



Department of  
Environmental  
Conservation

# **Brownfield Cleanup Program**

## **Citizen Participation Plan for 840 5th Avenue**

June 2018

Brownfield Cleanup Program Site No. C224271  
840 5th Avenue  
Brooklyn, NY 11232

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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: **New York City School Construction Authority (“Applicant”)**  
Site Name: **840 5th Avenue (“Site”)**  
Site Address: **840 5th Avenue, Brooklyn, New York 11232**  
Site County: **Kings**  
Site Number: **C224271**

## **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(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 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 of issuance of this CP Plan, it has not been determined if the site poses a significant threat.

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 repository(ies)</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>Note:</b> Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
<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 (Note that because the RI Work Plan was submitted with the application, this comment period was concurrent with the Application 30-day comment period indicated above)</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 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.

### **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. These may include impacts to noise, odor and truck traffic.

All remediation work will be performed in a manner that protects the public from adverse exposure to contaminants. Groundwater is not currently used for public water supply in Brooklyn, the Site is fenced to restrict access, and the ground surface is covered with asphalt. A Community Air Monitoring Plan (CAMP) will be implemented to provide a measure of protection for the downwind community (i.e., off-site receptors including businesses) from potential airborne contaminant releases as a direct result of investigative and remedial work activities.

The Site is located in a potential Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities.

There is a sizable Hispanic-American community near the Site, over 70%. Therefore, all future fact sheets will be translated into Spanish. For additional information, visit: <https://popfactfinder.planning.nyc.gov/profile/2718/census>

### **4. Site Information**

#### *Site Description*

The Site is located in Sunset Park, a mixed-use urban area of Brooklyn, NY, which includes residential, commercial, and manufacturing areas. The Site consists of one lot (Block 693, Lot 39) totaling approximately 19,605 square feet (sf) or 0.45 acres. The Site contains a 2-story building on the southeast portion of the Site which is currently vacant. The area north of the building is primarily asphalt-paved and enclosed with a fence. North of the asphalt-paved area is a wooded area which is steeply sloped downward towards the northwest. The western portion of the Site is unpaved, vacant, and fenced. Appendix C contains a map identifying the location of the Site.

The Site is bounded to the north and northwest by Greenwood Cemetery's maintenance facility; to the east and northeast by 5th Avenue followed by Greenwood Cemetery; to the south and southeast by 5th Avenue followed by the MTA's Jackie Gleason Bus Depot; to the south and southwest by 36th Street followed by a gasoline station, car wash and commercial offices; and to the west by a three-story residential building with a first floor church occupant. Surrounding property uses are commercial, residential, and institutional.

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

The eastern portion of the Site was first known to be developed in 1903 with elevated train tracks and an elevated train car repair shop. By 1926, the train car repair shop was demolished and the lot was vacant with the exception of the elevated train tracks (on a platform). The current Site building was constructed in approximately 1953, and used for manufacturing purposes including jewelry fabrication. By 1997, the second floor was utilized as a garment assembly facility and by 1998, the first floor was used as a nightclub. From at least 2004 through 2017, the building was used as a church.

The western portion of the Site was developed with a four-story residential building from at least 1903 until 1951, when it was razed. From approximately, 1999 to 2017, a trailer was present near the western boundary of the Site and the unpaved area was utilized for storage of automobiles. The trailer and stored automobiles were removed from the Site prior to the NYCSCA purchasing the Site in February 2018.

A Remedial Investigation Report (RI Report) dated May 2018 was prepared by TRC Engineers, Inc. (TRC) and describes the results of remedial investigation activities that were performed on the Site between late December 2016 and early January 2017 and between early February and March 2017. The findings of the RI indicate a vaulted and inaccessible Underground Storage Tank (UST), piping, and appurtenances are likely present at the Site and the primary contaminants of concern include petroleum and Chlorinated Volatile Organic Compounds (VOCs) in groundwater and soil vapor and Semi-volatile Organic Compounds (SVOCs) and metals in subsurface soils including hazardous concentrations of leachable lead. Note that at the request of the NYSDEC and NYSDOH, additional groundwater and surface soil samples were collected on May 3 and 4, 2018 for documentation purposes and the results of the sampling event were presented to the NYSDEC and NYSDOH in the supplemental Remedial Investigation Report (RIR) dated June 22, 2018.

Based on the results of the RI Report, remedial actions are warranted in support of the proposed future redevelopment of the Site as a Public School Facility. By implementing a NYSDEC approved-Remedial Action Work Plan (RAWP) and Site Management Plan (SMP), the proposed future redevelopment and use will be protective of human health and the environment and will render the Site suitable for use as a Public School Facility.

## 5. Investigation and Cleanup Process

### *Application*

The Applicant has applied for and has 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 Site will be used for Restricted purposes. Specifically, the Site was purchased by the NYCSCA in February 2018 for the construction of a public school.

To achieve this goal, the Applicant has conducted investigation 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 conducted an investigation of the Site officially called a "remedial investigation" (RI). The investigation was performed prior to submission of the BCP Application. At the request of the NYSDEC and NYSDOH, additional sampling was performed in May 2018 and the results of the sampling event were presented to the NYSDEC and NYSDOH in a supplemental RIR dated June 22, 2018.

The site investigation has several goals:

- 1) Define the nature and extent of contamination in soil, soil vapor, 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 submitted a RAWP to NYSDEC for review and approval. This report recommends that cleanup action is needed to address Site-related contamination. Since a RAWP was submitted with the RI Report as part of the BCP Application, NYSDEC made the draft plan available to the public review during the 45-day public comment period.

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. However, it is unlikely that an IRM will be completed for this Site.

### *Remedy Selection*

The Applicant recommended in its investigation report that action needs to be taken to address site contamination. A RAWP which describes the Applicant’s proposed remedy for addressing contamination related to the Site, was submitted to NYSDEC with the BCP Application.

NYSDEC announced the availability of the draft plan for public review during a 45-day public comment period. NYSDEC and NYSDOH comments on the RAWP were received in May 2018 and it is anticipated that the revised RAWP will be approved in June 2018.

### *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. It is anticipated that redevelopment will begin prior to receipt of a COC; however, the new public school facility will not be occupied until after issuance of 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):**

Nathan Freeman  
Environmental Program Specialist  
NYSDEC Remedial Bureau B  
625 Broadway  
Albany, NY 12233-7016  
Phone: (718) 402-9767  
Email: Nathan.Freeman@dec.ny.gov

Thomas V. Panzone  
Public Participation Specialist  
NYSDEC Region 2  
1 Hunter's Point Plaza  
47-40 21st Street  
Long Island City, NY 11101  
Phone: (718) 482-4953  
Email:  
Thomas.panzone@dec.ny.gov

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

Sara Bogardus  
Project Manager  
NYSDOH  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 12237  
Phone: (518) 402-7860  
Email: BEEI@health.ny.gov

**Appendix A (Continued)**  
**Project Contacts and Locations of Reports and Information**

**Locations of Reports and Information**

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

**Brooklyn Community Board 7**

4201 4th Avenue  
Brooklyn, NY 11232  
Attn: Jeremy Laufer  
Phone: (718) 854-0003  
Hours: Mon to Fri: 9AM to 5 PM  
(call for appointment)

**Brooklyn Public Library – Sunset Park  
Interim Library**

4201 4th Avenue  
Brooklyn, NY 11232  
Attn: Roxana Benavides  
Phone: (718) 435-3648  
Hours: Mon & Fri: 10AM- 6PM; Tue thru  
Thurs: 10 AM – 8 PM; Sat: 10 AM – 5PM;  
Closed Sunday

NOTE: The Sunset Park Library at 5108  
4<sup>th</sup> Avenue is under renovation until 2020.  
The Interim Library opened on May 14,  
2018 and will serve as the document  
repository until the renovation work is  
complete.

## Appendix B - Site Contact List

### 1. The Chief Executive Officer and Zoning Board Chairperson of Each County, City, Town, and Village in which the Site is Located:

The Honorable Bill de Blasio  
Mayor, City of New York  
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

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

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

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  
16 Court Street, Suite 1006  
Brooklyn, NY 11241

Hon. Carlos Menchaca  
NYC Councilmember  
4417 4th Avenue, Ground Floor  
Brooklyn, NY 11220

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

Hon. Felix Ortiz  
NYS Assemblyman  
5004 4<sup>th</sup> Avenue  
Brooklyn, NY 11220

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

**Local Water Supplier:**

Vincent Sapienza  
 Commissioner, NYC Dept. of Environmental Protection  
 59-17 Junction Boulevard  
 Flushing, NY 11373

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

<b>Site Property Address</b>	<b>Block, Lot</b>	<b>Owner</b>
840 5th Avenue	Block 693, Lot 39	New York City School Construction Authority c/o Lee Guterman 30-30 Thomson Avenue Long Island City, NY 11101
<b>Adjoining Property Address</b>	<b>Block, Lot</b>	<b>Owner/Occupant</b>
901 4th Avenue	Block 693, Lot 1	Greenwood Cemetery – Maintenance Yard 901 4th Avenue Brooklyn, NY 11232
467 36th Street	Block 693, Lot 50	Pentecostal Latino Iglesia De Dios 467 36th Street Brooklyn, NY 11232
<b>Adjacent Property Address</b>	<b>Block, Lot</b>	<b>Owner/Occupant</b>
500 25th Street	Block 902, Lot 1	Greenwood Cemetery 500 25th Street Brooklyn, NY 11232
871 5th Avenue	Block 903, Lot 180 & 190	NY Transit System (Occupant) Jackie Gleason Bus Depot 871 5th Avenue Brooklyn, NY 11232  Sterling Die Casting Company, Inc. (Owner) 743 39th Street Brooklyn, NY 11232

<b>Adjacent Property Address</b>	<b>Block, Lot</b>	<b>Owner/Occupant</b>
463 36th Street	Block 693, Lot 52	Doyaga, Mark P 463 36th Street Brooklyn, NY 11232
465 36th Street	Block 693, Lots 51	Colon, Lauro 465 36th Street, Brooklyn, NY 11232
461 36th Street	Block 693, Lot 53	Castro, Nelson 461 36th Street Brooklyn, NY 11232
459 36th Street	Block 693, Lot 54	Saarenas, Iluminada 459 36th Street Brooklyn, NY 11232
842 5th Avenue	Block 697, Lot 40	Bill Wolf Petroleum Company 842 5th Avenue Brooklyn, NY 11232
462 36th Street	Block 697, Lot 34	462 36 Street, LLC 462 36th Street Brooklyn, NY 11232
456 36th Street	Block 697, Lot 32	Sanchez, Valerio 456 36th Street Brooklyn, NY 11232
454 36th Street	Block 697, Lot 31	Hagan, Christina M 454 36th Street Brooklyn, NY 11232
461 37th Street	Block 697, Lot 45	Beshara, Michael 461 37th Street, New York, NY 11232

### **3. Local News Media from which the Community Typically Obtains Information**

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

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

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

Brooklyn Daily Eagle  
16 Court Street, Suite 1208  
Brooklyn, NY 11241

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

The Brooklyn Reporter  
9733 4th Avenue  
Brooklyn, NY 11209

Brooklyn Progress  
335 Adams Street, Suite 2700  
Brooklyn, NY 11201

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

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

Spectrum NY1 News  
75 Ninth Avenue  
New York, NY 10011

**4. The Public Water Supplier which Services the Area in which the Site is Located**

New York City Department of Environmental Protection  
59-17 Junction Boulevard  
Corona, NY 11368

**5. Any Person who has Requested to be placed on the Site Contact List**

None

**6. The Administrator of any School or Day Care Facility Located on or near the Site**

Victoria Antonini  
Principal  
Sunset Park High School  
153 35th Street  
Brooklyn, NY 11232

Joan Antonelli  
Principal  
P.S. 371 Lillian L Rashkis  
355 37th Street  
Brooklyn, NY 11232

Jacqueline Nikovic  
Principal  
P.S. 24  
427 38th Street  
Brooklyn, NY 11232

IS 136 Charles O Dewey  
4004 4 AVENUE  
Brooklyn, NY 11232

CHALLENGE EARLY INTERVENTION CENTER  
649 39 St  
Brooklyn, NY 11232

PS 172 Beacon School Of Excellence  
825 4 AVENUE  
Brooklyn, NY 11232

**7. The location of document repositories for the project.**

Brooklyn Public Library – Interim Sunset Park Library  
4201 4th Ave  
Brooklyn, NY 11220  
(Note – The Sunset Park Library at 5108 4th Avenue is closed for renovation until 2020)

Brooklyn Community Board 7  
4201 4th Avenue  
Brooklyn, NY 11232

**8. Local Community Board**

Daniel Murphy  
Chair  
Brooklyn Community Board 7  
4201 4th Avenue  
Brooklyn, NY 11232

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

Victory Outreach Brooklyn - Alcance Victoria - Church  
840 5th Ave  
Brooklyn, NY 11232

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

NYPD Police Precinct  
72<sup>nd</sup> Police Precinct  
830 4<sup>th</sup> Avenue  
Brooklyn, NY 11232  
Attn: Donna Maxil, President

**Community, Civic, Religious and Environmental Organizations (continued)**

FDNY

Engine 228  
436 39 STREET  
Brooklyn, NY 11232

UPROSE

Attn: Elizabeth Yeampierre  
166A 22<sup>nd</sup> Street  
Brooklyn, NY 11232

Greenwood Cemetery

Richard J. Moylan, Executive Director  
500 25<sup>th</sup> Street  
Brooklyn, NY 11232

NYC Environmental Justice Alliance (NYCEJA)

Eddie Bautista  
Executive Director  
166A 22d ST  
Brooklyn, NY 11232

Sunset Park Alliance of Neighbors

Attn: Amina Amira Ali  
Brooklyn, NY 11232  
Email: [spanbrooklyn@yahoo.com](mailto:spanbrooklyn@yahoo.com)  
Tel: (718) 853-0949

Southwest Brooklyn Industrial Development Corporation

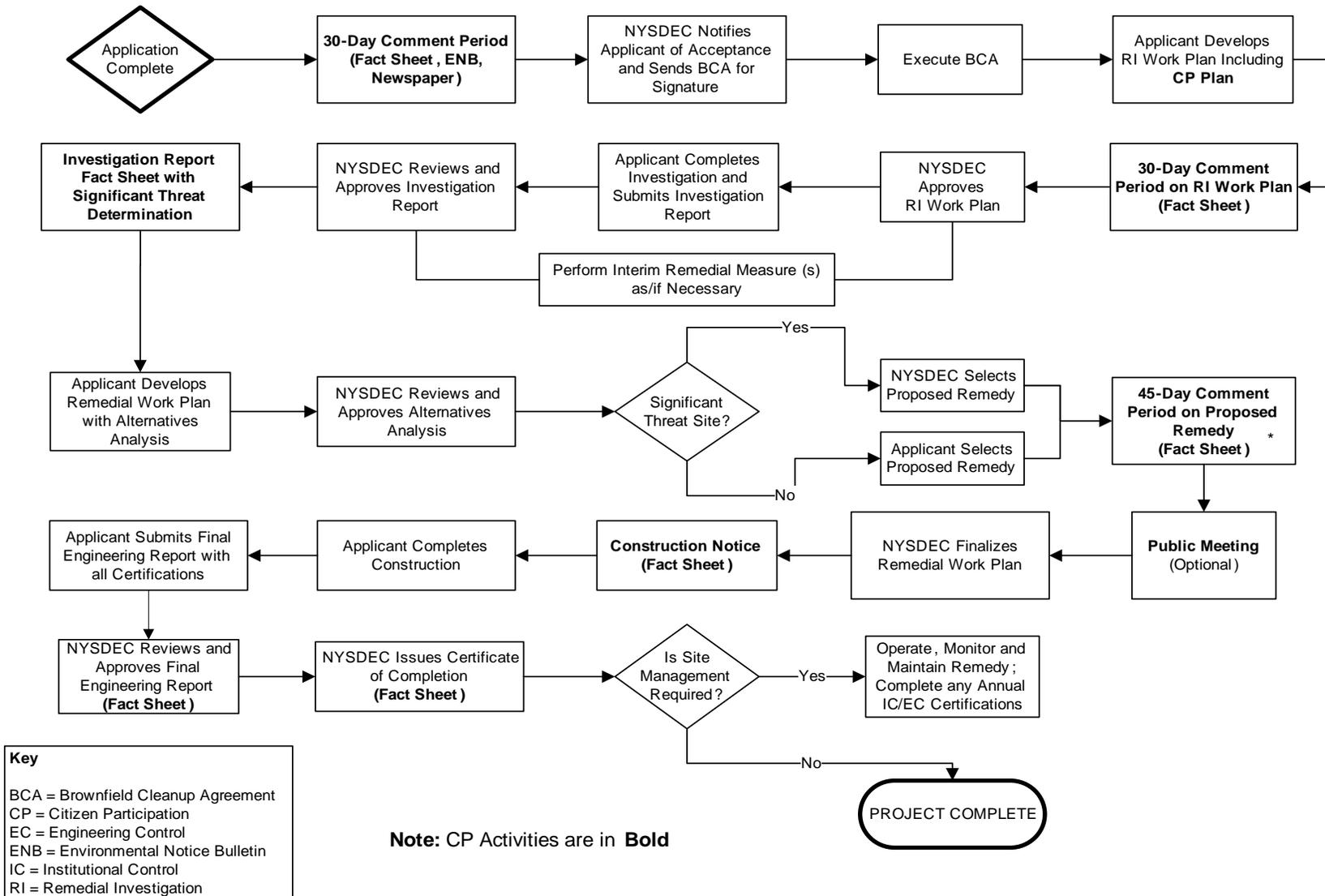
Attn: Executive Director  
241 41st Street, 2nd Floor  
Brooklyn, NY 11232

## Appendix C - Site Location Map

Site Name: **840 5th Avenue (“Site”)**  
Site Address: **840 5th Avenue, Brooklyn, NY**  
Site County: **Kings**  
Site Number: **C224271**



## Appendix D– Brownfield Cleanup Program Process





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

**Site Name:** 840 5th Avenue

**Site Number:** BCP Site No. C224271

**Site Address and County:** 840 5th Avenue, Kings County

**Remedial Party(ies):** New York City School Construction Authority

**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.**

*Individuals, groups, organizations, businesses, and/or units of government have not requested environmental information pertaining to the Site as of the date of issuance of the CPP. As noted in the CPP, all environmental investigation and remediation work will be performed in a manner that protects the public from adverse exposure to contaminants.*

How were these issues and/or information needs identified?

*Not applicable*

**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.

*Not applicable.*

How were these information needs identified?

*Not applicable.*

**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.

*Not applicable.*

How were these issues and/or information needs identified?

*Not applicable.*

**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:

*Not applicable.*

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

**Yes**    **No**

Provide details if appropriate:

*Not applicable.*

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

**Yes**    **No**

*The Site is located in a Potential Environmental Justice Area.*

**h. Special considerations:**

**Language**    **Age**    **Transportation**    **Other**

Explain any marked categories in **h**:

*The surrounding area has a large Hispanic-American population, therefore future 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 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:** *Refer to CPP.*

**Local Officials:** *Refer to CPP.*

**Media:** *Refer to CPP.*

**Business/Commercial Interests:** *Refer to CPP.*

**Labor Group(s)/Employees:** *Not applicable.*

**Indian Nation:** *Not applicable.*

**Citizens/Community Group(s):** *Refer to CPP.*

**Environmental Justice Group(s):** *The Site is located within a potential EJ area; however, specific EJ groups have not been identified.*

**Environmental Group(s):** *Refer to CPP.*

**Civic Group(s):** *Refer to CPP.*

**Recreational Group(s):** *Not applicable.*

**Other(s):** *Refer to CPP.*

**Prepared/Updated By:** Anna Ciecierska, NYCSCA

**Date:** 5/24/18

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

**Date:** 6/26/18