



**NEW YORK**  
STATE OF  
OPPORTUNITY.

**Department of  
Environmental  
Conservation**

# **Brownfield Cleanup Program**

## **Citizen Participation Plan for Avant Gardner**

July 2018

C224258  
140 Stewart Avenue & 111 Gardner Avenue  
Brooklyn, NY 11237

## Contents

<u>Section</u>	<u>Page Number</u>
1. What is New York's Brownfield Cleanup Program? .....	3
2. Citizen Participation Activities.....	3
3. Major Issues of Public Concern.....	9
4. Site Information.....	9
5. Investigation and Cleanup Process .....	11
 <b>Appendix A - Project Contacts and Locations of Reports and Information</b>	
<b>Appendix B - Site Contact List</b>	
<b>Appendix C - Site Location Maps</b>	
<b>Appendix D - Brownfield Cleanup Program Process</b>	

\* \* \* \* \*

**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: **Stewart Purchaser LLC & Gardner Purchaser LLC (“Applicant”)**  
Site Name: **Avant Gardner (“Site”)**  
Site Address: **140 Stewart Avenue & 111 Gardner Avenue, Brooklyn**  
Site County: **Kings County**  
Site Number: **C224258**

## **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
- 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;
- 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.

**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)
<p align="center"><b>Application Process:</b></p> <div> <div data-bbox="203 296 803 359"> <ul style="list-style-type: none"> <li>• Prepare site contact list</li> <li>• Establish document repository(ies)</li> </ul> </div> <div data-bbox="820 296 1412 348"> <p>At time of preparation of application to participate in the BCP.</p> </div> </div> <hr/> <div> <div data-bbox="203 375 803 564"> <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> </div> <div data-bbox="820 375 1412 564"> <p>When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.</p> </div> </div>	
<p align="center"><b>After Execution of Brownfield Site Cleanup Agreement (BCA):</b></p> <div> <div data-bbox="203 632 803 659"> <ul style="list-style-type: none"> <li>• Prepare Citizen Participation (CP) Plan</li> </ul> </div> <div data-bbox="820 632 1412 741"> <p>Before start of Remedial Investigation  <b>Note:</b> Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.</p> </div> </div>	
<p align="center"><b>Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</b></p> <div> <div data-bbox="203 810 803 926"> <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> </div> <div data-bbox="820 810 1412 945"> <p>Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.</p> </div> </div>	
<p align="center"><b>After Applicant Completes Remedial Investigation:</b></p> <div> <div data-bbox="203 1010 803 1062"> <ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes RI results</li> </ul> </div> <div data-bbox="820 1010 1412 1037"> <p>Before NYSDEC approves RI Report</p> </div> </div>	
<p align="center"><b>Before NYSDEC Approves Remedial Work Plan (RWP):</b></p> <div> <div data-bbox="203 1129 803 1306"> <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> </div> <div data-bbox="820 1129 1412 1234"> <p>Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.</p> </div> </div>	
<p align="center"><b>Before Applicant Starts Cleanup Action:</b></p> <div> <div data-bbox="203 1373 803 1425"> <ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes upcoming cleanup action</li> </ul> </div> <div data-bbox="820 1373 1412 1400"> <p>Before the start of cleanup action.</p> </div> </div>	
<p align="center"><b>After Applicant Completes Cleanup Action:</b></p> <div> <div data-bbox="203 1493 803 1684"> <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> </div> <div data-bbox="820 1493 1412 1577"> <p>At the time the cleanup action has been completed.  <b>Note:</b> The two fact sheets are combined when possible if there is not a delay in issuing the COC.</p> </div> </div>	

### **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.

Currently the only issue of potential public concern identified is the presence of elevated levels of Volatile Organic Compounds, (VOCs) within the soils of the Site. Sub-Slab Depressurization Systems (SSDSs) are currently operating at both of the 140 Stewart Avenue and 111 Gardner Avenue buildings to prevent the intrusion of soil vapor into indoor air. The existing concrete, asphalt, and building slab serves as a cap to prevent direct contact exposure to potential site contamination.

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 in an Environmental Justice Area, there is no need to translate future fact sheets into another language.

### **4. Site Information**

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

#### *Site Description*

The Site is located at 140 Stewart Avenue and 111 Gardner Avenue in the Williamsburg section of Brooklyn, NY. The Site is approximately 80,000 square feet and is currently developed with two (2) one-story buildings, one on the northeast corner (111 Gardner Avenue) and one on the southwest corner (140 Stewart Avenue), with a paved area, formerly used for parking, throughout most of the remaining areas of the site. The site is identified as Block 2977, Lots 1, 14, 15, and 16 on the New York City Tax Map. The site and surrounding area are currently zoned M3-1 (Manufacturing/Industrial). The property is used as an indoor and outdoor concert venue and event space.

The site is bound by Meserole Street to the north, railroad tracks to the south, Gardner Avenue to the east, and Stewart Avenue to the west.

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

The Property appears to have been undeveloped land in 1888 and developed with an iron and steel works building at 140 Stewart Avenue and a liquid bleach manufacturer at 111 Gardner Ave by 1933.

At the 140 Stewart Ave portion of the site (Lot 1), the iron and steel works was in operation until approximately 1960. It was occupied by Skorr Steel Company, a stainless-steel supplier, from 1992 to approximately April 2016.

At the 111 Gardner Ave portion of the site (Lots 14, 15, 16), several chemical companies, including a liquid bleach manufacturer, previously occupied the 111 Gardner site from at least 1931 to 1995. Based on the review of Sanborn Maps, the manufacturing operations were conducted in a set of connecting buildings on the southeastern portion of this parcel. Regulatory records indicate chemicals were stored in four ASTs and drums; however, data included in the regulatory database only date back to the 1980s. No information is known on the use, storage or disposal of hazardous materials or the chlorine manufacturing operations prior to the 1980s. A spill from abandoned drums was reported for the facility in 1994. Corrective actions were completed and the case closed the same day. Additionally, property records indicate a release or substantial threat of release of ammonia, butyl cellosolve, monoethylamine, and glycol ether, at the Alfred Chemical Co. at 111 Gardner Ave on or about October 8, 1993. The New York City Department of Environmental Protection ordered remedial action and acknowledged compliance with the order on September 28, 1995.

The bleach house was no longer located on the property by 2001.

Filco Carting occupied the 111 Gardner Ave portion of the Site from 2000 to May 2016. Filco Carting operated a rubbish removal service and rented out roll-off containers. Additional improvements included a steel storage area, parking lots, and a roll-off storage container staging area. Filco Carting used a portion of their building as an active truck maintenance garage for routine maintenance and repair of its trucks. The garage used de-greasers, lubricants, hydraulic oils and antifreeze; all were stored in tanks, 55-gallon drums and other assorted containers.

Based on investigations conducted to date, the primary contaminants of concern for the site include chlorinated solvents (e.g. tetrachloroethylene (PCE) and associated degradation compounds), metals (e.g., arsenic, barium, chromium, mercury, and lead), VOCs, and Semi-Volatile Organic Compounds (SVOCs), all of which are present at the Site at concentrations in excess of applicable standards.

Soil sampling to date has found concentrations of metals (namely arsenic, barium, chromium, mercury and lead) and SVOCs at concentrations exceeding NYSDEC's Part 375 Commercial Use Soil Cleanup Objectives ("CSCOs") throughout the Site. Metal contamination in excess of the CSCOs appears to be ubiquitous throughout Site soil, without a specific area of concentration. The highest concentration of SVOC impacts identified to date was found in former boring DS-15, near the northeast corner of the 140 Stewart Ave building. Of note, shallow (3') samples found benzo(a)anthracene at, benzo(a)pyrene, benzo(b)fluoranthene, chrysene, dibenz(a,h)anthracene, and indeno(1,2,3-cd)pyrene at concentrations that exceed the CSCOs. The highest concentration of chlorinated solvent impacts identified to date are concentrated in former boring SB-2, located beneath the 111 Gardner Ave building. However, these concentrations do not exceed the NYSDEC CSCOs.

Chlorinated solvent groundwater impacts were detected above the NYSDEC Ambient Water Quality Standard (AWQS) at a cluster of samples southwest of the 111 Gardner Ave building, near the center of Lot 14, at depths ranging from 18 to 45 feet below grade. Groundwater SVOC exceedances of the AWQS are located throughout the Site, but are minor in magnitude and have only exceeded 1 µg/L in one instance, for bis(2-ethylhexyl)phthalate. Metal groundwater exceedances of the AWQS have been found throughout the Site. Most such exceedances are minor, except for those presented by lead, chromium, and arsenic, which have been found at greater than 1 magnitude of the AWQS.

Concentrations of VOCs requiring mitigation pursuant to NYS Department of Health's guidance matrices have also been found at the Site. Sub-slab soil gas concentrations below the 140 Stewart Avenue building, in combination with the indoor air concentrations, required mitigation per NYSDOH Soil Vapor/Indoor Air Matrix A; though indoor air concentrations alone were not elevated. In May 2016, a SSDS was activated at the 140 Stewart Ave building. Two (2) soil vapor investigations were conducted in the 111 Gardner Ave building in May of 2017. Sub-slab sampling indicated elevated levels of VOCs (PCE and TCE), as did soil vapor samples collected in the courtyard area near the southern boundary of the Site. Although the indoor air concentrations of VOCs at the 111 Gardner building were low on both sampling occasions, mitigation was required under the NYSDOH Soil Vapor/Indoor Air Matrices due to the elevated levels of VOCs detected in the sub-slab samples. Accordingly, an SSDS was installed in the 111 Gardner building in June 2017. As an additional measure to reduce potential risk of human exposure to soil vapor, on June 29, 2017, storm drain covers were installed in the outdoor venue area.

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

### *Application*

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program 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 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 will conduct an investigation of the Site officially called a "remedial investigation" (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation workplan, which is subject to public comment.

The site investigation has several goals:

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

The Applicant submits a draft "Remedial Investigation Work Plan" to NYSDEC for review and approval. NYSDEC makes the draft plan available to the public review during a 30-day public comment period.

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 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 Final Engineering Report (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):**

**Bryan Wong**

Project Manager  
NYSDEC  
Division of Environmental Remediation  
One Hunters Point Plaza  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
Tel: (718) 482-4905  
Email: [yukyin.wong@dec.ny.gov](mailto:yukyin.wong@dec.ny.gov)

**Thomas V. Panzone**

Public Participation Specialist  
NYSDEC Region 2  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
Tel: (718) 482-4953  
Email: [Thomas.panzone@dec.ny.gov](mailto:Thomas.panzone@dec.ny.gov)

#### **New York State Department of Health (NYSDOH):**

**Sara Bogardus**

NYSDOH  
Bureau of Environmental Exposure Investigation  
Empire State Plaza Corning Tower Room 1787  
Albany, NY 12237  
Tel: (518) 402-7880  
Email: [BEEI@health.ny.gov](mailto:BEEI@health.ny.gov)

### **Locations of Reports and Information**

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

**Bushwick Library**

340 Bushwick Avenue  
Brooklyn, NY 11206  
Attn: Marc Waldron  
Phone: 718-602-1348  
Hours: Mon: 10:00 AM – 6:00 PM  
Tues: 10:00 AM – 6:00 PM  
Wed: 10:00 AM – 8:00 PM  
Thurs: 1:00 PM – 8:00 PM  
Fri: 10:00 AM – 6:00 PM  
Sat: 10:00 AM – 5:00 PM  
Sun: Closed

**Brooklyn Community Board 1**

435 Graham Avenue  
Brooklyn, NY 11211  
Attn: Dealice Fuller  
Phone: 718-389-0009  
Hours: 9:00 AM – 5:00 PM EVERY DAY

**NYSDEC**

Division of Environmental Remediation  
One Hunters Point Plaza  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
Attn: Bryan Wong  
Phone: (718) 482-4905  
Hours: Call for appointment

## **Appendix B - Site Contact List**

### **Local Elected and Government Officials:**

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

Hon Scott Stringer  
NYC Comptroller  
1 Centre Street  
New York, NY 10007

Hon. Letitia James  
Public Advocate  
1 Centre Street  
New York, NY 10007

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

Marisa Lago  
Commissioner  
NYC Department of City Planning  
120 Broadway, 31st Floor  
New York, NY 10271

Dan Walsh, Director  
NYC Office of Environmental Remediation  
100 Gold Street - 2nd Floor  
New York, NY 10038

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

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

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

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

Hon. Antonio Reynoso  
NYC Councilmember  
244 Union Avenue  
Brooklyn, NY 11211

Hon. Martin Malave Dilan  
NYS Senator  
3215 Fulton Street  
Brooklyn, NY 11208

Hon. Maritza Davila  
NYS Assemblymember  
249 Wilson Avenue  
Brooklyn, NY 11237

Gerald Esposito, District Manager  
Dealice Fuller, Chairwoman  
Environmental Committee Chair  
Brooklyn Community Board 1  
435 Graham Avenue  
Brooklyn, NY 11211

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

### **Community, Civic, Religious and Environmental Organizations**

Antonia Yuille, Director  
Consolidated Edison Corporate Affairs  
30 Flatbush Avenue  
Brooklyn, NY 11217

Raquel Queme, President  
90th NYPD Police Precinct Council  
211 Union Avenue  
Brooklyn, NY 11211

Engine 206  
FDNY  
1201 Grand Street  
Brooklyn, NY 11211

Open Space Alliance  
86 Kent Avenue  
Brooklyn, NY 11249

### **Adjacent Properties:**

Long Island Railroad  
Jamaica Station  
Jamaica, NY 11435

NYC Department of Sanitation  
127 Stewart Avenue  
Brooklyn, NY 11237

Stewart Randolph LLC  
60 East 56th Street  
New York, NY 10022

Fung Trading Group Co. LTD  
108 Varick Avenue  
Brooklyn, NY 11237

D&M Lumber Products Co. Inc.  
110 Varick Avenue  
Brooklyn, NY 11237

Packin Realty Co. LLC  
147 Stewart Avenue  
Brooklyn, NY 11237

ASD Trading Corporation  
505 Meserole Street  
Brooklyn, NY 11237

RML Associates LLC  
131 Princeton Street  
Roselyn Heights, NY 11577

Seamark USA and IBCO USA LLC  
516 Scholes Street  
Brooklyn, NY 11237

IBCO USA  
C/o Seamark USA  
31 Tyler Avenue  
Iselin, NJ 08830

Lucky Sons LLC  
146 Stewart Avenue  
Brooklyn, NY 11237

Best Choice Trading/Best Choice Seafood  
146 Stewart Avenue  
Brooklyn, NY 11237

Alexander Supply Corp.  
135 Gardner Avenue  
Brooklyn, NY 11237

Gardner Estate LLC  
135 Gardner Avenue  
Brooklyn, NY 11237

PSK Realty  
Paul Minarsky  
25 Pine Hill Court

Briarcliff Manor, NY 10510

585 Meserole Corp.  
8 Washington Avenue  
Spring Valley, NY 10977

JCL Paper  
575 Meserole Street  
Brooklyn, NY 11237

Zong Han Training  
575 Meserole Street  
Brooklyn, NY 11237

Grand Laser Works  
575 Meserole Street  
Brooklyn, NY 11237

Meserole Street Associates  
430 Maspeth Avenue  
Brooklyn, NY 11211

Long Island Railroad  
113A Scott Avenue  
Brooklyn, NY 11237

McLinch Corp  
185 Thorpe Street  
Fairfield, CT 06430

United Rentals  
106 Gardner Avenue  
Brooklyn, NY 11237

Davina Mansur  
130 East 7th Street, 3rd Floor  
New York, NY 10009

**Local Schools & Daycare Centers:**



JHS 162 The Willoughby  
Amanda Lazerson, Principal  
1390 Willoughby Avenue  
Brooklyn, NY 11237

**Public Water Supplier:**

Vincent Sapienza  
Commissioner, NYC Dept. of Environmental Protection  
59-17 Junction Boulevard

**Local Media Outlets:**

Brooklyn Daily Eagle  
16 Court Street  
Brooklyn, NY 11241

Spectrum NY 1 News  
75 Ninth Avenue  
New York, NY 10011

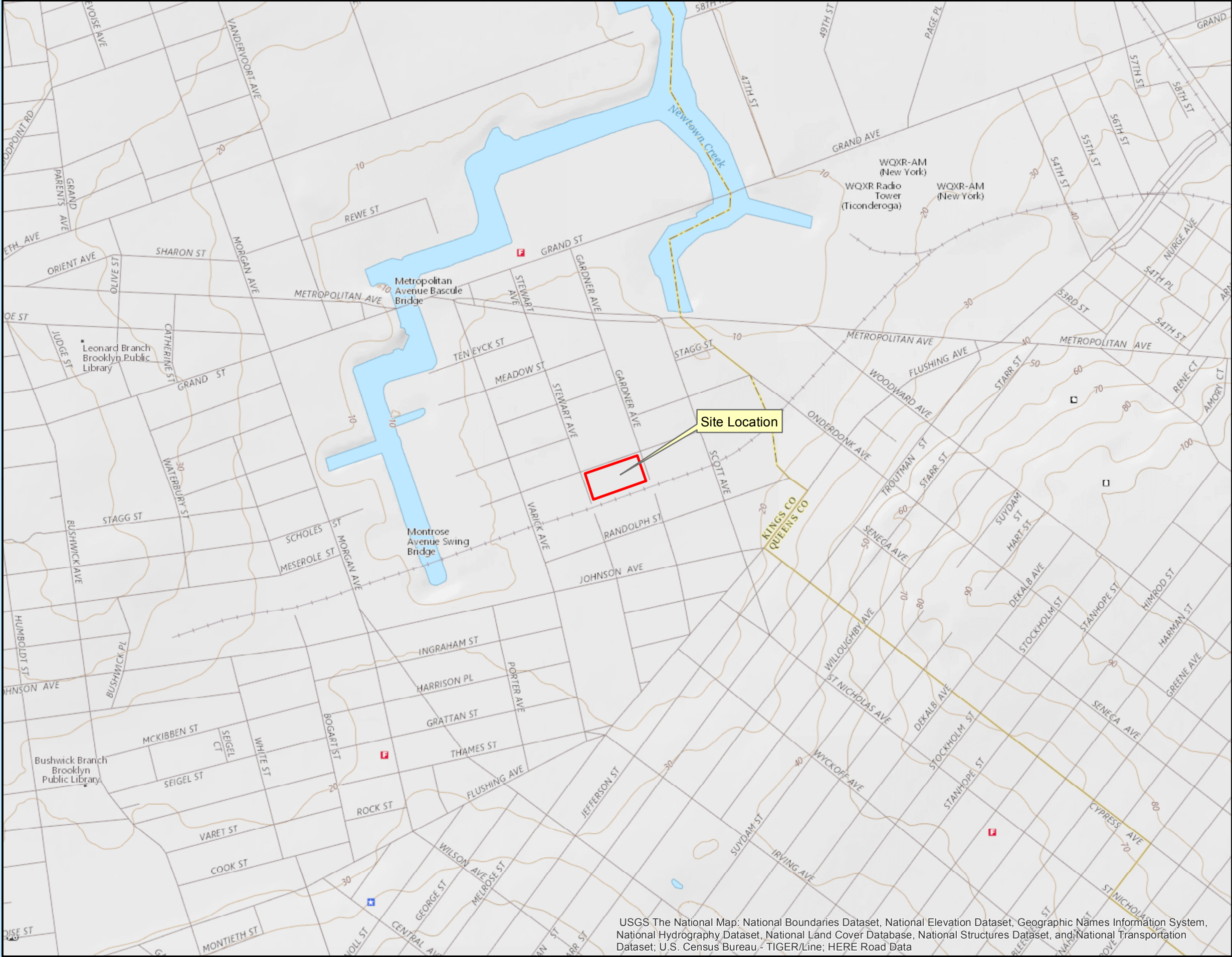
New York Post  
1211 Avenue of the Americas  
New York, NY 10036

New York Daily News  
4 New York Plaza  
New York, NY 10004

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

The Brooklyn Papers  
1 Metrotech Center, Suite 1001  
Brooklyn, NY 11201

## **Appendix C - Site Location Maps**



STEWART PURCHASER LLC

140 STEWART AVENUE &  
111 GARDNER AVENUE  
BROOKLYN, NEW YORK 11237

TOPOGRAPHIC MAP

Legend  
[Red Box] Site Boundary

This GIS Data and derivative products are copyright protected. Under the license NYS ITS GIS Program Office has the right to make the GIS Data available to the general public. Commercial use of this data requires prior approval from the NYS ITS GIS Program Office.

Coord. System: NAD 1983 StatePlane New York East FIPS 3101 Feet  
Projection: Transverse Mercator  
False Easting: 492,125.0000  
False Northing: 0.0000  
Central Meridian: -74.5000  
Scale Factor: 0.9999  
Latitude Of Origin: 38.8333  
Units: Foot US

0 350 700 1,400  
Feet

PSG Engineering, DPC

362 Fifth Avenue, Suite 501  
New York, NY 10001  
NY Certificate of Authorization No. 103397

Tel.: 646-273-1290  
Fax.: 646-652-5382  
www.psg-engineering-ny.com

Sources: Google Earth Imagery		SCALE 1 in = 700 ft	
Job No: 17244793	DRAWN BY ALH	DATE 10/12/2017	
File Name: Topo Map			

USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line; HERE Road Data





STEWART PURCHASER LLC

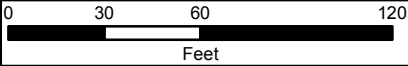
140 STEWART AVENUE &  
111 GARDNER AVENUE  
BROOKLYN, NEW YORK 11237

FIGURE 1  
SITE LOCATION MAP

Legend  
 Site Boundary

This GIS Data and derivative products are copyright protected. Under the license NYS ITS GIS Program Office has the right to make the GIS Data available to the general public. Commercial use of this data requires prior approval from the NYS ITS GIS Program Office.

Coord. System: NAD 1983 StatePlane New York East FIPS 3101 Feet  
Projection: Transverse Mercator  
False Easting: 492,125.0000  
False Northing: 0.0000  
Central Meridian: -74.5000  
Scale Factor: 0.9999  
Latitude Of Origin: 38.8333  
Units: Foot US



PSG Engineering, DPC

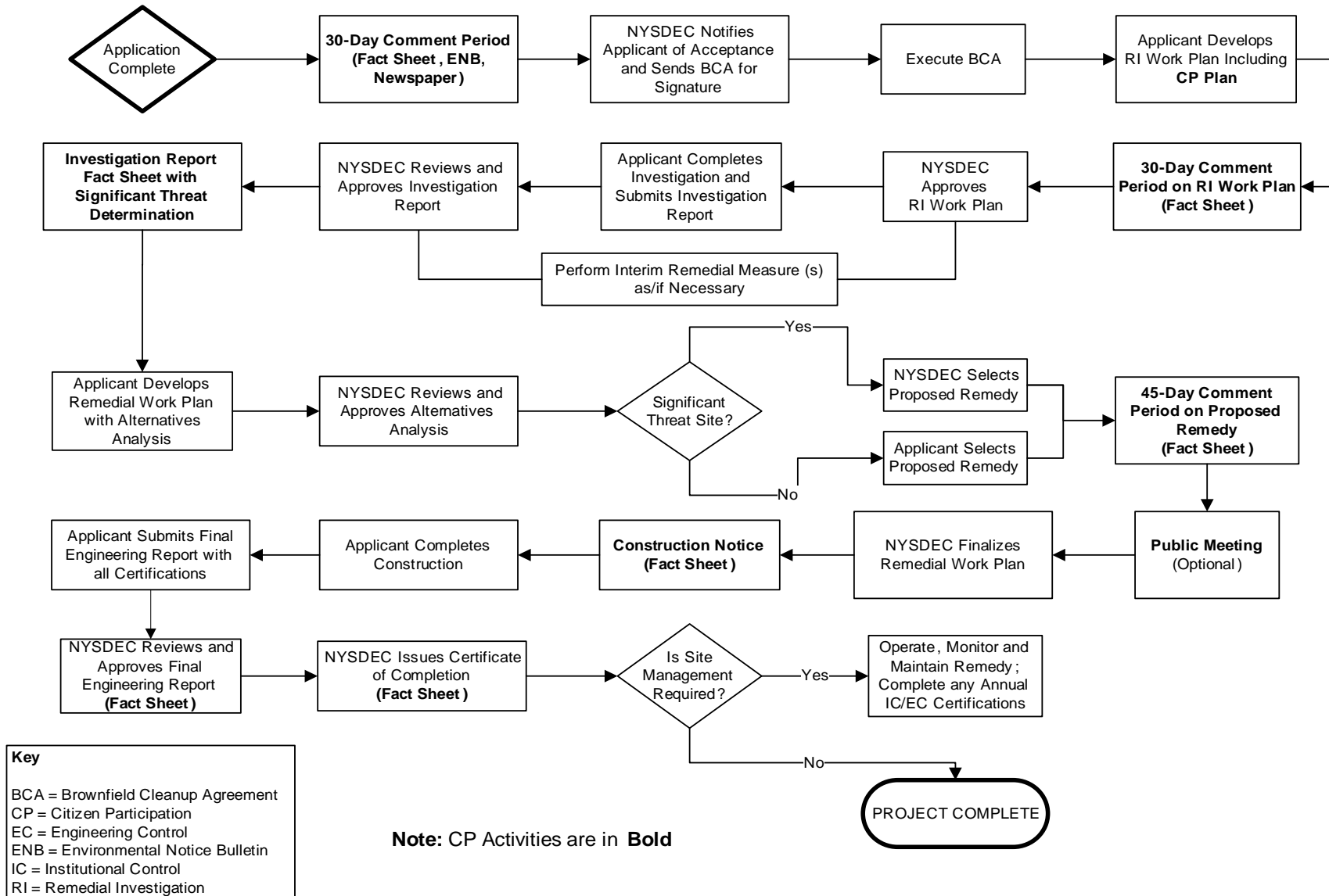
362 Fifth Avenue, Suite 501  
New York, NY 10001  
NY Certificate of Authorization No. 103397

Tel.: 646-273-1290  
Fax.: 646-652-5382  
www.psg-engineering-ny.com

Sources: Google Earth Imagery		SCALE 1 in = 60 ft
Job No:	DRAWN BY ALH	DATE 06/14/2017
File Name: Fig1-Site Location Map		



## Appendix D– Brownfield Cleanup Program Process





Division of Environmental Remediation

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

**Site Name:** Avant Gardner

**Site Number:** C224258

**Site Address and County:** 140 Stewart Avenue & 111 Gardner Avenue, Brooklyn, Kings County, NY

**Remedial Parties:** Stewart Purchaser LLC and Gardner Purchaser 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.**

Currently the only issue of potential public concern identified is the presence of elevated levels of volatile organic compounds, (VOCs) within the soils of the Site. Sub-slab depressurization systems (SSDSs) are currently operating at both of the 140 Stewart Avenue and 111 Gardner Avenue buildings to prevent the intrusion of soil vapor into indoor air. The existing concrete, asphalt, and building slab serves as a cap to prevent direct contact exposure to potential site contamination.

How were these issues and/or information needs identified?

The information was obtained from previous environmental investigations conducted at the site including a Phase I Environmental Site Assessment Report (Jan. 2016), a Phase II Environmental Site Assessment Report (Feb. 2016), a Phase III Environmental Site Assessment Report (March 2016), a Sub-Slab Depressurization System Installation & Air Sampling Report for 140 Stewart Avenue (May 2016), a Sampling & Excavation Plan (Jan. 2017), a Limited Site Investigation Report (Feb. 2017), a Geotechnical Engineering Report (April 2017), a Remedial Investigation Work Plan (April 2017), a Soil Management Plan (April 2017), a Vapor Intrusion System Diagnostic Results Letter Report for 140 Stewart Avenue (May 2017), a Sub-Slab Depressurization System Activation Summary for 111 Gardner Avenue (June 2017), a Soil/Materials Management Plan (June 2017), and a Cap Operation and Maintenance Plan (June 2017). These investigations and reports determined historic uses of the site, as well as current soil, groundwater, soil gas, and indoor air quality at the site.

**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.

NA

How were these information needs identified?

NA

**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.

It is important for the owners of the surrounding properties to be aware of the work that is proposed to be conducted in the upcoming months.

How were these issues and/or information needs identified?

The notification and awareness of the proposed work to the surrounding properties will be completed through distribution of fact sheets to the site contact list.

**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

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

☐ Yes   ☒ No

**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

**Part 5.** The site contact list must include, at a minimum, the individuals, groups, and organizations identified in Part 2. of the Citizen Participation Plan under 'Site Contact List'. 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:** [Click here to enter text.](#)

☒ **Media:** [Click here to enter text.](#)

☒ **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):** [Click here to enter text.](#)

☒ **Environmental Justice Group(s):** [Click here to enter text.](#)

☒ **Environmental Group(s):** Click here to enter text.

☒ **Civic Group(s):** Click here to enter text.

☐ **Recreational Group(s):** Click here to enter text.

☐ **Other(s):** Click here to enter text.

**Prepared/Updated By:** Erik Weber

**Date:** 6/8/18

**Reviewed Approved By:** David J. Umbach, PG

**Date:** 6/14/18