



Department of  
Environmental  
Conservation

# **Brownfield Cleanup Program**

## **Citizen Participation Plan for 500 Third Avenue Site**

August 2025

Site No. C224426  
500 Third Avenue  
Brooklyn  
Kings County, New York

## Contents

<b>### <u>Section</u></b>	<b><u>Page Number</u></b>
<b>1. What is New York's Brownfield Cleanup Program? .....</b>	<b>3</b>
<b>2. Citizen Participation Activities.....</b>	<b>3</b>
<b>3. Major Issues of Public Concern.....</b>	<b>9</b>
<b>4. Site Information.....</b>	<b>10</b>
<b>5. Investigation and Cleanup Process .....</b>	<b>13</b>
<b>Appendix A - Project Contacts and Locations of Reports and Information .....</b>	<b>16</b>
<b>Appendix B - Site Contact List.....</b>	<b>18</b>
<b>Appendix C - Site Location Map.....</b>	<b>20</b>
<b>Appendix D - Brownfield Cleanup Program Process .....</b>	<b>21</b>

\* \* \* \* \*

**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: **PAB 3<sup>rd</sup> Avenue Holdings, LLC. (“Applicant”)**  
Site Name: **500 Third Avenue Site (“Site”)**  
Site Address: **500 Third Avenue, Brooklyn, New York 11215**  
Site County: **Kings**  
Site Number: **C224426**

## **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 <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)
<p align="center"><b>Application Process:</b></p> <div> <div> <ul style="list-style-type: none"> <li>• Prepare site contact list</li> <li>• Establish document repository(ies)</li> </ul> </div> <div>At time of preparation of application to participate in the BCP.</div> </div> <hr/> <div> <div> <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> </div> <div>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.</div> </div>	
<p align="center"><b>After Execution of Brownfield Site Cleanup Agreement (BCA):</b></p> <div> <div> <ul style="list-style-type: none"> <li>• Prepare Citizen Participation (CP) Plan</li> </ul> </div> <div> <p>Before start of Remedial Investigation</p> <p><b>Note:</b> Applicant must submit CP Plan to NYSDEC for review and approval within 20 days of the effective date of the BCA.</p> </div> </div>	
<p align="center"><b>Before NYSDEC Approves Remedial Investigation (RI) Work Plan:</b></p> <div> <div> <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> </div> <div> <p>Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.</p> </div> </div>	
<p align="center"><b>After Applicant Completes Remedial Investigation:</b></p> <div> <div> <ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes RI results</li> </ul> </div> <div>Before NYSDEC approves RI Report</div> </div>	
<p align="center"><b>Before NYSDEC Approves Remedial Work Plan (RWP):</b></p> <div> <div> <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> </div> <div> <p>Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.</p> </div> </div>	
<p align="center"><b>Before Applicant Starts Cleanup Action:</b></p> <div> <div> <ul style="list-style-type: none"> <li>• Distribute fact sheet to site contact list that describes upcoming cleanup action</li> </ul> </div> <div>Before the start of cleanup action.</div> </div>	
<p align="center"><b>After Applicant Completes Cleanup Action:</b></p> <div> <div> <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> </div> <div> <p>At the time the cleanup action has been completed.</p> <p><b>Note:</b> The two fact sheets are combined when possible if there is not a delay in issuing the COC.</p> </div> </div>	



### **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.

Major issues of public concern are as follows: potential vapor intrusion into adjacent buildings, close proximity to a Potential Environmental Justice Area, air quality, health of workers and community, nuisance odors, noise pollution, and truck traffic.

Previous environmental investigations at the site identified contamination in soil, soil vapor, and groundwater at the site. Redevelopment of the site will include removal of soil impacted at levels exceeding applicable Soil Cleanup Objectives from the site and soil vapor intrusion will be mitigated by, as applicable, removal of identified soil source areas and/or implementation of engineering controls that will be incorporated into the new building design. New York City does not permit the use of groundwater for drinking water purposes, as drinking water in New York City is provided by surface water sources in upstate New York. However, contamination in groundwater has the potential to vaporize and impact the air quality of buildings at, and adjacent to, the site via vapor intrusion.

The site is located adjacent to a Potential Environmental Justice Area, which is a neighborhood/area with a high concentration of minority and/or low-income residents that is disproportionately impacted by environmental hazards. 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.

Although the site is adjacent to a Potential Environmental Justice Area, there is still a sizable Hispanic-American population nearby. Therefore, all future fact sheets will be translated into Spanish. For additional information, visit:  
<https://statisticalatlas.com/tract/New-York/Kings-County/011700/Overview>.

The air quality at the site will be monitored under the Community Air Monitoring Plan (CAMP) during the site investigation and cleanup process. This is to ensure that harmful levels of dust and airborne volatile contaminants do not build up too much on the site or potentially leave the site and affect the surrounding community. The health and safety of the workers and community, nuisance odors, noise pollution, and truck traffic will be monitored as best as possible during all investigation and remedial activities, which will be expanded upon further in the remedial investigation work plan, site-specific health and safety plan, and remedial action work plan.

#### 4. Site Information

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

##### *Site Description*

The 500 Third Avenue site is located in an urban area of Brooklyn (Kings County), and currently consists of a one tax parcel totaling 8,400 square feet in area, with an address of 500 Third Avenue (Block 1020, Lot 35), hereafter referenced as the “site”. Previously, the site consisted of three separate parcels (Lots 34, 35, and 36) that were merged into the current single tax lot (Lot 35) in 2025. The site is bordered to the northeast (across 11th Street) by a 1-story auto repair shop, to the southwest by a 3-story mixed-use commercial and residential building, to the southeast (across 3rd Avenue) by a 4-story mixed-use commercial and residential building and three 3-story residential buildings, and to the northwest by a 1-story warehouse.

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

The Lot 35 portion of the site was developed with a 3-story building from prior to 1886 until as recently as 2007 (with commercial use shown from 1886 until as recently as 1950, residential and commercial uses from at least 1969 until as recently as 1982, and manufacturing use from 1986 until as recently as 2007), a 1-story stable from prior to 1886 until as recently as 1915, and a 1-story garage from 1938 until as recently as 2007. The former Lot 36 portion of the site was developed with two 1-story commercial buildings from prior to 1886 until as recently as 2007 (one of these commercial buildings was depicted with office use from 1904 until as recently as 1950), a 1-story stable in 1886, a second 1-story stable from prior to 1886 until as recently as 1915, a 1-story carriage house from 1904 until as recently as 1915, and an additional 1-story building from 1938 until as recently as 2007 (shown as a garage with a gasoline storage tank in 1938, a ceramic laboratory and warehouse in 1950, and a mirror manufacturing facility from 1969 until as recently as 2007). Lots 35 and 36 were combined in 2024. Lot 34 was merged with Lot 35 in 2025. The former Lot 34 portion of the site was first developed with a 2-story residential building from prior to 1886 until as recently as 2007. The building on former Lot 34 was demolished in approximately 2017 and all buildings on Lots 35 and 36 were demolished in 2023.

Prior to acceptance into the NYSDEC BCP, a Phase I Environmental Site Assessment (ESA), a Remedial Investigation, and a Supplemental Sampling event were conducted at the site (please note that these documents only discuss the portion of the site represented by Lot 35 and former Lot 36, since former Lot 34 was not included in the redevelopment plans, at that time). These are documented in the following reports:

- Phase I ESA prepared by Athenica Environmental Services, Inc. (Athenica), dated May 1, 2024.
- Remedial Investigation Report by Athenica, dated August 2024.
- Supplemental Sampling Report by Athenica, dated October 9, 2024.

These reports are summarized below:

Phase I ESA prepared by Athenica, dated May 1, 2024

A Phase I ESA is used to assess a property for the likelihood of environmental contamination. This is done by conducting a site investigation and reviewing reasonably ascertainable information from governing public agencies and environmental databases. The main purpose of the Phase I ESA is to identify Recognized Environmental Conditions (RECs) which are defined as: (1) the presence of hazardous substances or petroleum products in, on or at the site due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on or at the site due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on or at the site under conditions that pose a material threat of a future release to the environment. The Athenica 2024 Phase I ESA was conducted for former Lots 35 and 36.

Athenica identified the following RECs in connection with the site:

- The site is listed on the “E” Designation database under City Environmental Quality Review (CEQR) #20DCP129K with “E” Designation E-617 for potential hazardous materials, air quality, and noise, dated December 9, 2021, shown on Sanborn maps with historic gasoline storage, ceramic laboratory, and manufacturing uses, and appears in Environmental Data Resources, Inc.’s (EDR) City Directory abstract and on the New York City Fire Department (FDNY) Bureau of Fire Prevention Building Information Profile indicating potential unregistered USTs. The “E” Designation database listing, the historic gasoline storage, ceramic laboratory, manufacturing uses, and the potential unregistered USTs were identified as RECs, and the historic gasoline storage, unspecified manufacturing uses, and the potential unregistered USTs are also considered to be potential vapor encroachment condition (pVECs).
- The property at 498 3<sup>rd</sup> Avenue is listed on the Leaking Storage Tank Incident Reports (LTANKS) database as Spill Number 8809911, reported on March 14, 1989 and closed by the NYSDEC on August 31, 2021, due to identified leaks in five gasoline USTs and documented groundwater contamination; is listed on the EDR Historical Auto Stations database as a gasoline station and an auto repair facility; is shown on Sanborn maps with historic gasoline station and auto repair uses; and appears in EDR’s City Directory abstract with historic auto repair use.

The LTANKS and EDR Historical Auto Stations database listings, and the historic gasoline station and auto repair uses of this adjacent property were identified as RECs. The documented groundwater contamination, the historic gasoline storage, and the historic auto repair use were identified as pVECs.

Athenica recommended that, prior to any redevelopment of the site, all investigation and remediation requirements to address the “E” Designation for potential hazardous materials be implemented and accepted by the New York City Mayors Office of Environmental Remediation (NYCOER).

#### Remedial Investigation Report by Athenica, dated August 2024

Athenica performed the Remedial Investigation at the site to address the RECs identified in the Phase I ESA, in accordance with NYCOER requirements. The investigation included a geophysical survey (this is a survey that is used to scan for subsurface structures such as underground storage tanks and utilities) and collection of 10 soil samples, three groundwater samples, and five soil vapor samples. The findings of the Remedial Investigation showed a geophysical anomaly (determined to be drainage piping from the building that previously existed at the site); several semi-volatile organic compounds (SVOCs), lead, and mercury in soil at concentrations above Restricted Residential Soil Cleanup Objectives (SCOs, which are applicable for the planned redevelopment of the site for multi-family housing and commercial uses); several volatile organic compounds (VOCs), the SVOC naphthalene, the pesticide dieldrin, and several dissolved metals in groundwater at concentrations above New York State Class GA groundwater standards and guidance values; and several chlorinated and petroleum-related VOCs in soil vapor. The Athenica 2024 RI was conducted for former Lots 35 and 36.

#### Supplemental Sampling Report by Athenica, dated October 9, 2024

As discussed with NYCOER on August 19, 2024, the NYSDEC required additional sampling at the site to confirm the findings of the Remedial Investigation. This included collection of two additional soil samples (at the location of the geophysical anomaly identified during the Remedial Investigation), four additional groundwater samples, and one additional soil vapor sample. The findings of the supplemental sampling program showed SVOCs and metals at concentrations exceeding Restricted Residential Use SCOs in one shallow soil sample (no exceedances of Restricted Residential SCOs were identified in the deeper soil sample collected during the supplemental investigation). VOCs, SVOCs, and dissolved metals were detected in groundwater at concentrations exceeding Class GA groundwater standards. Petroleum-related and chlorinated VOCs were detected in soil vapor. The Athenica 2024 supplemental sampling was conducted for former Lots 35 and 36.

## 5. Investigation and Cleanup Process

### *Application*

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

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

To achieve this goal, the Applicant will conduct further 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 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 that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the site.

### *Certificate of Completion*

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the final engineering report. 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):**

Daniel R. Nierenberg, P.G.  
Project Manager  
NYSDEC  
Division of Environmental Remediation  
625 Broadway  
Albany, New York 12233  
Phone: (518) 402-9554  
Email: [daniel.nierenberg@dec.ny.gov](mailto:daniel.nierenberg@dec.ny.gov)

Thomas V. Panzone  
Public Participation Specialist  
Division of Communication, 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):**

Christopher Budd  
Public Health Specialist  
NYSDOH, Bureau of Environmental  
Exposure Investigation  
Empire State Plaza  
Corning Tower, 17<sup>th</sup> Floor  
Albany, NY 12237  
Phone: (518) 402-1769  
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 Public Library, Park Slope Branch  
431 Sixth Avenue  
Brooklyn, New York 11215  
Phone: (718) 832-1853  
Hours:  
Monday, Wednesday, and Friday: 10 am – 6 pm



Tuesday: 1 pm – 8 pm  
Thursday: 10 am – 8 pm  
Saturday: 10 am – 5 pm  
Sunday: Closed

Brooklyn Community Board 6  
Michael Racioppo, District Manager  
Eric McClure, Chairperson  
Angelica Ramdhari, Environmental Chair, Human Services and Environmental  
Sustainability Committee  
250 Baltic Street,  
Brooklyn, New York  
11201  
Phone: (718) 643-3027  
Email: [info@bkcb6.org](mailto:info@bkcb6.org)  
Hours: Monday – Friday from 9 am – 5pm

Site-related documents can be accessed through the DECinfo Locator online document repository at: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>. If the online depository cannot be accessed, please contact the above-mentioned NYSDEC project manager.

## **Appendix B – Site Contact List**

<b><i>1. Local Government Officials</i></b>	
<b>Name and Title</b>	<b>Mailing Address</b>
The Honorable Eric Adams Mayor, City of New York	City Hall New York, NY 10007
The Honorable Brad Lander Comptroller, City of New York	1 Centre Street New York, NY 10007
The Honorable Jumaane D. Williams Public Advocate	1 Centre Street, 15 <sup>th</sup> Floor North New York, NY 10007
David Gold, Esq., Commissioner New York City Department of City Planning	120 Broadway, 31 <sup>st</sup> Floor New York, NY 10271
The Honorable Alexa Aviles New York City Council Member	4417 Fourth Avenue, Ground Floor Brooklyn, NY 11220
Dan Garodnick, Chair New York City Planning Commission	120 Broadway, 31 <sup>st</sup> Floor New York, NY 10271
Shaminder Chawla, Director New York City Office of Environmental Remediation	100 Gold Street, 2 <sup>nd</sup> Floor New York, NY 10007
The Honorable Antonio Reynoso Brooklyn Borough President	209 Joralemon Street Brooklyn, NY 11201
Daniel R. Nierenberg, Project Manager New York State Department of Environmental Conservation	daniel.nierenberg@dec.ny.gov
Thomas V. Panzone, Public Participation Specialist New York State Department of Environmental Conservation	thomas.panzone@dec.ny.gov
Christopher Budd, Public Health Specialist New York State Department of Health	christopher.budd@health.ny.gov
The Honorable Charles Schumer U.S. Senator	780 Third Avenue, Suite 2301 New York, NY 10017
The Honorable Kirsten Gillibrand U.S. Senator	780 Third Avenue, Suite 2601 New York, NY 10017
The Honorable Dan Goldman U.S. House of Representatives	254 36 Street, B-329 Brooklyn, NY 11232
The Honorable Andrew Gounardes New York State Senator	497 Carroll Street, Suite 31 Brooklyn, NY 11215
The Honorable Marcela Mitaynes New York State Assembly Member	4907 4 <sup>th</sup> Avenue, Suite 1A Brooklyn, NY 11220

<b><i>2. Site Occupants and Surrounding Property Owners [REDACTED]</i></b>		
<b>Property Address</b>	<b>Occupant/Owner Name</b>	<b>Occupant/Owner Mailing Address</b>

<b>3. Local Media Outlets</b>	
<b>Outlet</b>	<b>Mailing Address</b>
New York Daily News	P.O. Box 7180 New York, NY 10008
New York Post	1211 Avenue of the Americas New York, NY 10036
Spectrum NY 1 News	75 Ninth Avenue New York, NY 10011
Hoy Nueva York	Impremedia, 41 Flatbush Avenue 1 <sup>st</sup> Floor Brooklyn, NY 11217
El Diario NY	Impremedia, 41 Flatbush Avenue 1 <sup>st</sup> Floor Brooklyn, NY 11217
Courier-Life Publications	15 Metrotech Center Brooklyn, NY 11201
Brooklyn Daily Eagle	195 Montague Street, Suite 1414 Brooklyn, NY 11201
The Brooklyn Papers	15 Metrotech Center Brooklyn, NY 11201
Schneps Media	15 Metrotech Center Brooklyn, NY 11201
Patch	134 West 29 <sup>th</sup> Street New York, NY 10001
ABC7	7 Lincoln Square New York, NY 10023

<b>4. Public Water Supplier</b>	
Rohit Aggarwala, Commissioner New York City Department of Environmental Protection	59-17 Junction Boulevard Flushing, NY 11373

<b>5. Community Board</b>	
Mike Racioppo District Manager	250 Baltic Street Brooklyn, NY 11201
Eric McClure Brooklyn Community Board 6	250 Baltic Street Brooklyn, NY 11201
Angelica Ramdhari, Environmental Chair Human Services and Environmental Sustainability Committee	250 Baltic Street Brooklyn, NY 11201
Philip Wasserman, Executive Director New York City Municipal Water Finance Authority	255 Greenwich Street, 6 <sup>th</sup> Floor New York, NY 10007
Alfonso L. Carney, Jr., Chairperson New York City Water Board, New York City Department of Environmental Protection	59-17 Junction Boulevard, 8 <sup>th</sup> Floor Flushing, NY 11373

<b>6. County Clerk</b>		
The Honorable Nancy T. Sunshine Kings County Clerk	360 Adams Street, Room 189 Brooklyn, NY 11201	

<b>7. Consolidated Edison</b>		
Johari Jenkins-Taylo Consolidated Edison Corporate Affairs	30 Flatbush Avenue Brooklyn, NY 11217	

<b>8. NYPD</b>		
Elicia Howard, President 78th Police Precinct Council	65 6 <sup>th</sup> Avenue Brooklyn, NY 11217	

<b>9. FDNY</b>		
Engine 239	395 4 <sup>th</sup> Avenue Brooklyn, NY 11215	

<b>10. Persons Who Requested to be Placed on the Contact List</b>		
<b>Name</b>	<b>Mailing Address</b>	
No requests received		

<b>11. Nearby Schools and Day Care Facilities</b>		
<b>School/Day Care Facility</b>	<b>Administrator Name and Title</b>	<b>Mailing Address</b>
Platinum Day Care		459 Third Avenue Brooklyn, NY 11215
The Maurice Sendak Community School (P.S. 118)	Jacqueline Smith, Principal	211 Eighth Street Brooklyn, NY 11215
P.S. 124 Silas B. Dutcher	Valeria Ossa, Principal	515 Fourth Avenue Brooklyn, NY 11215
14 <sup>th</sup> Street Preschool (ACE Early Childhood Center)		199 Fourteenth Street, Suite 2 Brooklyn, NY 11215

<b>11. Nearby Schools and Day Care Facilities (continued)</b>		
<b>School/Day Care Facility</b>	<b>Administrator Name and Title</b>	<b>Mailing Address</b>
Daddy's Daycare 1		315 7 <sup>th</sup> Street, Apt 1 Brooklyn, NY 11215
Daddy's Daycare 2		315 7 <sup>th</sup> Street, Apt 2 Brooklyn, NY 11215
Daddy's Daycare 5		442 6 <sup>th</sup> Avenue Park Slope, NY 11215
Daddy's Daycare 7		315 7 <sup>th</sup> Street, Apt 3 Brooklyn, NY 11215
Cuddle Avenue Daycare		591 3 <sup>rd</sup> Avenue Brooklyn, NY 11215
Cuddle Avenue Preschool		69 16 <sup>th</sup> Street Brooklyn, NY 11215

<b><i>11. Nearby Schools and Day Care Facilities (continued)</i></b>		
<b>School/Day Care Facility</b>		
<b>Administrator Name and Title</b>		
<b>Mailing Address</b>		
Hip Hippo Daycare		86 16 <sup>th</sup> Street Brooklyn, NY 11215
Daisy Family Daycare		224 14 <sup>th</sup> Street Brooklyn, NY 11215
Daisy Family Daycare		117 16 <sup>th</sup> Street Brooklyn, NY 11215
Daisy Family Daycare		115 16 <sup>th</sup> Street Brooklyn, NY 11215
Tiny Steps Daycare		254 11 <sup>th</sup> Street, 1 <sup>st</sup> floor Brooklyn, NY 11215
Enso Daycare		130 15 <sup>th</sup> Street Brooklyn, NY 11215
Park Slope Schoolhouse Child Care Center, Inc.		556 Fifth Avenue Brooklyn, NY 11215
Tammy's Day Care		140 10 <sup>th</sup> Street Brooklyn, NY 11215
Tammy's Daycare		142 20 <sup>th</sup> Street, 1 <sup>st</sup> Floor Brooklyn, NY 11215
Natalya's Daycare (Zusin)		190 13th Street Brooklyn, NY 11215
Adorable Pumpkins Daycare		217 Prospect Avenue Brooklyn, NY 11215
Honeydew Drop Nook		204 15 <sup>th</sup> Street Brooklyn, NY 11215
Al Madinah School		383 Third Avenue Brooklyn, NY 11215
Let's Play and Learn		371 4 <sup>th</sup> Avenue Brooklyn, NY 11215
Little Brooklyn Pre-K Center		305-307 3 <sup>rd</sup> Avenue Brooklyn, NY 11215
M.S. 51 William Alexander Middle School		350 5 <sup>th</sup> Avenue Brooklyn, NY 11215
P.S. 372 The Children's School		512 Carroll Street Brooklyn, NY 11215
Rivendell School		277 Third Avenue Brooklyn, NY 11215
Zusin Daycare - Park Slope Child Care		323 3 <sup>rd</sup> Street Brooklyn, NY 11215
Little Flowers Daycare		593 5 <sup>th</sup> Avenue Brooklyn, NY 11215
Sofia's Daycare		259A 17 <sup>th</sup> Street Brooklyn, NY 11215

<b><i>12. Community, Civic, Religious and Other Environmental Organizations</i></b>	
Park Slope Fifth Avenue Business Improvement District (BID)	157 13 <sup>th</sup> Street Brooklyn, NY 11215
Masjid Al-Imam Al-Albani	463 3 <sup>rd</sup> Avenue Brooklyn, NY 11215
Park Slope Community Church	251 12 <sup>th</sup> Street Brooklyn, NY 11215
Holy Family St Thomas Aquinas	249 9 <sup>th</sup> Street Brooklyn, NY 11215
Brooklyn Hope FMC	120 16 <sup>th</sup> Street Brooklyn, NY 11215
All Nations Baptist Church	251 12 <sup>th</sup> Street Brooklyn, NY 11215
Jesus Never Fails Church of God	456 3 <sup>rd</sup> Avenue Brooklyn, NY 11215
Dirah: Chabad Gowanus	480 Smith Street Brooklyn, NY 11215
Gowanus Canal Community Advisory Group (CAG)	loney.natalie@epa.gov
Gowanus Canal Conservancy	248 Third Street Brooklyn, NY 11215
Gowanus Alliance	135 13 <sup>th</sup> Street, #2 Brooklyn, NY 11215
Old Stone House	P.O. Box 150613, 336 3 <sup>rd</sup> Street Brooklyn, NY 11215
United Temple of Park Slope	315 8 <sup>th</sup> Street Brooklyn, NY 11215
Memory Center	199 14 <sup>th</sup> Street Brooklyn, NY 11215
Prospect Park YMCA	357 9 <sup>th</sup> Street Brooklyn, NY 11215
Church of Park Slope	326 6 <sup>th</sup> Street Brooklyn, NY 11215
Trinity Grace Church - Park Slope Office	506 5 <sup>th</sup> Avenue Brooklyn, NY 11215
Iglesia de Dios Pentecoastal M.I.	545 3 <sup>rd</sup> Avenue Brooklyn, NY 11215
<b><i>12. Community, Civic, Religious and Other Environmental Organizations (continued)</i></b>	
Rebuilding Together NYC	126 10 <sup>th</sup> Street Brooklyn, NY 11215
Trinity Grace Church	350 5 <sup>th</sup> Avenue Brooklyn, NY 11215
Our Lady of Peace	522 Carroll Street Brooklyn, NY 11215
Park Slope United Methodist Church	410 6 <sup>th</sup> Avenue Brooklyn, NY 11215
Iglesia Evangelica Luterana Del Espiritu Santo	267 7 <sup>th</sup> Street Brooklyn, NY 11215

The Resurrection Catholic Coptic Church	328 14 <sup>th</sup> Street Brooklyn, NY 11215
---	---

<b><i>13. Document Repository</i></b>	
<b>Location</b>	<b>Address</b>
Brooklyn Library, Park Slope Branch	431 Sixth Avenue Brooklyn, NY 11215 Written confirmation of acceptance is attached within.
Brooklyn Community Board 6	250 Baltic Street Brooklyn, NY 11201 Written confirmation of acceptance is attached within.



**ATHENICA ENVIRONMENTAL  
SERVICES, INC.**

**Environmental Engineering Consultants**

## SITE LOCATION MAP

**500 Third Avenue  
Brooklyn, New York 11215**

### Appendix C

**PREPARED FOR: PAB 3rd Avenue Holdings, LLC.**

**PROJ. MGR: Ken Wenz**

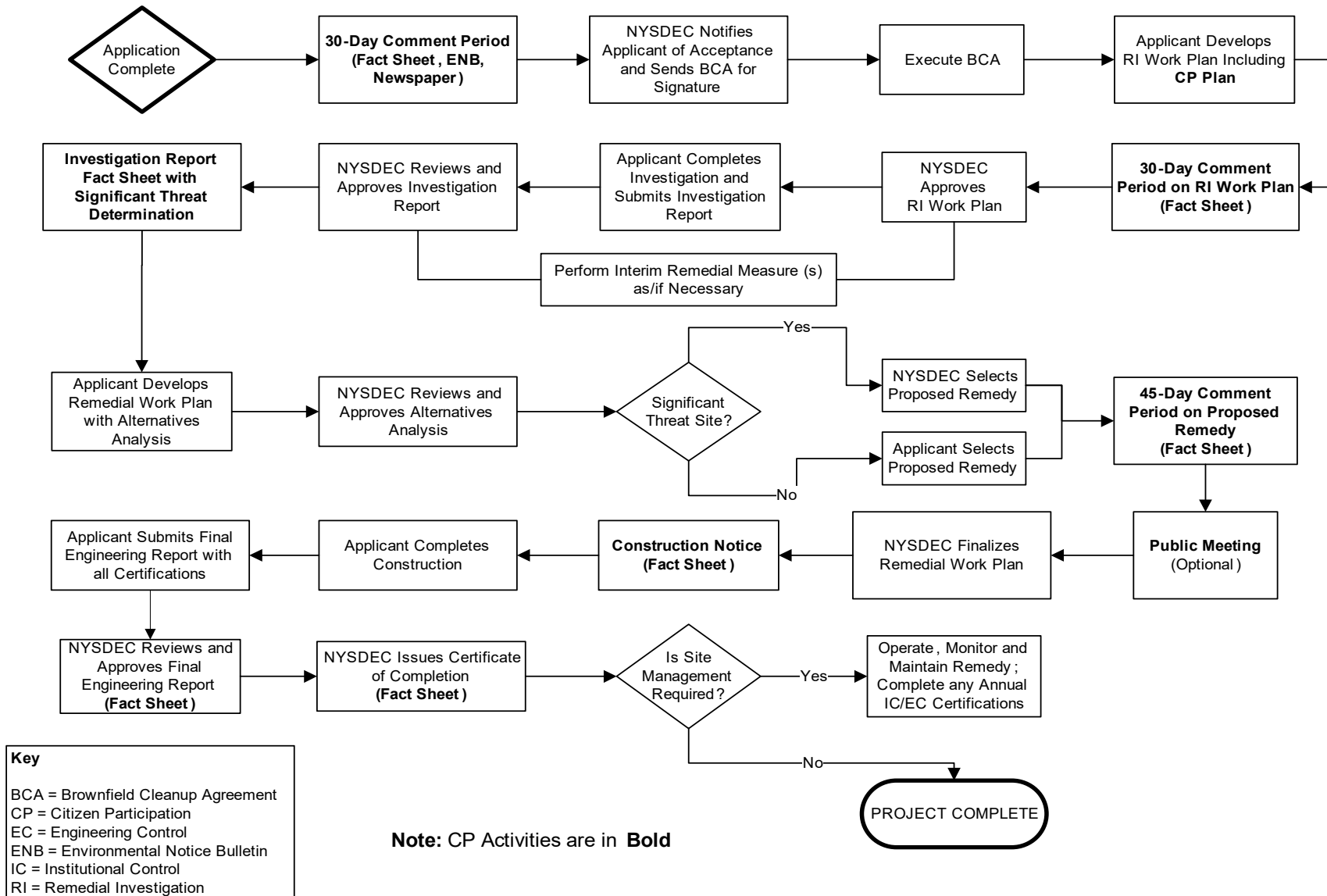
**DRAWN BY: Michael Oliver**

**DATE: 5/30/2025**

**PROJ. #: 25-134-0711**



## Appendix D– Brownfield Cleanup Program Process





## Remedial Programs

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

Remedial Party: PAB 3rd Ave Holding LLC

Site Name: 500 Third Avenue Site

Site Number: C224426

Site County: Kings County

**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/or information. **Use this information as an aid to prepare or update the Major Issues of Public Concern section of the site Citizen Participation Plan.**

The Site is located in a mixed-use area within the Gowanus neighborhood of Brooklyn, in proximity to residential buildings. While no remedial actions have been proposed yet, future investigation and/or cleanup activities may raise concerns among residents regarding environmental impacts, truck traffic, and construction-related disruptions. Community groups and stakeholders involved in the ongoing Gowanus development may also express interest in the Site's status and plans.

How were these issues and/or information identified?

Proximity of the Site to residential areas, awareness of ongoing redevelopment efforts in the Gowanus neighborhood, and professional experience with similar sites and community responses.

**Part 2.** List important information needed **from** the community, if applicable. Identify individuals, groups, organizations, businesses, and/or units of government related to the needed information. The community may be able to provide supplemental knowledge regarding historic use of the Site and surrounding properties, particularly in connection to prior industrial or commercial activity. Community members may also identify individuals or groups who should be included in ongoing communication efforts.

How were these information needs identified?

Based on standard community engagement practices during the early stages of remedial programs, and the potential for institutional knowledge among long-term residents.

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

- The overall process and expected schedule for site investigation and any potential future remediation.
- Current understanding of site conditions and contamination status
- Opportunities for public input and how information will be disseminated (e.g., fact sheets, meetings, document repository).
- DEC contacts and methods for obtaining more information.

How were these issues and/or information identified?

Derived from DEC guidance for Citizen Participation Plans and typical community expectations during remedial program implementation.

**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):

☐ Yes ☐ No      **a.** Land use/zoning around site:  
☒ **Residential**      ☐ **Agricultural**      ☐ **Recreational**      ☒ **Commercial**      ☒ **Industrial**

**b.** Residential type around site:  
☒ **Urban**      ☐ **Suburban**      ☐ **Rural**

**c.** Population density around site:  
☒ **High**      ☐ **Medium**      ☐ **Low**

**d.** Community economic status:  
☐ **High**      ☒ **Medium**      ☒ **Low**

**e.** Water supply of nearby residences:  
☒ **Public**      ☐ **Private Wells**      ☐ **Mixed**

**f.** Other environmental issues significantly impacting affected community?

Provide details if appropriate:

The Gowanus neighborhood is undergoing significant redevelopment and rezoning, and is the subject of multiple environmental cleanup efforts related to the Gowanus Canal Superfund Site and associated upland brownfield sites.

**g.** Special considerations:  
☒ **Language**      ☐ **Age**      ☐ **Transportation**      ☐ **Other**

Explain marked categories in **g.**:

The Site is located in an area with a sizable Latino population nearby.

**Part 5.** The site contact list must include, at a minimum, the individuals, groups, and organizations identified in the instructions for **Part 5**. 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:** Mayor, Community Board Chair, NYC Council, NYC Planning Commission Chair
- ☒ **Media:** Patch, ABC7, The Daily Eagle
- ☐ **Business/Commercial Interests:** [Click here to enter text.](#)
- ☐ **Labor Group(s)/Employees:** [Click here to enter text.](#)
- ☐ **Indian Nation:** [Click here to enter text.](#)
- ☒ **Citizens/Community Group(s):** Gowanus Neighborhood Coalition for Justice

☒ **Environmental Justice Group(s):** Fifth Avenue Committee

☒ **Environmental Group(s):** Gowanus Canal Conservancy

☒ **Civic Group(s):** Park Slope Civic Council

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

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

**Date Completed:** 7/24/2025

**Prepared By:** Jessica Collins, QEP

**Reviewed By:** Kenneth Wenz, Jr., P.G.