



**Department of  
Environmental  
Conservation**

# **Brownfield Cleanup Program**

## **Citizen Participation Plan for Atlantic Chestnut – Lot 1**

September 2016

C224234  
3264 Fulton Street  
Brooklyn, NY 11201

**Prepared by:**



**AKRF, Inc.**

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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: **Atlantic Chestnut Affordable Housing LLC (“Applicant”)**  
Site Name: **Atlantic Chestnut – Lot 1 (“Site”)**  
Site Address: **3264 Fulton Street**  
Site County: **Kings**  
Site Number: **C224234**

## **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 who 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 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 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.

**Note:** The first Site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the Site. See <http://www.dec.ny.gov/chemical/61092.html>.

Subsequent fact sheets about the Site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive Site information in paper form. Please advise the NYSDEC Site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

#### *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 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.

As of the date the declaration (page 2) was signed by the NYSDEC project manager, the significant threat determination for the Site had not yet been made.

To verify the significant threat status of the Site, the interested public may contact the NYSDEC project manager identified in Appendix A.

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

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

This section of the 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.

#### *Current Issues*

The Site is part of Census Tract 1178. According to the 2009-2013 American Community Survey (ACS) Profile Survey Data, approximately 30.8% of the population in Census Tract 1178 is living below the poverty line, compared to the national poverty rate of 11.3% and the New York State poverty rate of 14.2%. The unemployment rate for Census Tract 1178 is 11.1%, compared to the New York City unemployment rate of 5.7% (as of March 2016) and the National unemployment rate of 5% (as of April 2016).

The Site is located within the Cypress Hills/East New York Brownfield Opportunity Area (BOA). The Cypress Hills neighborhood in East New York has suffered economically since the 1960s and 1970s when blockbusting left the neighborhood virtually abandoned. Resulting housing mortgage scandals caused mass foreclosures and most of the original housing stock was vacated and left to deteriorate. Since the late 1950s, East New York has been plagued by gang activity, drug use, high crime rates, and underperforming public schools. The objectives of the BOA include expanding affordable housing, creating green manufacturing opportunities, and improving access to public transit and open space.

The Site is 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.

Because the Site is located in an area with a large Hispanic-American community (approximately 56% based on 2010 Census data), all fact sheets will be translated into Spanish.

The Site is approximately 65,944 square feet and consists of a concrete and asphalt-paved parking and loading area (northern portion) and the northern extents of a series of vacant, interconnected, fire-damaged factory buildings (southern portion). The Site had remained vacant since a July 2012 fire that caused severe damage to the southeastern portion of the Site. Since that time, these vacant industrial buildings have blighted the neighborhood. As the Site is currently capped, there are currently no potential on-site exposure pathways.

The proposed redevelopment plan includes the demolition of the existing buildings and the construction of a new mixed-use building with affordable apartment units and commercial and/or community facility space. Redevelopment and remediation of the Site under the BCP will eliminate the current concerns in connection with the Site's current blighted condition while providing affordable housing and community resources.



### *Potential Remediation/Construction-Related Issues*

Issues of concern during the on-site remediation phase will likely include those related to the on-site handling and off-site disposal of contaminated soil. The likely concern to the surrounding community will be the possibility of the generation of vapors or dust from the Site during remediation. On-site air quality and dust levels will be monitored during any soil excavation and removal activity in accordance with a Site-specific Health and Safety Plan (HASP) that will be included as part of the Remedial Work Plan (RWP). Dust suppression techniques will be employed to prevent the generation of dust. All air and dust monitoring will be performed in accordance with NYSDOH's Community Air Monitoring Program (CAMP).

A likely additional remediation/construction concern will be the potential presence of trucks traveling through the community, and parking or idling at or near the Site during soil excavation and disposal. The RWP will include provisions for on-site soil handling techniques that minimize the number of trucks and duration of time within or near the Site. In addition, provisions will be included to restrict truck traffic (to the extent possible) to designated routes along main roads while minimizing traffic within the community.

The concern over construction-related noise is a common one for communities in which redevelopment is occurring. Construction plans will minimize noise to the extent possible and the operation of heavy equipment will be restricted to normal working hours as will be set forth in the required NY City-issued permits.

## **4. Site Information**

### *Site Description*

The Site is approximately 65,944 square feet and consists of a concrete and asphalt-paved parking and loading area (northern portion) and the northern extents of a series of vacant, interconnected, fire-damaged factory buildings (southern portion). The Site is bound to the north by Fulton Street and the elevated J and Z Metropolitan Transit Authority (MTA) subway tracks; to the east by Euclid Avenue, followed by residential properties; to the south by vacant manufacturing buildings; and to the west by Chestnut Street, followed by commercial properties. The Site is located in an urban area predominantly consisting of residential, commercial, transportation, and manufacturing uses. Appendix C contains a map identifying the location of the Site.

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

The Site is currently vacant. Historic records indicated that the Site was developed with residences and a road as early as 1887, and with industrial and manufacturing uses, including the Columbia Machine Works and Malleable Iron Company, the Columbia Cable and Electric Corporation, Blue Ridge Farms, Inc., and Chloe Foods Corp. between 1908 and 2012. Additional historical uses that may have affected subsurface conditions beneath the Site include blacksmithing and stamping, a brass foundry, wood working, a machine shop, tank and engine rooms, an iron works, wire braiding, and cable manufacturing.

AKRF conducted a Remedial Investigation (RI) at the Site in January 2016 that included the installation of three borings, with the collection and laboratory analysis of six soil samples, one

groundwater sample, and one soil vapor sample. An ambient air sample was collected for comparison and quality assurance/quality control (QA/QC) purposes.

The RI documented that soil beneath the Site consists of fill material (sand, gravel, silt, concrete, brick, ash, and asphalt) up to depths of approximately 11 feet below grade, underlain by sand and gravel to approximately 40 feet below grade. Groundwater was encountered at approximately 30 feet below grade.

Analytical sample data indicated that soil, groundwater, and soil vapor are contaminated with petroleum-related compounds, chlorinated solvents, and some metals. Elevated levels of petroleum-related compounds and solvents detected in the northern portion of the Site are likely related to historic on-site industrial operations. Elevated levels of metals seem to be attributable to historic fill observed during the RI.

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

### *Application*

The Applicant has applied for and been accepted into the 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 restricted residential and commercial purposes.

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

### *Investigation*

The Applicant completed a Remedial Investigation before it entered into the BCP. The Applicant will prepare a Supplemental Remedial Investigation Work Plan (SRIWP), which is subject to public comment as noted in Appendix D. After the SRIWP has been performed, NYSDEC will determine if the investigation goals and requirements of the BCP have been met or if additional work is needed before a remedy can be selected.

The goals of the supplemental investigation will be as follows:

1. Define the nature and extent of contamination in soil, groundwater, soil vapor, and any other affected media;
2. Identify the source(s) of the contamination;
3. Assess the impact of the contamination on public health and/or the environment; and

4. Provide information to support the development of a Remedial Work Plan to address the contamination, or to support a conclusion that the contamination does not need to be addressed.

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.

#### *Interim Remedial Measures*

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

#### *Remedy Selection*

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

1. The Applicant may recommend in its investigation report that no action is necessary at the Site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a “Certificate of Completion” (described below) to the Applicant.

or

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

When the Applicant submits a draft Remedial Work Plan for approval, NYSDEC would announce the availability of the draft 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 selected remedy is formalized in the Site Decision Document.

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 Certificate of Completion (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*

The purpose of Site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the Site cleanup program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the Site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

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

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

Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats 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):

Manfred Magloire Project Manager NYSDEC Region 2 1 Hunter's Point Plaza 47-40 21 <sup>st</sup> Street Long Island City, NY 11101 Tel: (718) 482-4078 Email: <a href="mailto:Manfred.magloire@dec.ny.gov">Manfred.magloire@dec.ny.gov</a>	Thomas Panzone Citizen Participation Specialist NYSDEC Region 2 1 Hunters Point Plaza 47-40 21 <sup>st</sup> Street Long Island City, NY 11101 Tel: (718) 482-4953 Email: <a href="mailto:Thomas.panzone@dec.ny.gov">Thomas.panzone@dec.ny.gov</a>
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#### New York State Department of Health (NYSDOH):

Justin Deming  
Project Manager  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
Tel: (518) 402-7860  
Email: [BEEI@health.ny.gov](mailto:BEEI@health.ny.gov)

## Appendix B Site Contact List

### *1. Local, State, and Federal Officials*

Hon. Bill de Blasio Mayor of New York City City Hall New York, New York 10007-1200	Hon. Scott M. Stringer New York City Comptroller 1 Centre Street New York, New York 10007
Hon. Eric L. Adams Brooklyn Borough President 209 Joralemon Street Brooklyn, New York 11201	Hon. Martin Malave Dilan NY State Senator 573 Metropolitan Avenue Brooklyn, New York 11211
Hon. Rafael Espinal New York City Council District 37 786 Knickerbocker Avenue Brooklyn, New York 11207	NYC Department of City Planning Attn: Carl Weisbrod, Commissioner 22 Reade Street New York, New York 10007
NYC Department of City Planning Brooklyn Borough Office 16 Court Street, 7 <sup>th</sup> Floor Brooklyn, New York 11241	Daniel Walsh, Director Mayor's Office of Environmental Remediation 100 Gold Street, 2 <sup>nd</sup> Floor New York, New York 10038
Nancy T. Sunshine Kings County Clerk 360 Adams Street, Room 189 Brooklyn, NY 11201	Hon. Charles Schumer U.S. Senate 780 Third Avenue, Suite 2301 New York, NY 10017
Hon. Nydia Velazquez U.S. House of Representatives 266 Broadway, Suite 201 Brooklyn, NY 11211	Hon. Kirsten Gillibrand U.S. Senate 780 Third Avenue, Suite 2601 New York, New York 10017
Hon. Erik M. Dilan NYS Assemblymember 366 Cornelia Street Brooklyn, NY 11237	

2. Residents, Owners, and Occupants of the Site and Adjacent Properties

The Site, Block 4143, Lot 1, is currently owned by Atlantic Chestnut Affordable Housing, LLC, located at 902 West Broadway, 13<sup>th</sup> Floor, New York, NY 10010. A list of adjacent properties and owners is provided below:

<u>Adjacent to the north:</u>	<u>Adjacent to the south:</u>
<p><u>Block 4128, Lot 1</u> Current Occupant 3247 Fulton Street Brooklyn, New York 11208</p>	<p><u>Block 4143, Lot 2</u> 235 Chestnut Street Brooklyn, New York 11208 % Atlantic Chestnut Affordable Housing, LLC (Occupant/Owner) 902 Broadway, 13<sup>th</sup> Floor New York, NY 10010</p>
<p>TJA Realty, LLC (Owner) 2415 Ocean Parkway Brooklyn, New York 11235</p>	
<p><u>Block 4128, Lot 71</u> Current Occupant 3249 Fulton Street Brooklyn, New York 11208</p>	
<p>TJA Realty, LLC (Owner) 2415 Ocean Parkway Brooklyn, New York 11235</p>	
<p><u>Block 4128, Lot 70</u> Jenkins, Clifford (Occupant/Owner) 3255 Fulton Street Brooklyn, New York 11208</p>	
<p><u>Block 4128, Lot 66</u> Hakim, Mohamed A. (Occupant/Owner) 3263 Fulton Street Brooklyn, New York 11208</p>	
<p><u>Block 4128, Lot 54</u> RC CH Blessed Sacrament (Occupant/Owner) 204 Euclid Avenue Brooklyn, New York 11208</p>	

<u>Adjacent to the east:</u>	<u>Adjacent to the west:</u>
<p><u>Block 4145, Lot 32</u>            Current Occupant            3286 Fulton Street            Brooklyn, New York 11208</p>	<p><u>Block 4141, Lot 25</u>            Ishmail, Amir Alli            (Occupant/Owner)            3244 Fulton Street            Brooklyn, New York 11208</p>
<p>Eber &amp; Southern, Inc. (Owner)            102-22 Park Lane South            Richmond Hill, New York 11418</p>	<p><u>Block 4141, Lot 26</u>            Current Occupant            232 Chestnut Street            Brooklyn, New York 11208</p>
<p><u>Block 4145, Lot 31</u>            Roopnarine, Premwatt (Occupant/Owner)            241 Euclid Avenue            Brooklyn, New York 11208</p>	<p>Hard Eight, LLC (Owner)            234 Chestnut Street            Brooklyn, New York 11208</p>
<p><u>Block 4145, Lot 30</u>            Hiralal, Harry P. (Occupant/Owner)            243 Euclid Avenue            Brooklyn, New York 11208</p>	<p><u>Block 4141, Lot 27</u>            Hard Eight, LLC (Occupant/Owner)            234 Chestnut Street            Brooklyn, New York 11208</p>
<p><u>Block 4145, Lot 29</u>            Ramkissoon, Balkissoon (Occupant/Owner)            245 Euclid Avenue            Brooklyn, New York 11208</p>	
<p><u>Block 4145, Lot 28</u>            Doreen, Deane (Occupant/Owner)            247 Euclid Avenue            Brooklyn, New York 11208</p>	
<p><u>Block 4145, Lot 27</u>            Elvia, Bautista (Occupant/Owner)            249 Euclid Avenue            Brooklyn, New York 11208</p>	
<p><u>Block 4145, Lot 26</u>            Ellis, Winston (Occupant/Owner)            251 Euclid Avenue            Brooklyn, New York 11208</p>	



<u>Adjacent to the east (continued):</u>	
<u>Block 4145, Lot 25</u> Kemrajh, Deepoo (Occupant/Owner) 253 Euclid Avenue Brooklyn, New York 11208	
<u>Block 4145, Lot 123</u> Sulaiman, Suknanand (Occupant/Owner) 257 Euclid Avenue Brooklyn, New York 11208	

*3. Local News Media*

New York Post 1211 Avenue of the Americas New York, NY 10036	Courier-Life Publications 1 Metro-Tech Center North - 10th Floor Brooklyn, NY 11201
New York 1 News 75 Ninth Avenue New York, NY 10011	Brooklyn Daily Eagle 16 Court Street, Suite 1208 Brooklyn, NY 11241
The Brooklyn Papers 1 MetroTech Center, Suite 1001 Brooklyn, NY 11201	Hoy Nueva York 1 MetroTech Center, 18th Floor Brooklyn, NY 11201
New York Daily News 4 New York Plaza New York, NY 10004	El Diario La Prensa 1 MetroTech Center, 18th Floor Brooklyn, NY 11201

*4. Public Water Supply*

Public water is provided by The City of New York, Department of Environmental Protection (Consumer Service Center, 59-17 Junction Boulevard, 13<sup>th</sup> Floor, Flushing, NY 11373).

*5. Additional Contacts:*

Cypress Hills Local Development Corporation  
Attn: Michelle Neugebauer, Executive Director  
625 Jamaica Avenue  
Brooklyn, New York 11208-1203

Office of Planning and Development  
New York State Department of State  
BOA Contact: Dave Ashton  
99 Washington Avenue  
Albany, New York 12231

Cypress Hills Fulton Street Neighborhood Senior Center  
Attn: Executive Director  
3208 Fulton Street  
Brooklyn, NY 11208

Antonia Yuille, Director  
Con Edison Public Affairs  
30 Flatbush Avenue  
Brooklyn, NY 11217

Key Winchester, President  
75<sup>th</sup> NYPD Police Precinct Council  
1000 Sutter Avenue  
Brooklyn, NY 11208

Engine 332 Ladder 175  
FDNY  
165 Bradford Street  
Brooklyn, NY 11207

#### *6. Schools and Day Care Centers*

##### Daycares:

Cypress Hills Child Care Center  
3295 Fulton Street  
Brooklyn, New York 11208  
Maria Contreras-Collier  
(718) 235-3949  
Distance: 575 feet northeast of the Site

Papayas Place Child Care  
308 Hemlock Street  
Brooklyn, New York 11208  
Carolina Rodriguez  
(347) 803-8043  
Distance: 960 feet east of the Site

Lil Roses Group Family Daycare  
15 Campus Place  
Brooklyn, New York 11208  
(718) 827-5420  
Jovita Arzu  
Distance: 1,190 feet northeast of the Site

I Love Me Early Childhood Center  
93 Norwood Avenue  
Brooklyn, New York 11208  
Layota Simon  
(718) 235-3416  
Distance: 1,500 feet northwest of the Site

Saint Peter's Evangelical Lutheran Church Daycare  
109 Highland Place  
Brooklyn, New York 11208  
David H. Benke  
(718)647-1014  
Distance: 1,760 feet northwest of the Site

Schools:

Blessed Sacrament School  
187 Euclid Avenue  
Brooklyn, New York 11208  
Marylou Celmer  
(718) 235-4863  
Distance: 660 feet north of the Site

Achievement First East New York Middle School  
158 Richmond Street  
Brooklyn, New York 11208  
Attn: Ms. Fatimah Barker  
(718) 235-3728  
Distance: 820 feet northwest of the Site

East New York High School of Transit Technology/ Transit Tech Career and Technical  
Educational High School  
1 Wells Street  
Brooklyn, New York 11208  
Attn: Marlon Bynum, Principal  
(718) 647-4458

Distance: 1,050 feet south-southwest of the Site

Public School 65  
Attn: Daysi Garcia, Principal  
696 Jamaica Avenue  
Brooklyn, NY 1120  
*7. Document Repository*

Cypress Hills Branch Library  
1197 Sutter Avenue  
Brooklyn, New York 11208  
Rowshon Perveen  
(718) 277-6004

Brooklyn Community Board District 5  
127 Pennsylvania Avenue  
Brooklyn, New York 11207  
(718) 498-5711  
Attn: AT Mitchell, Chair  
Attn: District Manager (Vacant)  
Attn: Environmental Committee Chair

*8. Local Community Board*

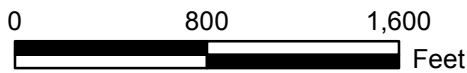
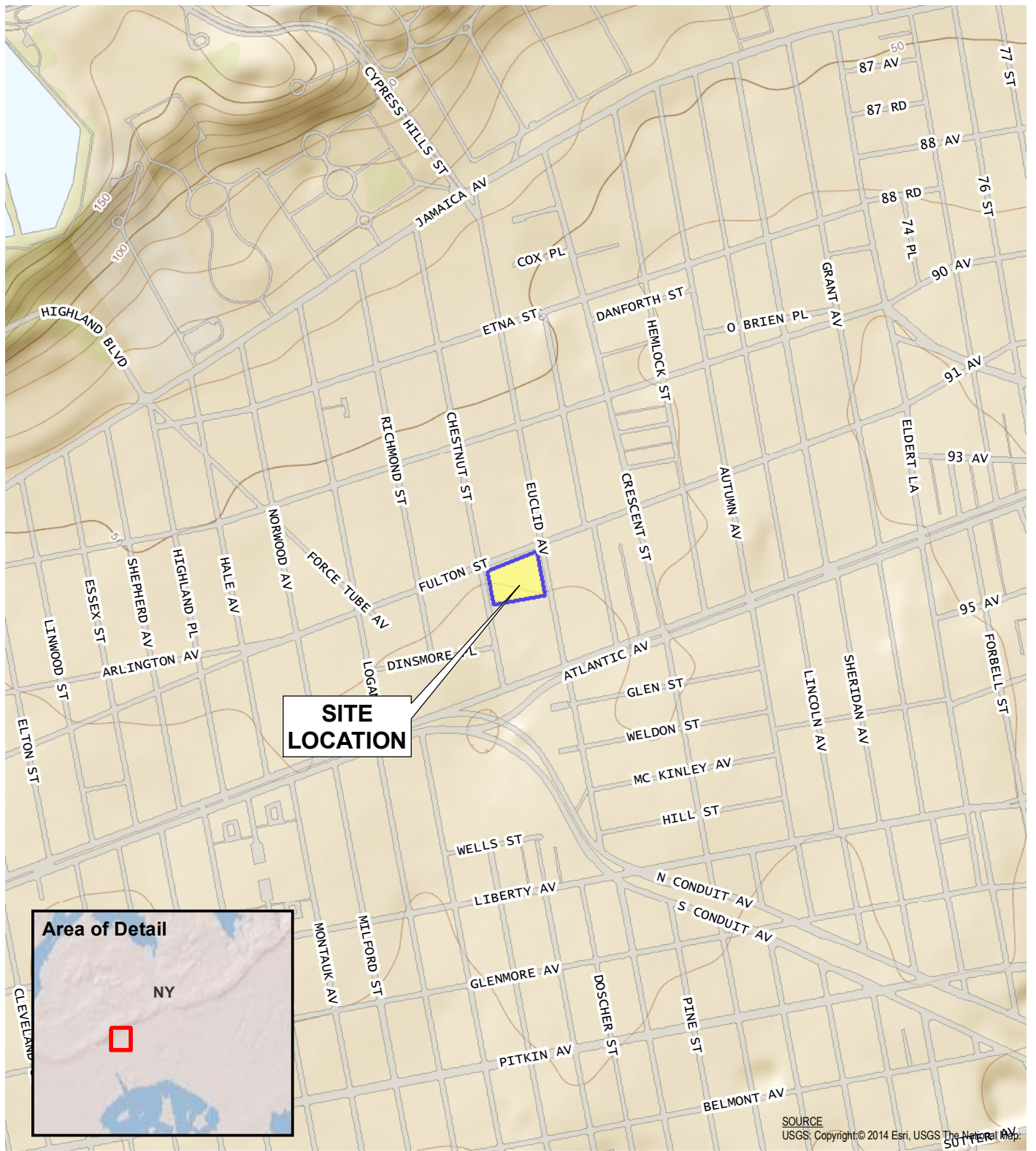
Brooklyn Community Board District 5  
127 Pennsylvania Avenue  
Brooklyn, New York 11207  
(718) 498-5711  
Attn: AT Mitchell, Chair  
Attn: District Manager (Vacant)  
Attn: Environmental Committee Chair

Community, Civic, Religious and Other Environmental Organizations:

Blessed Sacrament Church  
Attn: Pastor  
198 Euclid Avenue  
Brooklyn, NY 11208

	A	B	C	D	E	F	G	H	I	J
1										
2	Site Contact List									
3	Site #: C224234									
4	Site Name: Atlantic Chestnut Site Contact List (Lot 1)			List Last Updated: 8-19-16						
5	Current Occupant	Name, Title	Address 1	Address 2	Address 3	Street Address	City	State	Zip	Site Name (County)
6	Current Occupant	Hon. Bill de Blasio	NYC Mayor			City Hall	New York	NY	10007	Atlantic Chestnut Site (Kings)
7	Current Occupant	Hon. Scott Stringer	NYC Comptroller			1 Centre Street	New York	NY	10007	Atlantic Chestnut Site (Kings)
8	Current Occupant	Hon. Letitia James	Public Advocate			1 Centre Street	New York	NY	10007	Atlantic Chestnut Site (Kings)
9	Current Occupant	Carl Weisbrod	Commissioner, NYC Dept. of City Planning			22 Reade Street	New York	NY	10007	Atlantic Chestnut Site (Kings)
10		Emily Lloyd	Commissioner, NYC Dept. of Environmental Protection			59-17 Junction Boulevard	Flushing	NY	11373	Atlantic Chestnut Site (Kings)
11		Dan Walsh, Director	NYC Office of Environmental Remediation			100 Gold Street - 2nd Floor	New York	NY	10038	Atlantic Chestnut Site (Kings)
12		Julie Stein	Office of Environmental Assessment & Planning	NYC DEP		96-05 Horace Harding Expressway	Flushing	NY	11373	Atlantic Chestnut Site (Kings)
13		Hon. Eric Adams	Brooklyn Borough President			209 Joralemon Street	Brooklyn	NY	11201	Atlantic Chestnut Site (Kings)
14		Manfred Magloire	NYSDEC Project Manager			47-40 21st Street	Long Island City	NY	11101	Atlantic Chestnut Site (Kings)
15		Thomas V. Panzone	NYSDEC Citizen Participation Specialist			47-40 21st Street	Long Island City	NY	11101	Atlantic Chestnut Site (Kings)
16		Larry Ennist	NYSDEC			625 Broadway	Albany	NY	12233	Atlantic Chestnut Site (Kings)
17		Krista Anders	NYSDOH Public Health Specialist		Empire State Plaza	Corning Tower, Room 1787	Albany	NY	12237	Atlantic Chestnut Site (Kings)
18		Hon Charles Schumer	U.S. Senator			780 Third Avenue, Suite 2301	New York	NY	10017	Atlantic Chestnut Site (Kings)
19		Hon. Kirsten Gillibrand	U.S. Senator			780 Third Avenue, Suite 2601	New York	NY	10017	Atlantic Chestnut Site (Kings)
20		Hon. Nydia Velazquez	U.S. House of Representatives			266 Broadway, Suite 201	Brooklyn	NY	11211	Atlantic Chestnut Site (Kings)
21		Hon. Rafael Espinal	NYC Councilmember			786 Knickerbocker Avenue	Brooklyn	NY	11207	Atlantic Chestnut Site (Kings)
22		Hon. Martin Malave Dilan	NYS Senator			573 Metropolitan Avenue	Brooklyn	NY	11211	Atlantic Chestnut Site (Kings)
23		Hon. Erik M. Dilan	NYS Assemblymember			366 Cornelia Street	Brooklyn	NY	11237	Atlantic Chestnut Site (Kings)
24		Attn: District Manager (Vacant)	Brooklyn Community Board District 5			404 Pine Street, 3 <sup>rd</sup> Floor	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
25		Attn: AT Mitchell, Chair	Brooklyn Community Board District 5			404 Pine Street, 3 <sup>rd</sup> Floor	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
26		Environmental Committee Chair	Brooklyn Community Board 5 Environmental Committee			404 Pine Street, 3 <sup>rd</sup> Floor	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
27		Nancy T. Sunshine	Kings County Clerk			360 Adams Street, Room 189	Brooklyn	NY	11201	Atlantic Chestnut Site (Kings)
28		Antonia Yuille, Director	Consolidated Edison Public Affairs			30 Flatbush Avenue	Brooklyn	NY	11217	Atlantic Chestnut Site (Kings)
29		Key Winchester, President	75 <sup>th</sup> NYPD Police Precinct Council			1000 Sutter Avenue	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
30		Engine 332 Ladder 175	FDNY			165 Bradford Street	Brooklyn	NY	11207	Atlantic Chestnut Site (Kings)
31		Brooklyn Borough Office	NYC Department of City Planning			16 Court Street, 7 <sup>th</sup> Floor	Brooklyn	NY	11241	Atlantic Chestnut Site (Kings)
32		Atlantic Chestnut Affordable Housing, LLC,				902 West Broadway, 13 <sup>th</sup> Floor	New York	NY	10010	Atlantic Chestnut Site (Kings)
33		Current Occupant				3247 Fulton Street	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
34		TJA Realty, LLC (Owner)				2415 Ocean Parkway	Brooklyn	NY	11235	Atlantic Chestnut Site (Kings)
35		Current Occupant				3249 Fulton Street	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
36		TJA Realty, LLC (Owner)				2415 Ocean Parkway	Brooklyn	NY	11235	Atlantic Chestnut Site (Kings)
37		Jenkins, Clifford (Occupant/Owner)				3255 Fulton Street	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
38		Hakim, Mohamed A. (Occupant/Owner)				3263 Fulton Street	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
39		RC CH Blessed Sacrament (Occupant/Owner)				204 Euclid Avenue	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
40		Current Occupant				3286 Fulton Street	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
41		Eber & Southern, Inc. (Owner)				102-22 Park Lane South	Richmond Hill	NY	11418	Atlantic Chestnut Site (Kings)
42		Roopnarine, Premwatt (Occupant/Owner)				241 Euclid Avenue	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
43		Hiralal, Harry P. (Occupant/Owner)				243 Euclid Avenue	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
44		Ramkissoon, Balkissoon (Occupant/Owner)				245 Euclid Avenue	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
45		Doreen, Deane (Occupant/Owner)				247 Euclid Avenue	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
46		Elvia, Bautista (Occupant/Owner)				249 Euclid Avenue	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
47		Ellis, Winston (Occupant/Owner)				251 Euclid Avenue	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
48		Ishmail, Amir Alli (Occupant/Owner)				3244 Fulton Street	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
49		Current Occupant				232 Chestnut Street	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
50		Hard Eight, LLC (Owner)				234 Chestnut Street	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
51		Kemrajh, Deepoo (Occupant/Owner)				253 Euclid Avenue	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
52		Sulaiman, Suknanand (Occupant/Owner)				257 Euclid Avenue	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
53		New York Post				1211 Avenue of the Americas	New York	NY	10036	Atlantic Chestnut Site (Kings)
54		Courier-Life Publications				1 Metro-Tech Center North - 10th Floor	Brooklyn	NY	11201	Atlantic Chestnut Site (Kings)
55		New York 1 News				75 Ninth Avenue	New York	NY	10011	Atlantic Chestnut Site (Kings)
56		Brooklyn Daily Eagle				16 Court Street, Suite 1208	Brooklyn	NY	11241	Atlantic Chestnut Site (Kings)
57		The Brooklyn Papers				1 MetroTech Center, Suite 1001	Brooklyn	NY	11201	Atlantic Chestnut Site (Kings)
58		Hoy Nueva York				1 MetroTech Center, 18th Floor	Brooklyn	NY	11201	Atlantic Chestnut Site (Kings)
59		El Diario La Prensa				1 MetroTech Center, 18th Floor	Brooklyn	NY	11201	Atlantic Chestnut Site (Kings)
60		New York Daily News				4 New York Plaza	New York	NY	10004	Atlantic Chestnut Site (Kings)
61		Cypress Hills Local Development Corporation	Attn: Michelle Neugebauer, Executive Director			625 Jamaica Avenue	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
62		Office of Planning and Development	New York State Department of State	BOA Contact: Dave Ashton		99 Washington Avenue	Albany	NY	12231	Atlantic Chestnut Site (Kings)
63		Cypress Hills Fulton Street Neighborhood Senior Center	Attn: Executive Director			3208 Fulton Street	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
64		Cypress Hills Child Care Center	Maria Contreras-Collier			3295 Fulton Street	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
65		Papayas Place Child Care	Carolina Rodriguez			178 Richmond Street, Flr 1	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
66		Lil Roses Group Family Daycare	Jovita Arzu			15 Campus Place	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
67		I Love Me Early Childhood Center	Layota Simon			93 Norwood Avenue	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
68		Saint Peter's Evangelical Lutheran Church Daycare	David H. Benke			109 Highland Place	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
69		Blessed Sacrament School	Marylou Celmer			187 Euclid Avenue	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
70		Achievement First East New York Middle School	Attn: Ms. Fatimah Barker			158 Richmond Street	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
71		East New York High School of Transit Technology/ Transit Tech Career and Technical Educational High School	Attn: Marlon Bynum, Principal			1 Wells Street	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
72		Public School 65	Attn: Daysi Garcia, Principal			696 Jamaica Avenue	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
73		Blessed Sacrament Church	Attn: Pastor			198 Euclid Avenue	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)
74		Cypress Hills Branch Library	Attn: Rowshon Perveen			1197 Sutter Avenue	Brooklyn	NY	11208	Atlantic Chestnut Site (Kings)

**Appendix C**  
**Site Location Map**



**Atlantic Chestnut - Lot 1**  
**3264 Fulton Street**  
 Brooklyn, New York



**SITE LOCATION**

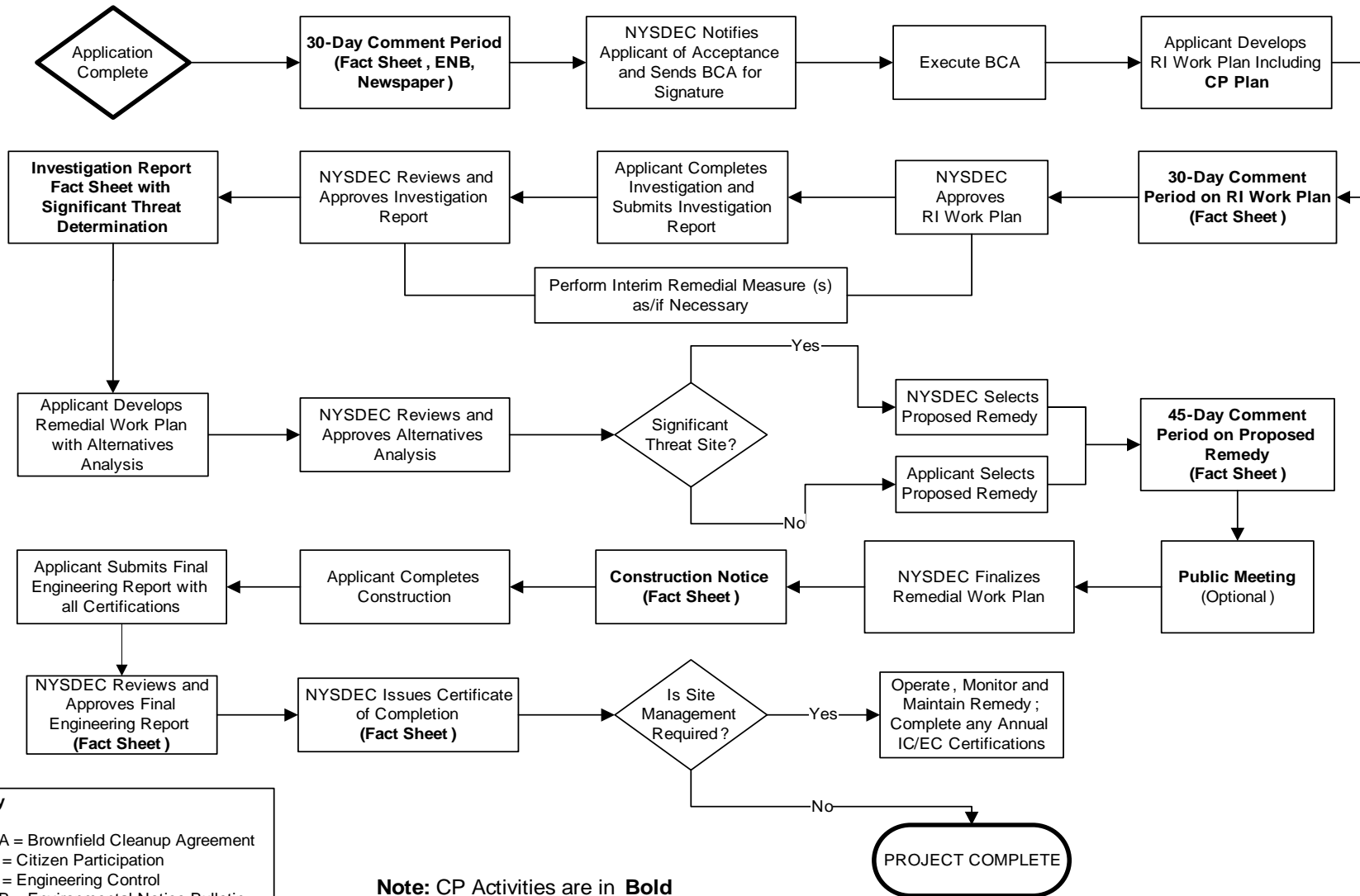
**Environmental Consultants**  
 440 Park Avenue South, New York, NY 10016

DATE  
**5/20/2016**

PROJECT No.  
**12184**

APPENDIX  
**C**

# Appendix D– Brownfield Cleanup Program Process



**Key**  
 BCA = Brownfield Cleanup Agreement  
 CP = Citizen Participation  
 EC = Engineering Control  
 ENB = Environmental Notice Bulletin  
 IC = Institutional Control  
 RI = Remedial Investigation

**Note:** CP Activities are in **Bold**





Division of Environmental Remediation

## Remedial Programs Scoping Sheet for Major Issues of Public Concern

### Instructions

This Scoping Sheet assesses major issues of public concern; impacts of the site and its remedial program on the community; community interest in the site; information the public needs; and information needed from the public.

The information generated helps to plan and conduct required citizen participation (CP) activities, and to choose and conduct additional CP activities, if appropriate. The scoping sheet can be revisited and updated as appropriate during the site's remedial process to more effectively implement the site's CP program.

**Note: Use the information as an aid to prepare and update the Major Issues of Public Concern section of the site CP Plan.**

### General Instructions

- When to prepare: During preparation of the CP Plan for the site. It can be revisited and updated anytime during the site remedial process.
- Fill in site name and other information as appropriate.
- The Scoping Sheet may be prepared by DEC or a remedial party, but must be reviewed and approved by the DER site project manager or his/her designee.

### Instructions for Numbered Parts

Consider the bulleted issues and questions below and any others that may be unique or appropriate to the site and the community to help complete the five Parts of this Scoping Sheet. Identify the issue stakeholders in Parts 1 through 3 and adjust the site's contact list accordingly.

#### **Part 1. List Major Issues of Public Concern and Information the Community Wants.**

- Is our health being impacted? (e.g. Are there problems with our drinking water or air? Are you going to test our water, yards, sumps, basements? Have health studies been done?)
- There are odors in the neighborhood. Do they come from the site and are they hazardous?
- Are there restrictions on what we may do (e.g. Can our children play outside? Can we garden? Must we avoid certain areas? Can we recreate (fish, hunt, hike, etc. on/around the site?)
- How and when were the site's contamination problems created?
- What contaminants are of concern and why? How will you look for contamination and find out where it is going? What is the schedule for doing that?
- The site is affecting our property values!
- How can we get more information (e.g. who are the project contacts?)
- How will we be kept informed and involved during the site remedial process?
- Who has been contacted in the community about site remedial activities?
- What has been done to this point? What happens next and when?
- The site is going to be cleaned up for restricted use. What does that mean? We don't want redevelopment on a "dirty" site.

## Part 2. List Important Information Needed From the Community, if Applicable.

- Can the community supplement knowledge about past/current uses of the site?
- Does the community have knowledge that the site may be significantly impacting nearby people, properties, natural resources, etc.?
- Are activities currently taking place at the site or at nearby properties that may need to be restricted?
- Who may be interested or affected by the site that has not yet been identified?
- Are there unique community characteristics that could affect how information is exchanged?
- Does the community and/or individuals have any concerns they want monitored?
- Does the community have information about other sources in the area for the contamination?

## Part 3. List Major Issues and Information That Need to be Communicated to the Community.

- Specific site investigation or remediation activities currently underway, or that will begin in the near future.
- The process and general schedule to investigate, remediate and, if applicable, redevelop the site.
- Current understanding about the site contamination and effects, if any, on public health and the environment.
- Site impacts on the community and any restrictions on the public's use of the site and/or nearby properties.
- Planned CP activities, their schedule, and how they relate to the site's remedial process.
- Ways for the community to obtain/provide information (document repositories, contacts, etc.).

## Part 4. Community Characteristics

a. - e. Obtain information from local officials, property owners and residents, site reports, site visits, "windshield surveys," other staff, etc.

f. Has the affected community experienced other **significant** present or past environmental problems unrelated to this site? Such experiences could significantly affect public concerns and perspectives about the site; how the community will relate to project staff; the image and credibility of project staff within the community; and the ways in which project staff communicate with the community.

g. In its remedial programs, DER seeks to integrate, and be consistent with, environmental justice principles set forth in *DEC Commissioner Policy 29 on Environmental Justice* and *DER 23 – Citizen Participation Handbook for Remedial Programs*. Is the site and/or affected community wholly or partly in an Environmental Justice (EJ) Area? Use the Search feature on DEC's public web site for "environmental justice". DEC's EJ pages define an EJ area, and link to county maps to help determine if the site and/or community are in an EJ area.

h. Consider factors such as:

- Is English the primary language of the affected community? If not, provisions should be considered regarding public outreach activities such as fact sheets, meetings, door-to-door visits and other activities to ensure their effectiveness.
- The age demographics of the community. For example, is there a significant number of senior citizens in the community? It may be difficult for some to attend public meetings and use document repositories. This may suggest adopting more direct interaction with the community with activities such as door-to-door visits, additional fact sheets, visits to community and church centers, nursing homes, etc.
- How do people travel about the community? Would most people drive to a public meeting or document repository? Is there adequate public transportation?

## Part 5. Affected/Interested Public.

Individuals and organizations who need or want information and input can change during the site's remedial process. This need is influenced by real, potential, or perceived impacts of the site or the remedial process. Some people may want information and input throughout the remedial process. Others may participate only during specific remedial stages, or may only be interested in particular issues.

It is important to revisit this question when reviewing this scoping sheet. Knowing who is interested in the site – and the issues that are important to them – will help to select and conduct appropriate outreach activities, and to identify their timing and the information to be exchanged.

Check all affected/interested parties that apply to the site. **Note: Adjust the site's contact list appropriately.** The following are some ways to identify affected/interested parties:

- Tax maps of adjacent property owners
- Attendees at public meetings
- Telephone discussions
- Letters and e-mails to DER, the remedial party, and other agencies
- Political jurisdictions and boundaries
- Media coverage
- Current/proposed uses of site and/or nearby properties (recreational, commercial, industrial)
- Discussions with community organizations: grass roots organizations, local environmental groups, environmental justice groups, churches, and neighborhood advisory groups



Division of Environmental Remediation

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

**Site Name:** Atlantic Chestnut – Lot 1

**Site Number:** C224234

**Site Address and County:** 3264 Fulton Street, Brooklyn, NY

**Remedial Party(ies):** Atlantic Chestnut Affordable Housing LLC

**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 information needs. **Use this information as an aid to prepare or update the Major Issues of Public Concern section of the site Citizen Participation Plan.**

- Since the Site is currently capped, there are no potential exposure pathways for on-site contamination.
- The Site is proposed to be redeveloped for residential and commercial uses. As such, there will be restrictions on site use, which will be determined following remediation.
- The Site's contamination issues stem from its industrial and manufacturing uses throughout history.
- A supplemental Remedial Investigation (RI) will be conducted to determine the nature and extent of on-site contamination, identify the source(s), assess the impact on public health and/or the environment, and support the Remedial Work Plan to remediate the Site. The supplemental RI will be completed later in 2016.
- The proposed redevelopment of the Site will increase property values in the surrounding area.
- For more information about the Site or BCP program, contact the NYSDEC or NYSDOH Project Manager. Contact information is located in Appendix A.
- Adjacent property occupants and owners will be kept informed about the progress of the Site cleanup activities. Periodic fact sheets will be sent by mail.
- Local, state, and federal officials will be contact about the Site remediation activities.
- Up to now, a RI was conducted. Next steps include conducting a supplemental RI and implementing the remedial action. The supplemental RI is expected to being in October 2016.
- The Site will be cleaned up to levels that are safe for the proposed restricted residential use. Certain uses will be restricted and will be determined once cleanup is complete.

How were these issues and/or information needs identified?

These issues were identified based on the Site's history of industrial and manufacturing use. The proposed redevelopment will eliminate the current concerns in connection with the Site's blighted condition while providing affordable housing and community resources.

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

- Adjacent property owners and occupants will be informed of the Site remediation activities and can reach out to the Site's NYSDEC or NYSDOH project manager if they are concerned about the impact to the surrounding area.
- No activities are taking place at the Site that may need to be restricted. The Site is currently vacant and will remain so until it is redeveloped.
- The Site is located in an area with a large Hispanic-American community. As such, all fact sheets will be translated into Spanish.

How were these information needs identified?

These needs were identified by researching the conditions of the area surrounding the Site.

**Part 3.** List major issues and information that need to be communicated **to** the community. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and/or information.

-A supplemental RI will be conducted following NYSDEC approval of an RI Work Plan.

-Following the supplemental RI, a RI Report and Remedial Action Work Plan (RAWP) will be prepared and submitted to NYSDEC for approval. A 45-day Public Comment Period begins once the RIR and RAWP are submitted. The final RIR and RAWP are submitted to NYSDEC and NYSDEC issues the Decision Document, which describes the selected remedy for cleanup of the Site. Remediation can begin after construction closing of the Site. Redevelopment of the Site may begin once the Site is remediation completion.

-Because the Site is currently capped, there are no potential exposure pathways for on-site contamination to impact the public health and/or environment.

-A document repository where copies of all documents regarding the investigation and remediation of the Site are available to the public, has been established at the Cypress Hills Branch Library located at 1197 Sutter Avenue, Brooklyn, NY.

How were these issues and/or information needs identified?

These needs were identified by summarizing the proposed project schedule and information presented in the BCP Application.

**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 at and around site:

Residential    Agricultural    Recreational    Commercial    Industrial

b. Residential type around site:

Urban    Suburban    Rural

c. Population density around site:

High    Medium    Low

d. Water supply of nearby residences:

Public    Private Wells    Mixed

e. Is part or all of the water supply of the affected/interested community currently impacted by the site?

Yes    No

Provide details if appropriate:

[Click here to enter text.](#)

f. Other environmental issues significantly impacted/impacting the affected community?

Yes    No

Provide details if appropriate:

[Click here to enter text.](#)

g. Is the site and/or the affected/interested community wholly or partly in an Environmental Justice Area?

Yes    No

h. Special considerations:

Language    Age    Transportation    Other

Explain any marked categories in **h**:

As the Site is located in an area with a large Hispanic-American community, all fact sheets will be translated into Spanish.

**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, organizations, and units of government 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:** [Click here to enter text.](#)
- Local Officials:** See list in Appendix B of the Citizen Participation Plan
- Media:** See list in Appendix B of the Citizen Participation Plan
- Business/Commercial Interests:** [Click here to enter text.](#)
- Labor Group(s)/Employees:** [Click here to enter text.](#)
- Indian Nation:** [Click here to enter text.](#)
- Citizens/Community Group(s):** Cypress Hills Local Development Corp.
- Environmental Justice Group(s):**
- Environmental Group(s):**
- Civic Group(s):**
- Recreational Group(s):** [Click here to enter text.](#)
- Other(s):** NYS Department of State BOA Program

**Prepared/Updated By:** Adrianna Bosco, AKRF, Inc.

**Date:** 05/20/2016

**Reviewed/Approved By:** Thomas V. Panzone, NYSDEC

**Date:** 6/27/16