

Brownfield Cleanup Program
Citizen Participation Plan
for
100 Union Avenue Redevelopment Site

March 2019

C224274
100 Union Avenue
Brooklyn, NY
11206

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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: 100 Union Holdings LLC, Carnegie Management Inc. ("Applicant")
Site Name: 100 Union Avenue Redevelopment ("Site")
Site Address: 100 Union Avenue, Brooklyn NY 11206
Site County: Kings County
Site Number: C224274

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 the economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants that conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use. For more information about the BCP, go online at <http://www.dec.ny.gov/chemical/8450.html>.

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well-being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision makers form or adopt final positions.

Involving citizens affected and interest 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 strengthen 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 the 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 the 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.

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 the 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.

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 the cleanup program follows on the next page:

Citizen Participation Requirements (Activities)	The timing of CP Activity(is)
<p align="center">Application Process:</p> <div> <ul style="list-style-type: none"> • Prepare a site contact list • Establish document repositories </div> <div> <ul style="list-style-type: none"> • Publish a notice in Environmental Notice Bulletin (ENB) announcing receipt of the application and 30-day public comment period • Publish above ENB content in the local newspaper • Mail above ENB content to the site contact list • Conduct 30-day public comment period </div>	
	At the time of preparation of an application to participate in the BCP.
	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on the date of publication of notice in ENB. End date of the 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 align="center">After Execution of Brownfield Site Cleanup Agreement:</p> <div> <ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan </div>	
	Before start of Remedial Investigation
<p align="center">Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</p> <div> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period </div>	
	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 align="center">After Applicant Completes Remedial Investigation:</p> <div> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results </div>	
	Before NYSDEC approves RI Report
<p align="center">Before NYSDEC Approves Remedial Work Plan (RWP):</p> <div> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period </div>	
	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 align="center">Before Applicant Starts Cleanup Action:</p> <div> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action </div>	
	Before the start of cleanup action.
<p align="center">After Applicant Completes Cleanup Action:</p> <div> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that summarizes the Final Engineering Report • Distribute fact sheet to site contact list announcing issuance of Certificate of Completion (COC) </div>	
	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. 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.

The Site is not located in an Environmental Justice Area. Therefore, no need to translate future fact sheets into another language for additional information, visit: <https://statisticalatlas.com/tract/New-York/Kings-County/050900/Race-and-Ethnicity>

The historic use of the Site was for auto repairs/sales and auto junkyard. The impacts include the presence of Volatile Organic Compound (VOC), Semi-volatile Organic Compound (SVOC)- and metal-impacted soil, VOC- and metal-impacted groundwater and VOC-impacted soil vapor.

Laboratory analyses and field data from this investigation indicate chlorinated VOCs such as Tetrachloroethylene (PCE) and its derivative products such as trichloroethylene (TCE), cis-1,2-dichloroethylene (cis-1,2-DCE) and methylene chloride were detected in shallow and deep soil samples at concentrations below the regulatory standards.

In addition, SVOCs including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene and chrysene, dibenzo (a, h) anthracene and indeno(1,2,3-cd) pyrene were detected in shallow soil samples at concentrations exceeding regulatory standards.

The metals detected in soil at concentrations exceeding regulatory standards include arsenic, barium, cadmium, copper, lead, and zinc. Chlorinated VOCs including PCE and methylene chloride and SVOC Bis(2-ethylhexyl) phthalate was detected in groundwater at concentrations exceeding regulatory standards. Filtered metals were detected in groundwater at concentrations exceeding regulatory standards. Metals like magnesium, manganese, selenium, and sodium were also detected in groundwater at concentrations exceeding regulatory standards.

VOCs associated with both petroleum (such as xylene and toluene) and chlorinated solvents (such as tetrachloroethylene) are present in soil vapor.

It should be noted that during the future completion of remaining remedial activities at the site, potential contaminants known to be present in the soil, especially VOCs, SVOCs, and metals may become airborne and pose potential health risks to site visitors and workers during remedial construction, workers and occupants on adjacent properties. However, a NYSDEC Community Air Monitoring Program (CAMP) is in place for the proposed remedial activities and will be followed to safeguard the workers and other adjacent occupants against any potential exposures.

4. Site Information

Site Description

The Site is located at 100 Union Avenue in the Broadway Triangle section of Brooklyn, NY and is identified as Block 2242 and Lot 3 on the New York City Tax Map. The Site is also identified as 100 to 118 Union Avenue and 180 Middleton Street. This Site is located on the east side of Union Avenue between Middleton Street to the north and Lorimer Street to the south. This property site is bordered by Middleton Street to the north, Union Avenue to the west, a vacant lot, a 2-story residential building and a NYC Transit substation building to the south and a 6-story residential building to the east.

The Site is 10,566 square feet in area and currently consists of a vacant lot with no developments. It is covered with bare soil and is surrounded by a plywood fence along the two bounding streets and four adjacent properties' rear yards. **Figure 1** provides a Site Location Map.

History of Site Use, Investigation, and Cleanup

The review of previous environmental studies performed by Athenica Environmental Services and HydroTech identified that the Site was historically used for auto repairs/sales and auto junkyard. Primary contaminants identified at the site consisted of Chlorinated Volatile Organic Compounds (CVOCs) including PCE and TCE and gasoline hydrocarbons including benzene and xylenes, that are likely to be associated with the historic uses of the property. In addition, metal-impacted soil was also observed at the Site.

The following provides a list of reports that summarize the prior environmental assessments and investigation activities conducted at the site. These documents were previously provided to NYSDEC and referenced in the BCP application submitted by Applicant:

- Phase I Environmental Site Assessment Report, 100 Union Avenue, Brooklyn, NY, July 25, 2008, Athenica Environmental Services, Inc.
- Phase I Environmental Site Assessment Report, 100 Union Avenue, Brooklyn, NY, January 28, 2014, Hydro Tech Environmental Corp.
- Phase II Environmental Site Assessment (ESA), 100 Union Avenue, Brooklyn, NY, June 18, 2014, Hydro Tech Environmental Corp.
- Phase I Environmental Site Assessment Report, 100 Union Avenue, Brooklyn, NY, June 15, 2015, Hydro Tech Environmental Corp.
- Remedial Investigation report (RIR), 100 Union Avenue, Brooklyn, NY, June 2014, HydroTech Environmental Corp.

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 onsite, 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 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 has completed a partial site investigation before it entered into the BCP. NYSDEC will determine if the data are useable.

The Applicant will investigate the site officially called a "Remedial Investigation" (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation work plan, which is subject to public comment.

The site investigation has several goals:

- 1) Define the nature and extent of contamination in soil, 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 submitted a draft “Remedial Investigation Work Plan” to NYSDEC for review and approval. NYSDEC made 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 the 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):

Shaun Bollers
Project Manager
Division of Environmental Remediation
47-40 21st Street,
Long Island City NY 11101
Tel: (718) 482-4096
Email: shaun.bollers@dec.ny.gov

Thomas Panzone
Public Participation Specialist
NYSDEC – Region 2 Office
47-40 21st Street
Long Island City NY 11101
Tel: (718) 482-4953
Email: thomas.panzone@dec.ny.gov

New York State Department of Health (NYSDOH):

Justin Deming, BEEI
Project Manager
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza,
Corning Tower Rm. 1787
Albany, NY 12237
Email: BEEI@health.ny.gov

Locations of Reports and Information

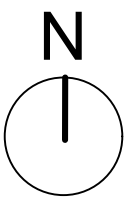
The facilities identified below are being used to provide the public with convenient access to important project documents:

Brooklyn Public Library- Williamsburg
240 Division Ave. at Marcy Ave.
Brooklyn, NY 11211
Attn. Catherine Skrzypek
Phone: 718.302.3485
Hours:
Mon 10:00 AM – 6:00 PM
Tue 1:00 PM – 8:00 PM
Wed 10:00AM- 6:00 PM
Thu 10:00 AM- 8:00PM
Fri 10:00 AM- 8:00 PM
Sat 10:00 AM- 6:00PM
Sun Closed

Appendix B -Site Contact List

	A	B	C	D	E	F	G	H	I	J
1										
2	Site Contact List									
3	Site #: C224274									
4	Site Name: 100 Union Avenue Redevelopment Site			List Last Updated: 5-21-19						
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	100 Union Avenue Redvelopment Site
7	Current Occupant	Hon. Scott Stringer	NYC Comptroller			1 Centre Street	New York	NY	10007	100 Union Avenue Redvelopment Site
8	Current Occupant	Hon. Jumanne Williams	Public Advocate			1 Centre Street	New York	NY	10007	100 Union Avenue Redvelopment Site
9	Current Occupant	Marisa Lago	Commissioner, NYC Dept. of City Planning			120 Broadway, 31st Floor	New York	NY	10271	100 Union Avenue Redvelopment Site
10		Vincent Sapienza	Commissioner, NYC Dept. of Environmental Protection			59-17 Junction Boulevard	Flushing	NY	11373	100 Union Avenue Redvelopment Site
11		Mark McIntyre, Director	NYC Office of Environmental Remediation			100 Gold Street - 2nd Floor	New York	NY	10038	100 Union Avenue Redvelopment Site
12		Julie Stein	Office of Environmental Assessment & Planning	NYC Dept. of Environmental Protection		96-05 Horace Harding Expressway	Flushing	NY	11373	100 Union Avenue Redvelopment Site
13		Hon. Eric Adams	Brooklyn Borough President			209 Joralemon Street	Brooklyn	NY	11201	100 Union Avenue Redvelopment Site
14		Shaun Bollers	NYSDEC Project Manager			47-40 21st Street	Long Island City	NY	11101	100 Union Avenue Redvelopment Site
15		Thomas V. Panzone	NYSDEC Public Participation Specialist			47-40 21st Street	Long Island City	NY	11101	100 Union Avenue Redvelopment Site
16		Larry Ennist	NYSDEC			625 Broadway	Albany	NY	12233	100 Union Avenue Redvelopment Site
17		Justin Deming	NYSDOH Public Health Specialist	Empire State Plaza		Corning Tower, Room 1787	Albany	NY	12237	100 Union Avenue Redvelopment Site
18		Hon Charles Schumer	U.S. Senator			780 Third Avenue, Suite 2301	New York	NY	10017	100 Union Avenue Redvelopment Site
19		Hon. Kirsten Gillibrand	U.S. Senator			780 Third Avenue, Suite 2601	New York	NY	10017	100 Union Avenue Redvelopment Site
20		Hon. Nydia Velazquez	U.S. House of Representatives			266 Broadway, Suite 201	Brooklyn	NY	11211	100 Union Avenue Redvelopment Site
21		Hon. Steven Levin	NYC Councilmember			410 Atlantic Avenue	Brooklyn	NY	11217	100 Union Avenue Redvelopment Site
22		Hon. Brian Kavanagh	NYS Senator			250 Broadway, Room 2011	New York	NY	10007	100 Union Avenue Redvelopment Site
23		Hon. Maritza Davila	NYS Assemblymember			249 Wilson Avenue	Brooklyn	NY	11237	100 Union Avenue Redvelopment Site
24		Gerald A. Esposito - District Manager	Brooklyn Community Board 1			435 Graham Avenue	Brooklyn	NY	11211	100 Union Avenue Redvelopment Site
25		Dealice Fuller - Chairwoman	Brooklyn Community Board 1			435 Graham Avenue	Brooklyn	NY	11211	100 Union Avenue Redvelopment Site
26		Ruth Saunders - Environmental Committee Chair	Brooklyn Community Board 1			435 Graham Avenue	Brooklyn	NY	11211	100 Union Avenue Redvelopment Site
27		Nancy Sunshine	Kings County Clerk			360 Adams Street, Room 189	Brooklyn	NY	11201	100 Union Avenue Redvelopment Site
28		Antonia Yuille	Consolidated Edison Corporate Affairs			30 Flatbush Avenue	Brooklyn	NY	11217	100 Union Avenue Redvelopment Site
29		Raquel Queme - President	90th Police Precinct Council			211 Union Avenue	Brooklyn	NY	11211	100 Union Avenue Redvelopment Site
30		Engine 230	FDNY			701 Park Avenue	Brooklyn	NY	11206	100 Union Avenue Redvelopment Site
31		New York City Department of Planning – Brooklyn	Winston Von Engel			16 Court Street, 7th Fl.	Brooklyn	NY	11241	100 Union Avenue Redvelopment Site
32		New York Post				1211 Avenue of Americas	New York	NY	10036	100 Union Avenue Redvelopment Site
33		VICE Media LLC				49 S 2nd St	Brooklyn	NY	11211	100 Union Avenue Redvelopment Site
34		New York Daily News				4 New York Plaza	New York	NY	10004	100 Union Avenue Redvelopment Site
35		Courier-Life Publications				1 Metrotech Center #10T	Brooklyn	NY	11201	100 Union Avenue Redvelopment Site
36		Brooklyn Daily Eagle				16 Court Street, Suite 1208	Brooklyn	NY	11241	100 Union Avenue Redvelopment Site
37		The Brooklyn Papers				1 Metrotech Center, Suite 1001	Brooklyn	NY	11201	100 Union Avenue Redvelopment Site
38		Public School 380	Attn: Principal			370 Marcy Avenue	Brooklyn	NY	11206	100 Union Avenue Redvelopment Site
39		Campos Secondary School	Attn: Principal			215 Heyward Street	Brooklyn	NY	11206	100 Union Avenue Redvelopment Site
40		I.S. 318	Attn: Principal			101 Walton Street	Brooklyn	NY	11206	100 Union Avenue Redvelopment Site
41		Beginning with Children Charter School	Attn: Principal			11 Bartlett Street	Brooklyn	NY	11206	100 Union Avenue Redvelopment Site
42		United Academy				60 Harrison Avenue	Brooklyn	NY	11211	100 Union Avenue Redvelopment Site
43		WILLIAMSBURG INFANT & EARLY CHILDHOOD DEVELOPMENT CENTER, INC.				22 Middleton St	Brooklyn	NY	11206	100 Union Avenue Redvelopment Site
44		OUR LADY OF GRACE SCHOOL				157 Harrison Ave	Brooklyn	NY	11206	100 Union Avenue Redvelopment Site
45		TIFERES BNOS.				545 BROADWAY	Brooklyn	NY	11206	100 Union Avenue Redvelopment Site
46		WILLIAMSBURG SATMAR NEIGHBORHOOD SR CTR				125HEYWARD STREET	Brooklyn	NY	11206	100 Union Avenue Redvelopment Site
47		Bedford Harrison Day Care Center				60 Harrison Ave	Brooklyn	NY	11211	100 Union Avenue Redvelopment Site
48		The Baby Play Place Preschool & Daycare	Mrs. Tiffany			25 Boerum St STE 7S	Brooklyn	NY	11206	100 Union Avenue Redvelopment Site
49		Tender Tots Day Care, Preschool & After School Program	Owner: Denise Fairman			810 Flushing Ave	Brooklyn	NY	11206	100 Union Avenue Redvelopment Site
50		New York City Housing Authority's	Marcy Day Care Center			494 Marcy Ave	Brooklyn	NY	11206	100 Union Avenue Redvelopment Site
51		Military & Naval Affairs Division	Attn: Commandant			355 Marcy Avenue	Brooklyn	NY	11206	100 Union Avenue Redvelopment Site
52		Lindsay Park Housing Corporation	Management Development Office			202 Union Avenue	Brooklyn	NY	11211	100 Union Avenue Redvelopment Site
53		Open Space Alliance of North Brooklyn	Attn: Executive Director			86 Kent Avenue	Brooklyn	NY	11249	100 Union Avenue Redvelopment Site
54		St. Nicholas NPC	Attn: Executive Director			2 Kingsland Avenue	Brooklyn	NY	11211	100 Union Avenue Redvelopment Site
55		Harrison Ave Homes Co.				123 Union Avenue	Brooklyn	NY	11206	100 Union Avenue Redvelopment Site
56		Ramona Maldonado				113 Harrison Avenue	Brooklyn	NY	11206	100 Union Avenue Redvelopment Site
57		Aron Karczag				113 Harrison Avenue	Brooklyn	NY	11206	100 Union Avenue Redvelopment Site
58		Resident/Business Owner				118 Harrison Avenue	Brooklyn	NY	11206	100 Union Avenue Redvelopment Site
59		Congregation Mazah				122 Harrison Avenue	Brooklyn	NY	11206	100 Union Avenue Redvelopment Site

Appendix C Site Location Map



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WITH ANY WORK OTHER THAN THE
SPECIFIED PROJECT FOR WHICH THEY
HAVE BEEN PREPARED, IN WHOLE OR
IN PART, WITHOUT THE PRIOR WRITTEN
AUTHORIZATION OF HYDROTECH
ENVIRONMENTAL ENGINEERING AND
GEOLOGY, DPC.

DATE	DESCRIPTION	CHK

SEAL & SIGNATURE

HYDROTECH ENVIRONMENTAL
ENGINEERING AND GEOLOGY,
DPC

77 ARKAY DRIVE, SUITE K
HAUPPAUGE, NY 11788

15 OCEAN AVENUE, SUITE 2B
BROOKLYN, NY 11225

TEL: (631) 462-5866
FAX: (631) 462-5877

BASE DRAWING PREPARED BY

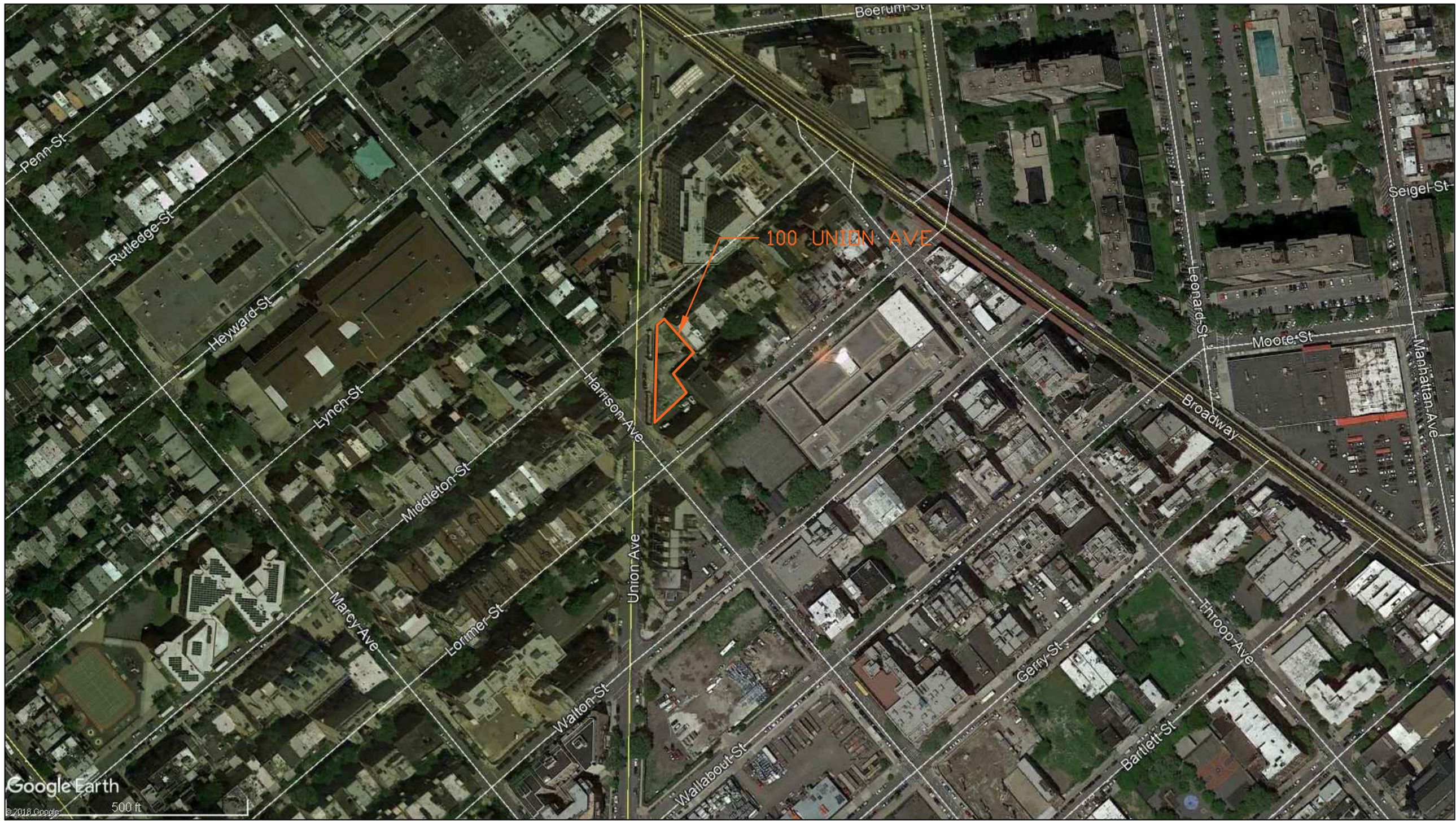
PROJECT NAME AND ADDRESS

100 UNION AVENUE
BROOKLYN, NY

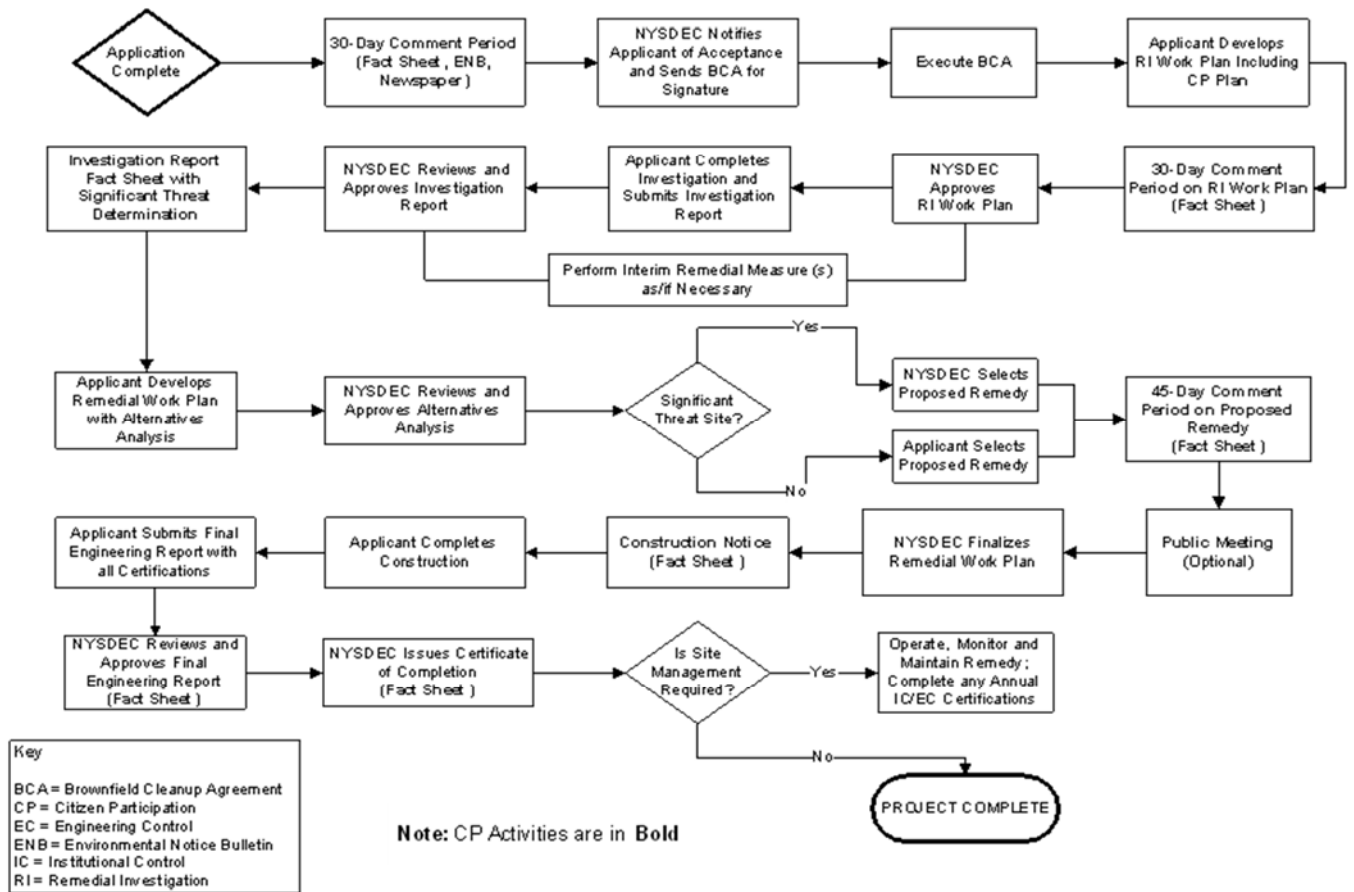
PROJECT FIGURE

SITE LOCATION MAP

PROJECT NO. 180009	DATE 5/21/19
DRAWN BY G.T.	REVIEWED BY P.M.
SCALE (11x17) AS NOTED	APPROVED BY P.M.



Appendix D– Brownfield Cleanup Program Process



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 to be 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 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 the site and/or nearby properties (recreational, commercial, industrial)
- Discussions with community organizations: grassroots 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: 100 Union Avenue Redevelopment

Site Number: C224274

Site Address and County: 100 Union Avenue, Brooklyn, New York 11206, Kings County.

Remedial Party(ies): 100 Union Holdings LLC, Carnegie Management Inc. 545 Broadway, 4th Floor, Brooklyn, New York 11206

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.**

The site is not located in an Environmental Justice Area; therefore, no need to translate future fact sheets into another language. However, there might be minimal truck traffic, noise or odor related impacts.

How were these issues and/or information needs identified?

NA

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.

NA

How were these issues and/or information needs identified?

NA

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 the 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 the water supply of the affected/interested community currently impacted by the site?

☐ Yes ☒ No

Provide details if appropriate:

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?
X ☐ Yes No

h. Special considerations:

Language ☐ Age ☐ Transportation ☐ Other

Explain any marked categories in **h**:

The site is in an Environmental Justice Area, there is no need to translate into another language.

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:

☒ Local Officials:

☒ Media:

☒ Business/Commercial Interests:

☐ Labor Group(s)/Employees:

☐ Indian Nation:

☒ Citizens/Community Group(s):

☐ Environmental Justice Group(s):

☒ Environmental **Group(s):**

☒ Civic **Group(s):**

☐ Recreational **Group(s):**

☐ Other**(s):**

Prepared/Updated By: Paul I. Matli

Date: 5/21/19

Reviewed/Approved By: Thomas V. Panzone

Date: 5/21/19

