



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for Steiner Sequel

December 2021

C224330
5000 1st Avenue
Brooklyn, NY 11232

Contents

<u>Section</u>	<u>Page Number</u>
1. What is New York’s Brownfield Cleanup Program?	3
2. Citizen Participation Activities.....	3
3. Major Issues of Public Concern.....	8
4. Site Information.....	9
5. Investigation and Cleanup Process	11
Appendix A - Project Contacts and Locations of Reports and Information	14
Appendix B - Site Contact List.....	16
Appendix C - Site Location Map.....	22
Appendix D - Brownfield Cleanup Program Process.....	23

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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: **Steiner Sequel LLC (“Applicant”)**
Site Name: **Steiner Sequel (“Site”)**
Site Address: **5000 1st Avenue**
Site County: **King’s County**
Site Number: **C224330**

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; 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>.

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.
Before NYSDEC Approves Interim Remedial Measure (IRM)/ 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. The RI Work Plan / Interim Remedial Measures Work Plan was submitted with BCP Application and was included as part of the BCP public comment period.
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.
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 investigation and cleanup process.

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

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 Environmental Justice Area with sizeable Hispanic-American and Asian American populations nearby. Therefore, all future fact sheets will be translated into Spanish and Chinese. For additional information, visit:

<https://statisticalatlas.com/neighborhood/New-York/New-York/Sunset-Park/Race-and-Ethnicity>

The Site is also located in a Brownfield Opportunity Area (BOA). Through the BOA program, brownfield sites are transformed from liabilities to community assets that generate and support new businesses, jobs, and revenue for local economies. The BOA Program provides a neighborhood or area-wide approach to the assessment and redevelopment of brownfields and other vacant or abandoned properties. Goals of the BOA program include:

- Assess the full range of community redevelopment opportunities posed by a concentration of brownfields.
- Build a shared community vision for the reuse of strategic sites and actions to achieve community revitalization.
- Coordinate and collaborate with local, state, and federal agencies, community groups, and private sector partners to identify and implement solutions and leverage investments.

The remediation and redevelopment of the Site is congruent with Sunset Park BOA goals included in the Sunset Park BOA Nomination Study released in March 2013 by aligning

closely with the following community goals and priorities: to increase job opportunities for local residents, decrease environmental hazards and facilitate the remediation and redevelopment of brownfield properties, develop environmentally friendly business practices, and create new open space and areas of outdoor recreation to connect the residential community to its waterfront.

4. Site Information

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

Site Description

- **Location – 5000 1st Avenue, Brooklyn, Kings County, NY 11232**
- **Setting - urban**
- **Site size – approximately 13.743 acres**
- **Adjacent properties – The surrounding land use includes mixed commercial/industrial use, including a railyard and a public space of Bush Terminal Piers Park.**

History of Site Use, Investigation, and Cleanup

The Site is approximately 13.743 acres and is currently owned by The City of New York. The Site is currently improved with has two six-story buildings and one seven-story building. The northern portion of the Site previously contained three buildings, all of which were demolished in 2015. The remainder of the southern and eastern portions of the Site are vacant or an asphalt parking lot. Two rail crossings are present at the Site entrance on 1st Avenue.

The two six-story buildings are currently used as a mixed use warehouses and are leased by various commercial tenants, primarily distributors who use the space as inventory storage. The seven story building is currently vacant, in a state of disrepair, and will be demolished as part of the remediation and redevelopment of the Site.

Historic Sanborn fire insurance maps depicted the in the late 1880s, the Site was mostly vacant while the northern portion of the Site was developed with a residential dwelling and a shed. By 1906, the Site was occupied by multiple buildings used for commercial use as warehouses. Additionally, a rail yard made up the majority of the east side of the Site with rail lines branching off and running in an east-west direction from the rail yard to the shipping piers located adjacent to the west of the Site. Subsequent Sanborn maps from 1965 and 1970 depicted the construction of additional commercial warehouse structures, but have since been demolished as of 2015.

Multiple environmental investigations have been previously completed at the Site including a Remedial Investigation (RI) completed by G.C. Environmental in 2013, a Phase I Environmental Site Assessment (ESA) completed by TRC Engineers in 2019, and Phase II Environmental Site Investigation completed by TRC Engineers in 2020 and a Supplemental Phase II Environmental Site Investigation completed by TRC Engineers

in 2020. The 2013 G.C. Environmental RI was not completed as part of a city or state regulatory requirement and the Site was not enrolled in a regulatory program and only focused on the areas of former buildings 39, 40 and 45 (which were demolished in 2015) in the northern portion of the site in preparation for onsite construction which was planned but never completed. The Phase II ESI and supplemental Phase II ESI were completed for due diligence purposes to evaluate the environmental concerns identified as part of the 2019 TRC Phase I ESA.

The Site is underlain by a layer of historic fill of varying thickness to depths ranging from approximately 1.5 to 20 feet below land surface (bls). Encountered historic fill materials included manufactured aggregates, bricks, concrete, asphalt, and wood. Native soil underlying historic fill consisted of brown fine to coarse sand and silt with trace clay and gravel. Fill exhibiting petroleum staining and odor was observed at two soil borings completed in the northeastern corner of the Site. Depth to groundwater follows the surface topography and was observed at a depth ranging from 5.69 (west side of Site closer to Bay Ridge Channel) to 11.45 ft bls (on the eastern border of the Site). Groundwater flow direction is likely influenced by tides, subsurface utilities, and other subsurface features, however, is generally expected to flow in a westward direction, toward the Bay Ridge Channel.

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 in its Application proposes that the site will be used for **restricted** 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 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 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 has submitted a draft “Remedial Investigation Work Plan/Interim Remedial Measures 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. The RI Work Plan / Interim Remedial Measures Work Plan was submitted with the BCP Application and was included as part of the BCP 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 utilize the DECInfo Locator here: <https://gisservices.dec.ny.gov/gis/dil/> or contact any of the following project staff:

New York State Department of Environmental Conservation (NYSDEC):

Wendi Zheng

Project Manager
NYSDEC Region 2
Division of Environmental Remediation
47-40 21st Street
Long Island City, NY 11101-5401
Tel: (718) 482-7541
Wendi.zheng@dec.ny.gov

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

New York State Department of Health (NYSDOH):

Melissa A. Doroski

Project Manager / Public Health
Specialist
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
Tel: (518)-402-7857
Email: BEEI@health.ny.gov

Locations of Reports and Information

Repositories may be temporarily unavailable due to COVID-19 precautions. Requests for reports and site documents can be made online at the websites of each repository listed below. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance.

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

Brooklyn Public Library – Sunset Branch
Interim Location: 4201 4th Avenue, Brooklyn,
NY 11232
Attn: Roxana Benavides

Website:
<https://www.bklynlibrary.org/locations/sunset-park>

Phone: 718-435-3648
Hours: Mon/Wed/Fri: 10am – 4 pm
Tues/Thurs: 1pm – 7pm
Sat/Sun: Closed

NYSDEC Division of Environmental
Remediation
47-40 21st Street
Long Island City, NY 11101-5401
Attn: Wendi Zheng
Phone: Tel: (718) 482-7541
Hours: (call for appointment)

Brooklyn Community Board District 7
District Manager: Jeremy Laufer
4201 4th Avenue
Brooklyn, New York 11232
Phone: 718-854-0003
Email: bk07@cb.nyc.gov
Website:
[https://www1.nyc.gov/site/brooklyncb7/index.
page](https://www1.nyc.gov/site/brooklyncb7/index.page)
Hours: Mon-Fri, 9am to 5 pm

Appendix B - Site Contact List

Local Government and Elected Officials	
<p>Hon. Charles E. Schumer U.S. Senator 780 Third Avenue Suite 2301 New York, NY 10017</p>	<p>Hon. Kristen Gillibrand U.S. Senator 780 Third Avenue Suite 2601 New York, NY 10017</p>
<p>Diane Savino NYS Senate 2872 West 15th Street Brooklyn, NY 11224</p>	<p>Hon. Jerrold Nadler US House of Representatives District 10 6605 Fort Hamilton Parkway Brooklyn, NY 11219</p>
<p>Marcela Mitaynes NYS Assemblymember 4907 4th Avenue, Suite 1A Brooklyn, NY 11220</p>	<p>Hon. Carlos Menchaca and Alexa Avilas NYC Council District 38 4417 4th Avenue Brooklyn, NY 11220</p>
<p>Brooklyn Community Board 7 District Manager: Jeremy Laufer Chairperson Cesar Zuniga Environmental Committee Chairperson Joseph Canale 4201 4th Avenue Brooklyn, NY 11232 Phone: 718-854-0003 Email: bk07@cb.nyc.gov</p>	<p>Hon. Antonio Reynoso Brooklyn Borough President 209 Joralemon Street Brooklyn, NY 11201</p>
<p>Mayor Eric Adams City Hall New York, NY 10007-1200</p>	<p>Hon. Scott Stringer NYC Comptroller 1 Centre Street New York NY 10007</p>
<p>Hon. Jumaane D. Williams Public Advocate 1 Centre Street, 15th Floor New York NY 10007</p>	<p>Anita Laremont NYC Department of City Planning 120 Broadway, 31st Floor New York, NY 10271</p>

<p>Commissioner Vincent Sapienza NYC Department of Environmental Protection 59-17 Junction Blvd. Flushing, NY 11373</p>	<p>Mark McIntyre, Esq. Director/General Counsel NYC Office of Environmental Remediation 100 Gold Street - 2nd Floor New York, NY 10038</p>
<p>NYSDEC Division of Environmental Remediation Bureau of Program Management Project Manager – Wendi Zheng 47-40 21st Street Long Island City, NY 11101</p>	<p>Thomas V. Panzone NYSDEC Public Participation Specialist, Region 2 47-40 21st Street Long Island City, NY 11101</p>
<p>Nancy T. Sunshine Kings County Clerk 360 Adams Street Room 189 Brooklyn, NY 11201</p>	<p>Melissa Doroski NYSDOH Public Health Specialist Empire State Plaza Corning Tower, Room 1787 Albany, NY 11237 Tel: (518)-402-7857 Email: BEEI@health.ny.gov</p>
<p>Adjacent Properties</p>	
<p>New York City Department of Small Business Services Current Site Owner of Block 725, Lot 1 One Liberty Plaza, 11th Floor New York, NY 10006</p>	<p>The City of New York Current Site Owner of Block 725, Lot 100 One Liberty Plaza New York, NY 10006</p>
<p>New York City Department of Small Business Services Adjacent Property Owner of Block 725, Lots 100 & 200, Block 803 Lot 5, Block 715 Lot 1 and Block 725 Lot 75 One Liberty Plaza, 11th Floor New York, NY 10006</p>	<p>GB Plastics, Inc. Adjacent Property Owner of Block 788, Lot 1 5101 1st Avenue Brooklyn, NY 11232</p>
<p>PS 125 Realty, LLC Adjacent Property Owner of Block 788, Lot 1 5005 1st Avenue Brooklyn, NY 11232</p>	<p>D.C. Properties, Inc. Adjacent Property Owner of Block 788, Lot 9 1569 49th Street Brooklyn, NY 11219</p>
<p>4907 1st Avenue, LLC Adjacent Property Owner of Block 771, Lot 110 101-135 50th Street Brooklyn, NY 11232</p>	<p>Sunlite Realty, LLC Adjacent Property Owner of Block 771, Lot 40 744 Clifton Street Brooklyn, NY 11231</p>

<p>DMR Realty, Inc. Adjacent Property Owner of Block 771, Lot 1 4801 1st Avenue Brooklyn, NY 11232</p>	<p>DEI Lombardi Realty, LLC Adjacent Property Owner of Block 762, Lot 1 4717 1st Avenue Brooklyn, NY 11232</p>
<p>Chaim Friedman Adjacent Property Owner of Block 762, Lot 8 4711 1st Avenue Brooklyn, NY 11232</p>	<p>4701 1st, LLC Adjacent Property Owner of Block 762, Lot 10 128 44th Street Brooklyn, NY 11232</p>
<p>4609 Realty Holdings, LLC Adjacent Property Owner of Block 735, Lot 127 2329 Nostrand Avenue Brooklyn, NY 11210</p>	<p>4609 Realty Holdings, LLC Adjacent Property Owner of Block 735, Lot 1 2329 Nostrand Avenue Brooklyn, NY 11210</p>
<p>Downright Realty, LLC Adjacent Property Owner of Block 735, Lot 15 4603 1st Avenue Brooklyn, NY 11232</p>	<p>4437 First Avenue, LLC Adjacent Property Owner of Block 735, Lot 18 4521 1st Avenue Brooklyn, NY 11232</p>
<p>4473 First Avenue Realty, LLC Adjacent Property Owner of Block 735, Lot 20 2109 1st Avenue #108-109 New York, NY 10029</p>	<p>T & O Management Corp. Adjacent Property Owner of Block 735, Lot 30 4429 1st Avenue Brooklyn, NY 11232</p>
<p>Henry N. Hirsch Trustee Adjacent Property Owner of Block 735, Lot 35 4415 1st Avenue Brooklyn, NY 11232</p>	<p>4401 1st Avenue, LLC Adjacent Property Owner of Block 735, Lot 40 102-110 44th Street Brooklyn, NY 11232</p>
<p>4312 Second Avenue, LLC Adjacent Property Owner of Block 726, Lot 1 4312 2nd Avenue Brooklyn, NY 11232</p>	<p>C R & R Company, LLC Adjacent Property Owner of Block 721, Lot 1 4201 1st Avenue Brooklyn, NY 11232</p>
<p>Schools and Daycare Centers</p>	
<p>Sunset Park High School Principal – Victoria Antonini 153 35th Street Brooklyn, New York 11232 Phone: (718) 840-1900</p>	<p>Al Madrasa Al Islamiya Principal – Armateka Morgan 5224 3rd Avenue Brooklyn, New York 11220 Phone: (718) 567-3334</p>

<p>PS 371 - Lillian L Rashkis Principal – Diane Zinn 355 37th Street Brooklyn, New York 11232 Phone: (718) 788-7608</p>	<p>Bayridge Child Care Center Administrator – Hayley Feliciano 322 44th Street Brooklyn, New York 11220 Phone: (718) 768-5030</p>
<p>PS 24 Principal- Jacqueline Nikovic 427 38th Street Brooklyn, New York 11232 Phone: (718) 832-9366</p>	<p>St. Andrews Community Day Care Center 4917 4th Avenue Brooklyn, New York 11220 Phone: (718) 492-9678</p>
<p>PS 516 Sunset Park Avenues Elementary School Principal – J. Knudson 4222 4th Avenue Brooklyn, New York 11232 Phone: (718) 369-8330</p>	<p>PS 172 Principal – Erika Gundersen 825 4th Avenue Brooklyn, NY 11232 Phone: (718) 330-9375</p>
<p>I.S. 136 Charles O Dewey Middle School Principal – Amanda Bueno 4004 4th Avenue Brooklyn, New York 11232 Phone: (718) 840-1950</p>	<p>The Brooklyn Day Care Program Director – Amanda Astor 132 33rd Street Brooklyn, New York 11232 Phone: (718) 832-5785</p>
<p>PS 1 The Bergen Principal-Arlene Ramos 309 47th Street Brooklyn, NY 11220 Phone: (718) 567-7661</p>	<p>Multicultural Family Day Care Program Director – Yessica Dossetto 324 43rd Street Brooklyn, New York 11232 Phone: (347) 799-1216</p>
<p>Sweet Dreams Group Day Care Program Director – Heredia Nunez 361 49th Street Brooklyn, New York 11220 Phone: (718) 808-2948</p>	
<p>Local Media Outlets</p>	
<p>Brooklyn Reporter 16 Court Street, 30th Floor Brooklyn, NY 11241</p>	<p>Brooklyn Media Group 9733 4th Avenue Brooklyn, New York 11209</p>
<p>New York Daily News 4 New York Plaza New York, NY 10004</p>	<p>Courier-Life Publications 1 Metrotech Center #10T Brooklyn, NY 11201</p>
<p>New York Post 1211 Avenue of the Americas New York, NY 10036</p>	<p>Brooklyn Daily Eagle 16 Court Street, 30th Floor Brooklyn, NY 11241</p>

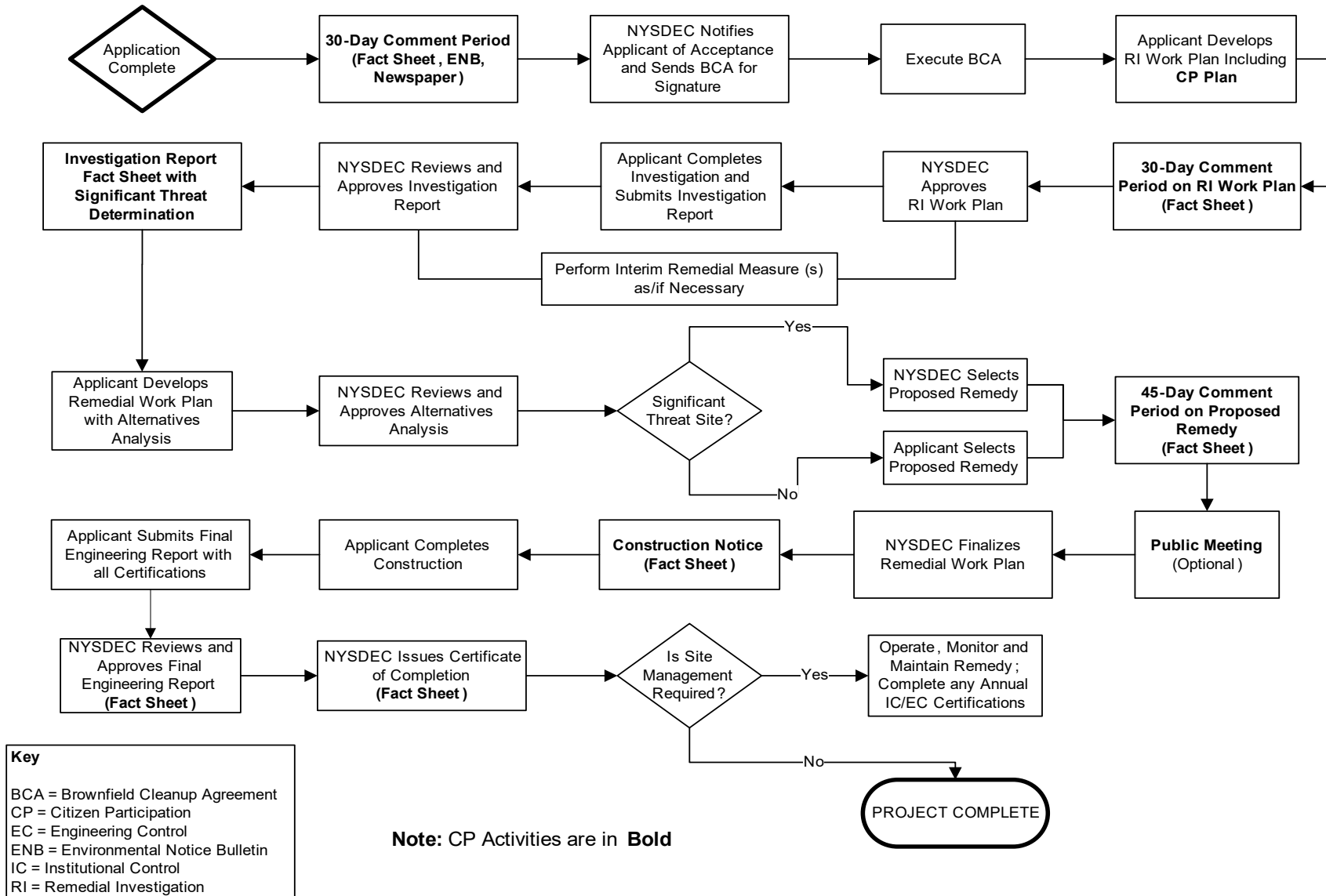
Spectrum NY 1 News 75 Ninth Avenue New York, NY 10011	The Brooklyn Papers 1 Metrotech Center, 3rd Floor Brooklyn, NY 11201
Hoy Nueva York 15 Metrotech Center Floor 7 Brooklyn, NY 11201	Sing Tao Daily 5510 8th Avenue, Room 202 Brooklyn, NY 11220
El Diario La Prensa 15 Metrotech Center Floor 7 Brooklyn, NY 11201	
Community, Civic, Religious and Other Environmental Organizations	
Resurrection Church Religious Authorities 740 40th St Brooklyn, NY 11232	St. Jacobi Lutheran Church Religious Authorities 5406 4th Avenue Brooklyn, NY 11220
ACTS Christian Church Religious Authorities 467 36th Street Brooklyn, NY 11232	Trinity Lutheran Church Religious Authorities 411 46th Street Brooklyn, New York 11220
Christ United Methodist Church Religious Authorities 673 45th Street Brooklyn, NY 11220	Church of God of Brooklyn Religious Authorities 5304 3rd Avenue Brooklyn, New York 11220
Sunset Park Community Church Religious Authorities 5324 4th Avenue Brooklyn, NY 11220	Fourth Avenue Methodist Church Religious Authorities 4614 4th Avenue Brooklyn, New York 11220
St. Agatha's RC Church Religious Authorities 702 48th Street Brooklyn, NY 11220	Walking with Christ Church Religious Authorities 4002 3rd Avenue Brooklyn, New York 11232
Brooklyn Baptist Church Religious Authorities 733 44th Street Brooklyn, NY 11220	Saint Michael's Roman Catholic Church Religious Authorities 352 42nd Street Brooklyn, New York 11232

<p>NYC Parks and Recreation Sunset Park David Cuff Director of Environmental Review at NYC Department of Parks and Recreation The Arsenal 830 5th Avenue New York, NY 10065</p>	<p>NY Parks and Recreation Slope Park Playground David Cuff Director of Environmental Review at NYC Department of Parks and Recreation The Arsenal 830 5th Avenue New York, NY 10065</p>
<p>NYC Parks and Recreation Re: Bush Terminal Piers Park Gonzalo Plasencia Playground Owls Head Park Prospect Park David Cuff Director of Environmental Review at NYC Department of Parks and Recreation The Arsenal 830 5th Avenue New York, NY 10065</p>	<p>NYC Environmental Justice Alliance (NYCEJA) Eddie Bautista Executive Director 462 36th Street, 3F Brooklyn, NY 11232 347-841-4410 Email: info@nyc-eja.org</p>
<p>Antonia Yuille - Director Consolidated Edison Corporate Affairs 30 Flatbush Avenue Brooklyn, NY 11217</p>	<p>Engine 228 FDNY 436 39th Street Brooklyn, NY 11232</p>
<p>Tina Ponce - President 72nd Police Precinct Council 830 4th Avenue Brooklyn, NY 11232</p>	<p>UPROSE Executive Director Elizabeth Yeampierre - elizabeth@uprose.org 462 36th Street Brooklyn, NY 11232</p>
<p>Southwest Brooklyn Industrial Development Corporation Attn: Jesse Tinen Solomon, Executive Director 241 41st Street, 2nd Floor Brooklyn, NY 11232 Email: jsolomon@sbidc.org Website: http://www.sbidc.org/</p>	

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

Instructions

This Scoping Sheet assesses major issues of public concern; impacts of the site and its remedial program on the community; community interest in the site; information the public needs; and information needed from the public.

The information generated helps to plan and conduct required citizen participation (CP) activities, and to choose and conduct additional CP activities, if appropriate. The scoping sheet can be revisited and updated as appropriate during the site's remedial process to implement the site's CP program more effectively.

Note: Use the information as an aid to prepare and update the Major Issues of Public Concern section of the site CP Plan.

General Instructions

- When to prepare: During preparation of the CP Plan for the site. It can be revisited and updated anytime during the site remedial process.
- Fill in site name and other information as appropriate.
- The Scoping Sheet may be prepared by DEC or a remedial party but must be reviewed and approved by the DER site project manager or his/her designee.

Instructions for Numbered Parts

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

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

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

- The site is going to be cleaned up for restricted use. What does that mean? We don't want redevelopment on a "dirty" site.

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

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

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

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

Part 4. Community Characteristics

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

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

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

h. Consider factors such as:

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

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

Part 5. Affected/Interested Public.

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

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

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

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



Division of Environmental Remediation

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

Site Name: Steiner Sequel
Site Number: C224330
Site Address and County: 5000 1st Avenue, Brooklyn, New York 11232
Remedial Party(ies): Steiner Sequel, 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 to date.
How were these issues and/or information needs identified?
Not applicable.

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 needs from the community identified to date.
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.

There will be the need to advise neighbors of remediation impacts when it is time for remediation.
How were these issues and/or information needs identified?
Standard impacts will have to be addressed via the Remedial Action Work Plan (RAWP), Community Air Monitoring Plan (CAMP), Site Specific Health and Safety Plan (HASP) and Soil Management Plan (SMP).

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 and Chinese.

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: Lauren Dolginko

Date: 10/5/2021

Reviewed/Approved By: Thomas V. Panzone

Date: 12/15/21