



**Department of
Environmental
Conservation**

Brownfield Cleanup Program

Citizen Participation Plan for Jean's Place

January 2019

C224275
485 Van Sinderen Avenue
Brooklyn
Kings County, New York

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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: **Jean's Place Housing Development Fund Corporation and Jean's Place One Limited Partnership ("Applicant")**
Site Name: **Jean's Place ("Site")**
Site Address: **485 Van Sinderen Avenue, Brooklyn, NY 11207**
Site County: **Kings**
Site Number: **C224275**

1. What is New York's Brownfield Cleanup Program?

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

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

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

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

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

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

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

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

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

Project Contacts

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

Locations of Reports and Information

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

Site Contact List

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

The site contact list includes, at a minimum:

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

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

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

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

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation

and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

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

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

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

Technical Assistance Grant

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

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

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

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

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

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

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

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

3. Major Issues of Public Concern

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

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.

Because the Site is located in an area with a large African-American population, it is in and Environmental Justice Area. Therefore, no need to translate future fact sheets into another language. For further information, visit: <https://statisticalatlas.com/tract/New-York/Kings-County/113200/Race-and-Ethnicity>

The January 2018 Preliminary Remedial Investigation (RI) conducted by AKRF, Inc. (AKRF) concluded that contaminated soil, groundwater, and soil vapor are present at the Site. Chlorinated solvent related volatile organic compounds (VOCs) likely related to historic industrial and manufacturing operations at the Site, were detected in soil at concentrations above 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives (USCOs), and where applicable, Protection of Groundwater Soil Cleanup Objectives (PGWSCOs); in groundwater above NYSDEC Ambient Water Quality Standards (AWQSS) and Guidance Values; and in soil vapor. Semivolatile organic compounds (SVOCs) likely related to historic fill material were detected above their respective Restricted Residential Soil Cleanup Objectives (RRSCOs).

Based on the data collected to date, there is a potential for exposure from any vapors that evaporate from the contamination to migrate up through any cracks in the foundation of existing buildings located directly adjacent to the 485 Van Sinderen property. There are residences located to the east and southeast of the Site. The remedial investigation, to be completed by the Applicants under oversight of the NYSDEC, will define the nature and extent of the contamination and determine the potential for exposure to the existing contamination. The remedy will be designed to remove the source of the contamination and reduce the potential risk of exposure.

The proposed redevelopment plan includes the demolition of the existing buildings and the construction of a new 10-story approximately 143,500 gross square feet (gsf) building that will include affordable housing for senior citizens, an urban farm, and a Senior Recreation Center.

Potential Remediation/Construction-Related Issues

Issues of concern during the on-site remediation phase will likely include those related to the on-site handling and off-site disposal of contaminated soil. The likely concern to the

surrounding community will be the possibility of the generation of vapors or particulates from the Site during remediation. On-site air quality and airborne particulate levels will be monitored during any soil excavation and removal activity in accordance with a Site-specific Health and Safety Plan (HASP) that will be included as part of the Remedial Action Work Plan (RAWP). Particulate suppression techniques will be employed to prevent the generation of airborne particulates. All air monitoring will be performed in accordance with a Site-specific Community Air Monitoring Plan that will be included as part of the RAWP and the New York State Department of Health (NYSDOH)'s generic Community Air Monitoring Plan (CAMP).

Based on the soil vapor contamination identified at the Site, the Applicant will conduct off-site investigations to determine if the off-site residences have been impacted. A likely short-term concern for residents adjacent to the Site will be access to their property(ies) conduct sampling, and implement a remedy if required.

An additional remediation/construction concern will be the potential presence of trucks traveling through the community, and parking or idling at or near the Site during soil excavation and disposal. The RAWP will include provisions for on-site soil handling techniques that minimize the number of trucks and duration of time within or near the Site. In addition, provisions will be included to restrict truck traffic (to the extent possible) to designated routes along main roads while minimizing traffic within the community.

The concern over construction-related noise is a common one for communities in which redevelopment is occurring. Construction plans will minimize noise to the extent possible and the operation of heavy equipment will be restricted to normal working hours as mandated in required City-issued permits.

4. Site Information

Site Description

The Site is located at 485 Van Sinderen Avenue in the East New York neighborhood of Brooklyn, New York and is identified on the New York City Tax Map as Brooklyn Borough Block 3799, Lot 1. According to New York City's Zoning and Land Use Map (ZoLa), the Site is an approximately 25,790-square foot, vacant rectangular lot. The Site is bounded by Arthur N. Brooks Center for Positive Change to the north; 402-422 Snediker Avenue [NYC Volunteer Cleanup Site (VCP) Site 17CVC062K] currently under construction, followed by Snediker Avenue and seven residences to the east; and a vacant lot and residences followed by Livonia Avenue to the south; and Van Sinderen Avenue to the west. The elevated "L" Metropolitan Transit Authority (MTA) subway tracks are located above Van Sinderen Avenue to the west and the elevated "3" MTA subway tracks are located above Livonia Atlantic Avenue to the south. Appendix C contains a map identifying the location of the Site.

History of Site Use, Investigation, and Cleanup

The Site is currently vacant. Historic records indicate that the Site was historically developed with industrial and manufacturing uses from 1905 to 2015. Previous occupants included MasterMade Furniture Corp, Kurlandzik and Alpert Sash, Door, and Blind Factory, Hopkins Trading Corp., and the Alpert Woodworking Corporation Sash, Door, and Blind Factory. The Site buildings were vacated circa 2015.

AKRF conducted a Preliminary RI in January 2018. The investigation included the advancement of six soil borings with the collection and laboratory analysis of six soil samples, the installation of four permanent groundwater wells with the collection and analysis of four groundwater samples, and the installation of four temporary soil vapor points with the collection and laboratory analysis of four soil vapor samples. One ambient air sample was collected for comparison and quality assurance/quality control (QA/QC) purposes.

The Preliminary RI documented that soil beneath the Site consists of historic fill (sand with silt, gravel, concrete, brick, and asphalt) from the surface to depths ranging between 5 and 10 feet below grade across the Site. Groundwater was measured at approximately 30 feet below grade.

Analytical sample data indicated that soil, groundwater, and soil vapor are contaminated with chlorinated solvent related volatile organic compounds (VOCs) likely attributable to historic operations and activities at the Site. Additionally, soil is contaminated with elevated SVOC concentrations likely attributable to historic fill observed on the site.

5. Investigation and Cleanup Process

Application

The Applicants have applied for and been accepted into New York's Brownfield Cleanup Program as a Volunteers. This means that the Applicants were 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 Applicants in their Application proposes that the site will be used for restricted residential and commercial purposes.

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

Investigation

The Applicants have completed a partial site investigation before it entered into the BCP. For the partial investigation, NYSDEC will determine if the data are useable.

The Applicants will conduct an investigation of the site officially called a “remedial investigation” (RI). This investigation will be performed with NYSDEC oversight. The Applicants 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 Applicants submitted a draft “Remedial Investigation Work Plan” to NYSDEC for review and approval. NYSDEC will make the draft plan available to the public review during a 30-day public comment period.

When the investigation is complete, the Applicants 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 Applicants and approved by NYSDEC. If the site does not pose a significant threat, the Applicants 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 Applicants 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 Applicants may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Applicants 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 Applicants submit 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 Applicants may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicants complete 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 Applicants from future liability for site-related contamination, subject to certain conditions. The Applicants 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):

Michael MacCabe Project Manager Division of Environmental Remediation NYSDEC Region 2 625 Broadway, 12 th Floor Albany, NY 12233-7016 Tel: (518) 402-9687 Email: Michael.maccabe@dec.ny.gov	Thomas Panzone Public Participation Specialist NYSDEC Region 2 1 Hunters Point Plaza 47-40 21 st Street Long Island City, NY 11101 Tel: (718) 482-4953 Email: Thomas.panzone@dec.ny.gov
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New York State Department of Health (NYSDOH):

Arunesh Ghosh
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
Tel: (518) 402-7860
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:

<p>Brooklyn Public Library – Stone Avenue Branch 581 Mother Gaston Boulevard Brooklyn, New York 11212 Attn: Joycelyn Maynard, Library Manager Phone: (718) 485-8347 Hours: Mon. Tues. Thurs. Fri.: 10am-6pm Wed.: 1pm-8pm Sat: 10am-5pm Sun: Closed</p>	<p>Brooklyn Community Board District 5 404 Pine Street, 3rd Floor Brooklyn, NY 11208 Attn: Andre T Mitchell, Chairman Melinda Perkins, District Manager Environmental Committee Chairman Phone: (718) 385-0323 Call for Appointment</p>
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Appendix B - Site Contact List

1. Local, State, and Federal Officials

<p>Hon. Bill de Blasio Mayor of New York City City of New York 1 Centre Street New York, NY 10007</p>	<p>Hon. Scott M. Stringer New York City Comptroller Office of the Comptroller, City of NY 1 Centre Street New York, NY 10007</p>
<p>Hon. Eric L. Adams Brooklyn Borough President 209 Joralemon Street Brooklyn, New York 11201</p>	<p>Hon. Roxanne J. Persaud NY State Senator 1222 East 96th Street Brooklyn, New York 11236</p>
<p>Hon. Inez Barron New York City Council District 42 718 Pennsylvania Ave. Brooklyn, New York 11207</p>	<p>Hon. Charles Barron NY State Assembly Member 669 Vermont Street Brooklyn, New York 11207</p>
<p>NYC Department of City Planning Brooklyn Borough Office 16 Court Street, 7th Floor Brooklyn, New York 11241</p>	<p>Marisa Lago - Commissioner NYC Department of City Planning City Government Office 120 Broadway, 31st Floor New York, NY 10271</p>
<p>Julie Stein Office of Environmental Assessment & Planning NYC Dept. of Environmental Protection 96-05 Horace Harding Expressway Flushing, NY 11373</p>	<p>Mark McIntyre, Director Mayor's Office of Environmental Remediation 100 Gold Street, 2nd Floor New York, NY 10038</p>
<p>Hon. Eric Adams Brooklyn Borough President 209 Joralemon Street, Brooklyn, NY 11201</p>	<p>Public Water Supplier: Vincent Sapienza Commissioner, NYC Dept. of Environmental Protection 59-17 Junction Boulevard Flushing, NY 11373</p>
<p>Hon. Hakeem Jeffries U.S. House of Representatives 266 Broadway, Suite 201 Brooklyn, NY 11211</p>	<p>Hon. Charles Schumer U.S. Senate 780 Third Avenue, Suite 2301 New York, NY 10017</p>

Hon. Kirsten Gillibrand U.S. Senate 780 Third Avenue Suite 2601 New York, New York 10017	Nancy T. Sunshine Kings County Clerk's Office 360 Adams Street, Room 189 Brooklyn, NY 11201
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2. Residents, Owners, and Occupants of the Site and Adjacent Properties

The Site, Block 3799, Lot 1, is currently owned by Jeans Place HDFC, located at 485 Van Sinderen Avenue, New York, NY 11207. A list of adjacent properties and owners is provided on the following page:

<p><u>Adjacent to the north:</u></p> <p><u>Block 3799, Lot 14</u> Owner: START (formerly Addiction Research and Treatment Corporation) 22 Chapel Street Brooklyn, NY 11201</p> <p>Occupants: START Treatment and Recovery Centers East New York Clinic 494 Dumont Ave Brooklyn, NY 11207</p>	<p><u>Adjacent to the south:</u></p> <p><u>Block 3799, Lot 45</u> Owner: NYC Department of Housing Preservation and Development (HPD) 100 Gold Street, New York, NY 10038</p> <p>Occupants: None (Vacant Construction Site)</p>
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<p><u>Adjacent to the east:</u></p> <p><u>Block 3799, Lot 26</u> Owner: Beverly's Place Housing Development Fund Corporation 1 Hoyt Street, 7th Floor Brooklyn NY 11201</p> <p>Occupants: None (Vacant Construction Site)</p> <p><u>Block 3799, Lot 35</u> Owner/Occupant: Jerome Hannah 424 Snediker Avenue Brooklyn, NY 11207</p> <p><u>Block 3799, Lot 135</u> Owner/Occupant: Alfred R. Lowe 426 Snediker Avenue Brooklyn, NY 11207</p> <p><u>Block 3799, Lot 136</u> Owner/Occupant: Cresswell, Culzac 428 Snediker Avenue Brooklyn, NY 11207</p>	<p><u>Adjacent to the west:</u></p> <p><u>Block 3798, Lot 34</u> Owner/Occupant: Thomas F. Prendergast Metropolitan Transit Authority 347 Madison Avenue New York, NY 10017</p>
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<p><u>Block 3799, Lot 137</u> Owner/Occupant: Maurice L Browne 430 Snediker Avenue Brooklyn, NY 11207</p> <p><u>Block 3799, Lot 138</u> Owner: Delores 434 Snediker Avenue Brooklyn, NY 11207</p> <p><u>Block 3799, Lot 139</u> Owner: Christopher Middleton 436 Snediker Avenue Brooklyn, NY 11207</p> <p><u>Block 3799, Lot 140</u> Owner: Catherine A. Lindsay 438 Snediker Avenue Brooklyn, NY 11207</p>	
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3. Local News Media

<p>New York Post 1211 Avenue of the Americas New York, New York 10036</p>	<p>New York Daily News 4 New York Plaza New York, New York 10004</p>
<p>Spectrum New York 1 News 75 Ninth Avenue New York, NY 10011 Email: ny1news@ny1.com</p>	<p>Courier-Life Publications 1 Metrotech Center – 10T Brooklyn, NY 11201</p>
<p>Brooklyn Daily Eagle 16 Court Street, Suite 1208 Brooklyn, NY 11241</p>	

4. Public Water Supply

Public water is provided by NYC Department of Environmental Protection, Bureau of Environmental Planning and Analysis, 59-17 Junction Blvd, 11th Floor, Flushing, NY 11373.

5. Nearby School and Day Care Centers

Daycares:

Heavenly Miracle
533 Blake Avenue
Brooklyn, NY 11207

(718) 495-9383
Distance: 1,000 feet northeast of the Site

Childrens Corner
565 Livonia Avenue
Brooklyn, NY 11207
(718) 346-3470
Distance: 1,000 feet east of the Site

Khadijah's Kidz Family Daycare
361 Livonia Avenue
Brooklyn, NY 11212
(718) 496-5705
Distance: 1,000 feet west of the Site

MOHDC SmartStart Nature Academy
533 Blake Ave
Brooklyn, NY 11207
(718) 485-8500
Distance: 1,000 feet northeast of the Site

Cooper Park Child Care Center
292 Frost St
Brooklyn, NY 11222

Schools:

Brooklyn Gardens Elementary School
574 Dumont Avenue
Brooklyn, NY 11207
Irene Spence, Principal
(718) 495-7012
Distance: 650 feet east of the Site

High School for Civil Rights
400 Pennsylvania Avenue
Brooklyn, NY 11207
Michael Steele, Principal
(718) 688-7960
Distance: 1,500 feet northeast of the Site

Thomas Jefferson High School
400 Pennsylvania Avenue
Brooklyn, NY 11207
Michael Steele, Principal
(718) 688-7960
Distance: 1,500 feet northeast of the Site

6. Local Community Board

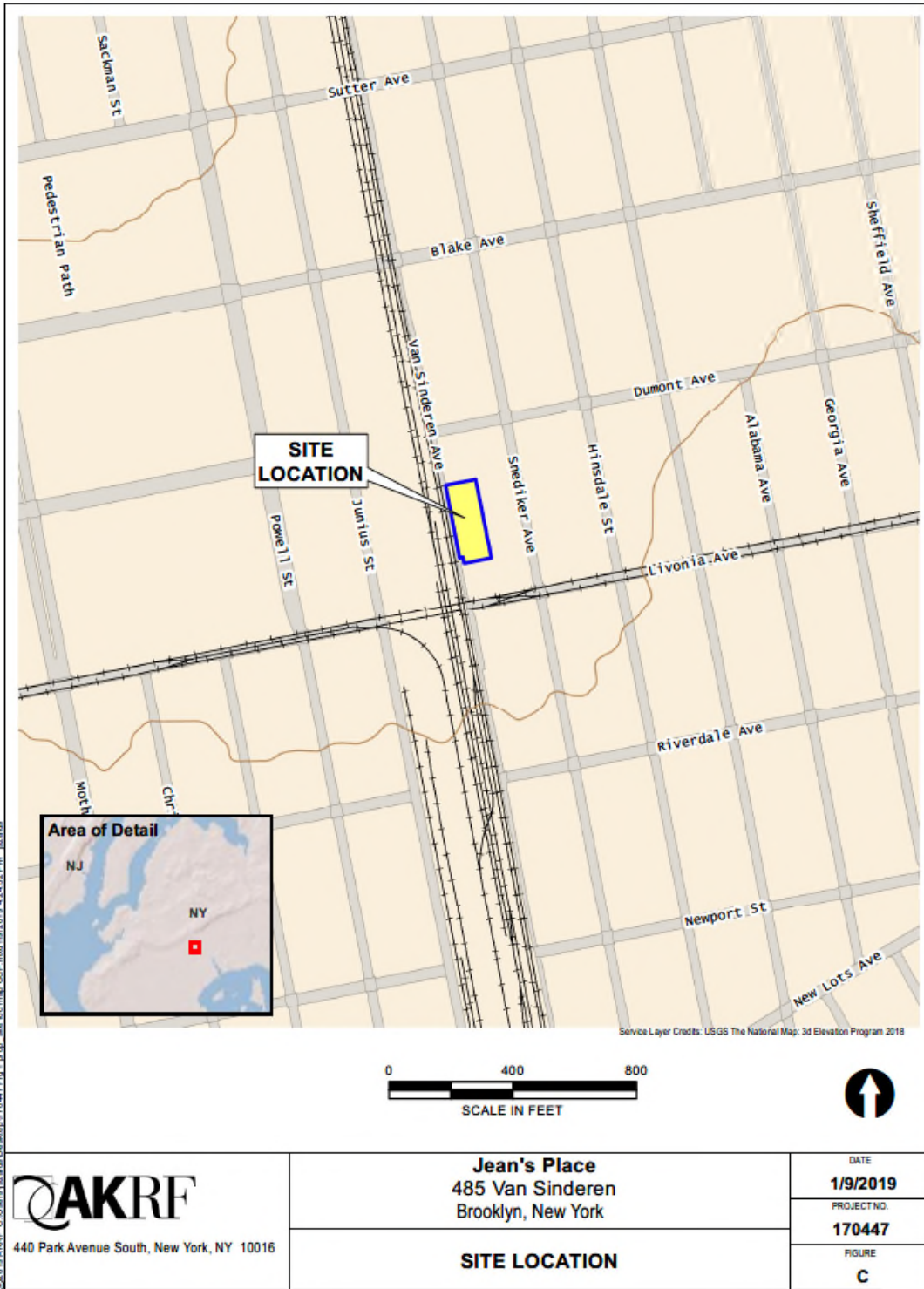
Brooklyn Community Board District 5
404 Pine Street
Brooklyn, NY 11208
Andre T Mitchell, Chairperson
(718) 385-0323

7. Community, Civic, Religious and other Environmental Organizations:

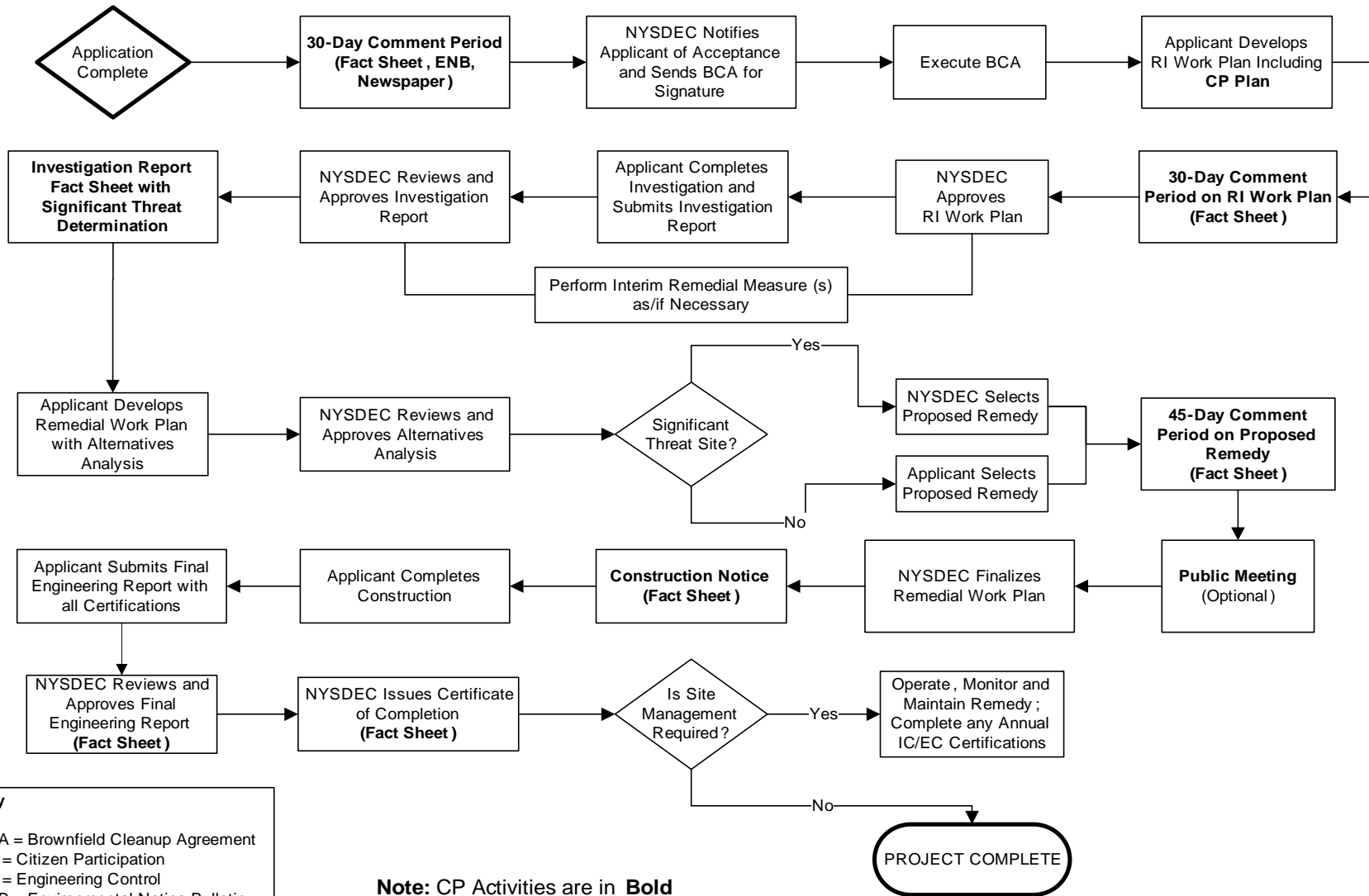
St Cecilia's RC Church
84 Herbert St
Brooklyn, NY 11222

New York City Housing Authority
Cooper Park Community Center
76 Kingsland Ave
Brooklyn, NY 11211

Appendix C - Site Location Map



Appendix D– Brownfield Cleanup Program Process



Key
 BCA = Brownfield Cleanup Agreement
 CP = Citizen Participation
 EC = Engineering Control
 ENB = Environmental Notice Bulletin
 IC = Institutional Control
 RI = Remedial Investigation

Note: CP Activities are in **Bold**



Division of Environmental Remediation

Remedial Programs Scoping Sheet for Major Issues of Public Concern

Instructions

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

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

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

General Instructions

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

Instructions for Numbered Parts

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

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

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

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

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

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

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

Part 4. Community Characteristics

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

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

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

h. Consider factors such as:

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

Part 5. Affected/Interested Public.

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

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

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

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



Division of Environmental Remediation

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

Site Name: Jean's Place

Site Number: C224275

Site Address and County: 485 Van Sinderen Avenue, Brooklyn, NY

Remedial Party(ies): Jean's Place Housing Development Funding Corporation, and Jean's Place One Limited Partnership

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 proposed to be redeveloped for residential and commercial uses. As such, there will be restrictions on Site use, which will be determined following remediation.
- The Site's contamination issues stem from industrial uses and historical filling throughout its history.
- A Remedial Investigation (RI) will be conducted to determine the nature and extent of on-site contamination, identify the source(s), assess the impact on public health and/or the environment, and support the Remedial Action Work Plan (RAWP) to remediate the Site. The RI will be completed after execution of the BCA and in accordance with the approved proposed project schedule.
- The proposed redevelopment of the Site will increase property values in the surrounding area.
- 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 contact about the Site remediation activities.
- The Site will be cleaned up to levels that are safe for the proposed restricted residential use. Certain uses will be restricted and will be determined once cleanup is complete.

How were these issues and/or information needs identified?

These issues were identified based on the Site's history of industrial and manufacturing uses. The proposed redevelopment will eliminate the current concerns in connection with the Site's condition while providing affordable housing for seniors and community resources. Additional affordable housing for the neighborhood aligns with a Citywide initiative developed by the de Blasio Administration.

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.

- Adjacent property owners and occupants will be informed of the Site remediation activities. Adjacent property owners will need to provide access to evaluate off-site contamination. They can reach out to the Site's NYSDEC or NYSDOH project manager if they are concerned about the impact to the surrounding area.
- No activities are taking place at the Site that may need to be restricted. The Site is currently vacant and will remain so until it is redeveloped.
- The Site is located in an area with a large African-American community. Therefore, no need to translate

future fact sheets into another language.

How were these information needs identified?

These needs were identified by researching the conditions of the area surrounding the Site.

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.

- An RI will be conducted following NYSDEC approval of an RIWP.
- An off-site investigation will be conducted under oversight of NYSDEC.
- Following the RI, an RIR and RAWP will be prepared and submitted to NYSDEC for approval. A 45-day Public Comment Period begins once the RIR and RAWP are submitted. The final RIR and RAWP are submitted to NYSDEC and then NYSDEC issues the Decision Document, which describes the selected remedy for cleanup of the Site. Remediation can begin after the Decision Document is issued. Redevelopment of the Site may begin once the Site remediation is complete.
- 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 Stone Avenue branch of the Brooklyn Public Library located at 581 Mother Gaston Boulevard, Brooklyn, NY 11212 and at Brooklyn Community Board 5 located at 404 Pine Street, 3rd Floor, Brooklyn, NY 11208.

How were these issues and/or information needs identified?

These needs were identified by summarizing the proposed project schedule and information presented in the BCP Application.

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:

[Click here to enter text.](#)

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

- Yes** **No**

Provide details if appropriate:

[Click here to enter text.](#)

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**:

[Click here to enter text.](#)

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:** [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.](#)

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Date: 01/09/2019