Hon. Carolyn Maloney	U.S. House of Representatives			21-77 31 st Street	Astoria	NY	11105	Former Cleaners Sales and Equipment Corp. Site (Kings)	
15		Christopher Olechowski, Chairman	Brooklyn Community Board # 1			435 Graham Avenue	Brooklyn	NY	11211	Former Cleaners Sales and Equipment Corp. Site (Kings)	
16		Gerard Esposito, District Manager	Brooklyn Community Board # 1			435 Graham Avenue	Brooklyn	NY	11211	Former Cleaners Sales and Equipment Corp. Site (Kings)	
17		Nancy T. Sunshine	County Clerk	Kings County Clerk's Office		360 Adams Street, Room 189	Brooklyn	NY	11201	Former Cleaners Sales and Equipment Corp. Site (Kings)	
18		Amanda Burden	Commissioner	NYC Dept. of City Planning		22 Reade Street	New York	NY	10007	Former Cleaners Sales and Equipment Corp. Site (Kings)	
19		NYC Dept. of City Planning	Brooklyn Borough Office			16 Court Street	Brooklyn	NY	11241	Former Cleaners Sales and Equipment Corp. Site (Kings)	
20			Director	NYC Office of Environmental Coordination		100 Gold Street, 2 nd Floor	New York	NY	10038	Former Cleaners Sales and Equipment Corp. Site (Kings)	
21		Ioana Munteanu-Ramnic	NYSDEC Project Manager	Region 2		ixmuntea@gw.dec.state.ny.us				Former Cleaners Sales and Equipment Corp. Site (Kings)	
22		Jane O'Connell	NYSDEC Section Chief	Region 2		jhoconne@gw.dec.state.ny.us				Former Cleaners Sales and Equipment Corp. Site (Kings)	
23		Thomas V. Panzone	NYSDEC Regional Citizen Participation Special	Region 2		tvpanzon@gw.dec.state.ny.us				Former Cleaners Sales and Equipment Corp. Site (Kings)	
24		Larry Ennist	NYSDEC			ldennist@gw.dec.state.ny.us				Former Cleaners Sales and Equipment Corp. Site (Kings)	
25		Albert DeMarco	NYSDOH Project Manager	Bureau of Environmental Exposure	Empire State Plaza	ajd03@health.state.ny.us				Former Cleaners Sales and Equipment Corp. Site (Kings)	
26		Hon. Carter Strickland	Commissioner	NYC Dept. of Environmental Protection		59-17 Junction Boulevard	Flushing	NY	11373	Former Cleaners Sales and Equipment Corp. Site (Kings)	
27		John Wuthenow	Office of Environmental Assessment & Planning	NYC Dept. of Environmental Protection		96-05 Horace Harding Expressway	Flushing	NY	11373	Former Cleaners Sales and Equipment Corp. Site (Kings)	
28		Brooklyn Daily Eagle				30 Henry Street	Brooklyn	NY	11201	Former Cleaners Sales and Equipment Corp. Site (Kings)	
29		New York Daily News				4 New York Plaza	New York	NY	10004	Former Cleaners Sales and Equipment Corp. Site (Kings)	
30		New York Post				1211 Avenue of the Americas	New York	NY	10036	Former Cleaners Sales and Equipment Corp. Site (Kings)	
31		Greenpoint Star				69-60 Grand Avenue	Maspeth	NY	11378	Former Cleaners Sales and Equipment Corp. Site (Kings)	
32		Greenpoint Gazette				597 Manhattan Avenue	Brooklyn	NY	11222	Former Cleaners Sales and Equipment Corp. Site (Kings)	
33		Courier-Life Publications				1 Metro-Tech Center North -	Brooklyn	NY	11201	Former Cleaners Sales and Equipment Corp. Site (Kings)	
34		News 12 Brooklyn				East 18 th Street & Avenue Z	Brooklyn	NY	11235	Former Cleaners Sales and Equipment Corp. Site (Kings)	
35		Jewish Press				4915 16th Avenue	Brooklyn	NY	11204	Former Cleaners Sales and Equipment Corp. Site (Kings)	
36		New York 1 News				75 Ninth Avenue	New York	NY	10011	Former Cleaners Sales and Equipment Corp. Site (Kings)	
37		Leah Lein, Director	Chabad of North Brooklyn Hebrew School			132 N. 5th Street	Brooklyn	NY	11211	Former Cleaners Sales and Equipment Corp. Site (Kings)	
38		Brooklyn Chamber of Commerce	Attn: Carlo A. Scissura, President			25 Elm Place, Suite 200 2 nd Floor	Brooklyn	NY	11201	Former Cleaners Sales and Equipment Corp. Site (Kings)	
39		Sonia Atherly, Director	YMCA Bedford Stuyvesant Branch			1121 Bedford Avenue	Brooklyn	NY	11261	Former Cleaners Sales and Equipment Corp. Site (Kings)	
40		Northside Piers	Attn: Executive Director or CEO			2 Northside piers	Brooklyn	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)	
41		Metropolitan Waterfront Alliance	c/o Louis Kleinman, Outreach Coordinator			241 Water Street, 3 rd Floor	New York	NY	10038	Former Cleaners Sales and Equipment Corp. Site (Kings)	
42		Open Space Alliance for North Brooklyn				79 North 11 th Street	Brooklyn	NY	11211	Former Cleaners Sales and Equipment Corp. Site (Kings)	
43		RESIDENT/BUSINESS OWNER				51 North 6th Street	Brooklyn	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)	
44		RESIDENT/BUSINESS OWNER				133 Kent Avenue	Brooklyn	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)	
45		RESIDENT/BUSINESS OWNER				53 North 6th Street	Brooklyn	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)	
46		RESIDENT/BUSINESS OWNER				57 North 6th Street	Brooklyn	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)	
47		RESIDENT/BUSINESS OWNER				61 North 6th Street	Brooklyn	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)	
48		RESIDENT/BUSINESS OWNER				27 North 6th Street	Brooklyn	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)	
49		RESIDENT/BUSINESS OWNER				34 North 6th Street	Brooklyn	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)	
50		RESIDENT/BUSINESS OWNER				22 North 6th Street	Brooklyn	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)	
51		RESIDENT/BUSINESS OWNER				20 North 6th Street	Brooklyn	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)	
52		RESIDENT/BUSINESS OWNER				151 Kent Avenue	Brooklyn	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)	
53		RESIDENT/BUSINESS OWNER				58 North 6th Street	Brooklyn	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)	
54		RESIDENT/BUSINESS OWNER				60 North 6th Street	Brooklyn	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)	
55		RESIDENT/BUSINESS OWNER				66/68 North 6th Street	Brooklyn	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)	
56		RESIDENT/BUSINESS OWNER				70/72 North 6th Street	Brooklyn	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)	
57		RESIDENT/BUSINESS OWNER				76 North 6th Street	Brooklyn	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)	
58		RESIDENT/BUSINESS OWNER				80 North 6th Street	Brooklyn	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)	
59		RESIDENT/BUSINESS OWNER				1	NORTH 7 STREET	BROOKLYN	NY	11211	Former Cleaners Sales and Equipment Corp. Site (Kings)
60		RESIDENT/BUSINESS OWNER				110	KENT AVENUE	BROOKLYN	NY	11211	Former Cleaners Sales and Equipment Corp. Site (Kings)
61		RESIDENT/BUSINESS OWNER				113	KENT AVENUE	BROOKLYN	NY	11211	Former Cleaners Sales and Equipment Corp. Site (Kings)

	A	B	C	D	E	F	G	H	I	J
4	Current Occupant	Name, Title	Address 1	Address 2	Address 3	Street Address	City	State	Zip	Site Name (County)
126		RESIDENT/BUSINESS OWNER			81	NORTH 6 STREET	BROOKLYN	NY	11211	Former Cleaners Sales and Equipment Corp. Site (Kings)
127		RESIDENT/BUSINESS OWNER			144	KENT AVENUE	BROOKLYN	NY	11211	Former Cleaners Sales and Equipment Corp. Site (Kings)
128		RESIDENT/BUSINESS OWNER			149	KENT AVENUE	BROOKLYN	NY	11211	Former Cleaners Sales and Equipment Corp. Site (Kings)
129		RESIDENT/BUSINESS OWNER			135	KENT AVENUE	BROOKLYN	NY	11211	Former Cleaners Sales and Equipment Corp. Site (Kings)
130		RESIDENT/BUSINESS OWNER			175	WYTHE AVENUE	BROOKLYN	NY	11211	Former Cleaners Sales and Equipment Corp. Site (Kings)
131		RESIDENT/BUSINESS OWNER			173	WYTHE AVENUE	BROOKLYN	NY	11211	Former Cleaners Sales and Equipment Corp. Site (Kings)
132		RESIDENT/BUSINESS OWNER			169	WYTHE AVENUE	BROOKLYN	NY	11211	Former Cleaners Sales and Equipment Corp. Site (Kings)
133		RESIDENT/BUSINESS OWNER			88	NORTH 6 STREET	BROOKLYN	NY	11211	Former Cleaners Sales and Equipment Corp. Site (Kings)
134		RESIDENT/BUSINESS OWNER			92	NORTH 6 STREET	BROOKLYN	NY	11211	Former Cleaners Sales and Equipment Corp. Site (Kings)
135		RESIDENT/BUSINESS OWNER			89	NORTH 5 STREET	BROOKLYN	NY	11211	Former Cleaners Sales and Equipment Corp. Site (Kings)
136		RESIDENT/BUSINESS OWNER			79	NORTH 5 STREET	BROOKLYN	NY	11211	Former Cleaners Sales and Equipment Corp. Site (Kings)
137		RESIDENT/BUSINESS OWNER			164	KENT AVENUE	BROOKLYN	NY	11211	Former Cleaners Sales and Equipment Corp. Site (Kings)
138		RESIDENT/BUSINESS OWNER			202	WYTHE AVENUE	BROOKLYN	NY	11211	Former Cleaners Sales and Equipment Corp. Site (Kings)
139		RESIDENT/BUSINESS OWNER			185	WYTHE AVENUE	BROOKLYN	NY	11211	Former Cleaners Sales and Equipment Corp. Site (Kings)
140		RESIDENT/BUSINESS OWNER			184	KENT AVENUE	BROOKLYN	NY	11211	Former Cleaners Sales and Equipment Corp. Site (Kings)
141		RESIDENT/BUSINESS OWNER			173	KENT AVENUE	BROOKLYN	NY	11211	Former Cleaners Sales and Equipment Corp. Site (Kings)
142		RESIDENT/BUSINESS OWNER			157	KENT AVENUE	BROOKLYN	NY	11211	Former Cleaners Sales and Equipment Corp. Site (Kings)
143		RESIDENT/BUSINESS OWNER			224	WYTHE AVENUE	BROOKLYN	NY	11211	Former Cleaners Sales and Equipment Corp. Site (Kings)
144		Ms. Gabriela Heffet	Apartment C-1		135	Kent Avenue	BROOKLYN	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)
145		Alexander Sussman	Apartment C-2		135	Kent Avenue	BROOKLYN	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)
146		Justin Look	Apartment C-2		135	Kent Avenue	BROOKLYN	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)
147		Drew McDowall	Apartment C-3		135	Kent Avenue	BROOKLYN	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)
148		Jessica Gordon	Apartment C-3		135	Kent Avenue	BROOKLYN	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)
149		Jacob Kaplan	Apartment C-4		135	Kent Avenue	BROOKLYN	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)
150		Katherine Haugh	Apartment C-4		135	Kent Avenue	BROOKLYN	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)
151		Mik Stroyburg	Apartment C-5		135	Kent Avenue	BROOKLYN	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)
152		Brian Brenavidez	Apartment C-6		135	Kent Avenue	BROOKLYN	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)
153		RESIDENT/BUSINESS OWNER	Apartment C-7		135	Kent Avenue	BROOKLYN	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)
154		Edmund B. Levine	Apartment C-8		135	Kent Avenue	BROOKLYN	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)
155		Christopher Miemczyk	Apartment C-9		135	Kent Avenue	BROOKLYN	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)
156		Ryan A. Cuvelier	Apartment C-10		135	Kent Avenue	BROOKLYN	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)
157		Eugene Masat	Apartment C-11		135	Kent Avenue	BROOKLYN	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)
158		Ms. Meg Kinney	Mimi Frocks		54	North 6th Street	BROOKLYN	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)
159		Mr. Jhon Agujar	Frekifope LLC		50	North 6th Street	BROOKLYN	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)
160		Ms. Ula Lee	The Degree Group		50	North 6th Street	BROOKLYN	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)
161		Mr. Bradley Schmidt	Cadet USA		46	North 6th Street	BROOKLYN	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)
162		Mr. Salah Alrawhaini	48 N. Deli		48	North 6th Street	BROOKLYN	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)
163		Mr. Ted Kokkhoris	Modern Space		135	Kent Avenue	BROOKLYN	NY	11249	Former Cleaners Sales and Equipment Corp. Site (Kings)

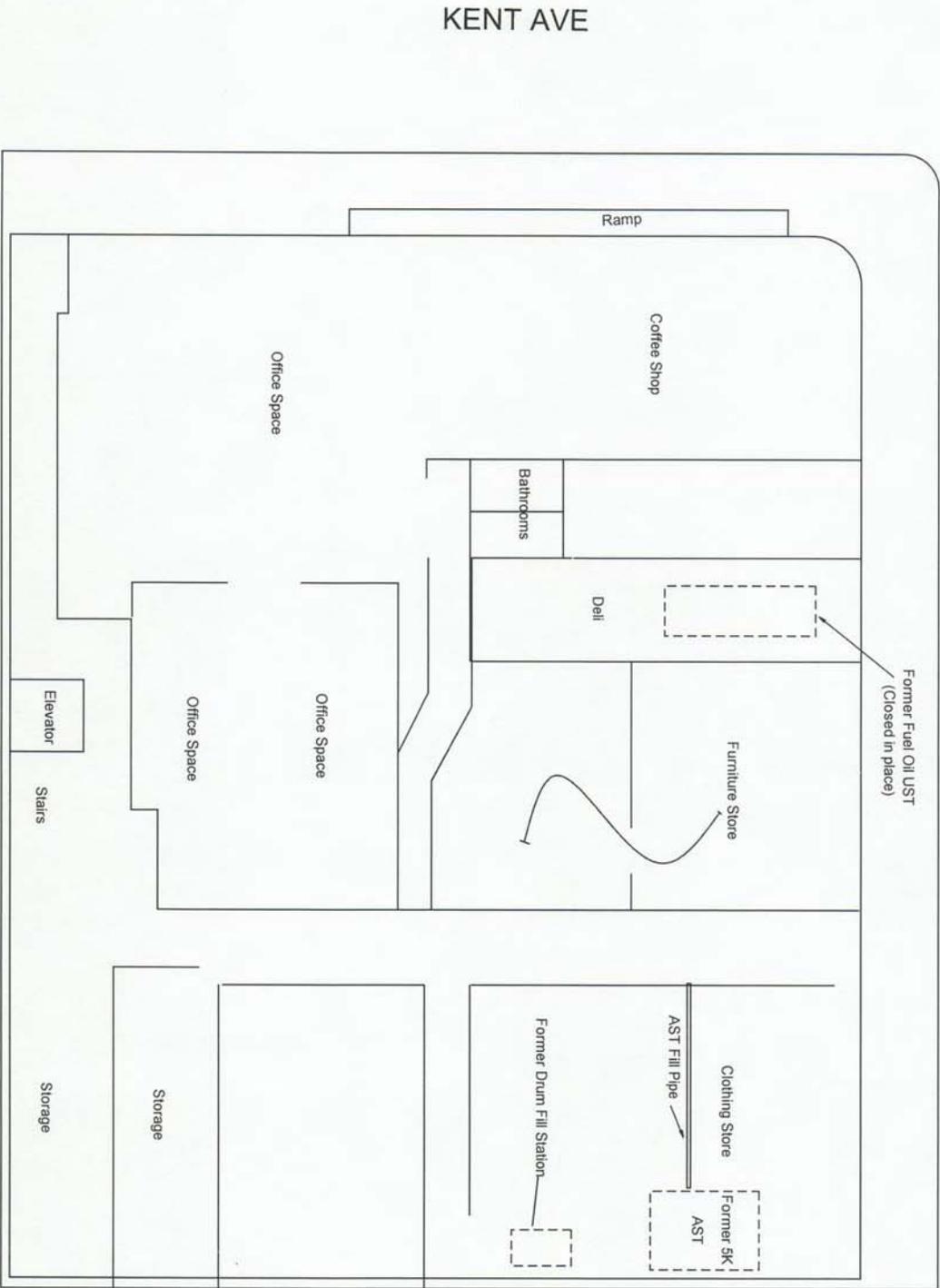
APPENDIX C

Site Location Maps



N:\GIS\Projects\E051_135Kent\Production_MXD\Figure1_site_location.mxd 6/11/2013 4:52:43 PM

Figure1.
Site Location Map
135 Kent Avenue
Brooklyn, New York



6th street

KENT AVE

15'

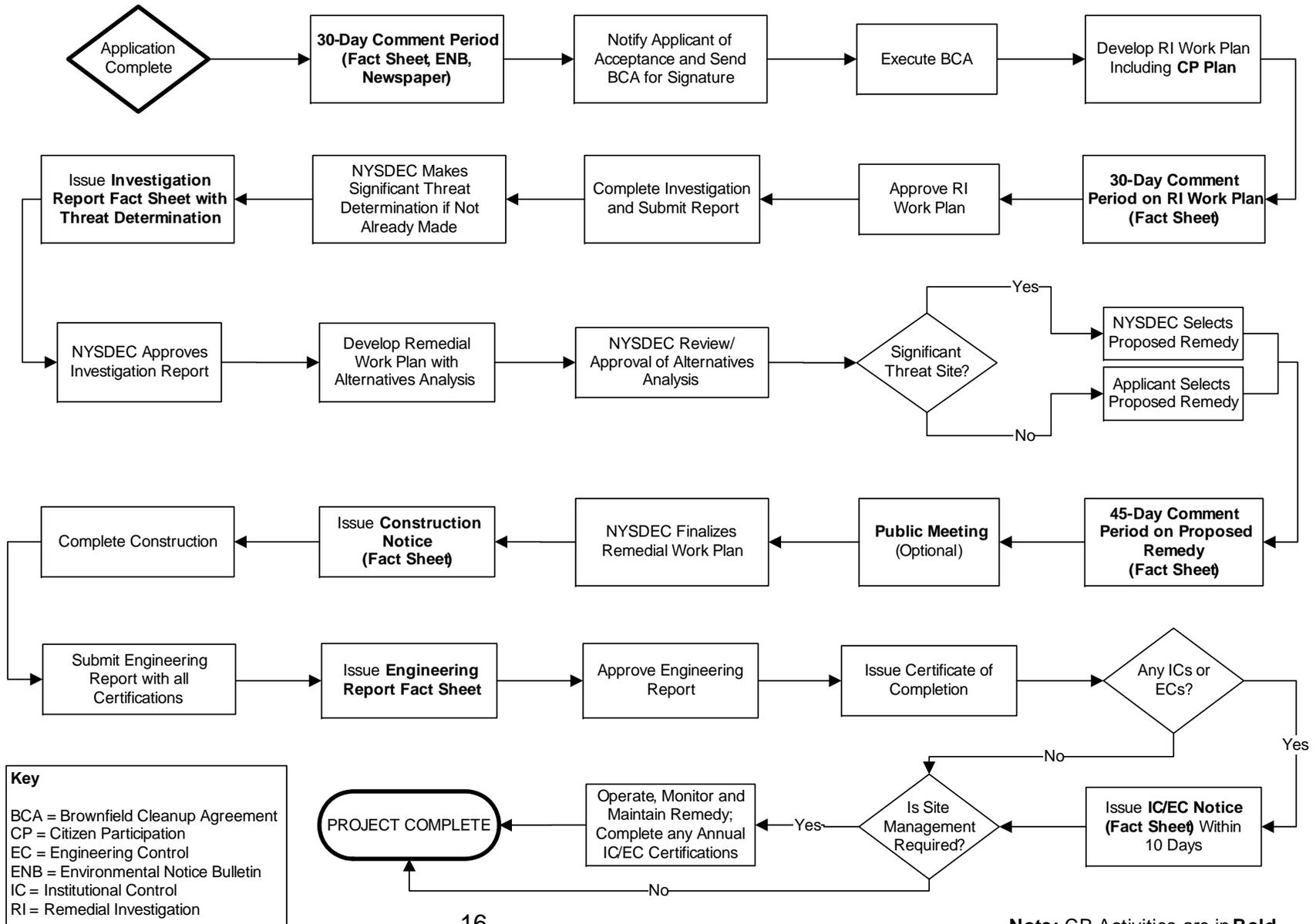
Kent Avenue
 135 Kent Avenue
 Brooklyn, NY

Figure-2
 Site Plan

APPENDIX D

Brownfield Cleanup Program Process

Appendix D– Brownfield Cleanup Program Process



APPENDIX E

Scoping Sheet For Major Issues of Public Concern



New York State Department of Environmental Conservation
Division of Environmental Remediation

**Remedial Programs
Scoping Sheet for Major Issues of Public Concern**

Remedial Party: 135 KENT AVENUE MANAGEMENT CORP.

Site Name: 135 KENT AVENUE

Site Number: C224177

Site County: KINGS

Note: For Parts 1-3., the individuals, groups, organization, 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, organization, businesses and/or units of government related to the issue(s) and /or information. Use this information as an aid to prepare or update the Major Issues of Public Concern section of the Citizen Participation Plan.

A site contact list has been prepared as part of the Citizen Participation Plan (CPP).

How were these issues and/or information identified?

Part 2

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

How were these information needs identified?

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.

Going forward, the public will be notified regarding the schedule for investigation and remediation activities. Based on the Remedial Investigation results, the public will also be notified of any potential impacts to the community. For additional information about the site investigations, remediation and citizens participation process, refer to the flowchart in Appendix D. A portion of the Site is located within an environmental justice area. However, the Applicant at this time will not be required to translate any future fact sheets into another language.

How were these issues and/or information identified?

Census data provided the basis for determining whether or not to translate into another language.

Part 4

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

a. Land use/zoning around site:

Residential Agricultural Recreational Commercial Industrial

b. Residential type around site:

Urban Suburban Rural

c. Population density around site:

High Medium Low

d. Community economic status:

High Medium Low

e. Water supply of nearby residences:

Public Private Wells Mixed

f. Other environmental issues significantly impacting affected community?

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.

g. Special considerations:

Language Age Transportation Other

(explain marked items in g.)

Part 5

The site contact list must include, at a minimum, the individuals, groups and organizations identified in the instructions for Part 5. Are other individuals, groups, organizations and units of government affected by, or interested in, the site, or its remedial program? (Mark and identify all that apply, then adjust the site contact list as appropriate.)

Non-Adjacent Residents/Property Owners: See Site Contact List

Local Officials: See Site Contact List

Media: See Site Contact List

Business/Commercial Interests: See Site Contact List

Labor Group(s)/Employees:

Indian Nation:

Citizens/Community Group(s): See Site Contact List

Environmental Justice Group(s):

Environmental Group(s):

Civic Group(s): See Site Contact List

Recreational Group(s):

Other(s):

Date Completed: November 15, 2013

Prepared by: Walter Berninger / Justin Halpin