



**Department of  
Environmental  
Conservation**

**Brownfield Cleanup Program**  
**Citizen Participation Plan**  
for  
**366 Rockaway Ave. Cabinet Furniture Manufacturing**  
March 2023

C224357  
366 Rockaway Avenue  
Brooklyn, NY 11212

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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: **Brownsville Arts Owner LLC**  
Site Name: **366 Rockaway Ave. Cabinet Furniture Manufacturing**  
Site Address: **366 Rockaway Avenue, Brooklyn, NY 11212**  
Site County: **Kings County**  
Site Number: **C224357**

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

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

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

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

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

## **2. Citizen Participation Activities**

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

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

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

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

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

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

#### *Project Contacts*

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

#### *Locations of Reports and Information*

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

#### *Site Contact List*

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

The site contact list includes, at a minimum:

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

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

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

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

### *CP Activities*

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

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

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.

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)				
<p align="center"><b>Application Process:</b></p> <table border="1"> <tr> <td data-bbox="191 289 813 363"> <ul style="list-style-type: none"> <li>• Prepare site contact list</li> <li>• Establish document repository(ies)</li> </ul> </td><td data-bbox="813 289 1427 363">At time of preparation of application to participate in the BCP.</td></tr> <tr> <td data-bbox="191 363 813 577"> <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> </td><td data-bbox="813 363 1427 577">When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on the 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.</td></tr> </table>		<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 the 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.
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<p align="center"><b>After Execution of Brownfield Site Cleanup Agreement (BCA):</b></p> <table border="1"> <tr> <td data-bbox="191 627 813 753"> <ul style="list-style-type: none"> <li>• Prepare Citizen Participation (CP) Plan</li> </ul> </td><td data-bbox="813 627 1427 753">           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.         </td></tr> </table>		<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.		
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<p align="center"><b>Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</b></p> <table border="1"> <tr> <td data-bbox="191 804 813 953"> <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> </td><td data-bbox="813 804 1427 953">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.</td></tr> </table>		<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.		
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<p align="center"><b>After Applicant Completes Remedial Investigation:</b></p> <table border="1"> <tr> <td data-bbox="191 1003 813 1073"> <ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes RI results</li> </ul> </td><td data-bbox="813 1003 1427 1073">Before NYSDEC approves RI Report</td></tr> </table>		<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		
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<p align="center"><b>Before NYSDEC Approves Remedial Work Plan (RWP):</b></p> <table border="1"> <tr> <td data-bbox="191 1123 813 1316"> <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> </td><td data-bbox="813 1123 1427 1316">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.</td></tr> </table>		<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.		
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<p align="center"><b>Before Applicant Starts Cleanup Action:</b></p> <table border="1"> <tr> <td data-bbox="191 1367 813 1436"> <ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes upcoming cleanup action</li> </ul> </td><td data-bbox="813 1367 1427 1436">Before the start of cleanup action.</td></tr> </table>		<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.		
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<p align="center"><b>After Applicant Completes Cleanup Action:</b></p> <table border="1"> <tr> <td data-bbox="191 1486 813 1692"> <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> </td><td data-bbox="813 1486 1427 1692">           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.         </td></tr> </table>		<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.		
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### 3. Major Issues of Public Concern

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

There will be areas on the Site where soil excavation is necessary. Therefore, once the remediation commences, there may be concerns regarding odors, noise or truck traffic coming from the Site. However, these impacts will be mitigated through implementation of a Health and Safety Plan (HASP) and Soil Management Plan approved by the Department, which will be designed to minimize these impacts. A Community Air Monitoring Plan (CAMP) will also be implemented to monitor dust and vapors to ensure the community is not impacted. CAMP implementation involves the placement of air monitoring stations downwind of where work is occurring to capture both dust and vapor emissions. If dust or emissions exceed a set threshold established by DEC and the Department of Health, then work must cease and the cause of the issue must be corrected before work can proceed.

The site is located in a Potential Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities.

The EPA ArcGIS map indicates that approximately 99.62% of the population surrounding this Site is a minority population. However, only approximately 7% of the area surrounding the Site is linguistically isolated, so the BCP documents will not need to be translated.

The Site is located in an area that has a large African-American population nearby. Therefore, there is no need to translate future fact sheets into another language.

For additional information, visit: <https://statisticalatlas.com/tract/New-York/Kings-County/092400/Race-and-Ethnicity>

### 4. Site Information

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

#### *Site Description*

- **Location street address, municipality, county – 366 Rockaway Avenue, Brooklyn, New York 11212; Kings County**



- **Setting – urban**
- **Site size – 1.31 acres**
- **Adjacent properties – residential, commercial**

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

Based upon a review of the Sanborn maps, from 1907 to 2007, the Site contained residential and commercial buildings, a church, an automobile garage, stables, mixed use commercial/residential building, moving/storage services, barber shop, furniture shops, carpet store, tombstone manufacturers and retailers, “Wholesale Wallpaper” and “Cabinet Manufacturing”, “Stone Storage” and “Stone Yard.”

Currently, the Site is vacant and heavily vegetated with the northern portion paved with concrete. A chain-link fence encloses the Site on all sides with two gated entrances secured with padlocks on Chester Street and Rockaway Avenue.

The surrounding properties contain mixed use commercial properties, residential properties, public housing, institutional properties and multi-family residences.

Environmental investigations performed on the site have revealed contaminants that are known as SVOC’s (*semi-volatile organic compounds*) and heavy metals, which have been found in soil and groundwater, and metals and petroleum-related VOCs (*volatile organic compounds*), chlorinated VOCs and refrigerant related VOCs, which have been found in groundwater and/or soil vapor. Xylene was also present in soil but only above the unrestricted cleanup standards. Lead was present in soil at potentially hazardous waste levels.

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

### *Application*

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

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

To achieve this goal, the Applicant will conduct investigation activities at the site with

oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

### *Investigation*

The Applicant will conduct an investigation of the site officially called a “remedial investigation” (RI). This investigation will be performed with NYSDEC oversight. The Applicant has submitted a remedial investigation workplan with its application, which was subject to a 30-day public comment period with the application.

The site investigation has several goals:

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

The Applicant will submit a draft “Remedial Investigation Report” to NYSDEC for review and approval. NYSDEC makes the draft report available to the public review after issuing a Fact Sheet summarizing the finding in the report.

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

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

### *Interim Remedial Measures*

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

### *Remedy Selection*

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

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

**or**

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

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

#### *Cleanup Action*

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

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

#### *Certificate of Completion*

When NYSDEC is satisfied those 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):**

One hard copy (unbound) of work plans and reports is required, as well as one electronic copy:

Madeleine Babick  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
One Hunters Point Plaza  
47-40 21st Street  
Long Island City, NY 11101  
718-482-4992  
[madeleine.babick@dec.ny.gov](mailto:madeleine.babick@dec.ny.gov)

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

Electronic copy only:

Christopher Budd  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

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

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

Brooklyn Public Library  
Brownsville Branch 61  
Glenmore Avenue  
Brooklyn, NY 11212  
Attn: Paul Levy  
[plevy@bklynlibrary.org](mailto:plevy@bklynlibrary.org)  
[718-498-9721](tel:718-498-9721)

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

Brooklyn Community Board 16  
444 Thomas S. Boyland Street, Room 103  
Brooklyn, NY 11212  
Attn: Viola D. Greene-Walker District Manager  
Genese T. Morgan – Chairperson  
Ms. Balinda Harris – Environmental Committee  
Chairperson  
718-385-0323  
[bk16@cb.nyc.gov](mailto:bk16@cb.nyc.gov)

## Appendix B - Site Contact List

FEDERAL and STATE OFFICIALS		
Hon. Charles E. Schumer U.S. Senator 780 Third Ave., Suite 2301 New York, NY 10017	Hon. Kristen Gillibrand U.S. Senator 780 Third Ave., Suite 2601 New York, NY 10017	Hon. Yvette D. Clarke U.S. House of Representatives. 9th District 222 Lenox Road, Suite 1 & 2 Brooklyn, NY 11226
Hon. Zellnor Myrie New York State Senator, 20th District 1077 Nostrand Ave Ground Floor Brooklyn, NY 11225	Hon. Antonio Reynoso Brooklyn Borough President, 209 Joralemon Street Brooklyn, NY 11201	David Gold, Esq. NYC Department of City Planning, Commissioner 120 Broadway, 31st Floor New York, NY 10271
Hon. Eric Adams Mayor of New York City City Hall New York, NY 10007	Hon. Latrice Monique Walker NYS Assemblymember 400 Rockaway Avenue 2 <sup>nd</sup> Floor Brooklyn, NY 11212	Hon. Jumaane Williams Public Advocate 1 Centre Street New York, NY 10007
Mark McIntyre, Acting Director/General Counsel NYC Office of Environmental Remediation 100 Gold Street - 2nd Floor New York, NY 10038	Nancy T. Sunshine Kings County Clerk 360 Adams Street Room 189 Brooklyn, NY 11201	Hon. Brad Lander NYC Comptroller 1 Centre Street New York, NY 10007
Hon. Darlene Mealy NYC Councilmember 400 Rockaway Avenue Brooklyn, NY 11212		
MEDIA OUTLETS		
New York Daily News 270C Duffy Avenue Hicksville, NY 10801	New York Post 1211 Avenue of the Americas New York, NY 10036	Spectrum NY 1 News 75 Ninth Avenue New York, NY 10011
The Brooklyn Papers 1 Metrotech Center Brooklyn, NY 11201	Courier-Life Publications 1 Metrotech Center #10T Brooklyn, NY 11201	Brooklyn Daily Eagle 195 Montague Street, Suite 1414 Brooklyn, NY 11201
Our Time Press 257 Nostrand Avenue, Ste 506 Brooklyn, NY 11213		
PUBLIC WATER SUPPLIER		
Alfonso L. Carney NYC Water Board, Chairperson 59-17 Junction Boulevard, 8th Floor Flushing, NY 11373	Rohit Aggarwala Commissioner, NYC Dept. of Environmental Protection 59-17 Junction Boulevard Flushing, NY 11373	

SCHOOLS / DAYCARE FACILITIES		
President/Executive Director/Principal Explore Empower Charter School, 188 Rochester Ave. Brooklyn, NY 11213 <a href="https://exploreschools.org/lower-schools/">https://exploreschools.org/lower-schools/</a> 718-771-2090	President/Executive Director/Principal Public School 368K Star Academy 1819 Bergen Street Brooklyn, NY 11233 <a href="http://www.p368k.org/p368knyccc.html">http://www.p368k.org/p368knyccc.html</a> 718-613-3024	President/Executive Director/Principal Ronald Edmonds Learning Center II, 430 Howard Ave. Brooklyn, NY 11233 <a href="https://ms484.org/">https://ms484.org/</a> 347-463-0516
President/Executive Director/Principal Eagle Academy for Young Men 1137 Herkimer Street Brooklyn, NY 11233 <a href="https://eagleacademybk.org/">https://eagleacademybk.org/</a>	President/Executive Director/Principal P.S. 178 Saint Clair Mckelway, 2163 Dean Street Brooklyn, NY 11233 718-495-7768	President/Executive Director/Principal Brooklyn Collegiate Preparatory High School 2021 Bergen Street Brooklyn, NY 11233 <a href="http://www.brooklyncollegiate.net/">http://www.brooklyncollegiate.net/</a> 718-922-1145
President/Executive Director/Principal Trey Whitfield School, 17 Hinsdale Street Brooklyn, NY 11207 718-342-7722	Leadership Preparatory Ocean Hill Elementary Academy President/Executive Director/Principal 51 Christopher Ave., 4th FL Brooklyn, NY 11212 <a href="https://nyc.uncommonschools.org/leadership-prep-ocean-hill-elementary/">https://nyc.uncommonschools.org/leadership-prep-ocean-hill-elementary/</a> 718-250-5767	Hyde Leadership Charter School Brooklyn, President/Executive Director/Principal 330 Alabama Ave., 3rd Floor Brooklyn, NY 11207 <a href="https://www.hydebrooklyn.org/apps/pages/index.jsp?uREC_ID=377642&amp;type=d&amp;pREC_ID=853855">https://www.hydebrooklyn.org/apps/pages/index.jsp?uREC_ID=377642&amp;type=d&amp;pREC_ID=853855</a> 718-495-5620
President/Executive Director/Principal Brownsville Collegiate Charter School, 364 Sackman Street 4 <sup>th</sup> Floor Brooklyn, NY 11212 <a href="https://nyc.uncommonschools.org/schools/">https://nyc.uncommonschools.org/schools/</a> 718-636-0370	President/Executive Director/Principal Public School 41 Francis White 411 Thatford Ave. Brooklyn, NY 11212 <a href="https://www.41starrs.org/contact_us">https://www.41starrs.org/contact_us</a> 718-495-7732	President/Executive Director/Principal Riverdale Ave. Community School 76 Riverdale Ave. Brooklyn, NY 11212 718-485-1679
President/Executive Director/Principal PS/IS High School 323 210 Chester Street Brooklyn, NY 11212 718-495-7781	President/Executive Director/Principal Ascend Charter Schools 205 Rockaway Parkway Brooklyn, NY 11212 <a href="https://www.ascendlearning.org/schools/lower-schools">https://www.ascendlearning.org/schools/lower-schools</a> 347-464-7600	President/Executive Director/Principal PS 156 Waverly 104 Sutter Ave. Brooklyn, NY 11212 718-498-2811
Brownsville Early Learning Center 1592 East New York Avenue Brooklyn, NY 11212 718-342-2905 <a href="https://childcarecenter.us/provider-detail/ywca-brownsville-early-learning-center-brooklyn-ny">https://childcarecenter.us/provider-detail/ywca-brownsville-early-learning-center-brooklyn-ny</a>	President/Executive Director/Principal Saratoga Daycare, 406 Saratoga Ave. Brooklyn, NY 11233 <a href="https://childcarecenter.us/provider-detail/saratoga-day-care-ps-brooklyn-ny">https://childcarecenter.us/provider-detail/saratoga-day-care-ps-brooklyn-ny</a> 347-955-4155	President/Executive Director/Principal Brooklyn Children Learning Academy WeeCare 91 Junius Street #418 Brooklyn, NY 11212 917-767-1442

President/Executive Director/Principal Nat Azaro Day Care Center, 232 Powell Street Brooklyn, NY 11212 718-346-0924	President/Executive Director/Principal Determined Scholars Group Family Daycare 438 Mother Gaston Blvd. Brooklyn, NY 11212 917-966-2700	President/Executive Director/Principal Kolorfulworlds Family WeeCare, 429 Dumont Ave., Apt. 11A. 11 <sup>th</sup> Floor Brooklyn, NY 11212 917-242-4323
President/Executive Director/Principal Great Little Achievers, 383 Livonia Ave., #6-e Brooklyn, NY 11212 646-986-7757	President/Executive Director/Principal Pinky's DayCare 2 <sup>nd</sup> Floor 247 Amboy Street Brooklyn, NY 11212 <a href="https://childcarecenter.us/provider_detail/pinkys_daycare_inc2_brooklyn_ny">https://childcarecenter.us/provider_detail/pinkys_daycare_inc2_brooklyn_ny</a> 718-342-5748	President/Executive Director/Principal Little Lambs Daycare Two Inc WeeCare, 84 Sutter Ave. 1 <sup>st</sup> Floor Brooklyn, NY 11212 <a href="https://childcarecenter.us/provider_detail/little-lambs-daycare-two-inc-brooklyn-ny">https://childcarecenter.us/provider_detail/little-lambs-daycare-two-inc-brooklyn-ny</a> 718-926-8978
P.S. 332 Charles H. Houston 51 Christopher Avenue Brooklyn, NY 11212 718-495-7805	P.S. 298 Dr. Betty Shabazz 85 Watkins Street Brooklyn, NY 11212 718-495-7793	Christopher Avenue Community School K401 51 Christopher Avenue Brooklyn, NY 11212 718-495-5761
Howard Houses Daycare Center 1592 EAST NEW YORK AVENUE Brooklyn, NY 11212 <a href="chrome-extension://efaidnbmnnnibpcajpcgclefindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Howard.pdf">chrome-extension://efaidnbmnnnibpcajpcgclefindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Howard.pdf</a>		
<b>ADJACENT PROPERTY OWNERS</b>		
NYC Administration for Children's Services Adjacent Property Owner of 70 Chester Street 150 William Street New York, NY 10038	Harmac Realty Corporation Adjacent Property Owner of 13 Chester Street c/o Tepper 1938 Grand Ave Baldwin, NY 11510	Patricia E. Obetoh Adjacent Property Owner of 357 Rockaway Avenue 464 W. 152nd Street, Apt 43 New York, NY 10031
NYC Public Development Corporation Adjacent Property Owner of Rockaway Avenue 110 William Street New York, NY 10038	353 Rockaway Property, Inc. Adjacent Property Owner of 347 and 353 Rockaway Ave 51-95 Manilla Street, 2nd Floor Elmhurst, NY 11373	NYC Housing Authority Adjacent Property Owner of 1560 East New York Avenue 250 Broadway New York, NY 10007
Flatlands Church of Christ Adjacent Property Owner of 359 Rockaway Avenue 1371 Rogers Avenue Brooklyn, NY 11210	Pitrock Realty Corporation Adjacent Property Owner of 367 Rockaway Avenue 591 Stewart Avenue, Ste. 100 Garden City, NY 11530	MZH Capital LLC Adjacent Property Owner of 385 Rockaway Avenue 100A Broadway, Suite 230 Brooklyn, NY 11249



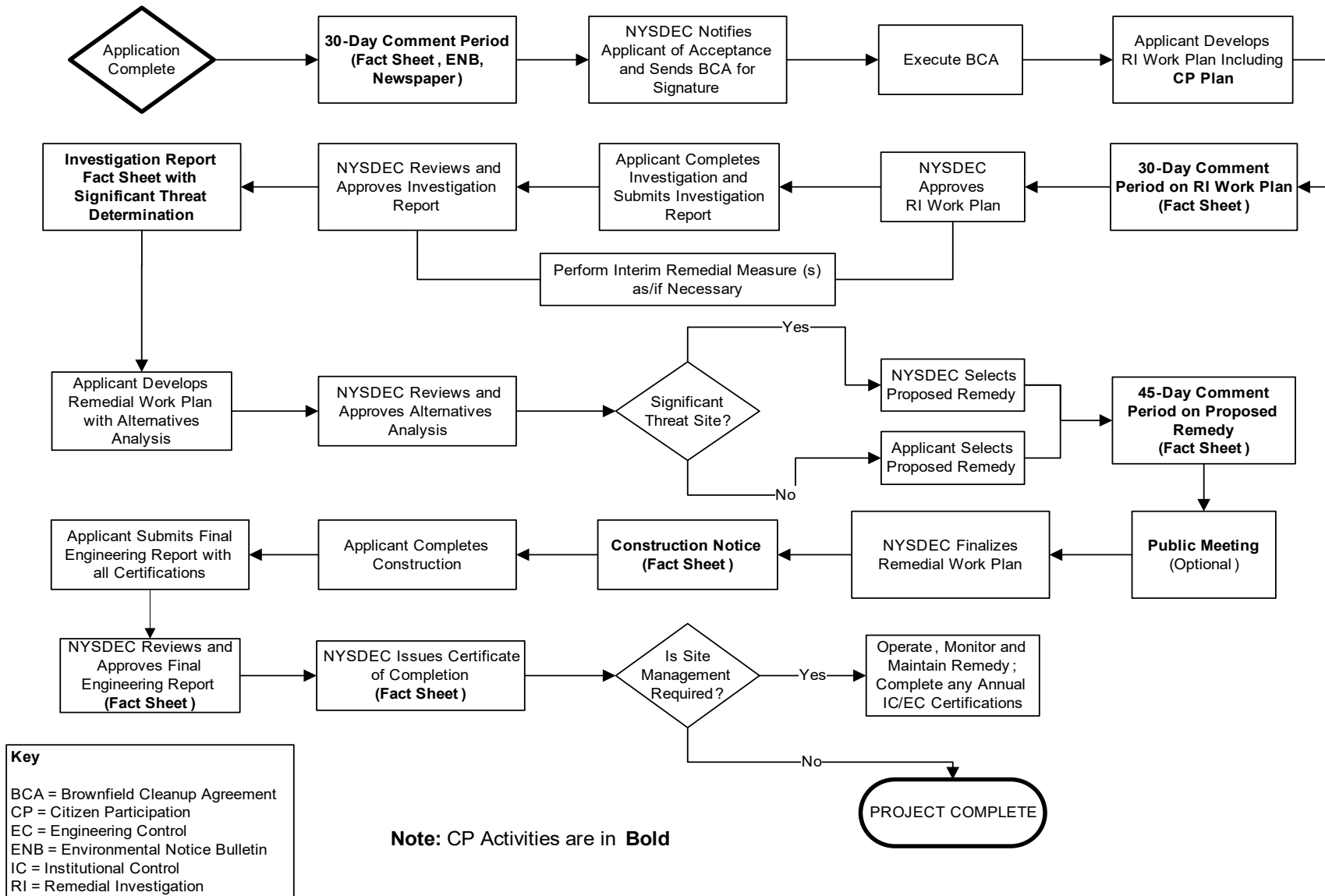
Abdul Matin Adjacent Property Owner of 375 Rockaway Avenue 357 Rockaway Avenue Brooklyn, NY 11212	379 SM Rockaway LLC Adjacent Property Owner of 16 Glenmore Avenue 379 Rockaway Avenue Brooklyn, NY 11234	Broome-Rockaway LLC Adjacent Property Owner of 394 Rockaway Avenue 320 Roebling Street, Suite 230 Brooklyn, NY 11211
AAY Realty LLC Adjacent Property Owner of 391 Rockaway Avenue 247 West 38th Street New York, NY 10018	Jim Sadik Real Estate LLC Adjacent Property Owner of 393 Rockaway Avenue 5812 Avenue O Brooklyn, NY 11234	Noor Uddin Adjacent Property Owner of 53 Chester Street 2190 Fulton Street Brooklyn, NY 11233
Lamor Holdings LLC Adjacent Property Owner of 57 Chester Street 225 Broadway, 39th Floor New York, NY 10007	Pacific Street Services Inc Adjacent Property Owner of 55 Chester Street 222 East 93rd Street Brooklyn, NY 11212	45 Chester LLC Adjacent Property Owner of 45 Chester Street 45 Chester Street Brooklyn, NY 11212
Ilych Gonzalez Adjacent Property Owner of 51 Chester Street 764 E. 85th Street Brooklyn, NY 11236	Gerald Bourne Adjacent Property Owner of 49 Chester Street 1669 Carroll Street Brooklyn, NY 11213	Tire Shop Adjacent Property Operator of 357 Rockaway Avenue 351 Rockaway Avenue Brooklyn, NY 11212
Crossroads Juvenile Center Adjacent Property Operator of 70 Chester Street 17 Bristol Street Brooklyn, NY 11212	Mensch Supply Adjacent Property Operator of 13 Chester Street 306 E. 106th Street New York, NY 10029	Minaya's Flea Market Adjacent Property Operator of 385 Rockaway Avenue 379 Rockaway Avenue Brooklyn, NY 11212
Kings Church of Christ (Brownsville) Adjacent Property Operator of 359 Rockaway Avenue 361 Rockaway Avenue Brooklyn, NY 11212	G Deli N Grocery Corp Adjacent Property Operator of 367 Rockaway Avenue 367 Rockaway Avenue Brooklyn, NY 11212	Rockaway Medical Care Adjacent Property Operator of 391 Rockaway Avenue 381 Rockaway Avenue Brooklyn, NY 11212
D & M Best Furniture Adjacent Property Operator of 391 Rockaway Avenue 393 Rockaway Avenue, #1 Brooklyn, NY 11212	Finishing Touch Braiding & Hair Salon Adjacent Property Operator of 375 Rockaway Avenue 375 Rockaway Avenue Brooklyn, NY 11212	
<b>COMMUNITY, CIVIC, RELIGIOUS AND OTHER ENVIRONMENTAL ORGANIZATIONS:</b>		
Consolidated Edison Corporate Affairs Johari Jenkins – Director 30 Flatbush Avenue Brooklyn, NY 11217	FDNY Battalion 44 Engine 231 Ladder 120 107 Watkins Street Brooklyn, NY 11212	73rd NYPD Police Precinct President Anthony Newerls 1470 East New York Avenue Brooklyn, NY, 11212
Kings Church of Christ (Brownsville) 361 Rockaway Avenue Brooklyn, NY 11212	RCCG, Chapel of Hope 325 Rockaway Ave, Brooklyn, NY 11233	Bethel Deliverance Gospel Center International 397 Rockaway Avenue Brooklyn, NY 11212

Howard Houses NYCHA Development Management Development Office 1552 East New York Avenue Brooklyn, NY 11212 <a href="chrome-extension://efaidnbmnnnibpcajpcgclefindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Howard.pdf">chrome-extension://efaidnbmnnnibpcajpcgclefindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Howard.pdf</a>	Howard Houses Community Center 90 WATKINS STREET Brooklyn, NY 11212 <a href="chrome-extension://efaidnbmnnnibpcajpcgclefindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Howard.pdf">chrome-extension://efaidnbmnnnibpcajpcgclefindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Howard.pdf</a>	Local Development Corporation of East New York Bill Wilkins – Executive Director <a href="mailto:info@ldceny.org">info@ldceny.org</a> 80 Jamaica Avenue 3rd Floor Brooklyn, NY 11207
Pitkin Avenue Business Improvement District <a href="https://www.pitkinavenue.nyc/">https://www.pitkinavenue.nyc/</a> Tiera Mack – Executive Director 1572 Pitkin Avenue Brooklyn, NY 11212	Central Brooklyn Economic Development Corporation <a href="https://cbedc.org/">https://cbedc.org/</a> 444 Thomas Boyland Place, Suite 301 Brooklyn, New York 11212 (718) 498-4513 <a href="mailto:info@cbedc.org">info@cbedc.org</a>	

## Appendix C - Site Location Map



## Appendix D– Brownfield Cleanup Program Process





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

**Site Name:** 366 Rockaway Ave. Cabinet Furniture Manufacturing

**Site Number:** C224357

**Site Address and County:** 366 Rockaway Avenue, Brooklyn, New York, Kings County

**Remedial Party:** Brownsville Arts Owner 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.

The list of potential impacts contained in the CPP are typical impacts of remediation on brownfield sites

How were these issues and/or information needs identified?

See response above.

**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.

Nothing is needed from the community at this time

How were these information needs identified?

NA

**Part 3.** List major issues and information that need to be communicated **to** the community. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and/or information. Communication of each step in the BCP process must be communicated in Fact Sheets and public hearings if required.

How were these issues and/or information needs identified?

This is part of the CPP process

**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**:

While the site is in an EJ area, only 7% of the population is linguistically challenged.

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

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

☒ **Local Officials:** See Site Contact List

☒ **Media:** See Site Contact List

☐ **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):** See Site Contact List

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

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

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

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

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

**Prepared/Updated By:** Linda R. Shaw, Esq.

**Date:** 2/12/23

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

**Date:** 2-17-23