



New York State Department of Environmental Conservation

## **Brownfield Cleanup Program**

# **Citizen Participation Plan**

for

## **175-225 3rd Street**

175-225 3rd Street  
Brooklyn, NY 11215

February 22, 2016

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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 cleanup process.

Applicant: **175-225 Third Owner LLC (“Volunteer”)**  
Site Name: **175-225 3rd Street (“Site”)**  
Site Address: **175-225 3rd Street**  
Site County: **Brooklyn**  
Site Number: **C224209**

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

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

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

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

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

## **2. Citizen Participation Activities**

*Why NYSDEC Involves the Public and Why It Is Important*

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

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

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

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

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

#### *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 CPP and the Citizen Participation (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, 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 as both a list and in tabular (MS Excel) format. 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 (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;
- Local news media from which the community typically obtains information; and
- Location(s) of reports and information.

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

#### *CP Activities*

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the Site's investigation and cleanup program. The flowchart in Appendix C 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 CPP may be revised due to changes in major issues of public concern identified in Section 3 or in the nature

and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned citizen participation activities.

#### *Technical Assistance Grant*

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

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

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

For more information about TAGs, go online at <http://www.dec.ny.gov/regulations/2590.html>

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

Citizen Participation Requirements (Activities)	Timing of CP Activity(ies)
<b>Application Process:</b>	
<ul style="list-style-type: none"> <li>• Prepare site contact list</li> <li>• Establish document repositories</li> </ul>	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> <li>• Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period</li> <li>• Publish above ENB content in local newspaper</li> <li>• Mail above ENB content to site contact list</li> <li>• Conduct 30-day public comment period</li> </ul>	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.
<b>After Execution of Brownfield Site Cleanup Agreement:</b>	
<ul style="list-style-type: none"> <li>• Prepare Remedial Investigation Work Plan (RIWP)</li> <li>• Prepare CPP</li> </ul>	Within 20 days of the Agreement being executed.
<b>Before NYSDEC Approves Remedial Action Work Plan (RAWP):</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about Remedial Investigation Report (RIR) and proposed RAWP and announcing 45-day public comment period</li> <li>• Public meeting by NYSDEC about proposed RAWP (if requested by affected community or at discretion of NYSDEC project manager)</li> <li>• Conduct 45-day public comment period</li> </ul>	Before NYSDEC approves RAWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
<b>Before Applicant Starts Cleanup Action:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes upcoming cleanup action</li> </ul>	Before the start of cleanup action.
<b>After Applicant Completes Cleanup Action:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that announces that cleanup action has been completed and that summarizes the Final Engineering Report</li> <li>• Distribute fact sheet to site contact list announcing issuance of Certificate of Completion (COC)</li> </ul>	At the time NYSDEC approves Final Engineering Report. These two fact sheets are combined if possible if there is not a delay in issuing the COC.

### **3. Major Issues of Public Concern**

This section of the CPP 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 cleanup process.

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

The Site is located in 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, implementation, and enforcement of environmental laws, regulations, and policies.

Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities. Because the Site is located in an area that has a large Hispanic-American community, all future fact sheets will be translated into Spanish.

Based on previous investigations, historic uses of the property have included: a coal and stone yard with wagon painting, blacksmith, a transit facility, an automobile wrecking facility, a filling station with gasoline tanks, and automobile repair facilities with hydraulic lifts. Underground storage tanks (USTs) have been removed from the Site including: two 2,000-gallon USTs and one 550-gallon UST from the western portion of Lot 58 in June 1994 by Lexicon Environmental Associates, Inc. (Lexicon); a 750-gallon fuel oil UST from the area near the intersection of 3<sup>rd</sup> Avenue and 3<sup>rd</sup> Street in December 1999 by Eastmond & Sons, Inc.; and a 4,000-gallon gasoline UST on the western portion of the Site (Lot 58) in July 2003 by Gannett Fleming Engineers and Architects, P.C. In addition, a concrete trough was uncovered by Lexicon during soil excavation. Subsequent test pit investigation confirmed that the trough extended parallel to 3<sup>rd</sup> Street along the entire length of Lot 58.

Contaminants of concern include chlorinated and petroleum-related volatile organic compounds (VOC), semi-volatile organic compounds (SVOC), pesticides, and metals. Contaminants are discussed in further detail in Section 4 below. The identified contaminants will be remediated to support the redevelopment of the Site for residential use in accordance with an NYSDEC-approved work plan.

Site Information is available through Project Contacts mentioned in Section 2 and Appendix A. The BCP Application, which includes the previous Site investigations and identifies future



reports prepared for the NYSDEC, are (or will) be available in the document repository discussed above in Section 2 and in Appendix A. The RAWP will include schedules for the planned work.

To make CPPs as consistent as possible with Division of Environmental Remediation's (DER) CP Handbook, Region 2 Public Affairs asks that the Handbook's "Scoping Sheet for Major Issues of Public Concern" be used by applicants/responsible parties to inform their completion of this section of the plan. Because of the high percentage of Environmental Justice Areas in New York City, the Scoping Sheet is a particularly valuable tool in this region. The information that is gained by using a Scoping Sheet may be helpful in determining if future fact sheets need to be translated into other languages. The NYSDEC Scoping Sheet for Major Issues of Public Concern was used to complete this section and is included as Appendix C.

## 4. Site Information

### *Site Description*

The Site is located at 175-225 3<sup>rd</sup> Street, also identified as Block 972, Lots 1, 43, and 58, in the Gowanus neighborhood of Brooklyn, New York. The Site is an approximately 140,000-square-foot rectangular-shaped lot improved with a Verizon operations, maintenance, and administrative facility, which includes a vehicle maintenance garage, a service vehicle parking area, a work center, roll-off containers for equipment storage, a steel shed, and administrative offices. A Site Location Map is included as Appendix D.

According to survey data, grades range between about el 10.5 at the southwest corner of the site and about el 16.5 at the southeast corner. All elevations presented herein are measured in feet and with respect to the North American Vertical Datum of 1988 (NAVD88), which is 1.095 feet above Mean Sea Level (msl) at Sandy Hook, New Jersey, 1929 United States Geological Survey (USGS) National Geodetic Vertical Datum (NGVD29). The topography of the Subject Property is generally level, and the surrounding area slopes gently towards the northwest. Properties east-southeast of the Site are generally at a higher elevation (up-gradient).

According to the New York City Planning Commission Zoning Map 16c, the Site is located in M2-1 manufacturing district.

### *History of Site Use, Investigation, and Cleanup*

The Site and surrounding area are located in an urban setting historically characterized by residential, industrial, and commercial development. Historic uses of the property have included the following: a coal and stone yard with wagon painting (1886 to 1904), blacksmith (1904), a transit facility (1915 to 1938), an automobile wrecking facility (1934 to 1950), a filling station with gasoline tanks (1950 to 1977), and automobile repair facilities with hydraulic lifts (1950 to present).

Prior to entry into the NYSDEC BCP, the Site was the subject of several known previous environmental investigations, which are documented in the following reports:

- *Underground Storage Tank Closures, NYNEX/New York Telephone, 175 3<sup>rd</sup> Street, Brooklyn, New York, Prepared by Lexicon Environmental Associates, Inc. (Lexicon), dated September 21, 1994*
- *Monitoring Well Installation, Quarterly Ground Water Monitoring and Geoprobe® Investigation Report Prepared by Lexicon, dated April 24, 1996*
- *Fourth Quarter Ground Water Monitoring Report Prepared by Lexicon, dated June 26, 1996*
- *Fifth Quarter Ground Water Monitoring Report Prepared by Lexicon, dated August 21, 1996*

- *Environmental Assessment (EA) Report, 356 Third Avenue and 201 3<sup>rd</sup> Street, Brooklyn, New York, prepared by EAAI, dated October 23, 1996<sup>1</sup>*
- *Letter Report Prepared by Mac Consultants, Inc., dated December 20, 1996<sup>1</sup>*
- *Investigation of Subsurface Structure and Soil Remediation Report, Prepared by Lexicon Environmental Associates, Inc., dated May 14, 1999*
- *Underground Storage Tank Closure Report, Prepared by Gannett Fleming Engineers and Architects, P.C. (Gannett Fleming), dated October 2003*
- *Phase I Environmental Site Assessment (ESA), 175-225 Third Street, Brooklyn, New York, Prepared by Hillmann Group, LLC, dated November 27, 2006<sup>1</sup>*
- *Phase I Environmental Site Assessment, 175-225 3<sup>rd</sup> Street, Brooklyn, New York, Prepared by Langan, dated July 1, 2008*
- *Gowanus Canal Superfund Site Potentially Responsible Party (PRP) Search Status, dated January 2013*
- *Phase I Environmental Site Assessment, 175-225 3<sup>rd</sup> Street, Brooklyn, New York, Prepared by Langan, dated July 24, 2014*
- *Phase II Environmental Site Investigation, 175-225 3<sup>rd</sup> Street, Brooklyn, New York, Prepared by Langan, dated August, 2014*

All reports and documents noted above were prepared for properties that comprise the proposed brownfield site (Tax Block 972, Lots 1, 43 and 58). The following is a summary of each document listed above.

*UST Closures, NYNEX/New York Telephone, 175 3<sup>rd</sup> Street, Brooklyn, New York, Prepared by Lexicon, dated September 21, 1994*

This report documented activities associated with the removal of two 2,000-gallon gasoline USTs and one 550-gallon used oil UST from the western portion of Lot 58. The 550-gallon UST and one 2,000 gallon UST were located northeast of an existing brick building, and a second 2,000-gallon UST was located northwest of the brick building. Lexicon Environmental Associates, Inc. (Lexicon) removed the USTs and associated piping and dispenser islands adjacent to the gasoline USTs in May and June of 1994. The USTs appeared in good condition with no evidence of pitting or corrosion.

The report also references a Limited Phase I/II performed at the site between October and November 1992. The Limited Phase II included soil and groundwater sampling to assess the subsurface conditions in the vicinity of both gasoline USTs and the used oil UST. Soil and groundwater samples were submitted for laboratory analysis for volatile organic compounds (VOCs) and semivolatile organic compounds (SVOCs). Results found the presence of petroleum-related VOCs, benzene, toluene, ethylbenzene and total xylenes (BTEX) and methyl

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<sup>1</sup> Summaries of these documents were provided in Langan's 2008 Phase I Environmental Site Assessment. Copies of the documents were not available.

tert-butyl ether (MTBE), in groundwater samples collected near the southeastern gasoline UST at concentrations above the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and guidance values. Petroleum-related SVOCs, polynuclear aromatic hydrocarbons (PAHs), were detected in soil samples collected around the used oil UST and northeastern gasoline UST.

#### Northwest 2,000-gallon UST

Residual soil contamination was observed within the excavation of the 2,000-gallon UST located northwest of the brick building, and 147 tons of impacted soil were subsequently excavated. Post-excavation soil samples were analyzed for VOCs and the results showed no concentrations above the analytical method detection limits.

#### Southeastern 2,000-gallon UST and Dispenser

Soil contamination was observed in the UST excavation and below the dispenser. Approximately 770 tons of impacted soil were subsequently removed. Post-excavation soil samples included soil and groundwater samples, which were submitted for laboratory analysis of VOCs. VOCs were detected at concentrations above NYSDEC Part 375 Unrestricted Use and/or Restricted Residential Use Soil Cleanup Objectives (SCOs). The groundwater sample contained petroleum-related VOCs (BTEX and MTBE) at concentrations above the NYSDEC TOGS 1.1.1 AWQS and guidance values.

#### 550-Gallon UST

The 550-gallon used oil UST appeared to be in good condition with no pitting or corrosion; however, the piping connected to the UST appeared to be corroded. Strong petroleum odors were observed several feet below the bottom of the tank. Groundwater was not encountered during the removal of the tank. Approximately 17 tons of impacted soil were subsequently disposed off-site. PAH concentrations in post-excavation soil samples collected from the sidewalls and bottom of the excavation were detected at concentrations above the Unrestricted Use and Restricted Residential Use SCOs.

Lexicon concluded that the Northwest UST area required no further action; however, the former Southeast UST areas required further investigation. Lexicon recommended that additional soil borings and five groundwater monitoring wells be installed to evaluate impacts from these USTs.

#### *Monitoring Well Installation, Quarterly Ground Water Monitoring and Geoprobe® Investigation Report Prepared by Lexicon, dated April 24, 1996*

Lexicon was contracted to conduct additional site investigation and quarterly groundwater monitoring in the southeastern gasoline and used oil UST areas. In February and March 1995, Lexicon installed and sampled five monitoring wells (MW-1 through MW-5) and sampled an existing monitoring well (OW-1) as part of the first quarter groundwater monitoring event. The

second quarter event (July 1995) and third quarter event (December 1995) only included three of the newly installed monitoring wells (MW-3 through MW-5). Light non-aqueous phase liquid (LNAPL) was detected in MW-1 and MW-2, located in the vicinity of the used oil UST, during the second and third quarterly events. LNAPL thickness was measured at 1.37 feet and 0.06 feet in MW-1 and MW-2, respectively, during the third quarter sampling event. Results of the quarterly groundwater sampling from March through December 1995 showed petroleum-related VOCs, including BTEX and MTBE at concentrations exceeding the AWQS.

Soil samples were collected from monitoring well locations during their installation in February 1995. Results showed one VOC, total xylenes, and PAHs at concentrations above the Unrestricted Use SCOs as follows and/or Restricted Use Residential SCOs.

In November 1995, Lexicon collected additional soil and groundwater samples to delineate the extent of LNAPL in MW-1 and MW-2. Soil samples were submitted for laboratory analysis of TPH and PAHs. TPH concentrations ranged from 30 to 46,000 mg/kg and total PAH concentrations ranged from not detected to 150,990 mg/kg. Because of the presence of LNAPL near the used oil UST, intermittent LNAPL removal was performed for MW-1 and MW-2. Based on results from the quarterly sampling events, Lexicon recommended:

- Additional soil excavation in the vicinity of the used oil UST;
- The installation of a recovery well for passive LNAPL recovery;
- The installation of monitoring wells up-gradient and down-gradient of the impacted area; and
- Complete a fate and transport model to evaluate contaminant migration off-site.

During the second quarter monitoring event, contaminant concentrations in the vicinity of the southeastern gasoline UST decreased to below applicable state standards. Closure was warranted per a meeting with the NYSDEC and NYNEX on January 3, 1996. .

#### *Fourth Quarter Ground Water Monitoring Report Prepared by Lexicon, dated June 26, 1996*

The fourth quarter sampling event occurred in March 1996 for wells MW-3 through MW-5 only, due to the presence of LNAPL in monitoring wells MW-1 and MW-2. LNAPL thickness was measured as 1.62 and 0.05 feet in MW-1 and MW-2, respectively. Results showed that MTBE was detected at a concentration above its AWQS in MW-4 and MW-5.

#### *Fifth Quarter Ground Water Monitoring Report Prepared by Lexicon, dated August 21, 1996*

The fifth quarter sampling event occurred in June 1996 for wells MW-3 through MW-5 only, due to the presence of LNAPL in monitoring wells MW-1 and MW-2. LNAPL thickness was measured as 3.71 and 4.66 feet in MW-1 and MW-2, respectively. Results showed that MTBE was detected at a concentration above its AWQS in MW-5.

NYSDEC approved the recommended plan to address contamination associated with the used oil UST proposed in Lexicon's April 1996 quarterly monitoring plan, which included:

- Additional soil excavation in the vicinity of the used oil UST;
- The installation of a recovery well for passive LNAPL recovery;
- The installation of monitoring wells up-gradient and down-gradient of the impacted area; and
- Complete a fate and transport model to evaluate contaminant migration off-site.

Environmental Assessment Report, 356 Third Avenue and 201 3<sup>rd</sup> Street, Brooklyn, New York, prepared by EAAI, dated October 23, 1996

The Environmental Assessment included a public record review, interviews, a site visit, a lead paint and asbestos evaluation, and soil sampling. The EA report identified the following recognized environmental condition (RECs):

- Three active aboveground storage tanks (ASTs) that appeared in noncompliance with State or Federal Petroleum Bulk Storage (PBS) regulations;
- Three storage tanks formerly located at the southeast corner of the site;
- Elevated lead, arsenic, chromium and mercury concentrations in the surface soil on the eastern portion of the site; and
- Potentially lead-based paint in the two single-story brick structures.

Letter Report Prepared by Mac Consultants, Inc., dated December 20, 1996

MAC conducted a soil investigation to delineate mercury and lead contamination detected during EAAI's 1996 Environmental Assessment. Based on analysis of soil samples, MAC concluded that elevated mercury and lead concentrations were confined to an approximately 300-square-foot area near the intersection of 3<sup>rd</sup> Avenue and 2<sup>nd</sup> Street.

Investigation of Subsurface Structure and Soil Remediation Report, Prepared by Lexicon Environmental Associates, Inc., dated May 14, 1999

This report documented soil removal from the former 550-gallon used oil UST area. The findings and conclusions of the investigation are as follows:

- Approximately 370 cubic yards of impacted soil were removed from the former 550-gallon used oil UST area.
- A concrete trough was uncovered during soil excavation. Subsequent test pit investigation confirmed that the trough extended parallel to 3<sup>rd</sup> Street along the entire length of Lot 58. Soil sample analysis indicated hazardous concentrations of lead by Toxicity Characteristic Leaching Procedure [TCLP] extraction); consequently, 28 tons of lead-contaminated soil were removed and disposed of off site.

Lexicon concluded that the trough would likely act as a conduit for migration of off-site contaminant sources onto the site and that all or a substantial portion of hydrocarbon impacts in the area were attributable to historical drainage from the trough.

*Underground Storage Tank Closure Report, Prepared by Gannett Fleming, dated October 2003*

This report documented the removal of a 4,000-gallon gasoline UST on the western portion of the site (Lot 58), installed in 1994. Gannett Fleming performed the tank closure on July 15 and 16, 2003.

During the closure, the UST was removed, the pump island was demolished, and the associated piping and appurtenances were either removed or capped at grade. The UST appeared to be in good condition. No separate-phase hydrocarbons were observed during the tank closure. Post-excavation soil samples were collected from the sidewalls and from beneath the pump island. A groundwater sample was also collected from the excavation area. Soil and groundwater samples were collected and analyzed for VOCs and New York Spill Technology and Remediation Series (STARS) list compounds. Laboratory results were compared to NYSDEC Part 375 Unrestricted Use and Restricted Use Residential SCOs. Only one of the sidewall samples and the pump island sample had VOC detections. Total xylenes were detected at a concentration above the Unrestricted Use SCO in one soil sample. The groundwater sample results showed several petroleum-related VOCs at concentrations exceeding the NYSDEC TOGS 1.1.1 AWQS and guidance values.

Based on the age, construction, and condition of the UST, Gannett concluded that the soil and groundwater contamination in the UST area was likely related to historical on-site and off-site sources.

*Phase I Environmental Site Assessment, 175-225 Third Street, Brooklyn, New York, Prepared by Hillmann Group, LLC, dated November 27, 2006*

The Phase I ESA concluded that the historical uses of the site and lack of information regarding the proper closure of the gasoline USTs were considered RECs. Hillmann recommended obtaining additional information about the current and previous USTs associated with the vehicle service garage on Lot 58, and performing a Phase II investigation to determine whether potential contamination existed at:

1. The location of the former gasoline filling station at the corner of 3<sup>rd</sup> Avenue and 3<sup>rd</sup> Street;
2. The northeastern portion of the site where elevated levels of lead and mercury were detected in soil samples;
3. The Verizon vehicle service garage and the associated current and historical UST areas; and
4. Areas throughout the site that contain historical fill.

Phase I Environmental Site Assessment, 175-225 3<sup>rd</sup> Street, Brooklyn, New York, Prepared by Langan, dated July 1, 2008

The Phase I ESA report was prepared in accordance with American Society for Testing and Materials (ASTM) E 1527-05.

The Phase I ESA report identified the following RECs:

1. Historical use of the site including use as a manufacturing facility, an auto repair facility with filling station, and a municipal transit facility;
2. Petroleum storage tanks and related soil and groundwater impacts, including two or three additional USTs remaining on the site;
3. Concrete trough and hazardous waste, estimated to extend to the Gowanus Canal, transecting the central portion of Lot 58, and potentially also transecting Lot 43;
4. Lead-impacted soil on Lot 43; and
5. Historical use of adjacent properties, including commercial and light manufacturing.

Gowanus Canal Superfund Site Potentially Responsible Party (PRP), dated January 2013

USEPA gathered the names of possible source parties for the Gowanus Canal. These sources were identified during a "Phase 1" investigation done in 2004 by the US Army Corps of Engineers and are based mainly on environmental databases, historical Sanborn maps, online archives, state and local records, and from information submitted by other parties, including New York City, National Grid and members of the public. USEPA then sent each party an information request letter, the Superfund equivalent of a subpoena. Verizon was listed as a PRP.

Phase I Environmental Site Assessment, 175-225 3<sup>rd</sup> Street, Brooklyn, New York, Prepared by Langan, dated July 24, 2014

The Phase I ESA report was prepared in accordance with ASTM E 1527-13. The Phase I ESA report identified the following RECs:

1. Current and historical use of the site includes a coal and stone yard with wagon painting (1886 to 1904), blacksmith (1904), a transit facility (1915 to 1938), an automobile wrecking facility (1934 to 1950), a filling station with gasoline tanks (1950 to 1977), and automobile repair facilities with hydraulic lifts (1950 to present). Additionally, an underground drainage system, comprised of four drywell systems, is present on Lot 43;
2. Previous investigations have indicated that VOCs and lead are present in soil and/or groundwater at concentrations that exceed applicable standards;
3. Possible Orphaned USTs at the site;
4. The site, New York Telephone Co., was listed as a small quantity generator (SQG) (United States Environmental Site Assessment [USEPA] ID No. NYD987028008) in



1993, as “Not a Generator” in 1999 and 2006, and as a large quantity generator (LQG) in 2001. Waste types included lead, non-listed ignitable wastes, benzene, and spent halogenate solvents;

5. Verizon, the current site tenant, was named as a “Potentially Responsible Party” for the Gowanus Canal Superfund site;
6. Two open spill incidents (Spill No. 98-08009 and 02-03307) are associated with the up-gradient eastern adjoining Consolidated Edison facility. According to listing information, several USTs and petroleum-impacted soil have been removed; however, both spills remain open pending further remediation;
7. Current and historical use of surrounding properties;
8. Adjoining Superfund and Brownfield Cleanup Program (BCP) sites; and
9. Subsurface strata consists of historical fill material underlain by organic silt.

Phase II Environmental Site Investigation, 175-225 3<sup>rd</sup> Street, Brooklyn, New York, Prepared by Langan, dated August 2014

The Phase II Environmental Site Investigation was conducted to investigate potential impacts from RECs identified by Langan in a Phase I ESA dated July 27, 2014. The Phase II ESI was implemented between July 16 and 23, 2014 and included:

- A geophysical survey to locate potential USTs and other subsurface structures;
- The advancement of 14 soil borings to depths up to 10 feet below grade and collection of 28 soil samples (see Figure 5);
- Installation of eight temporary groundwater monitoring wells and collection of eight groundwater samples.
- Installation of five soil vapor points and the collection of five soil vapor samples.

Based on the site investigation, the following conclusions and recommendations were made:

- Petroleum Spill – Based on field observations and analytical results from soil and groundwater samples, a petroleum spill, likely gasoline, occurred close to the maintenance garage on Lot 58. Accordingly, the NYSDEC spill hotline was called and Spill No. 1405008 was issued.
- Potential USTs – The geophysical survey identified an anomaly consistent with a UST in the western portion of the site, north of the garage. The Phase I ESA identified a closed oil UST and a wastewater UST in this area.
- Soil – Beneath the site-wide asphalt cap, historical fill material was observed within each soil boring to depths of about 5 to 10 feet below grade. The fill is primarily consisted of brown silty sand with gravel, concrete, wood, brick, stone and debris. Visual, olfactory, and/or instrumental evidence of petroleum impacts was observed in borings SB-4, SB-5, SB-7, SB-8, SB-9, SB-12, and SB-14. The following constituents were detected in soil at

concentrations that exceed their respective Unrestricted Use and/or Restricted Use Residential SCOs and Resource Conservation and Recovery Act (RCRA) Maximum Concentrations for Toxicity Characteristic.

*VOCs:* Petroleum-related VOCs were detected above Unrestricted Use SCOs in one or more samples from each soil boring with the exception of SB-2, SB-3, SB-6, SB-9 and SB-11.

*SVOCs:* SVOCs, primarily PAHs, were detected above Unrestricted Use SCOs in one or more samples from each soil boring with the exception of SB-2, SB-4 and SB-5.

The following SVOCs were also detected at concentrations above Restricted Use Residential SCOs: acenaphthylene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, and dibenzo(a,h)anthracene.

*Metals:* Metals (arsenic, barium, cadmium, copper, lead, mercury, nickel, selenium and zinc) were detected above Unrestricted Use SCOs and/or Restricted Use Residential SCOs in one or more samples from each soil boring. In addition, soil samples with anomalously high and potentially hazardous concentrations of lead and/or cadmium were analyzed by the TCLP method to determine if concentrations exceeded RCRA Hazardous Waste Regulatory Levels. TCLP lead concentrations detected in samples SB-1\_2-3 and SB-4\_5-6 exceeded the RCRA Hazardous Waste limit.

*Polychlorinated Biphenyls (PCBs):* Total PCBs were detected above Unrestricted Use SCOs in SB-6\_3-4, SB-8\_4-5, and SB-11\_0.5-1

- Groundwater – Groundwater was encountered at depths ranging from 2.56 feet below grade (el 11.07 feet) in TW-7 on the western portion of the site to 9.32 feet below grade (el 5.23 feet) in TW-2 on the eastern portion of the site. Inferred groundwater flow is to the west toward the Gowanus Canal. There were no observations of LNAPL or sheen on groundwater in any of the monitoring wells. The following constituents were detected in groundwater at concentrations that exceed their respective AWQS and Guidance Values for Class GA (drinking water).

*VOCs:* Petroleum-related VOCs were detected above the AWQS in groundwater samples collected from TW-3, TW-5, TW-14

*SVOCs:* SVOCs, primarily PAHs, were detected above the AWQS in groundwater samples collected from TW-1, TW-2, TW-5, TW-7, TW-13 and TW-14.

*Dissolved Metals:* Dissolved metals (barium, magnesium, manganese and sodium) were detected above the AWQS in groundwater samples collected from TW-1, TW-2, TW-4, TW-5, TW-7, TW-11, TW-13 and TW-14

*PCBs*: PCBs were not detected in groundwater

- Soil Vapor – Chlorinated solvents trichloroethene (TCE) and tetrachloroethene (PCE) were detected at concentrations exceeding their respective New York State Department of Health (NYSDOH) Air Guidance Values (AGVs). Several other VOCs were detected in soil vapor samples; however, there are no regulatory standards established for other VOCs. Total detected soil vapor VOCs ranged from 396  $\mu\text{g}/\text{m}^3$  in SV-1 to 1,926  $\mu\text{g}/\text{m}^3$  in SSV-1.

## **5. Investigation and Cleanup Process**

### *Application*

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

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

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

### *Investigation*

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

The site investigation has several goals:

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

When the investigation is complete, the Volunteer 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 Volunteer and approved by NYSDEC. If the Site does not pose a significant threat, the Volunteer may select the remedy from the approved analysis of alternatives.

### *Remedy Selection*

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

1. The Applicant may recommend in its investigation report that no action is necessary at the site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a "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 Action Work Plan". The RAWP describes the Applicant's proposed remedy for addressing contamination related to the Site.

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

### *Cleanup Action*

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

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC 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 COC to the Applicant. The COC states that cleanup goals have been achieved, and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to

redevelop the Site after it receives a COC.

### *Site Management*

Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management may be conducted by the Applicant under NYSDEC oversight, if contamination will remain in place. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the Site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

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

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

Site management also may include the operation and maintenance of a component of the remedy, such as a system that is pumping and treating groundwater. Site management continues until 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:**

Dana Mecomber  
Project Manager  
NYSDEC  
Division of Environmental Remediation  
One Hunters Point Plaza  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
Tel: (718) 482-7541  
Email: [dana.mecomber@dec.ny.gov](mailto:dana.mecomber@dec.ny.gov)

Jane O'Connell  
Chief, Superfund and  
Brownfield Cleanup Section  
NYSDEC  
One Hunters Point Plaza  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
Tel: (718) 482-4599  
Email: [jane.oconnell@dec.ny.gov](mailto:jane.oconnell@dec.ny.gov)

#### **New York State Department of Health (NYSDOH):**

Krista Anders  
NYSDOH  
Bureau of Environmental Exposure Investigation  
Empire State Plaza, Corning Tower, Room 1787  
Albany, NY 12237  
Tel: (800) 458-1158 ext. 27860  
Email: [BEEI@health.ny.gov](mailto:BEEI@health.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:

Park Slope Library  
431 6<sup>th</sup> Avenue at 9<sup>th</sup> Street  
Brooklyn, NY 11215  
Phone: (718) 832-1853  
Hours: Mon and Wed 10am-6pm; Tue  
and Thu 10am-8pm; Fri-Sat 1pm-5pm

Brooklyn Community Board 6  
Attn: Craig R. Hammeram  
250 Baltic Street  
Brooklyn, NY 11201-6401  
Phone: (212) 319-3750  
(call for appointment)

NYSDEC – Division of Environmental Remediation - Region 2 Office  
One Hunters Point Plaza  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
Phone: 718-482-4096  
(call for appointment)



## **Appendix B Site Contact List**

### **Chief Executive Officer**

Mayor Bill de Blasio  
City Hall  
260 Broadway  
New York, NY 10007

### **New York City Comptroller**

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

### **Public Advocate**

Hon. Letitia James  
1 Centre Street, 15<sup>th</sup> Floor  
New York, NY 10007

### **U.S. Senator**

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

### **U.S. Senator**

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

### **U.S. House of Representatives**

Hon. Nydia M. Velazquez  
266 Broadway, Suite 201  
Brooklyn, NY 11211

### **NYS Senator**

Hon. Jesse Hamilton  
1669 Bedford Avenue, 2<sup>nd</sup> Floor  
Brooklyn, NY 11225

### **NYS Assembly Member**

Hon. Jo Anne Simon  
341 Smith Street  
Brooklyn, NY 11231

### **NYC Councilmember**

Hon. Brad Lander  
456 5th Ave  
Brooklyn, NY 11215

### **Brooklyn Borough President**

Hon. Eric L. Adams  
209 Joralemon Street  
Brooklyn, NY 11201

### **NYC Office of Environmental Coordination**

Nilda Mesa - Director  
100 Gold Street, 2<sup>nd</sup> Floor  
New York, New York 10038

### **Brooklyn Community Board 6**

Mark Shames –  
Environmental Committee Chairperson  
250 Baltic Street  
Brooklyn, NY 11201

### **Brooklyn Community Board 6**

Gary Reilly - Chairperson  
250 Baltic Street  
Brooklyn, NY 11201

### **Brooklyn Community Board 6**

Craig Hammerman  
250 Baltic Street  
Brooklyn, NY 11201

**NYC Department of City Planning**

Carl Weisbrod, Chair  
22 Reade Street  
New York, NY 10007-1216

**NYC Department of City Planning**

Winston Von Engel, Director  
Brooklyn Office  
16 Court Street, 7th Floor  
Brooklyn, NY 11241

**NYC Department of Transportation**

Polly Trottenberg, Commissioner  
55 Water Street, 9<sup>th</sup> Floor  
New York, NY 10041

**NYC Department of Environmental Protection**

Emily Lloyd, Commissioner  
59-17 Junction Boulevard  
Flushing, NY 11373

**NYC Department of Environmental Protection**

Office of Environmental Planning & Assessment  
Julie Stein  
59-17 Junction Blvd  
Flushing, NY 11373

**Local news media from which the community typically obtains information:**

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

Courier-Life Publications  
1 Metro-Tech Center North - 10th Floor  
Brooklyn, NY 11201

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

NY 1 News  
75 Ninth Avenue  
New York, NY 10011

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

The Brooklyn Paper  
One Metrotech Center, Suite 1001  
Brooklyn, NY 11201

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

Brooklyn Daily Eagle  
30 Henry Street  
Brooklyn, NY 11201

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

Site drinking water is provided by New York City from surface watersheds in the Catskills in upstate New York. Contact information for the water supplier is:

New York City Department of Environmental Protection  
59-17 Junction Boulevard, 13<sup>th</sup> Floor  
Flushing, NY 11373

New York City Municipal Water Finance Authority  
255 Greenwich Street, 6<sup>th</sup> Floor  
New York, NY 10007

New York City Water Board - Department of Environmental Protection  
59-17 Junction Boulevard, 8<sup>th</sup> Floor  
Flushing, NY 11373

**Any person who has requested to be placed in the Site contact list:**

We are unaware of any requests for inclusion on the contact list.

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

There are no schools or day care facilities located on the Site. The following are schools or day care facilities located within ½-mile of the Site:

**Al Madinah School**

(approximately 0.06 miles south)  
383 3rd Avenue  
Brooklyn, NY 11215  
Sr. Rabab Mosalam  
Supervisor  
718-222-4986

**P.S. 372 The Children's School**

(0.10 miles northeast)  
512 Carroll Street  
Brooklyn, NY 11215  
Arthur Mattia  
Principal  
718-624-5271

**Strong Place for Hope Day Care Center**

(approximately 0.24 miles southeast)  
333 2nd Street  
Brooklyn, NY 11215  
Sarah Pabst  
Principal  
718-499-0747

**M.S. 51 William Alexander**

(approximately 0.25 miles southeast)  
350 5th Avenue  
Brooklyn, NY 11215  
Lenore DiLeo Berner  
Principal  
718-369-7603

**P.S. 32 Samuels Mills Sprole**

(approximately 0.26 miles northwest)  
317 Hoyt Street  
Brooklyn, NY 11231  
Denise Watson  
Principal  
718-222-6400

**P.S. 58 The Carroll School**

(approximately 0.40 miles northwest)  
330 Smith Street  
Brooklyn, NY 11231  
Katie Dello Stritto  
Interim Acting Principal  
718-330-9322

**Brooklyn Free Space**

(approximately 0.40 miles southeast)  
298 6th Avenue  
Brooklyn, NY 11215  
Mikia Eatman  
Operations Director  
718-965-3135

**P.S. 321 William Penn**

(approximately 0.50 miles east)  
180 7th Avenue  
Brooklyn, NY 11215  
Liz Phillips  
Principal  
718-499-2412

**PS 133 William A Butler**

(approximately 0.46 miles northeast)  
610 Baltic Street  
Brooklyn, New York 11217  
Heather Foster Mann  
Principal  
718-398-5320

**The local community board:**

**Brooklyn Community Board 6**

Craig R. Hammerman, District Manager  
250 Baltic Street  
Brooklyn, New York 11201  
Phone: (718) 643-3027

**Residents, owners, and occupants of the site and properties adjacent to the site:**

There are no residents at the Site.

The contact information for the current owner and operator of the proposed brownfield site is:

<p><b>Current Site Owner</b> 175-225 Third Owner LLC c/o Kushner Companies 666 Fifth Ave, 15<sup>th</sup> Floor New York, NY 10103</p>	<p><b>Current Site Occupant</b> Global Corporate Services Verizon Account 201 Centennial Avenue, Room 1S-182, Piscataway, NJ 08854</p>
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**Adjacent properties include:**

<b>Block</b>	<b>Lot</b>	<b>Owner</b>	<b>Occupants</b>
458	1	LSG 365 Bond Street LLC c/o Lighthouse Acquisitions III, LLC 460 Park Avenue, 13th Floor New York, NY 10022 Phone no. unknown	LSG 365 Bond Street LLC c/o Lighthouse Acquisitions III, LLC 460 Park Avenue, 13th Floor New York, NY 10022 Phone no. unknown
462	14	155 Third St LLC 155 Third Street Brooklyn, NY 11231 Phone no. unknown	Monadock Construction, Inc. 155 3rd Street Brooklyn, NY 11231 Phone: (718) 875-8160
466	19	160 3rd Street Realty LLC 430 Maspeth Avenue Brooklyn, NY 11211 Phone no. unknown	MLV Concrete 160 3rd Street Brooklyn, NY 11231 Phone: (718) 802-1800
967	1	BRT Powerhouse LLC 126 West 74th Street, PH B New York, NY 10023 (212) 728-8221 - Attorney	BRT Powerhouse, LLC (abandoned) 322 3rd Avenue Brooklyn, NY 11217 Phone no. unknown
	24	338 DE LLC 26 West 17th Street, Suite 801 New York, NY 10011 Phone no. unknown	Storage Deluxe 300 3rd Avenue Brooklyn, NY 11215 <u>Contact:</u> 26 West 17th Street Suite 801 New York, NY 10011 (212) 718-7867
968	1	Not listed	Consolidated Edison 323 3rd Avenue Brooklyn, NY 11215 <u>Contact:</u> Cooper Station P.O. Box 138 New York, NY 10276 1-800-752-6633

Block	Lot	Owner	Occupants
978	1	WFM Properties Brooklyn LLC 550 Bowie Street Austin, TX 78703 Phone No. unknown <u>Easement holder:</u> New York State DEC 625 Broadway Albany, NY 12233 (518) 402-9553	Whole Foods Market 214 3rd Street Brooklyn, NY 11215 <u>Contact:</u> Whole Foods Market, Inc. 550 Bowie Street Austin, TX 78703-4644 (512) 477-4455
	7		
	16		
	19		
	23		
978	30	186 Third Street Brooklyn NY, LLC 550 Bowie Street Austin, TX 78703 (970) 262-1166 - Attorney	
	32		
980	8	LMS Realty Associates LLC 230 3rd Street Brooklyn, NY 11215	<ul style="list-style-type: none"> <li>• Ugly Duckling Presse 232 3rd Street Brooklyn, New York 11215 (347) 948-5170</li> <li>• Market Road Films 232 3rd St # B401 Brooklyn, New York 11215 (718) 855-5565</li> <li>• Akashic Books 232 3rd Street A115 Brooklyn, New York 11215 (718) 643-9193</li> <li>• M K Gift World, Inc. 230 3rd Street Brooklyn, New York 11215 (718) 694-2524</li> </ul>

**Community, Civic, Religious and Other Educational Institutions:**

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

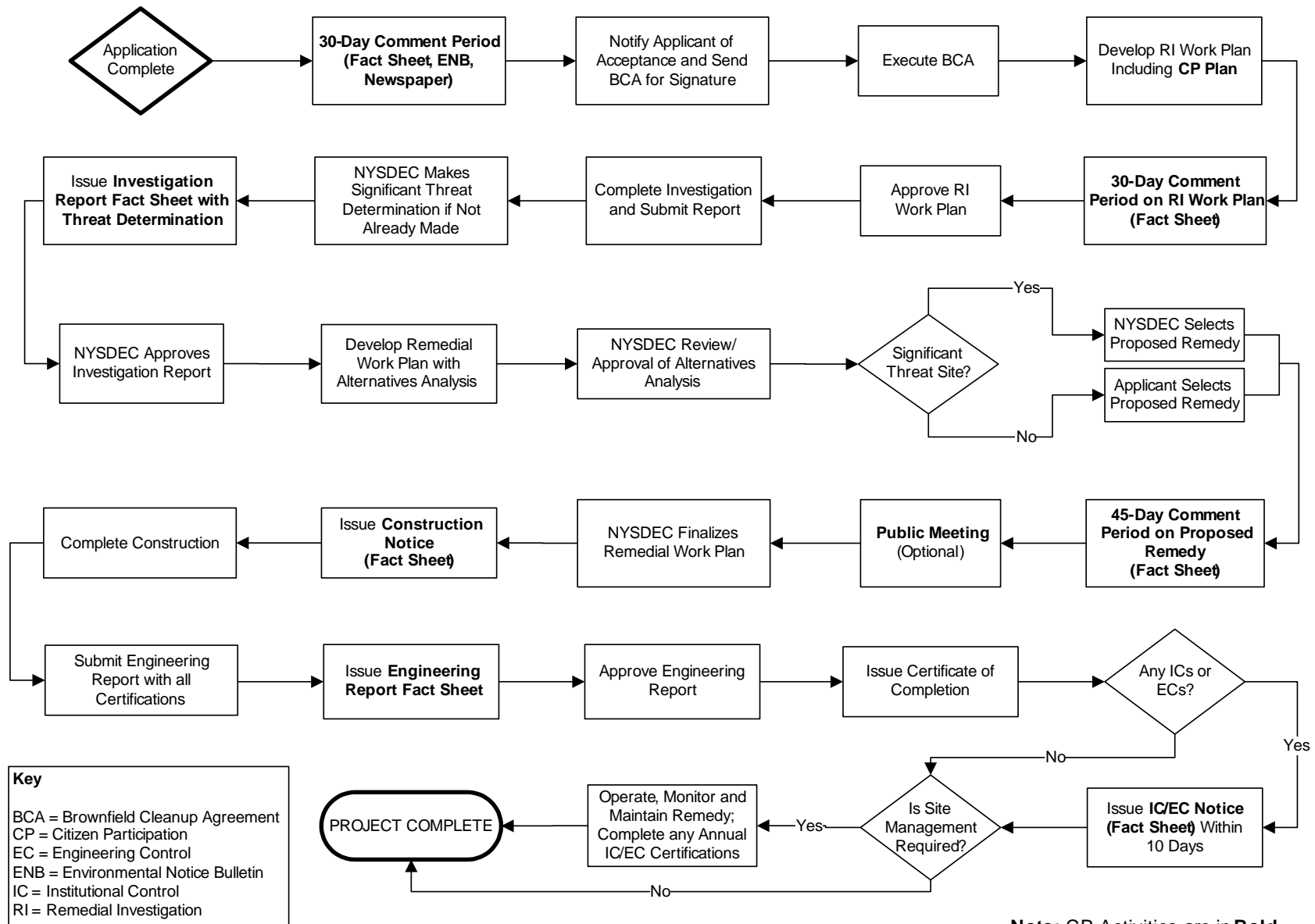
The Gowanus Dredgers  
P.O. Box 24403  
Brooklyn, NY 11202

Friends & Residents of Greater Gowanus  
268 Smith Street  
Brooklyn, NY 11231

Gowanus Canal Community Development Corporation  
Mike Raccioppo, Exec. Dir.  
515 Court Street  
Brooklyn, NY 11231

Gowanus Alliance  
135 13<sup>th</sup> Street  
Brooklyn, NY 11215  
Attn: Paul Basile, President

## Appendix C – Brownfield Cleanup Program Process





# Appendix D – Site Location Map



LEGEND

BCP SITE BOUNDARY

GENERAL NOTES:

1. BASE MAP TAKEN FROM GOOGLE EARTH ON JUNE 16, 2015.

**LANGAN**  
 21 Penn Plaza, 360 West 31st Street, 8th Floor  
 New York, NY 10001  
 T: 212.479.5400 F: 212.479.5444 www.langan.com

Langan Engineering, Environmental, Surveying and  
 Landscape Architecture, D.P.C.  
 Langan Engineering and Environmental Services, Inc.  
 Langan GI, Inc.  
 Langan International LLC  
 Collectively known as Langan

Project  
**175-225 3rd Street**  
 BLOCK No. 972, LOT Nos. 1, 43, and 58  
 BROOKLYN  
 KINGS NEW YORK

Figure Title  
**SITE LOCATION  
 MAP**

Project No. 170311301	
Date 6/16/2015	
Scale 1" = 500'	
Drawn By NCR	Checked By ---
Submission Date	

Figure  
1

Sheet 1 of 5

1	A	B	C	D	E	F	G	H	I	J
2	Site Contact List									
3	Site #: C224209									
4	Site Name: 175-225 3rd Street Site									
5	List Last Updated: 8-06-15									
6	Current Occupant	Name, Title	Address 1	Address 2	Address 3	Street Address	City	State	Zip	Site Name (County)
6	Current Occupant	Hon. Bill de Blasio	NYC Mayor			City Hall	New York	NY	10007	175-225 3rd Street Site (Kings)
7	Current Occupant	Hon. Scott Stringer	NYC Comptroller			1 Centre Street	New York	NY	10007	175-225 3rd Street Site (Kings)
8	Current Occupant	Hon. Letitia James	Public Advocate			1 Centre Street	New York	NY	10007	175-225 3rd Street Site (Kings)
9	Current Occupant	Carl Weisbrod	Commissioner, NYC Dept. of City Planning			22 Reade Street	New York	NY	10007	175-225 3rd Street Site (Kings)
10		Emily Lloyd	Commissioner, NYC Dept. of Environmental Protection			59-17 Junction Boulevard	Flushing	NY	11373	175-225 3rd Street Site (Kings)
11		Nilda Mesa, Director	NYC Office of Environmental Sustainability			100 Gold Street - 2nd Floor	New York	NY	10038	175-225 3rd Street Site (Kings)
12		Julie Stein	Office of Environmental Assessment & Plan	NYC Dept. of Environmental Protection		96-05 Horace Harding Expres	Flushing	NY	11373	175-225 3rd Street Site (Kings)
13		Hon. Charles Schumer	U.S. Senator			780 Third Avenue, Suite 2301	New York	NY	10017	175-225 3rd Street Site (Kings)
14		Hon. Kirsten Gillibrand	U.S. Senator			780 Third Avenue, Suite 2601	New York	NY	10017	175-225 3rd Street Site (Kings)
15		Hon. Brad Lander	NYC Councilmember			456 5th Ave	Brooklyn	NY	11215	175-225 3rd Street Site (Kings)
16		Hon. Jesse E. Hamilton	NYS Senator			1669 Bedford Avenue, 2 <sup>nd</sup> Flc	Brooklyn	NY	11225	175-225 3rd Street Site (Kings)
17		Hon. Jo Anne Simon	NYS Assemblymember			341 Smith Street	Brooklyn	NY	11231	175-225 3rd Street Site (Kings)
18		Hon. Eric Adams	Brooklyn Borough President			209 Joralemon Street	Brooklyn	NY	11201	175-225 3rd Street Site (Kings)
19		Hon. Nydia M. Velazquez	U.S. House of Representatives			266 Broadway, Suite 201	Brooklyn	NY	11211	175-225 3rd Street Site (Kings)
20		Gary Reilly, Chairman	Brooklyn Community Board 6			250 Baltic Street	Brooklyn	NY	11201	175-225 3rd Street Site (Kings)
21		Craig Hammerman, District Manager	Brooklyn Community Board 6			250 Baltic Street	Brooklyn	NY	11201	175-225 3rd Street Site (Kings)
22		Mark Shames	Brooklyn Community Board 6	Environmental Committee Chairman		250 Baltic Street	Brooklyn	NY	11201	175-225 3rd Street Site (Kings)
23		Nancy T. Sunshine, County Clerk	Kings County Clerk			360 Adams Street, Room 189	Brooklyn	NY	11201	175-225 3rd Street Site (Kings)
24		Winston Von Engel, Director	Brooklyn Office			16 Court Street, 7th Floor	Brooklyn	NY	11241	175-225 3rd Street Site (Kings)
25		Polly Trottenberg, Commissioner	NYC Department of Transportation			55 Water Street, 9 <sup>th</sup> Floor	New York	NY	10041	175-225 3rd Street Site (Kings)
26		New York Daily News				4 New York Plaza	New York	NY	10004	175-225 3rd Street Site (Kings)
27		The Brooklyn Paper				One Metrotech Center, Suite	Brooklyn	NY	11201	175-225 3rd Street Site (Kings)
28		New York Post				1211 Avenue of the Americas	New York	NY	10036	175-225 3rd Street Site (Kings)
29		Brooklyn Daily Eagle				30 Henry Street	Brooklyn	NY	11201	175-225 3rd Street Site (Kings)
30		NY 1 News				75 Ninth Avenue	New York	NY	10011	175-225 3rd Street Site (Kings)
31		Courier-Life Publications				1 Metro-Tech Center North -	Brooklyn	NY	11201	175-225 3rd Street Site (Kings)
32		Hoy Nueva York				1 MetroTech Center, 18th Flo	Brooklyn	NY	11201	175-225 3rd Street Site (Kings)
33		El Diario La Prensa				1 MetroTech Center, 18th Flo	Brooklyn	NY	11201	175-225 3rd Street Site (Kings)
34		New York City Municipal Water Finance Authority				255 Greenwich Street, 6 <sup>th</sup> Floor	New York	NY	10007	175-225 3rd Street Site (Kings)
35		Al Madinah School	Sr. Rabab Mosalam			383 3rd Avenue	Brooklyn	NY	11215	175-225 3rd Street Site (Kings)
36		M.S. 51 William Alexander	Lenore DiLeo Berner			350 5th Avenue	Brooklyn	NY	11215	175-225 3rd Street Site (Kings)
37		Dana Mecomber				<a href="mailto:dana.mecomber@dec.ny.gov">dana.mecomber@dec.ny.gov</a>				175-225 3rd Street Site (Kings)
38		Jane O'Connell				<a href="mailto:jane.oconnell@dec.ny.gov">jane.oconnell@dec.ny.gov</a>				175-225 3rd Street Site (Kings)
39		Thomas V. Panzone				<a href="mailto:thomas.panzone@dec.ny.gov">thomas.panzone@dec.ny.gov</a>				175-225 3rd Street Site (Kings)
40		Larry Ennist				<a href="mailto:larry.ennist@dec.ny.gov">larry.ennist@dec.ny.gov</a>				175-225 3rd Street Site (Kings)
41		Krista Anders				<a href="mailto:BEF1@health.ny.gov">BEF1@health.ny.gov</a>				175-225 3rd Street Site (Kings)
42		P.S. 372 The Children's School	Attn: Arthur Mattia, Principal			512 Carroll Street	Brooklyn	NY	11215	175-225 3rd Street Site (Kings)
43		P.S. 32 Samuels Mills Sprole	Attn: Denise Watson, Principal			317 Hoyt Street	Brooklyn	NY	11231	175-225 3rd Street Site (Kings)
44		Strong Place for Hope Day Care Center	Attn: Sarah Pabst, Principal			333 2nd Street	Brooklyn	NY	11215	175-225 3rd Street Site (Kings)
45		Brooklyn Free Space	Attn: Mikia Eatman, Operations Director			298 6th Avenue	Brooklyn	NY	11215	175-225 3rd Street Site (Kings)
46		PS 133 William A Butler	Attn: Heather Foster Mann, Principal			610 Baltic Street	Brooklyn	NY	11217	175-225 3rd Street Site (Kings)
47		P.S. 58 The Carroll School	Attn: Katie Dello Stritto, Interim Acting Principal			330 Smith Street	Brooklyn	NY	11231	175-225 3rd Street Site (Kings)
48		P.S. 321 William Penn	Attn: Liz Phillips, Principal			180 7th Avenue	Brooklyn	NY	11215	175-225 3rd Street Site (Kings)
49		The Rivendell School	Attn: Principal			277 3rd Avenue	Brooklyn	NY	11215	175-225 3rd Street Site (Kings)
50		175-225 Third Owner LLC	c/o Kushner Companies			666 Fifth Ave, 15 <sup>th</sup> Floor	New York	NY	10103	175-225 3rd Street Site (Kings)
51		Global Corporate Services Verizon Account				201 Centennial Avenue, Room	Piscataway	NJ	08854	175-225 3rd Street Site (Kings)
52		LSG 365 Bond Street LLC	c/o Lighthouse Acquisitions III, LLC			460 Park Avenue, 13th Floor	New York	NY	10022	175-225 3rd Street Site (Kings)
53		155 Third St LLC				155 Third Street	Brooklyn	NY	11231	175-225 3rd Street Site (Kings)
54		Monadock Construction, Inc.				155 3rd Street	Brooklyn	NY	11231	175-225 3rd Street Site (Kings)
55		160 3rd Street Realty LLC				430 Maspeth Avenue	Brooklyn	NY	11211	175-225 3rd Street Site (Kings)
56		MLV Concrete				160 3rd Street	Brooklyn	NY	11231	175-225 3rd Street Site (Kings)
57		BRT Powerhouse LLC				126 West 74th Street, PH B	New York	NY	10023	175-225 3rd Street Site (Kings)
58		BRT Powerhouse, LLC				322 3rd Avenue	Brooklyn	NY	11217	175-225 3rd Street Site (Kings)
59		338 DE LLC				26 West 17th Street, Suite 80	New York	NY	10011	175-225 3rd Street Site (Kings)
60		Storage Deluxe				300 3rd Avenue	Brooklyn	NY	11215	175-225 3rd Street Site (Kings)
61		Resident				26 West 17th Street, Suite 80	New York	NY	10011	175-225 3rd Street Site (Kings)
62		Consolidated Edison				323 3rd Avenue	Brooklyn	NY	11215	175-225 3rd Street Site (Kings)
63		Consolidated Edison			Cooper Station	P.O. Box 138	New York	NY	10276	175-225 3rd Street Site (Kings)
64		WFM Properties Brooklyn LLC				550 Bowie Street	Austin	TX	78703	175-225 3rd Street Site (Kings)
65		Tedesco Realty LLC				40 Heights Road	Plandome	NY	11030	175-225 3rd Street Site (Kings)
66		186 Third Street Brooklyn NY, LLC				550 Bowie Street	Austin	TX	78703	175-225 3rd Street Site (Kings)
67		Whole Foods Market				214 3rd Street	Brooklyn	NY	11215	175-225 3rd Street Site (Kings)
68		Whole Foods Market, Inc.				550 Bowie Street	Austin	TX	78703	175-225 3rd Street Site (Kings)
69		LMS Realty Associates LLC				230 3rd Street	Brooklyn	NY	11215	175-225 3rd Street Site (Kings)
70		Ugly Duckling Presse				232 3rd Street	Brooklyn	NY	11215	175-225 3rd Street Site (Kings)
71		Market Road Films				232 3rd St # B401	Brooklyn	NY	11215	175-225 3rd Street Site (Kings)
72		Akashic Books				232 3rd Street A115	Brooklyn	NY	11215	175-225 3rd Street Site (Kings)
73		M K Gift World, Inc.				230 3rd Street	Brooklyn	NY	11215	175-225 3rd Street Site (Kings)
74		Gowanus Canal Conservancy				P.O. Box 150-652	Brooklyn	NY	11215	175-225 3rd Street Site (Kings)
75		The Gowanus Dredgers				P.O. Box 24403	Brooklyn	NY	11202	175-225 3rd Street Site (Kings)
76		Friends & Residents of Greater Gowanus				268 Smith Street	Brooklyn	NY	11231	175-225 3rd Street Site (Kings)
77		Gowanus Canal Community Development Corp	Mike Raccioppo, Exec. Dir.			515 Court Street	Brooklyn	NY	11231	175-225 3rd Street Site (Kings)
78		Gowanus Alliance	Attn: Paul Basile, President			135 13 <sup>th</sup> Street	Brooklyn	NY	11215	175-225 3rd Street Site (Kings)
79		RESIDENT/BUSINESS OWNER			420	CARROLL STREET	BROOKLYN	NY	11215	175-225 3rd Street Site (Kings)
80		RESIDENT/BUSINESS OWNER			430	CARROLL STREET	BROOKLYN	NY	11215	175-225 3rd Street Site (Kings)
81		RESIDENT/BUSINESS OWNER			444	CARROLL STREET	BROOKLYN	NY	11215	175-225 3rd Street Site (Kings)
82		RESIDENT/BUSINESS OWNER			452	CARROLL STREET	BROOKLYN	NY	11215	175-225 3rd Street Site (Kings)

