



Department of  
Environmental  
Conservation

# **Brownfield Cleanup Program**

## **Citizen Participation Plan for Stillwell Avenue Project**

November 2021

C224307  
1665 Stillwell Avenue  
Brooklyn, NY 11223

Prepared By:  
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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 (NYSDEC). Portions of this Citizen Participation Plan may be revised during the Site's investigation and cleanup process.

Applicant: **Refulgence LLC ("Applicant")**  
Site Name: **1665 Stillwell Avenue ("Site")**  
Site Address: **1665 - 1673 Stillwell Avenue**  
Site County: **Kings County**  
Site Number: **C224307**

## **1. What is New York's Brownfield Cleanup Program?**

New York's Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and developed. These uses include recreation, housing, and business.

A *brownfield* is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants who conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at: <http://www.dec.ny.gov/chemical/8450.html>.

## **2. Citizen Participation Activities**

### *Why NYSDEC Involves the Public and Why It Is Important*

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

Involving citizens affected and interested in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment;

- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process;
- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process;
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community; and
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision-making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

#### *Project Contacts*

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

#### *Locations of Reports and Information*

The locations of the reports and information related to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC 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;
- Any residents, owners, and occupants of the site and properties adjacent to the site;
- The public water supplier which services the area in which the site is located;
- Any person who has requested to be placed on the site contact list;
- The administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility; and
- Location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

**Note:** The first site fact sheet (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](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, it has been determined that the site does not pose a significant threat.

To verify the significant threat status of the site, the interested public may contact the NYSDEC project manager identified in Appendix A.

For more information about TAGs, go online at <http://www.dec.ny.gov/regulations/2590.html>

Note: The table identifying the citizen participation activities related to the site's investigation and cleanup program follows on the next page:

Citizen Participation Activities	Timing of CP Activity(ies)
<p style="text-align: center;"><b>Application Process:</b></p> <ul style="list-style-type: none"> <li>• Prepare site contact list</li> <li>• Establish document repository(ies)</li> <li>• Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period</li> <li>• Publish above ENB content in local newspaper</li> <li>• Mail above ENB content to site contact list</li> <li>• Conduct 30-day public comment period</li> </ul>	
<p style="text-align: center;"><b>After Execution of Brownfield Site Cleanup Agreement (BCA):</b></p> <ul style="list-style-type: none"> <li>• Prepare Citizen Participation (CP) Plan</li> </ul>	<p>At time of preparation of application to participate in the BCP.</p> <p>When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.</p> <p>Before start of Remedial Investigation</p> <p><b>Note:</b> Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.</p>
<p style="text-align: center;"><b>Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</b></p> <ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan</li> <li>• Conduct 30-day public comment period</li> </ul>	<p>Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.</p>
<p style="text-align: center;"><b>After Applicant Completes Remedial Investigation:</b></p> <ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes RI results</li> </ul>	<p>Before NYSDEC approves RI Report</p>
<p style="text-align: center;"><b>Before NYSDEC Approves Remedial Work Plan (RWP):</b></p> <ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period</li> <li>• Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager)</li> <li>• Conduct 45-day public comment period</li> </ul>	<p>Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.</p>
<p style="text-align: center;"><b>Before Applicant Starts Cleanup Action:</b></p> <ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes upcoming cleanup action</li> </ul>	<p>Before the start of cleanup action.</p>
<p style="text-align: center;"><b>After Applicant Completes Cleanup Action:</b></p> <ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report</li> <li>• Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC)</li> </ul>	<p>At the time the cleanup action has been completed.</p> <p><b>Note:</b> 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.

The site is located adjacent to 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 located in an area with a sizable Asian-American Community nearby. Therefore, all future fact sheets will be translated into Chinese.

For additional information, visit:

<https://popfactfinder.planning.nyc.gov/profile/2557/demographic>

In addition, other concerns include noise, odor, and truck-related traffic issues.

Contaminants of concern identified at the Site include the chlorinated Volatile Organic Compounds (VOCs) Tetrachloroethene (PCE) (ranging from 231 µg/m<sup>3</sup> to 3,730 µg/m<sup>3</sup>) and Trichloroethene (TCE) (ranging from 1.93 µg/m<sup>3</sup> to 73.6 µg/m<sup>3</sup>), identified in the soil vapor samples collected throughout the Site. PCE and TCE were not identified in the soil samples obtained from the Site. Metals were identified in the shallow soil and is expected to be managed via excavation to redevelop the Site. VOCs and SVOCs were identified in the groundwater up-gradient at the Site. The area of concern was identified in the northeastern portion of the Site.

During excavation or ground intrusive activities the community will be protected from contamination migration as per the Community Air Monitoring Plan (CAMP) prepared for the Site, using air monitoring protocols and management of derived waste as detailed in the Remedial Investigation Work Plan (RIWP) and available in the document repositories.

The redevelopment of the Site will consist of the construction of a five story mixed use building with a cellar. The building foundation will be at the depth of 10 feet, 4 inches. The footprint of the building upon completion will be approximately 4,030 square feet. The cellar will contain the electric room, refuse room, bicycle parking, elevator, gas, and sprinkler room, common areas.

The building will contain sixteen units of residential housing on floors two through five and retail/commercial usage on the first floor. Upon completion, the building will be approximately 15,904.30 square feet. The eastern portion of the Subject Property will be a rear yard containing eight parking spaces. A driveway will be constructed on the southern part of the Site, providing access to the rear yard.

The proposed end-use of the site will be mixed use with commercial space on the first floor and residential apartments on floors 2,3, 4 and 5.

#### **4. Site Information**

##### ***Site Description***

The Site is located at 1665 Stillwell Avenue in the Gravesend section of Brooklyn, NY. The Subject Property consists of a rectangular-shaped lot containing a one story commercial building, identified as Block 6618; Lot 48 on the NYC Tax map. The Site is located on the eastern side of Stillwell Avenue between Kings Highway to the north and Quentin Road to the south. The Subject Property is enclosed by a one story building (Brooklyn Public Library) and a two story mixed-use building to the east, by a one story commercial building (garage) to the north, by a 2.5 story residential building to the south, and Stillwell Avenue to the west. The elevation of the Subject Property is approximately 20 feet above sea level (USGS 7 1/2-Minute Coney Island, Brooklyn,

The total area of the Subject Property is approximately 8,000 square feet. The footprint of the existing building is approximately 2,400 square feet in area. The property is zoned as R6B; Residential District, with the Commercial overlay zoning C2-3 that allows for commercial usage. The occupancy code with the New York City Department of Finance for the Subject Property is listed as K1; Store Building. The Little "E" Restriction for the Subject Property is listed as "*Hazmat*"

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

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

The Site currently contains a vacant one story building. Historical information indicated that past usage of the Site included dairy, thrift shop and dry-cleaners. Information obtained from Fire Insurance maps, indicated that the Site was developed prior to 1969 with a one story building, and a parking area in the western portion of the lot.

Information obtained from City Directory for the Site listed previous occupant as:

- Grandview Dairy from around year 1970 and 1973;
- Stillwell Dairy in year 1976;
- Wonder Hostess Thrift Shop around year 1985 and 1997; and
- Then converted to a dry-cleaner in 1999 (NYCDOB job number 300846155) and occupied by Ideal Cleaners from around 2000 through 2014.

Information obtained from the New York City Department of Buildings (NYCDOB) records for the Subject Property indicated usage of the Site was "ice cream dispensing stand" at 1671-1673 Stillwell Avenue in 1955 (Certificate of Occupancy# 142477, dated 01/19/1955), and "food store, with one loading/unloading berth and twelve accessory auto parking in open space" at 1665-1673 Stillwell Avenue, lots 48 and 50 (Certificate of Occupancy# 195912, dated 11/09/1966).

The Subject Property was investigated in accordance with the scope of work presented in Phase II Work Plan dated May 24th, 2019. Field activities consisted of a Ground Penetrating Radar (GPR) survey and the installation and sampling of seven (7) soil borings, t h r e e (3) temporary monitoring wells and six (6) soil vapor probes. The investigation contaminants in soil vapor throughout the Site, hotspot areas contaminated with low-concentration of metals in the shallow soil, and VOCs and SVOCs in the groundwater up-gradient at 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 Participant. This means that the Applicant was the owner of the site at the time of the disposal or discharge of contaminants or was otherwise liable for the disposal or discharge of the contaminants. The Participant must fully characterize the nature and extent of contamination onsite, as well as the nature and extent of contamination that has migrated from the site. The Participant also must conduct a "qualitative exposure assessment" a process that characterizes the actual or potential exposures of people, fish, and wildlife 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 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 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. For the partial investigation, NYSDEC will determine if the data are useable.

The Applicant will conduct an investigation of the site officially called a "remedial investigation" (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a Remedial Investigation 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 submits a Remedial Investigation Work Plan (RIWP) to NYSDEC for review and approval. NYSDEC makes the RIR 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 (FER) that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the site.

### *Certificate of Completion*

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. 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):**

Meghan Medwid  
Project Manager  
NYSDEC  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7016  
Telephone: 518-402-9767  
Email: Meghan.medwid@dec.ny.gov

Jane H. O'Connell, P.G  
NYSDEC Region 2  
Division of Environmental Remediation  
47-40 21st Street  
Long Island City, NY 11101  
Telephone: 718-482-4599  
Email: jane.oconnell@dec.ny.gov

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

Anthony Perretta  
Public Health Specialist  
NYSDOH  
Bureau of Environmental Exposure  
Corning Tower Room 1787  
Albany, NY 12237  
Telephone: (518) 402-1365  
Email: Anthony.perretta@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- Highlawn Branch  
1664 West 13th Street, at Kings Highway  
Brooklyn, NY 11223  
Attn: Managing Librarian  
Phone: 718-234-7208  
Hours: closed for Covid-19

Brooklyn Community Board 11  
2214 Bath Avenue  
Brooklyn, NY 11214  
Attn: Mamee Elias-Pavia, District Manager  
Phone: 718-266-8800  
Email: Kll @cb.nyc.gov  
Hours: by appointment due to Covid-19

## Appendix B - Site Contact List

### Local Government Contacts

Hon. William de Blasio Mayor of New York City City Hall New York, NY 10007	Hon. Eric Adams Brooklyn Borough President 209 Joralemon Street Brooklyn, NY 11201
William Guarinello Chairman, Brooklyn Community Board 11 2214 Bath Avenue Brooklyn, New York 11214	Antonia Triola – Environmental Committee Brooklyn Community Board 11 2214 Bath Avenue Brooklyn, New York 11214
Hon. Kalman Yeger NYC Council Member-44th District 4424 16th Avenue Brooklyn, NY 11204	Anita Laremont NYC Depart. of City Planning 120 Broadway, 31 <sup>st</sup> Floor New York, NY 10271
Keith Bray NYC Department of Transportation Brooklyn Borough Commissioner 55 Water Street, 9th Floor New York, NY 10041	Nancy T. Sunshine, County Clerk Kings County Clerk's Office 360 Adams Street, Room 189 Brooklyn, NY 11201
Hon. Jumaane Williams Public Advocate 1 Centre Street, 15th Floor New York, NY 10007	Hon. Scott M. Stringer Office of the Comptroller 1 Centre Street New York, NY 10007
Hon. William Colton - District 47 NYS Assembly Member 155 Kings Highway Brooklyn, NY 11223	Hon. Charles Schumer U.S. Senator 780 Third Avenue, Suite 2301 New York, NY 10017
Hon. Simcha Felder NYS Senator 1412 Avenue J, Suite 2E Brooklyn, NY 11230	Hon. Kristen Gillibrand U.S. Senator 780 Third Avenue, Suite 2601 New York, NY 10017
Congressman - District 10 Hon. Jerrold Nadler 6605 Fort Hamilton Parkway Brooklyn, NY 11219	Julie Stein Office of Environmental Planning & Assessment NYC Dept. of Environmental Protection 96-05 Horace Harding Expressway Flushing NY 11373
Vincent Sapienza Commissioner, NYC Dept. of Environmental Protection 59-17 Junction Boulevard Flushing, NY 11373	Mark McIntyre NYC Depart. of Environmental Remediation 100 Gold Street New York, NY 10038

Adjacent Property Owner Contacts:

Contact information for the identified owners, as listed in the New York City ACRIS Database, are as follows:

Direction	Adjacent Properties	Owner
North	1663 Stillwell Avenue/ 126-136 Kings Hwy 1 story commercial building (garage).	Goodview LLC Greenview Queens Realty LLC
South	1677 Stillwell Avenue 2.5 story residential building.	Peter Konstas Maria Konstas
East	1672-1674 West 13th Street 2 story mixed-use building.	Anchor Equity Holding LLC
	1664-1670 West 13th Street 1 story public building (Brooklyn Public library-Highlawn branch).	Brooklyn Public Library
West	2271 78th Street 2 story residential building.	Gao Ming Yang Yan Fen Yang Zheng Jian
	2273-2279 73th Street 2 story residential building.	Simon Attias Sheryl Attias

South at end of Block 6618

1683 Stillwell Avenue / 1 Quentin Road

Owners: Demetrios Konstas, Smaro Konstas, Despinad Konstas

Southeast end of block

13-27 Quentin Road/ 1676-1684 West 13th Street

Anchor Equity Holding LLC

Local News Media

Brooklyn Daily Eagle 16 Court Street, 30 <sup>th</sup> Floor Brooklyn, New York 11241	World Journal (Chinese) 141-07 20 <sup>th</sup> Avenue Whitestone, NY 11357
Sing Tao Daily 5510 8 <sup>th</sup> Avenue, Room 202 Brooklyn, NY 11220	Courier-Life Publications 1 Metrotech Center #10T Brooklyn, NY 11201
New York Daily News 4 New York Plaza New York, NY 10004	New York 1 News 75 Ninth Avenue New York, NY 10011
The Brooklyn Papers 1 Metrotech Center, 3 <sup>rd</sup> Floor Brooklyn, NY 11201	New York Post 1211 Avenue of the Americas New York, NY 10036

Public Water Supplier:

New York City Department of Environmental Protection  
Bureau of Water Supply  
59-17 Junction Boulevard, 11th Floor  
Flushing, New York 11373

Schools and Daycare Facilities:

The following Schools and Daycare facilities were identified within a one-half mile radius of the project site.

Gold Material Montessori School  
105 Kings Hwy, Brooklyn, NY 11214  
(718) 253-2552  
Maksim Kondrukevich

Intermediate School 96  
99 Avenue P, Brooklyn, NY 11204  
718-236-1344  
Erin Lynch, Principal  
PS 97 -The Highlawn  
1855 Stillwell Avenue, Brooklyn, NY 11223  
718-627-7550  
Irina Cabello, Principal

Hebrew Language Academy Charter School 2  
1870 Stillwell Avenue, Brooklyn NY 11223  
718-682-5610  
Ashley Furan, Head of School

Brooklyn School of Inquiry  
50 Avenue P, 4th Floor, Brooklyn, NY 11204  
718-621-573  
Debra Nier, Administrative Secretary

Success Academy  
99 Avenue P, Floor 4, Brooklyn, NY 11204  
347-514-7082  
Kerri Lynch, Principal

PS 128 Bensonhurst  
2075 4th Street, Brooklyn, NY 11214  
718-373-5900  
Jessica Drzewucki, Principal/Administrator

Sinai Academy Junior High and High School  
2025 79th Street, Brooklyn, NY 11214  
718-256-7400

Rabbi Aryeh Katzin,  
Principal St. Peter Catholic  
Academy  
8401 23rd Avenue, Brooklyn, NY 11214  
718-372-0025  
Danielle Alfeo, Principal

Atidaynu - Our Future School, LLC  
7914 Bay Parkway,  
Brooklyn, NY 11214  
718-233-9098  
Simi Bazov, Principal

Stillwell Avenue Prep & Nursery  
1990 Stillwell Avenue,  
Brooklyn, NY 11223  
718-265-2220  
Candy Juba, Executive Director

Brooklyn Studio Secondary School  
8310 21st Avenue,  
Brooklyn, NY 11214  
718-266-5032  
Andrea Cilliotta, Principal

Magen David Yeshivah Celia Esses High  
School 7801 Bay Parkway,  
Brooklyn, NY 11214  
718-331-4002  
Rabbi Saul Zucker, Principal

Edith and Karl Marks JCH of Bensonhurst  
7802 Bay Parkway  
Brooklyn, NY 11214

## Community, Civic, Religious and other Environmental Organizations

### Local Community Board

Brooklyn Community Board 11  
2214 Bath Avenue  
Brooklyn, NY 11214  
Attn: Marnee Elias-Pavia, District Manager  
Phone: 718-266-8800  
Email: [K11@cb.nyc.gov](mailto:K11@cb.nyc.gov)  
Hours: by appointment due to Covid-19

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

Louis Tromboli - President  
62nd Police Precinct Council  
1925 Bath Avenue  
Brooklyn, NY 11214

Engine 253  
FDNY  
2429 86th Street  
Brooklyn, NY 11214

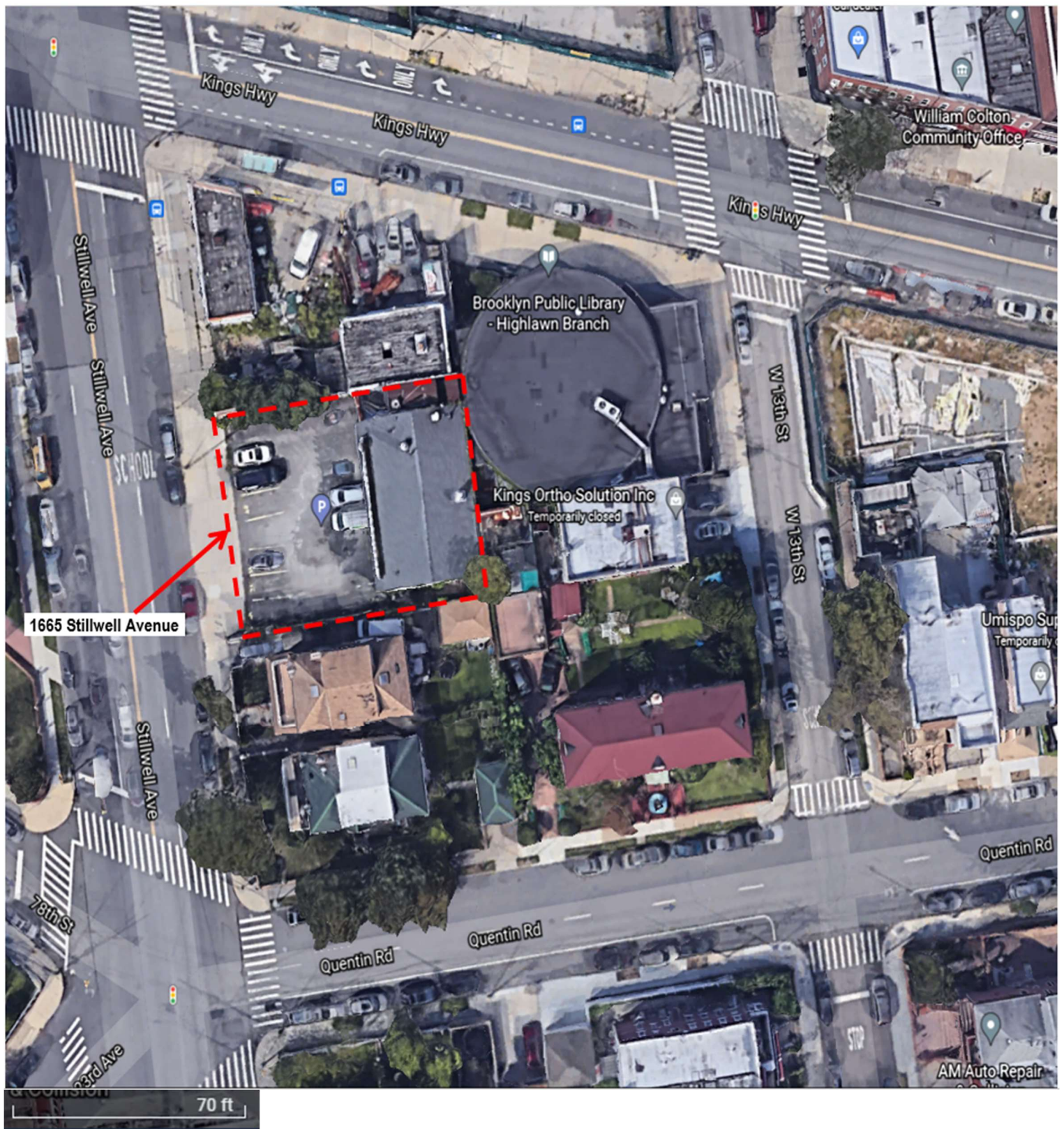
Asian Chinese United Society  
1884 86th Street  
Brooklyn, New York 11214

Brooklyn Chinese American Association  
6701 20th Avenue  
Brooklyn, NY 11204

Federation of Italian American Organizations  
8711 18th Avenue  
Brooklyn, NY 11204  
National Federation – Italian American Societies  
7704 17th Ave  
Brooklyn, New York 11214

United Chinese Association  
1787 Stillwell Ave  
Brooklyn, NY 11223

## Appendix C - Site Location Map



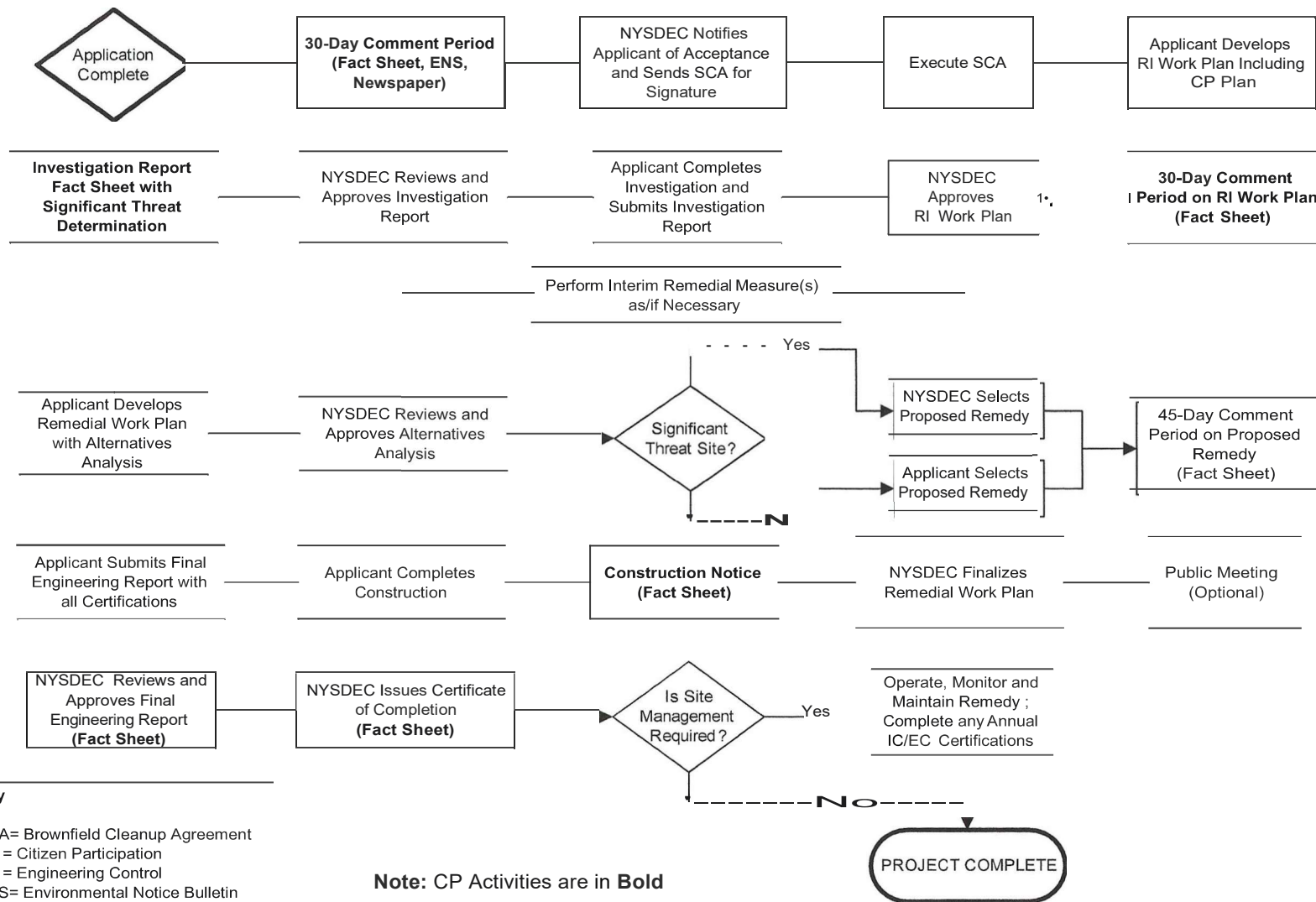
--- Site Boundary

American Environmental Solutions Inc.



Site Name: STILLWELL AVENUE  
 Address: 1665 -1673 Stillwell Avenue  
 Brooklyn, NY 11223

## Appendix D- Brownfield Cleanup Program Process







Division of Environmental Remediation

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

**Site Name:** 1665 Stillwell Avenue

**Site Number:** C224307

**Site Address and County:** 1665 -1673 Stillwell Avenue, Brooklyn (Kings County), NY

**Remedial Party(ies):** Refulgence 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 Site is proposed to be redeveloped with a new five story mixed-use building. The building will contain sixteen units of residential housing on floors two through five and commercial use on the first floor.
- The Site's contamination issues stem from the previous occupant use, and historical fill material and surrounding use.
- A Remedial Investigation (RI) was conducted to determine the nature and extent of on-site contamination, identify the source(s), assess the impact on public health and/or the environment, and support the Remedial Action Work Plan (RAWP) to remediate the Site. The RI was completed in accordance with the approved NYCOER Work Plan prepared to facilitate the redevelopment of the Site.
- Contact information is located in Appendix A.
- 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.
- The Site will be cleaned up to levels that are safe for the proposed commercial use. Certain uses will be determined once cleanup is complete.

How were these issues and/or information needs identified?

Based upon previous environmental investigations and NYSDEC/NYSDOH requirements.

**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. They can reach out to the Site's NYSDEC or NYSDOH project manager if they are concerned about the impact to the surrounding area.
- No activities are taking place at the Site that may need to be restricted. The Site is currently vacant and will remain so until it is remediated and redeveloped.

How were these information needs identified?

- A RI was conducted as part of the environmental redevelopment process of the Site.
- A RIR and an RAWP was prepared and submitted to the NYSDEC for approval. A 45-day Public Comment Period begins once the RIR and the RAWP are submitted. The Final RIR and RAWP are submitted to the NYSDEC, and then the NYSDEC issues the Decision Document, which describes the selected remedy for cleanup of the Site. Remediation can begin after the Decision Document is issued.

- Redevelopment of the Site may begin once the Site remediation is completed.
- Document repositories, where copies of all documents regarding the investigation and remediation of the Site are available to the public, have been established at the Brooklyn Public Library-Highlawn Branch, located at 1664 West 13th Street, at Kings Highway, Brooklyn, NY 11223; and at the Brooklyn Community Board 11, located at 2214 Bath Avenue, Brooklyn, NY 11214

**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.

- A Remedial Investigation (RI) was conducted to determine the nature and extent of on-site contamination, identify the source(s), assess the impact on public health and/or the environment, and support the Remedial Action Work Plan (RAWP) to remediate the Site for redevelopment.
- A RAWP will be submitted to NYSDEC and then NYSDEC will issue the Decision Document, which describes the selected remedy for cleanup of the Site. Remediation can begin after the Decision Document is issued. Redevelopment of the Site may begin concurrently with or following completion of the remedial activities.
- Document repositories, where copies of all documents regarding the investigation and remediation of the Site are available to the public have been established at the Brooklyn Public Library-Highlawn Branch, located at 1664 West 13<sup>111</sup> Street, at Kings Highway, Brooklyn, NY 11223; and at the Brooklyn Community Board 11, located at 2214 Bath Avenue, Brooklyn, NY 11214.

How were these issues and/or information needs identified?

These needs were identified by summarizing the proposed project schedule and information presented in the BCP applications.

**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 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:

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: Factsheets must be translated into Chinese.**

**Part 5.** The site contact list must include, at a minimum, the individuals, groups, and organizations identified in the instructions for **Part 5**. 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.) – see attached contact list

☒ **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:** Brian Pendergast

**Date:** December 7, 2021

**Reviewed Approved By:** [Click here to enter text.](#)

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

	A	B	C	D	E	F	G	H	I	J
1										
2	Site Contact List									
3	Site #: C224307									
4	Site Name: Stillwell Avenue Project Site			List Last Updated: 10-27-21						
5		Name, Title	Address 1	Address 2	Address 3	Street Address	City	State	Zip	Site Name (County)
6	Local Government Officials	Hon. Bill de Blasio	NYC Mayor			City Hall	New York	NY	10007	Stillwell Avenue Site (Brooklyn)
7		Hon. Scott Stringer	NYC Comptroller			1 Centre Street	New York	NY	10007	Stillwell Avenue Site (Brooklyn)
8		Hon. Juumane Williams	Public Advocate			1 Centre Street	New York	NY	10007	Stillwell Avenue Site (Brooklyn)
9		Anita Laremont	Commissioner, NYC Dept. of City Planning			120 Broadway, 31st Floor	New York	NY	10271	Stillwell Avenue Site (Brooklyn)
10	Public Water Supplier	Vincent Sapienza	Commissioner, NYC Dept. of Environmental Protection			59-17 Junction Boulevard	Flushing	NY	11373	Stillwell Avenue Site (Brooklyn)
11		Mark McIntyre, Director	NYC Office of Environmental Remediation			100 Gold Street - 2nd Floor	New York	NY	10038	Stillwell Avenue Site (Brooklyn)
12		Julie Stein	Office of Environmental Assessment & Planning	NYC Dept. of Environmental Protection		96-05 Horace Harding Expresswa	Flushing	NY	11373	Stillwell Avenue Site (Brooklyn)
13		Hon. Eric Adams	Brooklyn Borough President			209 Joralemon Street	Brooklyn	NY	11201	Stillwell Avenue Site (Brooklyn)
14		Meghan Medwid	NYSDEC Project Manager			625 Broadway	Albany	NY	12233	Stillwell Avenue Site (Brooklyn)
15		Thomas V. Panzone	NYSDEC Public Participation Specialist			47-40 21st Street	Long Island City	NY	11101	Stillwell Avenue Site (Brooklyn)
16		TBD	NYSDOH Public Health Specialist		Empire State Plaza	Coming Tower, Room 1787	Albany	NY	12237	Stillwell Avenue Site (Brooklyn)
17		Hon Charles Schumer	U.S. Senator			780 Third Avenue, Suite 2301	New York	NY	10017	Stillwell Avenue Site (Brooklyn)
18		Hon. Kirsten Gillibrand	U.S. Senator			780 Third Avenue, Suite 2601	New York	NY	10017	Stillwell Avenue Site (Brooklyn)
19		Hon. Jerrold Nadler	U.S. House of Representatives			6605 Fort Hamilton Parkway	Brooklyn	NY	11219	Stillwell Avenue Site (Brooklyn)
20		Hon. Kalman Yeger	NYC Councilmember			4424 16th Avenue	Brooklyn	NY	11204	Stillwell Avenue Site (Brooklyn)
21		Hon. Simcha Felder	NYS Senator			1412 Avenue J, Suite 2E	Brooklyn	NY	11230	Stillwell Avenue Site (Brooklyn)
22		Hon. William Colton	NYS Assemblymember			155 Kings Highway	Brooklyn	NY	11223	Stillwell Avenue Site (Brooklyn)
23	Community Board	Marnee Elias-Pavia - District Manager	Brooklyn Community Board 11			2214 Bath Avenue	Brooklyn	NY	11214	Stillwell Avenue Site (Brooklyn)
24		William Guarinello - Chairman	Brooklyn Community Board 11			2214 Bath Avenue	Brooklyn	NY	11214	Stillwell Avenue Site (Brooklyn)
25		Antonia Trioa – Environmental Committee	Brooklyn Community Board 11			2214 Bath Avenue	Brooklyn	NY	11214	Stillwell Avenue Site (Brooklyn)
26	County Clerk	Nancy T. Sunshine, County Clerk	Kings County Clerk's Office			360 Adams Street, Room 189	Brooklyn	NY	11201	Stillwell Avenue Site (Brooklyn)
27	Consolidated Edison	Antonia Yuille - Director	Consolidated Edison Corporate Affairs			30 Flatbush Avenue	Brooklyn	NY	11217	Stillwell Avenue Site (Brooklyn)
28	NYPD	Louis Tromboli - President	62nd Police Precinct Council			1925 Bath Avenue	Brooklyn	NY	11214	Stillwell Avenue Site (Brooklyn)
29	FDNY	Engine 253	FDNY			2429 86th Street	Brooklyn	NY	11214	Stillwell Avenue Site (Brooklyn)
30	Local Media Outlets	New York Daily News				4 New York Plaza	New York	NY	10004	Stillwell Avenue Site (Brooklyn)
31		New York Post				1211 Avenue of the Americas	New York	NY	10036	Stillwell Avenue Site (Brooklyn)
32		Spectrum NY 1 News				75 Ninth Avenue	New York	NY	10011	Stillwell Avenue Site (Brooklyn)
33		Brooklyn Daily Eagle				16 Court Street, 30 <sup>th</sup> Floor	Brooklyn	NY	11241	Stillwell Avenue Site (Brooklyn)
34		World Journal (Chinese)				141-07 20th Avenue	Whitestone	NY	11357	Stillwell Avenue Site (Brooklyn)
35		Sing Tao Daily				5510 8th Avenue, Room 202	Brooklyn	NY	11220	Stillwell Avenue Site (Brooklyn)
36		Courier-Life Publications				1 Metrotech Center #10T	Brooklyn	NY	11201	Stillwell Avenue Site (Brooklyn)
37		The Brooklyn Papers				1 Metrotech Center, 3rd Floor	Brooklyn	NY	11201	Stillwell Avenue Site (Brooklyn)
38	School and Daycare Facilities	Gold Material Montessori School	Maksim Kondruevich			105 Kings Hwy	Brooklyn	NY	11214	Stillwell Avenue Site (Brooklyn)
39		Intermediate School 96	Erin, Lynch, Principal			99 Avenue P	Brooklyn	NY	11204	Stillwell Avenue Site (Brooklyn)
40		PS 97 -The Highlawn	Irina Cabello, Principal			1855 Stillwell Avenue	Brooklyn	NY	11223	Stillwell Avenue Site (Brooklyn)
41		Hebrew Language Academy Charter School 2	Ashley Furan, Head of School			1870 Stillwell Avenue	Brooklyn	NY	11223	Stillwell Avenue Site (Brooklyn)
42		Brooklyn School of Inquiry	Debra Nier, Administrative Secretary			50 Avenue P, 4th Floor	Brooklyn	NY	11204	Stillwell Avenue Site (Brooklyn)
43		Success Academy	Kerri Lynch, Principal			99 Avenue P, Floor 4	Brooklyn	NY	11204	Stillwell Avenue Site (Brooklyn)
44		PS 128 Bensonhurst	Jessica Drzewucki, Principal / Administrator			2075 4th Street	Brooklyn	NY	11214	Stillwell Avenue Site (Brooklyn)
45		Sinai Academy Junior High and High School				2025 79th Street	Brooklyn	NY	11214	Stillwell Avenue Site (Brooklyn)
46		St. Peter Catholic Academy	Rabbi Aryeh Katzin			8401 23rd Avenue	Brooklyn	NY	11214	Stillwell Avenue Site (Brooklyn)
47		Atidaynu - Our Future School, LLC	Simi Bazov, Principal			7914 Bay Parkway	Brooklyn	NY	11214	Stillwell Avenue Site (Brooklyn)
48		Stillwell Avenue Prep & Nursery	Candy Juba, Executive Director			1990 Stillwell Avenue	Brooklyn	NY	11223	Stillwell Avenue Site (Brooklyn)
49		Brooklyn Studio Secondary School	Andrea Cilliotta, Principal			8310 21st Avenue	Brooklyn	NY	11214	Stillwell Avenue Site (Brooklyn)
50		Magen David Yeshivah Celia Esses High School	Rabbi Saul Zucker, Principal			7801 Bay Parkway	Brooklyn	NY	11214	Stillwell Avenue Site (Brooklyn)
51		Edith and Karl Marks JCH of Bensonhurst				7802 BAY PARKWAY	Brooklyn	NY	11214	Stillwell Avenue Site (Brooklyn)
52	Community, Civic, Religious and Other Environmental Organizations									Stillwell Avenue Site (Brooklyn)
53		Asian Chinese United Society				1884 86th Street	Brooklyn	NY	11214	Stillwell Avenue Site (Brooklyn)
54		Brooklyn Chinese American Association				6701 20th Avenue	Brooklyn	NY	11204	Stillwell Avenue Site (Brooklyn)
55		Federation of Italian American Organizations				8711 18th Avenue	Brooklyn	NY	11204	Stillwell Avenue Site (Brooklyn)
56		National Federation – Italian American Societies				7704 17th Ave	Brooklyn	NY	11214	Stillwell Avenue Site (Brooklyn)
57		United Chinese Association				1787 Stillwell Ave	Brooklyn	NY	11223	Stillwell Avenue Site (Brooklyn)
58	Adjacent Properties	Goodview LLC				1663 Stillwell Avenue	Brooklyn	NY	11223	Stillwell Avenue Site (Brooklyn)
59		Greenview Queens Realty LLC				126-136 Kings Hwy	Brooklyn	NY	11229	Stillwell Avenue Site (Brooklyn)
60		Peter Konstas/Maria Konstas				1677 Stillwell Avenue	Brooklyn	NY	11223	Stillwell Avenue Site (Brooklyn)
61		Anchor Equity Holding LLC				1672-1674 West 13th Street	Brooklyn	NY	11223	Stillwell Avenue Site (Brooklyn)
62		Brooklyn Public Library				1664-1670 West 13th Street	Brooklyn	NY	11223	Stillwell Avenue Site (Brooklyn)
63		Gao Ming Yang				2271 78th Street	Brooklyn	NY	11214	Stillwell Avenue Site (Brooklyn)
64		Yan Fen Yang				2271 78th Street	Brooklyn	NY	11214	Stillwell Avenue Site (Brooklyn)
65		Zheng Jian				2271 78th Street	Brooklyn	NY	11214	Stillwell Avenue Site (Brooklyn)
66										