



Department of  
Environmental  
Conservation

# **Brownfield Cleanup Program**

## **Citizen Participation Plan for Broadway Triangle Site C**

July 2021

C224324  
59-69 Bartlett Street, 84-100 Throop Avenue, and 90-100 Gerry Street  
Kings County, NY 11206

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

Applicant: **Unified Neighborhood Partners LLC (“Applicant”)**  
Site Name: **Broadway Triangle Site C (“Site”)**  
Site Address: **59-69 Bartlett Street, 84-100 Throop Avenue, and 90-100 Gerry Street**  
Site County: **Kings County**  
Site Number: **C224324**

## **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.

Local document repositories have also been established at the following locations:

Brooklyn Public Library- Bushwick Branch  
340 Bushwick Avenue  
Brooklyn, NY 11206  
Phone: 718-602-1348

Brooklyn Community Board District 1  
District Manager: Gerald A. Esposito  
435 Graham Avenue  
Brooklyn, New York 11211  
Phone: 718-389-0009  
Fax: 718-389-0098  
E-Mail: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)

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)
<b>Application Process:</b>	
<ul style="list-style-type: none"> <li>• Prepare site contact list</li> <li>• Establish document repository(ies)</li> </ul>	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> <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>	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.
<b>After Execution of Brownfield Site Cleanup Agreement (BCA):</b>	
<ul style="list-style-type: none"> <li>• Prepare Citizen Participation (CP) Plan</li> </ul>	Before start of Remedial Investigation <b>Note:</b> Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
<b>Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</b>	
<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>	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.
<b>After Applicant Completes Remedial Investigation:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes RI results</li> </ul>	Before NYSDEC approves RI Report
<b>Before NYSDEC Approves Remedial Work Plan (RWP):</b>	
<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>	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.
<b>Before Applicant Starts Cleanup Action:</b>	
<ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes upcoming cleanup action</li> </ul>	Before the start of cleanup action.
<b>After Applicant Completes Cleanup Action:</b>	
<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>	At the time the cleanup action has been completed. <b>Note:</b> 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 investigation and cleanup process.

The Applicant is committed to informing and involving the public during the investigation and remediation of the project. The objective of the CP Plan is to promote communication and to assist the public in understanding the project process. Citizen participation in the project process provides the Applicant and the NYSDEC with an opportunity to obtain public input as part of the comprehensive redevelopment process.

No major issues of public concern have been identified relative to the site as of yet. The site may be busy during daytime working hours due to construction-related noise and vehicular traffic associated with the potential investigation and remediation activities throughout the cleanup process.

The site is located in an Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities. This CP Plan serves as a guide to better enable communication between the community and the proposed BCP project.

Although the site is located in an Environmental Justice Area, there is no need to translate future fact sheets into another language. For additional information, visit:

<https://popfactfinder.planning.nyc.gov/profile/1481/demographic>

The program will include procedures for protection of public health and safety during investigation and remediation activities. During investigation and remediation, worker and community health and safety activities will be conducted, including:

- Securing the work perimeter with a NYC Department of Buildings-approved fence during remediation/construction;
- On-site air monitoring for worker protection, if warranted;
- Perimeter air monitoring for community protection, if warranted; and
- Using odor, vapor, and dust controls such as water or foam sprays, as required during air monitoring, if needed.

Details on the Site Health and Safety Plan (HASP) and the Community Air Monitoring Plan (CAMP) will be included in the documents generated in support of the remediation.

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

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

##### *Site Description*

The Site is located at 59-69 Bartlett Street, 84-100 Throop Avenue, and 90-100 Gerry Street in the Broadway Triangle section of Brooklyn, New York. The Site is located at tax Block 2269 and Lots 25, 27, 28, 30, 31, 35, and 36 in Kings County and encompasses approximately 0.52-acres. The Site is currently comprised of vacant, overgrown land with several patches of exposed concrete as shown in Appendix C.

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

Records indicate that the Site has had commercial and residential uses, developed as early as 1887. Commercial uses have included a tailor, undertakers, and a club. The southern-central portion of the site was utilized as an auto repair facility (65 Bartlett Street; Lot 35) from at least 1965 to 1989. The auto repair shop was demolished after 1989, and the site has been vacant since circa 2008. In 1994, four 550-gallon steel Underground Storage Tanks (USTs) containing an unspecified product which were removed from the Site. Available records did not indicate the exact address(es) or lot(s) from which the USTs were removed.

The Site was listed in connection with two minor spill incidents. The first incident (Spill No. 9212706) occurred on January 31, 1993, is related to the discovery of petroleum impacted soil during the collection of soil samples. No additional information is provided regarding the exact address or Lot on which the spill occurred, and it was closed on June 28, 1999. The second incident (Spill No. 0411773) occurred on February 3, 2005 and is related to the discovery of a buried 20-gallon drum containing an unknown oil identified on-Site at the address 90-92 Gerry Street (Lot 25) during a Phase II investigation. The drum was removed along with 35 tons of impacted soils, and a soil sample collected once excavation was complete did not show signs of contamination and the spill was closed on June 26, 2008.

The Site is identified as having E-Designations for Air Quality (E-238), which were determined during the Broadway Triangle Rezoning completed by the City in December 2009 (CEQR# 09HPD019K). In addition, Lot 25 is identified as having an E-Designation for Hazardous Materials. The Hazardous Materials designation indicates that there is a potential for soil and groundwater beneath the Site to be impacted by historic operations associated with the Site or adjacent properties. As such, the property requires an environmental assessment and review by the New York City Office of Environmental Remediation (NYCOER) to determine if the current and/or historic use of the property has impacted the subsurface and if additional investigation/remediation is warranted. The Air Quality E-Designation requires that any new residential and/or commercial development on Lots 27 through 31, 33, 35, and 36 utilize natural gas for the heating, ventilation and air conditioning and that stacks must be 55 feet from the western lot line or utilize No. 2 fuel oil with stacks a minimum 70 feet from the western lot line to avoid any potential significant adverse air quality impacts. The HazMat and Air E-designations require the issuance of a Notice to Proceed by the New York City Office of Environmental

Remediation (NYCOER) before the property can be redeveloped.

A Remedial Investigation was performed by Gallagher Basset Technical Services in April 2020 which included the collection of soil, groundwater, and soil vapor samples. Soil borings drilled and samples collected during this investigation showed the presence of historic urban fill soils (identified by the inclusion of concrete, bricks, and other non-native elements) across the Site with polycyclic aromatic hydrocarbons (PAHs) and metals usually associated with such fill material. In addition to these compounds, the presence of petroleum odors, stained soil, and elevated readings with a photoionization detector (PID) were observed at three locations. Based on these observations, which are consistent with a historical petroleum release at the northeastern corner of the Site, GBTS reported NYSDEC Spill No. 2001570 on June 3, 2020. Groundwater samples contained PAHs and metals typical of groundwater quality in Brooklyn, and soil vapor samples indicated the presence of chlorinated Volatile Organic Compounds (VOCs).

Additionally, supplemental soil sampling was performed by Roux Environmental Engineering and Geology, D.P.C. (Roux) in December 2020 during the pre-application process for entry into the BCP. Soil analytical results indicate the presence of metals and PAHs with some concentrations exceeding regulatory standards (Unrestricted Use Soil Cleanup Objectives [UUSCOs] and Restricted Residential Soil Cleanup Objectives [RRSCO]). The soil sampling program also indicated the presence of historic fill containing construction demolition debris (e.g., brick, concrete).

## **5. Investigation and Cleanup Process**

### *Application*

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

The Applicant proposes that the site will be used for restricted residential purposes.

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

### *Investigation*

The Applicant 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 workplan, 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 draft “Remedial Investigation Work Plan” to NYSDEC for review and approval. NYSDEC makes the draft plan available to the public review during a 30-day public comment period.

When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by NYSDEC.

NYSDEC will use the information in the investigation report to determine if the site poses a significant threat to public health or the environment. If the site is a “significant threat,” it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the Applicant and approved by NYSDEC. If the site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

### *Interim Remedial Measures*

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

### *Remedy Selection*

When the investigation of the site has been determined to be complete, the project likely would proceed in one of two directions:

1. The Applicant may recommend in its investigation report that no action is necessary at the site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a “Certificate of Completion” (described below) to the Applicant.

**or**

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

When the Applicant submits a draft Remedial Work Plan for approval, NYSDEC would announce the availability of the draft plan for public review during a 45-day public comment period.

### *Cleanup Action*

NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the site Decision Document.

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a final engineering report that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the site.

### *Certificate of Completion*

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

### *Site Management*

The purpose of site management is to ensure the safe reuse of the property if contamination will remain in place. Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

An *institutional control* is a non-physical restriction on 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):**

Mandy Yau  
Project Manager  
NYSDEC Region 2  
Division of Environmental Remediation  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
Tel: (718) 482-4897  
Mandy.Yau@dec.ny.gov

Thomas Panzone  
Public Participation Specialist  
NYSDEC Region 2  
47-40 21<sup>st</sup> Street  
Long Island City, New York 11101  
Tel: (718) 482-4953  
Email: Thomas.panzone@dec.ny.gov

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

Christine Vooris  
Project Manager  
NYSDOH Bureau of Environmental  
Exposure Investigation  
Corning Tower Room 1787  
Albany, NY 12237  
christine.vooris@health.ny.gov  
Tel: (518) 402-0445

### **Locations of Reports and Information**

\*Repositories may be temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed above for assistance.

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

Brooklyn Public Library  
Bushwick Branch  
340 Bushwick Avenue  
Brooklyn, NY 11206  
Phone: (718) 602-1348  
Hours: Monday: 10AM-4PM  
Tuesday: 1-7PM  
Wednesday: 10AM-4PM  
Thursday: 1-7PM

Friday: 10AM-4PM  
Saturday: 10AM-4PM  
Sunday: Closed

Brooklyn Community Board District 1

435 Graham Avenue

Brooklyn, NY 11211

Phone: (718) 389-0009

Fax: (718) 389-0098

Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)

District Manager: Gerald A. Esposito

Chairwoman: Dealice Fuller

Environmental Committee Chairman: Stephen Chesler

\*Brooklyn Community Board District 1 has verbally refused to grant permission to be used as a document repository without first reviewing and approving documents to be housed. Brooklyn Community Board District 1 has refused to issue a written statement regarding their refusal or document review and approval policies.



## Appendix B - Site Contact List

### i. Local and State Officials

Councilman Stephen T. Levin  
33rd Council District  
410 Atlantic Avenue  
Brooklyn, NY 11217  
Tel: 718-875-5200  
Fax: 718-643-6620

Senator Hon. Julia Salazar  
18th Senatorial District  
212 Evergreen Avenue  
Brooklyn, NY 11221  
718-573-1726  
Fax: 418-426-6947

Assemblywoman Hon. Maritza Davila  
53rd Assembly District  
249 Wilson Avenue  
Brooklyn, NY 11237  
718-443-1205  
Fax: 718-443-1424

Hon. Kirsten E. Gillibrand  
U.S. Senator  
780 Third Avenue, Suite 2601  
New York, NY 10017  
212-688-6262  
Fax: 866-824-6340

Hon. Charles E. Schumer  
U.S. Senator  
780 Third Avenue, Suite 2301  
New York, NY 10017-2110  
212-486-4430  
Fax: 212-486-7693

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

Vincent Sapienza  
Commissioner, NYC Dept. of  
Environmental Protection  
59-17 Junction Boulevard  
Flushing, NY 11373

Mark McIntyre, Director  
NYC OER  
100 Gold Street - 2nd Floor  
New York, NY 10038

Julie Stein  
Office of Environmental Assessment &  
Planning  
NYC Dept. of Environmental Protection  
96-05 Horace Harding Expressway  
Flushing, NY 11373

Nancy T. Sunshine  
Kings County Clerk's Office  
360 Adams Street – Room 189  
Brooklyn, NY 11201

Congresswoman Hon. Nydia Velasquez  
7th Congressional District  
266 Broadway, Suite 201  
Brooklyn, NY 11211  
718-599-3658

Brooklyn Borough President  
Hon. Eric Adams  
209 Joralemon Street  
Brooklyn, NY 11201  
718-802-3700  
Fax: 718-802-3920

Hon. Mayor Bill de Blasio  
New York City Hall  
New York, NY 10007  
Phone: 212-718-7585  
Fax: 212-406-3587

NYC Comptroller Scott Stringer  
1 Centre Street  
New York, NY 10007  
212-669-3916

Public Advocate Jumaane D. Williams  
1 Centre Street, 15th Floor  
New York, NY 10007  
212-669-7200  
Fax: 212-669-4701

**ii. Current Site Owner**

**Subject Site**

**Block 2269, Lot 25, 27, 28, 30, 31, 35,  
36**

NYC HOUSING PRESERVATION AND  
DEVELOPMENT  
100 Gold Street  
New York, NY 10038

**iii. Current Owners and Occupants of Adjacent Sites**

**Adjacent Properties**

**To the North**

**Block 2266, Lot 36**

NYC HOUSING PRESERVATION AND  
DEVELOPMENT  
100 Gold Street  
New York, NY 10038

**Block 2266, Lot 34**

THE 82 THROOP AVENUE  
CONDOMINIUM 82 Throop Avenue  
Brooklyn, NY 11206

**Block 2267, Lot 1**

11-133 GERRY STREET  
CONDOMINIUM  
543 Bedford Avenue  
Brooklyn, NY 11211

**Adjacent Properties**

**To the South**

**Block 2272, Lot 21**

BETH RACHEL SCHOOL FOR GIRLS  
82 Lee Avenue  
Brooklyn, NY 11211

**Block 2272, Lot 13**

NYC HOUSING PRESERVATION AND  
DEVELOPMENT  
100 Gold Street  
New York, NY 10038

**Adjacent Properties**

**To the West**

**Block 2269, Lot 24**

ELLENBOGEN JANICE  
1170 Ocean Parkway  
Brooklyn, NY 11230

**Block 2269, Lot 39**

GELB, SARA  
1170 Ocean Parkway  
Brooklyn, NY 11230

**Adjacent Properties To the East**

**Block 2269, Lot 31 and 33**

NYC HOUSING PRESERVATION AND  
DEVELOPMENT  
100 Gold Street  
New York, NY 10038

**Block 2273, Lot 33**

89 THROOP LLC  
89 Throop Avenue  
Brooklyn, NY 11206

**Block 2270, Lot 1**

120 GERRY STREET HOUSING  
DEVELOPMENT FUND CORP.  
2 Kingsland Ave, First Floor  
Brooklyn, NY 11211

#### **iv. Community, Religious, Civic and other Environmental Organizations**

Southside United HDFC – Los Sures  
434 S. 5th Street  
Brooklyn, NY 11211

CityLight Church Brooklyn  
105 Montrose Ave  
Brooklyn, NY 11206

St Nicks Alliance Corp.  
2 Kingsland Avenue  
Brooklyn, New York 11211

Fountain of Life Church  
147 Walton St  
Brooklyn, NY 11206

United Jewish Organizations of  
Williamsburg, Inc.  
32 Penn Street  
Brooklyn, New York 11249

Holy Trinity Roman Catholic Church  
138 Montrose Ave  
Brooklyn, NY 11206

RiseBoro Community Partnership Inc.  
565 Bushwick Avenue  
Brooklyn, NY, 11206

Legacy Brooklyn Church  
7 Marcus Garvey Blvd  
Brooklyn, NY 11206

Brooklyn Community Board 3  
Restoration Plaza  
1360 Fulton Street, 2nd Floor  
Brooklyn, NY 11216  
Phone: 718-622-6601  
Fax: 718-857-5774  
Email: bk03@cb.nyc.gov  
Henry L. Butler, District Manager

Pentecostal Church of Jesus Christ of  
Brooklyn  
21 Marcus Garvey Blvd  
Brooklyn, NY 11206

Brooklyn Community Board 4  
1420 Bushwick Avenue, Suite 370  
Brooklyn, New York 11207  
(718) 628-8400  
bk04@cb.nyc.gov  
Robert Camacho, Chairperson  
Celestina León, District Manager

First Mennonite Church  
23 Marcus Garvey Blvd  
Brooklyn, NY 11206

Raquel Queme - President  
90<sup>th</sup> Police Precinct Council  
211 Union Avenue  
Brooklyn, NY 11211

Engine 230  
701 Park Avenue  
Brooklyn, NY 11206

All Saints Catholic Church  
115 Throop Ave  
Brooklyn, NY 11206

Central Brooklyn Spanish SDA Church  
130 Boerum St  
Brooklyn, NY 11206

The Universal Church  
7 Debevoise St  
Brooklyn, NY 11206

Galileo Temple  
19 Montrose Ave  
Brooklyn, NY 11206

Cong. Shaar Hatfiah Ruzle  
133 Gerry St  
Brooklyn, NY 11206

Divrei Yoel Satmar  
161 Harrison Ave  
Brooklyn, NY 11206

Congregation Tehilas Moshe  
215 Middleton St  
Brooklyn, NY 11206

Clinton Hill CSA  
Attn: Ruth Katcher  
218 Gates Avenue  
Brooklyn, NY 11238  
Information@clintonhillcsa.org

Congregation Sheima Shlomo D'Kozove  
198 Middleton St  
Brooklyn, NY 11206

Brooklyn Legal Services Corporation  
260 Broadway, 2nd floor  
Brooklyn, NY 11211

Cong. Yetev Lev Satmar- Hisachdus  
Avreichim  
52 Bartlett St  
Brooklyn, NY 11206

#### **v. Parks and Recreation**

NYC Parks and Recreation  
Sternberg Park  
c/o 830 Fifth Avenue  
New York, NY 10065

NYC Parks and Recreation  
Bartlett Playground  
c/o 830 Fifth Avenue  
New York, NY 10065

#### **vi. Day Cares and School**

The Baby Play Place Preschool &  
Daycare  
Administrator: Tiffany Taylor  
25 Boerum St STE 7S  
Brooklyn, NY 11206

4 Future Generations WeeCare  
Administrator: Kenesha Traynham-  
Cooper  
744 Park Ave  
Brooklyn, NY 1120

Tender Tots ChildCare, Preschool &  
Programs  
Administrator: Stephanie Goicochea  
810 Flushing Ave  
Brooklyn, NY 11206

Intermediate School 318  
Principal: Leander Windley  
101 Walton St  
Brooklyn, NY 11206

New York City Housing Authority's  
Marcy Day Care Center  
494 Marcy Ave  
Brooklyn, NY 11206

Public School 403  
760 Broadway  
Brooklyn, NY 11206

NYCHA Sumner Day Care Center  
880 Park Ave  
Brooklyn, NY 11206

Public School 148  
185 Ellery St  
Brooklyn, NY 11206

P.S. 257 John F. Hylan  
Principal: Idalys Tolentino  
60 Cook St  
Brooklyn, NY 11206

BWCCS2 MIDDLE SCHOOL  
Principal: Edwin Santiago  
11 Bartlett St  
Brooklyn, NY 11206

UTA Stamar Girls High School  
366 Wallabout St  
Brooklyn, NY 11206

Public School 380  
Principal: Victoria Prisinzano  
370 Marcy Ave  
Brooklyn, NY 11206

Success Academy Myrtle Middle School  
Principal: Denae Howard  
700 Park Ave  
Brooklyn, NY 11206

Success Academy Bed-Stuy 2  
Principal: Alisha Neptune  
211 Throop Ave  
Brooklyn, NY 11206  
Phone: 718-704-1439

Central Brooklyn Seventh Day Adventist  
School  
130 Boerum St  
Brooklyn, NY 11206

Intermediate School 71  
Principal: Howard Fineman  
215 Heyward St  
Brooklyn, NY 11206

Bushwick United HDFC 9  
741 FLUSHING AVENUE  
Brooklyn, NY 11206

Sheltering Arms Day Care Services Inc  
11 BARTLETT STREET  
BROOKLYN, NY 11206

#### **vii. Local Water Supply**

New York City Water Supply  
9605 Horace Harding Expressway  
Queens, NY 11368

#### **viii. Local News and Media**

Brooklyn Reporter  
16 Court Street, 30th Floor  
Brooklyn, NY 11241

The Brooklyn Papers  
1 Metrotech Center, 3rd Floor  
Brooklyn, NY 11201

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

New York Daily News  
4 New York Plaza  
New York, NY 10004

Spectrum NY 1 News  
75 Ninth Avenue  
New York, NY 10011

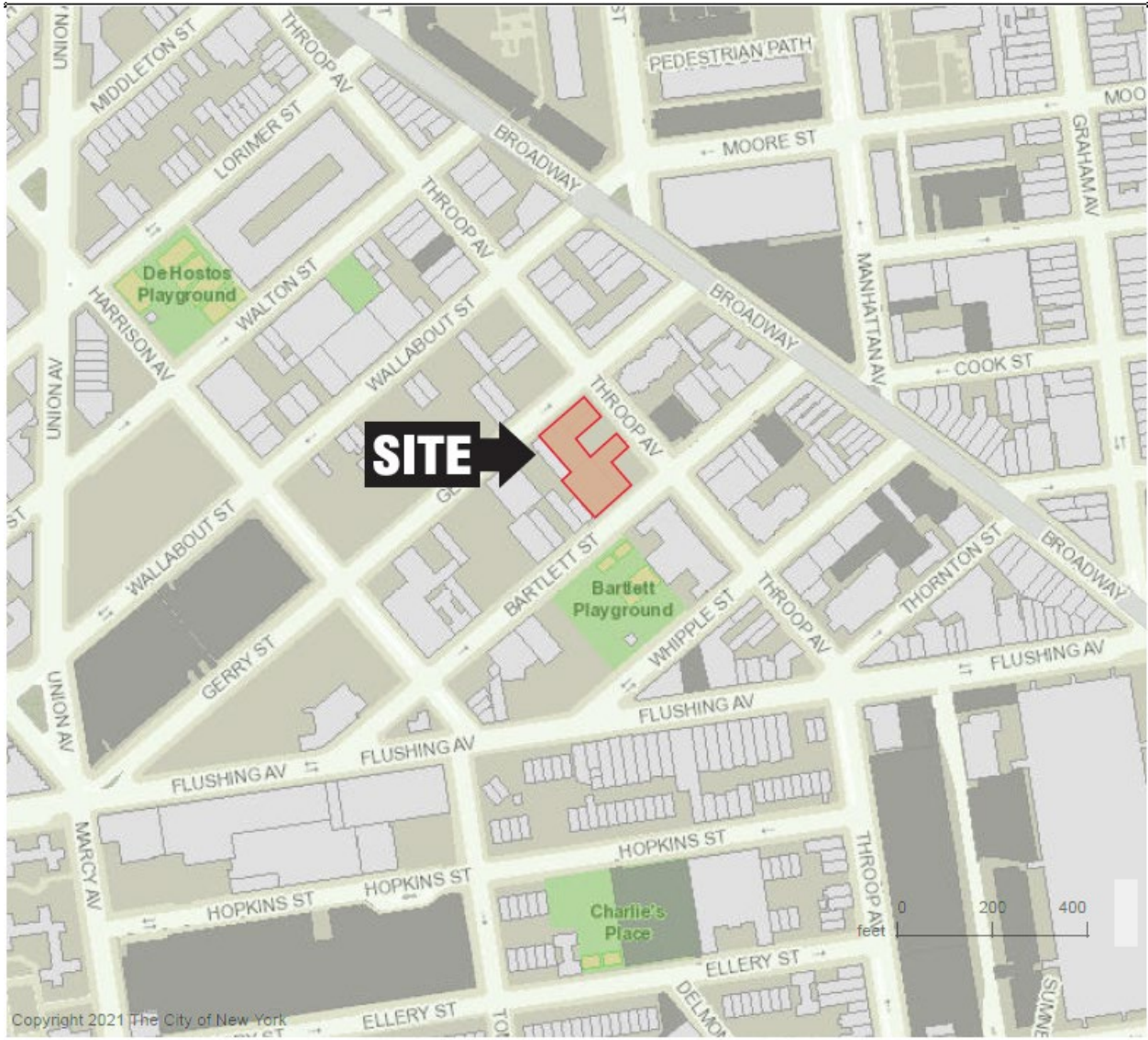
Courier-Life Publications  
1 Metrotech Center #10T  
Brooklyn, NY 11201

Brooklyn Daily Eagle  
16 Court Street, 30<sup>th</sup> Floor  
Brooklyn, NY 11241

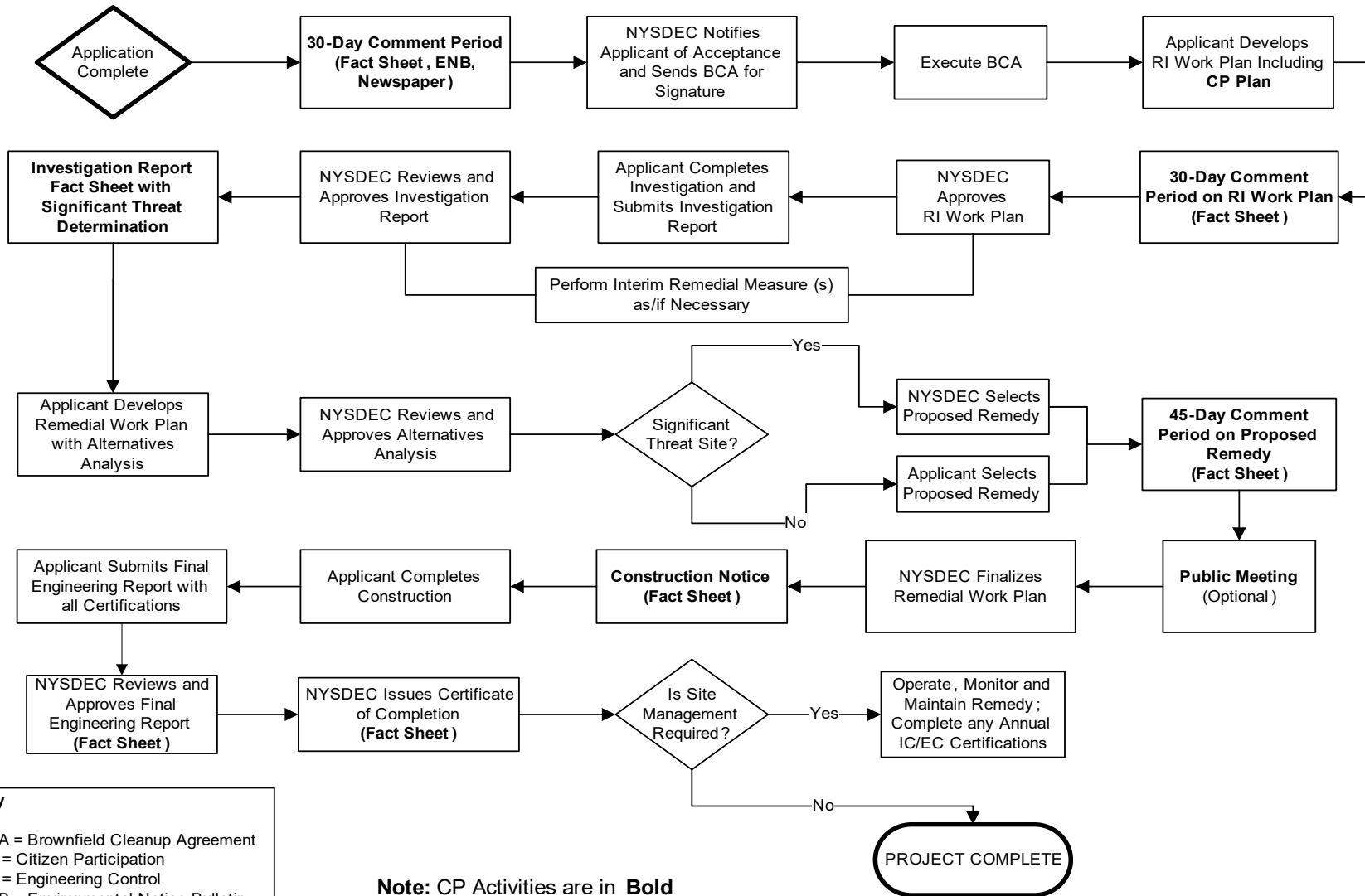
**ix. Any Person, Community Based Organization, BOA Group, or Local Media Who Has Requested to be placed on the contact list**

No persons have requested to be on the Site Contact List.

Appendix C – Site Location Map



# Appendix D– Brownfield Cleanup Program Process



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

**Note:** CP Activities are in **Bold**





Division of Environmental Remediation

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

**Site Name:** Broadway Triangle Site C

**Site Number:** C224324

**Site Address and County:** 59-69 Bartlett St, 84-100 Throop Ave, 90-100 Gerry St, Kings County

**Remedial Party(ies):** Unified Neighborhood Partners 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.**

No known issues.

How were these issues and/or information needs identified?

NA

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

None identified

How were these information needs identified?

NA

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

None identified

How were these issues and/or information needs identified?

NA

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

**a.** Land use/zoning at and around 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:

NA

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

**Yes**    **No**

Provide details if appropriate:

NA

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:

[Click here to enter text.](#)

**Part 5.** The site contact list must include, at a minimum, the individuals, groups, and organizations identified in Part 2. of the Citizen Participation Plan under 'Site Contact List'. Are *other* individuals, groups, organizations, and units of government affected by, or interested in, the site, or its remedial program? (Mark and identify all that apply, then adjust the site contact list as appropriate.)

**Non-Adjacent Residents/Property Owners:** [Click here to enter text.](#)

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

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

**Business/Commercial Interests:** [Click here to enter text.](#)

**Labor Group(s)/Employees:** [Click here to enter text.](#)

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

**Citizens/Community Group(s):** [Click here to enter text.](#)

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

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

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

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

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

**Prepared/Updated By:** Jessica Taylor, Roux

**Date:** 7/27/21, 8/11/21

**Reviewed/Approved By:** Thomas V. Panzone

**Date:** 8-11-21