



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for 34 Berry Street

May 2018

BCP Site #C224268
34 Berry Street
Brooklyn, New York City
Kings County, NY 11249

Prepared by:



AKRF, Inc.

440 Park Avenue South, 7th Floor
New York, NY 10016
212-696-0670

Contents

<u>Section</u>	<u>Page Number</u>
1. What is New York’s Brownfield Cleanup Program?	3
2. Citizen Participation Activities.....	3
3. Major Issues of Public Concern.....	9
4. Site Information.....	9
5. Investigation and Cleanup Process	12
Appendix A - Project Contacts and Locations of Reports and Information	15
Appendix B - Site Contact List.....	16
Appendix C - Site Location Map.....	21
Appendix D - Brownfield Cleanup Program Process.....	22

* * * * *

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: **34 Berry Street LLC (“Applicant”)**
Site Name: **34 Berry Street (“Site”)**
Site Address: **34 Berry Street, Brooklyn**
Site County: **Kings County**
Site Number: **C224268**

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 that 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; and
- 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 whether the Site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the Site, as described in Section 5.

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

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

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

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

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

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

Citizen Participation Activities	Timing of CP Activity(ies)
Application Process:	
<ul style="list-style-type: none"> • Prepare Site contact list • Establish document repository(ies) • Prepare Remedial Investigation (RI) Work Plan 	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period 	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the Site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement (BCA):	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	Before start of Remedial Investigation.
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period 	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	Before NYSDEC approves RI Report.
Before NYSDEC Approves Remedial Work Plan (RWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to Site contact list about draft RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to Site contact list that announces that cleanup action has been completed and that NYSDEC is reviewing the Final Engineering Report • Distribute fact sheet to Site contact list announcing NYSDEC approval of Final Engineering Report and issuance of Certificate of Completion (COC) 	At the time NYSDEC approves Final Engineering Report. These two fact sheets are combined if 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 not 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. There is no need to translate future fact sheets into another language. For additional information, visit: <https://popfactfinder.planning.nyc.gov/profile/1934/census>

The current site owner (34 Berry Street LLC or Owner) has voluntarily entered the BCP in order to remediate contamination related to historic site uses (see Section 4 for a history of site use and the environmental work already completed by the owner). Contamination in the form of petroleum and chlorinated solvent compounds that were associated with the historic uses is currently present in soil and groundwater underlying the Site. Issues of public concern are associated with the potential exposure to the existing contamination. Since the contamination exists underlying the site, direct contact is not readily feasible, and groundwater below the site is not pumped out or otherwise consumed in any fashion. The potential for exposure is associated with vapors that evaporate from the contamination and have the potential to migrate up through the foundation and into buildings located on and directly adjacent to the 34 Berry Street property. The investigation work to be completed by the owner, under oversight of the NYSDEC, will be performed to define the nature and extent of the contamination and thereby determine the potential for exposure to the existing contamination. It should be noted that the 34 Berry Street building contains measures as part of the building design to minimize the intrusion of vapors into the building. The remediation work completed by the owner to clean-up the site will be designed to remove the contamination and, therefore, reduce potential risk of exposure.

Investigation/Remediation Related Issues

Short term issues to the residents at 34 Berry Street and the immediately surrounding buildings include the potential exposure to vapors while drilling into the ground during the investigation and remediation phases of the project. In order to mitigate this risk and provide a measure of protection for the downwind community, air monitoring will be completed during all work that goes below ground. The specific steps for completing the monitoring work to protect residents and the surrounding community are to be included in the Community Air Monitoring Plan (CAMP) which is reviewed and approved

by NYSDEC prior to implementation, and this document can be reviewed at the document repositories identified in Appendix A of this document.

4. Site Information

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

Site Description

The Site is located at 34 Berry Street in the Williamsburg neighborhood of Brooklyn, NY and is legally defined as Tax Block 2289, Lot 14. The Site is approximately 36,472 square feet and is occupied by an L-shaped, seven-story residential building that fronts Berry and North 12th Streets, with an open courtyard area located behind the building, in the central portion of the Site. A basement level parking garage is located under the building and courtyard, with an entrance ramp located on North 11th Street. A small, street-level valet parking lot is also located on North 11th Street, immediately east of the garage entrance ramp. The Site is bounded to the north by North 12th Street, to the east by Berry Street, to the south by North 11th Street and two low-rise residential buildings, and to the west by a warehouse building used by the Brooklyn Brewery. The surrounding neighborhood is primarily residential and commercial in nature, containing apartment buildings, businesses, and storage warehouses.

History of Site Use, Investigation, and Cleanup

According to historic Sanborn fire insurance maps, the Site was developed with industrial and manufacturing uses, including the New York Quinine and Chemical Works between 1887 and 1951. After 1951, the Site was used for freight loading and parking of vehicles. Sanborn maps from 1965 to 2006 (after decommissioning of the quinine factory) depict a large 2-story freight loading facility and warehouse in the western portion of the Site, a 2-story truck repair facility/warehouse and a 4-story unspecified manufacturing facility in the southwestern portion of the Site, and a parking lot in the eastern portion of the Site containing two gasoline tanks of unspecified capacity. In 2006, the on-site buildings contained artist loft residences, a furniture manufacturer warehouse, a garage, a forklift sales and service facility, and an empty warehouse. The eastern parking lot was used for vehicle parking and storage. The adjacent and surrounding properties were occupied at various times by an iron foundry, various manufacturing operations, and by a Manufactured Gas Plant.

A June 2006 Subsurface (Phase II) Investigation Report prepared by Langan Engineering and Environmental Services, P.C. identified petroleum and chlorinated solvent contamination in soil and groundwater that appeared to be related to the historic operations at the Site. As a result of the discovery of this contamination, a “spill” was reported to the NYSDEC [Spill No. 07-12424 (the “Spill”)]. The Owner acquired the title to the Site in December 2007.

Site redevelopment was subject to New York City's "E"-designation requirements for hazardous materials as part of the Greenpoint-Williamsburg Rezoning. Due to the presence of subsurface contamination, the "E" designation requirements included preparation and implementation of a Remedial Action Plan (RAP) to address the contamination issues at the Site. Redevelopment began in April 2008 after the New York City Department of Environmental Protection (NYCDEP) approved the RAP. Excavation extended between approximately 10-17 feet below grade throughout the Site, and included the disposal of 18,676 tons of soil. At the end of the excavation work, separate phase product [called a non-aqueous phase liquid (NAPL)] identified as petroleum fuel oil was observed floating on groundwater in the northwest corner of the site. NYSDEC issued a November 19, 2008 letter indicating that no additional soil would need to be removed from the Site; however, continued light NAPL (LNAPL) monitoring and recovery would be required after redevelopment. Redevelopment of the Site was completed in December 2009, and included the construction of the current Site building. Building construction included installation of engineering controls including a vapor barrier, passive sub-slab venting system, and a site cap.

On March 3, 2010, a Closure Report that detailed all of the remediation work and protective measures was prepared and submitted to the New York City Mayor's Office of Environmental Remediation (OER) as part of the "E"-designation requirements for the Site. OER issued a Notice of No Objection (NNO) for the Site on April 20, 2010, which indicated that the "E"-designation requirements had been fulfilled. On September 13, 2012, a Notice of Satisfaction (NOS) was issued to the Owner after entering into a Stipulation Agreement with NYSDEC to address the Spill. The Stipulation Agreement specified the required remediation and monitoring measures to be implemented with respect to LNAPL that remained in the saturated zone beneath the building slab at the Site in order to achieve case closure with respect to the NYSDEC Spill case. After receiving the NOS, a final Certificate of Occupancy (CO) was issued by NYCDOB in September 2012.

To address the Spill, and under NYSDEC review, a LNAPL recovery system consisting of four recovery wells was installed at the end of building construction in early 2009. A fifth recovery well was added in April 2012. Operation, Monitoring, and Maintenance (OM&M) of the LNAPL recovery system and submission of monitoring reports were conducted based upon an agreed upon schedule with NYSDEC. From September 2009 through December 2014, monthly OM&M visits and quarterly groundwater sampling were completed to monitor Site conditions and the effectiveness of the NAPL recovery system. From January 2014 to the present day, quarterly OM&M visits with semi-annual groundwater sampling were completed. The results of each visit were compiled and reported to NYSDEC for review and approval. The OM&M program documented that the system has been effective in reducing the amount of LNAPL beneath the building.

OM&M activities associated with the LNAPL recovery system documented that a solvent compound called 1,2-dichloroethane (DCA) was present in groundwater, and

the results suggested that the 1,2-DCA source area was located in the vicinity of the southern (upgradient) property boundary.

Between November 2010 and July 2016, the Owner completed three separate subsurface investigations to determine whether potential off-site sources were contributing to petroleum contamination observed at the property, to identify the potential 1,2-DCA solvent source area, and to address investigation data gaps for the Site. The investigations indicated that the petroleum-related contamination at the Site was most likely not originating from an off-site source, and that the 1,2-DCA solvent source area may be located along the property boundary between 34 Berry and 44 Berry Street, or may originate from the upgradient adjacent 44 Berry Street property. In March 2018, the Owner entered the BCP to complete the remaining work needed to address the remaining solvent and petroleum contamination.

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 on-site, 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 continue to be used for residential purposes.

To achieve this goal, the Applicant will conduct investigation activities at the Site and on the adjacent property at 44 Berry Street with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant on March 20, 2018 sets forth the responsibilities of each party in conducting these activities at the Site.

Investigation

The Applicant has completed several phases of subsurface investigation prior to entering the BCP. An additional subsurface investigation will be completed in order to fulfill the BCP remedial investigation (RI) requirements. The Applicant submitted a draft "Remedial Investigation Work Plan" to NYSDEC for review and approval along with the BCP application. NYSDEC made the draft plan available to the public review during the

30-day public comment period.

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.

Interim Remedial Measures

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

Remedy Selection

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

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

or

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

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

Cleanup Action

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

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

Certificate of Completion

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

Site Management

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

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

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

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

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

Project Contacts

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

New York State Department of Environmental Conservation (NYSDEC):

Shaun Bollers
Project Manager
NYSDEC Region 2
Division of Environmental Remediation
1 Hunter’s Point Plaza
47-40 21st Street
Long Island City, NY 11101
Phone: (718) 482-4096
Email: shaun.bollers@dec.ny.gov

Thomas V. Panzone
Public Participation Specialist
NYSDEC Region 2
1 Hunters Point Plaza
47-20 21st Street
Long Island City, NY 11101
Phone: (718) 482-4953
Email: Thomas.panzone@dec.ny.gov

New York State Department of Health (NYSDOH):

Steven Berninger
Project Manager
NYSDOH - Empire State Plaza
Corning Tower Room 1782
Albany, NY 12237
Phone: (518) 402-7860
Email: BEEI@health.ny.gov

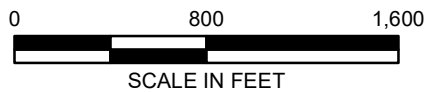
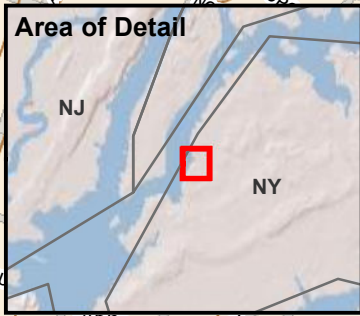
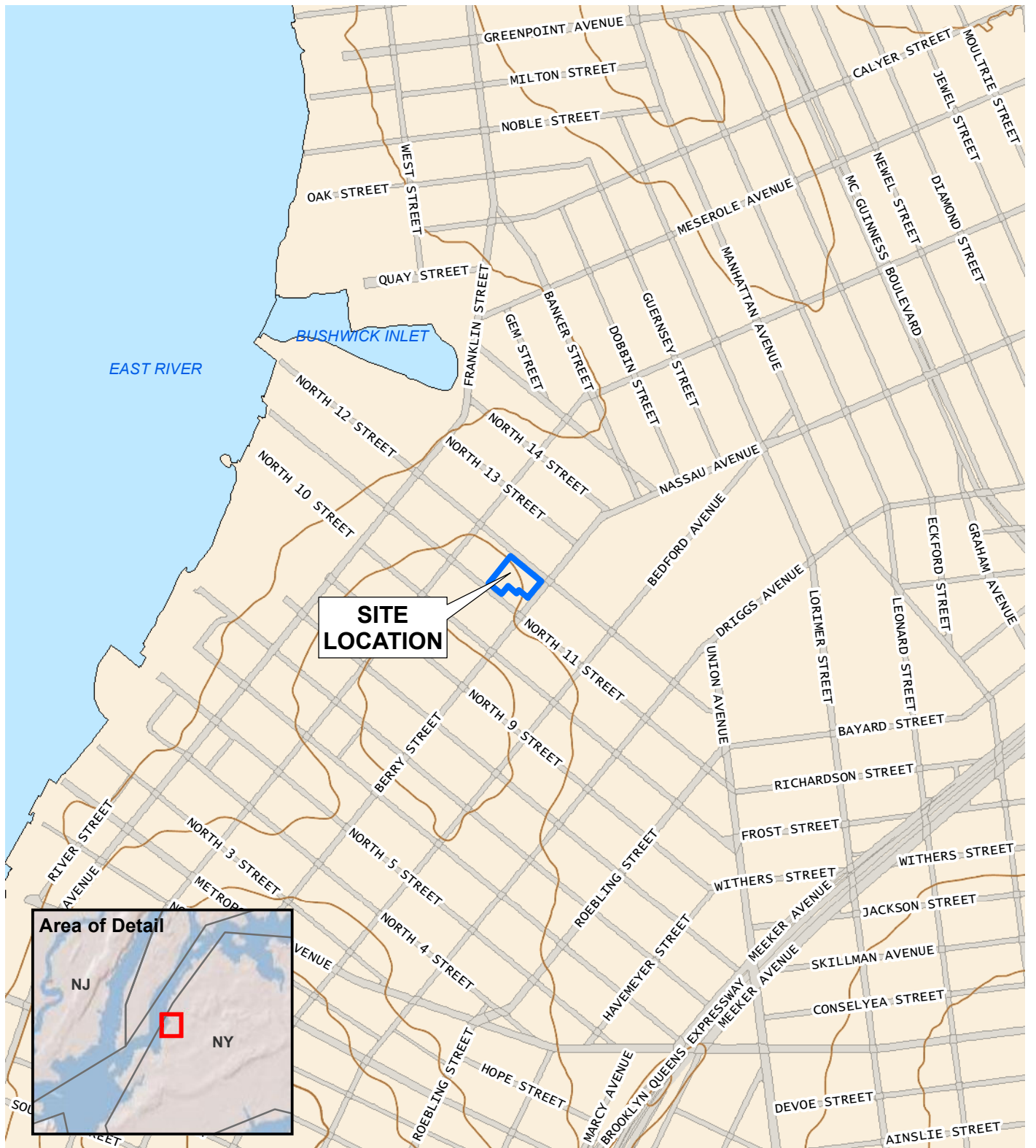
The facilities identified below are being used to provide the public with convenient access to important project documents:

<p>Brooklyn Public Library – Leonard Branch 81 Devoe Street Brooklyn, NY 11211 Attn: Ms. Alexa Orr, Managing Librarian Phone: (718) 486-6006 Hours: Monday, Wednesday, Friday, 10AM-6PM Tuesday, 1PM-8PM Thursday, 10AM-8PM Saturday, 10AM-5PM Sunday-closed</p>	<p>NYSDEC Region 2 1 Hunter’s Point Plaza 47-40 21st Street Long Island City, NY 11101 Attn: Shaun Bollers Phone: (718) 482-4096 Hours: Monday-Friday, 9AM-5PM (call for appointment)</p>	<p>Brooklyn Community Board District 1 435 Graham Avenue Brooklyn, New York 11211 Attn: Mr. Gerald A. Esposito, District Manager Phone: (718) 389-0009 Hours: Monday-Friday, 10AM-4PM</p>
--	--	---

Appendix B - Site Contact List

	A	B	C	D	E	F	G	H	I	J	
1											
2	Site Contact List										
3	Site #: C224268										
4	Site Name (County): 34 Berry Street Site (Kings)				List Last Updated: 4-23-18						
5	Current Occupant	Name, Title	Address 1	Address 2	Address 3	Street Address	City	State	Zip	Site Name (County)	
6	Current Occupant	Hon. Bill de Blasio	NYC Mayor			City Hall	New York	NY	10007	34 Berry Street Site (Kings)	
7	Current Occupant	Hon. Scott Stringer	NYC Comptroller			1 Centre Street	New York	NY	10007	34 Berry Street Site (Kings)	
8	Current Occupant	Hon. Letitia James	Public Advocate			1 Centre Street	New York	NY	10007	34 Berry Street Site (Kings)	
9	Current Occupant	Marisa Lago	Commissioner, NYC Dept. of City Planning			120 Broadway, 31st Floor	New York	NY	10271	34 Berry Street Site (Kings)	
10		Vincent Sapienza	Commissioner, NYC Dept. of Environmental Protection			59-17 Junction Boulevard	Flushing	NY	11373	34 Berry Street Site (Kings)	
11		Dan Walsh, Director	NYC Office of Environmental Remediation			100 Gold Street - 2nd Floor	New York	NY	10038	34 Berry Street Site (Kings)	
12		Julie Stein	Office of Environmental Assessment & Planning	NYC Dept. of Environmental Protection		96-05 Horace Harding Expressway	Flushing	NY	11373	34 Berry Street Site (Kings)	
13		Hon. Eric Adams	Brooklyn Borough President			209 Joralemon Street	Brooklyn	NY	11201	34 Berry Street Site (Kings)	
14		Shaun Bollers	NYSDEC Project Manager			47-40 21st Street	Long Island City	NY	11101	34 Berry Street Site (Kings)	
15		Thomas V. Panzone	NYSDEC Public Participation Specialist			47-40 21st Street	Long Island City	NY	11101	34 Berry Street Site (Kings)	
16		Larry Ennist	NYSDEC			625 Broadway	Albany	NY	12233	34 Berry Street Site (Kings)	
17		Steve Berninger	NYSDOH Public Health Specialist		Empire State Plaza	Corning Tower, Room 1787	Albany	NY	12237	34 Berry Street Site (Kings)	
18		Hon Charles Schumer	U.S. Senator			780 Third Avenue, Suite 2301	New York	NY	10017	34 Berry Street Site (Kings)	
19		Hon. Kirsten Gillibrand	U.S. Senator			780 Third Avenue, Suite 2601	New York	NY	10017	34 Berry Street Site (Kings)	
20		Hon. Carolyn B. Maloney	U.S. House of Representatives			619 Lorimer Street	Brooklyn	NY	11211	34 Berry Street Site (Kings)	
21		Hon. Stephen Levin	NYC Councilmember			410 Atlantic Avenue	Brooklyn	NY	11217	34 Berry Street Site (Kings)	
22		Hon. Brian Kavanagh	NYS Senator			209 Joralemon Street, Suite 301	Brooklyn	NY	11201	34 Berry Street Site (Kings)	
23		Hon. Joseph Lentol	NYS Assemblymember			619 Lorimer Street	Brooklyn	NY	11211	34 Berry Street Site (Kings)	
24		Gerald Esposito, District Manager	Brooklyn Community Board 1			435 Grahame Avenue	Brooklyn	NY	11211	34 Berry Street Site (Kings)	
25		Dealice Fuller, Chairwoman	Brooklyn Community Board 1			435 Grahame Avenue	Brooklyn	NY	11211	34 Berry Street Site (Kings)	
26		T. Willis Elkins, Environmental Committee Chairwoman	Brooklyn Community Board 1 Environmental Committee			435 Grahame Avenue	Brooklyn	NY	11211	34 Berry Street Site (Kings)	
27		Nancy T. Sunshine	Kings County Clerk			360 Adams Street, Room 189	Brooklyn	NY	11201	34 Berry Street Site (Kings)	
28		Antonia Yuille, Director	Consolidated Edison Corporate Affairs			30 Flatbush Avenue	Brooklyn	NY	11217	34 Berry Street Site (Kings)	
29		Elizabeth Hulsen, President	94th NYPD Police Precinct Council			100 Meserole Avenue	Brooklyn	NY	11222	34 Berry Street Site (Kings)	
30		Engine 229 Ladder 146	FDNY			75 Richardson Street	Brooklyn	NY	11211	34 Berry Street Site (Kings)	
31		NYC Department of City Planning	Brooklyn Borough Office			16 Court Street, 7 th Floor	Brooklyn	NY	11241	34 Berry Street Site (Kings)	
32		Current Occupant				113 North 12 th Street	Brooklyn	NY	11249	34 Berry Street Site (Kings)	
33		Current Occupant				44 Berry Street	Brooklyn	NY	11249	34 Berry Street Site (Kings)	
34		Mihata Corporation				100 North 4 th Street	Brooklyn	NY	11201	34 Berry Street Site (Kings)	
35		CCM Ventures 7, LLC				331 W. 57 th Street, Suite 301	New York	NY	10019	34 Berry Street Site (Kings)	
36		Current Occupant	The William Vale			111 North 12 th Street	Brooklyn	NY	11249	34 Berry Street Site (Kings)	
37		Current Occupant				50 Berry Street	Brooklyn	NY	11249	34 Berry Street Site (Kings)	
38		Wythe Berry Fee Owner LLC				199 Lee Avenue, #693	Brooklyn	NY	11211	34 Berry Street Site (Kings)	
39		North 11 Associates LLC				199 Lee Avenue, Suite 608	Brooklyn	NY	11211	34 Berry Street Site (Kings)	
40		Current Occupant				150 North 12 th Street	Brooklyn	NY	11249	34 Berry Street Site (Kings)	
41		Brooklyn Bowl, LLC				61 Wythe Avenue	Brooklyn	NY	11249	34 Berry Street Site (Kings)	
42		Elrob Realty LLC				64 Greenpoint Avenue	Brooklyn	NY	11222	34 Berry Street Site (Kings)	
43		Current Occupant	Brooklyn Brewery			79 North 11 th Street	Brooklyn	NY	11249	34 Berry Street Site (Kings)	
44		119 North 11 th Realty Corporation				119 North 11 th Street	Brooklyn	NY	11249	34 Berry Street Site (Kings)	
45		75 Wythe Avenue, LLC				179 Morgan Avenue	Brooklyn	NY	11237	34 Berry Street Site (Kings)	
46		Brooklyn Daily Eagle				16 Court Street, Suite 1208	Brooklyn	NY	11241	34 Berry Street Site (Kings)	
47		The Brooklyn Papers				1 Metrotech Center, Suite 100	Brooklyn	NY	11201	34 Berry Street Site (Kings)	
48		Spectrum NY 1 News				75 Ninth Avenue	New York	NY	10011	34 Berry Street Site (Kings)	
49		Greenpoint Gazette				597 Manhattan Avenue	Brooklyn	NY	11222	34 Berry Street Site (Kings)	
50		Courier-Life Publications				1 Metro-Tech Center North -	Brooklyn	NY	11201	34 Berry Street Site (Kings)	
51		New York Post				1211 Avenue of the Americas	New York	NY	10036	34 Berry Street Site (Kings)	
52		New York Daily News				4 New York Plaza	New York	NY	10004	34 Berry Street Site (Kings)	
53		Learning Steps Day Care Center and Preschool	Beata Spizarna			544 Union Avenue	Brooklyn	NY	11211	34 Berry Street Site (Kings)	
54		ABC Child Center	Eileen Zarcone			109 Nassau Avenue	Brooklyn	NY	11222	34 Berry Street Site (Kings)	
55		Smarter Toddler Nursery & Preschool	Reanne Agbayani			17 N. 6 th Street	Brooklyn	NY	11249	34 Berry Street Site (Kings)	
56		John Oravecx Child Care				25 Nassau Avenue	Brooklyn	NY	11222	34 Berry Street Site (Kings)	
57		Automotive High School	Kevin Bryant			50 Bedford Avenue	Brooklyn	NY	11222	34 Berry Street Site (Kings)	
58		Northside Charter High School	Principal: Suzanne Curran			424 Leonard Street	Brooklyn	NY	11222	34 Berry Street Site (Kings)	
59		Citizens of the World Charter School Williamsburg	Meredith Lewis			424 Leonard Street	Brooklyn	NY	11222	34 Berry Street Site (Kings)	
60		John Ericsson Middle School 126, Magnet School for Environmental Engineering	Principal: Maria Ortega			424 Leonard Street	Brooklyn	NY	11222	34 Berry Street Site (Kings)	
61		P.S. 34 Oliver H Perry	Carmen Asselta			131 Norman Avenue	Brooklyn	NY	11222	34 Berry Street Site (Kings)	
62		Open Space Alliance for North Brooklyn				79 North 11 th Street	Brooklyn	NY	11211	34 Berry Street Site (Kings)	
63		Friends of McCarren Park				community@gogreenbk.org				34 Berry Street Site (Kings)	
64		Greenpoint Business Alliance	C/o North Brooklyn Development Corp.			148-150 Huron Street	Brooklyn	NY	11222	34 Berry Street Site (Kings)	
65		Williamsburg Greenpoint Preservation Alliance				302 Bedford Avenue, #113	Brooklyn	NY	11211	34 Berry Street Site (Kings)	
66		Greenpoint Waterfront Association for Parks and Planning				108 Huron Street	Brooklyn	NY	11222	34 Berry Street Site (Kings)	
67		Concerned Citizens of Greenpoint, Inc.				1044 Manhattan Avenue	Brooklyn	NY	11222	34 Berry Street Site (Kings)	
68		Greenpoint Muslim Community Center Inc.				602 Leonard Street	Brooklyn	NY	11222	34 Berry Street Site (Kings)	
69		Hispanos Unidos De Greenpoint Inc.	C/o Edwin Perez			1074 Manhattan Avenue	Brooklyn	NY	11222	34 Berry Street Site (Kings)	

Appendix C - Site Location Map



Map Source: USGS Topo base map service from The National Map



440 Park Avenue South, New York, NY 10016

34 Berry Street
Brooklyn, New York

SITE LOCATION

DATE

4/26/2018

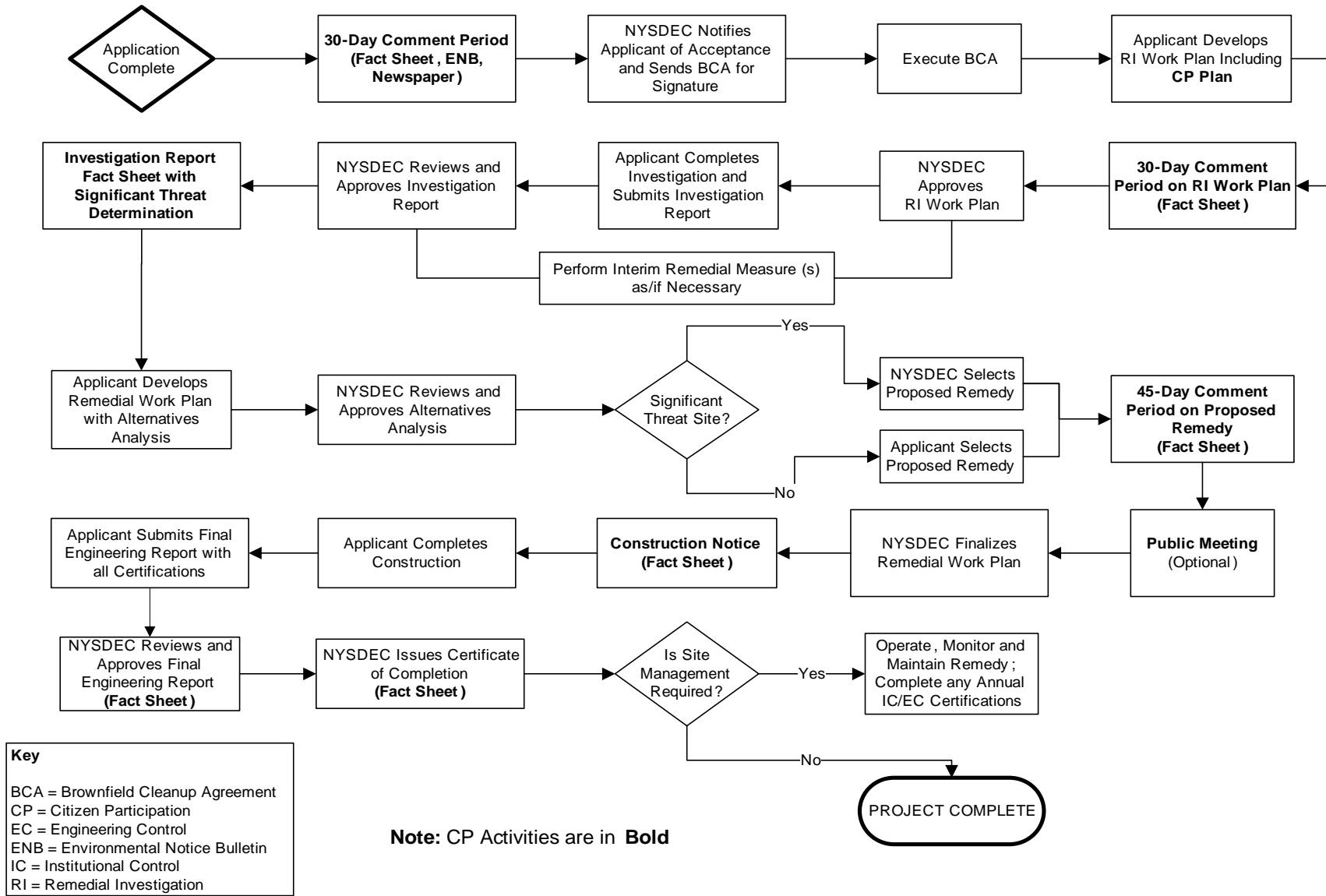
PROJECT NO.

11259

APPENDIX

C

Appendix D– Brownfield Cleanup Program Process





Division of Environmental Remediation

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

Site Name: 34 Berry Street

Site Number: C224268

Site Address and County: 34 Berry Street, Brooklyn, NY

Remedial Party(ies): 34 Berry Street LLC

Note: For Parts 1. – 3. the individuals, groups, organizations, businesses and units of government identified should be added to the site contact list as appropriate.

Part 1. List major issues of public concern and information the community wants. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and information needs. **Use this information as an aid to prepare or update the Major Issues of Public Concern section of the site Citizen Participation Plan.**

Contamination in the form of petroleum and solvent compounds that were associated with the historic uses is currently present in soil and groundwater below the site. Issues of public concern are associated with exposure to the existing contamination. Since the contamination exists below the site, direct contact is not readily feasible, and groundwater below the site is not pumped out or used. The potential for exposure is associated with vapors that evaporate from the contamination and have the potential to migrate up through the foundation and into buildings located on and directly adjacent to the 34 Berry Street property. The investigation work completed by the owner, which is completed under oversight of the NYSDEC, will be performed to confirm the potential for exposure to the existing contamination. It should be noted that the 34 Berry Street building contains measures as part of the building design to minimize the intrusion of vapors into the building. The remediation work completed by the owner to clean-up the site will be designed to remove the contamination and, therefore, reduce potential risk of exposure. For more information about the Site or BCP program, contact the NYSDEC or NYSDOH Project Manager. Contact information is located in Appendix A. Adjacent property occupants and owners will be kept informed about the progress of the Site cleanup activities. Periodic fact sheets will be sent by mail. Local, state, and federal officials will be contacted about the Site remediation activities. Next steps include finalizing the Remedial Investigation Work Plan (RIWP) and determining whether any additional investigations or reporting are warranted to support the Remedial Action Work Plan (RAWP). The Site will be cleaned up to levels that are safe for the current uses. Certain uses will be restricted and will be determined once cleanup is complete.

How were these issues and/or information needs identified?

The issues were identified by completing investigations that were conducted in accordance with NYSDEC, NYCDEP, or NYCOER-approved work plans. Each report documenting the investigations is available for review at the document repositories listed in Appendix A.

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.

Information needed from the community includes any questions or concerns about site conditions and the BCP process, and any issues that may arise for the community during the investigation and remediation work. Each person listed as a site contact, plus anyone from the public, can reach out at any time to the Site's NYSDEC or NYSDOH project manager for information about the site or to express concerns. Each individual, group, organization, business, and government representative currently associated with this project are included in Attachment A.

How were these information needs identified?

These needs were identified by researching the conditions of the area surrounding the Site, and following the established NYSDEC requirements of the BCP.

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.

Information that the community needs includes the results of the remedial investigation, the results of site remediation, and opportunity to review work plans and reports. Each person listed as a site contact, plus anyone from the public, can reach out at any time to the Site's NYSDEC or NYSDOH project manager for information about the site or to express concerns. Each and any individual, group, organization, business, government entity, and other contacts are included in Attachment A.

Document repositories where copies of all documents regarding the investigation and remediation of the Site are available to the public, have been established at the New York Public Library – Williamsburg Branch, 240 Division Avenue, Brooklyn, NY 11211, NYSEDC – Region 2, 47-40 21st Street, Long Island City, NY 11101, and Brooklyn Community Board District 1, 435 Graham Avenue, Brooklyn, NY 11211.

How were these issues and/or information needs identified?

These needs were identified by researching the conditions of the area surrounding the Site, and following the established NYSDEC requirements of the BCP.

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 site**

e. Is part or all of the water supply of the affected/interested community currently impacted by the site?

Yes **No**

Provide details if appropriate:

Not applicable

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

Yes **No**

Provide details if appropriate:

Not applicable

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

Yes **No**

h. Special considerations:

- Language** **Age** **Transportation** **Other**

Explain any marked categories in **h**:
Not applicable

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

- Non-Adjacent Residents/Property Owners:** [Click here to enter text.](#)
- Local Officials:** See list in Appendix B of the Citizen Participation Plan
- Media:** See list in Appendix B of the Citizen Participation Plan
- Business/Commercial Interests:** [Click here to enter text.](#)
- Labor Group(s)/Employees:** [Click here to enter text.](#)
- Indian Nation:** [Click here to enter text.](#)
- Citizens/Community Group(s):** See list in Appendix B of the Citizen Participation Plan
- Environmental Justice Group(s):** See list in Appendix B of the Citizen Participation Plan
- Environmental Group(s):** See list in Appendix B of the Citizen Participation Plan
- Civic Group(s):** See list in Appendix B of the Citizen Participation Plan
- Recreational Group(s):** See list in Appendix B of the Citizen Participation Plan
- Other(s):** [Click here to enter text.](#)

Prepared/Updated By: Bryan Zieroff, AKRF, Inc.

Date: 3/29/18

Reviewed/Approved By: Thomas V. Panzone

Date: 4/23/18