



Brownfield Cleanup Program

Citizen Participation Plan

for
335 Bond Street
Brooklyn, New York

E & M Realty Corp.
335 Bond Street
Brooklyn, New York 11231

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

Applicant: **E & M Realty Corp. (“Volunteer”)**
Site Name: **335 Bond Street (“Site”)**
Site Address: **335 Bond Street, Brooklyn, NY**
Site County: **Kings County**
Site Number: **C224225**

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 and New York State Department of Health (NYSDOH) 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. 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:	
<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 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 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.

Since the site is not located in an Environmental Justice Area or a neighborhood containing a significant number of occupants who primarily speak a language other than English, there is no need to translate future fact sheets into another language.

Based on previous investigations, historic uses of the site have included: masonry materials storage, lath and lumber yard, a garage with possible auto servicing and gasoline storage, a commercial delivery service, and a manufacturing service. The site has been used as a commercial car/livery service since 2002.

Contaminants of concern include chlorinated volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and metals in soil, chlorinated VOCs and metals in groundwater, and chlorinated solvents, petroleum-related and other VOCs 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 335 Bond Street in the Gowanus neighborhood of Brooklyn, New York and is identified as Block 445, Lot 1 on the New York City Tax Map. The site has an area of approximately 0.36 acres, and is occupied by a one-story office building and garage operated by NYC Two Way International, a private car and limousine service. The building includes a partial cellar, which houses an abandoned aboveground storage tank (AST) in a concrete vault. The site is bound by a two-story residential building and an industrial lot to the north; a two-story industrial and commercial building to the east; Carroll Street to the south; and Bond Street to the west. Surrounding properties are predominantly occupied by mixed-use industrial and commercial developments (north, east and south) and residential developments (west). A Site Location Map is included as Appendix C.

According to the United States Geological Survey (USGS) Brooklyn, N.Y. Quadrangle 7.5-minute Series Topographic Map, the site sits at an elevation of approximately 10 feet above mean sea level (msl) . The topography of the site is generally level, and the surrounding area slopes gently east toward the Gowanus Canal.

According to the New York City Planning Commission (NYCPC) Zoning Map 16c, dated September 24, 2013, the Site is located in an M2-1 manufacturing district. The M2 districts occupy the middle ground between light and heavy industrial areas; however, based on the requirements listed in the City of New York Department of City Planning Zoning Resolution, Article IV: Manufacturing District Regulations, dated October 19, 2013, certain types of retail and office spaces are permitted in M2 Districts.

History of Site Use, Investigation, and Cleanup

The Site and surrounding area are located in an urban setting historically characterized by industrial and commercial development. The Site is currently occupied by a one-story office building and garage operated by NYC Two Way International, a private car and limousine service. Historic uses of the property have included the following: masonry materials storage, lath and lumber yard (1886 to 1922), garage with possible auto servicing and gasoline storage (1925 to 1938), commercial delivery service (1969 to 1980), manufacturing services (1981 to 1996) and a commercial car/livery service (from at least 2002 to present).

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

- *Subsurface Investigation Letter Report, 335 Bond Street, Brooklyn, New York, dated May 6, 2015, prepared by Langan*

Subsurface Investigation Letter Report, dated May 6, 2015, prepared by Langan

The subsurface investigation was implemented on May 2, 2015 to evaluate possible impacts to soil, soil vapor, and groundwater due to historical use of the site. The subsurface investigation included a geophysical survey, advancement of five soil borings, field screening and logging of soil, collection of five soil samples for analysis, installation of one temporary groundwater monitoring well, collection of one groundwater sample, installation of one temporary sub-slab soil vapor sampling point and collection of one soil vapor sample.

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

- **Chlorinated Solvent Impacts** – Based on field observations and analytical results, soil, groundwater, and soil vapor has been impacted by chlorinated solvents including tetrachloroethene (PCE).
- **Abandoned Aboveground Storage Tank (AST)** – Langan observed an abandoned, approximately 1,000-gallon AST located within a concrete vault in the building basement. Upon observation, the AST was significantly corroded and approximately 3- to 4-inches of standing water was noted at the base of the vault. The fill line associated with the AST was observed to be cut, and evidence of fill port removal operations were observed (i.e., a concrete sidewalk patch) on the adjacent sidewalk along Carroll Street.
- **Potential Drainage Features** – One approximately 14-inch by 14-inch steel plate covering a potential drainage feature was located in the central portion of the garage. Debris including a concrete block, bricks, and soil were observed beneath the steel plate. The top four inches of the potential drainage feature were exposed and appeared to be constructed of the existing concrete slab and brick. A second potential drainage feature was observed approximately 2 feet to the southwest and was covered by an approximately 24-inch by 24-inch steel plate. The function of the potential drainage features is unknown.
- **Soil** – Below the garage slab, the subsurface strata consists of fill material characterized by loose, brown, fine to coarse sand with some brick and concrete fragments, and trace coal ash. The fill layer extended to depths ranging from approximately 4 to 8.5 feet below ground surface (bgs) and was intersected by layers of degraded concrete and brick at varying depths. Native sands and silty sands were observed beneath the fill layer in depth intervals ranging from approximately 4 to 9 feet bgs. A sweet, solvent-like odor was noted in SB03 at a depth interval of 5 to 6 feet bgs. One VOC (tetrachloroethene [PCE]) and three SVOCs (benzo(a)anthracene, benzo(k)fluoranthene and chrysene) were detected in soil at

concentrations exceeding their respective Unrestricted Use and/or Restricted Soil Cleanup Objectives (SCOs). Five metals (arsenic, copper, lead, nickel and mercury) were detected above their Unrestricted Use SCOs; arsenic and mercury were also detected at concentrations above their Restricted Use Residential SCOs.

- **Groundwater** – Groundwater was encountered in all five soil borings at depths ranging from 6 to 8.5 feet bgs. One VOC (cis-1,2-dichloroethene) and five metals (aluminum, iron, manganese, selenium and sodium) were detected in groundwater at concentrations exceeding their respective NYSDEC Technical and Operational Guidance Series, Ambient Water Quality Standards (TOGS AWQS).
- **Soil Vapor** – Two VOCs (trichloroethene [TCE] and PCE) were detected at concentrations exceeding their respective NYSDOH Air Guidance Values (AGV) standards. Several other VOCs were also detected in soil vapor samples.

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):

John Swartwout
Project Manager
NYSDEC
Division of Environmental Remediation
Remedial Bureau A
625 Broadway
Albany, New York 12233-7015
Phone: 518-402-9620
Email: john.swartwout@dec.ny.gov

Jessica Steinberg-Albin, Esq.
Project Attorney
NYSDEC
Office of General Counsel
One Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
Email: jessica.albin@dec.ny.gov

New York State Department of Health (NYSDOH):

NYSDOH technical staff person once an assignment has been made
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
Phone: 518-402-7860
Email: BEEI@health.ny.gov

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. Jesse Hamilton
1669 Bedford Avenue, 2nd Floor
Brooklyn, NY 11225

NYS Assembly Member

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

NYC Council Member

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

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

NYC Department of Environmental Protection
Office of Environmental Planning & Assessment
Julie Stein
59-17 Junction Blvd
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

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

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

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

Brooklyn Daily Eagle
30 Henry Street
Brooklyn, NY 11201

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:

New Horizons School
(approximately 0.13 miles northwest)
317 Hoyt Street
Brooklyn, NY 11231
Deanna Sinito, Principal
(718) 222-6420

P.S. 32 Samuels Mills Sprole School
(approximately 0.14 miles northwest)
317 Hoyt Street
Brooklyn, NY 11231
Deborah Florio, Principal
(718) 222-6400

Rivendell School
(approximately 0.25 miles east)
277 3rd Avenue
Brooklyn, NY 11215
Katy Hill, Executive Director
(718) 499-5667

Bethel Day Care Center
(approximately 0.30 miles northwest)
242 Hoyt Street
Brooklyn, NY 11217
Venessa Edness, Executive Director
(718) 834-9292

New Dawn Charter High School
(approximately 0.30 miles northwest)
242 Hoyt Street
Brooklyn, NY 11217
Dr. Sara M. Asmussen, Executive Director
(347) 505-9191

P.S. 372 The Children's School
(approximately 0.30 miles east)
512 Carroll Street
Brooklyn, NY 11215
Arthur Mattia, Principal
(718) 624-5271

Hannah Senesh Community School
(approximately 0.30 miles west)
342 Smith Street
Brooklyn, NY 11231
Nicole Nash, Head of School
(718) 858-8663

P.S. 58 The Carroll School
(approximately 0.32 miles northwest)
330 Smith Street
Brooklyn, NY 11231
Katie Dello Stritto, Interim Acting Principal
(718) 330-9322

The Olive Treehouse Group, LLP
(approximately 0.33 miles southwest)
413 Smith Street
Brooklyn, NY 11231
Deborah Capone, Executive Director
(718) 522-2301

Al Madinah School
(approximately 0.33 miles south)
383 3rd Avenue
Brooklyn, NY 11215
Sr. Rabab Mosalamm, Supervisor
(718) 222-4986

Bumble Bee Daycare
(approximately 0.35 miles southeast)
258 4th Avenue
Brooklyn, NY 11218
Ms. Eunice, Owner
(347) 422-0998

Child's Play NY
(approximately 0.37 miles west)
389 Court Street
Brooklyn, NY 11231
Jocelyn Greene, Founder, Executive Director
(347) 406-2177

Cobble Hill School of American Studies
(approximately 0.42 miles north)
347 Baltic Street
Brooklyn, NY 11201
Anna Maria Mule, Principal
(718) 403-9544

Wyckoff Gardens Community Center
(approximately 0.44 miles northeast)
272 Wyckoff Street
Brooklyn, NY 11217
Sandra McCoy, Program Director
(718) 834-8595

Bambi Childcare
(approximately 0.45 miles west)
73 3rd Place
Brooklyn, NY 11231
Oksana Magomedova, Branch Manager
(718) 802-1016

International School of Brooklyn
(approximately 0.47 miles southwest)
477 Court Street
Brooklyn, NY 11231
Rebecca Skinner, Head of School
(718) 369-3023

Court Street AMICO Daycare
(approximately 0.47 miles northwest)
292 Court Street
Brooklyn, NY 11231
Jerry Chiappetta, Executive Director
(718) 855-1778

Open House Nursery School
(approximately 0.47 miles north)
381 Warren Street
Brooklyn, NY 111201
Eileen Shannon, Director
(718) 625-5252

Strong Place for Hope Day Care Center
(approximately 0.47 miles southeast)
333 2nd Street
Brooklyn, NY 11215
Sarah Pabst, Principal
(718) 499-0747

School for International Studies
(approximately 0.48 miles northwest)
284 Baltic Street
Brooklyn, NY 11201
Jillian Juman, Principal
(718) 330-9390

P.S. 133 William A Butler
(approximately 0.49 miles northeast)
610 Baltic Street
Brooklyn, New York 11217
Heather Foster Mann, Principal
(718) 398-5320

Natalie's Sunflower Academy LLC
(approximately 0.50 miles east)
238 5th Avenue
Brooklyn, NY 11215
Natalie Baechko, Owner
(718) 783-0738

J.H.S. 051 William Alexander School
(approximately 0.50 miles southeast)
350 5th Avenue
Brooklyn, NY 11215
Lenore DiLeo Berner, Principal
(718) 369-7603

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

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

Current Site Owner

E&M Realty Corp.
335 Bond Street
Brooklyn, NY 11231
(718) 643-3900

Current Site Occupant

Corporate Transportation Group
335 Bond Street
Brooklyn, NY 11231
(718) 228-1462

Adjacent properties include following current owners and corresponding current property occupants:

Current Site Owner

Ronald Mehlman
333 Bond Street, Brooklyn, NY 11231
Unknown Phone Number

Current Site Occupant

Ronald Mehlman
333 Bond Street, Brooklyn, NY 11231
Unknown Phone Number

Current Site Owner

383 Carroll Street LLC
15 Cold Spring Court, Staten Island, NY 10304
Unknown Phone Number

Current Site Occupant

Square Design Inc.
327 Bond Street, Brooklyn, NY 11231
(718) 522-7576

Current Site Owner

383 Carroll Street LLC
15 Cold Spring Court, Staten Island, NY 10304
Unknown Phone Number

Current Site Occupant

Lavender Lake
383 Carroll Street, Brooklyn, NY 11231
(347) 799-2154

Current Site Owner

City of New York
Fire Department
9 Metrotech Centre
Brooklyn, NY 11201
(718) 999-2000

Current Site Occupant

Fire Department City of New York Emergency
Medical Services Station 32
400 Carroll Street, Brooklyn, NY 11231
(718) 999-2770

Current Site Owner

363 Gowanus Developers, LLC
90 Woodbridge Center Drive, Suite 600
Woodbridge, NJ 07095
Unknown Phone Number

Current Site Occupant

Site under construction
Occupant contact information unknown.

Current Site Owner

Mary Star of the Sea Senior Housing Development
344 Carroll Street, Brooklyn, NY 11231
(718) 722-6000

Current Site Occupant

Mary Star of the Sea Senior Housing Development
344 Carroll Street, Brooklyn, NY 11231
(718) 722-6000

Current Site Owner

Richard T. Beaman
362 Carroll Street, Brooklyn, NY 11231
Unknown Phone Number

Current Site Occupant

Richard T. Beaman
362 Carroll Street, Brooklyn, NY 11231
Unknown Phone Number

Current Site Owner

Joseph A. Gagliardo
364 Carroll Street, Brooklyn, NY 11231
Unknown Phone Number

Current Site Occupant

Joseph A. Gagliardo
364 Carroll Street, Brooklyn, NY 11231
Unknown Phone Number

Current Site Owner

363 Carroll Street Corp.
906 President Street, Brooklyn, NY 11215
Unknown Phone Number

Current Site Occupant

363 Carroll Street, Brooklyn, NY 11231
Occupant contact information unknown.

Current Site Owner

340 Bond LLC
1975 Linden Blvd., Suite 207, Elmont New York
11003
Unknown Phone Number

Current Site Occupant

342 Bond Street, Brooklyn, NY 11231 Occupant
contact information unknown.

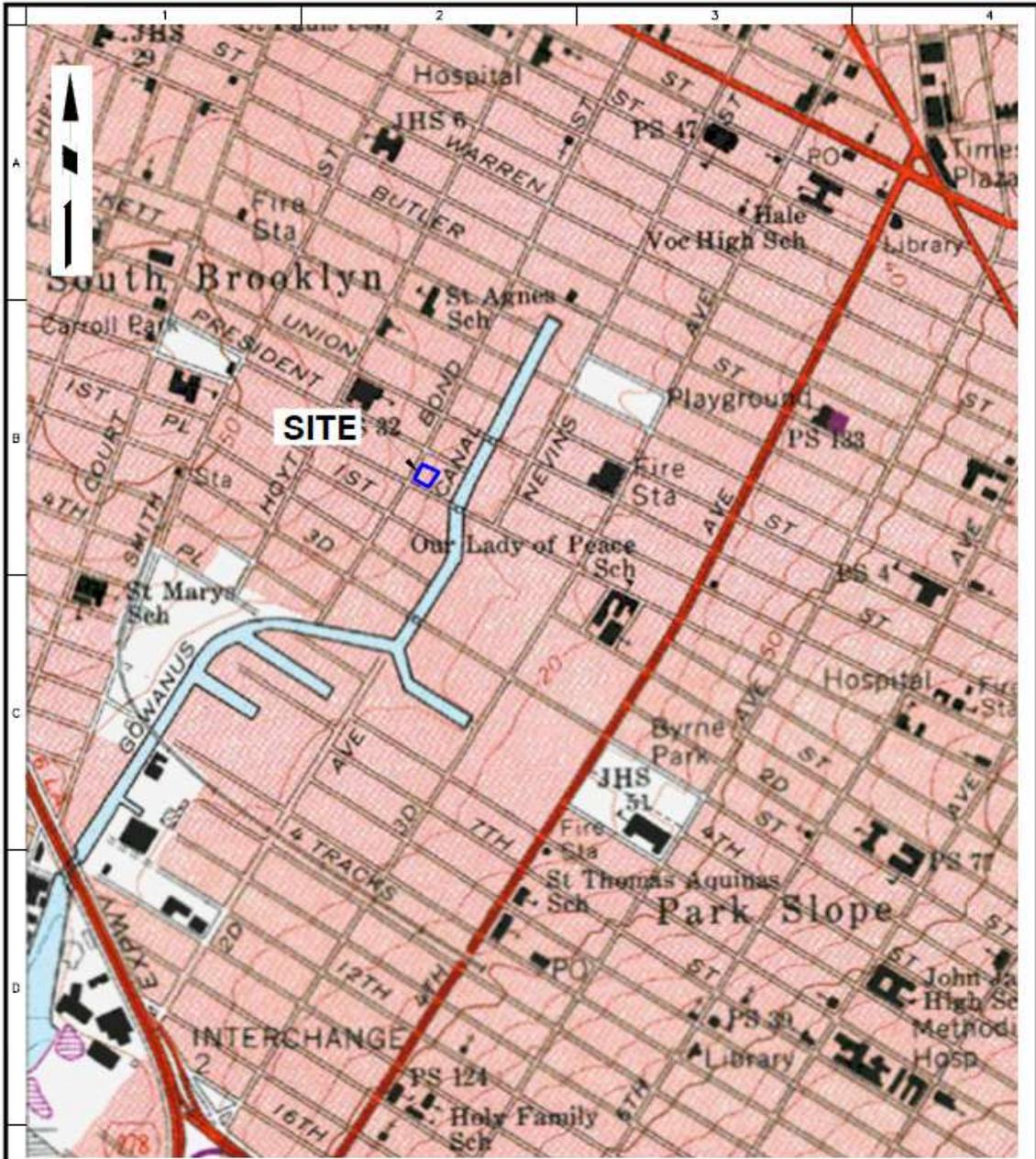
Current Site Owner

Joan Salome Rodriguez
406 President Street, Brooklyn, NY 11231
Unknown Phone Number

Current Site Occupant

Joan Salome Rodriguez
406 President Street, Brooklyn, NY 11231
Unknown Phone Number

Appendix C – Site Location Map

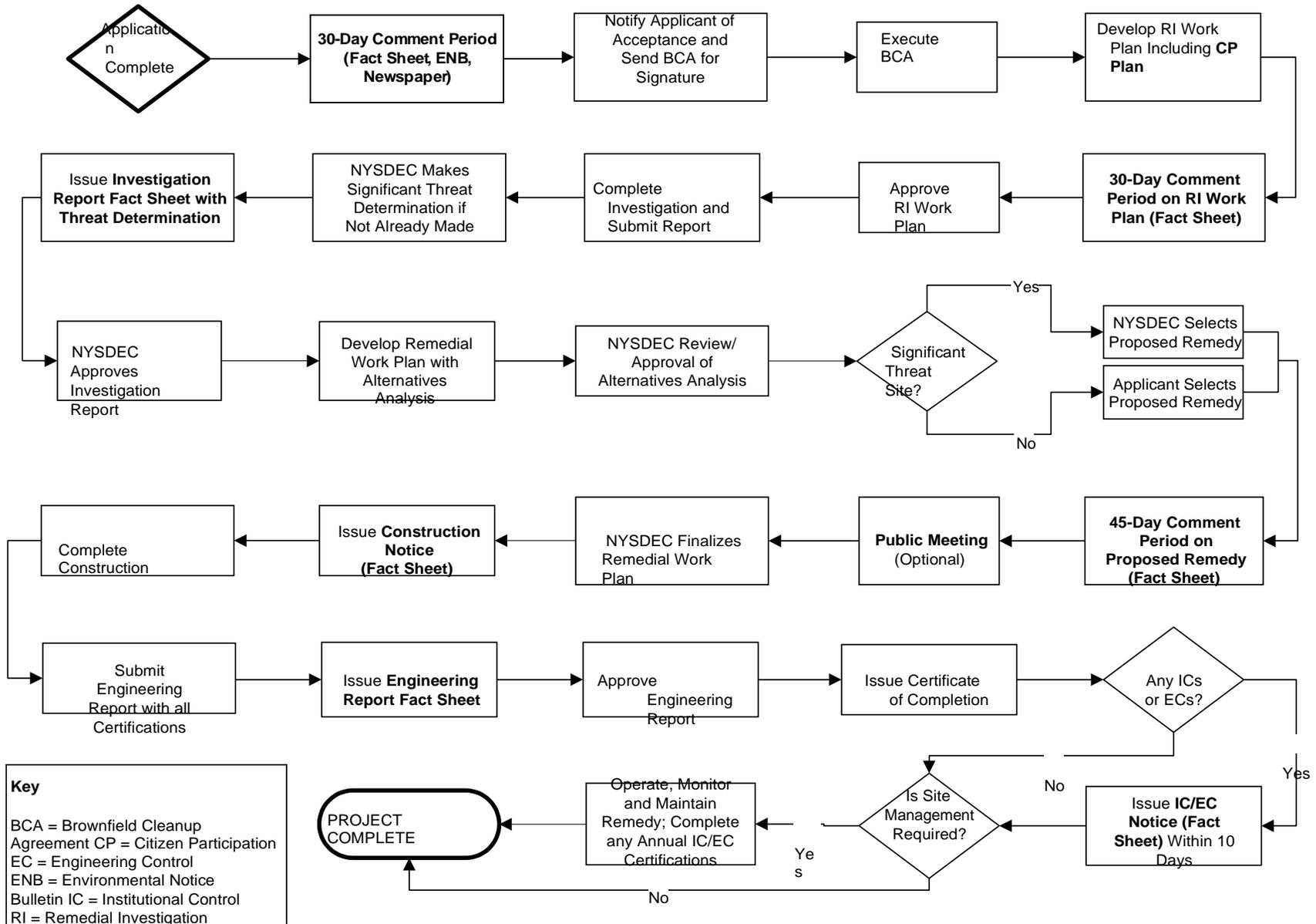


MAP REFERENCE: USGS 7.5-MINUTE TOPOGRAPHIC MAP, NEW YORK STATE, BROOKLYN COUNTY, BROOKLYN, NEW YORK, 1967, REVISED 1979

<p>21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com</p> <p>Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Langan (CT), Inc. Langan International LLC Collectively known as Langan</p>	Project	Figure Title	Project No.	Figure	
	335 BOND STREET	SITE LOCATION MAP	170362501	1	
	BLOCK No. 445, LOT No. 1 BROOKLYN		Date	05/01/2015	
	KINGS NEW YORK		Scale	NTS	
			Drawn By	MLR	Checked By
		Submission Date		Sheet 1 of 5	

Style Table: Langan.tbl Layout: ANSIA-SP

Appendix D– Brownfield Cleanup Program Process



Note: CP Activities are in **Bold**