



Department of  
Environmental  
Conservation

# **Brownfield Cleanup Program**

## **Citizen Participation Plan for Third Street Gowanus**

August 2022

C224346  
125 3rd Street  
Brooklyn, NY 11231

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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: **Third Street Gowanus Owner LLC c/o Orange Management Inc. (“Applicant”)**  
Site Name: **Third Street Gowanus (“Site”)**  
Site Address: **125 3rd Street, Brooklyn, NY 11231**  
Site County: **Kings County**  
Site Number: **C224346**

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

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

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

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

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

## **2. Citizen Participation Activities**

### *Why NYSDEC Involves the Public and Why It Is Important*

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

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

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment

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

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

#### *Project Contacts*

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

#### *Locations of Reports and Information*

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

#### *Site Contact List*

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

The site contact list includes, at a minimum:

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

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

**Note:** The first site fact sheet (usually related to the draft Remedial Investigation Work Plan [RIWP]) 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)
<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.

At this time, there are no known issues of public concern. However, once the remediation commences, there may be concerns regarding odors, noise, or truck traffic coming from the site since there will be extensive soil excavation activities. A Community Air Monitoring Plan (CAMP) and a site-specific Health & Safety Plan (HASP) will be designed to minimize off-site impacts to the community.

The site is not 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.

Although the site is not located in an Environmental Justice Area, it is located in an area that has a sizable Hispanic-American population nearby. Therefore, all future fact sheets will be translated into Spanish.

For additional information, visit: <https://statisticalatlas.com/tract/New-York/Kings-County/007700/Race-and-Ethnicity>

Additional major issues of public concern may be identified during the course of the Site's cleanup process. If issues are identified, the public will be kept informed.

### **4. Site Information**

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

#### *Site Description*

The about 20,300-square-foot (0.47-acre) site is located at 125 3rd Street in the Gowanus neighborhood of Brooklyn, New York and is identified as Block 462, Lot 6 (former Lots 6, 8, 42, 44, and part of [p/o] 9) on the Kings County Tax Map. The site is bound by 2nd Street followed by a 12-story residential building to the north, a one-story commercial building and parking lot followed by the Gowanus Canal to the east, 3rd Street followed



by a vacant three-story building to the south, and a vacant lot and several multi-story mixed-use buildings followed by Bond Street to the west.

- Location – 125 3rd Street, Brooklyn, NY
- Setting – Urban
- Site size – 0.47 acres
- Adjacent properties – Mix of industrial, commercial, and residential buildings

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

The site was developed as early as 1886 with multiple two- and three-story dwelling and commercial buildings, which included a painting company. Additional historical operations at the site include a mattress and quilt manufacturing (1904), brewing and bottling company (1915 to 1938), waste paper and rag bailing company (1950), and unknown manufacturing (1977 to 2007), a stone cutting facility and carpenter (1886), garage (1938 to 1950, 1977 to 2007) and miscellaneous storage (1969), and a freight depot (1969 to 2007).

Prior to entry to the NYSDEC BCP, the site was the subject of a previous environmental investigations, which is documented in the following report:

- November 2021 Subsurface Investigation Report (SIR) for 125 3rd Street, prepared by Langan

The findings of the subsurface investigation are summarized below:

- Geophysical Survey: The geophysical survey did not identify subsurface anomalies consistent with underground storage tanks (UST).
- Subsurface Observations: A fill layer consisting of varying amounts of sand, silt, gravel, coal, coal ash, slag, and wood was observed from surface grade to depths ranging from about 3 to 12 feet below ground surface (bgs). A layer of brown/grey medium to fine grained sand with varying amounts of silt and gravel was encountered below the fill layer. A layer of dark grey organic clay with varying amounts of organics was encountered below the upper sand layer. Groundwater was observed at depths ranging from about 2.5 to 7 feet bgs.

Evidence of petroleum impacts (e.g., odors, staining, and elevated photoionization detector [PID]) readings of up to 408.8 parts per million [ppm]) was observed from 0.5

to 1 foot bgs in the central part of the site (SB05) and from 1 to 8 feet bgs in the eastern part of the site (SB08).

- Soil Sample Analytical Results: Semivolatile organic compounds (SVOC), polychlorinated biphenyls (PCB), pesticides, and metals were identified at concentrations exceeding the Title 6 of the Official Compilation of the New York Codes, Rules and Regulations (6 NYCRR) Part 375 Unrestricted Use (UU) and/or Restricted Use Restricted - Residential (RURR) soil cleanup objectives (SCOs). Soil samples with elevated arsenic levels were analyzed for Toxicity Characteristic Leaching Procedure (TCLP) and results did not exceed the United States Environmental Protection Agency (USEPA) Resource Conservation and Recovery Act (RCRA) Code of Federal Regulations (CFR) Part 261 Maximum Concentration of Contaminants for the Toxicity Characteristic.
- Groundwater Sample Analytical Results: Volatile organic compounds (VOCs), SVOCs, and metals (total and dissolved) were identified at concentrations in exceeding the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values (SGV) for Class GA waters.
- Soil Vapor Sample Analytical Results: Petroleum-related compounds benzene, toluene, ethylbenzene, and xylenes (collectively referred to as BTEX) and chlorinated VOCs were detected in soil vapor samples at concentrations above those detected in the ambient air sample. Four VOCs addressed by the October 2006 New York State Department of Health (NYSDOH) Guidance for Evaluating Soil Vapor Intrusion in the State of New York (with updates) for Sub-Slab Vapor and Indoor Air Decision Matrices were detected in soil vapor samples. One chlorinated VOC, trichloroethene, was detected in soil vapor at a concentration above the minimum concentration that recommends mitigation.

## 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 use – restricted residential purposes.

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

### *Investigation*

The Applicant will conduct an investigation of the site officially called a “remedial investigation” (RI). This investigation will be performed with NYSDEC oversight. The Applicant must develop a remedial investigation workplan, which is subject to public comment.

The site investigation has several goals:

1. Define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
2. Identify the source(s) of the contamination;
3. Assess the impact of the contamination on public health and the environment; and
4. Provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

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

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

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

### *Interim Remedial Measures*

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to

represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

### *Remedy Selection*

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

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

**or**

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

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

### *Cleanup Action*

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

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

### *Certificate of Completion*

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

### *Site Management*

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

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

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

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

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

**Project Contacts**

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

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

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

Thomas V. Panzone  
Public Participation Specialist  
NYSDEC Region 2  
Office of Communications Services  
47-40 21st Street  
Long Island City, NY 11101-5401  
Email: [Thomas.Panzone@dec.ny.gov](mailto:Thomas.Panzone@dec.ny.gov)  
Phone: (718) 482-4953

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

Christine Vooris  
NYSDOH  
Bureau of Environmental Exposure Investigation  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
Email: [BEEI@health.ny.gov](mailto:BEEI@health.ny.gov)  
Phone: (518) 402-0445

## **Location of Reports and Information**

The facilities identified below are being used to provide the public with convenient access to important project documents. Additionally, important project documents can be found at <https://www.dec.ny.gov/data/DecDocs/C224346/>.

Brooklyn Public Library  
Carroll Gardens Branch  
396 Clinton Street  
Brooklyn, NY 11231  
Phone: (718) 596-6972  
Hours:  
Monday, Wednesday, Friday: 10AM–6PM  
Tuesday: 1PM–8PM  
Thursday: 10AM–8PM  
Saturday: 10AM-5PM  
Sunday: Closed  
John Leighton – Managing Librarian

Brooklyn Community Board 6  
250 Baltic Street  
Brooklyn, NY 11201  
Attn: Michael Racioppo, District Manager  
Chairperson: Peter D. Fleming  
Hildegard Link, Environmental Protection Co-Chair  
Phone: (718) 643-3027  
Email: [infobkcb6@gmail.com](mailto:infobkcb6@gmail.com)  
Hours: email for appointment

## Appendix B - Site Contact List

Chief Executive Officer  
Mayor Eric L. Adams  
City Hall  
260 Broadway Avenue  
New York, New York 10007

Hon. Brad Lander  
NYC Comptroller  
1 Centre Street  
New York, NY 10007

Hon. Jumaane Williams  
Public Advocate  
1 Centre Street  
New York, NY 10007

New York City Department of City Planning  
Daniel Garodnick - Commission Chair, NYC Dept. of City Planning  
120 Broadway  
31st Floor  
New York, NY 10271

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

Mark McIntyre, Acting Director/General Counsel  
NYC Office of Environmental Remediation  
100 Gold Street - 2nd Floor  
New York, NY 10038

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

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



Hon. Shahana Hanif  
NYC Councilmember  
456 5<sup>th</sup> Avenue  
Brooklyn, NY 11215

Hon. Jabari Brisport  
NYS Senator  
55 Hanson Place  
The Shirley Chisholm State Office Building, Suite 702  
Brooklyn, NY 11217

Hon. Jo Anne Simon  
NYS Assemblymember  
341 Smith Street  
Brooklyn, NY 11231

Hon. Nydia Velazquez  
U.S. House of Representatives  
266 Broadway Suite 201  
Brooklyn, NY 11211

Nancy T. Sunshine  
Kings County Clerk  
360 Adams Street Room 189  
Brooklyn, NY 11201

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

**Residents, Owners, and Occupants of the Site and Properties Adjacent to the Site**

There are no residents at the site. The site is currently owned by Third Street Gowanus Owner, LLC. The site is currently occupied by Movers, Not Shakers! (131 3rd Street) and VTI Van Rental (137 3rd Street).

**Adjacent properties include:**

Block 458, Lot 1  
LSG 365 Bond Street LLC  
460 Park Avenue  
New York, NY 10022

Block 462 Lot 9  
Third Street Holdings LLC  
1441 Brickell Avenue, Suite 1510  
Miami, FL 33131

**Adjacent properties include:**

Block 462 Lot 12  
Third Street Owner LLC  
155 3rd Street  
Brooklyn, NY 11231

Block 462 Lot 14  
Third Street Owner LLC  
155 3rd Street  
Brooklyn, NY 11231

Block 466 Lot 1  
HFK Inc.  
10 Benmore Terrace  
Bayonne, NJ 07002

Block 462 Lot 50  
121 Third Street LLC  
121 3rd Street  
Brooklyn, NY 11231

Block 462 Lot 5  
Clarina Bezolla  
378 Bond Street  
Brooklyn, NY 11231

**Local news media from which the community typically obtains information:**

Local Newspaper  
The Brooklyn Paper  
1 MetroTech Center, 3<sup>rd</sup> Floor  
Brooklyn, NY 11201

New York Daily News  
270C Duffy Avenue  
Hicksville, NY 11801

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

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

Hoy Nueva York  
15 Metrotech Center Floor 7  
Brooklyn, NY 11201

El Diario La Prensa  
15 Metrotech Center Floor 7  
Brooklyn, NY 11201

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

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

## **Public Water Supply**

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

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

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

## **Schools and Day Care 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:

Al Madinah School  
Attn: President/Executive  
Director/Principal  
383 3rd Avenue  
Brooklyn, NY 11215  
Phone: (718) 222-4986

The Little Brooklyn Pre-K Center  
Attn: President/Executive Director/Principal  
305-307 3rd Avenue  
Brooklyn, NY 11215  
(718) 237-6720

Ladybug Preschool  
Attn: President/Executive  
Director/Principal  
131 4<sup>th</sup> Place  
Brooklyn, NY 11231  
347-581-1891

The Olive Treehouse Group, LLC  
President/Executive Director/Principal  
67 Woodhull Street  
Brooklyn, NY 11231  
Phone: (718) 499-2080

Rivendell School  
Attn: President/Executive  
Director/Principal  
277 3rd Avenue  
Brooklyn, NY 11215  
Phone: (718) 499-5667

P.S. 372 – The Children’s School  
Attn: President/Executive Director/Principal  
512 Carroll Street  
Brooklyn, NY 11215  
Phone: (718) 624-5271

International School of Brooklyn  
Attn: President/Executive  
Director/Principal  
477 Court Street,  
Brooklyn, NY 11231  
Phone: 718-369-3023

Strong Place for Hope Day Care  
Attn: President/Executive Director/Principal  
333 2nd Street  
Brooklyn, NY 11215  
Phone: (718) 499-0747

M.S. 51 William Alexander  
Attn: President/Executive  
Director/Principal  
350 5<sup>th</sup> Avenue  
Brooklyn, NY 11215  
Phone: (718) 369-7603

P.S. 118 The Maurice Sendak Community School  
Attn: President/Executive Director/Principal  
211 8<sup>th</sup> Street  
Brooklyn, NY 11215  
Phone: (718) 840-5660

Ladybug Preschool  
Attn: President/Executive  
Director/Principal  
413 Smith Street  
Brooklyn, NY 11231  
Phone: (347) 689-4622

Choo Choo Train Project  
President/Executive Director/Principal  
539 Court Street  
Brooklyn, NY 11231  
Phone: (718) 797-9050

P.S. 058 The Carroll  
President/Executive Director/Principal  
330 Smith Street  
Brooklyn, NY 11231  
Phone: (718) 330-9322

P.S. 032 Samuel Mills Sprole  
President/Executive Director/Principal  
420 Union Street  
Brooklyn, NY 11231  
Phone: (718) 222-6400

Metrokids Preschool  
Attn: President/Executive  
Director/Principal  
382 Baltic Street  
Brooklyn, NY 11201  
Phone: (718) 855-2889

Studio Preschool - Cassatt Studio  
President/Executive Director/Principal  
53 3rd Street  
Brooklyn, NY 11231  
Phone: (646) 246-6024

Daddy's Daycare 4  
Attn: President/Executive  
Director/Principal  
87 Douglass Street  
Brooklyn, NY 11231  
Phone: (917) 647-4448

Mildred's Family Daycare  
President/Executive Director/Principal  
426 Baltic Street  
Brooklyn, NY 11217

Tiny Steps MB  
President/Executive Director/Principal  
256 4th Avenue  
Brooklyn, NY 11215  
Phone: (917) 324-1536

Bumble Bee Daycare  
President/Executive Director/Principal  
258 4th Avenue  
Brooklyn, NY 11215  
Phone: (347) 422-0998

Platinum Daycare  
President/Executive Director/Principal  
459 3rd Avenue  
Brooklyn, NY 11215  
Phone: (917) 909-1439

Hannah Senesh Community School  
President/Executive Director/Principal  
342 Smith Street  
Brooklyn, NY 11231  
Phone: (718) 858-8663

New Playground Daycare  
Attn: President/Executive  
Director/Principal  
195 President Street  
Brooklyn, NY 11231  
Phone: (347) 743-6121

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

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

76<sup>th</sup> NYPD Police Precinct  
Jerry Armer – President  
191 Union Street  
Brooklyn, NY, 11231

FDNY  
Engine 239  
395 4th Avenue  
Brooklyn, NY 11215

Red Hook Initiative  
Morgan Monaco – Executive Director  
767 Hicks Street  
Brooklyn, NY 11231  
[info@rhicenter.org](mailto:info@rhicenter.org)  
718-858-6782

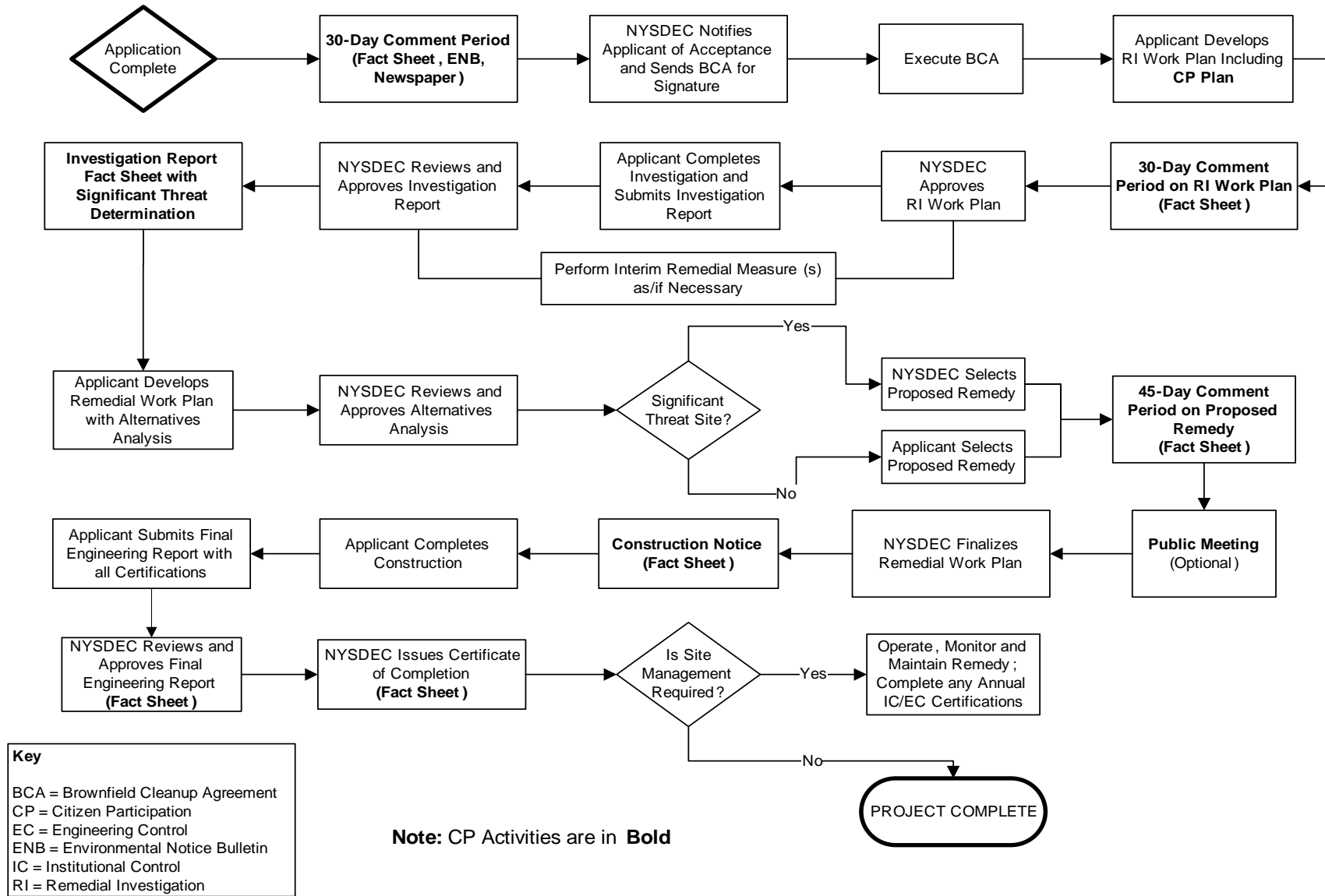
Gowanus Canal Conservancy  
Andrea Parker – Executive Director  
The Old American Can Factory  
248 Third Street  
Brooklyn, NY 11215  
[info@gowanuscanalconservancy.org](mailto:info@gowanuscanalconservancy.org)

Brooklyn Queens Land Trust  
30 Third Avenue Room 842  
Brooklyn, NY 11217  
[info@bqlt.org](mailto:info@bqlt.org)  
718-963-7020

## Appendix C - Site Location Map



# Appendix D– Brownfield Cleanup Program Process







Division of Environmental Remediation

## Remedial Programs Scoping Sheet for Major Issues of Public Concern

### Instructions

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

The information generated helps to plan and conduct required citizen participation (CP) activities, and to choose and conduct additional CP activities, if appropriate. The scoping sheet can be revisited and updated as appropriate during the site's remedial process to 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:** Third Street Gowanus

**Site Number:** C224346

**Site Address and County:** 125 3rd Street, Brooklyn, Kings County, NY 11231

**Remedial Party(ies):** Third Street Gowanus Owner LLC c/o Orange Management Inc.

**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.**

At this time, there are no known issues of public concern.

How were these issues and/or information needs 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 information needed.  
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.

At this time, there are no known issues of public concern.

How were these issues and/or information needs 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 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:

N/A

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

**Yes**    **No**

Provide details if appropriate:

N/A

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:

Although the site is not located in an Environmental Justice Area, it is located in an area that has a sizable Hispanic-American population nearby. Therefore, all future fact sheets will be translated into Spanish

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

**Non-Adjacent Residents/Property Owners:** See contact list

**Local Officials:** See contact list

**Media:** See contact list

**Business/Commercial Interests:** N/A

**Labor Group(s)/Employees:** N/A

**Indian Nation:** N/A

**Citizens/Community Group(s):** See contact list

**Environmental Justice Group(s):** See contact list

**Environmental Group(s):** See contact list

**Civic Group(s):** See contact list

**Recreational Group(s):** N/A

**Other(s):** N/A

**Prepared/Updated By:** Langan Engineering, Environmental,  
Surveying, Landscape Architecture and Geology, D.P.C.

**Date:** 08/16/2022

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

**Date:** 6-17-22