



Brownfield Cleanup Program

Citizen Participation Plan

for

**473 President Street
Brooklyn, NY 11215**

MCP President Street, LLC
550 Grand Street
Brooklyn, NY 11211

December 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 (NYSDEC). Portions of this Citizen Participation Plan may be revised during the brownfield site’s remedial process.

Applicant: **MCP President Street LLC (“Volunteer”)**
Site Name: **473 President Street (“site”)**
Site Address: **473 President Street, Brooklyn, NY 11215**
Site County: **Kings County**
Site Number: **C224220**

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

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment;
- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process;
- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process;
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community; 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, New York State Department of Health (NYSDOH) and the Applicant representative project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

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

about the site and by other means, as appropriate.

Site Contact List

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods.

The site contact list includes, at a minimum:

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

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 CP 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 cleanup program is including on the following page.

Citizen Participation Requirements (Activities)	Timing of CP Activity(ies)
Application Process: (Complete)	
<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 	Within 20 days of the Agreement being executed.
<ul style="list-style-type: none"> • Prepare Remedial Investigation Work Plan (RIWP) 	Within 30 days of the Agreement being executed.
Before NYSDEC Approves Proposed Remedial Investigation Work Plan (RIWP):	
<ul style="list-style-type: none"> • Mail fact sheet to site contact list about RIWP Plan and 30-day public comment period • Conduct 30-day public comment period about proposed RIWP • Place approved RIWP in the document repository 	Before NYSDEC approves the RIWP, a 30-day public comment period begins/ends as per the dates identified in the fact sheet. A public meeting will not be held during the comment period. Once the NYSDEC approves the RIWP, place the approved document in the document repository.
Before NYSDEC Approves Remedial Investigation Report (RIR):	
<ul style="list-style-type: none"> • Mail fact sheet to site contact list that describes the remedial investigation (RI) results • Place approved RIR in the document repository 	Mail the fact sheet before the NYSDEC approves the RIR. Once the NYSDEC approves the RIR, place the approved document in the document repository.
Significant Threat Determination:	
<ul style="list-style-type: none"> • Mail fact sheet to site contact list that discusses significant threat determination. Combine the notice with another fact sheet where appropriate 	Determination may be made at any time during the remedial process but no later than 20 days after the NYSDEC approves the RIR.
Before NYSDEC Approves Remedial Action Work Plan (RAWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RAWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RAWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves RAWP, a 45-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.

Citizen Participation Requirements (Activities)	Timing of CP Activity(ies)
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	
Before NYSDEC Approves Final Engineering Report (FER):	
<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 FER and any proposed institutional/engineering controls 	Mail the fact sheet before the NYSDEC approves the FER. Once the NYSDEC approves the FER, place the approved document in the document repository.
NYSDEC Issues Certificate of Completion (COC):	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list within 10 days of issuance of COC 	At the time NYSDEC approves Final Engineering Report, place notice of COC in the document repository.

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 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.

Based on demographic information from the Census Bureau, there is a sizable Hispanic-American population near the site. Therefore, all future fact sheets will be translated into Spanish.

Based on previous investigations, historic uses of the site have included: a sash and door factory, a trim and planing mill, a soda bottling company, and a metal manufacturing company, and a warehouse. The site is currently used as a warehouse. A petroleum release was reported to the NYSDEC after a 3,500 unregistered fuel oil Underground Storage Tank (UST) failed a tank test and NYSDEC Spill No. 9412605 was assigned. The UST was abandoned in place, but no remediation was performed and the NYSDEC spill number remains open.

Contaminants of concern include chlorinated and petroleum-related Volatile Organic Compounds (VOCs), Semi-volatile Organic Compounds (SVOCs), metals, and pesticides in soil and groundwater and petroleum-related VOCs and chlorinated solvents in soil vapor. Contaminants are discussed in further detail in Section 4 below. The identified contaminants will be remediated to support the redevelopment of the site for commercial use in accordance with an NYSDEC-approved work plan.

Site information is available through Project Contacts mentioned in Section 2 and detailed in Appendix A. The BCP Application, which includes the previous investigations at the site and

future reports prepared for NYSDEC, will be available in the document repository discussed above in Section 2 and detailed in Appendix A. The RAWP will include schedules for the planned work to make Citizen Participation Plans (CPPs) as consistent as possible with DER's 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.

4. Site Information

Site Description

The site is located at 473 President Street in the Gowanus neighborhood of Brooklyn, NY, and is identified as the southern portion of New York City Tax Block 440, Lot 12. The site encompasses an area of 20,000 square feet (0.46 acres) and is improved with a one-story warehouse building with split occupancy. The northern portion of the building is not part of the BCP site (i.e. the northern adjoining property) and is occupied by the Royal Palms Shuffleboard Club. The southern portion of the building (i.e. the site) is occupied by two tenants – a lighting designer (West Fourth & Perry LTD) and a bicycle retailer (George Bliss). A Site Location Map is included as Appendix D.

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 (NYCPC) Zoning Map 16c, dated September 24, 2013, the Subject Property is located in an M1-2 zoning district. M1 districts typically include light industrial uses, but offices, hotels, and most retail uses are also permitted.

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. The site is currently occupied by two tenants—a lighting designer and a bicycle retailer. The bicycle retailer uses the space for storage only while the lighting designer uses his area for a showroom as well as storage. Historic uses of the property have included the following: sash and door factory (1886), a trim and planning mill (1904 to 1915), a soda bottling company (1938 to 1950), a metal manufacturing company (1969 to 1992), and a warehouse (1990s to present).

A petroleum release was reported to the NYSDEC after a 3,500 unregistered fuel oil UST failed a tank test and NYSDEC Spill No. 9412605 was assigned. The UST was abandoned in place, but no remediation was performed and the NYSDEC spill number remains open.

Prior to entry into the NYSDEC BCP, the following previous environmental investigations were conducted at the site and are summarized below:

- *Phase I Environmental Site Assessment (ESA), dated July 24, 2014, performed by Carlin, Simpson & Associates (CSA)*

- *Preliminary Due Diligence Review, performed in April 2015 by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. (Langan)*
- *Limited Subsurface Investigation, performed on May 28, 2015 by Langan*

Phase I ESA, dated July 24, 2014, performed by CSA

This report documented the Phase I ESA performed by Carlin, Simpson & Associates to identify recognized environmental conditions (RECs) in connection with the property. The assessment included a site reconnaissance, a well records search, and interviews with local government agencies and property representatives. Findings of the Phase I ESA as they relate to the site are as follows:

1. The site was listed in the NYSDEC Leaking Underground Storage Tanks database (Spill No. 9412605) because of an unregistered 3,500-gallon fuel oil tank, which failed a tank test in 1994. According to the owner, the tank was filled with sand and closed in-place; however, the petroleum release was not remediated and the spill number remains open.
2. Site records indicate the property has a history of industrial uses with limited information regarding waste management practices.
3. Contaminated groundwater from off-site sources may have impacted the site, including the Gowanus Canal and 318 Nevins Street (Verizon property), which was listed as a major oil storage facility with multiple reported spills.
4. A site reconnaissance performed on May 8, 2014 identified suspect asbestos containing material (ACM) in the form of pipe insulation, vinyl floor tiles, and ceiling tiles.
5. The site is located within the 100-year and 500-year flood zones.

Preliminary Due Diligence Review, performed in April 2015 by Langan

Langan performed a review of Sanborn Fire Insurance Maps (Sanborn Maps) and New York City Department of Building (NYCDOB) records to identify historical site uses. In addition, a search of the NYSDEC electronic Bulk Storage and Spills Incidents databases was performed. Findings of the preliminary due diligence review are summarized below.

- Based on review of the Sanborn Maps, historic use of the site has included a sash and door factory (1886), a trim and planning mill with machine shop (1904 to 1915), a soda bottling company (1938 to 1950), a metal manufacturing company (1969 to 1992), and a warehouse

(1990s to present). Two gasoline tanks were identified on Sanborn Maps dated 1938 and 1950.

- Certificates of Occupancy (CO) available on the NYCDOB online query system identified historical site uses as a warehouse and factory (1928), a bottling plant with 550-gallon gasoline UST (1938), and a die cutting facility (1959 to 2014). In addition, an oil burner application was filed for the site in 1947.
- Langan's review of NYSDEC's electronic Bulk Storage Database did not identify petroleum bulk storage tanks at the site. A review of the NYSDEC's electronic Spills Database identified one open spill incident for 473 President Street. NYSDEC Spill No. 9412605 was assigned after a 1994 tank failure test.

Limited Subsurface Investigation, performed on May 28, 2015 by Langan

The Limited Subsurface Investigation was conducted to investigate potential impacts from historical use of the site and open NYSDEC Spill No. 9412605. The Limited Subsurface Investigation was implemented on May 28, 2015, which included a geophysical survey, advancement of five soil borings, field screening and logging of soil, and collection of eight soil samples for analysis.

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

- Geophysical Survey: Anomalies consistent with USTs were identified near the northwest and southwest corners of the site building. In addition, a vault associated with a closed-in-place UST was identified within the southeast corner of the site.
- Subsurface Observations:
 - Historic fill was observed immediately below the asphalt/concrete cap to depths ranging from approximately 6 to 8 feet below site grade (bsg). The observed historic fill generally consisted of gray and dark brown fine- to coarse-grained sand with varying amounts of brick, gravel, glass, slag, and ash. The fill layer was underlain by fine- to medium-grained sand, and then clay. Groundwater-saturated soil was observed at about 8.5 feet bgs in two soil borings.
 - Soil exhibiting naphthalene-like odors and elevated VOC concentrations based on field screening with a photoionization detector (PID) was observed in two borings at depths ranging from 2 to 6 feet bsg.

- Analytical Results:
 - Four VOCs (acetone, 2-butanone, naphthalene, and total xylenes), sixteen SVOCs (acenaphthene, anthracene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, benzo(ghi)perylene, dibenzo(a,h)anthracene, dibenzofuran, fluoranthene, flourene, indeno(1,2,3-cd)pyrene, naphthalene, phenanthrene, and pyrene), one pesticide (4,4'-DDT) and five metals (arsenic, copper, lead, mercury, and zinc) were detected in soil at concentrations that exceed their respective Unrestricted Use Soil Cleanup Objective (SCO).
 - Ten SVOCs (benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, flouranthene, indeno(1,2,3-cd)pyrene, phenanthrene, and pyrene) and two metals (arsenic and mercury) exceeded their respective Commercial Use SCOs.

5. Investigation and Cleanup Process

Note: See Appendix D for a flowchart of the brownfield site remedial process.

Application

The Applicant has applied for and been accepted into New York's 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 in its Application proposes that the site will be used for commercial purposes.

To achieve this goal, the Applicant will conduct remedial 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, 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 or 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 Action Work Plan. The Remedial Action Work Plan describes the Applicant's proposed remedy for addressing contamination related to the site.

When the Applicant submits a proposed Remedial 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 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 oversees 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. The site contact list will receive a fact sheet that announces the completion of remedial activities and the review of the FER.

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 use the remediated site for the approved uses 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 brownfield site, such as a deed restriction that would prevent or restrict certain uses of the remediated site. An institutional control may be used when the remedial 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, such as a cap or vapor barrier.

Site management will be conducted by the Applicant as required. NYSDEC will provide appropriate oversight. Site management involves the institutional and engineering controls required for the brownfield site. Examples include: operation of a water treatment plant, maintenance of a cap or cover, and monitoring of groundwater quality. 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):

Melissa Sweet
Project Manager
NYSDEC
Division of Environmental Remediation
Remedial Bureau A
625 Broadway
Albany, New York 12233-7015
Phone: 518-402-9614
Email: melissa.sweet@dec.ny.gov

John Swartwout, P.E.
Chief, Remedial Section C, Remedial Bureau A
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, New York 12233
Phone: 518-402-9620
Email: john.swartwout@dec.ny.gov

New York State Department of Health (NYSDOH):

Kiran Mall
NYSDOH
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
Phone: 518-402-7860
Email: beei@health.ny.gov

Remedial Engineer and Volunteer's Representative:

Jason Hayes, P.E.
Langan Engineering
21 Penn Plaza
360 W 31st Street, 8th Floor
New York, New York 10001
Phone: 212-479-5427
Email: jahayes@langan.com

Michael Burke, CHMM
Langan Engineering
21 Penn Plaza
360 W 31st Street, 8th Floor
New York, New York 10001
Phone: 212-479-5414
Email: mburke@langan.com

Locations of Reports and Information

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

Carroll Gardens Branch Library
396 Clinton Street
Brooklyn, NY 11231
Phone: 718-596-6972
Hours: Mon, Thu-Fri 10am-6pm; Tue-Wed
10am-8pm; Sat 10:00am-5pm

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

Appendix B – Site Contact List

Chief executive officer and official(s) principally involved with relevant zoning and planning matters

Chief Executive Officer

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

Local Government Officials

New York City Comptroller

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

Public Advocate

Hon. Letitia James
1 Centre Street, 15th 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. Velmanette Montgomery
30 Third Avenue
Brooklyn, NY 11217

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, 2nd Floor
New York, New York 10038

Brooklyn Community Board 6

Craig Hammerman, District Manager
250 Baltic Street
Brooklyn, NY 11201

Brooklyn Community Board 6

Gary Reilly, Chairman
250 Baltic Street
Brooklyn, NY 11201

Environmental Protection Committee

Brooklyn Committee Board 6

Mark Shames
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, 9th Floor
New York, NY 10041

NYC Department of Environmental Protection

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

Kings County Clerk's Office

Nancy T. Sunshine, County Clerk
360 Adams Street, Room 189
Brooklyn, NY 11201

NYC Department of Environmental Protection

Office of Environmental Planning & Assessment
Julie Stein
96-05 Horace Harding Expressway
Flushing, NY 11373

Public Water Supplier which services the area in which the property is located

The responsibility for supplying water in New York City is shared between the NYC Department of Environmental Protection, the Municipal Water Finance Authority, and the New York City Water Board:

New York City Department of Environmental Protection

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

New York City Municipal Water Finance Authority

255 Greenwich Street, 6th Floor
New York, NY 10007

New York City Water Board

NYC Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
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

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

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

Impacto New York
225 West 35th Street, Suite 305
New York, NY 10001

Local news media from which the community typically obtains information (Continued)

La Voz Hispana NY
159 East 116th Street
New York, NY 10029

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

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

Brooklyn Daily Eagle
30 Henry Street
Brooklyn, NY 11201
Courier-Life Publications
1 Metro-Tech Center North - 10th Floor
Brooklyn, NY 11201

NY 1 News
75 Ninth Avenue
New York, NY 10011

Request for Contact

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

Schools and Day Care Facilities

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:

Rivendell School

(approximately 0.07 miles southeast)
Katy Hill, Executive Director
277 3rd Ave
Brooklyn, NY 11215
718-499-5667

PS 372 The Children's School

(approximately 0.16 miles southeast)
Arthur P. Mattia, Principal
512 Carroll Street
Brooklyn, NY 11215
718-624-5271

Bumble Bee Daycare

(approximately 0.20 miles southeast)
Martin Handler, Founder
258 4th Avenue
Brooklyn, New York 11218
(347) 422-0998

PS 32 Samuel Mills Sprole School

(approximately 0.25 miles northwest)
Denise Watson, Acting Principal
317 Hoyt Street
Brooklyn, NY 11231
718-222-6400

P.S. 133 William A. Butler

(approximately 0.35 miles northeast)
Heather Foster Mann, Principal
610 Baltic Street
Brooklyn, New York 11217
(718) 398-5320

Sunflower Child Care

(approximately 0.36 miles southeast)
Natalia Baechko, Owner
238 5th Avenue
Brooklyn, New York 11215
(718) 783-0738

Preschool of America, Inc

(approximately 0.37 miles northwest)

Joyce Heller

378 Baltic Street

Brooklyn, New York 11201

(718) 855-2889

Eladia's Kids

(approximately 0.40 miles east)

Eladia Causil-Rodriquez, Founder and Owner

147 5th Avenue

Brooklyn, NY 11217

718-622-3311

Kumon Math and Reading Center of Carroll Gardens

(approximately 0.40 miles northwest)

Natania Blumenkehl, Founder

337 Smith Street

Brooklyn, NY 11231

718-797-1944

Raindrops

(approximately 0.41 miles southeast)

Carlos and Yvette, Owner

314 5th Street

Brooklyn, NY 11215

718-840-0781

Language Laughter Studio

(approximately 0.42 miles northeast)

Pascale Setbon, Founder

137 Nevins Street

Brooklyn, NY 11217

718-596-2233

Hannah Senesh Community Day School

(approximately 0.42 miles west)

Nicole Nash, Head of School

342 Smith Street

Brooklyn, NY 11231

718-858-8663

PS 58 The Carroll School

(approximately 0.43 miles northwest)

Katie Dellostretto, Principal

330 Smith Street

Brooklyn, NY 11231

718-330-9322

Cobble Hill School for American Studies

(approximately 0.44 miles northwest)

Annamaria Mule, Principal

347 Baltic Street

Brooklyn, NY 11201

718-403-9544

John Jay HS Annex – School Garden Carroll Gardens – Hudson's House

(approximately 0.44 miles northwest)

Lenny Librizzi

347 Baltic Street

Brooklyn, New York 11201

(212) 788-7900

(approximately 0.44 miles west)

Deborah Capone, Executive Director

413 Smith Street

Brooklyn, New York 11231

(718) 522-2301

St. John's Kidz

(approximately 0.45 miles east from the site)

Patricia Major and Bernice Stewart-Alleyne, Co-Directors

34 Saint Johns Place

Brooklyn, NY 11217

718-789-0008

Warren Street Center for Children and Families

(approximately 0.46 miles northwest from the site)

Gloria Martinez

343 Warren Street

Brooklyn, New York 11201

(718) 237-9578

Helen Owen Carey Child Day Center

(approximately 0.47 miles east)

Deanna Butler, Director

71 Lincoln Place

Brooklyn, NY 11217

718-638-4100

Park Slope Christian Academy

(approximately 0.48 miles northeast)

Dr. Luis Alvarez, Lead Pastor

98 5th Avenue

Brooklyn, New York 11217

(718) 636-9363

PS/MS 282

(approximately 0.48 miles east)
 Rashan Hoke, Principal
 180 6th Avenue
 Brooklyn, NY 11217
 718-622-1626

St. Thomas Aquinas School

(0.48 miles southeast)
 Elizabeth Garraway, Principal
 211 8th Street
 Brooklyn, NY 11215
 (718) 377-0442

The Math and Science Exploratory School

(approximately 0.48 miles northeast)
 Arin M. Rusch, Principal
 345 Dean Street
 Brooklyn, NY 11217
 718-330-9328

Brooklyn High School of The Arts

(approximately 0.48 miles northeast)
 Margaret Lacey Berman, Principal
 345 Dean Street
 Brooklyn, NY 11217
 718-855-2412

Public School 38

(approximately 0.48 miles northeast)
 Yolanda Ramirez, Principal
 450 Pacific Street
 Brooklyn, NY 11217
 718-330-9305

Open House Nursery School

(approximately 0.50 miles northwest)
 Eileen Shannon, Director
 318 Warren Street #A
 Brooklyn, NY 11201

Our Lady of Peace School

(approximately 0.17 miles southeast)
 Attn: Principal
 522 Carroll Street
 Brooklyn, NY 11215
 718-624-5122

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

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

Current Site Owner

MCP President Street LLC
 550 Grand Street
 Brooklyn, NY 11211
 212-982-9467

Current Site Occupant

Housh Co. LLC
 473 President Street
 Brooklyn, NY 11215
 212-965-1238

Current Site Occupant

George Bliss
 473 President Street
 Brooklyn, NY 11215
 212-965-9334

Current Site Occupant

West Fourth & Perry LTD
 473 President Street
 Brooklyn, NY 11215
 917-603-2097

Adjacent properties include:

Lower East Side Ecology Center
 469 President Street
 Brooklyn, New York 11215
 212-477-4022

Royal Palms Shuffleboard Club
 514 Union Street
 Brooklyn, New York 11215
 347-223-4410

Crusader Candle Co Inc.
325 Nevins Street
Brooklyn, NY 11215
718-625-0005

Current Resident
478 President Street
Brooklyn, NY 11215

Bay Ridge Iron Works, Inc.
553 Union Street
Brooklyn, NY 11215

Ample Hills Creamery
305 Nevins Street
Brooklyn, NY 11215
347-240-3926

Pontone Brothers Association LLC
534 Union Street
Brooklyn, NY 11215

South Brooklyn Casket Co
532 Union Street
Brooklyn, NY 11215
718-852-6606

Katsina Inc.
482 President Street
Brooklyn, NY 11215

Current Resident
482 President Street
Brooklyn, NY 11215

Current Resident
484 President Street
Brooklyn, NY 11215

Current Resident
486 President Street
Brooklyn, NY 11215

Current Resident
488 President Street
Brooklyn, NY 11215

Current Resident
490 President Street
Brooklyn, NY 11215

Grace Orecchio
582 Ovington Avenue
Brooklyn, NY 11228

Current Resident
494 President Street #1
Brooklyn, NY 11215

Current Resident
494 President Street #2
Brooklyn, NY 11215

Current Resident
494 President Street #3
Brooklyn, NY 11215

South Brooklyn Realty
270 4th Avenue
Brooklyn, NY 11215

Current Resident
496 President Street
Brooklyn, NY 11215

Community, Civic, Religious and Environmental Organizations:

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

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

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

Gowanus Alliance
135 13th Street
Brooklyn, NY 11215
Attn: Paul Basile, President

Friends & Residents of Greater Gowanus
268 Smith Street
Brooklyn, NY 11231
Attn: Marilyn Oliva, Acting Representative

Appendix C – Site Location Map



LEGEND:

 BCP SITE BOUNDARY

GENERAL NOTES:

1. BASE MAP TAKEN FROM GOOGLE EARTH IMAGES DATED JUNE 19, 2014.

 21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212.479.8400 F: 212.479.8444 www.langan.com Langan Engineering, Environmental, Surveying and Technology Architecture, P.C. Langan Engineering and Environmental Services, Inc. Langan International Ltd. Collectively known as Langan	Project	Figure Title	Project No.	Figure No.
	473 PRESIDENT STREET	SITE LOCATION MAP	170361301	1
	BLOCK No. 440, PART OF LOT No. 12 BROOKLYN		Date	
	KINGS NEW YORK		9/14/2015	Scale
			1"=1500'	Drawn By
		MB	Checked By	
		NCR	Submission Date	Sheet 1 of 1
		-		

Appendix D– Brownfield Cleanup Program Process

