



**Department of  
Environmental  
Conservation**

# **Brownfield Cleanup Program**

## **Citizen Participation Plan for 73-99 Empire Boulevard**

Revised May 2022

Site # C224343  
73-99 Empire Boulevard  
Brooklyn, NY 11225

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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: **Empire Boulevard Holdings LLC (“Applicant”)**  
Site Name: **73-99 Empire Boulevard (“Site”)**  
Site Address: **73-99 Empire Boulevard, Brooklyn, NY 11225**  
Site County: **New York**  
Site Number: **C224343**

## **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) that 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 website. If this occurs, NYSDEC will inform the public in fact sheets distributed about the site and by other means, as appropriate.

### *Site Contact List*

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

The site contact list includes, at a minimum:

- Chief executive officer and planning board chairperson of each county, city, town, and village in which the site is located;

- Residents, owners, and occupants of the site and properties adjacent to the site;
- The public water supplier 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 that, at a minimum, 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>

The table identifying the citizen participation activities related to the site's investigation and cleanup program appears below:

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.

No major issues of public concern have been identified relative to the Site. However, some remediation and construction projects involve public concerns regarding dust, hazardous materials, and noise, particularly where, as here, there are residential buildings and a school playground nearby. Truck-related traffic may also be a concern.

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.

The site is located in an area with a sizable African-American population nearby. Therefore, no need to translate future fact sheets into another language.

For additional information, visit:

<https://statisticalatlas.com/tract/New-York/Kings-County/032700/Overview>

To protect public health and safety during investigation, remediation, and development activities at the Site, a Health and Safety Plan (HASP) and a Community Air Monitoring Plan (CAMP) will be included in the Remedial Action Work Plan (RAWP) that will be approved by NYSDEC and made available to the public. The procedures set forth in the HASP and CAMP will include:

- Securing the work perimeter with fencing 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 needed.

### **4. Site Information**

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

#### *Site Description*

The site is located in an urban area with a mix of commercial and residential buildings. The property is identified with the following addresses: 73 to 99 Empire Boulevard, 95 to



103 McKeever Place, and 46 to 62 Sullivan Place in Brooklyn, Kings County, New York (the site). The site is identified as Block 1306, Lot 28 on the Tax Map of Kings County. The site formerly consisted of three tax lots identified as Block 1306, Lots 28, 32, and 35. The site is located on the northern side of Empire Boulevard, the southern side of Sullivan Place, and the eastern side of McKeever Place. The approximate site area is 40,000 square feet (0.86 acres).

The site is improved with two, one-story commercial buildings with partial cellars. The larger building (29,000 square feet) is vacant, and the smaller building (8,000 square feet) is occupied by a laundromat. The site buildings encompass approximately 37,000 square feet. The site buildings are constructed of concrete block and brick with a concrete, brick, and metal-lined window façade. Exterior areas include concrete-paved sidewalks and asphalt paved parking areas.

A portion of the site is currently active. Based on a review of the New York City Department of City Planning Zoning and Land Use (ZoLa) mapping program, the site is zoned C8-2, R6, and C1-3.

The C8 (commercial) zoning is described as areas bridging commercial and manufacturing uses and provide for automotive and other heavy commercial services that often require large amounts of land. R6 (residential) zoning is described as mid-rise, eight- to ten-story buildings to much taller buildings set back from the street on large zoning lots. The C1 (commercial) zoning is described as commercial overlays that serve local retail needs within residential districts. The neighboring properties are currently used for a combination of commercial and residential uses.

The site is undergoing a rezoning process whereby the applicant intends to change the zoning from C8-2 (commercial), R6 (residential), and C1-3 (commercial) to c4-4D with an R8A residential equivalent prior to redevelopment.

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

According to a Draft *Phase I Environmental Site Assessment (ESA)* prepared by VERTEX, dated December 23, 2021 (copy attached), the building on Lot 28 was constructed in 1925 and was initially occupied by Mack Truck Auto Service. The operations included the use of a gasoline tank, located on the southern portion of the property and a forge, located on the northeastern portion of the property. Mack Truck Auto Service operated at former Lot 28 until the late 1930s. Former Lot 28 was occupied by a garage in the mid-1940s and then occupied by an auto, truck and equipment manufacturer and auto parts and service station from the early 1950s through the early 2000s. A laundromat/laundry occupied the building from the early 2000s through 2014. The building has remained vacant since 2014.

Former Lot 32 was developed with a store and an apartment prior to 1932. The structures were demolished sometime between 1932 and 1951. The parcel has

remained an undeveloped/paved parking lot through present day.

The building on former Lot 35 was constructed in 1930 and was originally occupied by the parts department of Mack Truck Auto Service. From the late 1930s to the early 1960s, the building was occupied by Tire Sales & Service. From the early 1960s to the late 1980s, the building was occupied by an auto and truck manufacturer. From the late 1980s through the early 1990s, the site was listed as Family Services. The building was vacant from 1994 through 2014. World Laundry has occupied the building on former Lot 35 since 2014.

## **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 on-site, and must conduct a "qualitative exposure assessment," a process that characterizes the actual or potential exposures of people, fish, and wildlife to contaminants on the site and to contamination that has migrated from the site.

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

To achieve this goal, the Applicant will conduct investigation activities at the site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth 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 developed a remedial investigation workplan, which was subjected 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 will submit a “Remedial Investigation Work Plan” to NYSDEC for review by May 15, 2022.

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

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

### *Interim Remedial Measures*

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

### *Remedy Selection*

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

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

**or**

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

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

### *Cleanup Action*

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

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

### *Certificate of Completion*

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

### *Site Management*

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

An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

An *engineering control* is a physical barrier or method to manage contamination. Examples include caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that pumps and treats groundwater. Site management continues until NYSDEC determines that it is no longer needed.

## **Appendix A - Project Contacts and Locations of Reports and Information**

### **Project Contacts**

For information about the site's investigation and cleanup program, the public may contact any of the following project staff:

#### **New York State Department of Environmental Conservation (NYSDEC):**

Madeleine Babick  
Project Manager  
NYSDEC  
Long Island City  
Office- One Hunters  
Point Plaza  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
Phone: (718) 482-4992  
Email: [madeleine.babick@dec.ny.gov](mailto:madeleine.babick@dec.ny.gov)

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

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

Christine Vooris  
Director  
NYSDOH  
Bureau of Environmental Exposure Investigation  
Empire State Plaza Corning Tower, Room 1787  
Albany, New York 12237  
Phone: (518) 402-7860  
Email: [BEEI@health.ny.gov](mailto:BEEI@health.ny.gov)

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

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

#### **Brooklyn Public Library- Crown Heights Branch**

560 New York Avenue  
Brooklyn, NY 11225  
Phone: (718) 773-1180

Hours of Operation:

Monday: 10AM-6PM

Tuesday: 1PM-8PM

Wednesday: 10AM-6PM

Thursday: 10AM-8PM

Friday: 10AM-6PM

Saturday: 10AM-5PM

Sunday: CLOSED

**Brooklyn Community Board 9**

890 Nostrand Avenue

Brooklyn, NY 11225

Phone: (718) 778-9279

Email: [bk09-1@cb.nyc.gov](mailto:bk09-1@cb.nyc.gov)

Dante B. Arnwine – District

Manager

Fred P. Baptiste -

Environmental Committee

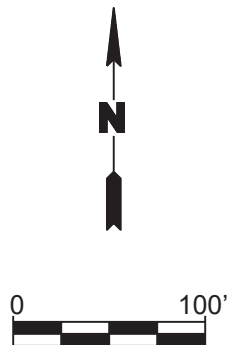
Chairperson

## **Appendix B - Site Contact List**

	A	B	C	D	E	F	G	H	I	J
1										
2	Site Contact List									
3	Site #: C224343		Site Address: 73-99 Empire Boulevard							
4	Site Name: 73-99 Empire Boulevard Site			List Last Updated: 4-29-22						
5		Name, Title	Address 1	Address 2	Address 3	Street Address	City	State	Zip	Site Name (County)
6	<b>Local Government Officials</b>	Hon. Eric Adams	NYC Mayor			City Hall	New York	NY	10007	73-99 Empire Boulevard Site (Kings)
7		Hon. Brad Lander	NYC Comptroller			1 Centre Street	New York	NY	10007	73-99 Empire Boulevard Site (Kings)
8		Hon. Jumaane Williams	Public Advocate			1 Centre Street	New York	NY	10007	73-99 Empire Boulevard Site (Kings)
9		Mark McIntyre, Acting Director/General Counsel	NYC Office of Environmental Remediation			100 Gold Street - 2nd Floor	New York	NY	10038	73-99 Empire Boulevard Site (Kings)
10		Hon. Antonio Reynoso	Brooklyn Borough President			209 Joralemon Street	Brooklyn	NY	11201	73-99 Empire Boulevard Site (Kings)
11		Hon. Yvette D. Clarke	U.S. House of Representatives			222 Lenox Road, Suites 1 & 2	Brooklyn	NY	11226	73-99 Empire Boulevard Site (Kings)
12		Hon. Crystal Hudson	NYC Councilmember			55 Hanson Place, Suite 778	Brooklyn	NY	11217	73-99 Empire Boulevard Site (Kings)
13		Hon. Phara Souffrant	NYS Assemblymember			55 Hanson Place	Brooklyn	NY	11217	73-99 Empire Boulevard Site (Kings)
14		Hon. Zellnor Myrie	NYS Senator			1077 Nostrand Avenue	Brooklyn	NY	11225	73-99 Empire Boulevard Site (Kings)
15		Hon Charles Schumer	U.S. Senator			780 Third Avenue, Suite 2301	New York	NY	10017	73-99 Empire Boulevard Site (Kings)
16		Hon. Kirsten Gillibrand	U.S. Senator			780 Third Avenue, Suite 2601	New York	NY	10017	73-99 Empire Boulevard Site (Kings)
17		Madeleine Babick	NYSDEC Project Manager			47-40 21st Street	Long Island City	NY	11101	73-99 Empire Boulevard Site (Kings)
18		Thomas V. Panzone	NYSDEC Public Participation Specialist			47-40 21st Street	Long Island City	NY	11101	73-99 Empire Boulevard Site (Kings)
19		Christine Vooris	NYSDOH Director	Bureau of Environmental Exposure Investigation	Empire State Plaza	Corning Tower, Room 1787	Albany	NY	12237	73-99 Empire Boulevard Site (Kings)
20	<b>County Clerk</b>	Nancy T. Sunshine	Kings County Clerk			360 Adams Street Room 189	Brooklyn	NY	11201	73-99 Empire Boulevard Site (Kings)
21		Daniel Garodnick	Commission Chair, NYC Dept. of City Planning			120 Broadway, 31st Floor	New York	NY	10271	73-99 Empire Boulevard Site (Kings)
22		Winston Von Engel - Director	NYC Department of City Planning	Brooklyn Office		16 Court Street, 7th Fl.	Brooklyn	NY	11241	73-99 Empire Boulevard Site (Kings)
23	<b>Community Board</b>	Dante B. Arnwine – District Manager	Brooklyn Community Board 9			890 Nostrand Avenue	Brooklyn	NY	11225	73-99 Empire Boulevard Site (Kings)
24		Fred P. Baptiste, Chairperson	Brooklyn Community Board 9			890 Nostrand Avenue	Brooklyn	NY	11225	73-99 Empire Boulevard Site (Kings)
25		Environmental Committee Chairperson	Brooklyn Community Board 9			890 Nostrand Avenue	Brooklyn	NY	11225	73-99 Empire Boulevard Site (Kings)
26	<b>Public Water Supplier</b>	Rohit Aggarwala	Commissioner, NYC Dept. of Environmental Protection			59-17 Junction Boulevard	Flushing	NY	11373	73-99 Empire Boulevard Site (Kings)
27	<b>Consolidated Edison</b>	Antonia Yuille – Director	Consolidated Edison Corporate Affairs			30 Flatbush Avenue	Brooklyn	NY	11217	73-99 Empire Boulevard Site (Kings)
28	<b>NYPD</b>	Karl Cohen - President	71 <sup>st</sup> NYPD Police Precinct Council			421 Empire Boulevard	Brooklyn	NY	11225	73-99 Empire Boulevard Site (Kings)
29	<b>FDNY</b>	Engine 249 Ladder 113	FDNY			491 Rogers Avenue	Brooklyn	NY	11225	73-99 Empire Boulevard Site (Kings)
30	<b>Local Media Outlets</b>	New York Daily News				270C Duffy Avenue	Hicksville	NY	11801	73-99 Empire Boulevard Site (Kings)
31		New York Post				1211 Avenue of the Americas	New York	NY	10036	73-99 Empire Boulevard Site (Kings)
32		Spectrum NY 1 News				75 Ninth Avenue	New York	NY	10011	73-99 Empire Boulevard Site (Kings)
33		Brooklyn Eagle				16 Court Street, Suite 2901	Brooklyn	NY	11241	73-99 Empire Boulevard Site (Kings)
34		Courier-Life Publications				1 Metrotech Center #10T	Brooklyn	NY	11201	73-99 Empire Boulevard Site (Kings)
35		The Brooklyn Papers				1 Metrotech Center, 3rd Floor	Brooklyn	NY	11201	73-99 Empire Boulevard Site (Kings)
36	<b>School and Daycare Facilities</b>	PS 375 Jackie Robinson School	President/Executive Director/Principal	Phone: 718-693-6655		46 McKeever Place	Brooklyn	NY	11225	73-99 Empire Boulevard Site (Kings)
37		Medgar Evers College	President/Executive Director/Principal	Phone: 718-270-4900		1650 Bedford Avenue	Brooklyn	NY	11225	73-99 Empire Boulevard Site (Kings)
38		PS 241 Emma L. Johnston	President/Executive Director/Principal	Phone: 718-636-4725		976 President Street	Brooklyn	NY	11225	73-99 Empire Boulevard Site (Kings)
39		Medgar Evers College Preparatory School	President/Executive Director/Principal	Phone: 718-703-5400		1186 Carroll Street	Brooklyn	NY	11225	73-99 Empire Boulevard Site (Kings)
40		The Maple Street School	President/Executive Director/Principal	718-282-4345	<a href="https://www.maplestreetschool.org">https://www.maplestreetschool.org</a>	21 Lincoln Road	Brooklyn	NY	11225	73-99 Empire Boulevard Site (Kings)
41		Workshop Middle School	President/Executive Director/Principal			1100 Washington Ave	Brooklyn	NY	11225	73-99 Empire Boulevard Site (Kings)
42	<b>Community, Civic, Religious and Other Environmental Organizations</b>									
43		Prospect Park Alliance	James Snow, Interim President/Chief Operating and Financial Officer			95 Prospect Park West	Brooklyn	NY	11215	73-99 Empire Boulevard Site (Kings)
44		Young Life Red Hook				495 Flatbush Ave,	Brooklyn	NY	11225	73-99 Empire Boulevard Site (Kings)
45	<b>Adjacent Properties</b>	Empire Boulevard Holdings LLC				1991 Ocean Parkway	Brooklyn	NY	11223	73-99 Empire Boulevard Site (Kings)
46		World Laundry				99 Empire Blvd	Brooklyn	NY	11225	73-99 Empire Boulevard Site (Kings)
47		Resident/Business Owner				103 Empire Boulevard	Brooklyn	NY	11225	73-99 Empire Boulevard Site (Kings)
48		Empire-Sull7, LLC c/o Nadine Chang Dunkley				445 Broadhollow Road, CL-10	Melville	NY	11747	73-99 Empire Boulevard Site (Kings)
49		Resident/Business Owner				1720 Bedford Avenue	Brooklyn	NY	11225	73-99 Empire Boulevard Site (Kings)
50		Fieldbridge Associates LLC				1720 Bedford Avenue	Brooklyn	NY	11225	73-99 Empire Boulevard Site (Kings)
51		Resident/Business Owner				945 Franklin Avenue	Brooklyn	NY	11225	73-99 Empire Boulevard Site (Kings)
52		Resident/Business Owner				57 Empire Boulevard	Brooklyn	NY	11225	73-99 Empire Boulevard Site (Kings)
53		Richgene Realty Corporation				8800 N River Road	Ware Neck	VA	23178	73-99 Empire Boulevard Site (Kings)
54		Resident/Business Owner				62 Empire Boulevard	Brooklyn	NY	11225	73-99 Empire Boulevard Site (Kings)
55		Cactus 44 Empire LLC				47-05 Metropolitan Avenue	Ridgewood	NY	11385	73-99 Empire Boulevard Site (Kings)
56		Resident/Business Owner				104 Empire Boulevard	Brooklyn	NY	11225	73-99 Empire Boulevard Site (Kings)
57		Empire Valley LLC				176 Lynch Street, Box #1	Brooklyn	NY	11206	73-99 Empire Boulevard Site (Kings)
58		Resident/Business Owner				110 Empire Boulevard	Brooklyn	NY	11225	73-99 Empire Boulevard Site (Kings)



## **Appendix C - Site Location Map**



Title:

## SITE LOCATION MAP

73-99 EMPIRE BOULEVARD  
BROOKLYN, NEW YORK

Prepared for:

EMPIRE BOULEVARD HOLDINGS LLC

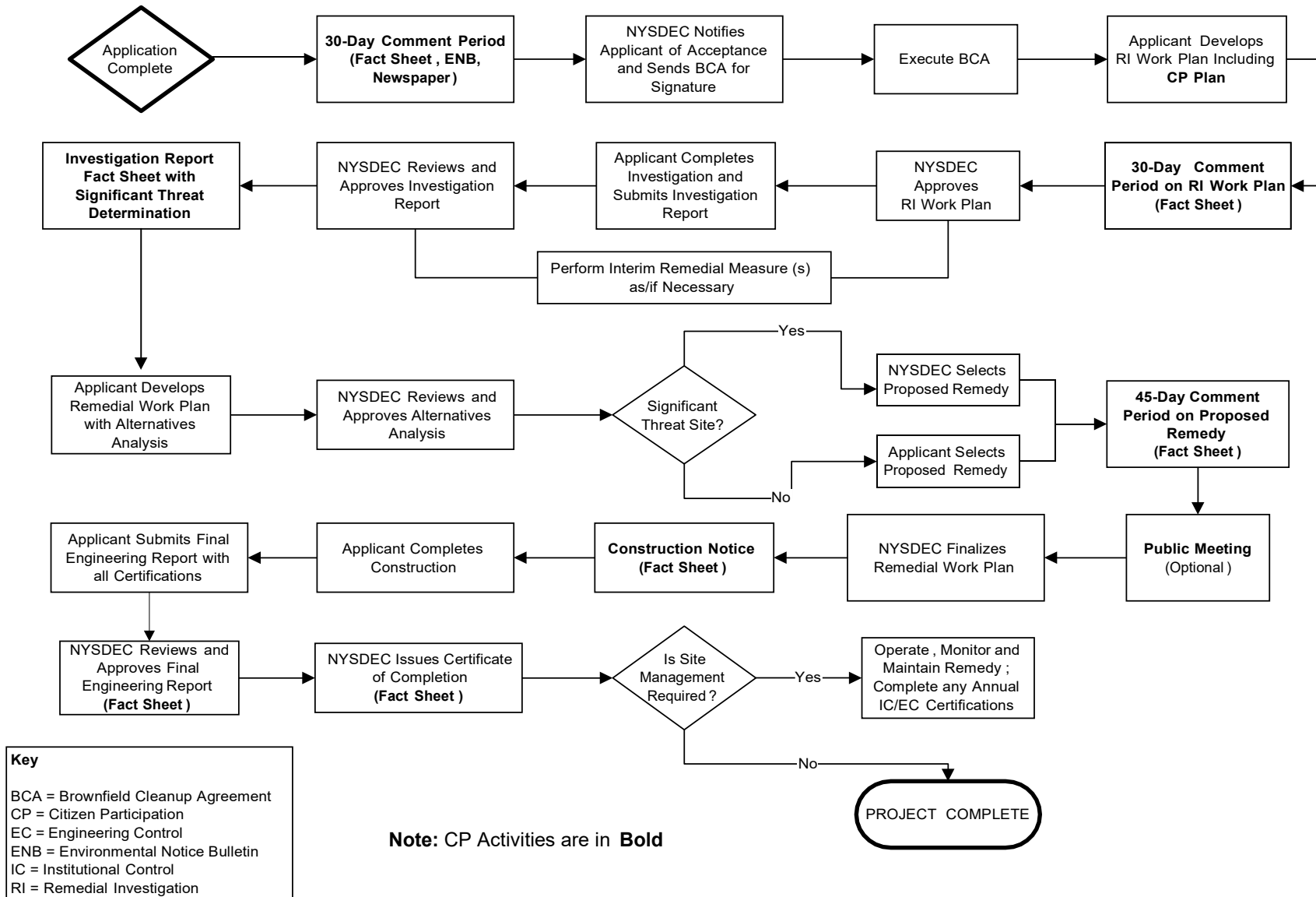
**ROUX**  
ROUX ASSOCIATES, INC.  
Environmental Consulting  
& Management

Compiled by: W.S.	Date: 14APR22
Prepared by: G.M.	Scale: AS SHOWN
Project Mgr.: W.S.	Project No.: 2861.0003Y000
File: 2861.0003Y100.01.cdr	

APPENDIX

**C**

## Appendix D– Brownfield Cleanup Program Process



# 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, if applicable.

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

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

### General Instructions

- When to prepare: During preparation of the CP Plan for the site. It can be revisited and updated anytime during the site remedial process.
- Fill in site name and other information as appropriate.

### Instructions for Numbered Parts

Consider the bulleted issues and questions below and any others that may be appropriate to the site and the community to help complete the five Parts of this Scoping Sheet. Include 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 continue to 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 properties, natural resources, etc.?



- Are there 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?
- Do 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.**

- 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.** 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 in the selection and conduct of 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



New York State Department of Environmental Conservation  
Division of Environmental Remediation

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

**Remedial Party:** Empire Boulevard Holdings LLC

**Site Name:** 73-99 Empire Boulevard

**Site Number:** C224343

**Site County:** Kings County, Brooklyn, New York

**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/or information. **Use this information as an aid to prepare or update the Major Issues of Public Concern section of the site Citizen Participation Plan.**

None

How were these issues and/or information identified?

N/A

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

None

How were these information needs identified?

N/A

**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

How were these issues and/or information identified?

N/A

**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 around site:

☒ **Residential**    ☐ **Agricultural**    ☒ **Recreational**    ☒ **Commercial**    ☐ **Industrial**

**b.** Residential type around site:

☒ **Urban**    ☐ **Suburban**    ☐ **Rural**

**c.** Population density around site:

☒ **High**    ☒ **Medium**    ☐ **Low**

d. Community economic status:

☐ High ☒ Medium ☐ Low

e. Water supply of nearby residences:

☒ Public ☐ Private Wells ☐ Mixed

f. Other environmental issues significantly impacting affected community?

☐ Yes ☒ No

Provide details if appropriate:

[Click here to enter text.](#)

g. Special considerations:

☐ Language ☐ Age ☐ Transportation ☐ Other

Explain marked categories in g.:

N/A

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

☒ **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.](#)

**Date Completed:** 04/18/2022 (Revised 05/09/2022)

**Prepared By:** Wendy Shen

**Reviewed By:** Thomas V. Panzone [Click here to enter text.](#)