



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for 1709 Surf Avenue

July 2024

BCP Site No. C224398
1709 Surf Avenue
Brooklyn, NY 11224

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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: **Coney Island Associates Phase 3 LLC (“Applicant”)**
Site Name: **1709 Surf Avenue (“Site”)**
Site Address: **1709 Surf Avenue, Brooklyn, NY 11224**
Site County: **Kings**
Site Number: **C224398**

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

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

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

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

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

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

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

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

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

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

Project Contacts

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

Locations of Reports and Information

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

Site Contact List

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

The site contact list includes, at a minimum:

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

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

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

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

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The

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

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

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

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

Technical Assistance Grant

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

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

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

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 cleanup process.

After a review of previous environmental reports, the following potential issues of public concern were identified: air quality, health of the community, nuisance odors, noise, and construction-related traffic. These issues are of the most concern to adjacent property businesses and residents. These issues will be addressed in the Remedial Action Work Plan (RAWP), a Community Air Monitoring Program (CAMP), and a site-specific Health and Safety Plan (HASP) for the project, to be approved by NYSDEC prior to work.

As shown on the NYSDEC Potential Environmental Justice Areas – Kings County map, this site is located in a Potential Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

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

According to the New York State (NYS) Department of Labor's mapped boundaries for NYS Environmental Zones (En-Zones), 100 percent of the site is located within the Kings County Census Tract 326, a designated En-Zone. The site is within a census tract that has a poverty rate of 42.5% and an unemployment rate of 19.9%; this data satisfies En-Zone criteria pursuant to Tax Law 21(b)(6).

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

For additional information, visit:

<https://statisticalatlas.com/tract/New-York/Kings-County/032600/Overview>

Contaminants of concern at the property, discussed in more detail in Section 4, include volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), pesticides, and metals. The site will be remediated to support the redevelopment for unrestricted use under a NYSDEC-approved RAWP.

Site information is available through Project Contacts mentioned in Section 2 and detailed in Appendix A. The BCP Application, which includes the previous investigations at the Site and future reports prepared for NYSDEC, will be available in the document repository discussed above in Section 2 and detailed in Appendix A. The draft RAWP includes

schedules for the planned work to make this Citizen Participation Plan (CPP) as consistent as possible with the Division of Environmental Remediation's (DER) CP Handbook, Region 2.

4. Site Information

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

Site Description

The about 65,200-square-foot (1.5 acre) site is located at 1709 Surf Avenue in the Coney Island neighborhood of Brooklyn, New York and is identified on the Kings County Tax Map as Tax Block 7061, Lots 16, 20, 21, 27 and a portion of Lot 14. A site location map is provided as Figure 1. Lots 14, 20, 21, and 27 are paved with asphalt and currently used for parking and construction equipment storage. Lot 16 is improved with a one-story community health center with an associated parking lot. The northern-most 15-feet of Lot 14 will remain undeveloped due to an underlying active gas line and is excluded from the BCP site. Block 7061 is bordered by Mermaid Avenue to the north, West 17th Street to the east, Surf Avenue to the south, and West 19th Street to the west.

History of Site Use, Investigation, and Cleanup

The site has historically been used for various residential, institutional, and commercial purposes including a railroad (1895 to 1950) on Lot 14; a hotel (1895) on Lots 16, 20 and 21; a school (1906) on Lot 16; an unspecified store (1906 to 1950) and a drycleaner (1965 to 2007) on Lot 20; unspecified stores on Lot 21 (1906 to 1989); and a gasoline filling station with petroleum bulk storage, auto service station (1968 to 2003) and a car wash (1991 to 2003) on Lot 27. Between 1994 and 2007, the buildings on Lots 16, 20, 21, and 27 were vacated and all structures were razed. By 2009, all lots had been paved for use as a parking lot. Lot 16 was subsequently re-developed with a one-story community health center in 2015. Lots 14, 20, 21, and 27 continued to be used for parking and construction equipment storage.

A January 2023 Limited Subsurface Investigation (LSI) and a May/June 2023 Remedial Investigation (RI) identified the presence of petroleum-related and chlorinated VOCs, SVOCs, metals, and pesticides in soil; petroleum-related and chlorinated VOCs, SVOCs, and metals (total and dissolved) in groundwater; and petroleum-related and chlorinated VOCs in soil vapor as contaminants of concern on-site.

5. Investigation and Cleanup Process

Application

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

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

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

Remedy Selection

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

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

or

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

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

Cleanup Action

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

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a Final Engineering Report (FER) 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 FER. NYSDEC then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved, and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the site after it receives a COC.

Site Management

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

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

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

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

Appendix A - Project Contacts and Locations of Reports and Information

Project Contacts

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

New York State Department of Environmental Conservation (NYSDEC):

Meghan Medwid

Project Manager
NYSDEC Division of Environmental
Remediation
625 Broadway
Albany, NY 12233
Tel: (518) 402-8610
Email: meghan.medwid@dec.ny.gov

Thomas Panzone

Public Participation Specialist
NYSDEC
One Hunter's 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):

Scarlett McLaughlin

Regional Chief
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
Tel: (518) 402-7874
Email: beei@health.ny.gov

Christine Vooris

Director
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
Tel: (518) 402-0445
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. If you cannot access the online repository, please contact the NYSDEC project manager listed above for assistance.

DECInfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224398/>

Brooklyn Public Library – Coney Island Branch

1901 Mermaid Avenue

Brooklyn, NY 11224

Attn: Boris Ioselev, Managing Librarian

Phone: 718-265-3220

Hours: Mon, Wed, Fri: 10am to 6pm

Tue: 1pm to 8pm, Th: 10am to 8pm, Sat: 10am to 5pm, Sun: Closed

Brooklyn Community Board 13

1201 Surf Avenue, 3rd Floor

Brooklyn, NY 11224

Attn: Eddie Mark - District Manager

Environment and Sanitation: Jeffrey Sanoff & Mark Mernyk

Chair, Jeffrey Sanoff

Phone: 718-266-3001

Hours: Mon - Fri: 9am to 5pm

Sat, Sun: Closed

Appendix B - Site Contact List

Chief Executive Officer

Mayor Eric Adams
City Hall
New York, NY 10007

New York City Planning Commission

David Gold, Esq.
NYC Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Brooklyn Borough President

Hon. Antonio Reynoso
209 Joralemon Street
Brooklyn, NY 11201

NYC Department of City Planning

Brooklyn Borough Office
Winston Von Engel
16 Court Street, 7th Fl.
Brooklyn, NY 11241

NYC City Comptroller

Hon. Brad Lander
1 Centre Street, Room 517
New York, NY 10007

NYC Public Advocate

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

Kings County Clerk

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

NYC Councilman, District 47

Hon. Justin Brannan
8203 3rd Avenue,
Brooklyn, NY 11209

NYS Senator, District 23

Hon. Jessica Scarcella-Spanton
1906 Mermaid Ave
Brooklyn, NY 11224

NYS Assembly Member, District 46

Hon. Alec Brook-Krasny
2002 Mermaid Avenue
Brooklyn, NY 11224

U.S. Senator

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

U.S. Senator

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

U.S. House of Representatives

Hon. Hakeem Jeffries
445 Neptune Avenue, 1st Floor
Community Room 2C
Brooklyn, NY 11224

Local news media from which the community typically obtains information:

The Brooklyn Paper
One Metrotech Center
Brooklyn, NY 11201
718-260-8319

Brooklyn Daily Eagle
195 Montague Street, Suite 1414
Brooklyn, NY, 11201
718-422-7410

Courier-Life Publications
1 Metrotech Center #10T
Brooklyn, NY 11201
(718) 260-4552

BK Reader
<https://www.bkreader.com/other/contact-us>
info@bkreader.com

Schneps Media
One Metrotech Center
Brooklyn, NY 11201
<https://www.schnepsmedia.com/contact-us/>

Our Time Press
<https://ourtimepress.com/contact-us/>
257 Nostrand Ave, Ste 506,
Brooklyn, NY 11213
718-599-6828

New York Daily News
PO Box 7180
New York, NY 10008

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

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

Hoy Nueva York
Impremedia, 41 Flatbush Avenue 1st Floor
Brooklyn, NY 11217

El Diario NY
Impremedia, 41 Flatbush Avenue 1st Floor
Brooklyn, NY 11217

The public water supplier which services the area in which the property is located:

The responsibility for supplying water in New York City is shared between the NYCDEP, the Municipal Water Finance Authority, and the New York City Water Board:

New York City Department of Environmental Protection

Rohit T. Aggarwala, Commissioner
59-17 Junction Boulevard
Flushing, NY 11373

New York City Municipal Water Finance Authority

Philip Wasserman - Executive Director
255 Greenwich Street, 6th Floor
New York, NY 10007

New York City Water Board

NYC Department of Environmental Protection
Alfonso L. Carney, Jr. – Chair
59-17 Junction Boulevard, 8th Floor
Flushing, NY 11373

Any person who has requested to be placed on the contact list:

No requests have been made by individuals for inclusion on the contact list.

Local Daycare Facilities and Schools:

Liberation Diploma Plus – K728
President/Executive Director/Principal
2865 West 19th Street
Brooklyn, NY 11224
718-946-6812
<https://www.liberationhs.org/>

Dvora Day Care Center @ Building
Blocks Daycare Center / Dvora, Inc. Day
Care Center
President/Executive Director/Principal
2817 West 12th Street,
Brooklyn, NY 11224
718-265-4596
<https://www.buildingblocksland.com/>

La Puerta Abierta Day Care Center
President/Executive Director/Principal
2864 West 21st Street,
Brooklyn, NY 11224
718-373-1100

P.S. 288 The Shirley Tanyhill
President/Executive Director/Principal
2950 West 25th Street
Brooklyn, NY, 11224
718-382-2100
<https://insideschools.org/school/21K288>

Charles F. Murphy Early Childhood Development Center
President/Executive Director/Principal
2856 West 15th Street
Brooklyn, NY 11224
929-268-3317
<https://www.ccbq.org/service/early-childhood-development-center-head-start-programs/>

Heart Share Human Services @ P.S.
288
President/Executive Director/Principal
2950 West 25th Street
Brooklyn, NY, 11224
718-714-0103

Carey Gardens Day Care Center/Police Athletic League, Inc.
President/Executive Director/Principal
2964 West 23rd Street,
Brooklyn, NY 11224
718-372-4044
<https://palnyc.org/brooklyn/2015/1/19/pal-carey-gardens>

Heartshare St. Vincent's Services-
Surfside Gardens Cornerstone
President/Executive Director/Principal
2923 West 28th St Brooklyn NY 11224
(718) 996-5893
<https://hsvsnyc.org/who-we-are/our-divisions/youth-development-community-programs/>

Little Achievers Day Care/One Step @ a Time
President/Executive Director/Principal
2832 West 23rd Street
Brooklyn, NY 11224
347-522-9808

Family Head Start Coney Island
President/Executive Director/Principal
<https://insideschools.org/school/21KBWQ>
2960 West 27th Street,
Brooklyn, NY 11224
718-265-7760

P.S. 90 – The Magnet School for Environmental Studies and
Community Wellness/Edna Cohen Elementary
President/Executive Director/Principal
2840 West 12th Street
Brooklyn, NY 11224
718-787-3333
<https://www.myschools.nyc/en/schools/kindergarten/21K090/>

YWCA-NYC After School @ P.S. 90
<https://ywcanyc.org/out-of-school-time-programs/p-s-90/>
President/Executive Director/Principal
2840 West 12th Street
Brooklyn, NY 11224
718-266-8090

Mark Twain I.S. 239 for the Gifted & Talented – K239
President/Executive Director/Principal
2401 Neptune Avenue,
Brooklyn, NY 11224
718-266-0814
<https://www.usnews.com/education/k12/new-york/mark-twain-is-239-for-the-gifted-and-talented-265584>

Residents, owners, and occupants of the site:

Address/ Block and Lot	Owner/Mailing Address	Occupant/Mailing Address
West 17 th Street Block 7061, Portion of Lot 14	Coney Island Associates Phase 3 LLC 150 Myrtle Avenue, Suite 2 Brooklyn, New York 11224	RW Real Estate Group, LLC 97-77 Queens Boulevard, Suite 620 Rego Park, NY 11374
2925 West 19 th Street Block 7061, Lot 16	NYC Housing Preservation and Development 100 Gold Street, New York, New York 10038	Ida G. Israel Community Health Center and Parking Lot 2925 West 19 th Street Brooklyn, NY 11224
2928 West 17 th Street Block 7061, Lot 20	Coney Island Associates Phase 3 LLC 150 Myrtle Avenue, Suite 2 Brooklyn, New York 11224	Coney Island Associates Phase 2 LLC 150 Myrtle Avenue, Suite 2 Brooklyn, New York 11224
2930 West 17 th Street Block 7061, Lot 21	NYC Housing Preservation and Development 100 Gold Street, New York, New York 10038	Coney Island Associates Phase 2 LLC 150 Myrtle Avenue, Suite 2 Brooklyn, New York 11224
1709 Surf Avenue Block 7061, Lot 27	Coney Island Associates Phase 3 LLC 150 Myrtle Avenue, Suite 2 Brooklyn, New York 11224	Surf Management, LLC 1208 Avenue M, Suite 2423 Brooklyn, NY 11230

Adjacent properties include:

Coney Island Phase 1
Housing Development Fund
Block 7060, Lot 7501
1912 Mermaid Avenue
Brooklyn, NY 11224

2216-2220 Surf Ave. Realty
Corp.
Block 7060, Lot 12
1902 Mermaid Avenue
Brooklyn, NY 11224

AACE Realty, LLC
Block 7061, Lot 1
1728 Mermaid Avenue
Brooklyn, NY 11224

1726 Mermaid, LLC
Block 7061, Lot 2
1726 Mermaid Avenue
Brooklyn, NY 11224

Miguel Rivera
Block 7061, Lot 3
1724 Mermaid Avenue
Brooklyn, NY 11224

Turquoise Realty, LLC
Block 7061, Lot 4
1720 Mermaid Avenue
Brooklyn, NY 11224

Carlos M. Rodriguez
Block 7061, Lot 5
1718 Mermaid Avenue
Brooklyn, NY 11224

1716 Mermaid Realty, LLC
Block 7061, Lot 6
1716 Mermaid Avenue
Brooklyn, NY 11224

1712 Mermaid, LLC
Block 7061, Lot 8
1712 Mermaid Avenue
Brooklyn, NY 11224

1702 Mermaid, LLC
Block 7061, Lot 9
1702 Mermaid Avenue
Brooklyn, NY 11224

2909 West 17th Street, LLC
Block 7062, Lots 1 and 14
2913 West 17th Street and
1622 Mermaid Avenue
Brooklyn, NY 11224

Coney Island Phase 2
Housing Development
Fund Corp
Block 7062, Lot 28
1607 Surf Avenue
Brooklyn, NY 11224

New York City Department of
Parks and Recreation
Block 7073, Lot 101
1904 Surf Avenue
Brooklyn, NY 11224

Community, Civic, Religious and Other Environmental Organizations:

Johari Jenkins-Taylor – Director of Regional and Community Affairs, Brooklyn
Consolidated Edison Corporate Affairs
30 Flatbush Avenue
Brooklyn, NY 11217

Joann Weiss - President
60th Police Precinct Council
2951 West 8th Street
Brooklyn, NY 11224

Battalion 43 Engine 245 Ladder 161
FDNY
2929 West 8th Street
Brooklyn, NY 11224

JASA Luna Park Annex Older Adult Center
2880 West 12th Street
Brooklyn, NY 11224
Email: <https://www.jasa.org/services/older-adult-centers>

Beulah Church of Christ
2014 Mermaid Avenue
Brooklyn, NY 11224

Kingdom Manna International Church
2313 Mermaid Avenue
Brooklyn, NY 11224

Pentecostal Church of Jesus Christ
2102 Mermaid Avenue
Brooklyn, NY 11224

Comforting Church of Christ
2865 W 15th St
Brooklyn, NY 11224

Coney Island SDA Church
2851 W 17th St
Brooklyn, NY 11224

Fellowship Baptist Church of Coney Island
2929 West 20th Street
Brooklyn, NY 11224

Shrine Church of Our Lady of Solace
2866 W 17th St
Brooklyn, NY 11224

Our Lady of Solace Rectory
2866 W 17th St,
Brooklyn, NY 11224

Alliance for Coney Island
Daniel Murphy, Executive Director
1904 Surf Avenue
Brooklyn, NY 11224
718-594-7895
Email: info@allianceforconeyisland.org
Website: <https://www.allianceforconeyisland.org/>

Coney Island USA
James Fitzsimmons – Executive Director
1208 Surf Avenue
Brooklyn, NY 11224
Website: <https://www.coneyisland.com/contact>

Coney Island Beatification Project, Inc.
Pamela Pettyjohn – President
3207 Mermaid Avenue
Brooklyn, NY 11224
718-265-0814
Email: cibproject@aol.com
Website: <https://www.facebook.com/cibproject/>

Coney Island History Project
C/o Denos Wonder Wheel Park
3059 West 12th Street
Brooklyn, NY 11224
347-702-8553
Email: info@coneyislandhistory.org
Website: <http://www.coneyislandhistory.org/>

Urban Neighborhood Services
Samantha Ross
1618 Mermaid Avenue
Brooklyn, New York 11224
Email: S.Ross@iccgci.org
Website: <https://www.uns-inc.org/contact/>

Coney Island Neighborhood Revitalization Corporation
Astrudge McLean - Chairperson
HQ - 2502 Neptune Avenue,
Brooklyn, NY 11224
Mailing Address:
P.O. Box 240444,
Brooklyn, NY 11224
347-345-4994
Email: ConeyRevitalization@gmail.com
Website: <https://www.coneyrevitalization.org/contact>

The People's Coalition of Coney Island
Pilar Finuccio – Executive Director
Center For Urban Pedagogy
232 3rd St #D201,
Brooklyn, NY 11215
718-596-7721
Email: info@welcometocup.org
Website: <https://welcometocup.org/people/peoples-coalition-of-coney-island>

Council of People's Organization
Mohammad Razvi – CEO
1077 Coney Island Ave
Brooklyn, NY 11230
718-434-3266
Email: mravzi@copo.org
Website: <https://copo.org/>

Jewish Community Council of Greater Coney Island
Rabbi Moshe Wiener - Executive Director, JCCGCI
3001 West 37th St
Brooklyn, NY 11224
718-449-5000
Email: info@jccgci.org
Website: <https://www.jccgci.org/contact/>

Christian Mission of St John
2849 W 17th St,
Brooklyn, NY 11224

Champions of Christ Worldwide Ministries
2115 Surf Ave,
Brooklyn, NY 11224

Coney Island Tabernacle Church
2769 Stillwell Ave,
Brooklyn, NY 11224

New Hope Family Worship Center
2802 Mermaid Ave,
Brooklyn, NY 11224

Naomi AME Zion Church
2502 Neptune Ave,
Brooklyn, NY 11224

Coney Island Congregation
2829 W 16th St,
Brooklyn, NY 11224

Coney Island Lighthouse Mission
2114 Mermaid Ave,
Brooklyn, NY 11224

Iglesia Mision Cristiana San Juan 3:16
2849 W 17th St,
Brooklyn, NY 11224

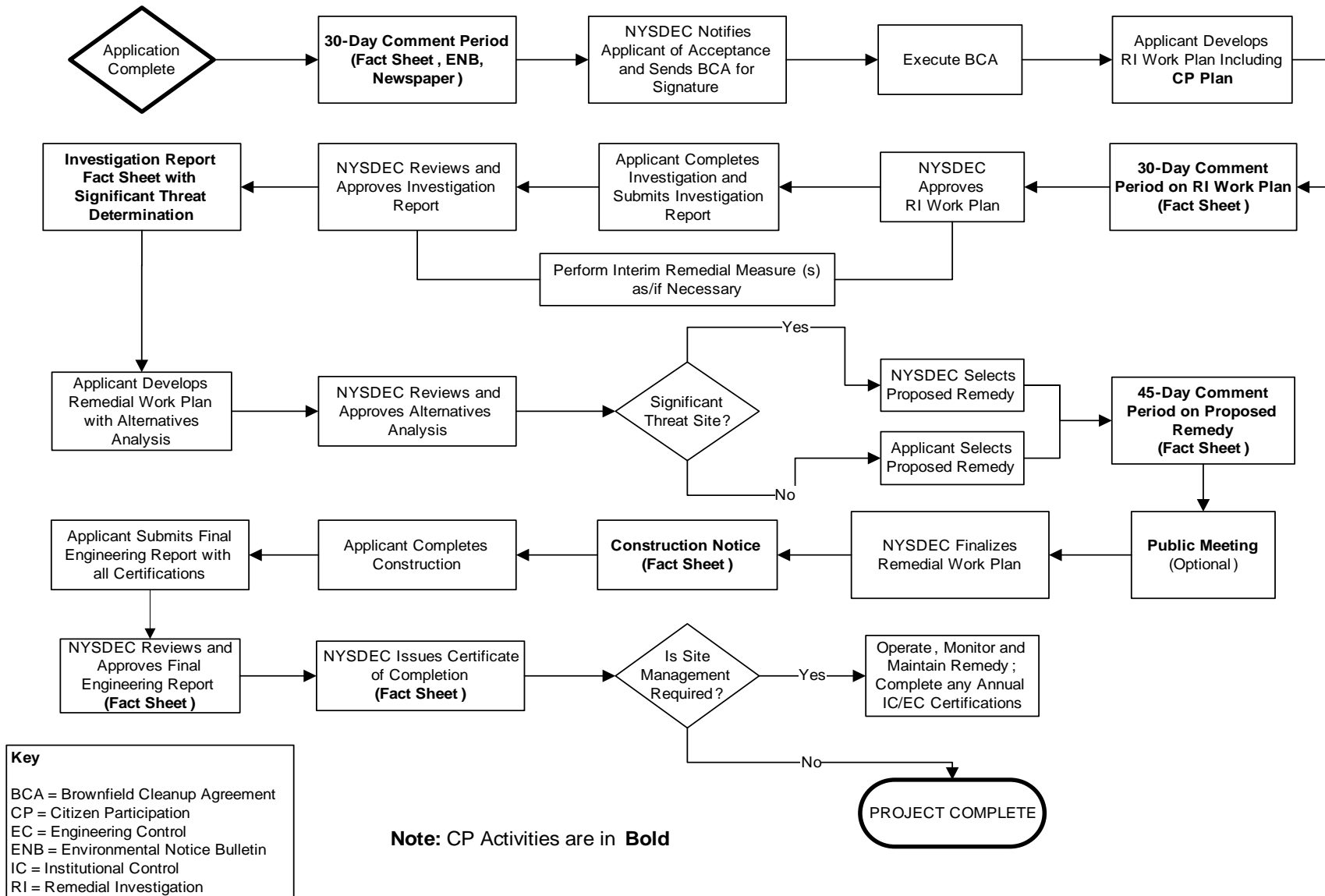
Coney Island Spanish Seventh-Day Adventist Church
2102 Mermaid Ave,
Brooklyn, NY 11224

Chabad of Coney Island
2115 Surf Ave,
Brooklyn, NY 11224

Appendix C - Site Location Map



Appendix D– Brownfield Cleanup Program Process





Division of Environmental Remediation

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

Site Name: 1709 Surf Avenue

Site Number: C224398

Site Address and County: 1709 Surf Avenue, Brooklyn, NY

Remedial Party: Coney Island Associates Phase 3 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.**

As of the date of preparation of this Citizen Participation Plan, no individuals, community groups, or related organizations have offered comments or demonstrated interest in this project. The proposed remediation of soil and groundwater may have odor and air quality impacts. Air monitoring and site controls will be in place during remediation, in accordance with NYSDEC and NYSDOH regulations, to minimize these impacts. Air and odor issues associated with remediation activities will be mitigated if necessary.

How were these issues and/or information needs identified?

Previous investigation reports identified contaminated soil, groundwater, and soil vapor. Potential impacts are typical for remediation 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.

No information is needed from the community at this time.

How were these information needs identified?

Not applicable.

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.

The community will be made aware of the following issues and information:

- Contaminants of concern related to historic site use,
- Project contacts and ways to get information,
- Components of the selected remedy,
- Progress and major project milestones, and
- Remediation and construction schedule

How were these issues and/or information needs identified?

The issues and information were identified by a review of project information and experience on similar projects.

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:

Not applicable.

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

☐ **Yes** ☒ **No**

Provide details if appropriate:

Not applicable.

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**:

All future fact sheets will be translated into Spanish

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

☒ **Non-Adjacent Residents/Property Owners:** See Site Contact List (Appendix B)

☒ **Local Officials:** See Site Contact List (Appendix B)

☒ **Media:** See Site Contact List (Appendix B)

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

- ☐ **Labor Group(s)/Employees:** Click here to enter text.
- ☐ **Indian Nation:** Click here to enter text.
- ☒ **Citizens/Community Group(s):** See Site Contact List (Appendix B)
- ☐ **Environmental Justice Group(s):** Click here to enter text.
- ☐ **Environmental Group(s):** Click here to enter text.
- ☒ **Civic Group(s):** See Site Contact List (Appendix B)
- ☐ **Recreational Group(s):** Click here to enter text.
- ☐ **Other(s):** Click here to enter text.

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

Date: 7-16-24

Reviewed Approved By: Thomas V. Panzone

Date: 6-27-24