



**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan

for

101 Fleet Place Redevelopment

March 2022

BCP Site No. C224345
101 Fleet Place
Brooklyn, NY 11201

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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.

Applicants: **101 Fleet Place LLC, 101 Fleet Realty LLC and 101 Fleet Holding LLC**
(“Applicants”)

Site Name: **101 Fleet Place Redevelopment (“site”)**

Site Address: **101 Fleet Place, Brooklyn, NY**

Site County: **Kings County**

Site Number: **C224345**

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 Applicants.

Project Contacts

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

Locations of Reports and Information

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

Site Contact List

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

The site contact list includes, at a minimum:

- Chief executive officer and planning board chairperson of each county, city, town and village in which the site is located;
- Residents, owners, and occupants of the site and properties adjacent to the site;
- The public water supplier which services the area in which the site is located;
- Any person who has requested to be placed on the site contact list;
- The administrator of any school or day care facility located on or near the site for purposes of posting and/or dissemination of information at the facility;
- Location(s) of reports and information.

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

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

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

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities

through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

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

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

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

Technical Assistance Grant

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

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

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

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

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

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

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

Citizen Participation Activities	Timing of CP Activity(ies)
Application Process:	
<ul style="list-style-type: none"> • Prepare site contact list • Establish document repository(ies) 	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period 	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement (BCA):	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	Before start of Remedial Investigation Note: Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period 	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about draft RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves RWP. Forty-five-day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report • Distribute fact sheet to site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC) 	At the time the cleanup action has been completed. Note: The two fact sheets are combined when possible if there is not a delay in issuing the COC.

3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

The site is located in an Environmental Justice Area (Census Block Group 360470031001). 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. Because there is a large African-American population near the site, no need to translate fact sheets into another language

For additional information, visit: <https://statisticalatlas.com/tract/New-York/Kings-County/003100/Race-and-Ethnicity>

Based on the analytical results of the Phase II Environmental Site Investigation (ESI) performed at the site in October 2021, the primary contaminants of concern at the site are volatile organic compounds (VOCs) including tetrachloroethene and trichloroethylene, semi-volatile organic compounds (SVOCs), and metals. Urban fill identified below the site is impacted with metals and SVOCs at concentrations consistent with characteristics of urban fill found throughout New York City. SVOCs and metals above Restricted-Residential Use Soil Cleanup Objectives were identified widely distributed throughout the site, primarily in shallow urban fill from 0 to 6 feet below grade surface. Groundwater samples were not collected during the Phase II ESI conducted at the site in October 2021.

Additional subsurface investigation is necessary to determine if contamination is present in groundwater at the site, the extent of contamination in soil and soil vapor (and groundwater, if applicable) at the site, and if an onsite source of contamination exists.

4. Site Information

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

Site Description

The 20,000-square-foot (0.2460-acre) site consists of one tax parcel (Brooklyn Block 2061, Lot 100) with an address of 101 Fleet Place, Brooklyn, New York. The site is an irregular-shaped lot that is currently vacant and improved with a one-story commercial building with an open courtyard in the southern region. The building does not include a cellar level.

The site is located in an urban area of the Downtown neighborhood of Brooklyn, NY on the east side of Flatbush Avenue Extension, between Myrtle Avenue and Willoughby Street. Adjacent properties include:

Direction	Adjoining Property	Surrounding Properties
North	Mixed-use residential and commercial development	Multi-family residential buildings and mixed-use residential and commercial buildings
South	Multi-family residential buildings	Multi-family residential buildings and Public Facilities & Institutions
East	Multi-family residential buildings	Multi-family residential buildings
West	Fleet Place followed by multi-family residential & commercial buildings	Mixed residential & commercial buildings

History of Site Use, Investigation, and Cleanup

A Phase I Environmental Site Assessment (Phase I) dated 1 December 2021 was completed by Haley & Aldrich of New York on behalf of the owners, 101 Fleet Realty LLC and 101 Fleet Holding LLC.

The Site was developed as early as the late 1880s. The Site was sub-divided into multiple lots including residential-use developments and the First A.M.E. Zion church. By 1915, the church was razed and replaced with 2- to 4-story residential buildings and a junkyard is depicted in the southeast corner of the subject site. Between 1938 and 1950, the Site included vacant lots and/or vacant commercial buildings. Based on a review of aerial photographs, the one-story building on site may have been constructed between 1951 and 1954. As early as 1969, the Site was redeveloped with the one-story building occupied by “N.Y. Telephone Co. Garage” spanning the entire tax lot. Historic records indicate the site operated as the “N.Y. Telephone Co. Garage.” from at least 1969 until 1993 when the building was converted into a childcare center. Historic aerial photographs indicate a modification to the building footprint to accommodate construction of the open-air courtyard in the southern region of the site sometime between 1991 and 1994. Based on a Certificate of Occupancy dated 20 May 1993 and interview with a key site manager, the Site operated as a childcare center from 1993 through late October 2021/ early November 2021. The daycare center provided care services for children under the age of 2 through 6 years of age. The Site is currently vacant.

Based on the analytical results of the Phase II ESI, the primary contaminants of concern at the site are SVOCs and metals in shallow soil; and VOCs in soil vapor. Additional investigation is necessary to determine if an onsite source of contamination exists.

Redevelopment of the site is anticipated to include a site-wide excavation to 12 feet below ground surface. During future ground intrusive activities, the community will be protected from contamination migration using air monitoring protocols which will be detailed in a forthcoming Remedial Action Work plan to be approved by NYSDEC.

5. Investigation and Cleanup Process

Application

The Applicants have applied for and been accepted into New York’s Brownfield Cleanup Program as a Volunteer. This means that the Applicants were 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 Applicants in their Application proposes that the site will be used for residential and commercial purposes.

To achieve this goal, the Applicants will conduct investigation and/or 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 Applicants will conduct an investigation of the site officially called a “remedial investigation” (RI). This investigation will be performed with NYSDEC oversight. The Applicants 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 Applicants will submit a draft “Remedial Investigation Work Plan” to NYSDEC for review and approval. NYSDEC makes the draft plan available to the public review during a 30-day public comment period.

When the investigation is complete, the Applicants 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 Applicants and approved by NYSDEC. If the site does not pose a significant threat, the Applicants 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 Applicants 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 Applicants.

or

2. The Applicants 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 Applicants’ proposed remedy for addressing contamination related to the site.

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

Certificate of Completion

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report (FER). NYSDEC then

will issue a Certificate of Completion (COC) to the Applicants. The COC states that cleanup goals have been achieved, and relieves the Applicants from future liability for site-related contamination, subject to certain conditions. The Applicants may redevelop the site after they receive 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
Division of Environmental Remediation
47-40 21st Street
Long Island City, NY 11101
(718) 482-4992
madeline.babick@dec.ny.gov

Thomas V. Panzone

Public Participation Specialist
NYSDEC Region 2
Division of Environmental Remediation
47-40 21st Street,
Long Island City, NY 11101
(718) 482-4953
thomas.panzone@dec.ny.gov

New York State Department of Health (NYSDOH):

Melissa Doroski

NYSDOH, Project Manager
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower Rm. 1787,
Albany, NY 12237
(518) 402-7857
beei@health.ny.gov

NYSDEC InfoTracker

<https://gisservices.dec.ny.gov/gis/dil>

NYSDEC Document Repository

<https://www.dec.ny.gov/data/DecDocs/C224345/>

Locations of Reports and Information

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

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

Brooklyn Community Board 2

350 Jay Street, 8th Floor

Brooklyn, NY 11201

Attn: Lene Singletary III

Phone: 718-596-5410

bk02@cb.nyc.gov

Hours:

- Monday–Friday: 9:30am– 5:30pm
- Saturday & Sunday: Closed

Brooklyn Public Library – Walt Whitman

93 Saint Edwards Street

Brooklyn, NY 11205

Attn: Bayleigh Vidovich

Phone: 718-935-0244

Hours:

- Monday, Wednesday & Friday:
10:00am – 6:00pm
- Tuesday: 1:00pm – 8:00pm
- Thursday: 10:00am– 8:00pm
- Saturday: 10:00am – 5:00pm
- Sunday: Closed

Appendix B - Site Contact List

Government Officials

Chief Executive Officer

Hon. Eric L. Adams
209 Joralemon Street
Brooklyn, NY 11201

NYC Department of City Planning Commission Chair

Daniel Garodnick
120 Broadway 31st Floor
New York, NY 10271

Brooklyn Borough President

Hon. Antonio Reynoso
Brooklyn Borough Hall
209 Joralemon Street
Brooklyn, NY 11201

NY Senate District 25 Senator

Attn: Jabari Brisport
55 Hanson Place, Suite 702
Brooklyn, NY 11217

NY State Assembly District 057 Member

Attn: Phara Souffrant Forrest
55 Hanson Place
Brooklyn, NY 11217

NYC Comptroller

Attn: Brad Lander
1 Centre Street, #530
New York, NY 10007

Public Advocate

Attn: Jumaane D. Williams
1 Centre Street, #1500
New York, NY 10007

NYC Councilmember District 35

Attn: Hon. Crystal Hudson
55 Hanson Place, Suite 778
Brooklyn, NY 11217

US House Representatives

Hon. Nydia M. Velazquez
266 Broadway, Suite 201
Brooklyn, NY 11211

NYC Office of Environmental Remediation

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

NYC Department of Environmental Protection (Water Supplier)

Rohit Aggarwala
Commissioner
59-17 Junction Boulevard
Flushing, New York 11373

U.S. Senator

Hon. Charles Schumer
780 Third Avenue, Suite 2301
New York, NY 10017

U.S. Senator

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

Brooklyn County Clerk

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

Residents, Owners, and Occupants, of the Property and Adjacent Properties

Property

Owner

101 Fleet Realty LLC
25 West 36th Street, 2nd Floor
New York, NY 10036

101 Fleet Holding LLC
90 State Street, Suite 700 Box 10

Albany, NY 12207

Occupants

Vacant

Adjacent Properties

Red Apple 86 Fleet Place Development LLC
86 Fleet Place
Brooklyn, NY 11201

147 Prince Street LLC
147 Prince Street
Brooklyn, NY 11201

147 Prince Street LLC
102 Fleet Place
Brooklyn, NY 11201

147 Prince Street LLC
104 Fleet Place
Brooklyn, NY 11201

147 Prince Street LLC
155 Prince Street
Brooklyn, NY 11201

147 Prince Street LLC
106 Fleet Place
Brooklyn, NY 11201

148 Prince Street LLC
Fleet Place
Brooklyn, NY 11201

New York City Transit Authority
161 Prince Street
Brooklyn, NY 11201

165 Willoughby Street LLC
165 Willoughby Street
Brooklyn, NY 11201

165 Willoughby Street LLC
275 Flatbush Extension

Brooklyn, NY 11201

Boomerang Building Fund LLC
167 Willoughby Street
Brooklyn, NY 11201

University Towers Apt Corp.
175 Willoughby Street
Brooklyn, NY 11201

Red Apple 81 Fleet Place Development LLC
81 Fleet Place
Brooklyn, NY 11201

Public Water Supplier

The responsibility for supplying water in New York City is shared between the NYC Department of Environmental Protection, the Municipal Water Finance Authority, and the New York City Water Board.

New York City Municipal Water Finance Authority

255 Greenwich Street, 6th Floor
New York, New York 10007

New York City Water Board

NYC Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Flushing, New York 11373

Request for Contact

We are unaware of any requests for inclusion on the contact list.

Local News and Media

The Brooklyn Eagle
16 Court Street, Suite 2901
Brooklyn, NY 11241

Spectrum 1 News
75 Ninth Avenue
New York, NY 10011

New York Daily News
270C Duffy Avenue

Hicksville, NY 11801

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

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

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

Schools and Daycare Facilities

There are no schools or day care facilities located on the site. The following are schools or day care facilities located within ½ mile of the site:

Long Island University Brooklyn Campus
Attn: President/Executive Director/Principal
1 University Plaza
Brooklyn, NY 11201
718-488-1000

Community Roots Charter School (Elementary)
President/Executive Director/Principal
51 Saint Edward Street,
Brooklyn, NY 11205
718-858-1629

Community Roots Charter School (Middle School)
President/Executive Director/Principal
50 Navy Street 3rd Floor
Brooklyn, NY 11201
718-522-2166

New York University Tandon School of Engineering
President/Executive Director/Principal
6 MetroTech Center,
Brooklyn, NY 11201
646-977-3600

Brooklyn Prospect Charter School
Downtown Elementary

Attn: President/Executive Director/Principal
80 Willoughby Street,
Brooklyn, NY 11201
718-722-7634

SUNY Empire State College New York City Brooklyn Campus
President/Executive Director/Principal
177 Livingston Street,
Brooklyn, NY 11207
718-783-4400

George Westinghouse High School
President/Executive Director/Principal
105 TECH PLACE
Brooklyn, NY 11201
718-625-6130

P.S. 67 Charles Dorsey School
President/Executive Director/Principal
51 Saint Edwards Street
Brooklyn, NY 11205
718-834-6756

Community, Civic, Religious and Other Environmental Organizations:

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

88th NYPD Police Precinct Council
Delia Hunley-Adossa
298 Classon Avenue
Brooklyn, NY 11205

FDNY E207 / L110 / BC31 / DC11
172 Tillary Street
Brooklyn, NY 11201

Brooklyn Community Church
51 St Edwards Street
Brooklyn, NY 11205

C3 NYC – Downtown Brooklyn
445 Albee Square W
Brooklyn, NY 11201

The Oratory Church of St. Boniface
190 Duffield Street
Brooklyn, NY 11201

The Brooklyn Tabernacle
17 Smith Street
Brooklyn, NY 11201

Urban Church
558 Fulton Street #1507
Brooklyn, NY 11217

Willing Workers Baptist Church
365 Jay Street
Brooklyn, NY 11201

ISKCON New York City – Hare Krishna Center
305 Schermerhorn Street
Brooklyn, NY 11217

Bridge Plaza Community Garden
163 Concord Street
Brooklyn, NY 11201
<https://www.nyrp.org/en/gardens-and-parks/bridge-plaza-community-garden/>

New York Restoration Project
254 West 31st Street, 10th Floor
New York, NY 10001
212-333-2552
info@nyrp.org
<https://www.nyrp.org/en/>
The Brooklyn Hospital Center
121 Dekalb Avenue
Brooklyn, NY 11201

Visiting Nurse Regional Health
15 MetroTech Center #10
Brooklyn, NY 11201

JNJ Home Healthcare
326 Livingston Street
Brooklyn, NY 11217

Fort Greene Park Conservancy
85 South Oxford Street

Brooklyn, NY 11217
<https://fortgreenepark.org/>

NYCHA Houses – Ingersoll Houses
Management Development Office
120 Navy Walk
Brooklyn, NY 11201
<https://www1.nyc.gov/assets/nycha/downloads/pdf/Ingersoll.pdf>

NYCHA Houses – Ingersoll Homes
Community Center
177 Myrtle Avenue
<https://www1.nyc.gov/assets/nycha/downloads/pdf/Ingersoll.pdf>

Ingersoll Tenants Association
Anthony Sosa, President
120 Navy Walk
Brooklyn, NY 11201

NYCHA Houses – Walt Whitman Houses
Tenant Association
132 Carlton Avenue
Brooklyn, NY 11201
<https://www1.nyc.gov/assets/nycha/downloads/pdf/Whitman.pdf>

NYCHA Houses – Walt Whitman Houses
Community Operations
149 North Oxford Walk
Brooklyn, NY 11201
<https://www1.nyc.gov/assets/nycha/downloads/pdf/Whitman.pdf>

NYCHA Houses – Walt Whitman Houses
Management Development Office
287 Myrtle Avenue
Brooklyn, NY 11201
<https://www1.nyc.gov/assets/nycha/downloads/pdf/Whitman.pdf>

NYCHA Houses – Walt Whitman Houses
Senior Center
105 North Portland Avenue
Brooklyn, NY 11201
<https://www1.nyc.gov/assets/nycha/downloads/pdf/Whitman.pdf>
Bridge Plaza Association
Juliette Ibelli, Secretary

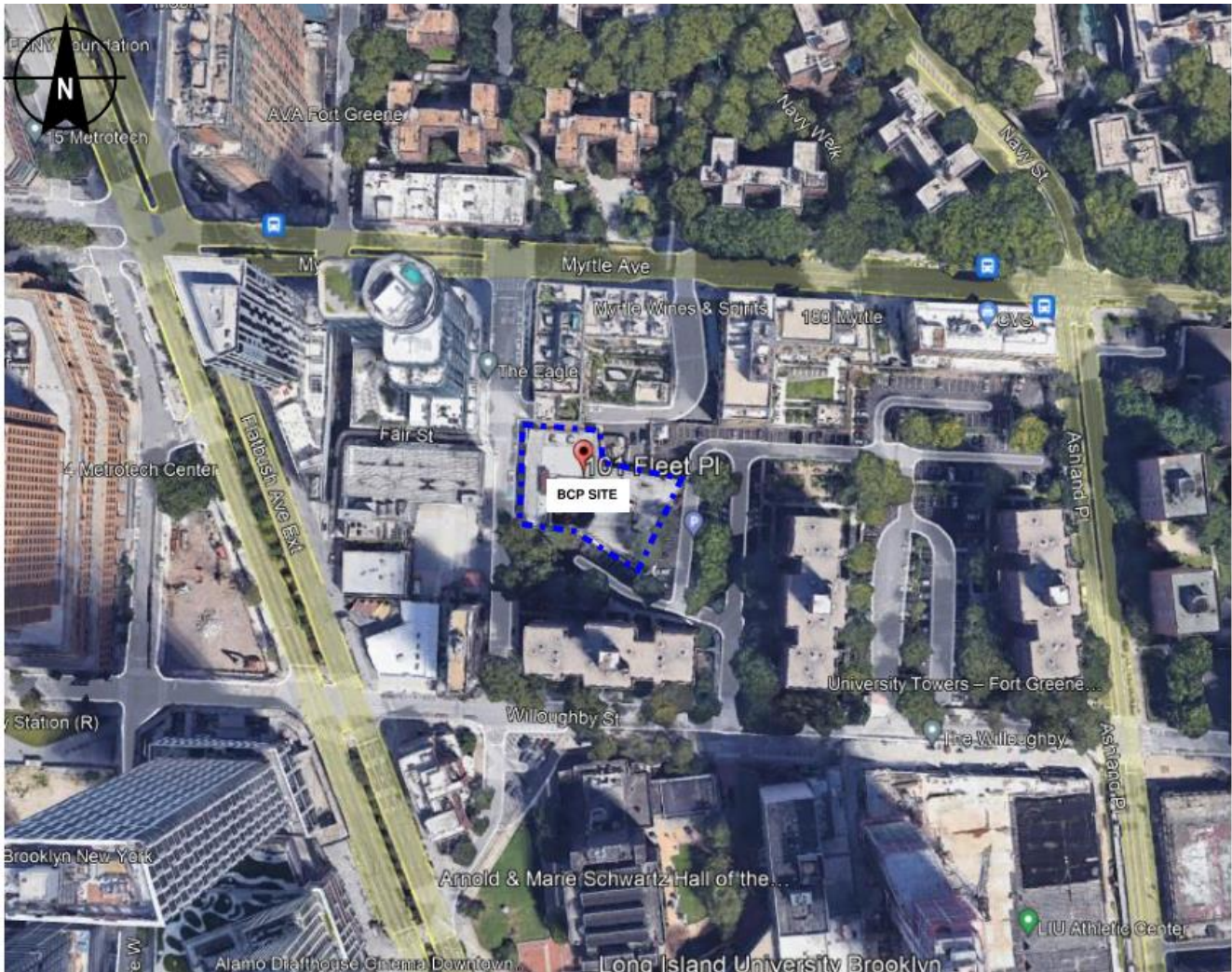
P.O. Box 24415, Brooklyn NY 11201
Email: bridgeplazabrooklyn@gmail.com

Fort Greene Association
P.O.Box 170563
Brooklyn, NY 11217
718-875-1855
info@historicfortgreene.org

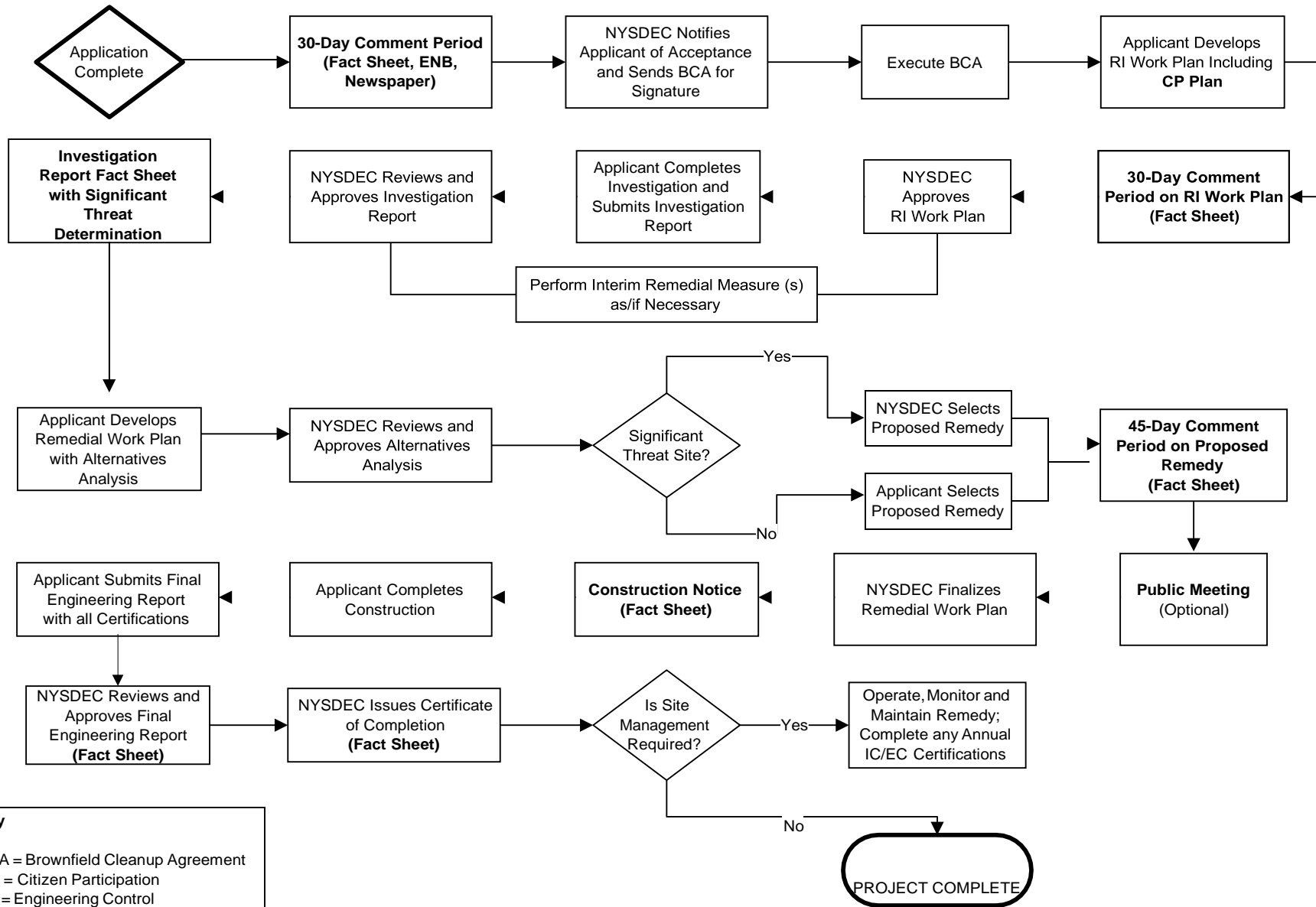
Clinton Hill CSA
218 Gates Avenue
Brooklyn, NY 11238
information@clintonhillcsa.org

Downtown Brooklyn Partnership
Regina Myer - President
1 Metrotech Center North – Suite 1003
Brooklyn, NY 11201
718-403-1600
<https://www.downtownbrooklyn.com/contact>

Appendix C - Site Location Map



Appendix D– Brownfield Cleanup Program Process



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

Note: CP Activities are in **Bold**

Division of Environmental Remediation

Remedial Programs Scoping Sheet for Major Issues of Public Concern

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 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.
- 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: 101 Fleet Place Redevelopment

Site Number: C224345

Site Address and County: 101 Fleet Place, Brooklyn, Kings County, NY

Remedial Party(ies): 101 Fleet Place LLC, 101 Fleet Realty LLC and 101 Fleet Holding LLC

Note: For Parts 1. – 3., the individuals, groups, organizations, businesses and units of government identified should be added to the site contact list as appropriate.

Part 1. List major issues of public concern and information the community wants. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and information needs. **Use this information as an aid to prepare or update the Major Issues of Public Concern section of the site Citizen Participation Plan.**

The site is located in a Potential Environmental Justice Area (Census Block Group 360470031001). 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.

Based on the analytical results of the Phase II Environmental Site Investigation, the primary contaminants of concern for the site are SVOCs, and metal in shallow soil; and VOCs in soil vapor. Additional subsurface investigation is necessary to determine if contamination is present in groundwater at the site, the extent of contamination in soil and soil vapor (and groundwater, if applicable) at the site, and if an onsite source of contamination exists.

How were these issues and/or information needs identified?

These issues were identified through the previous subsurface investigations results and correspondence with NYSDEC

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.

Click here to enter text.

How were these information needs identified?

Click here to enter text.

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.

Following acceptance into the BCP and approval of the RIWP, the Remedial Investigation will commence. Following implementation of the RIWP, a Remedial Investigation Report will be prepared and will describe the nature and extent of contamination at the site. A Remedial Action Work Plan (RAWP) will then be developed to describe the preferred remedy and alternatives analysis. The RAWP will be subject to a 45-day public comment period prior to NYSDEC approval. Following NYSDEC approval of the RAWP, the remedial contractor will mobilize to the site to begin implementation of the NYSDEC-approved remedy.

How were these issues and/or information needs identified?

These issues were identified through the previous subsurface investigations results and correspondence with NYSDEC

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**:

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: The Brooklyn Eagle, Spectrum 1 News

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.](#)

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

Civic Group(s): [Brooklyn Public Library – Walt Whitman Branch, Brooklyn Community Board 2](#)

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

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

Prepared/Updated By: Elizabeth Scheuerman

Date: 16 February 2022

Reviewed/Approved By: James Bellew

Date: 3 March 2022