



**Department of
Environmental
Conservation**

Brownfield Cleanup Program
Citizen Participation Plan
for
Former Chesebrough Manufacturing

May 2023

BCP Site No. C224302
46 Verona Street
Brooklyn, New York 11231

Prepared by:



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Note: The information presented in this Citizen Participation (CP) Plan (CPP) was current as of the date of its approval by the New York State Department of Environmental Conservation (NYSDEC). Portions of this CPP may be revised during the investigation and cleanup process.

Applicant: **New York City School Construction Authority (“Applicant”)**
Site Name: **Former Chesebrough Manufacturing (“Site”)**
Site Address: **46 Verona Street, Brooklyn, NY**
Site County: **Kings**
Site Number: **C224302**

What is New York’s Brownfield Cleanup Program (BCP)?

New York’s BCP works with 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>.

Citizen Participation (CP) 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 by 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 CP Plan (CPP) 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 CPP 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 are also 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 website. 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 that 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 disseminating 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 [usually related to the Draft Remedial Investigation Work Plan (RIWP)] is distributed both by paper mailing through the postal service and through DEC Delivers, NYSDEC's email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the Site. For more information, visit: <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 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 CPP 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 CP activities.

Technical Assistance Grant (TAG)

NYSDEC must determine whether 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 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 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 this CPP, the significant threat determination for the Site has 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 CP activities related to the Site's investigation and cleanup program follows on the next page:

Citizen Participation (CP) Activity(ies)	Timing of CP Activity(ies)
Remedial Investigation and RAWP:	
<ul style="list-style-type: none"> • RI performed prior to applying for entry into the BCP • Prepare draft RIR • RI findings used to prepare draft RAWP 	45-day public comment period for RIR and RAWP conducted concurrently with the BCP Application.
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 Brownfield Cleanup Program (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 45-day public comment period for draft RIR and draft RAWP 	When the New York State Department of Environmental Conservation (NYSDEC) determines that the BCP application is complete. The 45-day public comment period begins on the date of publication of the 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.
Before NYSDEC Approves Remedial Action Work Plan (RAWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to Site contact list about Draft RAWP and announcing 45-day public comment period (conducted concurrently with the BCP Application and RIR public comment period) • Public meeting by NYSDEC about proposed RAWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves the RAWP. The 45-day public comment period begins/ends as per the dates identified in the fact sheet. The public meeting would be held within the 45-day public comment period.
After Execution of Brownfield Site Cleanup Agreement (BCA):	
<ul style="list-style-type: none"> • Prepare CP Plan (CPP) 	Applicant must submit the CPP to NYSDEC for review and approval within 20 days of the effective date of the BCA.
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 (FER) • Distribute fact sheet to Site contact list announcing NYSDEC approval of FER and issuance of Certificate of Completion (COC) 	At the time the cleanup action has been completed. Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.

Major Issues of Public Concern

This section of the CPP 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.

Redevelopment Project-Related Issues

The Applicant submitted a BCP Application to the NYSDEC in November 2022 and the application was deemed complete on December 23, 2022. The BCP Application was available for public comment between January 4, 2023, and February 18, 2023.

The Site is part of the Bronx County Census Tract 59. Census tract 59 is designated as a disadvantaged community. According to the New York State Climate Leadership and Community Protection Act database, 98% of land is utilized for industrial and manufacturing purposes and 78% of the population is below 80% of the Area Median Income (AMI). The entire Site is located in an En-Zone.

The Site is an approximately 1.38-acre property consisting of a vacant, concrete-paved lot in the western portion, and an approximately 23,500-square foot, one-story vacant warehouse with a small partial basement and an adjacent gravel-covered area that formerly contained a cellular telephone tower in the eastern portion. The cellular tower was removed from the Site on September 26, 2022.

The proposed project will include demolition of the existing structure and construction of a 94,500-square foot, three-story school building and an adjacent play yard. There will be no basement level, as the Site is located within a high-risk flood zone. All remedial investigation and remedial activities are expected to be conducted in accordance with Environmental Conservation Law (ECL) Article 27, Title 14, 6 New York Codes, Rules, and Regulations (NYCRR) 375-1.6(a), 375-3.6, and 375-6, and all applicable laws, rules, regulations, and guidance documents.

Potential Remediation/Construction-Related Issues

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

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

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

The Site is not located on the border near 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.

Based on information from Statistical Atlas, the site is located in a census bureau tract that has a sizable

Hispanic-American population nearby. Therefore, all future fact sheets will be translated into Spanish.

For additional information, visit: <https://statisticalatlas.com/tract/New-York/Kings-County/005900/Race-and-Ethnicity>

Site Information

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

Site Description

The Site consists of an approximately 1.38-acre parcel located at 46 Verona Street in the Red Hook section of Brooklyn, New York, and is identified by the City of New York as Brooklyn Borough Block 523, Lot 1. The Site formerly comprised Lots 1 and 13R; however, the lots were merged into Lot 1 in June 2022. The former Site addresses included 21-31 and 35 Delavan Street.

Currently, the Site is developed with a vacant, concrete-paved lot in the western portion, and an approximately 23,500-square foot, one-story vacant warehouse with a small partial basement and an adjacent gravel-covered area that formerly contained a cellular telephone tower in the eastern portion, which was removed on September 26, 2022. The Site is located in a highly developed urban area of the Red Hook neighborhood of Brooklyn, New York consisting primarily of industrial/warehouse uses, with some commercial, institutional, and residential properties located east and south of the Site. A site plan is provided as Appendix C.

The Site is abutted to the north by Delavan Street, followed by warehouses; to the south by Verona Street, followed by Coffey Park; to the east by an apartment building; and to the west by Richards Street, followed by warehouses.

History of Site Use, Investigation, and Cleanup

Historically, the entire Site was developed with a Vaseline factory between 1886 and 1904, with two large oil tanks in the northeastern portion of the Site. The eastern portion of the Site was later occupied by Arthur Tickle Engineering Works (ship repair/marine services) between 1915 and 1986, occupying the current warehouse building by 1938. The warehouse contained a machine shop between 1938 and 2007, and was most recently used as a lumber yard. The western portion of the Site contained unspecified manufacturing between 1915 and 1938, was used for steel plate storage between 1950 and 1980, and consisted of a vacant lot used for trailer parking between 1981 and 2007. Historic records also indicate use by Ferrite Chemical Products in 1928 and potential storage of construction and demolition debris in the western half of the Site between 1999 and 2001. The Site has been vacant since 2007.

Based on previous investigations conducted at the Site, contaminated soil, groundwater, and soil vapor are present at the Site. Soil beneath the Site contains elevated levels of petroleum compounds, polychlorinated biphenyls (PCBs), metals, and organic compounds that are released naturally from burning combustion products such as coal, oil, gasoline, and wood. These compounds are commonly found in fill material in New York City due to the presence of coal ash and other man-made materials. Similarly, petroleum compounds, organic compounds, and metals were detected in groundwater at concentrations exceeding the corresponding regulatory standards. Petroleum- and chlorinated solvent- related compounds were additionally detected at elevated levels in soil vapor samples beneath the Site. The soil vapor laboratory results are likely associated with the Site's historical manufacturing uses.

Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's BCP as **Volunteer**. This means that the Applicant was not responsible for the disposal or discharge of the contaminants, or whose ownership or operation of the Site took place after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination on-site, and must conduct a "qualitative exposure assessment," a process that characterizes the actual or potential exposures of people, fish, and wildlife to contaminants on the Site and to contamination that has migrated from the Site.

The Applicant in its Application proposes that the Site will be used for restricted residential purposes.

To achieve this goal, the Applicant will conduct cleanup activities at the Site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement (BCA) 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 full Remedial Investigation at the Site before it entered into the BCP. The Applicant has submitted an investigation report for the full site investigation. NYSDEC will determine if the investigation goals and requirements of the BCP have been met or if additional work is needed before a remedy can be selected.

The Applicant has conducted an investigation of the Site, officially called a "Remedial Investigation" (RI).

The RI had several goals:

- Define the nature and extent of contamination in soil, groundwater, and soil vapor;
- Identify the source(s) of the contamination;
- Assess the impact of the contamination on public health and the environment; and
- Provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

NYSDEC will use the information in the RI Report (RIR) to determine whether 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 typically proceeds in one of two directions:

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

When the Applicant submits a draft RAWP 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 (DD).

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 timeframe. 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 (SMP).

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):

Shaun Bollers
 Project Manager
 NYSDEC Region 2
 Division of Environmental Remediation
 1 Hunters Point Plaza
 47-40 21st Street
 Long Island City, NY 11101
 Phone: (718) 482-4096
 Email: shaun.bollers@dec.ny.gov

Thomas Panzone
 Public Participation Specialist
 NYSDEC Region 2
 1 Hunters 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):

Anthony Perretta
 Project Manager
 New York State Department of Health
 Corning Tower, Room 1787
 Albany, NY 12237
 Phone: (518) 402-7860
 Email: BEEI@health.ny.gov

Locations of Reports and Information

Project documents are available online at the DECInfo Locator Website using the following link:
<https://www.dec.ny.gov/data/DecDocs/C224302>

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

Brooklyn Community Board 6	Brooklyn Public Library-Carroll Gardens Branch	NYSDEC
250 Baltic Street Brooklyn, NY 11201	396 Clinton Street Brooklyn, NY 11231	47-40 21 st Street Long Island City, NY 11101
Attn: Peter Fleming, Chairperson Mike Racioppo – District Manager Hildegard Link, Environmental Protection Co-Chair Angelica Ramdhari, Environmental Protection Co-Chair	Attn: John Leighton, Managing Librarian	Attn: Shaun Bollers
Phone: (718) 643-3027 infobkcb6@gmail.com	Phone: (718) 596-6972	Phone: (718) 482-4096

<p>Hours: Monday- Friday: 9 am-5 pm (Call for appointment)</p>	<p>Hours: Monday, Wednesday, Friday: 10 am-6 pm Tuesday: 1 pm – 8 pm Thursday: 10 am – 8 pm Saturday: 10 am – 5 pm Sunday: Closed</p>	<p>Hours: Monday-Friday:9 am-5 pm (Call for appointment)</p>
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APPENDIX B
SITE CONTACT LIST

Local, State, and Federal Officials

Hon. Eric Adams Mayor of New York City City Hall Park New York, NY 10007	Hon. Brad Lander New York City Comptroller Office of the Comptroller, City of NY 1 Centre Street, Room 517 New York, NY 10007
Hon Jumaane D. Williams Office of the Public Advocate Public Advocate 1 Centre Street, 15 th Floor New York, NY 10007	Hon. Antonio Reynoso Brooklyn Borough President 209 Joralemon Street Brooklyn, NY 11201
Hon. Marcela Mitaynes State Assembly District 51 4907 4 th Avenue, Suite 1A Brooklyn, NY 11220	Hon. Alexa Aviles NYC Council District 38 4417 4 th Avenue, Ground Floor Brooklyn, NY 11220
David Gold, Esq. NYC Department of City Planning 120 Broadway, 31 st Floor New York, NY 10271	NYC Department of City Planning Brooklyn Borough Office Winston Von Engel - Director Temporary Relocation 120 Broadway, 31 st Floor New York NY 10271
Hon. Charles 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 M. Velazquez U.S. House of Representatives 266 Broadway, Suite 201 Brooklyn, NY 11211	Hon. Jabari Brisport New York State Senator, 25 th District The Shirley Chisholm State Office Building 55 Hanson Place, Suite 702 Brooklyn, NY 11217
Mark McIntyre, Acting Director/General Counsel Mayor's Office of Environmental Remediation 100 Gold Street, 2 nd Floor New York, NY 10038	Kizzy Charles-Guzman, Director Mayor's Office of Climate & Sustainability 253 Broadway, 14 th Floor New York, New York 10007
Pinar Balci, Assistant Commissioner Bureau of Environmental Planning and Analysis NYCDEP 59-17 Junction Boulevard, 11 th Floor Flushing, NY 11373	Hon. Nancy T. Sunshine Kings County Clerk 360 Adams Street, Room 189 Brooklyn, NY 11201
Rohit Aggarwala Commissioner, NYCDEP – Public Water Supplier 59-17 Junction Boulevard, 13 th Floor Flushing, NY 11373	

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

The Site, Block 523, Lot 1 is currently owned by the Requestor (New York City School Construction Authority). The Site is currently unoccupied. A list of adjacent properties and owners is provided below:

Block/Lot	Owner	Occupant
523/18	Harbor Tech LLC % Noam Management 1428 36 th Street, Suite 219 Brooklyn, NY 11218 Phone: 718-435-5360	Multiple occupants – apartment building 5 Delavan Street Brooklyn, NY 11231 Phone: Unavailable
519/1	F&N Developing LTD. 42 Delavan Street Brooklyn, NY 11231 Phone: Unavailable	Seaworthy Masonry 57 Richards Street Brooklyn, NY 11231 Phone: Unavailable
519/12	Hellenic Equities LLC 26 Delavan Street Brooklyn, NY 11231 Phone: Unavailable	Arc Electrical & Mech. Contractors Corp 26 Delavan Street Brooklyn, NY 11231 Phone: 718-222-8162
519/17	21 Commerce Street LLC 18 Delavan Street Brooklyn, NY 11231 Phone: Unavailable	B.P. Warehouse 11 Commerce Street Brooklyn, NY 11231 Phone: 718-246-9147 Caulttite Corporation 18 Delavan Street Brooklyn, NY 11231 Phone: 718-624-4111 IGD Design LLC 1 Commerce Street Brooklyn, NY 11231 Phone: Unavailable
532/1	NYC Dept. of Parks and Recreation Sue Donoghue - Commissioner 830 5 th Avenue New York, NY 10065 Phone: (212) 360-1305	Unoccupied – public park 85 Richards Street Brooklyn, NY 11231 Phone: Unavailable
522/22	80 Richards Owner, LLC 302 5 th Avenue New York, NY 10001 Phone: Unavailable	Idea Nuova Inc. 80 Richards Street Brooklyn, NY 11231 Phone: 718-422-0768 Hook Props 72 Verona Street, 2 nd Floor Brooklyn, NY 11231 Phone: 347-842-9717 MHS Artists 80 Richards Street, #201 Brooklyn, NY 11231 Phone: 718-260-9391

Block/Lot	Owner	Occupant
		Hook Studio 76 Verona Street Brooklyn, NY 11231 Phone: 718-314-8115 Color Card Studios 80 Richards Street Brooklyn, NY 11231 Phone: 718-858-2318
518/28	54 Richards Street, LLC 54 Richards Street Brooklyn, NY 11231 Phone: Unavailable	One of a Kind Rugs 54 Richards Street Brooklyn, NY 11231 Phone: 718-855-9800

Local News Media

New York Post 1211 Avenue of the Americas New York, New York 10036	New York Daily News 270C Duffy Avenue Hicksville, NY 11801
Spectrum New York 1 News 75 Ninth Avenue New York, NY 10011	Hoy Nueva York Impremedia, 41 Flatbush Avenue 1st Floor Brooklyn, NY 11217
Brooklyn Eagle 195 Montague Street, Suite 1414 Brooklyn, NY 11201	Brooklyn Paper 1 Metrotech Center Brooklyn, NY 11201
Red Hook Star-Revue 481 Van Brunt Street, Suite 8A Brooklyn, NY 11231	El Diario Impremedia 41 Flatbush Avenue 1st Floor Brooklyn, NY 11217
Red Hook Hub info@redhookhub.org http://redhookhub.org/	

Nearby Schools and Daycare Centers

Schools	
<p>Red Hook Neighborhood School President/Executive Director/Principal 27 Huntington Street Brooklyn, NY 11231 (718) 330-2238</p>	<p>PS 15 Patrick F. Daly School President/Executive Director/Principal 71 Sullivan Street Brooklyn, NY 11231 (718) 330-9280</p>
<p>PAVE Academy Charter School President/Executive Director/Principal 732 Henry Street Brooklyn, NY 11231 (718) 858-7813 https://paveschools.org/contact/</p>	<p>PS 146 The Brooklyn New School President/Executive Director/Principal 610 Henry Street Brooklyn, NY 11231 (718) 923-4750 https://www.bns146.org/contact</p>
<p>K698 South Brooklyn Community High School President/Executive Director/Principal 173 Conover Street Brooklyn, NY 11231 (718) 237-8902</p> <p>Summit Academy Charter School President/Executive Director/Principal 27 Huntington Street Brooklyn, NY 11231 http://sacsny.com/ 718-875-1403</p> <p>PS 027 Agnes Y Humphrey 27 HUNTINGTON STREET Brooklyn, NY 11231 718-330-9285</p> <p>Berkeley Carroll Upper & Middle School 181 Lincoln Place Brooklyn, NY 11217 https://www.berkeleycarroll.org/ 718-789-6060</p>	<p>BASIS Independent Brooklyn Upper School President/Executive Director/Principal 556 Columbia Street Brooklyn, NY 11231 (917) 473-1615 https://brooklyn.basisindependent.com/contact/</p> <p>Cobble Hill Play School President/Executive Director/Principal https://www.cobblehillplayschool.com/contact 93 Rapelye Street Brooklyn, NY 11231 718-243-0440</p> <p>Brooklyn Collaborative Studies President/Executive Director/Principal 610 Henry Street Brooklyn, NY 11217 https://www.bcs448.org/ 718-923-4700</p>
Daycare Facilities	
<p>Rainbow Palace Daycare President/Executive Director/Principal 70 Carroll Street, Apt. 1 Brooklyn, NY 11231 (917) 702-0873 https://www.rainbow-palace-daycare.com/contact</p> <p>Rainbow Palace Daycare President/Executive Director/Principal 73 3rd Place Apt. 1. Brooklyn, NY 11231 (917) 702-0873 https://www.rainbow-palace-daycare.com/contact</p>	<p>Strong Place for Hope Day Care President/Executive Director/Principal 595 Clinton Street Brooklyn, NY 11231 (718) 624-2993 https://www.strongplaceforhopedaycare.com/contact</p> <p>Learning Wheel Childcare 48 Sullivan Street Brooklyn, NY 11231 718-576-3443 https://www.learningwheelchildcare.com/</p>

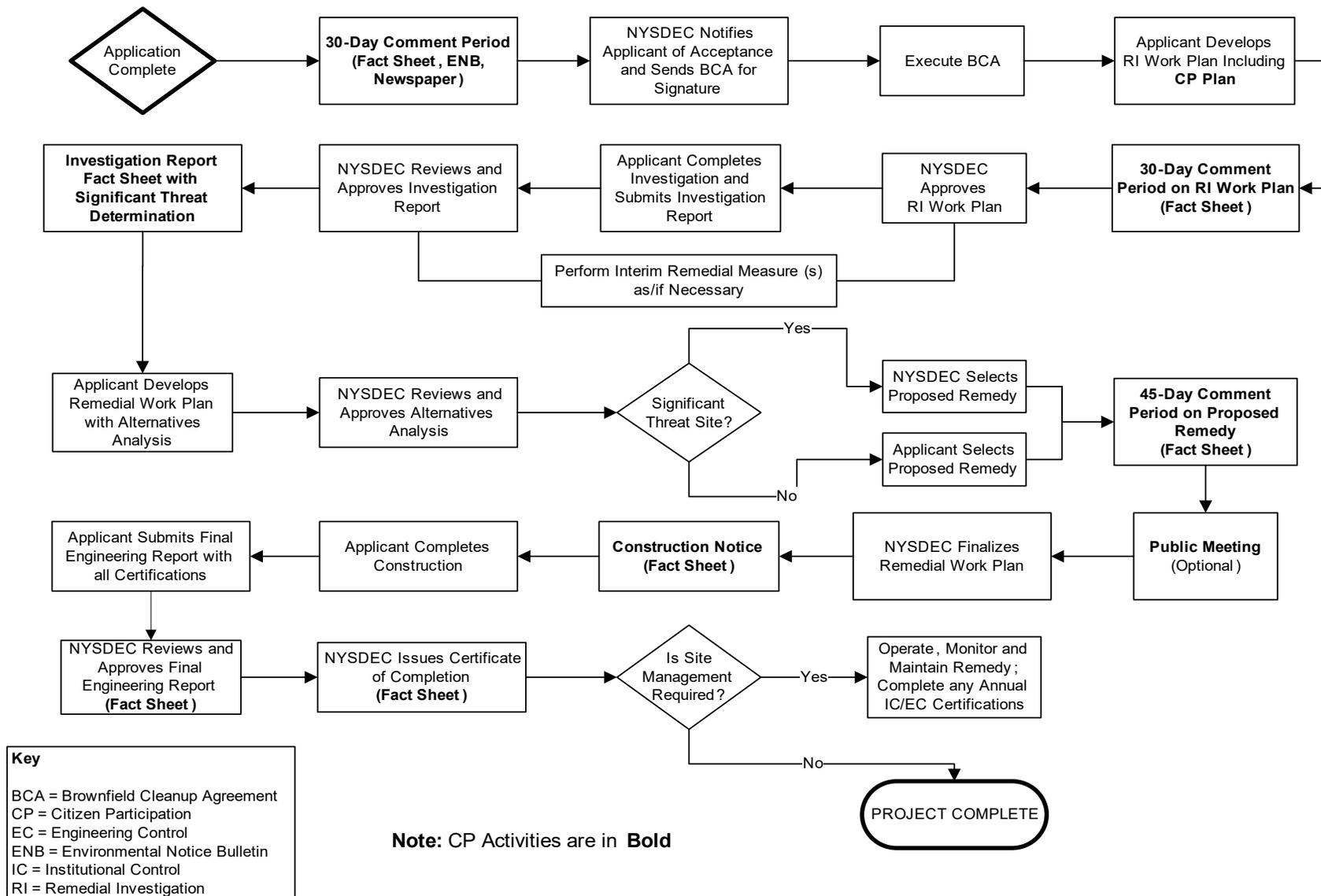
Community, Civic, Religious and Other Environmental Organizations

Consolidated Edison Corporate Affairs Johari Jenkins – Director 30 Flatbush Avenue Brooklyn, NY 11217	Jerry Armer - President 76 NYPD Police Precinct Council 191 Union Street Brooklyn, NY 11231
Battalion 32 Engine 202 Ladder 101 31 Richards Street Brooklyn, NY 11231	Kingdom Hall of Jehovah’s Witnesses 423 Columbia Street Brooklyn, NY 11231
Calvary Baptist Church 773 Hicks Street Brooklyn, NY 11231	NYCHA Senior Center 6 Wolcott Street Brooklyn, NY 11231
NYCHA – Red Hook West President – Resident Association 55 Dwight Street Brooklyn, NY 11231	NYCHA – Red Hook West Management Development 55 Dwight Street Brooklyn, NY 11231
NYCHA Red Hook East Management Development Office 62 Mill Street Brooklyn, NY 11231	Visitation of the Blessed Virgin Mary Roman Catholic Church 98 Richards Street Brooklyn, NY 11231
Red Hook Initiative https://rhicenter.org/ 767 Hicks Street Brooklyn, NY 11231	Red Hook Rise https://redhookwaterstories.org/items/show/1468 480 Van Brunt St, 2nd Floor Brooklyn, NY 11231 Telephone: 917 560 7226 E-mail: help@redhookrise.org
Red Hook East/Joseph Miccio Community Center 110 W. 9 th Street Brooklyn, NY 11231	Red Hook Neighborhood Senior Center 120 West 9 th Street Brooklyn, NY 11231
Redemption Church 27 Huntington Street, Room 111 Brooklyn, NY 11231	New Brown Memorial Baptist Church 609 Clinton Street Brooklyn, NY 11231
Sacred Hearts of Jesus and Mary & St. Stephen RC Church 125 Summit Street Brooklyn, NY 11231	Red Hook Holiness Church 110 Wolcott Street Brooklyn, NY 11231
Red Hook Gospel Tabernacle 72 Van Dyke Street Brooklyn, NY 11231	Seamen Church Institute 185 King Street Brooklyn, NY 11231
Iglesia Pentecostal de Jesucristo Fe Triunfante Inc. 89 Coffey Street Brooklyn, NY 11231	Movement of Pentecostal Christian Church – Food Distribution Center 90 Summit Street Brooklyn, NY 11231
Sacred Hearts St. Stephen Youth Organization 135 Summit Street Brooklyn, NY 11231	Brooklyn Queens Land Trust 30 Third Avenue Room 842 Brooklyn, NY 11217 info@bqlt.org https://bqlt.org/

APPENDIX C
SITE LOCATION MAP



Appendix D– Brownfield Cleanup Program Process





Department of
Environmental
Conservation

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 any time during the site remedial process.
- Fill in site name and other information as appropriate.
- The Scoping Sheet may be prepared by DEC or a remedial party, but must be reviewed and approved by the DER site project manager or his/her designee.

Instructions for Numbered Parts

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

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

- Is our health being impacted? (e.g. Are there problems with our drinking water or air? Are you going to test our water, yards, sumps, basements? Have health studies been done?)
- There are odors in the neighborhood. Do they come from the site and are they hazardous?
- Are there restrictions on what we may do (e.g. Can our children play outside? Can we garden? Must we avoid certain areas? Can we recreate (fish, hunt, hike, etc. on/around the site?)
- How and when were the site's contamination problems created?
- What contaminants are of concern and why? How will you look for contamination and find out where it is going? What is the schedule for doing that?
- The site is affecting our property values!
- How can we get more information (e.g. who are the project contacts?)
- How will we be kept informed and involved during the site remedial process?

- Who has been contacted in the community about site remedial activities?
- What has been done to this point? What happens next and when?
- The site is going to be cleaned up for restricted use. What does that mean? We don't want redevelopment on a "dirty" site.

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

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

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

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

Part 4. Community Characteristics

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

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

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

h. Consider factors such as:

- Is English the primary language of the affected community? If not, provisions should be considered regarding public outreach activities such as fact sheets, meetings, door-to-door visits and other activities to ensure their effectiveness.

- The age demographics of the community. For example, is there a significant number of senior citizens in the community? It may be difficult for some to attend public meetings and use document repositories. This may suggest adopting more direct interaction with the community with activities such as door-to-door visits, additional fact sheets, visits to community and church centers, nursing homes, etc.
- How do people travel about the community? Would most people drive to a public meeting or document repository? Is there adequate public transportation?

Part 5. Affected/Interested Public.

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

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

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

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



Division of Environmental Remediation

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

Site Name: Former Chesebrough Manufacturing

Site Number: C224302

Site Address and County: 46 Verona Street, Brooklyn, NY 11231, 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.**

A subsurface investigation of the Site was conducted by AKRF and was documented in a Draft Remedial Investigation Report, dated September 2022. The findings of the investigation were used to support the BCP Application.

- The contamination present at the Site stems from historical uses including manufacturing and industrial operations, including a Vaseline factory, an engineering works, and a blacksmith.
- The proposed Site use includes construction of a public school. As such, there will be restrictions on Site use, which will be determined following remediation.
- As the Site is currently capped by existing buildings and impervious parking areas, there is limited existing potential exposure pathway from uncapped areas. A Community Air Monitoring Plan (CAMP) will be developed as part of the Remedial Action Work Plan (RAWP) that will be implemented during all subsurface disturbance activities to mitigate potential exposures to particulates and organic vapors.
- The proposed remediation of the Site will not diminish, and may improve, the property values in the surrounding area.
- Adjacent property occupants and owners will be kept informed about the progress of the Site cleanup activities. Periodic fact sheets will be sent by mail.
- Local, state, and federal officials will be contacted about the Site remediation activities.
- Up to now, a Remedial Investigation (RI) was conducted on the Site in accordance with a NYSDEC-approved Remedial Investigation Work Plan (RIWP). Findings from the Remedial Investigation have been used to prepare a Remedial Action Work Plan (RAWP), which includes the proposed remedy to address Site contamination and protect the health and safety of the public in the surrounding community.
- For more information about the Site or BCP program, contact the NYSDEC or NYSDOH Project Manager. Contact information is provided in Appendix A.

How were these issues and/or information needs identified?

These issues were identified based on a review of historic records of the Site presented in previous environmental reports, including: a Phase I Environmental Site Assessment (ESA) prepared by AKRF in June 2017, a Phase II Environmental Site Investigation prepared by AKRF dated May 2019, and the Draft Remedial Investigation Report (RIR), prepared by AKRF dated September 2022. A description of the proposed project was also presented in the BCP Application.

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

- Adjacent property owners and occupants will be informed of the Site remediation activities and can reach out to the Site's NYSDEC and/or NYSDOH Project Manager to obtain additional information.
- Nearby uses do not need to be restricted, since measures will be implemented during all investigation and remediation activities to protect the health safety of the public and local community. These measures include monitoring for dust that may be emanating from the Site and implementing dust controls such as spraying water or minimizing subsurface disturbance. Odors will be mitigated by the use of protective foams and/or covering any contaminated areas of disturbance or stockpiles with tarps.

How were these information needs identified?

Research was completed to identify the names and contact information of adjacent property owners and local government officials. These individuals are included in the Site Contact List under Appendix B.

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.

- The findings of previous subsurface investigations were used to support the BCP Application, and were used to develop a RAWP and a selected cleanup remedy. The remedy will be reviewed and approved by the NYSDEC and NYSDOH prior to implementation.
- Document repositories, where copies of all documents regarding the investigation and remediation of the Site are available to the public, have been established at: Brooklyn Community Board 6, 250 Baltic Street, Brooklyn, NY 11201; and New York Public Library, Red Hook Branch, 7 Wolcott Street, Brooklyn, NY 11231.

How were these issues and/or information needs identified?

These needs were identified by summarizing the project timeline and a review of the information included in the BCP Application. Any contact information or details pertaining to the Site that have changed since issuance of the BCP Application, have been updated in this CP Plan.

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

a. Land use/zoning at and around site:

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

b. Residential type around site:

Urban **Suburban** **Rural**

c. Population density around site:

High **Medium** **Low**

d. Water supply of nearby residences:

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

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

Yes **No**

Provide details if appropriate:

[Click here to enter text.](#)

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

Yes No

Provide details if appropriate:

[Click here to enter text.](#)

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

Yes No

h. Special considerations:

Language Age Transportation Other

Explain any marked categories in h:

Based on information from Statistical Atlas, the site is located in a census bureau tract that has a sizable Hispanic-American population nearby. Therefore, all future fact sheets will be translated into Spanish. For additional information, visit: <https://statisticalatlas.com/tract/New-York/Kings-County/005900/Race-and-Ethnicity>

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: See Appendix B

Media: See Appendix B

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): See Appendix B

Environmental Justice Group(s): See Appendix B

Environmental Group(s): See Appendix B

Civic Group(s): See Appendix B

Recreational Group(s): [Click here to enter text.](#)

Other(s): Religious, schools and daycares, See Appendix B

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

Date: 5-5-23

Reviewed/Approved By: Thomas V. Panzone

Date: 4-26-23