



**NEW YORK**  
STATE OF  
OPPORTUNITY™

**Department of  
Environmental  
Conservation**

# **Brownfield Cleanup Program**

## **Citizen Participation Plan for Top Hat Cleaners**

June 2020

Site No. C224208  
152 Graham Avenue  
Brooklyn, NY 11206

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**Note:** The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the site's investigation and cleanup process.

Applicant: **Reina Diaz and Belio Urena (“Applicant”)**  
Site Name: **Top Hat Cleaners (“Site”)**  
Site Address: **152 Graham Avenue, Brooklyn, NY**  
Site County: **Kings**  
Site Number: **C224208**

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

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

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

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

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

## **2. Citizen Participation Activities**

### *Why NYSDEC Involves the Public and Why It Is Important*

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

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

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

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

#### *Project Contacts*

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

#### *Locations of Reports and Information*

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

#### *Site Contact List*

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

The site contact list includes, at a minimum:

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

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

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

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

### *CP Activities*

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

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

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

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

### *Technical Assistance Grant*

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

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

An eligible community group must certify that its membership represents the interests of the community affected by the site, and that its members' health, economic well-being

or enjoyment of the environment may be affected by a release or threatened release of contamination at the site.

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

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

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

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

Citizen Participation Activities	Timing of CP Activity(ies)
<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.

The Site is located in an 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://popfactfinder.planning.nyc.gov/profile/31/demographic>

Considering the Site is currently occupied by a 3-story mixed-use commercial and residential building and is bounded by mixed-use properties to the north and south, efforts will be made to plan for and mitigate any potential noise and odor impacts associated with pending site construction and remediation elements.

Based on the results of previous environmental investigation, the most abundant contaminants detected in soil, groundwater and soil vapor samples were chlorinated volatile organic compounds (VOCs) such as tetrachloroethylene (PCE) and trichloroethylene (TCE). The VOC 1,2,4-Trimethylbenzene, 4,4'-DDT (a pesticide), and several metals including copper, zinc, and mercury were also detected in soil. Vinyl chloride and cis-1,2-dichloroethylene were detected in groundwater. Several metals including sodium and manganese were also detected in groundwater samples. In addition to PCE and TCE, benzene, carbon tetrachloride, chloroform, and ethylbenzene were among the VOC compounds detected in soil vapor. These vapors represent a possible public health concern at the site. The site is not near any public water supply or private water wells. The future on-site use and remediation will not create any restrictions on community activities but will render the Site protective of public health and the environment.

It should be noted that during the future completion of remedial activities at the site, potential contaminants known to be present in the soil, groundwater, and soil vapor, especially the VOCs PCE and TCE, may pose potential health risks to workers and

occupants during remedial construction, workers and occupants on adjacent properties. However, a NYSDEC Community Air Monitoring Program (CAMP) is in place for the proposed remedial activities and will be followed to safeguard the workers and other adjacent occupants against any potential exposures.

#### **4. Site Information**

##### *Site Description*

The Site is located at 152 Graham Avenue in Brooklyn, NY 11206. The Site is situated in the Williamsburg section of Brooklyn, NY and is identified as Block 3062 and Lots 2 on the New York City Tax Map. The Site is bordered to the north by Montrose Avenue and a three-story mixed commercial/residential building; to the east by residential structures and Humboldt Avenue; to the south by residential structures (four-story mixed residential/ commercial) and Johnson Avenue; and to the west by Graham Avenue.

The Site is 2,500-square feet in area and is occupied by a 3-story mixed use commercial and residential building with a partial basement. The building is constructed of concrete, brick and mortar and occupies a majority of the footprint of the lot. The remaining area is occupied by a rear yard. The first floor of the building is occupied by a dry cleaner and the upper two floors contain residential apartments.

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

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

According to public and database records, the building was constructed in 1920 and has been used as a dry cleaner since circa 1960. As of January 2017, the existing dry cleaner on Site stopped using PCE containing products on the premises.

HydroTech Environmental Engineering and Geology, DPC (HydroTech) performed a remedial investigation of the Site in March 2019. Primary contaminants identified during the investigation were the chlorinated VOCs PCE and TCE in soil, groundwater, and soil vapor. These contaminants are likely to be associated with historic uses of the property as a dry cleaner.

Reports that summarize the prior environmental assessments and investigation activities conducted at the site were previously provided to NYSDEC and referenced in the BCP application submitted by Applicant.

## 5. Investigation and Cleanup Process

### *Application*

The Applicant has applied for and been accepted into 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 Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the site.

### *Investigation*

The Applicant has completed a partial site investigation before it entered into the BCP. The Applicant previously submitted an investigation report for the full site investigation to NYSDEC. NYSDEC will determine if the investigation goals and requirements of the BCP have been met or if additional work is needed before a remedy can be selected.

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

The site investigation has several goals:

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

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

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

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

### *Interim Remedial Measures*

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

### *Remedy Selection*

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

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

**or**

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

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

### *Cleanup Action*

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

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a final engineering report that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the site.

### *Certificate of Completion*

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

### *Site Management*

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

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

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

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

## **Appendix A - Project Contacts and Locations of Reports and Information**

### **Project Contacts**

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

#### **New York State Department of Environmental Conservation (NYSDEC):**

Wendi Zheng  
Project Manager  
NYSDEC Region 2  
Division of Environmental Remediation  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101-5401  
Tel: (718) 482-6725  
Email: wendi.zheng@dec.ny.gov

Thomas Panzone  
Public Participation Specialist  
NYSDEC Region 2  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101-5401  
Tel: (718) 482-4953  
Email: Thomas.panzone@dec.ny.gov

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

Tony Perretta  
Project Manager  
NYSDOH  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 12237  
Email: BEEI@health.ny.gov

### **Locations of Reports and Information**

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

Brooklyn Public Library - Bushwick  
340 Bushwick Avenue, Brooklyn, NY  
(718) 602-1348  
Attn: Mr. Marc Waldron  
Mon, Tue, Fri: 10 AM – 6 PM  
Wed: 10 AM – 8 PM  
Thu: 1 PM – 8 PM

Sat: 10 AM – 5 PM Sun: Closed  
Brooklyn Community Board #1  
435 Graham Avenue, Brooklyn, NY  
Bronx, NY 10456  
(718) 389-0009  
Attn: Dealice Fuller  
Mon – Fri: 9 AM – 5 Sat – Sun: Closed

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

### **1. LOCAL AND STATE OFFICIALS**

Brooklyn Borough President  
Hon. Eric L. Adams  
Borough Hall 209 Joralemon Street  
Brooklyn, NY 11201

New York City Department of Planning – Brooklyn Office  
Winston Von Engel  
16 Court Street, 7th Fl.  
Brooklyn, NY 11241-0103

New York City Mayor's Office  
Bill De Blasio, Mayor  
City Hall  
New York, NY 10007

Marisa Lago  
Commissioner; NYC Dept. Of Planning  
120 Broadway, 31st Floor  
New York, NY 10271

NYC Council Member  
Hon. Antonio Reynoso  
244 Union Avenue  
Brooklyn, NY 11217

NYS DOH-Albany  
Tony Perretta, BEEI  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 12237

Deputy Director Shaminder Chawla  
NYC Office of Environmental Remediation  
100 Gold Street, 2<sup>nd</sup> Floor  
New York, NY 10038

Hilary Semel  
NYC Office of Environmental Coordination  
100 Gold Street – 2nd Floor  
New York, NY 10038  
Julie Stein



Office of Environmental Assessment & Planning  
NYC Dept. of Environmental Protection  
96-05 Horace Harding Expressway  
Flushing, NY 11373

Hon. Maritza Davila  
NYS Assembly member  
249 Wilson Avenue  
Brooklyn, NY 11237

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

Nancy T. Sunshine  
Kings County Clerk  
360 Adams Street, Room 189  
Brooklyn, NY 110201

**BY EMAIL:**

NYC MOER  
Mark McIntyre, Director  
Email: [MMcIntyre@cityhall.nyc.gov](mailto:MMcIntyre@cityhall.nyc.gov)

NYC DOHMH  
Christopher D'Andrea  
Email: [cdandrea@health.nyc.gov](mailto:cdandrea@health.nyc.gov)

NYC DOS  
Thomas Milora  
Email: [tmilora@dsny.nyc.gov](mailto:tmilora@dsny.nyc.gov)

NYS DEC Region 2

Jane O'Connell

Email: [jane.oconnell@dec.ny.gov](mailto:jane.oconnell@dec.ny.gov)

[Sondra.martinkat@dec.ny.gov](mailto:Sondra.martinkat@dec.ny.gov)

[Thomas.Panzone@dec.ny.gov](mailto:Thomas.Panzone@dec.ny.gov)

NYSDEC-Albany

Bob Cozzy

Email: [robert.cozzy@dec.ny.gov](mailto:robert.cozzy@dec.ny.gov)

Dealice Fuller, Chairwoman

Brooklyn Community Board Office 1

Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)

NYS DOH-Albany

Michael J. Hughes

Email: [mjh03@health.state.ny.us](mailto:mjh03@health.state.ny.us)

NYSDEC

Dennis Farrar

Email: [djfarrar@gw.dec.state.ny.us](mailto:djfarrar@gw.dec.state.ny.us)

## **2. OWNERS, RESIDENTS, AND OCCUPANTS ON OR ADJACENT TO THE SITE**

129 Graham Avenue  
Brooklyn, NY 11206  
Owner: SDP Associates LLC

129 Graham Avenue Apt 1F  
Brooklyn, NY 11206  
Tenant: Mabel Ramlal

129 Graham Avenue Apt 2F  
Brooklyn, NY 11206  
Tenant: Electra Alvarado

129 Graham Avenue Apt 3F  
Brooklyn, NY 11206  
Juan L Illescas

157 Graham Avenue  
Brooklyn, NY 11206  
Owner: Caring Supported Housing Development Fund

150 Graham Avenue  
Brooklyn, NY 11206  
Owner: 150 Graham Realty LLC/Abraham Buxbaum

150 Graham Avenue  
Brooklyn, NY 11206  
Tenant: Carmen L Carambot

154 Graham Avenue  
Brooklyn, NY 11206  
Owner: 156 Graham Realty LLC

154 Graham Avenue  
Brooklyn, NY 11206  
Tenant: Sam Chasin

154 Graham Avenue  
Brooklyn, NY 11206  
Tenant: Terry S Chasin

154 Graham Avenue  
Brooklyn, NY 11206  
Tenant: Regina Chasin

185 Johnson Avenue  
Brooklyn, NY 11206  
Owner: A1 Development LLC

185 Johnson Avenue  
Brooklyn, NY 11206

Tenant: Gabrielle N Miller  
185 Johnson Avenue  
Brooklyn, NY 11206  
Tenant: Robert E Sanders

### 3. **LOCAL NEWS MEDIA**

New York Post  
1211 Avenue of Americas  
New York, New York 10036-8790  
Phone: 212-930-8000

New York Daily News  
4 New York Plaza  
New York, NY 10004

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

Hoy Nueva York  
1 MetroTech Center, 18th Floor  
Brooklyn, NY 11201

El Diario La Prensa  
1 MetroTech Center, 18th Floor  
Brooklyn, NY 11201

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

Brooklyn Daily Eagle  
16 Court Street, Suite 1208  
Brooklyn, NY 11241

The Brooklyn Papers  
1 Metrotech Center, Suite 1001  
Brooklyn, NY 11201

**4. PUBLIC WATER SUPPLIER**

NYC Department of Environmental Protection  
Bureau of Water Supply  
59-17 Junction Blvd.  
Flushing, NY 11373

**5. ANY PERSON, COMMUNITY BASED ORGANIZATION, BOA GROUP, OR LOCAL MEDIA WHO HAS REQUESTED TO BE PLACED ON THE CONTACT LIST.**

None.

**6. ADMINISTRATOR/OPERATOR OF ANY SCHOOL OR DAY CARE FACILITY LOCATED ON OR NEAR THE SITE.**

Lyons Community School  
Principal: Taeko Onishi  
223 Graham Ave  
Brooklyn, NY 11211

Green School: An Academy for Green Careers  
Principal: Cara Tait  
223 Graham Ave  
Brooklyn, NY 11211

The Brooklyn Latin School  
Head Master: Gina Mautschke-Mitchell  
223 Graham Ave  
Brooklyn, NY 11211

Tiffereth Morde Chai Sholomo  
213 Johnson Ave  
Brooklyn, NY 11206

Creative Academy of NY LLC  
228 Bushwick Ave  
Brooklyn, NY 11206

Bushwick United Housing Development Fund Corporation  
152 Manhattan Ave  
Brooklyn, NY 11206

SS Joseph & Dominic Catholic Academy  
153 Johnson Avenue  
Brooklyn, NY 11206

PS 250 George H Lindsay  
108 Montrose Avenue  
Brooklyn, NY 11206

Bushwick United Headstart II  
153 Johnson Ave  
Brooklyn, NY 11206

**7. DOCUMENT REPOSITORY**

Attn: Marc Waldron  
Brooklyn Public Library – Bushwick  
340 Bushwick Avenue  
Brooklyn, NY 11206

Attn: Dealice Fuller  
Brooklyn Community Board Office 1 435 Graham Avenue,  
Brooklyn, NY 11211

NYSDEC  
Region 2 Division of Environmental Remediation  
47-40 21st Street  
Long Island City, NY 11101

Community, Civic, Religious and Other Environmental Organizations  
Antonia Yuille - Director

Consolidated Edison Corporate Affairs  
30 Flatbush Avenue  
Brooklyn, NY 11217

FDNY  
Battalion 35 Engine 216 Ladder 108  
187 Union Avenue  
Brooklyn, NY 11211

Raquel Queme - President  
90<sup>th</sup> NYPD Police Precinct Council  
211 Union Avenue  
Brooklyn, NY 11211

Jasa Williamsburg Senior Center  
202 Graham Avenue  
Brooklyn, NY 11206

Holy Trinity Roman Catholic Church  
138 Montrose Ave  
Brooklyn, NY 11206

St Nicholas NPC  
108 Montrose Ave  
Brooklyn, NY 11206

United Community-Williamsburg  
152 Manhattan Ave  
Brooklyn, NY 11206

New York City Housing Authority  
Borinquen Plaza II  
Community Center  
130 Humboldt St  
Brooklyn, NY 11206

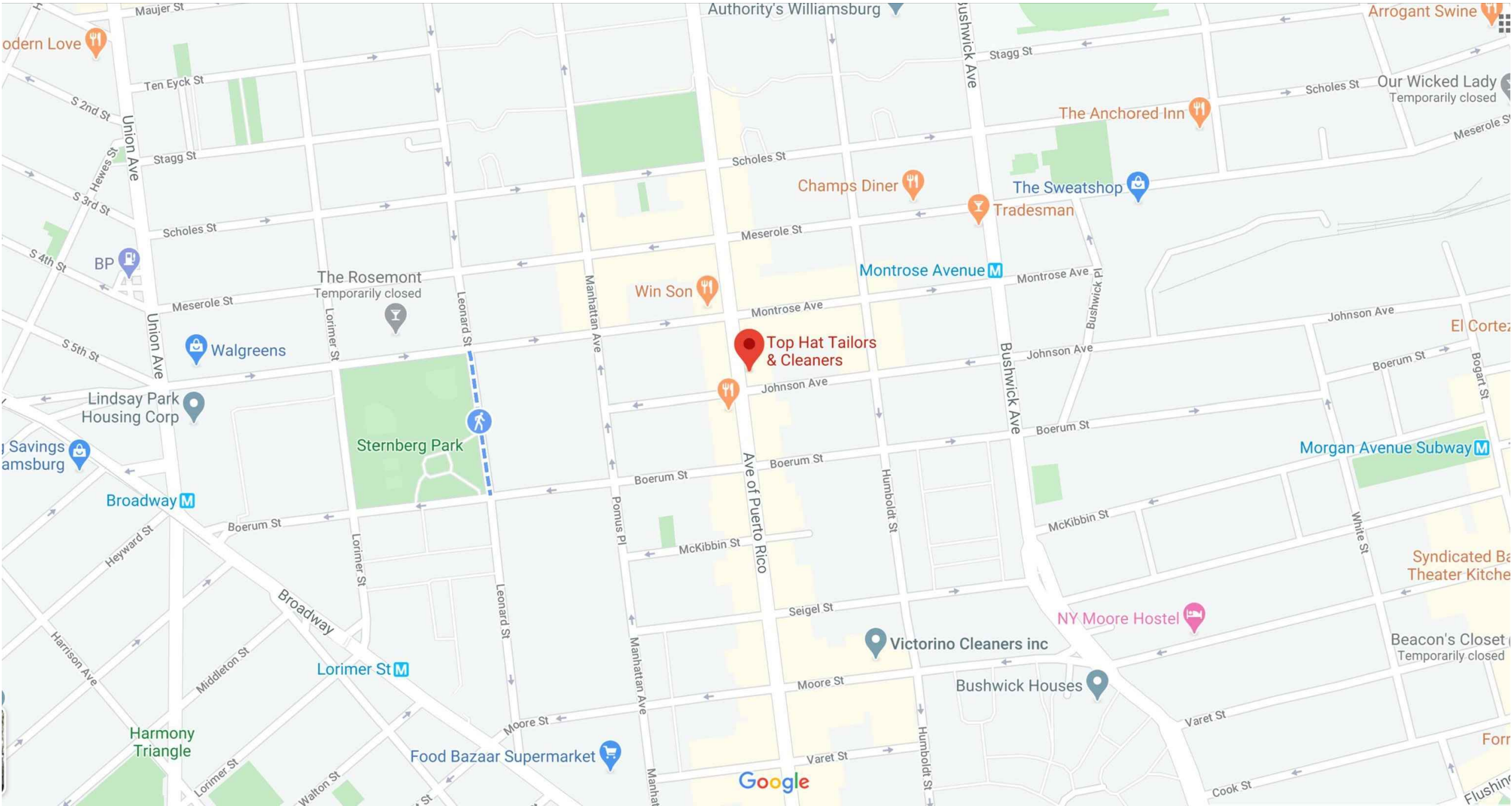
New York City Housing Authority's Borinquen Plaza II  
Management Development Office  
110 Humboldt St  
Brooklyn, NY 11206

New York City Housing Authority's Borinquen Plaza II  
President – Resident Association  
110 Humboldt St  
Brooklyn, NY 11206

Lindsay Park Housing Corp  
202 Union Ave  
Brooklyn, NY 11211

Open Space Alliance for North Brooklyn  
79 North 11<sup>th</sup> Street  
Brooklyn, NY 11211  
Email: [info@osanb.org](mailto:info@osanb.org)





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DATE	DESCRIPTION	CHK

SEAL & SIGNATURE



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NY 11225

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BASE DRAWING PREPARED BY

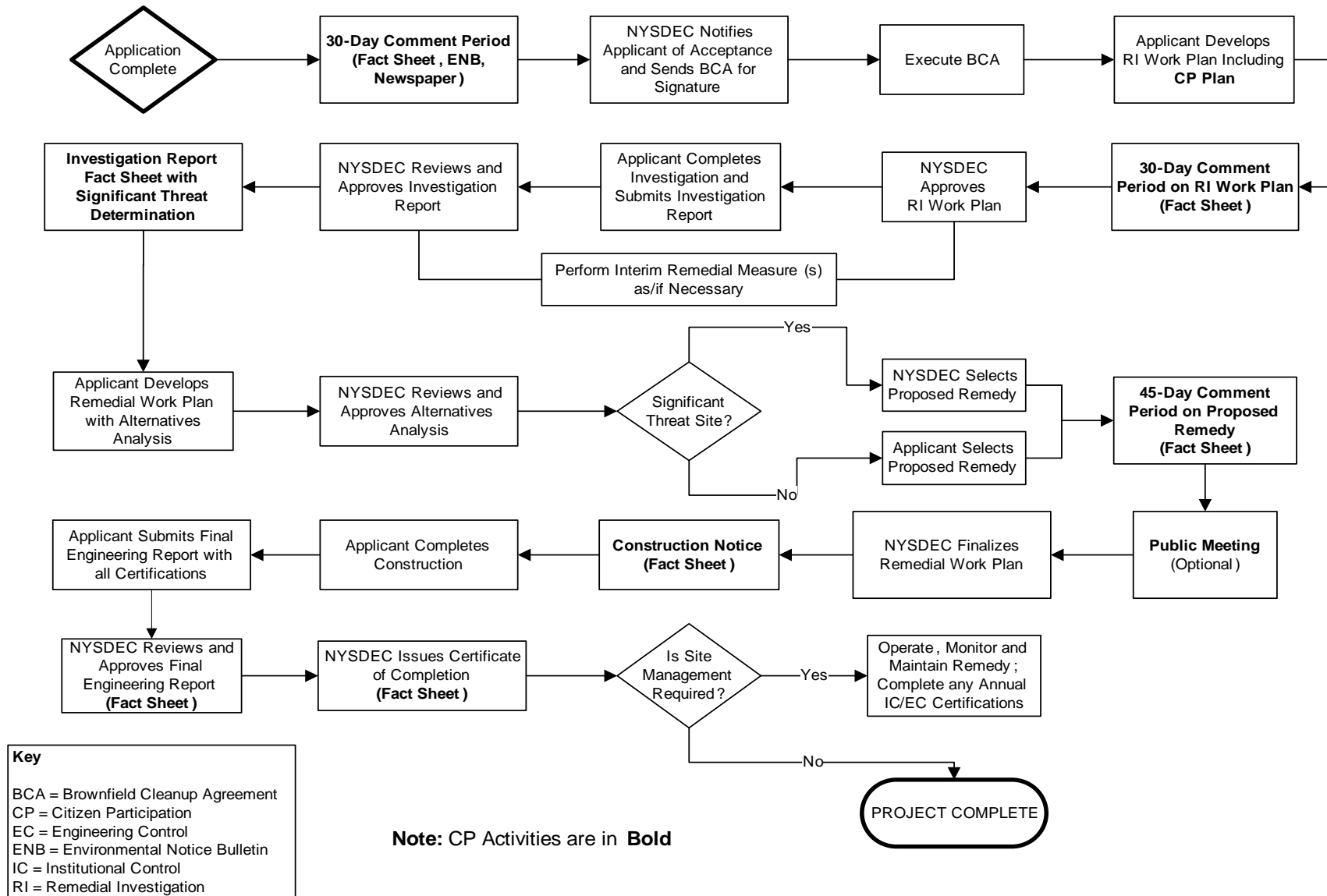
PROJECT NAME AND ADDRESS

PROJECT FIGURE

APPENDIX C: SITE LOCATION MAP

PROJECT NO.	DATE 6/16/2020
DRAWN BY A.R.	REVIEWED BY D.A.
SCALE (11X17) AS SHOWN	APPROVED BY D.A.

## Appendix D– Brownfield Cleanup Program Process



## Appendix E – Scoping Sheet for Major Issues of Public Concern



Division of Environmental Remediation

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

**Site Name:** Top Hat Cleaners

**Site Number:** C224208

**Site Address and County:** 152 Graham Avenue, Brooklyn (Kings County), NY

**Remedial Party(ies):** Reina Diaz and Belio Urena

**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.**

The Site is currently occupied by a 3-story mixed-use commercial and residential building and is bounded by mixed-use properties to the north and south, efforts will be made to plan for and mitigate any potential noise and odor impacts associated with pending site construction and remediation elements.

Based on the results of previous environmental investigation, the most abundant contaminants detected in soil, groundwater and soil vapor samples were chlorinated volatile organic compounds (VOCs) such as tetrachloroethylene (PCE) and trichloroethylene (TCE). The VOC 1,2,4-Trimethylbenzene, 4,4'-DDT (a pesticide), and several metals including copper, zinc, and mercury were also detected in soil. Vinyl chloride and cis-1,2-dichloroethylene were detected in groundwater. Several metals including sodium and manganese were also detected in groundwater samples. In addition to PCE and TCE, benzene, carbon tetrachloride, chloroform, and ethylbenzene were among the VOC compounds detected in soil vapor. These vapors represent a possible public health concern at the site. It is important to note that the site is not near any public water supply or private water wells. The future on-site use and remediation will not create any restrictions on community activities but will render the Site protective of public health and the environment.

It should be noted that during the future completion of remedial activities at the site, potential contaminants known to be present in the soil, groundwater, and soil vapor, especially the VOCs PCE and TCE, may pose potential health risks to workers and occupants during remedial construction, workers and occupants on adjacent properties. However, a NYSDEC Community Air Monitoring Program (CAMP) is in place for the proposed remedial activities and will be followed to safeguard the workers and other adjacent occupants against any potential exposures.

All relevant site contacts, project staff, and document repositories are listed in Appendices A and B of this CPP.

How were these issues and/or information needs identified?

As noted above, these issues and information needs were identified during a previous environmental investigation and in the process of gathering information in preparation of the CPP plan.

**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.

Community participation is welcomed. Members of the public are encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information. The community is encouraged to provide information regarding past/current uses of the site, any significant impacts during remediation of the site, or any concerns or activities they want monitored.

How were these information needs identified?

The investigation of the site is ongoing and additional information may help to inform future remedial activities.

**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 site will be remediated and is slated for restricted use. As part of the remedial plan, the next steps will be to submit a Remedial Investigation Work Plan for NYSDEC approval. The work plan will be due June 30, 2020. The findings of the investigation will be documented in a Remedial Investigation report and will be used to inform the Remedial Action Work Plan. Due to potential contaminants known to be present in the soil, groundwater, and soil vapor, especially the VOCs PCE and TCE, workers, occupants, and the public will be protected via the implementation of a Community Air Monitoring Program. The remedial action will not pose any restrictions or have any impacts on the use of adjacent or nearby sites. All remedial activities will be carried out in coordination with and under the oversight of NYSDEC and remedial activities will be documented in a Closure Report. Implementation of the remedial plan is anticipated to begin by December 2020 or January 2021. The remedial action will take between 12 to 24 months to complete.

How were these issues and/or information needs identified?

These issues and information needs were identified based on investigations performed to date and based on knowledge of the Brownfield Cleanup process.

**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:

N/A

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 population 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.)

A site contact list is provided along with this CPP. The categories of contacts that were included are noted below.

☒ **Non-Adjacent Residents/Property Owners:** Click here to enter text.

☒ **Local Officials:** Click here to enter text.

☒ **Media:** Click here to enter text.

☐ **Business/Commercial Interests:** Click here to enter text.

☐ **Labor Group(s)/Employees:** Click here to enter text.

☐ **Indian Nation:** Click here to enter text.

☒ **Citizens/Community Group(s):** Click here to enter text.

☐ **Environmental Justice Group(s):** Click here to enter text.

☒ **Environmental Group(s):** Click here to enter text.

☒ **Civic Group(s):** Click here to enter text.

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

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

**Prepared/Updated By:** Dorina Aliu

**Date:** 6-16-20

**Reviewed/Approved By:** Thomas V. Panzone

**Date:** 6-12-20