



New York State Department of Environmental Conservation

Brownfield Cleanup Program

Citizen Participation Plan **for** **FORMER CARTER SPRAY FINISHING COPR.**

Z65 REALTY LLC
266 Broadway Suite 301
Brooklyn, NY 11211

July 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: **Z65 Realty LLC**
Site Name: **Former Carter Spray Finishing Corp. (“Site”)**
Site Address: **65 Eckford Street**
Site County: **Brooklyn**
Site Number: **C224218**

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

3. Major Issues of Public Concern

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

The 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 a potential environmental justice area.

Furthermore, it may be determined that translation services may be necessary for fact sheets and public meetings. This Site has a large Hispanic-American and polish population surrounding it. Therefore, all future fact sheets will be translated into Spanish and polish. 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 to be remediated and redeveloped is located at 65 Street in the Greenpoint section, Kings county and is comprised of a single tax parcel totaling 10,206 square feet (0.23 acres).

The subject site is listed as Block 2698, Lot 26 by the City of New York. The Site is an irregular shaped lot consisting of approximately 85 ft of frontage along Eckford Street. The entire footprint of Lot 26 is developed with a 1 and 2-story industrial/manufacturing building constructed between 1905 and 1916. The Site was utilized by several industrial operations, including a woodworking shop, machine shop, wood box manufacturing facility, automobile parking garage with underground gasoline storage tank(s), and metal finishing facility that utilized two 275-gallon aboveground storage tanks that contained trichloroethene (TCE).

The area surrounding the property is highly urbanized and predominantly consists of commercial, industrial and residential buildings with mixed-use buildings (residential w/ first floor retail) along main corridors / thoroughfares.

The elevation of the Site ranges from 19 to 20 feet above the National Geodetic Vertical Datum (NGVD). The area topography gradually slopes downward to the north and west. The depth to groundwater beneath the Site is approximately 12 feet below grade. Based on regional groundwater elevation maps, groundwater flows to the northwest.

History of Site Use, Investigation, and Cleanup

The property is currently owned by the 65 Eckford Realty LLC. The building was most recently occupied by Carter Spray Finishing Corp.

The entire footprint of the Site is currently developed with a 1 and 2-story manufacturing building constructed between 1905 and 1916. Prior to the current building occupants (two film/movie industry companies), the building was occupied by Carter Spray Finishing Corp. which operated from approximately 1958 to 2008.

A Phase II investigation performed at the Site in May 2015 identified the following:

- The property has been assigned an E-designation for Hazmat. The E-designation requires further investigation and a plan for remedial action approved by the NYSDEC for the open spill file.
- Confirmed petroleum volatile organic compound (VOC) contaminants in soil above Unrestricted Use SCOs and Protection of Groundwater Standards. This issue will require further investigation and remediation. Soils excavated under the proposed redevelopment scenario will require proper management and disposal at a permitted disposal facility.
- Confirmed chlorinated volatile organic compound (VOC) contaminants in soil above Unrestricted Use SCOs and Protection of Groundwater Standards, which may be associated with the bulk storage and use of trichloroethene (TCE) under CBS Site No. 2-000005. This issue will require further investigation and remediation. Soils excavated under the proposed

redevelopment scenario will require proper management and disposal at a permitted disposal facility.

- Confirmed petroleum semi-volatile organic compound (SVOC) contaminants in soil above Restricted Residential Use SCOs and Protection of Groundwater Standards. This issue will require further investigation and remediation. Soils excavated under the proposed redevelopment scenario will require proper management and disposal at a permitted disposal facility.
- Confirmed petroleum volatile organic compound (VOC) contaminants in groundwater above groundwater quality standards.
- The potential for CVOCs in soil gas related to on-Site soil contamination and historic on-Site bulk storage and use of trichloroethene (TCE). Under a redevelopment scenario, VOCs in soil gas and the potential for on and off-Site vapor intrusion must be evaluated as part of the Remedial Investigation of the Site.
- The potential for USTs and associated piping systems to remain in place on the Site. There is also a significant potential for unidentified tanks to be present at other locations on the property.
- Historic fill material is known to be present at the Site. Such fill typically contains elevated levels of heavy metals including arsenic, barium, cadmium, chromium, copper, lead, mercury and zinc and semi-volatile organic compounds.

5. Investigation and Cleanup Process

Application

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 be developed with a new 5-story hotel building with a full cellar level that will cover the entire Site. The full height cellar level requires excavation of the entire Site to a depth of 12 ft below grade. With groundwater present at 12 feet below grade, dewatering will be required during construction of the building's foundation.

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. A remedial investigation work plan has not yet been submitted for the site.

The site investigation will have 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):

Caroline Jalanti- Project Manager
New York State Department of Environmental
Conservation
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7016
Tel: 518-402-9621
Email: caroline.jalanti@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: tvpanzon(@gw.dec.state.ny.us

New York State Department of Health (NYSDOH):

Arunesh Ghosh
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: arunesh.ghosh@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:

Brooklyn Public Library – Greenpoint Branch

107 Norman Avenue, Brooklyn, NY 11222
(718) 349-8504

Hours:

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

Appendix B - Site Contact List

Local Government Contacts:

City of New York

William de Blasio
Mayor of New York City
City Hall
New York, NY 10007

Eric Adams
Brooklyn Borough President
209 Joralemon Street
New York, NY 11201

Ms. Dealice Fuller
Chair, Brooklyn Community Board 1
435 Graham Avenue
Brooklyn, NY, 11211

Mr. Gerald Esposito
District Manager, Brooklyn Community Board 1
435 Graham Avenue
Brooklyn, NY, 11211

Stephen Levin NYC Council Member
33rd District
410 Atlantic Avenue
Brooklyn, NY 11217

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 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
Email: kjfoyc@pubadvocate.nyc.gov

Hon. Scott M. Stringer
Office of the Comptroller
1 Centre Street
New York, NY 10007
Email: intergov@comptroller.nyc.gov

Hon. Jose Peralta
NYS Senator
32-37 Junction Boulevard
East Elmhurst, NY 11369

Hon. Joan L. Millman
NYS Assembly Member
341 Smith Street
Brooklyn, NY 11231

Hon. Charles Schumer
U.S. Senator
757 Third Avenue, Suite 17-02
New York, NY 10017

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

Hon. Nydia M. Velazquez
U.S. House of Representatives
266 Broadway, Suite 201
Brooklyn, NY 11211

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

Director
NYC Office of Environmental Coordination
100 Gold Street– 2nd Floor
New York, NY 10038

Daniel Walsh
NYC Department of Environmental Remediation

100 Gold Street
New York, NY 10038

Local News Media

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

New York Times
620 Eighth Ave.
New York, NY 10018

New York Daily News
450 W. 33 Street
New York, NY 10001

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

Public Water Supplier

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

Schools and Daycare Facilities:

1

John Ericsson Middle School 126
424 Leonard Street, Brooklyn, NY 11222
(718) 782-2527
Attn: Maria Ortega

2. Northside Charter High School
424 Leonard Street, Brooklyn, NY 11222
(347) 390-1273
Attn: Suzanne Curran

3. Automotive High School
50 Bedford Avenue, Brooklyn, New York 11222
(718) 218-9301
Attn: Caterina Lafergola

4. St. Stanislaus Kostka School
189 Driggs Avenue, Brooklyn, New York 11222
(718) 383-1970
Attn: Dorothea Jurkowski
5. Eileen Zaccone
ABC Infant & Toddler Center, Inc.
109 Nassau Avenue, Brooklyn, NY 11222
(718) 389-9004

Resident or Business Owners:

North

1. 75 ECKFORD LLC
75 ECKFORD STREET
BROOKLYN, NY 11222-4601

OCCUPANT
75 ECKFORD STREET
BROOKLYN, NY 11222-4601
2. DOM, INCORPORATED
261 DRIGGS AVENUE
BROOKLYN, NY 11222-3901

OCCUPANT
261 DRIGGS AVENUE
BROOKLYN, NY 11222-3901
3. 273 DRIGGS LLC
199 LEE AVENUE, STE 693
BROOKLYN, NY 11211-8919

OCCUPANT
273 DRIGGS AVENUE
BROOKLYN, NY 11222-3914

West

4. EAST STAR REALTY LLC

1740 EAST 27TH STREET
BROOKLYN, NY 11229-2511
OCCUPANT
498 LEONARD STREET
BROOKLYN, NY 11222-3911

5. JAMES P. CLARK JR
127 NASSAU AVENUE
BROOKLYN, NY 11222-4025

OCCUPANT
488 LEONARD STREET
BROOKLYN, NY 11222-3911

South

6. ECKFORD-GREENPOINT, LLC
C/O THE PILOT REAL ESTATE GROUP
10 GLENVILLE STREET
GREENWICH, CT 06831-3680

OCCUPANT
55 ECKFORD STREET
BROOKLYN, NY 11222-4601

East

7. 70 ECKFORD REALTY LLC
360 GREAT NECK ROAD
GREAT NECK, NY 11021-4227

OCCUPANT
70 ECKFORD STREET
BROOKLYN, NY 11222-4638

8. LINDA A. HUNGREDER
68 ECKFORD STREET
BROOKLYN, NY 11222-4638
OCCUPANT
68 ECKFORD STREET
BROOKLYN, NY 11222-4638

9. JEANINE GRIPPO
66 ECKFORD STREET
BROOKLYN, NY 11222-4638

OCCUPANT
66 ECKFORD STREET
BROOKLYN, NY 11222-4638

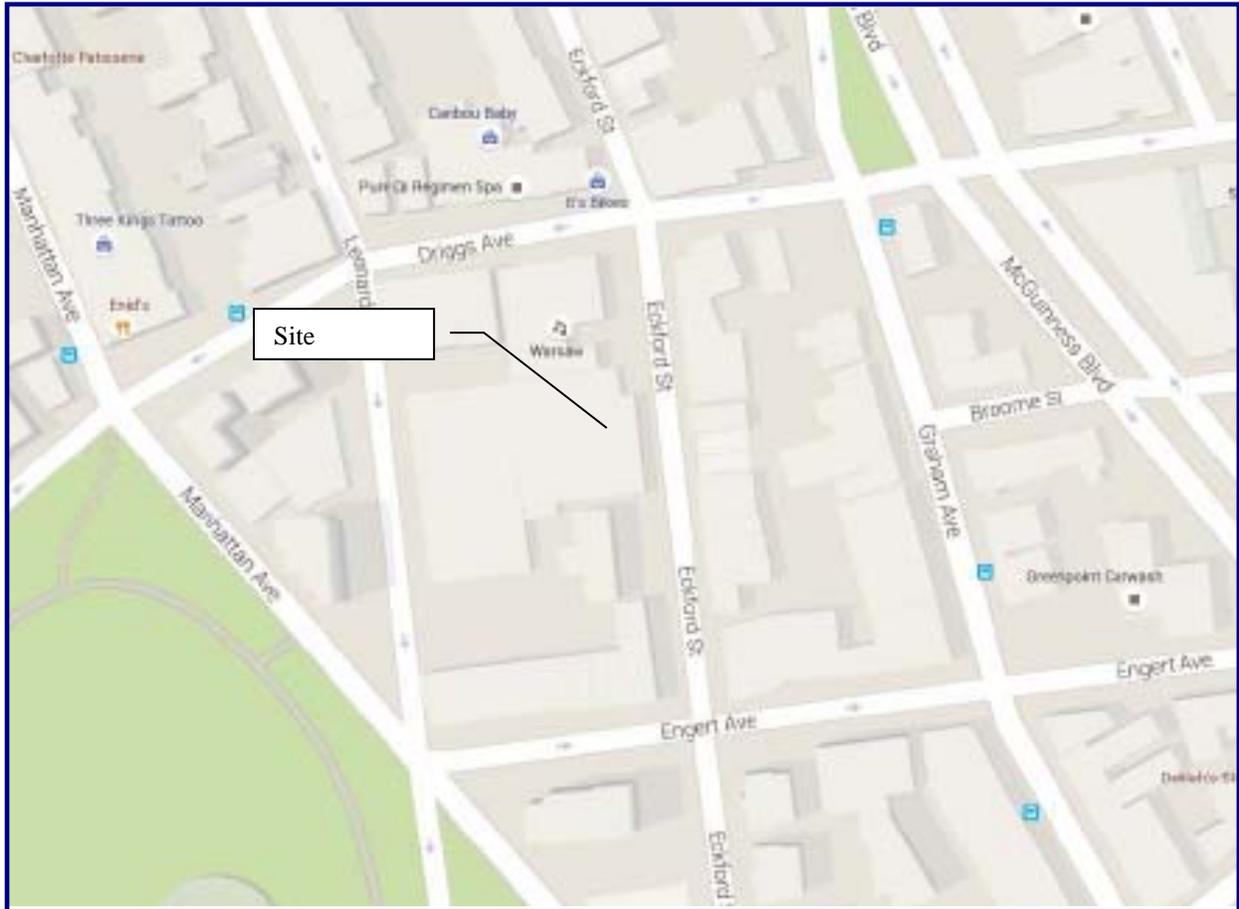
10. LINDA GRIPPO
64 ECKFORD STREET
BROOKLYN, NY 11222-4638

OCCUPANT
64 ECKFORD STREET
BROOKLYN, NY 11222-4638

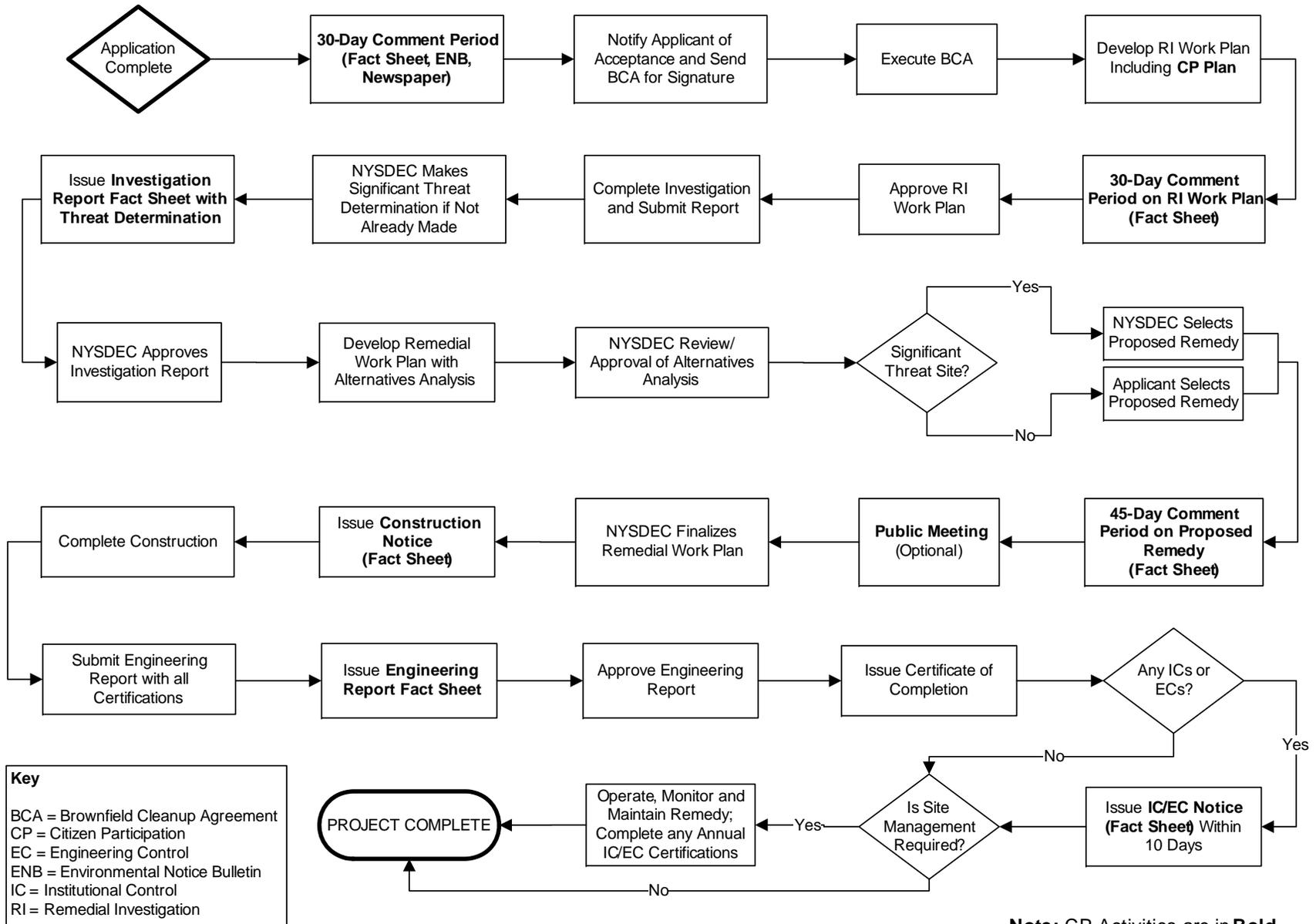
11. PAMELA MCGEE, AS TRUSTEE
62 ECKFORD STREET
BROOKLYN, NY 11222-4638

OCCUPANT
62 ECKFORD STREET
BROOKLYN, NY 11222-4638

Appendix C - Site Location Map



Appendix D– Brownfield Cleanup Program Process



Appendix E - Scoping Sheet



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: