



NEW YORK
STATE OF
OPPORTUNITY.

**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan for 60 - 66 Gerry Street Site

November 2023

Site # C224396
60 - 66 Gerry Street
Brooklyn, NY 11206

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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: **66 Gerry LLC (“Applicant”)**
Site Name: **60 - 66 Gerry Street Site (“Site”)**
Site Address: **60 - 66 Gerry Street, Brooklyn, NY 11205**
Site County: Kings
Site Number: **C224396**

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:

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- 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

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

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

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

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

Technical Assistance Grant

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

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

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

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

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

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

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

| Citizen Participation Activities | Timing of CP Activity(ies) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <p align="center">Application Process:</p> <div> <div> <ul style="list-style-type: none"> • Prepare site contact list • Establish document repository(ies) </div> <div> <p>At time of preparation of application to participate in the BCP.</p> </div> </div> <hr/> <div> <div> <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 </div> <div> <p>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.</p> </div> </div> | |
| <p align="center">After Execution of Brownfield Site Cleanup Agreement (BCA):</p> <div> <div> <ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan </div> <div> <p>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.</p> </div> </div> | |
| <p align="center">Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</p> <div> <div> <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 </div> <div> <p>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.</p> </div> </div> | |
| <p align="center">After Applicant Completes Remedial Investigation:</p> <div> <div> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results </div> <div> <p>Before NYSDEC approves RI Report</p> </div> </div> | |
| <p align="center">Before NYSDEC Approves Remedial Work Plan (RWP):</p> <div> <div> <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 </div> <div> <p>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.</p> </div> </div> | |
| <p align="center">Before Applicant Starts Cleanup Action:</p> <div> <div> <ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action </div> <div> <p>Before the start of cleanup action.</p> </div> </div> | |
| <p align="center">After Applicant Completes Cleanup Action:</p> <div> <div> <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) </div> <div> <p>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.</p> </div> </div> | |

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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.

The major issues of concern to the public will be potential impacts of vapors, nuisance odors, and dust during the installation of soil probes, sub-slab vapor probes, and monitoring wells at the Site. Another example of a major issue of public concern would be the impact of increased traffic to the surrounding neighborhood during sampling activities. Construction safety issues will also be addressed. The Applicant needs to be aware of the impacts related to odors, noise, and traffic.

This work will be performed in accordance with the procedures which will be specified under a detailed Remedial Program which considers and takes preventative measures or exposures to future residents of the property and those on adjacent properties during construction. Detailed plans to monitor the potential for exposure including a Health and Safety Plan (HASP) and a Community Air Monitoring Plan (CAMP) are required components of the Remedial Program. Implementation of these plans will be under the direct oversight of the NYSDEC and the New York State Department of Health (NYSDOH).

These plans will specify the following worker and community health and safety activities during remedial activity at the Site:

- On-Site air monitoring for worker protection;
- Perimeter air monitoring for community protection;
- The use of odor, vapor, and dust controls, such as water or foam sprays as needed; and
- Monitoring and control of soil, sediments, and water generated during remediation.

The HASP and CAMP will be prepared as part of the Remedial Action Work Plan (RAWP) and will be available for public review at the document repository identified in Appendix A.

Experience from similar projects, 311 complaints, and other construction projects in the area will help in identifying such issues.

The Site does appear to be located in an Environmental Justice Area. But there is no need to translate future fact sheets into another language.

For further information, visit:

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<https://statisticalatlas.com/tract/New-York/Kings-County/050700/Race-and-Ethnicity>

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.

In addition, there may be concerns with regards to noise, odor, or traffic.

4. Site Information

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

Site Description

The Site to be remediated is located an urban area in the Williamsburg neighborhood of Brooklyn, New York and is comprised of one rectangular-shaped parcel totaling approximately 0.23 acres. The Site has approximately 100-feet of frontage along Gerry Street.

The Site currently contains a vacant lot historically used in connection with Arlington Press, a RCRA Generator, which historically generated hazardous wastes including ignitable waste, spent halogenated solvents, spent non-halogenated solvents, and tetrachloroethylene (PCE) in at least 1989, 2006, 2007, and 2016. The RCRA Generators database indicates Arlington Press is listed with a NAICS description of "PHARMACEUTICAL PREPARATION MANUFACTURING." The Site additionally is historically believed to have been used in connection with a PCE reclamation business that operated on the Site prior to the late 1940s.

Surrounding land use includes an educational facility to the northwest of the Site, a parking lot and mixed-use commercial and residential property to the north, residential land located to the northeast, east, and southeast, an office building and commercial/residential land to the south, and a mixed-use commercial and residential building to the southwest.

History of Site Use, Investigation, and Cleanup

The historic use of the Site includes commercial tenants including a tetrachloroethylene (PCE) reclamation business prior to the late 1940's, Pfizer from approximately 1947 to 1987 for storage and general maintenance work, and Arlington Press from approximately 1987 through 2007, after which the buildings at the Site were vacant from 2008 through at least 2014 and were demolished between 2016 and 2017.

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Despite past cleanup efforts, a recent Phase II has revealed contamination that requires remediation beyond that contemplated in the soil excavation plan contained in the Site Management Plan (SMP) still remains on- Site.

Prior investigations at the Site included a Remedial Investigation Report (RIR) prepared by Roux Associates, Inc. (Roux) dated December 2013, a Construction Completion Report (CCR) prepared by Roux Environmental Engineering and Geology, D.P.C (Roux) dated March 2018, a Semi-Annual Progress Report prepared by Roux in dated June 2022, and a Phase II Environmental Site Assessment (ESA) conducted by Structural Engineering Technologies, PC (S.E.T.) dated February 27, 2023 ("Phase II ESA"). The RIR and CCR included soil, groundwater, and soil vapor sampling, the Semi-Annual Progress Report included groundwater monitoring in the northeast portion of the Site in the area around monitoring wells MW-20, MW-D2, and MW-D2I, and the Phase II ESA included soil, groundwater, and soil vapor sampling. According to the previous subsurface investigations, the depth to water beneath the Site is approximately 6 to 10 feet below the grade surface at the Site.

The Site is identified in the NYSDEC Info-Locator as a Volunteer Cleanup Program (VCP) Site under Index Agreement No. D2-0010-0703, Site No. V00350.

A BCP pre-application conference was held on March 14, 2023 with the NYSDEC to discuss entering the Site into the BCP.

Based upon prior investigations and remedial work conducted at the Site, the primary contaminants of concern for the Site include volatile organic contaminants/chlorinated solvents, polyaromatic hydrocarbons (PAHs), and metals. Below is a summary of the analytical data detections in the Phase II ESA. This summary does not include the endpoint analytical results from the remedial work conducted by Roux in 2018 since this contamination may have been addressed through the ISCO injections; however, the collection of confirmatory endpoint samples for soil contamination was not conducted.

Soil – Volatile Organic Compounds (VOCs) (Acetone), CVOCs (cis-1,2-Dichloroethylene, Tetrachloroethylene, and Vinyl chloride), SVOCs and PAHs (3-&4-Methylphenols, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, fluoranthene, indeno(1,2,3-cd)pyrene, naphthalene, phenanthrene, and Phenol), Metals (arsenic, barium, lead, mercury, selenium) were reported at concentrations exceeding their respective Use Soil Cleanup Objectives (UUSCOs), Restricted Residential Soil Cleanup Objectives (RRSCOs), Protection of Groundwater Soil Cleanup Objectives (PGSCOs), and/or Commercial Restricted Use Soil Cleanup Objectives (CRUSCOs).

Soil Vapor – VOCs cis-1,2-Dichloroethene, Tetrachloroethene, and Trichloroethene were detected at concentrations requiring monitoring, the VOC Vinyl chloride was detected at

concentrations requiring monitoring or mitigation, and the VOC 1,1-Dichloroethene was detected at concentrations requiring no further action, monitoring, or mitigation according to the New York State Department of Health (NYSDOH) Soil Vapor Intrusion Decision Matrices.

Groundwater – CVOCs (cis-1,2-Dichloroethene, Vinyl chloride), SVOCs/PAHs (benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, bis(1-ethylhexyl)phthalate, chrysene, and indeno(1,2,3-cd)pyrene), Unfiltered Metals (lead, magnesium, manganese, and sodium) were detected in the groundwater beneath the Site at concentrations exceeding their respective NYSDEC TOGS Standards

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a **Volunteer**. This means that the Applicant was not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the site took place after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination 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 proposed that the site will be used for 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 must develop a remedial investigation workplan, which is subject to public comment.

The site investigation has several goals:

- 1) Define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) Identify the source(s) of the contamination;
- 3) Assess the impact of the contamination on public health and the environment; and

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- 4) Provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

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

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

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

Interim Remedial Measures

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

Remedy Selection

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

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

or

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

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

Site Management

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

An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional

control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

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

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

Appendix A - Project Contacts and Locations of Reports and Information

Project Contacts

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

New York State Department of Environmental Conservation (NYSDEC):

Madeleine Babick
Project Manager
NYSDEC
One Hunter's Point Plaza
47-40 21st Street,
Long Island City, NY 11101
Phone: (718) 482-4891
Email: madeleine.babick@dec.ny.gov

Thomas V. Panzone
Public Participation Specialist
NYSDEC
Division of Communications, Education &
Engagement
Hunters Point Plaza
47-40 21st Street,
Long Island City, NY 11101
Tel: 718-482-4953
Email: Thomas.panzone@dec.ny.gov

New York State Department of Health (NYSDOH):

Stephanie Selmer
NYSDOH Bureau of Environmental
Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
Email: 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 – Williamsburg Branch 240 Division Avenue at Marcy Avenue Brooklyn, NY 11211 Phone: 718-302-3485 | Brooklyn Community Board 1 Ms. Dealice Fuller – Chairperson Ms. Johana Pulgarin, District Manager Stephen Chesler, Environmental Chairperson 435 Graham Avenue Brooklyn, NY 11211 Phone: 718-389-0009 |
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| | Email: bk01@cb.nyc.gov |
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Appendix B - Site Contact List

Local Government Contacts:

Hon. Eric Adams
Mayor of New York City
City Hall, New York, NY 10007

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

Hon. Jumaane Williams
Public Advocate
1 Centre Street 15th Floor North
New York, NY 10007

David Gold, Esq.
Commissioner, NYC Dept. of City Planning

Manhattan Office:
120 Broadway, 31st Floor
New York, NY 10271

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

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

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

Hon. Kirsten Gillibrand
U.S. Senator

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780 Third Avenue, Suite 2601
New York, NY 10017

Hon. Lincoln Restler NYC Councilmember
410 Atlantic Avenue
Brooklyn, NY 11217

Hon. Julia Salazar
NYS Senator
212 Evergreen Avenue
Brooklyn, NY 11221

Hon. Maritza Davila
NYS Assemblymember
249 Wilson Avenue
Brooklyn, NY 11237
Hon. Nydia Velazquez
US House of Representatives
266 Broadway
Suite 201
Brooklyn, NY 11211

Winston Von Engel - Director
NYC Department of City Planning
Brooklyn Office (temporary relocation):
120 Broadway, 31st Floor
New York, NY 10271
Phone: 718-780-8280

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

Adjacent Property Owner Contacts

Northwest

1. BAIS ROCHEL HIGH SCHOOL, INC.
174 RODNEY STREET
BROOKLYN, NY 11211

North

2. OHOLEI SHLOMA

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517 FLUSHING AVENUE
BROOKLYN, NY 11205

3. CONGREGATION DIVREI YOEL
144 SPENCER STREET, #612
BROOKLYN, NY 11205

Northeast

4. NEW YORK CITY HOUSING PRESERVATION & DEVELOPMENT
134 BROADWAY #77
BROOKLYN, NY 11249

East

Southeast

5. NEW YORK CITY HOUSING PRESERVATION & DEVELOPMENT
134 BROADWAY #77
BROOKLYN, NY 11249
6. NEW YORK CITY HOUSING PRESERVATION & DEVELOPMENT
134 BROADWAY #77
BROOKLYN, NY 11249
7. BARTLETT LLC
670 MYRTLE AVENUE
BROOKLYN, NY 11205

South

8. NEW YORK CITY HOUSING PRESERVATION & DEVELOPMENT
100 GOLD STREET LOBBY 3
NEW YORK, NY 10038

West

9. 58 GERRY STREET, LLC
992 BEDFORD AVENUE
BROOKLYN, NY 11205

Local News Media

The Brooklyn Paper
One Metrotech Center
Brooklyn, NY 11201
(718) 260-4504

New York Daily News

| |
|-------------|
| PO Box 7180 |
|-------------|

New York, NY 10008

New York Post
1211 Avenue of the Americas
New York, NY 10036-8790

NY 1 News
75 Ninth Avenue
New York, NY 10011

Courier-Life Publications
1 Metro-Tech Center North - 10th Floor
Brooklyn, NY 11201

Brooklyn Daily Eagle
195 Montague Street, Suite 1414
Brooklyn, NY 11201

Requested Contacts

66 Gerry LLC
505 Flushing Avenue, #1D
Brooklyn, NY 11205

Structural Engineering Technologies, P.C.
40-12 28th Street
Queens, NY 11101

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Linda Shaw
Knauf Shaw, LLP
2600 Innovation Square, 100 S. Clinton Avenue
Rochester, NY 14604

Schools and Daycare Facilities

The following schools and daycare facilities were identified within 500 feet of the project Site:

Beginning with Children Charter School (Middle School)
11 Bartlett Street
Brooklyn, NY 11206
(718) 559-2924
<https://bwccs2.org/>

President/Executive Director/Principal

Beginning with Children Charter School (Elementary School)
<https://bwccs2.org/>
President/Executive Director/Principal
215 Heyward Street
Brooklyn, NY 11206
718-302-7700

PS386= Jzljst R fwr I j Mtxytx
President/Executive Director/Principal
101 Walton Street
Brooklyn, NY 11206
718-782-0589
<https://insideschools.org/school/14K318>

PS38=5 Otms \ f~sj Jqjr jsyfw~ Xhmttg
President/Executive Director/Principal
370 Marcy Avenue
Brooklyn, NY 11206
<https://www.ps380brooklyn.com/>
718-388-0607

Success Academy Charter School - Bed-Stuy Middle School
President/Executive Director/Principal
70 Tompkins Avenue 2nd Floor

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Brooklyn, NY 11206
718-635-3296

U37>< 2Ymj Fgwfmr XytpytS Htr r zsn~ Xhmttg
President/Executive Director/Principal
700 Park Avenue
Brooklyn, NY 11206
718-388-4581

Wtxfzwf R Yf{fwj ; Lwzu Kfr m~ If~Hfwj If~hfwj
President/Executive Director/Principal
212 Throop Avenue Apt. 10H
Brooklyn, NY 11206

P.S. 59 The Dawn Best Elementary School
President/Executive Director/Principal
<https://www.ps59.org/>
211 Throop Avenue
Brooklyn, NY 11206

PS 23K Carter G. Woodson Elementary School
President/Executive Director/Principal
545 Willoughby Avenue
Brooklyn, NY 11221
718-387-0375

Mommy & Daddy's Little Angel's
President/Executive Director/Principal
303 Vernon Avenue #4G
Brooklyn, NY 11206
212-380-6989

Bedford Stuyvesant New Beginnings Charter School
President/Executive Director/Principal
<https://bsnbcs.org/>
82 Lewis Avenue
Brooklyn, NY 11206
718-453-1001

Tompkins Houses (NYCHA)
DAY CARE CENTER

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extension://efaidnbmnnnibpcajpcgglefindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Tompkins.pdf
730 PARK AVENUE
Brooklyn, NY 11206

Sumner Houses (NYCHA)
DAY CARE CENTER
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extension://efaidnbmnnnibpcajpcgglefindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Sumner.pdf
860 PARK AVENUE
Brooklyn, NY 11206

Marcy Houses (NYCHA)
DAY CARE CENTER
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extension://efaidnbmnnnibpcajpcgglefindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Marcy.pdf
494 MARCY AVENUE
Brooklyn, NY 11206

Brighter Choice Community School
President/Executive Director/Principal
280 Hart Street
Brooklyn, NY 11206
<https://www.welovebccs.org/contact>
718-453-4081

The Baby Play Place Preschool & Daycare
President/Executive Director/Principal
<https://thebabyplayplace.com/>
347-987-4905
25 Boerum St STE 7S
Brooklyn, NY 11206

Tender Tots ChildCare, Preschool & Programs
President/Executive Director/Principal
<https://tendertotsny.com/bushwick-flushing-ave/>
718-298-3944
810 Flushing Ave
Brooklyn, NY 11206

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4 Future Generations WeeCare
President/Executive Director/Principal
917-737-5947
744 Park Ave
Brooklyn NY 11206

The Brooklyn School for Social Justice
President/Executive Director/Principal
<https://www.bssjbrooklyn.com/>
718-381-7100 x5001
400 Irving Avenue
Brooklyn, NY 11237

Success Academy Myrtle Middle School
President/Executive Director/Principal
<https://www.successacademies.org/school/myrtle-middle-school/>
646-569-5914
700 Park Ave Floor 3
Brooklyn NY 11206

Sheltering Arms Day Care Services Inc
President/Executive Director/Principal
494 Marcy Avenue
Brooklyn NY 11206

LITTLE ANGELS PLACE 1 CORP.
President/Executive Director/Principal
159 Ellery St
Brooklyn NY 11206

P.S. 257 John F. Hylan
President/Executive Director/Principal
<https://www.magnetschool257.org/>
718-384-7128
60 Cook St
Brooklyn NY 11206

Intermediate School 71
President/Executive Director/Principal
<https://www.juanmorelcampos.com/>
718-302-7900
215 Heyward St
Brooklyn NY 11206

Bushwick United HDFC 9

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President/Executive Director/Principal
347-497-3676
803 Knickerbocker Avenue
Brooklyn NY 11207

Little Flower Children and Family Services of New York
President/Executive Director/Principal
718-526-9150
630 Flushing Avenue, 3rd Floor Mailbox #58
Brooklyn NY 11206

Public School 148
President/Executive Director/Principal
(718) 218-6953
185 Ellery St.
Brooklyn NY 11206

Community, Civic, Religious and Environmental Organizations

Johari Jenkins – Director
Consolidated Edison Corporate Affairs
30 Flatbush Avenue
Brooklyn, NY 11217

90th NYPD Police Precinct Council
President Rosa Ortiz
211 Union Avenue
Brooklyn, NY, 11211

FDNY
Engine 230
701 PARK AVENUE
Brooklyn, NY 11206

Tompkins Houses (NYCHA)
COMMUNITY CENTER
chrome-
extension://efaidnbmnnnibpcajpcgclefindmkaj/<https://www.nyc.gov/assets/nycha/downloads/pdf/Tompkins.pdf>
736 PARK AVENUE
Brooklyn, NY 11206

Tompkins Houses (NYCHA)
DEVELOPMENT MANAGEMENT OFFICE

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105 TOMPKINS AVENUE
Brooklyn, NY 11206

Tompkins Houses (NYCHA)
Resident Association
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105 TOMPKINS AVENUE
Brooklyn, NY 11206

Sumner Houses (NYCHA)
COMMUNITY CENTER / SENIOR CENTER
chrome-
extension://efaidnbmnnnibpcajpcgglefindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Sumner.pdf
862 PARK AVENUE
Brooklyn, NY 11206

Sumner Houses (NYCHA)
DEVELOPMENT MANAGEMENT OFFICE
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20 LEWIS AVENUE
Brooklyn, NY 11206

Sumner Houses (NYCHA)
Resident Association
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extension://efaidnbmnnnibpcajpcgglefindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Sumner.pdf
20 LEWIS AVENUE
Brooklyn, NY 11206

Marcy Houses (NYCHA)
COMMUNITY CENTER

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492 MARCY AVENUE
Brooklyn, NY 11206

Marcy Houses (NYCHA)
DEVELOPMENT MANAGEMENT OFFICE
chrome-
extension://efaidnbmnnnibpcajpcgglefindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Marcy.pdf
648 PARK AVENUE
Brooklyn, NY 11206

Marcy Houses (NYCHA)
Resident Association
chrome-
extension://efaidnbmnnnibpcajpcgglefindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Marcy.pdf
648 PARK AVENUE
Brooklyn, NY 11206

Central Brooklyn SDA Church
130 Boerum Street
Brooklyn, NY 11206

Greater St. Stephen United Church Of God
874 Myrtle Avenue
Brooklyn, NY 11206

Greater Free Gift Baptist Church
[146 Stockton Street](#)
Brooklyn, NY 11206

St. John the Baptist Roman Catholic Church
333 Hart Street
Brooklyn, NY 11206

All Saints Catholic Church
115 Throop Avenue
Brooklyn, NY 11206

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Most Holy Trinity - St. Mary Roman Catholic Church
138 Montrose Avenue
Brooklyn, NY 11206

Fountain of life church
147 Walton Street
Brooklyn, NY 11206

Greater St. Stephen United Church Of God
874 Myrtle Avenue
Brooklyn, NY 11206

Iglesia Universal
7 Debevoise Street
Brooklyn, NY 11206

New Testament Church of God
904 Myrtle Avenue
Brooklyn, NY 11206

Community United Brethren in Christ
115 Throop Avenue
Brooklyn, NY 11206

Solid Rock Baptist Church
120 Tompkins Avenue
Brooklyn, NY 11206

Iglesia Pentecostal El Buen Pastor
93 Moore Street
Brooklyn, NY 11206

Greater Free Gift Baptist Church
146 Stockton Street
Brooklyn, NY 11206

Iglesia Pentecostal Nazaret Nazareth Pentecostal Church
88 Manhattan Avenue
Brooklyn, NY 11206

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Summit Church NYC
108 Manhattan Avenue
Brooklyn, NY 11206

Masjid Tawhid
926 Dekalb Avenue
Brooklyn, NY 11221
St Nicks Alliance Corp.
Michael Rochford – Executive Director
<https://www.stnicksalliance.org/>
2 Kingsland Avenue
Brooklyn, NY 11211

Pentecostal Church of Jesus Christ of Brooklyn
(IPJ Brooklyn)
21 Marcus Garvey Blvd.
Brooklyn, NY 11206

Brooklyn Ghost Project
<https://brooklynghostproject.org/>
info@brooklynghostproject.org
40 Varet Street
Brooklyn, NY 11206

Brooklyn Peace Center
Jason Storbakken - President
<https://brooklynpeace.center/>
info@brooklynpeace.center
23 Marcus Garvey Boulevard
Brooklyn, NY 11206

First Mennonite Church
<http://www.brooklynchurches.org/directory/congregations/DQC1822.htm>
23 Marcus Garvey Blvd
Brooklyn, NY 11206

Galileo Temple
19 Montrose Ave
Brooklyn, NY 11206

Cong. Shaar Hatfiah Ruzle
133 Gerry St
Brooklyn, NY 11206

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Congregation Tehilas Moshe
215 Middleton St
Brooklyn, NY 11206

Congregation Sheima Shlomo D'Kozove
198 Middleton St
Brooklyn, NY 11206

Cong. Yetev Lev Satmar- Hisachdus Avreichim
52 Bartlett St
Brooklyn, NY 11206

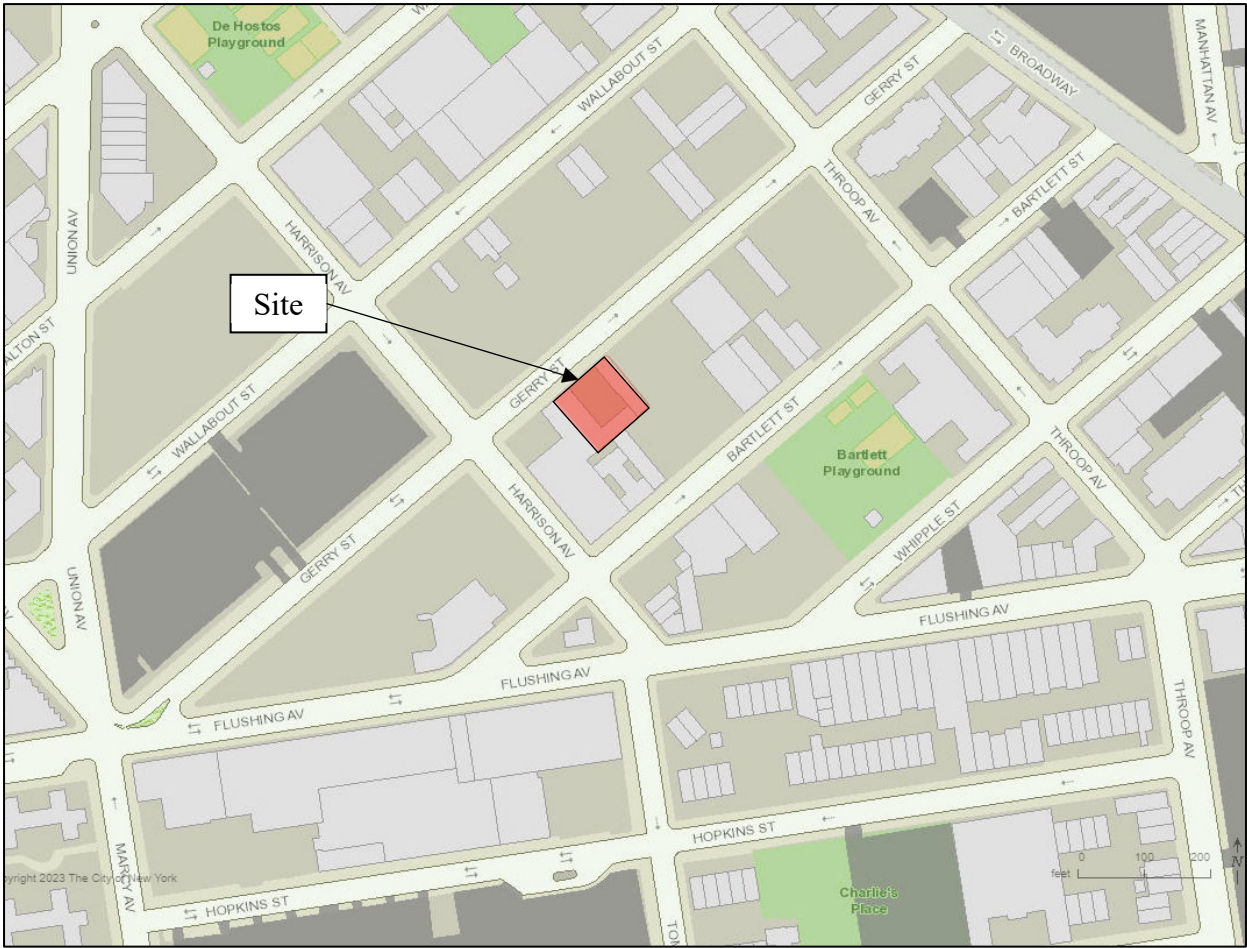
Divrei Yoel Satmar
161 Harrison Ave
Brooklyn, NY 11206

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Appendix C - Site Location Map

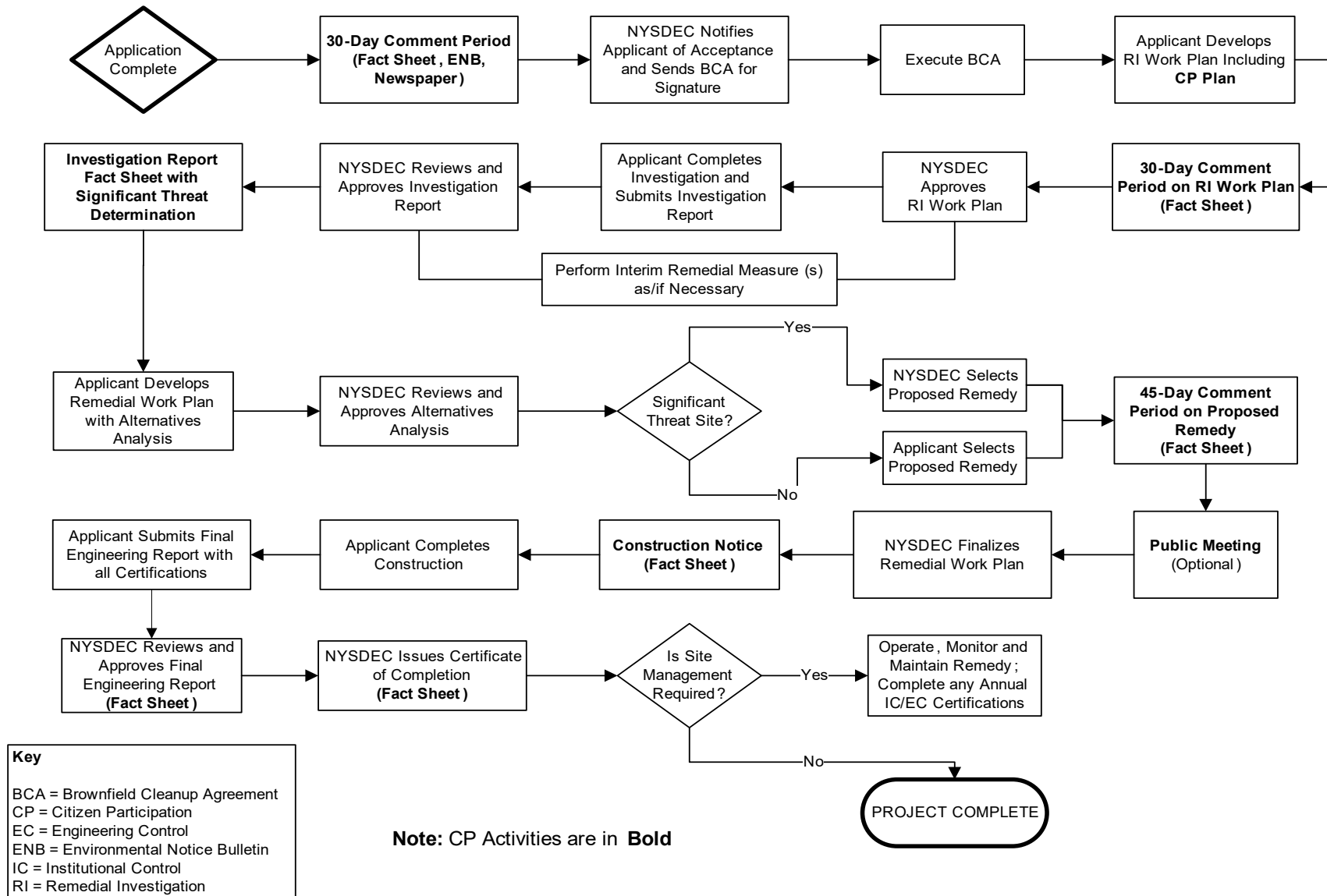


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Appendix D– Brownfield Cleanup Program Process





Division of Environmental Remediation

Remedial Programs Scoping Sheet for Major Issues of Public Concern

Instructions

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

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

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

General Instructions

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

Instructions for Numbered Parts

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

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

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

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

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

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

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

Part 4. Community Characteristics

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

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

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

h. Consider factors such as:

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

Part 5. Affected/Interested Public.

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

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

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

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



Division of Environmental Remediation

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

Site Name: 60 - 66 Gerry Street Site

Site Number: C224396

Site Address and County: 60 - 66 Gerry Street, Brooklyn, NY

Remedial Party(ies): 66 Gerry 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.**

Vapors, odors, dust, traffic, and noise.

How were these issues and/or information needs identified?

Experience on similar projects.

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.

NA

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.

See BCP CPP Milestones and Site Contact List.

How were these issues and/or information needs identified?

Applicable guidance.

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:

NA

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

☐ **Yes** ☒ **No**

Provide details if appropriate:

NA

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:

[No need to translate future fact sheets into another language.](#)

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

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

Reviewed/Approved By: Thomas V. Panzone

Date: 11-20-23