



Department of  
Environmental  
Conservation

# **Brownfield Cleanup Program**

## **Citizen Participation Plan**

for

## **127 12<sup>th</sup> Street**

October 2024

BCP Site No. C224411  
127 12<sup>th</sup> Street  
Brooklyn, NY  
11215

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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: **Di Maio Enterprises Inc. (“Applicant”)**  
Site Name: **127 12<sup>th</sup> Street (“Site”)**  
Site Address: **127 12<sup>th</sup> Street, Brooklyn, NY 11215**  
Site County: **Kings County**  
Site Number: **C224411**

## **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 website. 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 <https://dec.ny.gov/regulatory/regulations/technical-assistance-grant-tag-guidance-handbook-der-14>

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



### 3. Major Issues of Public Concern

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

No shallow groundwater use exists in the area or vicinity of the Site. This eliminates potential wellhead issues, but does not take into account the vapor intrusion issues to which adjacent buildings may become susceptible since groundwater contamination includes volatile organic compounds (VOCs). New York City does not permit the use of groundwater for potable purposes and potable water is provided to residents by the New York City Department of Environmental Protection from upstate watersheds. There may also be impacts with regards to noise, odor and truck traffic. The Site is not located within a Potential Environmental Justice Area.

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

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

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

For additional information, visit: <https://statisticalatlas.com/neighborhood/New-York/New-York/Gowanus/Overview>

### 4. Site Information

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

#### *Site Description*

The Site, located at 127 12<sup>th</sup> Street, Brooklyn, NY (Tax Block 1020, Lot 52), is a rectangular shaped parcel located midblock on the eastern side 12<sup>th</sup> Street. The Site is bound by 3<sup>rd</sup> Avenue to the south, 2<sup>nd</sup> Avenue to the east and 11<sup>th</sup> Street to the north. The Site is approximately 17,900 square feet (SF) and has approximately 179 feet of frontage along 12<sup>th</sup> Street. The Site is currently improved with a two-story masonry building built in 1931. The Site building houses one commercial space with an area of approximately 25,334 SF. The building is currently utilized for metal finishing, predominantly through

spray booth painting and lacquering operations. The building footprint comprises approximately 85% of the total Site area with 158 feet of frontage along 12<sup>th</sup> Street and a depth of 96 feet. The remainder of the Site is paved, with the easterner portion used for parking.

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

The Site was historically utilized for residential, commercial, and industrial uses. Historic non-residential uses of the Site include a chemical works, laundry shops, a coat and apron supply company, a carpenter shop, metal manufacturing, enamel spraying, a commercial supermarket, and a coffee shop.

### *Previous Environmental Studies*

#### **Limited Phase II Environmental Site Investigations (May 2023 and January 2024)**

As part of the Applicant's due diligence, soil, groundwater, soil vapor, and indoor air sampling was completed at the Site to assess if historic Site operations have impacted the Site. 26 soil samples were collected from 24 soil borings, eleven groundwater samples were collected from ten groundwater monitoring wells, five soil vapor samples were collected from five locations, one indoor air sample was collected from one location, and one ambient air sample was collected from one location. All soil and groundwater samples collected during the May 2023 sampling event were analyzed for VOCs, semivolatile organic compounds (SVOCs), target analyte list (TAL) metals (filtered and unfiltered for groundwater), pesticides, and polychlorinated biphenyls (PCBs). All soil and groundwater samples collected during the January 2024 sampling event were analyzed for VOCs only. All soil vapor, indoor air, and ambient air samples were analyzed for VOCs.

The results of the sample analysis showed elevated concentrations of chlorinated VOCs in exceedance of applicable cleanup standards in soil, with the highest concentrations detected in the northern portion of the Site. SVOCs and metals were also detected in soil in exceedance of applicable cleanup standards. Groundwater sampling identified chlorinated VOCs in groundwater across the Site exceeding applicable standards. SVOCs and naturally occurring earth metals were detected in groundwater across the Site. Several chlorinated VOCs were also detected in soil vapor across the Site, with the highest concentrations occurring in the southern portion of the basement of the onsite building. Chlorinated VOCs were also detected at elevated concentrations in the indoor air sample. Comparison of soil vapor and indoor air results to NYSDOH guidance indicates that mitigation would be required for chlorinated VOCs in soil vapor.

## 5. Investigation and Cleanup Process

### *Application*

The Applicant has applied to the New York's Brownfield Cleanup Program as a **Participant**. This means **that the Applicant was the owner of the site at the time of the disposal or discharge of contaminants or was otherwise liable for the disposal or discharge of the contaminants. The Participant must fully characterize the nature and extent of contamination onsite, as well as the nature and extent of contamination that has migrated from the site. The Participant also 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 **restricted** purposes.

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

### *Investigation*

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

The site investigation has several goals:

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

Patrick Powers  
Project Manager  
NYSDEC  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233  
Phone: 518-402-9758  
Email: [patrick.powers@dec.ny.gov](mailto:patrick.powers@dec.ny.gov)

Thomas V. Panzone  
Division of Communications,  
Education and Engagement  
NYSDEC – Region 2  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
Phone: 718-482-4953  
Email:  
[thomas.panzone@dec.ny.gov](mailto:thomas.panzone@dec.ny.gov)

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

Aaron Keegan  
Project Manager  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
Phone: 518-402-7873  
Email: [bee@health.ny.gov](mailto:bee@health.ny.gov)

## **Locations of Reports and Information**

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

Brooklyn Community Board #6  
250 Baltic Street  
Brooklyn, NY 11201  
Phone: 718-643-3027  
info@bkcb6.org  
Hours: Monday – Friday: 9 AM – 5 PM  
District Manager: Mike Racioppo  
Chairperson - Eric McClure  
Human Services and Environmental  
Sustainability Chairperson - Angelica  
Ramdhari

Brooklyn Public Library – Red  
Hook  
362 Van Brunt Street  
Brooklyn, NY 11231  
Phone: 929-969-0166  
Hours:  
Monday - Friday: 10 AM – 5 PM  
Saturday & Sunday: Closed  
Managing Librarian – Joyce  
Kowpak

DECInfo Locator Link to Site  
Repository:  
<https://extapps.dec.ny.gov/data/DecDocs/C224411/>



## **Appendix B - Site Contact List**

## **Contact List Information**

### **1. The Chief Executive Officer And Planning Board Chairperson Of Each County, City, Town And Village In Which The Property Is Located.**

Mayor Eric Adams  
City Hall  
New York, New York 10007

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

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

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

Rohit Aggarwala, Commissioner – Public Water Supplier  
New York City Department of Environmental Protection  
59-17 Junction Boulevard  
Flushing, NY 11373

Shaminder Chawla, Acting Director  
Mayor's Office of Environmental Remediation  
100 Gold Street, 2<sup>nd</sup> Floor  
New York, NY 10038

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

Winston Von Engel, Director  
Brooklyn Borough Office of the NYC Department of City  
Planning  
16 Court Street, 7<sup>th</sup> Floor  
Brooklyn, NY 11241

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., Chairperson  
59-17 Junction Boulevard, 8th Floor  
Flushing, NY 11373

Hon. Alexa Aviles  
NYC Council Member,  
District 38  
4417 4<sup>th</sup> Avenue, Ground Floor  
Brooklyn, NY 11220

Hon. Marcela Mitaynes  
NYS Assemblymember  
4907 4th Avenue Suite, 1A  
Brooklyn, NY 11220

Hon. Andrew Gounardes  
State Senator, District 26  
497 Carroll Street, Ste 31  
Brooklyn, NY 11215

Hon. Dan Goldman  
U.S. House of Representatives  
Brooklyn District Office  
340A 9<sup>th</sup> Street  
Brooklyn, NY 11215

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

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

Hon. Nancy T.  
Sunshine County  
Clerk  
Kings County Clerk's Office

360 Adams Street Room 189  
Brooklyn, NY 11201

**2. Residents, Owners And Occupants Of The Property And Properties Adjacent To The Property.**

Site Owner

Di Maio Enterprises Inc.  
Attn: Vito Di Maio  
127 12<sup>th</sup> Street  
Brooklyn, NY 11215

121 12<sup>th</sup> Street

Outdoor automotive parking lot owned by: SPB 12 Holdings LLC  
Owner Address: 135 13<sup>th</sup> Street, Brooklyn, NY 11215

124 11<sup>th</sup> Street

Open space and outdoor recreation owned by: NYC Parks Department  
Owner Address: 850 5<sup>th</sup> Avenue, Ste 3, New York, NY 10065

126 11<sup>th</sup> Street

Residential building owned by: Jose L. Ramirez  
Owner Address: 126 11<sup>th</sup> Street, Brooklyn, NY 11215

128 11<sup>th</sup> Street

Residential building owned by: Maria Querol  
Owner Address: 128 11<sup>th</sup> Street, Brooklyn, NY 11215

130 11<sup>th</sup> Street

Residential building owned by: Carlos M. Rodriguez  
Owner Address: 130 11<sup>th</sup> Street, Brooklyn, NY 11215

132 11<sup>th</sup> Street

Residential building owned by: Christopher K. Hayes  
Owner Address: 132 11<sup>th</sup> Street, Brooklyn, NY 11215

134 11<sup>th</sup> Street

Residential building owned by: Ezekiel Shore  
Owner Address: 134 11<sup>th</sup> Street, Brooklyn, NY 11215

136 11<sup>th</sup> Street

Residential building owned by: Lindsay Powers  
Owner Address: 136 11<sup>th</sup> Street, Brooklyn, NY 11215

138 11<sup>th</sup> Street

Residential building owned by: Hazel Greco  
Owner Address: 136 11<sup>th</sup> Street, Brooklyn, NY 11215

140 11<sup>th</sup> Street

Residential building owned by: Jeffrey Saunders

Owner Address: 136 11<sup>th</sup> Street, Brooklyn, NY 11215

142 11<sup>th</sup> Street

Residential building owned by: Erik S. Lieber

Owner Address: 136 11<sup>th</sup> Street, Brooklyn, NY 11215

144 11<sup>th</sup> Street

Residential building owned by: Eric J. Miller

Owner Address: 136 11<sup>th</sup> Street, Brooklyn, NY 11215

139 A 12<sup>th</sup> Street

Industrial and Manufacturing space owned by: Obsolete Machinery LLC

Owner Address: 295 Madison Avenue, 2<sup>nd</sup> Floor, New York, NY 10017

130 12<sup>th</sup> Street

Warehouse owned by: SB 12<sup>th</sup> Street LLC

Owner Address: 8302 11<sup>th</sup> Avenue, Brooklyn, NY 11228

126 12<sup>th</sup> Street

Warehouse owned by: SB 12<sup>th</sup> Street LLC

Owner Address: 8302 11<sup>th</sup> Avenue, Brooklyn, NY 11228

120 12<sup>th</sup> Street

Warehouse owned by: SB 12<sup>th</sup> Street LLC

Owner Address: 8302 11<sup>th</sup> Avenue, Brooklyn, NY 11228

112 12<sup>th</sup> Street

Commercial building owned by: SPB Realty LLC

Owner Address: 8301 12<sup>th</sup> Avenue, Brooklyn, NY 11228

Occupied by: Dependable Glass & Mirror

**3. Local News Media From Which The Community Typically Obtains Information.**

Brooklyn Daily Eagle

195 Montague Street, Suite 1414

Brooklyn, NY 11201

New York Daily News

PO Box 7180

New York, NY 10008

New York Post

1211 Avenue of the Americas

New York, NY 10036

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

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

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

Courier-Life Publications  
1 Metrotech Center #10T  
Brooklyn, NY 11201

The Brooklyn Papers  
1 Metrotech Center  
Brooklyn, NY 11201

Schneps Media  
One Metrotech Center  
Brooklyn, NY 11201

**4. The Administrator Of Any School Or Day Care Facility Located On Or Near The Property.**

PS 118 The Maurice Sendak Community School  
President/Executive Director/Principal  
(718) 840-5660  
211 8th St  
Brooklyn, NY 11215

P.S. 124 Silas B. Dutcher  
President/Executive Director/Principal  
<https://www.ps124brooklyn.org/>  
(718) 788-0246  
515 4th Avenue  
Brooklyn, NY 11215

Daddy Daycare 1  
President/Executive Director/Principal  
<https://www.parkslopedaycare.com/locations/>  
(917) 647-4448  
315 7th St, Apt 1  
Brooklyn, NY 11215

Daddy Daycare 2  
President/Executive Director/Principal  
<https://www.parkslopedaycare.com/locations/>  
(917) 647-4448  
315 7th St, Apt 2  
Brooklyn, NY 11215

Daddy Daycare 5  
President/Executive Director/Principal  
<https://www.parkslopedaycare.com/locations/>  
(917) 647-4448  
442 6th Ave  
Park Slope, NY 11215

Daddy Daycare 7  
President/Executive Director/Principal  
<https://www.parkslopedaycare.com/locations/>  
(917) 647-4448  
315 7th St, Apt 3  
Brooklyn, NY 11215

Cuddle Avenue Daycare  
President/Executive Director/Principal  
<https://www.cuddleavenue.org/child-care-contact-us>  
(800) 620-4221  
69 16th St  
Brooklyn, NY 11215

Cuddle Avenue Preschool  
President/Executive Director/Principal  
<https://www.cuddleavenue.org/child-care-contact-us>  
(800) 620-4221  
591 3rd Avenue  
Brooklyn, NY 11215

Hip Hippo Daycare  
President/Executive Director/Principal  
<https://www.parkslopeparents.com/reviews/hip-hippo-daycare>  
347-447-0572  
86 16th St,  
Brooklyn, NY 11215

Daisy Family Daycare  
President/Executive Director/Principal  
<https://www.daisyfamilydaycareny.com/contactus>  
347-217-3420  
224 14th St.  
Brooklyn, NY 11215

Daisy Family Daycare  
President/Executive Director/Principal  
<https://www.daisyfamilydaycareny.com/contactus>  
347-217-3420  
117 16th St.  
Brooklyn, NY 11215

Daisy Family Daycare  
President/Executive Director/Principal  
<https://www.daisyfamilydaycareny.com/contactus>  
347-217-3420  
115 16th St.  
Brooklyn, NY 11215

Little Flowers Daycare  
President/Executive Director/Principal  
<https://www.parkslopeparents.com/reviews/little-flowers-daycare>  
347-430-6776  
593 5th Ave,  
Brooklyn, NY 11215

Tiny Steps Daycare  
President/Executive Director/Principal  
<https://tinystepsonedaycare.com/locations/>  
254 11th St 1st floor  
Brooklyn, NY 11215

Enso Daycare  
President/Executive Director/Principal  
<https://www.ensodaycare.com/>  
929-530-0744  
130 15th Street  
Brooklyn, NY 11215

Park Slope Schoolhouse Child Care Center, Inc.  
President/Executive Director/Principal  
<https://9jn.982.myftpupload.com/contact>  
718.768.4873  
556 Fifth Avenue  
Brooklyn, NY 11215

Tammy's Day Care  
President/Executive Director/Principal  
<https://www.tammysdaycare.com/locations>  
9292537730  
140 10th street  
Brooklyn, NY 11215



Natalya's Daycare (Zusin)  
President/Executive Director/Principal  
(347) 259-9245  
190 13th St,  
Brooklyn, NY 11215

Platinum Day Care  
President/Executive Director/Principal  
<https://www.platinumdaycare.com/contact-us>  
718-909-1439  
459 3rd Avenue  
Brooklyn, NY 11215

Yoko's Daycare  
President/Executive Director/Principal  
(917) 428-5151  
183 19th St  
Brooklyn, NY 11232

Adorable Pumpkins Daycare  
President/Executive Director/Principal  
(718) 404-7272  
217 Prospect Ave  
Brooklyn, NY 11215

Honeydew Drop Nook  
President/Executive Director/Principal  
<https://www.honeydewdrop.com/honeydew-nook>  
877-614-6639  
204 15th Street  
Brooklyn, NY 11215

Tammy's Daycare  
President/Executive Director/Principal  
<https://www.tammysdaycare.com/locations>  
9292537730  
142 20th street 1st floor.  
Brooklyn, NY 11232

Al Madinah School  
President/Executive Director/Principal  
<https://www.almadinah-school.com/>  
(718) 222-4986  
383 THIRD AVENUE  
Brooklyn, NY 11215

## **Community, Civic, Religious and Other Environmental Organizations**

Park Slope Fifth Avenue Business Improvement District  
(718) 551-5545  
157 13th St,  
Brooklyn, NY 11215

Masjid Al-Imam Al-Albani  
463 3rd Ave  
Brooklyn, NY 11215

Park Slope Community Church  
251 12th St  
Brooklyn, NY 11215

Holy Family St Thomas Aquinas  
249 9th St  
Brooklyn, NY 11215

Hope Community Church  
120 16th St  
Brooklyn, NY 11215

All Nations Baptist Church  
251 12th St  
Brooklyn, NY 11215

Jesus Never Fails Church of God  
456 3rd Ave  
Brooklyn, NY 11215

Dirah: Chabad Gowanus  
480 Smith St  
Brooklyn, NY 11231

Gowanus Canal Community Advisory Group (CAG) – Doug Sarno  
Community Involvement Coordinator, EPA  
<https://gowanuscag.org/>  
Natalie Loney  
(212) 637-3639 [loney.natalie@epa.gov](mailto:loney.natalie@epa.gov)

Gowanus Canal Conservancy - Andrea Parker, Executive Director  
<https://gowanuscanalconservancy.org/>  
The Old American Can Factory  
718-541-4378/[info@gowanuscanalconservancy.org](mailto:info@gowanuscanalconservancy.org)  
248 Third Street  
Brooklyn, NY 11215

Gowanus Alliance  
<https://www.gowanusalliance.org/>  
GOWANUSALLIANCE@GMAIL.COM  
135 13th Street #2  
Brooklyn, NY 11215

Friends and Residents of Greater Gowanus (FROGG) –  
Marilyn Oliva – Acting Representative  
[frogg.tag@gmail.com](mailto:frogg.tag@gmail.com)  
718-643-3836  
268 Smith Street  
Brooklyn, NY 11231

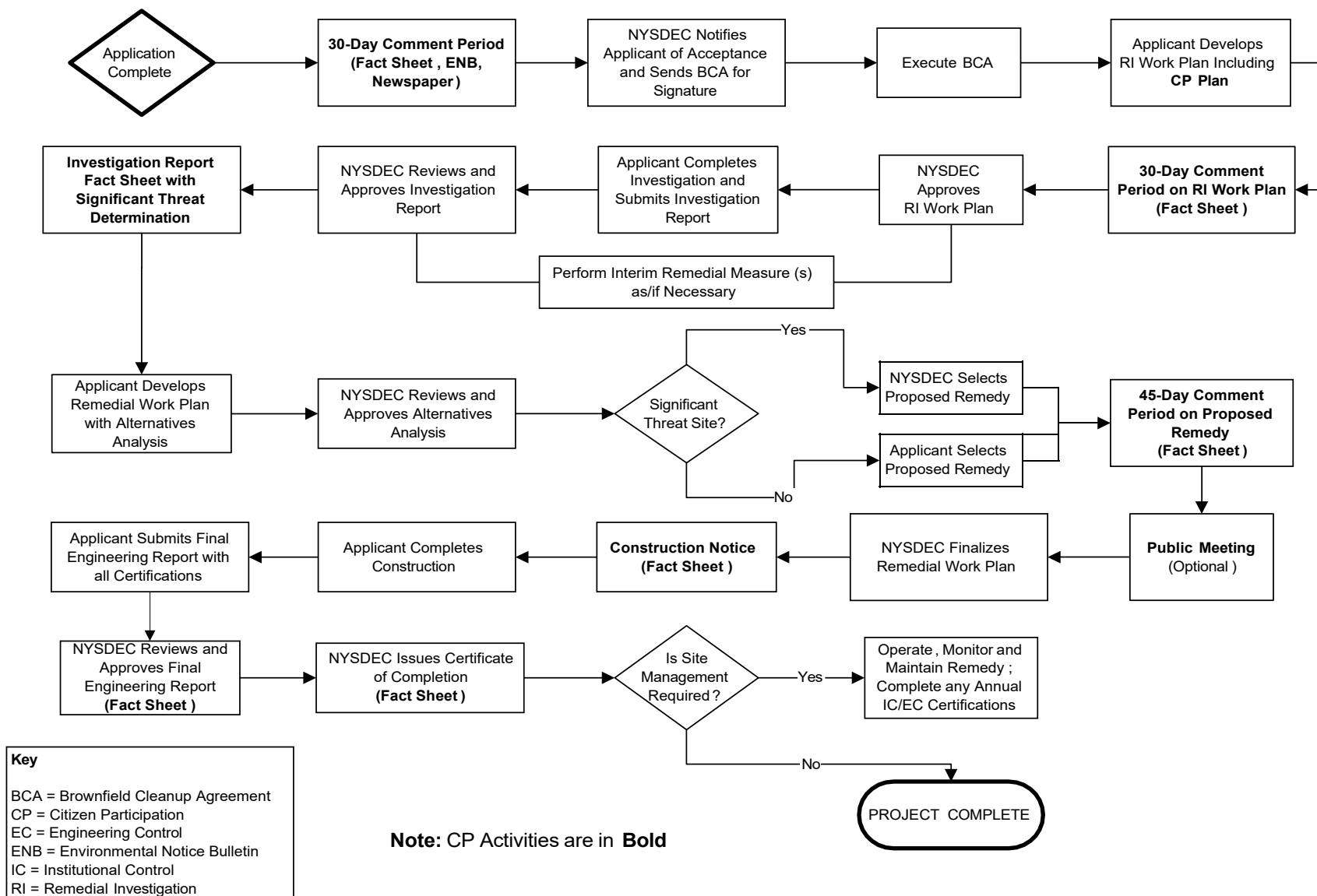
Fifth Avenue Committee  
<https://fifthave.org/contact-us/>  
Michelle De La Uz – Executive Director  
[FACExecutiveDirector@fifthave.org](mailto:FACExecutiveDirector@fifthave.org)  
621 Degraw St,  
Brooklyn, NY 11217

Old Stone House  
<https://theoldstonehouse.org/>  
Kimberly Maier, Executive Director  
[info@theoldstonehouse.org](mailto:info@theoldstonehouse.org)  
PO Box 150613-336 3rd Street  
Brooklyn, NY 11215

## 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:** 127 12th Street

**Site Number:** C224411

**Site Address and County:** 127 12th Street, Brooklyn, Kings County, NY 11215

**Remedial Party:** Di Maio Enterprises Inc.

**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.**

Groundwater contamination included volatile organic compounds (VOCs) which could pose soil vapor intrusion issues in adjacent buildings. The Site is not located within a Potential Environmental Justice Area. There may also be impacts with regards to noise, odor, and truck traffic.

How were these issues and/or information needs identified?

A Limited Phase II Environmental Site Investigation (ESI) was performed at the Site in May 2023 and January 2024.

**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.

N/A

How were these information needs identified?

N/A

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

Possible industrial, commercial, and residential tenants of surrounding properties.

How were these issues and/or information needs identified?

A Limited Phase II ESI was performed at the Site in May 2023 and January 2024

**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:

Water is supplied to the community by NYCDEP from watersheds upstate.

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

☐ **Yes**    ☒ **No**

Provide details if appropriate:

N/A

**g. Is the site and/or the affected/interested community wholly or partly in an Environmental Justice Area?**

☐ **Yes**    ☒ **No**

**h. Special considerations:**

☒ **Language**    ☐ **Age**    ☐ **Transportation**    ☐ **Other**

Explain any marked categories in **h**:

The Site is located in an area with a sizable Hispanic-American neighborhood nearby. Therefore, 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

☒ **Local Officials:** See Site contact list

☒ **Media:** See Site contact list

☒ **Business/Commercial Interests:** See Site contact list

☐ **Labor Group(s)/Employees:** N/A

☐ **Indian Nation:** N/A

☒ **Citizens/Community Group(s):** See Site contact list

☐ **XEnvironmental Justice Group(s):** N/A

**XEnvironmental Group(s):** N/A

☒ **Civic Group(s):** See Site contact list

☐ **Recreational Group(s):** N/A

☐ **Other(s):** N/A

**Prepared/Updated By:** Ashley Platt

**Date:** 4/8/2024

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

**Date: 9-27-24**[Click here to enter text.](#)