



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan

for

817-819 Bedford Avenue Development

July 2024

BCP Site #C224399
817-819 Bedford Avenue
Brooklyn, NY 11205

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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: **819 Mazel Mit Brucha LLC, Mazel Mit Brucha 104 LLC (“Applicant”)**
Site Name: **817-819 Bedford Avenue Development (“Site”)**
Site Address: **817-819 Bedford Avenue Brooklyn**
Site County: **Kings County**
Site Number: **C224399**

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 investigation and cleanup process.

Based on the analytical results of the Limited Phase II between July 2022 and February 2023, the primary contaminants of concern for the Site include heavy metals and semi-volatile organic compounds (SVOCs) in soil; chlorinated volatile organic compounds (CVOCs), total metals, dissolved metals, and per- and polyfluoroalkyl substances (PFAS) in groundwater; and CVOCs in soil vapor. Additional investigation would be necessary to determine if an onsite/offsite source of contamination exists.

The Site is listed with an environmental E-Designation (E-102) for hazardous materials resulting from a City Environmental Quality Review (CEQR) effective 9 May 2001 (CEQR # 00DCP015K) for the Flushing Bedford Rezoning Action. Satisfaction of the E-Designation requirements is subject to review and approval by the New York City Office of Environmental Remediation (NYCOER) prior to redevelopment.

The planned project will consist of partial demolition of existing structures and development of a new six-story mixed commercial/residential use building encompassing both parcels and will include one cellar level. The new development is anticipated to extend to approximately 12 ft bgs. During future ground intrusive activities, the community will be protected from contamination migration using air monitoring protocols as detailed in the Remedial Action Work Plan to be approved by NYSDEC. Additional details provided in Section 4.

The Site is in an Environmental Justice Area (Census Block Group #15000US360471237003). 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 politics.

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.

While the site is located in an Environmental Justice Area, there is no need to translate future fact sheets into another language. For additional information:
<https://statisticalatlas.com/tract/New-York/Kings-County/123700/Race-and-Ethnicity>

4. Site Information

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

Site Description

The Site is approximately 0.115 acres and is comprised of one tax lot, Lot 61, within Block 1734 on the New York City Tax Map (formerly, Lots 61 and 62, prior to lot merger).

The Site is improved with two vacant buildings along Bedford Avenue: a two-story mixed-use commercial and residential building and a one-story former auto garage with a partial cellar, and a rear yard consumed by vegetation.

Section	Block	Lot	Official Address	Acreage
3	1734	61	817-819 Bedford Ave	0.115

The Site is located on Bedford Avenue between Myrtle Avenue and Park Avenue in an urban area identified as the Bedford-Stuyvesant neighborhood within the Borough of Brooklyn.

Adjacent properties include:

Direction	Adjoining Property	Surrounding Properties
North	Multi-family residential buildings	Multi-story mixed residential and commercial building
South	Multi-story mixed residential and commercial building	Vacant land
East	Multi-family residential buildings	Multi-family residential buildings
West	Bedford Avenue	A vacant construction site, multi-story residential buildings, and a fire station.

History of Site Use, Investigation, and Cleanup

817 Bedford Ave

Based on the Phase I Environmental Site Assessment (ESA) performed by Partner Assessment Corporation for 817 Bedford Avenue (formerly Lot 62) in October 2021 and readily available resources, 817 Bedford Avenue was developed as early as 1897 and utilized for residential purposes through the mid-1940s. By 1948, the lot was redeveloped with the existing commercial use structure. Historic commercial uses at 817 Bedford Avenue include Belmar Sales Co, wholesale grocers (late 1940s), Surplus Paper Stock Co (early 1970s to mid-1980s), and most recently Putnam Auto Repairs (early 1990s to 2021).

The Site owner, Mazel Mit Brucha 104 LLC, purchased the 817 Bedford Avenue lot from Maria Iannarelli and Angelo Iannarelli in March 2022, who owned the property since September 1987.

819 Bedford Ave

Based on a Phase I ESA completed by Bison Environmental LLC for 819 Bedford Avenue (Lot 61) in December 2022, 819 Bedford Avenue was developed in 1887 with a two-story store and a one-story store with a stable in the northeast side of the lot. Beginning in 1928, the two-story stores on the south side of the lot operated as an unlabeled store. The north side, one-story store was an auto top wind shield factory named Progress Auto Wrecking Co. By 1960, the entire lot was operated by a sign company, Kilroy for Signs Inc. and Kilroy Truck Lettering & Spraying. In 1973, the building was listed as owned by a M. Cruetz and operated as a warehouse. From 1982 until 2022 the first floor was used as an art studio and antique storage space with residential use on the second floor.

819 Mazel Mit Brucha LLC purchased the 819 Bedford Avenue lot in February 2023 from the estate of Peter Gourfain, who previously owned the Site from 1984 to 2023.

Based on the analytical results of the Limited Phase II for both properties, the primary contaminants of concern for the Site are heavy metals and SVOCs in soil; CVOCs, total metals, dissolved metals, and per- and polyfluoroalkyl substances (PFAS) in groundwater; and CVOCs in soil vapor. The source of contamination in soil is likely a combination of contaminated fill, auto-related operations (including auto-wrecking), trucking lettering and spraying and windshield manufacturing at the Site based on the identified contaminants. Hazardous materials may have been used, stored and/or disposed during historic Site operations. Additional investigation would be necessary to determine if an onsite/offsite source of contamination exists.

5. Investigation and Cleanup Process

Application

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

The Applicant in its Application proposes that the site will be used for plans to remediate the contaminated property by implementing remedial measures designed to protect human health and the environment, and then redevelop the Site to construct a new six-story mixed commercial/residential use building encompassing both parcels which will include one cellar level.

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

Investigation

The Applicant has completed a Limited Phase II site investigation before it entered into the BCP. The Applicant has submitted a draft RIWP which is being reviewed by the NYSDEC. NYSDEC will determine if the investigation goals and requirements of the BCP have been met or if additional work is needed before a remedy can be selected.”

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

The site investigation has several goals:

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

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

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

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

Interim Remedial Measures

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

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

Remedy Selection

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

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

or

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

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

Cleanup Action

NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The 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):

Abdulla Elbuytari
Project Manager
NYSDEC Project Manager,
Division of Environmental Remediation
625 Broadway, Albany, NY 12233-7016
518-402- 9612
abdulla.elbuytari@dec.ny.gov

Thomas V. Panzone
Public Participation Specialist
NYSDEC Region 2
47-40 21st Street,
Long Island City, NY 11101
(718) 482-4953
Thomas.panzone@dec.ny.gov

New York State Department of Health (NYSDOH):

Arunesh Ghosh
NYSDOH, Public Health Specialist
Bureau of Environmental Exposure
Investigation
Empire State Plaza, Corning Tower Rm.
1787, Albany, NY 12237
518-402-1443
BEEI@health.ny.gov

Locations of Reports and Information:

DECInfo Locator Link: <https://www.nyc.gov/office-of-the-mayor/mayor-contact.page>

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

<u>Brooklyn Public Library – Marcy Branch</u> 617 DeKalb Avenue, Brooklyn, NY 11216 Attn: Marcia McGibbson Phone: (718) 935-0032 <u>Hours:</u> Monday, Wednesday, Friday-10AM–4PM Tuesday, Thursday- 1–7 PM Saturday, Sunday – Closed	<u>Brooklyn Community Board 3</u> Restoration Plaza 1360 Fulton Street 2nd Floor, Brooklyn, NY 11216 Attn: Beryl Nyack - Assistant District Manager Phone: 718-622-6601 Email: bk03@cb.nyc.gov Hours: call for appointment
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Appendix B - Site Contact List

Executive

Role	Name	Phone	Mailing Address	Email/Contact
NYC Mayor	Mayor Eric L. Adams	212- NEW-YORK	City Hall New York, NY 10007	https://www.nyc.gov/office-of-the-mayor/mayor-contact.page
NYC Department of City Planning	David Gold, Esq. Commissioner	212-720-3300	120 Broadway 31st Floor New York, NY 10271	press@planning.nyc.gov
Brooklyn Borough President	Hon. Antonio Reynoso	718-802-3700	Brooklyn Borough Hall 209 Joralemon Street Brooklyn, NY 11201	AskReynoso@brooklynbp.nyc.gov
New York City Council District 33	Hon. Lincoln Restler	718-875-5200	410 Atlantic Avenue, Brooklyn, NY 11217	District33@council.nyc.gov
NY Senate District 25	Hon. Jabari Brisport	718) 643-6140	906 Broadway 2nd Floor Brooklyn, NY 11206	brisport@nysenate.gov
NY State Assembly District 57 Member	Hon. Phara Souffrant Forrest	718-596-0100	55 Hanson Place Brooklyn, NY 11217	souffrantforrestp@nyassembly.gov

Hon. Brad Lander
 NYC Comptroller
 1 Centre Street Room 517
 New York, NY 10007
 212-669-3916
action@comptroller.nyc.gov

Hon. Jumaane D. Williams
 Public Advocate
 1 Centre Street 15th Floor North
 New York, NY 10007
gethelp@advocate.nyc.gov
 212-669-7250

Rohit Aggarwala (Public Water Supplier)
 Commissioner, NYC Dept. of Environmental Protection
 59-17 Junction Boulevard
 Flushing, NY 11373
<https://www.nyc.gov/nyc-resources/mail/dep-email-the-commissioner.page>
 212-639-9675

Shaminder Chawla, Deputy Director
 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
 212-486-4430
<https://www.schumer.senate.gov/contact/message-chuck>

Hon. Kirsten Gillibrand
 U.S. Senator
 780 Third Avenue, Suite 2601
 New York, NY 10017
 212-688-6262
<https://www.gillibrand.senate.gov/contact/email-me/>

Hon. Hakeem Jeffries
 US House of Representatives
 Central Brooklyn District Office
 55 Hanson Place Suite 603
 Brooklyn, NY 11217
 (718) 237-2211
<https://jeffries.house.gov/contact/email-me/>

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

Philip Wasserman - Executive Director
 NYC Municipal Water
 Finance Authority
 255 Greenwich Street 6th
 Floor, New York, NY 10007
 212-788-5889

Transportation, Sanitation & Environment
 Chairperson: Miari Roberts
 Anthony Buissereth - Chairperson

Owners, Residents, Occupants

Owner	Contact Name	Phone	Mailing Address	Email
819 Mazel Mit Brucha LLC & Mazel Mit Brucha 104 LLC	Meir Schwartz	(347) 300-8820	51 Forest Road #316-160, Monroe, NY 10950	817BEDFORDAVE@GMAIL.COM

Adjacent Properties

Owner/Entity Name	Address	Contact Name	Owner Mailing Address	Site Use
Unknown	815 Bedford Avenue	N/A	Unknown	Multi-Family Residential
Unknown	90 Spencer Street	N/A	Unknown	Multi-Family Residential
Unknown	94 Spencer Street	N/A	Unknown	Multi-Family Residential
Unknown	821 Bedford Avenue	N/A	Unknown	Mixed Residential & Commercial
844-846 Bedford LLC	844 Bedford Avenue	N/A	266 Broadway, Suite 403, Brooklyn, NY 11211	Construction (Residential)
D and F Realty Corp	840 Bedford Avenue	N/A	131 Heyward Street, Brooklyn, NY 11206	Multi-Family Residential

Local News and Media

Owner/Entity Name	Contact	Address	Phone	Email
The Brooklyn Eagle	Print Newspaper, Online Media	195 Montague Street, Suite 1414 Brooklyn, NY 11201	718-422-7410	www.brooklyneagle.com tips@brooklyneagle.com
Spectrum 1 News	Television	75 Ninth Avenue, New York, NY 10011	212-379-3311	https://ny1.com/nyc/all-boroughs/about-us/contact-us ny1desk@charter.com

The Brooklyn Papers
1 Metrotech Center
Brooklyn, NY 11201
mmcgoldrick@schnepsmedia.com
718-260-8319

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
editors@ourtimepress.com

New York Daily News
PO Box 7180
New York, NY 10008
212-210-2100

New York Post
1211 Avenue of the Americas
New York, NY 10036
tips@nypost.com
212-930-8288

School or Day Care Located on or Proximal to the Site

School/Day Care Name	URL	Administrator	Phone	Address
Girls School of CUTA Williamsburg		President/Executive Director/Principal	718-624-2819	84-88 Sandford Street, Brooklyn, NY 11205
P.S./IS 157 The Benjamin Franklin Magnet School for Civic Leadership in Health & Science	https://www.franklinmagnet.org/	President/Executive Director/Principal	718-622-9285	850 Kent Avenue, Brooklyn, NY, 11205
Beautiful Garden Family Daycare LLC		President/Executive Director/Principal	347-489-0905	71 Nostrand Avenue, #5C, Brooklyn, NY 11206
Bnos Square of Williamsburg	https://insideschools.org/school/13KCQT	President/Executive Director/Principal	718-797-9844	80 Skillman Street Brooklyn, NY 11205
Our Children Leaders of Tomorrow	https://insideschools.org/school/14KBWT	President/Executive Director/Principal	718-643-8201	756 Myrtle Avenue, Brooklyn, NY 11206
Brooklyn High School for Leadership and Community Service	https://www.brooklynleadershiphs.com/	President/Executive Director/Principal	718-638-3062	300 Willoughby Avenue, Brooklyn, NY 11205
Brooklyn Community Arts & Media High School	http://www.bcamhs.org/	President/Executive Director/Principal	718-230-5748	300 Willoughby Avenue, Brooklyn, NY 11205
Bnei Shimon Yisroel of Sopron (Talmud Torah Bnei Shimon)		President/Executive Director/Principal	718-855-4092	18 Warsoff Place, Brooklyn, NY 11205
P.S. 054 Samuel C. Barnes Elementary School	https://www.ps54k.com/	President/Executive Director/Principal	718-834-6752	195 Sandford Street, Brooklyn, NY, 11205
Cong. Darkei Tshivo of Dinov		President/Executive Director/Principal	718 422-0012	77 Wallabout St, Brooklyn, NY 11249
Yeshiva & Mesivta Arugath Habosem		President/Executive Director/Principal	718-237-4500	40 Lynch St, Brooklyn, NY 11206
Celina's Day Care	https://www.parkslopeparents.com/reviews/celina-s-day-care	President/Executive Director/Principal	347-405-9298	272 Willoughby Avenue, Apt 1N, Brooklyn, NY 11205
Khhd Yoel of Satmar Bp	https://www.privateschoolreview.com/khhd-yoel-of-satmar-bp-profile	President/Executive Director/Principal	718-797-2888	76 Rutledge St, Brooklyn, NY 11211
Tangerine Day Care		President/Executive Director/Principal		243 Clifton Pl, Brooklyn, NY 11216
P.S. 368 Star Academy P368K @ IS 33	https://p368k.org/contact.html	President/Executive Director/Principal	718-388-9494	70 Tompkins Avenue, Brooklyn, NY 11206
Success Academy Bed-Stuy Middle School	https://www.successacademies.org/school/bed-stuy-middle-school/	President/Executive Director/Principal	718-635-3296	70 Tompkins Avenue, Floor 2, Brooklyn, NY 11206
P.S. 380 John Wayne Elementary School	https://www.ps380brooklyn.com/	President/Executive Director/Principal	718-388-0607	370 Marcy Avenue, Brooklyn, NY 11206
Community Partnership Charter School - Elementary	https://cpcsschool.org/	President/Executive Director/Principal	718-399-3824	241 Emerson Place Brooklyn, NY 11205
P.S. 270 Johann Dekalb School	https://www.ps270.org/	President/Executive Director/Principal	718-622-2443	241 Emerson Place Brooklyn, NY 11205

School or Day Care Located on or Proximal to the Site (continued)

School/Day Care Name	URL	Administrator	Phone	Address
The Brooklyn Charter School	https://brooklyncharter.org/contact/	President/Executive Director/Principal	718-302-2085	545 Willoughby Ave, 3 rd Floor, Brooklyn, NY 11206
P.S. 023 Carter G. Woodson School	https://insideschools.org/school/14K023	President/Executive Director/Principal	718-387-0375	545 Willoughby Avenue, Brooklyn, NY 11206
P.S. 297 Abraham Stockton	https://insideschools.org/school/14K297	President/Executive Director/Principal	718-388-4581	700 Park Avenue, Brooklyn, NY 11206
Tiferes Bnos/ Cong Ahavaz Shulem Nadverna	https://www.trulia.com/schools/NY-brooklyn-tiferes_bnos_cong_ahavaz_shulem_nadverna-5700094825	President/Executive Director/Principal	718-599-2900	237 Lee Avenue, Brooklyn, NY 11206
Salvation Army Bedford Daycare	https://insideschools.org/school/13KBLM	President/Executive Director/Principal	718-552-2690	110 Kosciuszko Street, Brooklyn, NY 11216
Bnos Yakov School for Girls		President/Executive Director/Principal	718-963-3940	638 Bedford Avenue, Brooklyn, NY 11249
Community Partnership Charter School - Middle	https://cpcsschool.org/contact/	President/Executive Director/Principal	718-623-5270	114 Kosciuszko Street, Brooklyn, NY 11216
PS 256 Benjamin Banneker Magnet School of Architecture & Engineering	https://www.ps256bklyn.org/school	President/Executive Director/Principal	718-857-9820	114 Kosciuszko Street, Brooklyn, NY 11216

The Hamaspi School

<https://www.hamaspikschool.org/>

President/Executive Director/Principal

718-408-5444

926 Bedford Avenue

Brooklyn, NY 11205

Marcy Houses NYCHA

Daycare Center

chrome-

<extension://efaidnbmnnnibpcajpcgiclfendmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Marcy.pdf>

494 MARCY AVENUE

Brooklyn, NY 11206

PRATT Institute

President/Executive Director/Principal

<https://www.pratt.edu/>

200 Willoughby Avenue

Brooklyn, NY 11205

718-636-3600

Talmud Torah D'nitra
President/Executive Director/Principal
[\(718\) 596-6765](tel:(718)596-6765)
1005 Bedford Ave,
Brooklyn, NY 11205

YESHIVA OF KASHO
President/Executive Director/Principal
[\(718\) 522-6646](tel:(718)522-6646)
101 Spencer St,
Brooklyn, NY 11205

Boys School of Central UTA
President/Executive Director/Principal
[\(718\) 797-2888](tel:(718)797-2888)
762 Wythe Ave,
Brooklyn, NY 11249

Talmud Torah Tashbar
President/Executive Director/Principal
[\(718\) 636-1405](tel:(718)636-1405)
128 Franklin Ave,
Brooklyn, NY 11205

Hychel Hatorah of Williamsburg
President/Executive Director/Principal
[\(718\) 250-9982](tel:(718)250-9982)
70 Franklin Ave,
Brooklyn, NY 11205

Community, Civic, Religious and Other Environmental Organizations:

Consolidated Edison Corporate Affairs
Johari Jenkins-Taylor - Brooklyn Regional & Community Affairs manager
30 Flatbush Avenue
Brooklyn, NY 11217

LADDER 102
850 BEDFORD AVENUE
Brooklyn, NY 11205

79th NYPD Police Precinct Council
President Dr. Kim Best
263 Tompkins Avenue
Brooklyn, NY, 11216

Jesus the Christ Church NYC
735 Myrtle Ave
Brooklyn, NY 11205

Center of Life Church
735 Myrtle Ave
Brooklyn, NY 11205

Mt Zion Congregation Church
984 Bedford Ave
Brooklyn, NY 11205

Iglesia Pentecostal "Santidad A Jehova"
665 Myrtle Ave
Brooklyn, NY 11205

St. Mary's Episcopal Church
230 Classon Ave,
Brooklyn, NY 11205

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

Iglesia De Dios Pentecostal Renacimiento Cristiano
996 Bedford Ave
Brooklyn, NY 11205

Global Fire International
404A Willoughby Ave
Brooklyn, NY 11205
Bethesda Pentecostal
197 Nostrand Ave
Brooklyn, NY 11205

Glorious Temple Church of God
470 Lafayette Ave
Brooklyn, NY 11205

Living Stone Baptist Church
83 Pulaski St
Brooklyn, NY 11206

Al-Abedin Masjid
251 Nostrand Ave
Brooklyn, NY 11205

Bais Yaakov Nechamia Satmar Myrtle
690 Myrtle Ave
Brooklyn, NY 11205

Cong Yetev Lev Park- Binyan Brach
814 Bedford Ave
Brooklyn, NY 11205

Derech Emuna Premishlan
870 Bedford Ave
Brooklyn, NY 11205

Ateres Shmiel Tzvi Saylish
810 Bedford Ave
Brooklyn, NY 11205

Kedushas Yom Tov
50 Spencer St 3rd Floor
Brooklyn, NY 11205

Volkan Shul
154 Franklin Ave
Brooklyn, NY 11205

ביהמ"ד מעדני מלך
742 Bedford Ave
Brooklyn, NY 11205

Yavoshna
83 Spencer St
Brooklyn, NY 11205

CONG MEOR HATORAH WILLIAMSBURG SHUL INC
18 Warsoff Pl
Brooklyn, NY 11205
Satmar Skillman Shul
164 Skillman St
Brooklyn, NY 11205

Bais Shmuel
668 Myrtle Ave
Brooklyn, NY 11205
Alik
823 Kent Ave
Brooklyn, NY 11205

Beis Hamedrash Ateres Chaim Hanipoly
458 Flushing Ave
Brooklyn, NY 11205
Bais Mordechi Of Classon
160 Franklin Ave
Brooklyn, NY 11205

היכל ראדאמסק
123 Sandford St,
Brooklyn, NY 11205
Kehillas Yakov Pupa
654 Bedford Ave
Brooklyn, NY 11211

Congregation Bnei Mier Moshe
7 Franklin Ave
Brooklyn, NY 11249
Cong. Avreichim Breslov
9 Walworth St
Brooklyn, NY 11205

Cascade Shul
553 Marcy Ave
Brooklyn, NY 11206

Kedishas Tzvi
389 Willoughby Ave
Brooklyn, NY 11205
Krula Beis Medrash
127 Wallabout St,
Brooklyn, NY 11206

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

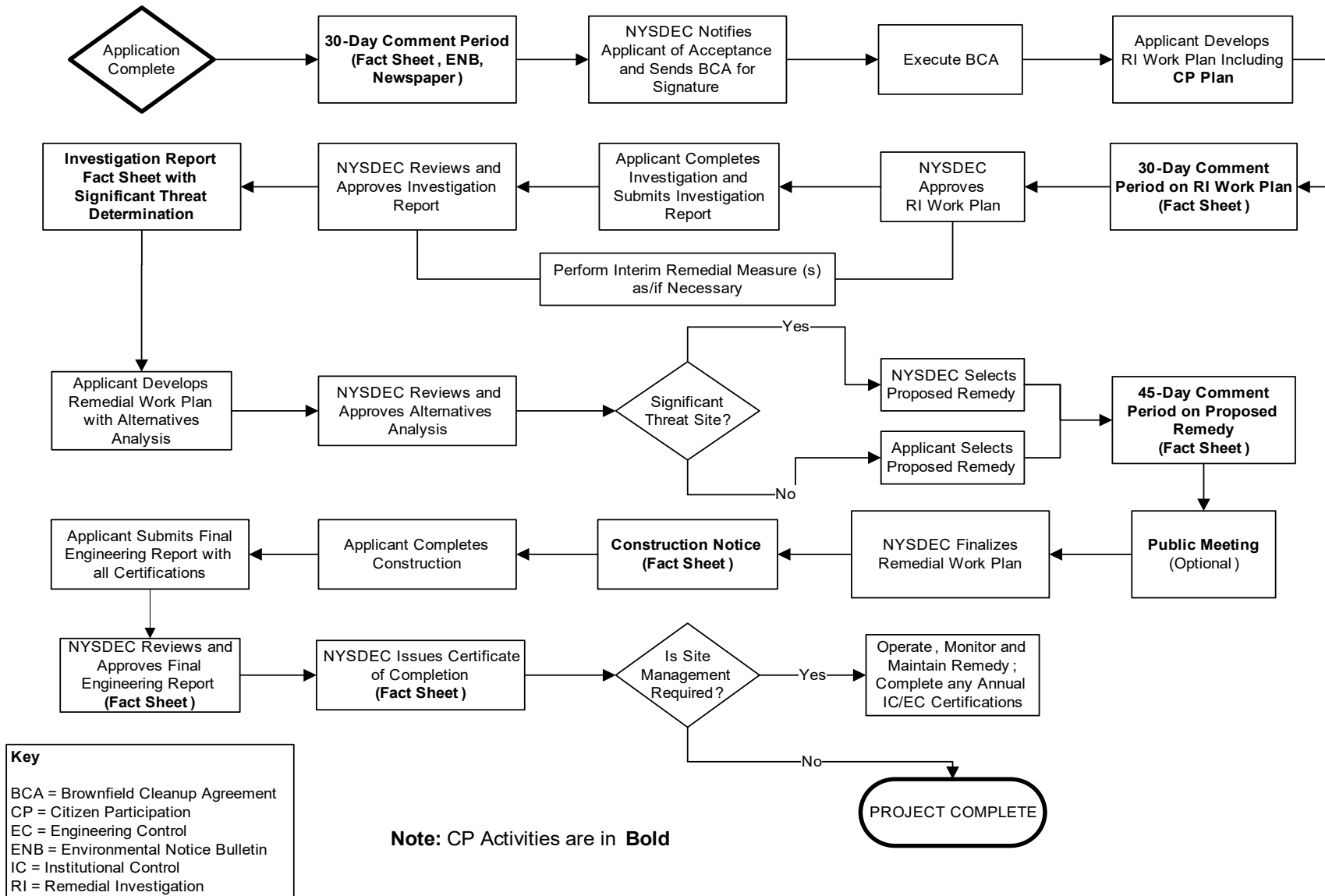
Marcy NYCHA Houses
COMMUNITY CENTER
<chrome-extension://efaidnbmnnnibpcajpcgicfindmkaj/https://www.nyc.gov/assets/nycha/downloads/pdf/Marcy.pdf>
492 MARCY AVENUE
Brooklyn, NY 11206

Myrtle Avenue Brooklyn Partnership
Amanda Zenteno, Executive Director
amanda@myrtleavenue.org
<https://myrtleavenue.org/>
472 Myrtle Avenue 2nd Floor
Brooklyn, NY 11205

Appendix C - Site Location Map



Appendix D– Brownfield Cleanup Program Process



Division of Environmental Remediation

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

Instructions

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

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

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

General Instructions

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

Instructions for Numbered Parts

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

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

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

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

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

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

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

Part 4. Community Characteristics

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

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

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

h. Consider factors such as:

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

- How do people travel about the community? Would most people drive to a public meeting or document repository? Is there adequate public transportation?

Part 5. Affected/Interested Public.

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

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

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

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



Division of Environmental Remediation

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

Site Name: 817-819 Bedford Avenue Development

Site Number: C224399

Site Address and County: 817-819 Bedford Avenue, Brooklyn, Kings County

Remedial Party(ies): 819 Mazel Mit Brucha LLC, Mazel Mit Brucha 104 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.**

Contaminants of concern were identified previous environmental investigations conducted by Haley & Aldrich of New York in August 2022, November 2022 and September 2023, including semi-volatile organic compounds (SVOCs) in soil; chlorinated volatile organic compounds (CVOCs), total metals, dissolved metals, and per- and polyfluoroalkyl substances (PFAS) in groundwater; and CVOCs in soil vapor. Additional investigation is necessary to determine if an on-Site source of contamination exists. During ground intrusive activities, the community will be protected from contamination migration using air monitoring protocols and management of investigation derived waste.

How were these issues and/or information needs identified? These issues were identified through the previous subsurface investigation results, correspondence with NYSDEC and from resources available through the NYSDEC Office of Environmental Justice.

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.

The source of the contaminants of concern detailed in Part 1 likely has to do with former Site operations but was not fully identified during the previous investigations completed at the Site. If the community can provide any knowledge regarding previous site use or previous nearby property use it may assist in determining the onsite or offsite source of impact.

How were these information needs identified? This information was identified through review of the results of the previous remedial investigations.

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.

Following acceptance into the BCP and approval of the RIWP, the Remedial Investigation will commence. Following implementation of the RIWP, a Remedial Investigation Report will be prepared and will describe the nature and extent of contamination at the site. A Remedial Action Work Plan (RAWP) will then be developed to describe the preferred remedy and alternatives analysis. The RAWP will be subject to a 45-day public comment period prior to NYSDEC approval. Following NYSDEC approval of the RAWP, the remedial contractor will mobilize to the site to begin implementation of the NYSDEC-approved remedy.

How were these issues and/or information needs identified?

These issues were identified through the previous subsurface investigations results and correspondence with NYSDEC

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**:

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:** NYC Mayor Eric Adams, NYC Department of City Planning Chairperson Daniel R. Garodnick, Brooklyn Borough President Antonio Reynoso, Brooklyn Community Board 3 Manager Henry L. Butler, NY Senator District 25 Jabari Brisport, NY State Assembly District 050 Member Emily Gallagher

☒ **Media:** The Brooklyn Eagle, Spectrum 1 News

☒ **Business/Commercial Interests:** 819 Mazel Mit Brucha LLC, Mazel Mit Brucha 104 LLC

☐ **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):** Potential Environmental Justice Area: 15000US360471237003

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

☒ **Civic Group(s):** Brooklyn Public Library – Marcy Branch, Brooklyn Community Board 3

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

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

Prepared/Updated By: Elizabeth Scheuerman, Haley & Aldrich of New York

Date: 30 July 2024

Reviewed/Approved By: Mari Conlon, Haley & Aldrich of New York

Date: 30 July 2024