



New York State Department of Environmental Conservation

Brownfield Cleanup Program

Citizen Participation Plan **for** **TOMAT SERVICE STATION**

1815-1825 Ocean Avenue
Borough of Brooklyn, New York City
Kings County, New York

September 2015

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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: **Ocean Units LLC**
Site Name: **Tomat Service Station(“Site”)**
Site Address: **1815-1825 Ocean Avenue Brooklyn New York 11230**
Site County: **Kings**
Site Number: **C224217**

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

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

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

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

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

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

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

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

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment;
- Improving public access to, and understanding of, issues and information related to a particular site and that Site’s investigation and cleanup process;

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

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

Project Contacts

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

Locations of Reports and Information

The locations of the reports and information related to the Site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC 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. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the Site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The site contact list includes, at a minimum:

- Chief executive officer and planning board chairperson of each county, city, town and village in which the Site is located;
- Residents, owners, and occupants of the Site and properties adjacent to the Site;
- The public water supplier which services the area in which the Site is located;
- Any person who has requested to be placed on the site contact list;

- The administrator of any school or day care facility located on or near the Site for purposes of posting and/or dissemination of information at the facility; and
- Location(s) of reports and information.

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

CP Activities

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

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

The public is encouraged to contact project staff at any time during the Site's investigation and cleanup process with questions, comments, or requests for information. This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned citizen participation activities.

Technical Assistance Grant

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

If the Site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to

interpret and understand existing environmental information about the nature and extent of contamination related to the Site and the development/implementation of a remedy.

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

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

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

Citizen Participation Requirements (Activities)	Timing of CP Activity(ies)
<p align="center">Application Process:</p>	
<ul style="list-style-type: none"> • Prepare site contact list • Establish document repositories 	<p>At time of preparation of application to participate in the BCP.</p>
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period 	<p>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.</p>
<p align="center">After Execution of Brownfield Site Cleanup Agreement:</p>	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	<p>Before start of Remedial Investigation</p>
<p align="center">Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</p>	
<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 	<p>Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.</p>
<p align="center">After Applicant Completes Remedial Investigation:</p>	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	<p>Before NYSDEC approves RI Report</p>
<p align="center">Before NYSDEC Approves Remedial Work Plan (RWP):</p>	
<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 	<p>Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.</p>
<p align="center">Before Applicant Starts Cleanup Action:</p>	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	<p>Before the start of cleanup action.</p>
<p align="center">After Applicant Completes Cleanup Action:</p>	
<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) 	<p>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.</p>

3. Major Issues of Public Concern

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

The major issues of concern to the public will be potential impacts of nuisance odors and dust during the removal of affected soil at the Site. Another example of a major issue of public concern would be the impact of increased truck traffic on the surrounding neighborhood. Construction safety issues will also be addressed.

This Site is not 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. There is no need to translate future fact sheets into another language.

This work will be performed in accordance with procedures which will be specified under a detailed Remedial Program which considers and takes preventive measures for exposures to future residents of the property and those on adjacent properties during construction. Detailed plans to monitor the potential for exposure including a Health and Safety Plan (HASP) and a Community Air Monitoring Plan (CAMP) are required components of the remedial program. Implementation of these plans will be under the direct oversight of the NYSDEC and the New York State Department of Health (NYSDOH).

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

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

The HASP and the CAMP will be prepared as part of the Remedial Action Work Plan (RAWP) and will be available for public review at the document repository as identified in Appendix A (page 11).

Furthermore, the Applicant has prepared a Scoping Sheet for Major Issues of Public Concern which will assist them in identifying any concerns. Experience from similar projects, 311 complaints and other construction projects in the area will help in identifying such issues.

4. Site Information

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

Site Description

The Site is located at 1815-1825 Ocean Avenue Brooklyn, New York 11203. The Site to be remediated and redeveloped is located in the Midwood section of Brooklyn (Kings County) and is comprised of two tax parcels covering 16,555 square feet (0.380 acres). The lots are located on the east side of Ocean Avenue between Avenue M and Avenue N. Lot 55 has 100 feet of street frontage on Ocean Avenue and is approximately 110 feet deep. The lot is currently developed with a one-story auto repair facility and gasoline station. Lot 58 has 50 feet of street frontage on Ocean Avenue and is approximately 110 feet deep. The lot is currently used as a parking lot. According to the NYC Department of Buildings, the current building was constructed in 1931.

The property has an elevation of approximately 25 feet above the National Geodetic Vertical Datum (NGVD). Based upon regional groundwater contour maps, and measurements made at the Site, the depth to groundwater beneath the Site is approximately 20-23 feet below existing grade and flows northwest toward the East River.

History of Site Use, Investigation, and Cleanup

The property is currently developed with a 1-story building constructed in 1931 and a parking lot. Prior to the construction of the existing improvements (circa 1950), the Site was occupied by a gas station (lot 55) and 2-story dwelling (lot 58) in the 1930's. From 1895 to 1906, the Site was vacant land (lot 55) and a 2-story dwelling (lot 58).

In the 1930 Sanborn map four gasoline tanks are depicted on the west side of the Site. In the 1950-2007 Sanborn maps, five gasoline tanks are depicted on the west side of the Site.

The Site address (1817 Ocean Avenue) is listed in the city directories for the years 1928 through 1973 (intermittent). The Site address is listed with various gasoline service stations including Mileage Gas Corp (1928), Gas Stations Inc Main Office (1934), Mid Ocean Service Station (1945 & 1949), Dentes Service Station, Mid Brook Service Station (1960 & 1965), Harry's Service Center (1970) and Ronnies Service (1973). In addition, the Site address (1823 Ocean Avenue) is also listed in the city directories for the years 1928 through 1960 (intermittent) with various residential tenants.

The property is a registered active petroleum bulk storage facility (No. 2-339474) under the name Tomat Service center inc. According to the listing 12 underground storage tanks (USTs) and 3 aboveground tanks (ASTs) are registered to the facility including nine 550 gallon gasoline tanks listed as "closed prior to 3/1991", two 4,000 gallon gasoline UST listed as "in service", one 550 gallon underground fuel oil tank listed as "in-service", two 275 gallon aboveground motor oil tanks listed as "in-service" and one 240 gallon waste oil aboveground tank listed as "in-service". The Site is listed on the NYSPILLS database. The database indicates that a spill (No. 1408472) was reported to the DEC on October 22, 2014 for petroleum contamination identified in soil and

groundwater during a due diligence subsurface investigation. This spill file remains open.

Several Phase II investigations have been performed for the Site and have identified the following:

- Volatile Organic Compounds (VOCs) are present in soil samples at the groundwater interface and in the groundwater in the vicinity of a fuel oil UST located to the north of the building at concentrations exceeding their respective regulatory standards. The petroleum compounds identified in the soil and groundwater samples has been classified as #2 fuel oil, as per the fingerprint analysis obtained from a soil and a groundwater sample. Dissolved VOCs are also present in groundwater beneath the southern portion of the Site, to the south of gasoline tanks and pump islands, at concentrations exceeding their regulatory standards.
- Soil and groundwater samples collected in the vicinity of the USTs indicate gasoline contamination. Several gasoline related VOCs were detected above Unrestricted Use Soil Clean Up Objectives (SCOs) in soil samples. Lead was detected above Unrestricted Use SCOs in shallow soil samples. Gasoline related VOCs were noted above groundwater standards in all groundwater samples.

5. Investigation and Cleanup Process

Application

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

The Applicant proposes that the Site will be developed with new 8-story residential building which will cover 65 percent of the Site. The building will include a cellar level which will be used for accessory parking. The building will feature a maximum of ninety-three residential units with a mix of one, two and three bedrooms each. Additional accessory space will include, recreational space, laundry facilities and other resident amenities.

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 Applicant has completed a preliminary site investigation before it entered into the BCP. The Applicant will now conduct an investigation of the Site officially called a "remedial investigation" (RI). This investigation will be performed with NYSDEC oversight. The Applicant previously

developed a remedial investigation workplan, which was subject to public comment.

The site investigation has several goals:

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

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

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

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 (COC) (described below) to the Applicant.

or

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

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

Cleanup Action

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

concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy.

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC 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 (SMP).

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 (NYSDEC):

Jeffrey Dyber
New York State Department of
Environmental Conservation
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7015
Tel: (518) 402-9621
Email: jeffrey.dyber@dec.ny.gov

Thomas Panzone
Regional Citizen Participation Specialist
NYSDEC Region 2
Office of Communications Services
47-40 21st Street
Long Island City, NY 11101-5407
Tel: (718) 482-4953
Email: thomas.panzone@dec.ny.gov

New York State Department of Health (NYSDOH):

Brad Wenskoski
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza – Corning Tower Room 1787
Albany, New York 12237
Tel: (518) 402-7860
Email: brad.wenskoski@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:

NYSDEC Region 2

Office of Communications Services
47-40 21st Street
Long Island City, NY 11101-5407
Tel: (718) 482-4953

Brooklyn Public Library – Kings Highway

2115 Ocean Avenue
Brooklyn, NY 11229
718-375-3037

Hours:

Mon 10:00 AM - 6:00 PM	Fri 10:00 AM - 6:00 PM
Tue 10:00 AM - 8:00 PM	Sat 10:00 AM - 5:00 PM
Wed 10:00 AM - 8:00 PM	Sun 1:00 PM - 5:00 PM
Thu 10:00 AM - 8:00 PM	

Appendix B - Site Contact List

Local Government Contacts:

City of New York

Hon. Bill de Blasio
Mayor of New York City
City Hall
New York, NY 10007

Hon. Eric Adams
Brooklyn Borough President
209 Joralemon Street
Brooklyn, NY 11201

Alvin M Berk
Chair, Brooklyn Community Board 14
810 East 16th Street
Brooklyn, New York 11230

Shawn Alyse Campbell
District Manager, Brooklyn Community Board 14
810 East 16th Street
Brooklyn, New York 11230

Community Environment Committee Chairman
Brooklyn Community Board 14
810 East 16th Street
Brooklyn, New York 11230

Chaim M Deutsch
NYC Council Member
48st District
2401 Avenue U
Brooklyn, NY 11229

Carl Weisbrod
Chair of City Planning (Zoning)
22 Reade St.
Third Floor
New York, NY 10007

Keith Bray
New York City Department of Transportation
Brooklyn Borough Commissioner
55 Water Street, 9th Floor
New York, NY 10041

Kings County Clerk's Office
Nancy T. Sunshine, County Clerk
360 Adams Street, Room 189
Brooklyn, NY 11201

Ms. Letitia James
Public Advocate
1 Centre Street, 15th Floor
New York, NY 10007

Hon. Scott M. Stringer
Office of the Comptroller
1 Centre Street
New York, NY 10007

Hon. Simcha Felder
NYS Senator
1412 Avenue J Suite 2E
Brooklyn, NY 11230

Hon. Rodneyse Bichotte
NYS Assembly Member
2294 Nostrand Avenue
Brooklyn, NY 11210

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

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

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

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

Nilda Mesa, Director
NYC Office of Environmental Sustainability
100 Gold Street – 2nd Floor
New York, NY 10007

Daniel Walsh
NYC Department of Environmental Remediation
100 Gold Street – 2nd Floor
New York, NY 10038

Local News Media

The Brooklyn Paper
One Metrotech Center, Suite 1001
Brooklyn, NY 11201
(718) 260-4504

New York Daily News
4 New York Plaza
New York, NY 10001

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

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

Greenpoint Star
69-60 Grand Avenue
Maspeth, NY 11378

Brooklyn Daily Eagle
30 Henry Street
Brooklyn, NY 11201

Greenpoint Gazette
597 Manhattan Avenue
Brooklyn, NY 11222

NY 1 News
75 Ninth Avenue
New York, NY 10011

Public Water Supplier

New York City Department of Environmental Protection
Bureau of Water Supply
1250 Broadway - 8th Floor
New York, NY 10001

Schools and Daycare Facilities:

Public School 193
2515 Avenue L
Brooklyn, NY 11210
718-338-9011
Attn: Tami Flynn

Rabbi Harry Halpern Day School
1256 East 21st Street
Brooklyn, NY 11210
718-253-1555
Attn: Henry Somers

Beacon Healthcare School Inc.
1815 Avenue M
Brooklyn, NY 11230
718-758-2800
Attn: Deborah Anglin

Netcare Inc
1662 Ocean Avenue
Brooklyn, NY 11230
718-677-4140
Attn: Principal (School was contact and would not release name)

Edward R Murrow High School
1600 Avenue L
Brooklyn, NY 11230
718-258-9283
Attn: Allen Barge

Public School 199
1100 Elm Avenue
Brooklyn, NY 11230
718-339-1422
Attn: Louise Xerri

Yeshiva Shaare Torah Boys School
1680 Coney Island Avenue
Brooklyn, NY 11230
718-645-1196
Attn: H. Haber

Meorot Beit Yaakov
1123 Avenue N
Brooklyn, NY 11230
718-627-8758
Attn: Principal (School was contact and would not release name)

Public School 197
1599 East 22nd Street
Brooklyn, NY 11210
718-377-7890
Attn: Rosemarie Nicoletti

Resident or Business Owners:

ELMRAY APTS CO LLC
155 East Rockaway Road
Hewlett, NY 11557

OPERATOR / TENANT
1818 Ocean Avenue
Brooklyn NY 11230

Current Resident/Tenant
1361 East 19th Street
Brooklyn, NY 11230

1806 Ocean Realty LLC
272 Madison Avenue
New York, NY 10016

OPERATOR / TENANT
1806 Ocean Avenue
Brooklyn NY 11230

LAW MARC FUNDING CORP
16 Court Street
BROOKLYN, NY 11241

OPERATOR / TENANT
1801 Ocean Avenue
Brooklyn NY 11230

Robin Brickman
1452 East 21st St
BROOKLYN, NY 11210

Current Resident/Tenant
1452 East 21st St
BROOKLYN, NY 11210

Current Resident/Tenant
690 Ocean Parkway

BROOKLYN, NY 11230

Current Resident/Tenant
3111 Avenue K
BROOKLYN, NY 11210

RESIDENT / OCCUPANT
1460 East 21st
BROOKLYN, NY 11210

Current Resident/Tenant
1462 East 21st
BROOKLYN, NY 11210

Current Resident/Tenant
902 Ocean Parkway Apt 6D
Brooklyn NY 11230

RESIDENT / OCCUPANT
1466 East 21st
BROOKLYN, NY 11210

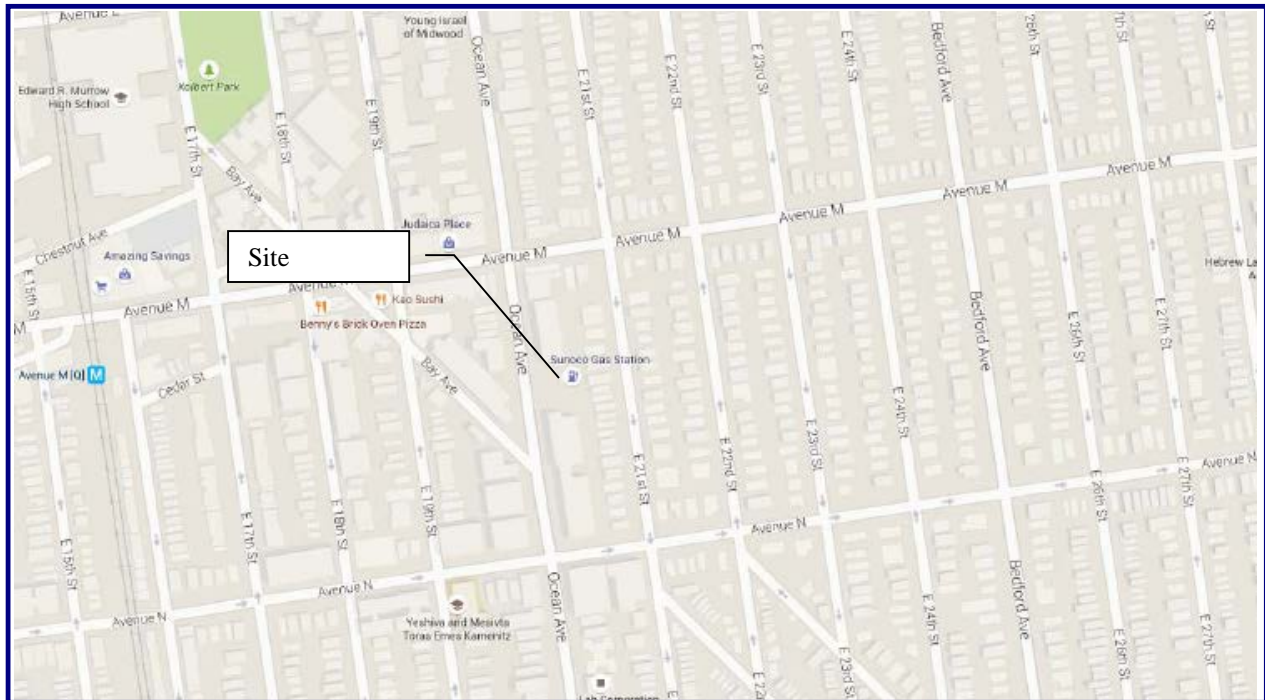
Current Resident/Tenant
1345 East 4th Street
Brooklyn NY 11230

RESIDENT / OCCUPANT
1468 East 21st
BROOKLYN, NY 11210

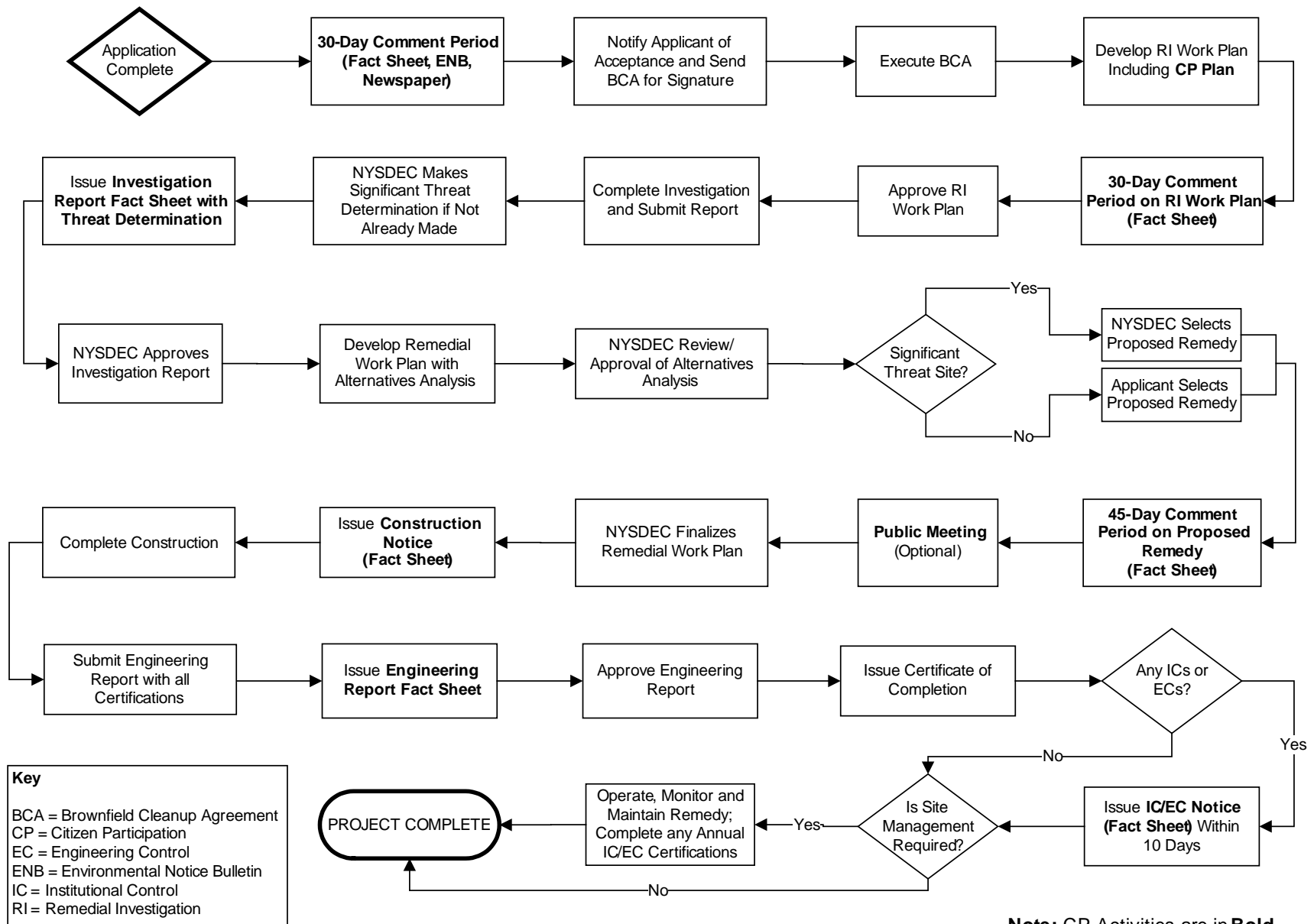
Ace Realty Apartments
5614 15th Avenue
Brooklyn, NY 11219

RESIDENT / OCCUPANT
1833 Ocean Avenue
BROOKLYN, NY 11230

Appendix C - Site Location Map



Appendix D– Brownfield Cleanup Program Process



Appendix E



Remedial Programs

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

Remedial Party:

Site Name:

Site Number:

Site County:

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

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

How were these issues and/or information identified?

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

How were these issues and/or information identified?

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

a. Land use/zoning around site:

☐

Residential

☐

Agricultural

☐

Recreational

☐

Commercial

☐

Industrial

b. Residential type around site:

☐

Urban

☐

Suburban

☐

Rural

- c. Population density around site: ☐ High ☐ Medium ☐ Low
- d. Community economic status: ☐ High ☐ Medium ☐ Low
- e. Water supply of nearby residences: ☐ Public ☐ Private Wells ☐ Mixed
- f. Other environmental issues significantly impacting affected community? (Yes/No) ☐

Explain if "Yes"

- g. Special considerations: ☐ Language ☐ Age ☐ Transportation ☐ Other

Explain marked categories 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 and organizations 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:

☐ Local Officials:

☐ Media:

☐ Business/Commercial Interests:

☐ Labor Group(s)/Employees:

☐ Indian Nation:

☐ Citizens/Community Group(s):

☐ Environmental Justice Group(s):

☐ Environmental Group(s):

☐ Civic Group(s):

☐ Recreational Group(s):

☐ Other(s):

Date Completed:

Prepared By:

Reviewed By:

2010 Demographic Profile

[NYC Census FactFinder](#)

★ 1815 OCEAN AVENUE, BROOKLYN 11230

Selected Census Tract(s)
Brooklyn 758

Demographic Profile	Selected Tract(s)		New York City	
	Number	Percent	Number	Percent
RACE/HISPANIC ORIGIN				
Total population	1,816	100.0%	8,175,133	100.0%
White nonhispanic	1,691	93.1%	2,722,904	33.3%
Black/African American nonhispanic	18	1.0%	1,861,295	22.8%
Asian nonhispanic	48	2.6%	1,028,119	12.6%
Some other race nonhispanic	1	0.1%	78,063	1.0%
Nonhispanic of two or more races	5	0.3%	148,676	1.8%
Hispanic origin	53	2.9%	2,336,076	28.6%
SEX AND AGE				
Female	912	50.2%	4,292,589	52.5%
Male	904	49.8%	3,882,544	47.5%
Under 5 years	113	6.2%	517,724	6.3%
5 to 9 years	109	6.0%	473,159	5.8%
10 to 14 years	159	8.8%	468,154	5.7%
15 to 19 years	157	8.6%	535,833	6.6%
20 to 24 years	112	6.2%	642,585	7.9%
25 to 29 years	91	5.0%	730,190	8.9%
30 to 34 years	77	4.2%	662,255	8.1%
35 to 39 years	81	4.5%	587,407	7.2%
40 to 44 years	91	5.0%	567,280	6.9%
45 to 49 years	98	5.4%	565,692	6.9%
50 to 54 years	128	7.0%	541,684	6.6%
55 to 59 years	133	7.3%	475,535	5.8%
60 to 64 years	157	8.6%	414,477	5.1%
65 to 69 years	59	3.2%	297,167	3.6%
70 to 74 years	86	4.7%	234,294	2.9%
75 to 79 years	58	3.2%	178,019	2.2%
80 to 84 years	58	3.2%	142,272	1.7%
85 years and over	49	2.7%	141,406	1.7%
Median age (years)	40.6		35.5	
18 years and over	1,327	73.1%	6,407,022	78.4%
21 years and over	1,256	69.2%	6,059,847	74.1%
62 years and over	400	22.0%	1,228,851	15.0%
65 years and over	310	17.1%	993,158	12.1%
Female	169	9.3%	598,318	7.3%

Male	141	7.8%	394,840	4.8%
SELECTED ASIAN SUBGROUPS				
Asian alone or in combination	51	100.0%	1,134,919	100.0%
Total Asian only	48	94.1%	1,038,388	91.5%
Asian Indian	14	27.5%	192,209	16.9%
Bangladeshi	2	3.9%	53,174	4.7%
Cambodian	0		2,166	0.2%
Chinese	25	49.0%	486,463	42.9%
Filipino	3	5.9%	67,292	5.9%
Indonesian	0		3,785	0.3%
Japanese	0		24,277	2.1%
Korean	0		96,741	8.5%
Malaysian	0		2,100	0.2%
Pakistani	4	7.8%	41,887	3.7%
Sri Lankan	0		3,696	0.3%
Thai	0		6,056	0.5%
Vietnamese	0		13,387	1.2%
Other Asian and 2 or more Asian categories	0		45,155	4.0%
Asian in combination with another race	3	5.9%	96,531	8.5%
SELECTED HISPANIC SUBGROUPS				
Total Hispanic	53	100.0%	2,336,076	100.0%
Mexican	19	35.8%	319,263	13.7%
Puerto Rican	17	32.1%	723,621	31.0%
Cuban	0		40,840	1.7%
Dominican	3	5.7%	576,701	24.7%
Central American	2	3.8%	151,378	6.5%
Costa Rican	0		6,673	0.3%
Guatemalan	1	1.9%	30,420	1.3%
Honduran	0		42,400	1.8%
Nicaraguan	1	1.9%	9,346	0.4%
Panamanian	0		22,353	1.0%
Salvadoran	0		38,559	1.7%
Other Central American	0		1,627	0.1%
South American	5	9.4%	343,468	14.7%
Argentinean	2	3.8%	15,169	0.6%
Bolivian	0		4,488	0.2%
Chilean	0		7,026	0.3%
Colombian	0		94,723	4.1%
Ecuadorian	3	5.7%	167,209	7.2%
Paraguayan	0		3,534	0.2%
Peruvian	0		36,018	1.5%
Uruguayan	0		3,004	0.1%
Venezuelan	0		9,619	0.4%
Other South American	0		2,678	0.1%

Other Hispanic	7	13.2%	180,805	7.7%
RELATIONSHIP				
Total population	1,816	100.0%	8,175,133	100.0%
In households	1,816	100.0%	7,989,603	97.7%
In family households	1,600	88.1%	6,377,302	78.0%
Householder	460	25.3%	1,850,221	22.6%
Spouse	401	22.1%	1,097,870	13.4%
Own child under 18 years	477	26.3%	1,486,946	18.2%
Other relatives	253	13.9%	1,708,262	20.9%
Nonrelatives	9	0.5%	234,003	2.9%
Unmarried partner	3	0.2%	86,629	1.1%
In nonfamily households	216	11.9%	1,612,301	19.7%
Householder	191	10.5%	1,259,563	15.4%
Nonrelatives	25	1.4%	352,738	4.3%
Unmarried partner	9	0.5%	114,403	1.4%
In group quarters	0		185,530	2.3%
Institutionalized	0		70,041	0.9%
Average household size	2.79		2.57	
Average family size	3.46		3.32	
Total persons under 18 years	489	100.0%	1,768,111	100.0%
Householder or spouse	0		1,182	0.1%
Own child	477	97.5%	1,486,946	84.1%
In married-couple family	443	90.6%	927,417	52.5%
In other family	34	7.0%	559,529	31.6%
Female householder	28	5.7%	467,053	26.4%
Other relatives	9	1.8%	242,541	13.7%
Grandchild	7	1.4%	165,859	9.4%
Nonrelatives	3	0.6%	24,617	1.4%
In group quarters	0		12,825	0.7%
Total persons 65 years and over	310	100.0%	993,158	100.0%
In family households	201	64.8%	604,211	60.8%
Householder	105	33.9%	304,001	30.6%
Spouse	76	24.5%	158,399	15.9%
Other relatives	20	6.5%	132,054	13.3%
Nonrelatives	0		9,757	1.0%
In nonfamily households	109	35.2%	347,887	35.0%
Householder	107	34.5%	331,560	33.4%
Living alone	103	33.2%	310,684	31.3%
Nonrelatives	2	0.6%	16,327	1.6%
In group quarters	0		41,060	4.1%
Institutionalized	0		35,026	3.5%

HOUSEHOLDS BY TYPE				
Total households	651	100.0%	3,109,784	100.0%
Family households (families)	460	70.7%	1,850,221	59.5%
With related children under 18 years	202	31.0%	948,747	30.5%
Married-couple family	401	61.6%	1,097,870	35.3%
With related children under 18 years	175	26.9%	529,522	17.0%
Female householder, no husband present	44	6.8%	581,745	18.7%
With related children under 18 years	21	3.2%	343,280	11.0%
Male householder, no wife present	15	2.3%	170,606	5.5%
With related children under 18 years	6	0.9%	75,945	2.4%
Nonfamily households	191	29.3%	1,259,563	40.5%
Householder living alone	170	26.1%	995,755	32.0%
Householder 65 years and over	107	16.4%	331,560	10.7%
Households with individuals under 18 years	205	31.5%	959,122	30.8%
Households with individuals 65 years and over	231	35.5%	763,496	24.6%
HOUSING OCCUPANCY				
Total housing units	698	100.0%	3,371,062	100.0%
Occupied housing units	651	93.3%	3,109,784	92.2%
Vacant housing units	47	6.7%	261,278	7.8%
For rent	8	1.1%	102,042	3.0%
For sale only	5	0.7%	28,587	0.8%
Rented or sold, not occupied	4	0.6%	13,796	0.4%
For seasonal, recreational, or occasional use	2	0.3%	39,793	1.2%
Other vacant	28	4.0%	77,060	2.3%
Homeowner vacancy rate (percent)	1.2%		2.9%	
Rental vacancy rate (percent)	3.2%		4.5%	
HOUSING TENURE				
Occupied housing units	651	100.0%	3,109,784	100.0%
Owner-occupied housing units	406	62.4%	962,892	31.0%
Renter-occupied housing units	245	37.6%	2,146,892	69.0%
Average household size of owner-occupied units	3.21		2.75	
Average household size of renter-occupied units	2.10		2.49	
TENURE BY AGE OF HOUSEHOLDER				
Total occupied housing units	651	100.0%	3,109,784	100.0%
15 to 24 years	13	2.0%	119,317	3.8%
25 to 34 years	57	8.8%	583,537	18.8%
35 to 44 years	89	13.7%	609,384	19.6%
45 to 54 years	111	17.1%	630,949	20.3%
55 to 64 years	169	26.0%	531,036	17.1%
65 to 74 years	86	13.2%	332,966	10.7%

75 years and over	126	19.4%	302,595	9.7%
85 years and over	37	5.7%	92,439	3.0%
Renter-occupied housing units	245	37.6%	2,146,892	69.0%
15 to 24 years	9	1.4%	110,283	3.5%
25 to 34 years	37	5.7%	494,643	15.9%
35 to 44 years	29	4.5%	439,197	14.1%
45 to 54 years	29	4.5%	412,123	13.3%
55 to 64 years	46	7.1%	316,607	10.2%
65 to 74 years	37	5.7%	196,380	6.3%
75 years and over	58	8.9%	177,659	5.7%
85 years and over	16	2.5%	55,448	1.8%
HOUSEHOLD SIZE				
Total occupied housing units	651	100.0%	3,109,784	100.0%
1-person household	170	26.1%	995,755	32.0%
2-person household	204	31.3%	858,781	27.6%
3-person household	99	15.2%	496,643	16.0%
4-person household	70	10.8%	377,689	12.1%
5-person household	43	6.6%	198,515	6.4%
6-person household	32	4.9%	92,634	3.0%
7-or-more person household	33	5.1%	89,767	2.9%

Source: US Census Bureau, 2010 Census, SF1
Population Division - New York City Department of City Planning