



**Department of
Environmental
Conservation**

Brownfield Cleanup Program

**Citizen Participation Plan
for
1607 Surf Avenue**

August 2020

BCP Site No.:
C224313
1607 Surf Avenue
Brooklyn, NY 11224

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

Applicant: **Coney Island Associates Phase 2 LLC (“Applicant”)**

Site Name: **1607 Surf Avenue (“Site”)**

Site Address: **1607 Surf Avenue, Brooklyn, NY 11224**

Site County: **Kings**

Site Number: **C224313**

1. What is New York’s Brownfield Cleanup Program?

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

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

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

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

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

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

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

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment
- Improving public access to, and understanding of, issues and information related to a particular site and that site’s investigation and cleanup process

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

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

Project Contacts

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

Locations of Reports and Information

The locations of the reports and information related to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC web-site. If this occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

Site Contact List

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the site (such as fieldwork), as well as availability of project documents and announcements about public comment periods. The site contact list includes, at a minimum:

- Chief executive officer and planning board chairperson of each county, city, town and village in which the site is located;
- Residents, owners, and occupants of the site and properties adjacent to the site;
- The public water supplier which services the area in which the site is located;
- Any person who has requested to be placed on the site contact list;

- The administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- Location(s) of reports and information.

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

Note: The first site fact sheet (usually related to the draft Remedial Investigation Work Plan) is distributed both by paper mailing through the postal service and through DEC Delivers, its email listserv service. The fact sheet includes instructions for signing up with the appropriate county listserv to receive future notifications about the site. See <http://www.dec.ny.gov/chemical/61092.html> .

Subsequent fact sheets about the site will be distributed exclusively through the listserv, except for households without internet access that have indicated the need to continue to receive site information in paper form. Please advise the NYSDEC site project manager identified in Appendix A if that is the case. Paper mailings may continue during the investigation and cleanup process for some sites, based on public interest and need.

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.
- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information.

This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned citizen participation activities.

Technical Assistance Grant

NYSDEC must determine if the site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the site, as described in Section 5.

If the site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being or enjoyment of the environment may be affected by a release or threatened release of contamination at the site.

As of the date the declaration (page 2) was signed by the NYSDEC project manager, the significant threat determination for the site had not yet been made.

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

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

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

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

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 cleanup process.

After a review of previous environmental reports, the following potential issues of public concern were identified: air quality, health of the community, nuisance odors, noise, and construction-related traffic. These issues are of the most concern to adjacent property businesses and residents. These issues will be addressed in the Remedial Action Work Plan (RAWP), a Community Air Monitoring Program (CAMP), and a site-specific Health and Safety Plan (HASP) for the project, to be approved by NYSDEC prior to work.

As shown on the NYSDEC Potential Environmental Justice Areas – Kings County map, this site is located in a Potential Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

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

The site is located in an area with a sizable Hispanic-American and African-American population nearby. Therefore, all future fact sheets will be translated into Spanish.

For additional information, visit:

<https://popfactfinder.planning.nyc.gov/profile/3414/demographic>

Based on previous investigations and reports, the property was occupied by the Tilyou Theatre, an automobile repair/machine works facility, a manufacturing facility, parking and car rental facilities, and various storefronts and commercial businesses. The property is now an open air asphalt parking lot. Contaminants of concern at the property, discussed in more detail in Section 4, include volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), pesticides, and metals. The site will be remediated to support the redevelopment for unrestricted use under a NYSDEC-approved RAWP.

Site information is available through Project Contacts mentioned in Section 2 and detailed in Appendix A. The BCP Application, which includes the previous investigations at the Site and future reports prepared for NYSDEC, will be available in the document repository discussed above in Section 2 and detailed in Appendix A. The RAWP will include schedules for the planned work to make Citizen Participation Plans (CPPs) as consistent as possible with the Division of Environmental Remediation's (DER) CP Handbook, Region 2.

4. Site Information

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

Site Description

The about 59,393-square-foot (1.36 acres) site is located at 1607 Surf Avenue within an urbanized area of Brooklyn, New York and is identified on the Kings County Tax Map as Block 7062, Lot 28. The site is occupied by an open air asphalt parking lot. The site is bound by Surf Avenue to the south followed by MCU Park, West 16th Street to the east followed by a vacant parcel and several parking lots, West 17th Street to the west followed by a commercial office building and parking lot, and a parking lot to the north. The site is located in a mixed-use area with commercial and residential uses, vacant properties, parking lots, and public parks.

History of Site Use, Investigation, and Cleanup

The site was developed as early as 1895 with residential dwellings, a shed, and a store. The site was historically occupied by commercial and industrial buildings including the Tilyou Theatre (1934 to 1973), an automobile repair/machine works facility (1928 to 1970), a manufacturing facility (1950), parking (1960 to present), a car rental facility (2005 to 2010) and various storefronts and restaurants (1930 to 1973).

A Remedial Investigation conducted by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, DPC (Langan) in February 2020 indicated the presence of VOCs, SVOCs, metals, and pesticides in soil, and chlorinated VOCs (CVOCs) in groundwater as contaminants of concern on site. Tetrachloroethylene (PCE) impacts in soil, groundwater, and soil vapor were identified in the northwestern part of the site, and were attributed to potential on-site degreasing operations associated with the former manufacturing building in this area. Perchloroethylene (PCE) and its daughter products were identified in soil vapor at concentrations that would warrant mitigation in this area, unless the source is removed.

5. Investigation and Cleanup Process

Application

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

The Applicant in its Application proposes that the site will be used for unrestricted use purposes.

To achieve this goal, the Applicant will conduct cleanup activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

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 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:

NYSDEC:

Meghan Medwid Project Manager
NYSDEC Division of Environmental
Remediation
625 Broadway, Albany, NY 12233
Tel.: (518) 402-8610
Email: meghan.medwid@dec.ny.gov

NYSDOH:

Contact to be determined

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 – Coney
Island Branch**

1901 Mermaid Avenue,
Brooklyn, NY 11224
(718) 265-3220
Hours:
Temporarily Closed – when reopened,
the hours are:
Mon, Tues, and Fri: 10am to 6pm
Wed: 10am to 8pm
Thurs: 1pm to 8pm
Sat: 10am to 5pm

Brooklyn Community Board 13

1201 Surf Avenue
Brooklyn, NY 11224
(718) 266-3001
Attn: Eddie Mark, District Manager
Email: edmark@cb.nyc.gov
Joanne Weiss, Chairwoman
Jeffrey Sanoff – Environmental
Committee

Appendix B - Site Contact List

Chief Executive Officer

Mayor Bill de Blasio
City Hall
260 Broadway Avenue
New York, NY 10007

New York City Planning Commission

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

Borough of Brooklyn, Borough President

Eric L. Adams
209 Joralemon Street
Brooklyn, NY 11201
(718) 802-3700

Borough of Brooklyn, Department of City Planning

Winston Von Engel - Director
16 Court Street, 7th Floor
Brooklyn, NY 11241
(718) 780-8280

NYC Office of Environmental Remediation

Mark McIntyre, Director/General Counsel 100
Gold Street, 2nd Floor
New York, NY 10038

Bureau of Environmental Assessment and Planning

NYC Department of Environmental Protection
Julie Stein, Project Manager
59-17 Junction Boulevard
Flushing, NY 11373

NYSDEC Public Participation Specialist

Thomas V. Panzone
47-40 21st Street
Long Island City, NY 11101

NYC City Comptroller

Hon. Scott M. Stringer
1 Centre Street, Room 517
New York, NY 10007

NYC Public Advocate

Hon. Jumaane Williams
1 Centre Street, 15th Floor
New York, NY 10007

Kings County Clerk

Hon. Nancy T. Sunshine
360 Adams Street, Room 189
Brooklyn, NY 11201

NYC Councilman, District 47

Hon. Mark Treyger
445 Neptune Avenue, Community Room 2C
Brooklyn, NY 11224

NYS Senator, District 23

Hon. Diane J. Savino
2872 West 15th Street
Brooklyn, NY 11224

NYS Assembly Member

Hon. Mathylde Frontus
2002 Mermaid Avenue
Brooklyn, NY 11224

U.S. Senator

Hon. Charles Schumer
780 Third Avenue, Suite 2301
New York, NY 11017

U.S. Senator

Hon. Kirsten Gillibrand
780 Third Avenue, Suite 2601
New York, NY 10017

U.S. House of Representatives

Hon. Hakeem Jeffries
445 Neptune Avenue, 1st Floor
Community Room 2C
Brooklyn, NY 11224

Brooklyn Community Board 13

Attn: Eddie Mark, District Manager
Email: edmark@cb.nyc.gov
1201 Surf Avenue
Brooklyn, NY 11224

Local news media from which the community typically obtains information:

The Brooklyn Paper
1 Metrotech Center, Suite 1001
Brooklyn, NY 11201
(718) 260-2500

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

New York Daily News
4 New York Plaza
New York, NY 10004
(212) 210-2100

NY 1 Spectrum News
75 Ninth Avenue
New York, NY 10011
(212) 379-3311

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

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

Courier-Life Publications
1 Metrotech Center #10T
Brooklyn, NY 11201

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

The public water supplier which services the area in which the property is located:

The responsibility for supplying water in New York City is shared between the NYCDEP, the Municipal Water Finance Authority, and the New York City Water Board:

New York City Department of Environmental Protection
Vincent Sapienza, Commissioner
59-17 Junction Boulevard
Flushing, NY 11373

New York City Municipal Water Finance Authority
255 Greenwich Street, 6th Floor
New York, NY 10007

New York City Water Board
Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Flushing, NY 11373

Any person who has requested to be placed on the contact list:

No requests have been made by individuals for inclusion on the contact list.

Local Daycare Facilities and Schools:

Our Lady of Solace School Day Care Center

(about 518 feet northwest of site)

Brenda Reyes, Youth Minister

2865 West 19th Street

Brooklyn, NY 11224

(718) 301-2281

PAL La Puerta Abierta Pre-K and Day Care Center

(about 0.24 miles northwest of the site)

Ratna Bhattacharjee, Director

2864 West 21st Street

Brooklyn, NY 11224

(718) 373-1100

National Association of Family Development Centers, Inc.

(about 0.24 miles northeast of the site)

No Contact Available

2840 West 12th Street

Brooklyn, NY 11224

(212) 735-9702

Carey Gardens Boys and Girls Club

(about 0.38 miles southwest of the site)

Regina Mitchell, Contact

2315 Surf Avenue

Brooklyn, NY 11224

(917) 584-7413

PS 90 Edna Cohen School and Pre-K
(about 0.24 miles northeast of the site)

Greta Hawkins, Principal

2840 West 12th Street

Brooklyn, NY 11224

(718) 787-3333

P.S. 288 The Shirley Tanyhill

Universal Pre-K

(about 0.47 miles southwest of the site)

Qadir Dixon, Principal

2950 West 25th Street

Brooklyn, NY 11224

(718) 382-2100

Dvora, Inc. Day Care Center

(about 0.35 miles northeast of the site)

Vladimir Lavrenyuk, Principal

2817 West 12th Street

Brooklyn, NY 11224

(718) 265-4596

I.S 239 Mark Twain School

(about 0.48 miles northwest of the site)

Karen Ditolla, Principal

2401 Neptune Avenue

Brooklyn, NY 11224

(718) 266-0814

PAL Carey Gardens Day Care Center
(about 0.36 miles southwest of the site)

Kathy Chase, Center Director

2964 West 23rd Street

Brooklyn, NY 11224

(718) 372-4044

Residents, owners, and occupants of the site:

Owner Information:

Coney Island Associates Phase 2 LLC
C/O BFC Partners,
150 Myrtle Avenue, Suite 2
Brooklyn, New York 11201
Attn: Donald Capoccia
718-422-9999
dcapoccia@bfcnyc.com

Current Operator:

Site Use: Parking Lot
Surf Management LLC
456A Central Avenue Suite 125
Cedarhurst, New York 11516
Attn: Moshe Fleishmann
917-584-0383

Adjacent properties include:

New York City (NYC)
Department of Parks and Recreation
(MCU Park)
1904 Surf Avenue
Brooklyn, NY 11224

Sirena Realty Corporation
2910 West 15th Street and 2925-2933
West 16th Street
Brooklyn, NY 11224

2909 West 17th Street LLC
2913 West 17th Street
Brooklyn, NY 11224

1527 Surf Avenue LLC
1527 Surf Avenue
Brooklyn, NY 11224

NYC Housing Preservation and
Development
2925 West 19th Street
Brooklyn, NY 11224

Coney Island Associates Phase 3 LLC
2923 and 2928 West 17th Street
Brooklyn, NY 11224

NYC Housing Preservation and
Development
2930 West 17th Street
Brooklyn, NY 11224

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

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

Steven Frolich - President
60th Police Precinct Council
2951 West 8th Street
Brooklyn, NY 11224

Battalion 43 Engine 245 Ladder 161
FDNY
2929 West 8th Street
Brooklyn, NY 11224

Luna Park Neighborhood Senior Center
2880 West 12th Street
Brooklyn, NY 11224

Comforting Church of Christ
2865 W 15th St
Brooklyn, NY 11224

Coney Island SDA Church
2851 W 17th St
Brooklyn, NY 11224

Shrine Church of Our Lady of Solace
2866 W 17th St
Brooklyn, NY 11224

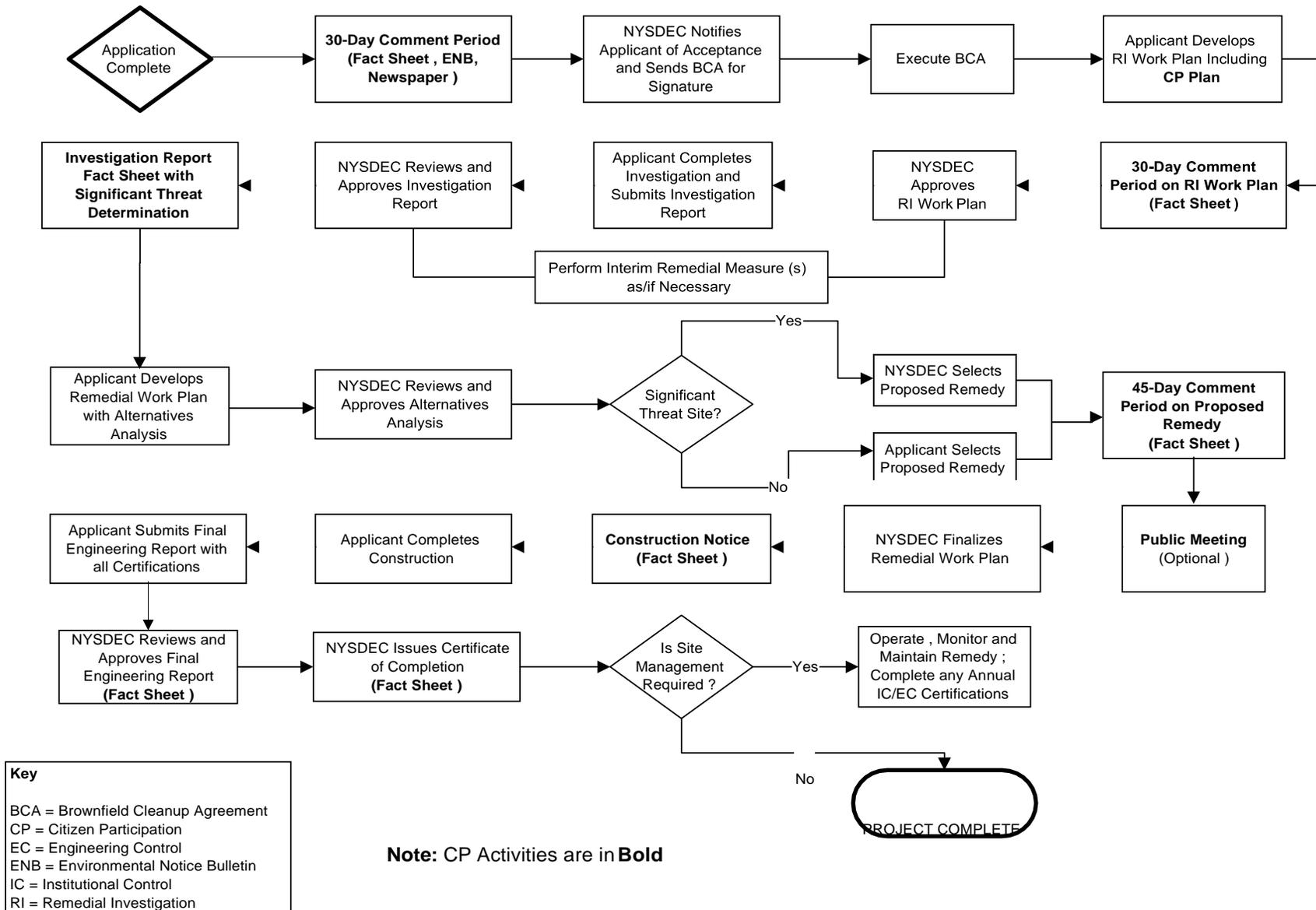
Brooklyn Queens Land Trust
30 Third Avenue, Room 842
Brooklyn, NY 11217

Alliance for Coney Island
1323 Surf Avenue
Brooklyn, NY 11224
Attn: Alexandra Silversmith, Executive
Director
Tel: (718) 594-7895
Fax: (718) 676-0179
Email: info@allianceforconeyisland.org
Website:
<https://www.allianceforconeyisland.org/>

Appendix C - Site Location Map



Appendix D– Brownfield Cleanup Program Process





Division of Environmental Remediation

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

Site Name: 1607 Surf Avenue

Site Number: C224313

Site Address and County: 1607 Surf Avenue, Brooklyn, NY

Remedial Party: Coney Island Associates Phase 2 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.**

As of the date of preparation of this Citizen Participation Plan, no individuals, community groups, or related organizations have offered comments or demonstrated interest in this project. The proposed remediation of soil and groundwater may have odor and air quality impacts. Air monitoring and site controls will be in place during remediation, in accordance with NYSDEC and NYSDOH regulations, to minimize these impacts.

How were these issues and/or information needs identified?

Previous investigation reports identified contaminated soil. Potential impacts are typical for remediation projects.

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.

No Information is needed from the community at this time.

How were these information needs identified?

Not applicable.

Part 3. List major issues and information that need to be communicated **to** the community. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and/or information.

The community will be made aware of the following issues and information:

- Contaminants of concern related to historic site use,
- Project contacts and ways to get information,
- Components of the selected remedy,
- Progress and major project milestones, and
- Remediation and construction schedule

How were these issues and/or information needs identified?

The issues and information were identified by a review of project information and experience on similar projects.

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**:

All future fact sheets will be translated into Spanish

Not applicable.

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: see Site Contact List (Appendix B)

Local Officials: see Site Contact List (Appendix B)

Media: see Site Contact List (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 Site Contact List (Appendix B)

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

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

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

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

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

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Reviewed/Approved By: Thomas V. Panzone

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