



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for 37 Otsego Street

April 2020

C224300
37 Otsego Street
Brooklyn
New York 11231

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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: **BH Ruth Red Hook, LLC**
Site Name: **37 Otsego Street**
Site Address: **37 Otsego Street, Brooklyn, NY 11231**
Site County: **Kings County**
Site Number: **C224300**

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:

{Instruction to preparer: Edit the table as appropriate if additional citizen participation activities have been conducted and/or are planned beyond the minimum, required citizen participation activities identified.}

Citizen Participation Activities	Timing of CP Activity(ies)
Application Process:	
<ul style="list-style-type: none"> • Prepare site contact list • Establish document repository(ies) 	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period 	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement (BCA):	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	Before start of Remedial Investigation Note: Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
<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 	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.
After Applicant Completes Remedial Investigation:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about draft 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) 	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.

Citizen Participation Activities	Timing of CP Activity(ies)
<ul style="list-style-type: none"> • Conduct 45-day public comment period 	
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report • Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC) 	<p>At the time the cleanup action has been completed.</p> <p>Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.</p>

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.

There will be areas on the Site where soil excavation is necessary. Therefore, once the remediation commences, there may be concerns regarding odors, noise or truck traffic coming from the Site. However, these impacts will be mitigated through implementation of a Health and Safety Plan (HASP) and Soil Management Plan approved by the Department, which will be designed to minimize these impacts. A Community Air Monitoring Plan (CAMP) will also be implemented to monitor dust and vapors to ensure the community is not impacted.

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

Therefore, all future fact sheets will be translated into Spanish. For additional information visit: <https://popfactfinder.planning.nyc.gov/profile/1401/census>

4. Site Information

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

Site Description

- **Location – 37 Otsego Street, Brooklyn, NY 11231**
- **setting - Urban**
- **site size – 2.3 acres**
- **adjacent properties – Predominantly industrial and residential with some commercial uses**

History of Site Use, Investigation, and Cleanup

Prior to 1900, the Site was undeveloped but was present in an industrial area. As of 1904, the western portion of the Property was occupied by Philip H. Gill & Sons Machinists, and a Sanborn map shows machine shops, sheet iron works,

assembly, and a forge shop on the Site. Historic uses of the Property included a machine shop, iron works, metal forging, and printing facility. The southwest corner of the structure was labeled earthen floor. The machine shop had the same footprint as the current parking lot. The northwest corner of the Property may have been utilized as a gasoline service station. Records also showed underground storage tanks (USTs) on the eastern portion of the Property.

Despite the fact that a significant amount of work has been done on the Site to begin to address the petroleum impacts identified, more remediation is needed to complete the petroleum cleanup work and to remediate environmental conditions in soil, groundwater and soil vapor. A 2015 site investigation, including the advancement of 13 borings with the collection of 17 soil samples, six groundwater samples, and six soil vapor samples, was the first subsurface investigation performed on the site. The historic fill soils consisted of sandy fill materials including brick, concrete, glass, micaceous schist, plastic, coal slag, wood, and rock fragments. Evidence of petroleum contamination (odors, staining, and liquid phase petroleum) was noted at the groundwater interface. An approximately 0.2-foot thick layer of petroleum liquid was identified in one well. The New York State Department of Environmental Conservation (NYSDEC) Spill Hotline was notified of the spill discovery on December 15, 2015, and Spill Number 1509420 was provided.

The second investigation was focused on the west side of the Site to determine if an upgradient off-site spill on Lorraine Street (Spill Number 9510807) has impacted the subsurface at the Site. This scope of work included: completion of ten soil borings; installation of five monitoring wells (converted from five of the soil borings with three off-site wells); collection of one petroleum fingerprinting analysis sample; collection of twenty soil samples; and collection of five groundwater samples from the monitoring wells. A sheen was observed on the groundwater in several wells and fingerprinting analysis determined it was a combination of weathered No. 2 fuel oil and diesel fuel. Based on this investigation, Roux Associates identified two distinct areas of petroleum contamination at the Site and determined contaminated historic fill was present to depth of 20 below grad surface. Based on this off-Site well investigation, it was determined that contamination is not migrating on-Site or off-Site but is Site-related.

An interim remedial measure (IRM) was implemented starting November 22, 2016 consisting of manually bailing all wells with sufficient petroleum thickness on a biweekly basis. A remedy was then proposed to remove the residual Light Non-Aqueous Phase Liquid (LNAPL) and to treat impacted soil and groundwater consisting of continued bailing and injection of chemical oxidation compound to treat petroleum impacts located between 9 to 18 ft below grade surface. From June 12, 2017 through June 28, 2017, Roux implemented the injection program with chemical oxidant, RegenOx™. However, the groundwater analytical results only showed marginal improvement in the dissolved-phase Volatile Organic Compounds (VOCs) and Semi-volatile Organic Compounds

(SVOCs) contamination with 10 compounds still exceeding the applicable groundwater standards.

In January 2019, Roux prepared a Hot Spot Excavation Work Plan for the excavation and off-site disposal of contaminated soils from two hot spots within the western parking lot portion of the Site in order to attempt to remove the ongoing source of the groundwater contamination. Despite this additional remedial effort, the Site still remains significantly contaminated and requires a more complete excavation to remove all source of contamination in the soil impacting groundwater and soil vapor.

Based on the investigations conducted to date, the primary contaminants of concern remaining at the site are petroleum, Polycyclic Aromatic Hydrocarbons (PAHs) and metals in soil, petroleum in groundwater, and petroleum and other VOCs in soil vapor. Groundwater was encountered within the temporary well points at approximately 8 to 10 feet below. According to the Roux 2016 Site Assessment Report, soil impacts have been vertically delineated, and do not extend below the low zone of permeability silt/clay found throughout the Site.

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 planned redevelopment of the Site is not yet finalized. However, preliminary plans being evaluated include a mixed used residential, community facility, possible school and retail project with a below grade parking facility. The Applicant proposes that the site may be used unrestricted purposes or for restricted residential or commercial purposes.

To achieve this goal, the Applicant will conduct 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 will conduct an investigation of the site officially called a “remedial investigation” (RI). This investigation will be performed with NYSDEC oversight. The Applicant has developed a remedial investigation workplan, which was subject to public comment along with the application.

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 along with the application.

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 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):

Sadique Ahmed
Project Manager
NYSDEC Division of Environmental
Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7016
(518) 402-9656

New York State Department of Health (NYSDOH):

Johnathon Robinson
Project Manager
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860

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
Red Hook Branch
7 Wolcott Street
Brooklyn, NY 11231
(718) 935-0203
Hours: Temporarily Closed

NYC Community Board No. 6, Brooklyn
Attn: Peter D. Fleming
250 Baltic Street
Brooklyn, NY 11201
Phone: (718) 643-3027
Hours: Temporarily Closed

Appendix B - Site Contact List

Federal and State Officials		
Hon. Chuck E. Schumer U.S. Senate 780 Third Avenue, Suite 2301 New York, NY 10017	Hon. Kirsten Gillibrand U.S. Senate 780 Third Avenue, Suite 2601 New York, NY 10017	Hon. Nydia Velazquez U.S. House of Representatives 266 Broadway, Suite 201 Brooklyn, New York 11201
Hon. Velmanette Montgomery New York State Senate - 25th District 30 Third Ave., Suite 207 Brooklyn, New York 11201	Nancy T. Sunshine Kings County Clerk 360 Adams Street, Room 189 Brooklyn, New York 11201	Hon. Eric Adams Kings County Executive Borough Hall, 209 Joralemon St. Brooklyn, New York 11201
Marisa Lago Chairperson, NYC Planning Commission 16 Court St., 7th Floor New York, New York	Hon. Bill de Blasio Mayor of New York City City Hall New York, NY 10007	Andrea Hagelgans Strategic Planning Advisor, New York City City Hall New York, NY 10007
Hon. Eric L. Adams Brooklyn Borough President Brooklyn Borough Hall, 209 Joralemon St. Brooklyn, New York 11201	Hon. Felix Ortiz NYS Assemblyman 4907 4th Avenue, Suite 1A Brooklyn, NY 11220	Brooklyn Community Board 6 250 Baltic Street Brooklyn, NY 11201
Media Outlets		
David Kirschner Brooklyn Media Outlet - News 12 1 Media Crossways Woodbury, NY 11201	The New York Daily News Media Outlet 4 New York Plaza New York, NY 10004	Park Slope Courier Media Outlet 1 Metrotech Center North Brooklyn, NY 11201
Public Water Supplier		
Vincent Sapienza Commissioner New York City Department of Environmental Protection 59-17 Junction Blvd. Flushing, NY 11373	Alfonso Carney Chair of New York City Water Board 59-17 Junction Blvd., 8th Floor Flushing, NY 11373	
Schools and Other Organizations		

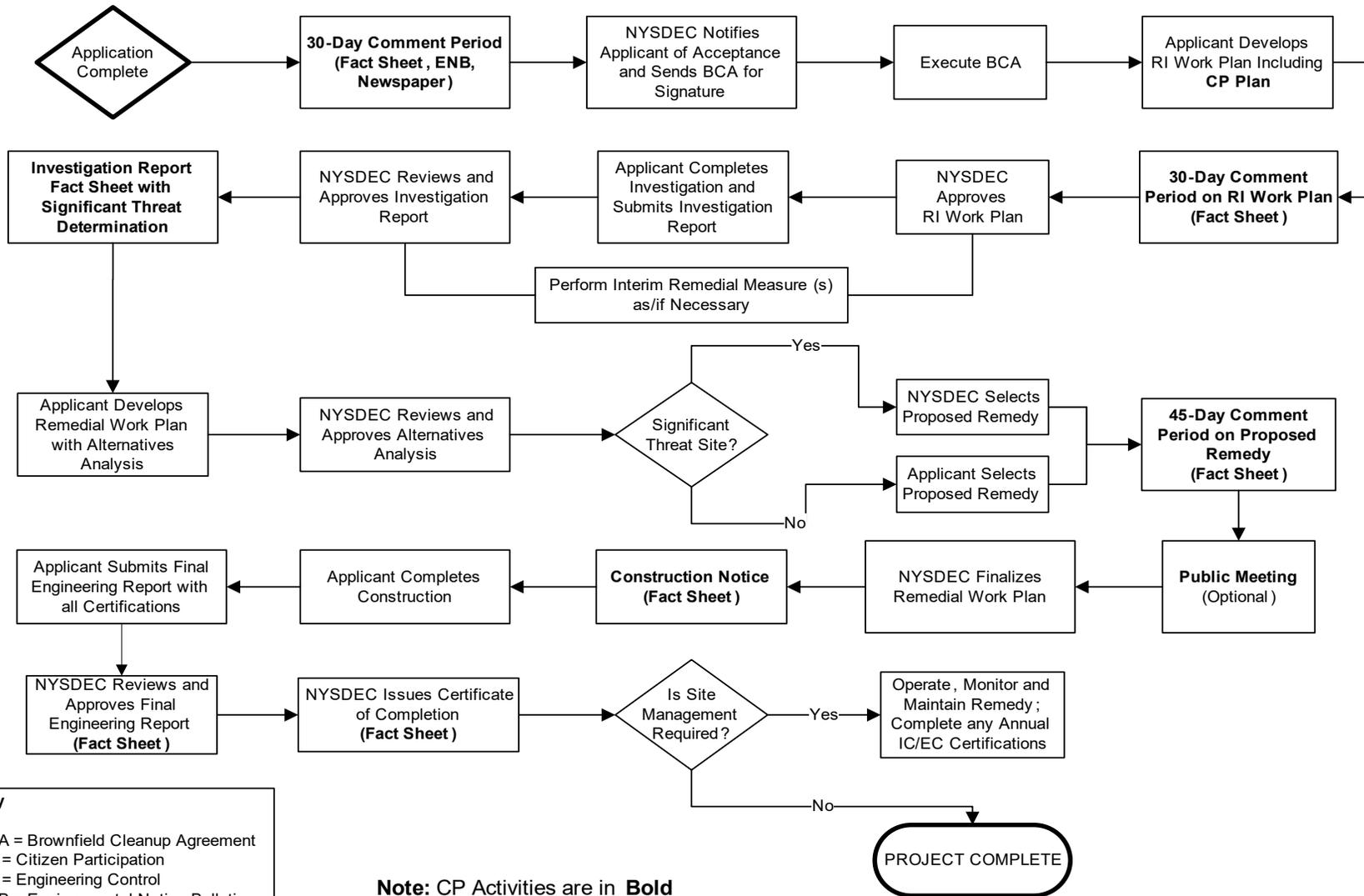
Anita Skop, Superintendent of Public School S015 Patrick F. Daly 131 Livingston Street Brooklyn, New York 11201	Bumble Bee Daycare CTR 76 Lorraine Street Brooklyn, NY 11231	
Adjacent Property Owners		
Matt S. Friedman Adjacent Property Owner of 38 Otsego St 38 Otsego Street Brooklyn, New York 11231	Marilyn A. Donahue Adjacent Property Owner of 34 Otsego St 34 Otsego Street Brooklyn, New York 11231	133 Dwight St. Realty Adjacent Property Owner of 133 Dwight St 133 Dwight Street Brooklyn, New York 11231
Otsego Properties Inc. Adjacent Property Owner of 131 Dwight St 131 Dwight Street Brooklyn, New York 11231	Otsego Properties Inc. Adjacent Property Owner of 129 Dwight St 129 Dwight Street Brooklyn, New York 11231	Von Crab Athletic Club Adjacent Property Owner of 2 Otsego St 2 Otsego Street Brooklyn, New York 11231
NYC Housing Authority Adjacent Property Owner of 408 Red Hook Ln 408 Redhook Lane Brooklyn, New York 11231	NYC Housing Authority Adjacent Property Owner of 110 Columbia St 110 Columbia Street Brooklyn, New York 11231	Rap Columbia, LLC Adjacent Property Owner of 521 Columbia St 521 Columbia Street Brooklyn, New York 11231
T Moriarty & Son, Inc. Adjacent Property Owner of 529 Columbia St 529 Columbia Street Brooklyn, New York 11231	Grinnell Street Realty Co. Adjacent Property Owner of 0 Creamer St 0 Creamer Street Brooklyn, New York 11231	Grinnell Realty Holding Adjacent Property Owner of 537 Columbia St 537 Columbia Street Brooklyn, New York 11231
TET Real Estate Adjacent Property Owner of 518 Columbia St 518 Columbia Street Brooklyn, New York 11231	Magoo Enterprises Inc. Adjacent Property Owner of 41 Otsego St 41 Otsego Street Brooklyn, New York 11231	Mirabelle Marden Adjacent Property Owner of 40 Otsego St 40 Otsego Street Brooklyn, New York 11231
Community, Civic, Religious and Other Environmental Organizations:		
Red Hook West Houses NYCHA Management Development Office 55 Dwight Street Brooklyn, NY 11231	Red Hook West Houses Senior Center 6 Wolcott Street Brooklyn, NY 11231	Red Hook West Houses NYCHA President - Resident Association 55 Dwight Street Brooklyn, NY 11231

<p>Red Hook East Houses NYCHA Management Development Office 62 Mill Street Brooklyn, NY 11231</p>	<p>Red Hook East Houses NYCHA President - Resident Association 62 Mill Street Brooklyn, NY 11231</p>	<p>Red Hook Gospel Tabernacle 72 Van Dyke Street Brooklyn, NY 11231</p>
<p>Red Hook Initiative 767 Hicks Street Brooklyn, NY 11231</p>	<p>Carroll Gardens Neighborhood Association 201 Columbia Street Brooklyn, NY 11231</p>	

Appendix C - Site Location Map



Appendix D– Brownfield Cleanup Program Process



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

Note: CP Activities are in **Bold**



Department of
Environmental
Conservation

Division of Environmental Remediation

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

Site Name: 37 Otsego Street

Site Number: C224300

Site Address and County: 37 Otsego Street, Brooklyn, NY

Remedial Party(ies): BH Ruth Red Hook, 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.**

The list of potential impacts contained in the CPP are typical impacts of remediation on brownfield sites

How were these issues and/or information needs identified?

See response above.

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.

Nothing is needed from the community at this time

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.

Communication of each step in the BCP process must be communicated in Fact Sheets and public hearings if required.

How were these issues and/or information needs identified?

This is part of the CPP process

Part 4. Identify the following characteristics of the affected/interested community. This knowledge will help to identify and understand issues and information important to the community, and ways to effectively develop and implement the site citizen participation plan (mark all that apply):

a. Land use/zoning at and around site:

Residential **Agricultural** **Recreational** **Commercial** **Industrial**

b. Residential type around site:

Urban **Suburban** **Rural**

c. Population density around site:

High **Medium** **Low**

d. Water supply of nearby residences:

Public **Private Wells** **Mixed**

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

Yes **No**

Provide details if appropriate:

[Click here to enter text.](#)

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

Yes **No**

Provide details if appropriate:

Flooding is an issue in this Red Hook area because the land is low lying and close to Lower NY Bay

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

Yes **No**

h. Special considerations:

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

Explain any marked categories in **h**:

Large Hispanic population

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.](#)

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