



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan

for

251 Douglass Street

April 2022

BCP No: To be Assigned
251 Douglass Street
Brooklyn, New York
County Tax Map Designation: Block 412; Lot 50

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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: **Gowanus Douglass Street LLC**
Site Name: **251 Douglass Street**
Site Address: **251 Douglass Street**
Site County: **Kings County**
Site Number: **To be Assigned**

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.
- **Document Repositories** provide locations where the public can read and review any finalized documents produced as part of the cleanup program. The repositories for physical copies of the reports are as follows:
 - Brooklyn Public Library-Pacific Branch
25 Fourth Ave at Pacific Street
Brooklyn, NY 11217
(718) 638-1531

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

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

Technical Assistance Grant

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

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

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

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

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

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

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

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

3. Major Issues of Public Concern

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

No major issues of public concern have been identified at this point in the brownfields cleanup program process. Any future changes to this section will be detailed in the Scoping Sheet for Major Issues of Public Concern and submitted to the NYSDEC.

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

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

The site is located in a community with a sizable Hispanic-American and African-American population nearby. Therefore all future fact sheets will be translated into Spanish.

4. Site Information

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

Site Description

The Site is located at 251 Douglass Street. The Site consists of a single parcel of land assigned New York City County Tax Map Designation; Block 412, Lot 50.

The Site is located at the intersection of Douglass Street and Nevins Street in the Gowanus neighborhood of Brooklyn, New York. It is situated in an urban area, surrounding parcels are used for a combination of residential, commercial, and light industrial/manufacturing purposes. The site is currently zoned M1-4/R7X with and M1-4/R6A for light manufacturing and residential uses.

The site occupies 28,500 square feet (sf) and is developed with one (1) single-story 10,000

sf vacant warehouse structure and one (1) two-story, 2,500 sf vacant commercial structure. The Site is bounded directly by Butler Street to the North followed by a Con Edison energy hub which is slated to open in the summer of 2022; directly east by a commercial warehouse and office; directly south by Douglass Street followed by Thomas Greene Playground and Douglass and DeGraw Pool; and directly west Nevins Street, followed by miscellaneous businesses. Ground cover consists primarily of exposed soil/gravel and vegetation between the property buildings.

History of Site Use, Investigation, and Cleanup

According to historic building records, the two (2) on-site buildings were constructed in 1931. The 1938 Sanborn Map depicts both buildings as garages, each containing one (1) gasoline tank. In 1950, the western structure (former lot 1) was utilized as a motor freight station, and the eastern structure (former lot 50) was used for office space. From 1969 to 1987, the western structure was used as a private garage and automobile repair facility, while former lots 15 and 51 were used for parking or storage.

Prior to entry into the NYSDEC BCP, the site was the subject of environmental site assessments and a supplemental investigation, which are documented in the reports summarized below:

Phase I Environmental Site Assessment, August 2016 (Lots 1 & 6)

Merritt Environmental Consulting Corp. (Merritt) prepared a Phase I Environmental Site Assessment (ESA) in August 2016 for Lot 1 and Lot 6 (northern adjoining lot). No Recognized Environmental Conditions (RECs) were identified; however, additional investigation was recommended to assess potential groundwater contamination from Underground Storage Tanks (USTs) historically associated with the Site, and potential vapor encroachment from regional groundwater contamination.

Phase II Site Investigation Report, July 2017 (Lots 1 & 6)

Equity Environmental conducted a subsurface investigation in May and June 2017 in order to characterize soil, groundwater and soil vapor conditions at Lot 1 and Lot 6 (northern adjoining lot that is not part of the Site). The analytical results identified metals and semi-volatile organic compounds (SVOCs) at concentrations consistent with regional fill material in soil and groundwater. Gasoline-related contaminants were also identified in groundwater at concentrations below applicable groundwater quality standards. In addition, several volatile organic compounds (VOCs) were detected in sub-slab soil vapor samples collected at the Site.

Phase I Environmental Site Assessment Report, August 2017 (Lots 1 & 6)

Equity Environmental prepared a Phase I ESA in August 2017, following their Phase II Site Investigation Report, for Lot 1 and Lot 6 (northern adjoining lot). According to the report, an unregistered, 3,000-gallon diesel fuel UST located on lot 1 was identified as a REC, and two (2) registered USTs and three (3) unregistered USTs located on lot 1 were identified as Historic Recognized Environmental Conditions (HRECs). In addition, the report noted a Vapor Encroachment Condition (VEC) based on historic Site operations and contamination detected in soil, groundwater and vapor during previous investigation. It should be noted that these investigations also covered Lot 6, however, that Lot is not part of the Site.

Draft Phase I Environmental Site Assessment, April 2019 (Lots 15, 50 and 51)

AEI Consultants prepared a Phase I ESA in April 2019 for lots 15, 50 and 51. The following RECs were identified:

1. A gasoline UST was depicted on Sanborn Fire Insurance maps dating back to 1938. No closure documentation was identified, however, AEI observed evidence of the tank (vent and piping) during their Site reconnaissance activities.
2. Nine (9) 55-gallon waste oil drums were stored on unpaved soil with no secondary containment. Surficial staining was observed beneath the drums.

Other Environmental Conditions noted in AEI's Phase I include:

1. An aggregate volume of 55-gallon drums were observed on Site which exceed the New York State Department of Environmental Conservation (NYSDEC) Division of Petroleum Bulk Storage (PBS) requirements for registration. PBS registration was recommended.
2. The presence of asbestos containing materials (ACMs) is possible due to the age of the building. Repair of damaged drywall and ceiling tiles was recommended, as well as an asbestos survey prior to demolition or renovation activities.
3. The presence of lead-based paint (LBP) is possible due to the age of the building. Repair of damaged painted surfaces was recommended.

Limited Subsurface Investigation Report, October 2019 (Lots 15, 50 and 51)

IE conducted a limited subsurface investigation in October 2019 which consisted of installation of three (3) permanent groundwater monitoring wells and collection of groundwater samples from each well. SVOCs and metals were detected in groundwater samples above New York State TOGS 1.1.1 criteria, and VOCs were detected below TOGS 1.1.1 criteria.

Draft Remedial Investigation Report, March 2022 (Entire Site)

In November 2021, IE conducted Remedial Investigation (RI) activities at the Site for enrollment into the NYC Office of Environmental Remediation's (OER's) Voluntary Cleanup Program. The investigation consisted of the following:

1. Conducted a Site inspection to identify AOCs and physical obstructions (i.e. structures, buildings, etc.);
2. Conducted a geophysical investigation using ground penetrating radar (GPR) to determine the presence of subsurface utilities, tanks, or other anomalies.
3. Installed thirteen (13) soil borings across the entire project Site, and collected twenty-six soil samples for chemical analysis from the soil borings to evaluate soil quality;
4. Installed two (2) groundwater monitoring wells throughout the Site to establish groundwater flow and collected four (4) groundwater samples, two (2) of which were from previously installed groundwater monitoring wells, for chemical analysis to evaluate groundwater quality;
5. Installed three (3) sub-slab soil vapor pins within the two (2) on-site buildings (Lots 1 and 50) and installed five (5) soil vapor probes in the undeveloped portions of the Site (Lots 15 and 51); a total of eight (8) soil vapor samples were collected for chemical analysis.

The findings of the RI are summarized below:

1. Elevation of the property ranges from 11 to 15 feet.
2. Depth to groundwater ranges from 4.65 to 8.5 feet at the Site.
3. Groundwater flow is generally from southwest to northeast beneath the Site.
4. Bedrock was not encountered during this investigation.
5. The stratigraphy of the site, from the surface down, consists of approximately 4 to 10 feet of fill material underlain by brown fine to medium sand with varying amounts of silt, clay and gravel.
6. Soil/fill sample results collected during the May 2017 Phase II and the November 2021 RI were compared to the New York State Department of Environmental Conservation (NYSDEC) 6NYCRR Part 375 Section 6.8 UUSCOs, Restricted Residential Use Soil Cleanup Objectives (RR SCOs) and NYSDEC CP-51 Soil Cleanup Levels (SCLs).
 - a. VOCs exceeded the UUSCOs, RRSCOs and/or CP-51 SCLs for numerous compounds. Benzene was detected at concentrations exceeding UUSCOs and CP-51 SCLs but below RRSCOs (maximum concentration of 606.0 ug/kg), 1, 2-dichloroethane was detected at a concentration exceeding UUSCOs (maximum concentration of 76.3 ug/kg), toluene was detected at a concentration exceeding UUSCOs and CP-51 SCLs (maximum concentration of 730 ug/kg) and total xylenes exceeding the same standards (max. concentration of 530.0 ug/kg) These exceedances were located within shallow and deep soil samples collected adjacent to the UST on lot 1 in both investigations. In addition, acetone (max of 50.0 ug/kg) was detected above UUSCOs in shallow sample.
 - b. SVOCs, specifically PAHs were detected above UUSCOs, CP-51 SCLs and/or RRSCOs within thirteen soil samples for: benz(a)anthracene (max. concentration of 50,000.0 ug/kg), benzo(a)pyrene (max.

- concentration of 40,000.0 ug/kg), benzo(b)fluoranthene (max. concentration of 32,000.0 ug/kg), benzo(k)fluoranthene (max. concentration of 30,000 ug/kg), chrysene (max. concentration of 45,000.0 ug/kg), dibenz(a,h)anthracene (max. concentration of 5,400 ug/kg), and indeno(1,2,3-cd)pyrene (max. concentration of 21,000.0 ug/kg) in shallow and deep samples. Additionally, naphthalene exceeded the UUSCOs and CP-51 SCLs within one (1) soil sample (max. concentration of 54,900.0 ug/kg).
- c. Metals exceeded the UUSCOs and/or RRSCO within all fourteen surficial soil samples and eleven subsurface soil samples for: arsenic (max. concentration of 39.9 mg/kg), chromium (max. concentration of 32.3 mg/kg), copper (max. concentration of 1,240.0 mg/kg), lead (max. concentration of 2,280.0 mg/kg), mercury (max. concentration of 8.49 mg/kg), nickel (max. concentration of 68.5 mg/kg), selenium (max. concentration of 4.8 mg/kg) and zinc (max. concentration of 930.0 mg/kg).
 - d. Pesticide concentrations exceeded UUSCOs for: 4,4'-DDD (max. concentration of 9.8 ug/kg), 4,4'-DDE (max. concentration of 14.0 ug/kg), 4,4'-DDT (max. concentration of 40.0 ug/kg) and Dieldrin (max. concentration of 7.3 ug/kg), within two (2) soil samples.
 - e. Total Polychlorinated biphenyls (PCBs) and Per- and Polyfluoroalkyl Substances (PFAS) were not detected at concentrations exceeding their respective UUSCOs.
7. Groundwater samples collected during the May 2017 Phase II and the November 2021 RI were compared to the NYSDEC 6NYCRR Part 703.5 Ambient Water Quality Standards (AWQS).
- a. Several VOCs exceeded AWQS specifically: benzene (max. concentration of 47.3 ug/L), ethylbenzene (max concentration of 43.5 ug/L), toluene (max concentration of 10.6 ug/L), total xylenes (max concentration of 32.2 ug/L), isopropylbenzene (max. concentration of 257.0 ug/L), n-butylbenzene (max. concentration of 7.2 ug/L), n-propylbenzene (max. concentration of 33.0 ug/L) and sec-butylbenzene (max. concentration of 13.0 ug/L) in one (1) groundwater sample location (GW-2).
 - b. SVOCs, specifically PAHs: acenaphthene (max. concentration of 37.0 ug/L),benz(a)anthracene (max. concentration of 30.0 ug/L), benzo(b)fluoranthene (max. concentration of 25.0 ug/L), benzo(k)fluoranthene (max. concentration of 22.0 ug/L), chrysene (max. concentration of 22.0 ug/L), indeno(1,2,3-cd)pyrene (max. concentration of 12.0 ug/L), phenanthrene (max, concentration of 88.3 ug/L) and fluoranthene (max. concentration of 55.0 ug/L), were detected above AWQS detected in all groundwater samples from each sampling event.

- c. Dissolved metals: iron (max. concentration of 3.76 mg/L), manganese (max. concentration of 1.55 mg/L) and sodium (max. concentration of 112.0 mg/L) exceeded AWQS within all four (4) groundwater samples. In addition, arsenic (max. concentration of 0.043 mg/L) and magnesium (max. concentration of 36.3 mg/L) exceeded AWQS within GW-4
 - d. PCBs and pesticides were not detected above laboratory reporting limits within any groundwater sample.
 - e. Perfluorooctanoic acid (PFOA) was detected above AWQS in all three (3 [GW-1, GW-2 and GW-4]) groundwater samples analyzed for emerging contaminants during the 2021 RI (max. concentration of 53.8 ng/L). In addition, perfluorooctanesulfonic acid (PFOS) was detected in GW-1 exceeding AWQS (max. concentration of 79.8 ng/L).
8. Sub-slab soil gas and soil vapor samples collected during the May 2017 Phase II and the November 2021 RI were compared to the New York State Department of Health (NYSDOH) Final Guidance for Evaluating Soil Vapor Intrusion decision matrices (updated May 2017).
- a. Sub-Slab: Chlorinated VOCs exceeded the decision matrices within two (2) (1) sub-slab soil gas samples; cis-1,2-dichloroethene exceeded *Matrix A* at a concentration of 32.2 ug/m³ and vinyl chloride exceeded *Matrix C* at a concentration of 92.5 ug/m³ within the single-story warehouse structure (previously identified as Lot 1). Additionally, methylene chloride exceeded *Matrix B* at a concentration of 130 ug/m³ within the two-story commercial structure (previously identified as Lot 51). BTEX ranged from 157.7 to 1,383.0 ug/m³ in sub-slab samples
 - b. Soil Vapor: Chlorinated VOCs exceed decision matrices within one (1) soil vapor soil gas sample from the area previously identified as Lot 50; Cis-1,2-dichloroethene, exceeded *Matrix A* at a concentration of 59.0 ug/m³, trichloroethene (TCE) exceeded *Matrix A* at a concentration of 78.4 ug/m³ and tetrachloroethene (PCE) exceeded *Matrix B* at a concentration of 685.0 ug/m³. BTEX ranged from 17.44 to 526.92 ug/m³ in soil vapor samples.

**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):

Project Manager: To be Assigned
NYSDEC Region 2
Division of Environmental Remediation
625 Broadway, Albany, NY 12233-7016
Phone: (518) 402-9608
Email: nathan.freeman@dec.ny.gov

Thomas Panzone
Public Participation Specialist
NYSDEC Region 2
1 Hunter's Point Plaza
47-40 21st Street
Long Island City, NY 11101
Phone: (718) 482-4953
Email: Thomas.panzone@dec.ny.gov

New York State Department of Health (NYSDOH):

To be Assigned
Project Manager
NYSDOH
Empire State Plaza - Corning Tower
Room #1787
Albany, NY 12237
Phone: 5180402-7860
Email: eamonn.oneil@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-
Carroll Gardens
396 Clinton Street Brooklyn, NY 11217
Attn: Candace Vasquez
Phone: (718) 638-1531
Hours:

Tuesday	1-8PM
Wednesday	10AM-6PM
Thursday	10AM-8PM
Friday	10AM-6PM
Saturday	10AM-5PM
Sunday	CLOSED

Monday 10AM-6PM

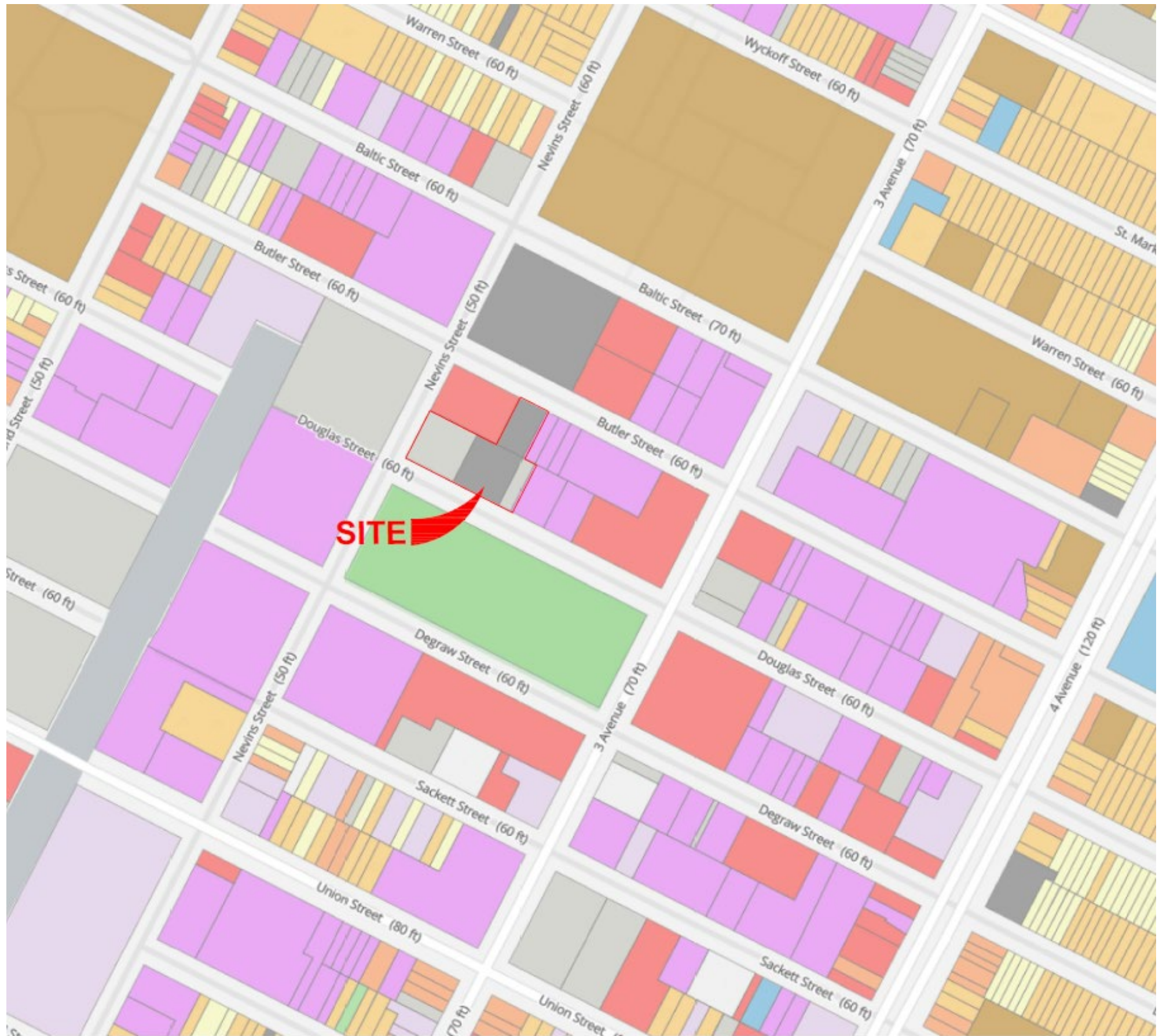
NYSDEC Region 2
625 Broadway, Albany, NY 12233-7016
Attn: Nathan Freeman
Phone: (518) 402-9608
Hours: (call for appointment)

Appendix B - Site Contact List

Appendix B - Site Contact List
251 Douglass Street, Brooklyn, NY

	A	B	C	D	E	F	G	H	I	J
1										
2	Site #: TBD									
3	Site Name: 251 Douglass									
4										
5	Current Occupant	Name, Title	Address 1	Address 2	Address 3	Street Address	City	State	Zip	Phone
6	Local Government Officials	Vacant								
7		Hon. Eric Adams	NYC Mayor			251 Douglass Street	Brooklyn	New York	11217	
8		Hon. Brad Lander	NYC Comptroller			1 Centre Street	New York	New York	10007	
9		Hon. Jumaane Williams	Public Advocate			1 Centre Street, 15th Floor	New York	New York	10007	
10		Dan Garodnick	NYC Planning Commission Chairperson			120 Broadway 31st Floor	New York	New York	10021	Phone: (212)-726-3300
11		Antonio Reynoso	Brooklyn Borough President			209 Joralemon Street	Brooklyn	New York	11201	Phone: (718) 802-3700
12	Brooklyn Community Board 6	Kazimir Vilenchik	Brooklyn Borough Commissioner	New York City Department of Buildings	210 Joralemon Street	8th Floor	Brooklyn	New York	11201	(646) 892-1350
13	Brooklyn Community Board 6	Mike Racioppo	District Manager	Brooklyn Community Board 6		251 Douglass Street	Brooklyn	New York	11217	
14	Brooklyn Community Board 6	Peter Fleming	Chairperson	Brooklyn Community Board 6		250 Baltic Street	Brooklyn	New York	11201	(718)-802-3027
15		Lincoln Restler	NYC Council Member	NYC Council	33rd District	410 Atlantic Avenue	Brooklyn	New York	11217	(718) 875-5200
16		Hon. Jabari Brisport	NYS Senator			55 Haasson Place, Suite 700	Brooklyn	New York	11217	
17		Hon. Jo Anne Simon	NYS Assembly member			341 Smith Street	Brooklyn	New York	11217	
18		Hon. Charles Schumer	U.S. Senator			780 Third Avenue, Suite 2	New York	New York	10017	
19		Hon. Kirsten Gillibrand	U.S. Senator			780 Third Avenue, Suite 2	New York	New York	10017	
20		Hon. Nydia Velázquez	U.S. House of Representatives			266 Broadway, Suite 201	Brooklyn	New York	11211	
21		Nancy T. Sunshine	Kings County Clerk			360 Adams Street Suite	Brooklyn	New York	11201	
22		Rohit T. Aggarwala	Commissioner, NYCDEP			59-17 Junction Boulevard	Elmhurst	New York	11373	
23		Julie Stein	NYCDEP			96-05 Horace Harding Blvd	Flushing	New York	11373	
24		Antonia Yuille	Consolidated Edison Corporate Affairs	Antonia Yuille		30 Flatbush Avenue	Brooklyn	New York	11217	
25		Engine 239	FDNY	Engine 239		395 4th Avenue	Brooklyn	New York	11215	
26		78th Police Precinct Council	NYPD	N. Wayne Bailey President	78th Police Precinct Council	65 6th Avenue	Brooklyn	New York	11217	
27										
28	Schools and Daycare Centers					128 5 th Avenue	Brooklyn	New York	11215	
29		Sunflower Childcare	Heather Groth, Executive Director			218 Warren Street	Brooklyn	New York	11201	
30		Open House Nursery School	Tom Cucinotta, Executive Director			71 Lincoln Place	Brooklyn	New York	11201	
31		Park Slope North Child Development Center	Marius Castellanos, Senior Program Director			147 5th Avenue	Brooklyn	New York	11215	
32		Eladia's Kids	Eladia Causil-Rodriguez, Founder and Owner			565 Baltic St. #1704	Brooklyn	New York	11215	
33		Alonzo A Daughtry Day Care Center	Dr. Karen S. Daughtry, Educational Director			277 3rd Avenue	Brooklyn	New York	11215	
34		Rivendell School	Katy Hill, Executive Director			125 5th Avenue	Brooklyn	New York	11215	
35		NY Kids Club Park Slope	Douglas Rogers, Center Director			125 5 th Avenue	Brooklyn	New York	11217	
36		Bumble Bee Daycare	Not Available			258 4 th Avenue	Brooklyn	New York	11217	
37		A Strong Place for Hope	Not Available			460 Atlantic Avenue	Brooklyn	New York	11215	
38		PS 032 Samuel Mills Sproule	Denise Watson-Adin, Principal			317 Hoyt Street	Brooklyn	New York	11215	
39		Menokids Preschool - Cobble Hill School	Not Available			314 Pacific Street	Brooklyn	New York	11215	
40		P.S. 264 - Philip Livingston	Rosa Amato, Principal			512 Carroll Street	Brooklyn	New York	11201	
41		The Children's School P.S. 372	Rosa Amato, Principal			383 3rd Avenue	Brooklyn	New York	11215	
42		Al-Madinah	Br. Ahmed Jannoodly			610 Baltic Street	Brooklyn	New York	11215	
43		Public School 133	Heather Foster-Mann, Principal			242 Hoyt Street	Brooklyn	New York	11215	
44		New Dawn Charter High School	Ms. Donna Lobato, Principal			347 Baltic Street	Brooklyn	New York	11215	
45		Cobble Hill School of American Studies	Anna Maria Mule, Principal			383 State Street	Brooklyn	New York	11215	
46		P.S. K369 - Coy L. Cox School	Majorie Dalrymple, Principal			450 Pacific Street	Brooklyn	New York	11217	
47		P.S. K38 The Pacific School	Ms. Pascale, Principal			345 Dean Street	Brooklyn	New York	11217	
48		The Math & Science Exploratory School	Arim M. Rusch, Principal							
49										
50	Local Media Outlets	Brooklyn Courier				One Metrotech Center, Third	Brooklyn	New York	11201	
51		The Red Hook Star Review				481 Van Brunt Street, Suite 8	Brooklyn	New York	11231	
52		New York Times				620 Eighth Ave.	New York	New York	10018	
53		New York Daily News				450 W. 33 Street	New York	New York	10001	
54		New York Post				1211 Avenue of the Americas	New York	New York	10036-8790	
55	Surrounding Properties									
56	255 Douglass Street (Block 412 Lot 48)	OWNER: 255 Douglas RE LLC	Owner Address: 323 East Lexington Avenue				Oceanside	New York	11572	
57	258 Butler Street (Block 412 Lot 18)	OWNER: 255 Douglas RE LLC	Owner Address: 323 East Lexington Avenue				Oceanside	New York	11572	
58	233 Nevins Street (Block 412 Billing Lot 7501; Tax Lots 1001-1004; formerly Lot 6)	OWNER: 233 Nevins Street LLC	Owner Address: c/o Atkins & Breskin LLC, 133 Norfolk Street				New York	New York	10002	
59	223 Nevins Street (Block 406 Lot 1)	OWNER: Consolidated Edison Company of New York, Inc.	Owner Address: 4 Irving Place				New York	New York	10003	
60	236 Nevins Street (Block 411 Lot 24)	OWNER: NYC Department of Environmental Protection	Owner Address: 59-17 Junction Boulevard				Queens	New York	11373	
61	225 Nevins Street (Block 419 Lot 1)	OWNER: City of New York - Dept of Parks and Recreation	Owner Address: 830 5th Avenue				New York	New York	10065	

Appendix C - Site Location Map



Appendix C:
Site Location Map

**251 Douglass
Street, Brooklyn,
NY**

PLATE No: 01

PROJECT #	13928
DRAWN BY	DLP
CHECKED BY	DLP
DATE	4-29-22



Not to scale

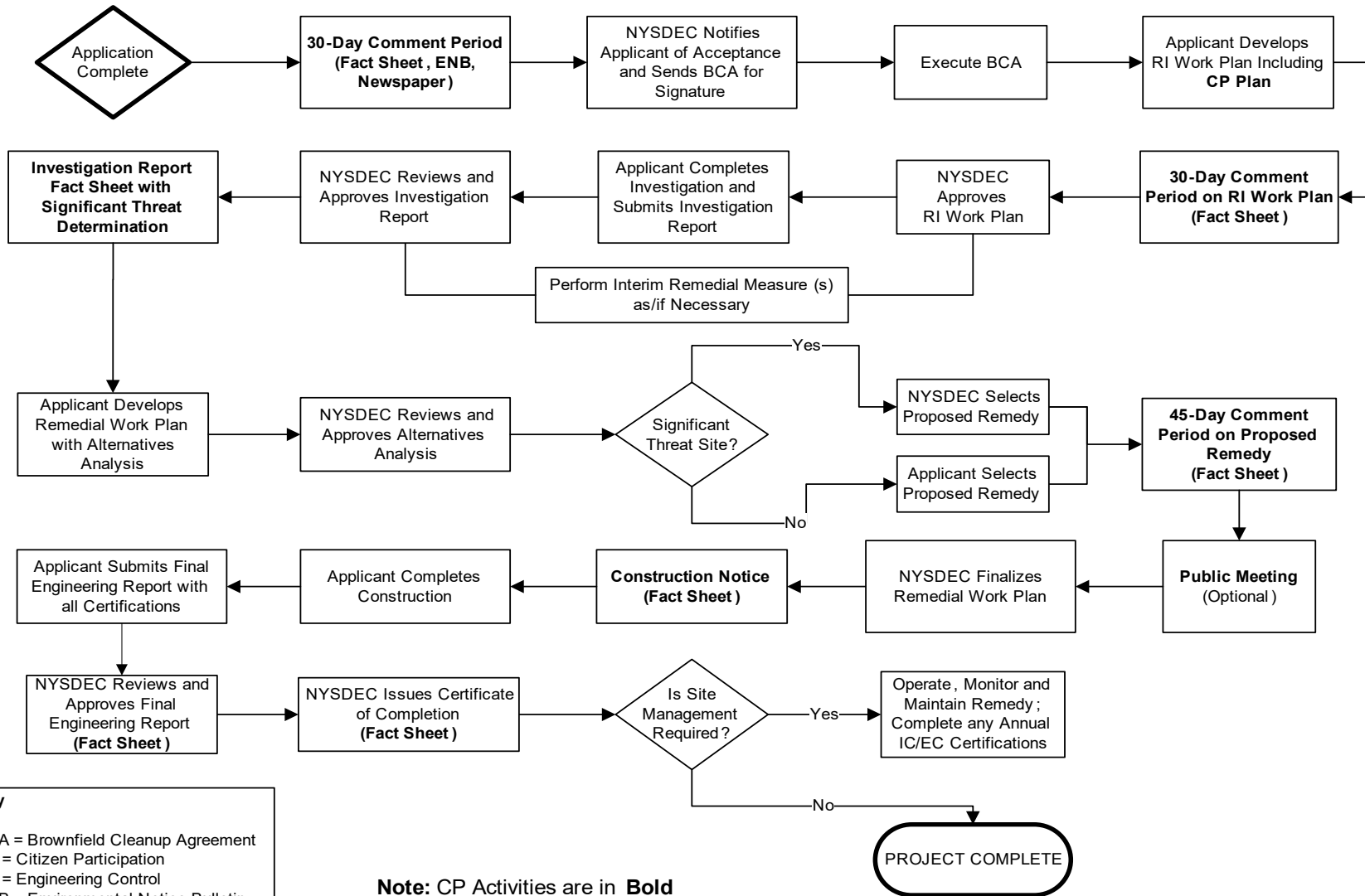
Revisions	

**IMPACT ENVIRONMENTAL
CLOSURES, INC.**

170 KEYLAND COURT
BOHEMIA, NEW YORK 11716
TEL (631) 269-8800
FAX (631) 269-1599



Appendix D– Brownfield Cleanup Program Process



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

Note: CP Activities are in **Bold**



Division of Environmental Remediation

Remedial Programs Scoping Sheet for Major Issues of Public Concern

Instructions

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

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

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

General Instructions

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

Instructions for Numbered Parts

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

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

- Is our health being impacted? (e.g. Are there problems with our drinking water or air? Are you going to test our water, yards, sumps, basements? Have health studies been done?)
- There are odors in the neighborhood. Do they come from the site and are they hazardous?
- Are there restrictions on what we may do (e.g. Can our children play outside? Can we garden? Must we avoid certain areas? Can we recreate (fish, hunt, hike, etc. on/around the site?)
- How and when were the site's contamination problems created?
- What contaminants are of concern and why? How will you look for contamination and find out where it is going? What is the schedule for doing that?
- The site is affecting our property values!
- How can we get more information (e.g. who are the project contacts?)
- How will we be kept informed and involved during the site remedial process?
- Who has been contacted in the community about site remedial activities?
- What has been done to this point? What happens next and when?
- The site is going to be cleaned up for restricted use. What does that mean? We don't want redevelopment on a "dirty" site.

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

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

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

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

Part 4. Community Characteristics

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

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

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

h. Consider factors such as:

- Is English the primary language of the affected community? If not, provisions should be considered regarding public outreach activities such as fact sheets, meetings, door-to-door visits and other activities to ensure their effectiveness.
- The age demographics of the community. For example, is there a significant number of senior citizens in the community? It may be difficult for some to attend public meetings and use document repositories. This may suggest adopting more direct interaction with the community with activities such as door-to-door visits, additional fact sheets, visits to community and church centers, nursing homes, etc.
- How do people travel about the community? Would most people drive to a public meeting or document repository? Is there adequate public transportation?

Part 5. Affected/Interested Public.

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

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

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

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



Division of Environmental Remediation

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

Site Name: 251 Douglass Street

Site Number: To be Assigned

Site Address and County: 251 Douglass Street, Kings County

Remedial Party(ies): Gowanus Douglass Street LLC

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

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

No issues of major concern have been identified thus far.

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.

No information from the community is required at this time.

How were these information needs identified?

N/A

Part 3. List major issues and information that need to be communicated **to** the community. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and/or information.

None at this time.

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**:

There is a large Hispanic demographic in the area surrounding the Site.

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

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

Local Officials: [Click here to enter text.](#)

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

Business/Commercial Interests: [Click here to enter text.](#)

Labor Group(s)/Employees: [Click here to enter text.](#)

Indian Nation: [Click here to enter text.](#)

Citizens/Community Group(s): [Click here to enter text.](#)

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

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

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

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

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

Prepared/Updated By: Diana Posten

Date: 4/27/2022

Reviewed/Approved By: [Click here to enter text.](#)

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