



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for 514 Union Street

January 2022

NYSDEC BCP Site No. C224318
514 Union Street
Brooklyn, NY 11215

Table of Contents

1. What is New York’s Brownfield Cleanup Program?	3
2. Citizen Participation Activities	3
<i>Why NYSDEC Involves the Public and Why It Is Important</i>	3
<i>Project Contacts</i>	4
<i>Locations of Reports and Information</i>	4
<i>Site Contact List</i>	5
<i>CP Activities</i>	6
<i>Technical Assistance Grant</i>	7
3. Major Issues of Public Concern	9
4. Site Information	10
<i>Site Description</i>	10
<i>History of Site Use, Investigation, and Cleanup</i>	10
5. Investigation and Cleanup Process	11
<i>Application</i>	11
<i>Investigation</i>	12
<i>Interim Remedial Measures</i>	12
<i>Remedy Selection</i>	13
<i>Cleanup Action</i>	13
<i>Certificate of Completion</i>	13
<i>Site Management</i>	14
Appendix A – Project Contacts and Locations of Reports and Information	15
Appendix B – Site Contact List	17
Appendix C – Site Location Map	24
Appendix D – Brownfield Cleanup program Process	25

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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: **473 President Street LLC (“Applicant”)**
Site Name: **514 Union Street**
Site Address: **514 Union Street, Brooklyn NY 11215**
Site County: **Kings County**
Site Number: **C224318**

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; 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 following document repositories have been established for reviewing project-related information:

- Brooklyn Community Board 6
250 Baltic Street
Brooklyn, NY 11201
(718) 643-3027
- Brooklyn Public Library – Carroll Gardens Branch
396 Clinton Street
Brooklyn, NY 11231
(718) 596-6972

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.

Chlorinated VOCs (CVOCs) were identified in sub-slab vapor and indoor air at concentrations at which mitigation is recommended by the New York State Department of Health (NYSDOH) October 2006 Guidance for Evaluation Soil Vapor Intrusion in the State of New York (including subsequent updates). Trichloroethylene (TCE) concentrations in two indoor air samples also exceeded the NYSDOH Air Guidance Values (AGVs). A notification of sampling results was provided to the building's tenant on 9 April 2021 and a plan for soil vapor intrusion mitigation will be addressed during the 2021-2022 heating season, in accordance with a forthcoming Interim Remedial Measures Work Plan (IRMWP).

At this time, there are no known issues of public concern; however, during subsurface remediation, the issues of public concern may be air quality, health of workers and community, nuisance odors, noise, and construction-related traffic associated with building demolition and removal of contaminated soil. These issues are of the most concern to adjacent property businesses and residents. These issues will be addressed in a Community Air Monitoring Plan (CAMP), and the site-specific Health and Safety Plan (HASP) for the project to be approved by the NYSDEC prior to work.

The site is located in a Potential Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation and enforcement of environmental laws, regulations, and policies. Environmental justice efforts focus on improving the environmental in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities. The site is located in an area with a substantial Hispanic-American community; therefore, there is a need to translate fact sheets into Spanish. For additional information, visit: <https://statisticalatlas.com/tract/New-York/Kings-County/011900/Race-and-Ethnicity>

The site has been occupied by commercial and industrial facilities since as early as 1886. Contaminants of concern include volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs). Contaminants are discussed in further detail in Section 4. The identified contaminants will be assessed, delineated, and remediated to the extent required in accordance with an NYSDEC-approved work plans to support commercial use of the site.

Site Information is available through Project Contacts mentioned in Section 2 and Appendix A. The BCP Application, which includes the previous site investigations, are (or will be) available in the document repository discussed above in Section 2.

4. Site Information

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

Site Description

The approximately 17,000-square-foot site, identified as Brooklyn Borough Tax Block 440, Lot 12, is located in an urban setting in the Gowanus neighborhood of Brooklyn, New York, and consists of a one-story brick building occupied by the Royal Palms Shuffleboard Club.

The site is located on the block bound by Union Street to the north, 3rd Street to the east, President Street to the south, and Nevins Street to the west. The south-adjointing parcel, 473 President Street, is in the NYSDEC BCP (BCP Site No. C224220). The east- and west-adjointing parcels, President Street Properties, are also in the NYSDEC BCP (BCP Site No. C224309). Surrounding properties include single- and multi-story buildings occupied by industrial, commercial, and residential occupants. The Gowanus Canal (a National Priorities List [NPL] site) is located about 375 feet west of the site.

History of Site Use, Investigation, and Cleanup

The site has been occupied by commercial and industrial facilities since as early as 1886. Current and previous uses include the following:

- The Royal Palms Shuffleboard Club (2014 – present)
- Manufacturing and Storage (1993 – 2007)
- Dolin Metal Manufacturing Co. (1969 – 1992)
- Coca-Cola Bottling Co. of NY (1938 – 1950)
- Albro J. Newton Co. Trim and Planing Mill (1904 – 1915)
- Kenyon and Newton Sash and Door Factory (1886)

Adjoining properties were historically used for industrial and commercial operations, including auto repair, machine shops, die cutting, bottling, and metal manufacturing. Surrounding properties were also historically used for industrial and commercial operations, including auto shops and dry cleaners. The Fulton Municipal Works Former Manufactured Gas Plant was located one block north of the site.

Prior to entry into the NYSDEC BCP, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) conducted a limited subsurface investigation between 19 and 21 March 2021. Investigation activities included the following:

- Advancement of four soil borings and collection of nine soil samples
- Installation of four groundwater monitoring wells and collection of four groundwater samples
- Installation of four sub-slab vapor points and collection of four sub-slab vapor samples, four co-located indoor air samples, and an ambient air sample

Multiple VOCs and SVOCs were detected in soil and groundwater samples at concentrations exceeding the applicable NYSDEC comparison criteria. Three CVOCs including trichloroethene (TCE), tetrachloroethene (PCE), and methylene chloride, were identified in sub-slab vapor and indoor air at concentrations at which mitigation is recommended by the NYSDOH October 2006 Guidance for Evaluation Soil Vapor Intrusion in the State of New York (including subsequent updates). TCE concentrations in two indoor air samples also exceeded the NYSDOH AGVs. A notification of sampling results was provided to the building's tenant on 9 April 2021 and a plan for soil vapor intrusion mitigation will be addressed during the 2021-2022 heating season, in accordance with a forthcoming IRMWP.

5. Investigation and Cleanup Process

Application

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

The Applicant in its Application proposes that the site will continue to be used for commercial purposes.

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

Investigation

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

The site investigation has several goals:

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

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

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

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

Interim Remedial Measures

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

Remedy Selection

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

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

or

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

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

Cleanup Action

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

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

Certificate of Completion

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

a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved, and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the site after it receives a COC.

Site Management

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

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

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

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

Appendix A – Project Contacts and Locations of Reports and Information

Project Contacts

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

New York State Department of Environmental Conservation (NYSDEC):

Richard P. Mustico
Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, NY 12223-7015
Phone: (518) 402-9647
Email: richard.mustico1@dec.ny.gov

Thomas V. Panzone
Public Participation Specialist
NYSDEC Region 2
Office of Communications Services
47-40 21st Street
Long Island City, NY 11101-5401
Phone: (718) 482-4953
Email: thomas.panzone@dec.ny.gov

New York State Department of Health (NYSDOH):

Angela Martin
Project Manager
NYSDOH
Corning Tower, Room 1787
Empire State Plaza
Albany, NY 12237
Phone: (518) 402-4671
Email: bee@health.ny.gov

Locations of Reports and Information

The facilities and online database identified below are being used to provide the public with convenient access to important project documents. Repositories may be temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed above for assistance.

DECInfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224318/>

Brooklyn Community Board 6
250 Baltic Street, Brooklyn, NY 11201
Attn: Mike Racioppo, District Manager
Attn: Peter D. Fleming, Chairperson
Hildegard Link, Environmental Committee Chairperson
Phone: (718) 643-3027 (call for hours)
info@brooklyn6.org

Brooklyn Public Library, Carroll Gardens Branch
396 Clinton Street, Brooklyn, NY 11231
Attn: John Leighton, Branch Manager
Phone: (718) 596-6972 (call for hours)

Appendix B – Site Contact List

Chief Executive Officer

Mayor Eric Adams
City Hall
260 Broadway Avenue
New York, NY 10007

New York City Planning Commission

Anita Laremont, Commissioner
NYC Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Borough of Brooklyn, Borough President

Hon. Antonio Reynoso
209 Joralemon Street
Brooklyn, NY 11201

NYC Comptroller

Hon. Brad Lander
1 Centre Street
New York, NY 10007

Public Advocate

Hon. Jumaane Williams
1 Centre Street
New York, NY 10007

NYC Office of Environmental Remediation

Mark McIntyre, Acting Director/General Counsel
100 Gold Street - 2nd Floor
New York, NY 10038

NYC Councilmember

Hon. Shahana Hanif
456 5th Avenue
Brooklyn, NY 11215

NYS Senator

Hon. Jabari Brisport
30 Third Avenue

Brooklyn, NY 11217
NYS Assemblymember
Hon. Jo Ann Simon
341 Smith Street
Brooklyn, NY 11231

U.S. House of Representatives
Hon. Nydia Velazquez
266 Broadway, Suite 201
Brooklyn, NY 11211

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

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

Kings County Clerk
Nancy T. Sunshine
360 Adams Street, Room 189
Brooklyn, NY 11201

Residents, Owners, and Occupants of the Site and Properties Adjacent to the Site

Site Owner:
473 President LLC
c/o Jesse Wark
51 East 12th Street, 7th Floor
New York, NY 10003
(917) 826-2847

Adjoining Properties

Current Resident(s)
553 Union Street
Brooklyn, NY 11215

Current Resident(s)
555 Union Street
Brooklyn, NY 11215

Current Resident(s)
557 Union Street
Brooklyn, NY 11215

Current Resident(s)
563 Union Street
Brooklyn, NY 11215

Current Resident(s)
565 Union Street
Brooklyn, NY 11215

Current Resident(s)
567 Union Street
Brooklyn, NY 11215

Current Resident(s)
569 Union Street
Brooklyn, NY 11215

Current Resident(s)
571 Union Street
Brooklyn, NY 11215

Current Resident(s)
305 Nevins Street
Brooklyn, NY 11215

Local News Media from Which the Community Typically Obtains Information

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

New York Post
1211 Avenue of the Americas
New York, NY 10036

Hoy Nueva York
15 Metrotech Center Floor 7
Brooklyn, NY 11201

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

El Diario La Prensa
15 Metrotech Center Floor 7
Brooklyn, NY 11201

Brooklyn Daily Eagle
16 Court Street, 30th Floor
Brooklyn, NY 11241

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

The Brooklyn Paper
1 Metrotech Center, 3rd Floor
Brooklyn, NY 11201

Public Water Supply

NYCDEP
Vincent Sapienza, Commissioner
59-17 Junction Boulevard, 13th Floor
Flushing, NY 11373

NYC Municipal Water Finance Authority
255 Greenwich Street, 6th Floor
New York, NY 10007

NYC Water Board
Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Flushing, NY 11373

Schools and Daycare Facilities

Rivendell School
Attn: President/Executive
Director/Principal
277 3rd Avenue
Brooklyn, NY 11215
(718) 499-5667
<https://www.rivendellnyc.org/>

Al-Madinah School
Attn: President/Executive
Director/Principal
383 3rd Avenue
Brooklyn, NY 11215
(718) 222-4986

PS 372 The Children's School
Attn: President/Executive
Director/Principal
512 Carroll Street
Brooklyn, NY 11215
(718) 624-5271

PS 32 Samuel Mills Sprole School
Attn: President/Executive
Director/Principal
317 Hoyt Street
Brooklyn, NY 11231
(718) 222-6400

The Play Space
Attn: President/Executive
Director/Principal
397 President Street
Brooklyn, NY 11231
(929) 489-7767

Zusin Family Daycare
Attn: President/Executive
Director/Principal
323 3rd Street
Brooklyn, NY 11215
(347) 599-1740

Bumble Bee Daycare
Attn: President/Executive
Director/Principal
258 4th Avenue
Brooklyn, NY 11218
(347) 422-0998

Preschool of America, Inc
Attn: President/Executive
Director/Principal
382 Baltic Street
Brooklyn, NY 11201
(718) 855-2889

Raindrops
Attn: President/Executive
Director/Principal 314 5th Street
Brooklyn, NY 11215
(718) 840-0781

Kumon Math and Reading Center of
Carroll Gardens
Attn: President/Executive
Director/Principal
337 Smith Street
Brooklyn, NY 11231
(718) 797-1944

Language Laughter Studio
Attn: President/Executive
Director/Principal
139 Nevins Street
Brooklyn, NY 11217
(718) 596-2233

Hannah Senesh Community Day School
Attn: President/Executive
Director/Principal
342 Smith Street
Brooklyn, NY 11231
(718) 858-8663

P.S. 133 William A. Butler School
Attn: President/Executive
Director/Principal
610 Baltic Street
Brooklyn, NY 11217
(718) 398-5320

Sunflower Child Care
Attn: President/Executive
Director/Principal
238 5th Avenue
Brooklyn, NY 11215
(718) 783-0738

PS 58 The Carroll School
Attn: President/Executive
Director/Principal
330 Smith Street
Brooklyn, NY 11231
(718) 330-9322

Cobble Hill School for American Studies
Attn: President/Executive
Director/Principal 347 Baltic Street
Brooklyn, NY 11201
(718) 403-95

Ladybug Preschool
Attn: President/Executive
Director/Principal 413 Smith Street
Brooklyn, NY 11231
(347) 689-4622

St. John's Kidz
Attn: President/Executive
Director/Principal 390 Butler Street
Brooklyn, NY 11217
(718) 789-0008

Helen Owen Carey Child Day Center
Attn: President/Executive
Director/Principal 71 Lincoln Place
Brooklyn, NY 11217
(718) 638-4100

Warren Street Center for Children and
Families
Attn: President/Executive
Director/Principal 343 Warren Street
Brooklyn, NY 11201
(718) 237-9578

PS/MS 282
Attn: President/Executive
Director/Principal 180 6th Avenue
Brooklyn, NY 11217
(718) 622-1626

P.S. 38
Attn: President/Executive Director/Principal
450 Pacific Street
Brooklyn, NY 11217
(718) 330-9305

P.S. 118 The Maurice Sendak Community
School
Attn: President/Executive
Director/Principal 211 8th Street
Brooklyn, NY 11215
(718) 840-5660

Open House Nursery School
Attn: President/Executive
Director/Principal 318A Warren Street
Brooklyn, NY 11201
(718) 625-5252

The Math and Science Exploratory School
Attn: President/Executive
Director/Principal 345 Dean Street
Brooklyn, NY 11217
(718) 330-9328

MS 51 William Alexander Middle School
Attn: President/Executive
Director/Principal 350 5th Avenue
Brooklyn, NY 11215
(718) 369-7603

Community, Civic, Religious and Other Environmental Organizations

Engine 239
FDNY
395 4th Avenue
Brooklyn, NY 11215

Carroll Gardens Association
Attn: Vilma Heramia - Executive Director
<https://www.carrollgardensassociation.com/>
201 Columbia Street
Brooklyn, NY 11231

N. Wayne Bailey - President
78th Police Precinct Council
65 6th Avenue
Brooklyn, NY 11217

Park Slope Civic Council
P.O. Box 172
123 Seventh Avenue
Brooklyn, NY 11215
Tel: (347) 871-0477
Attn: President
Email:
outreach@parkslopeciviccouncil.org
Website:
<http://www.parkslopeciviccouncil.org/>

Gowanus Alliance
135 13th Street #2
Brooklyn, NY 11215
Website: <http://www.gowanusalliance.org/>
Email: gowanusalliance@gmail.com

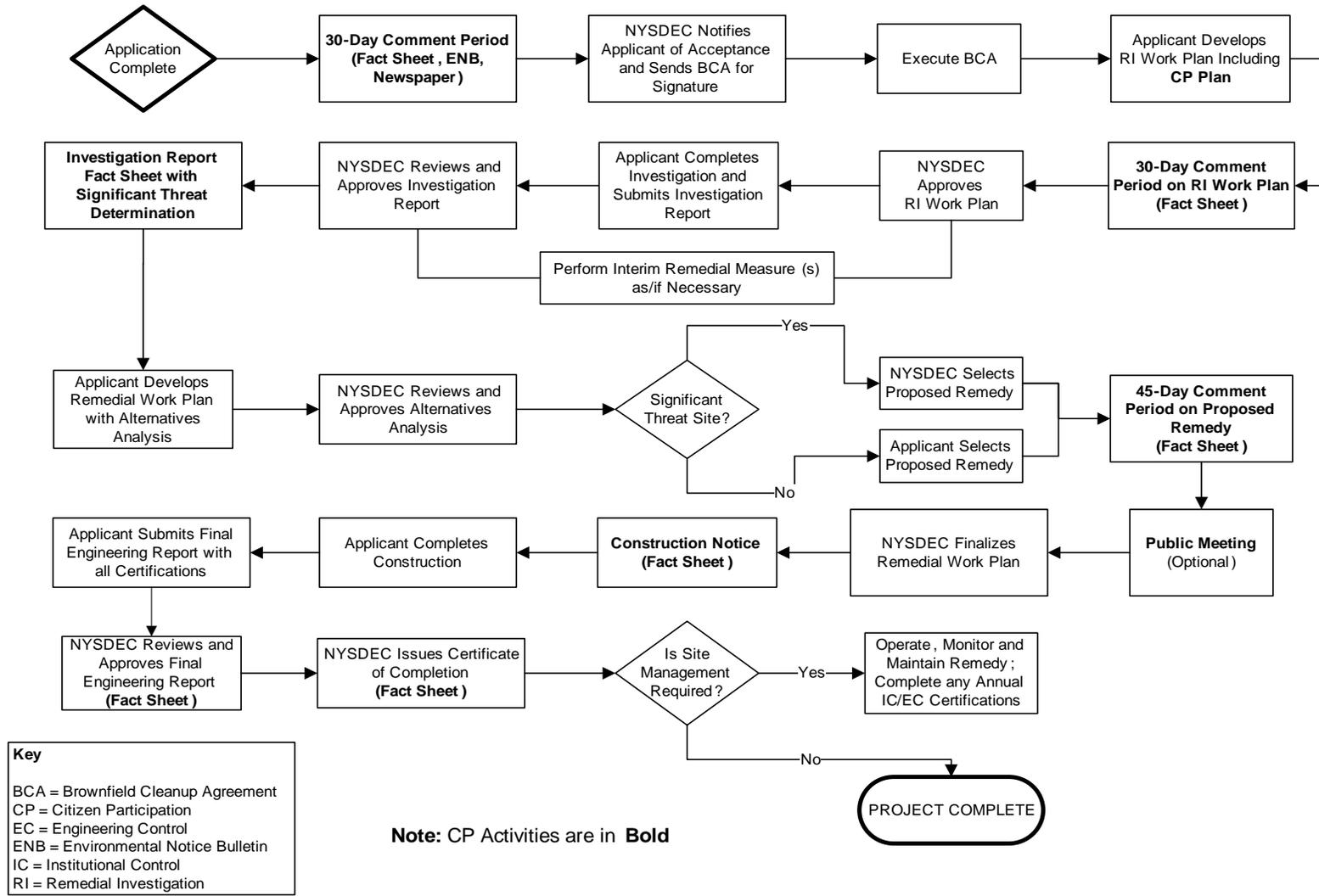
Gowanus Canal Conservancy
The Old American Can Factory
248 Third Street Brooklyn, NY 11215
Tel: (718) 541-4378
Email:
info@gowanuscanalconservancy.org
Website:
<https://gowanuscanalconservancy.org/>

Antonia Yuille - Director
Consolidated Edison Corporate Affairs
30 Flatbush Avenue
Brooklyn, NY 11217

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

Site Name: 514 Union Street

Site Number: C224318

Site Address and County: 514 Union Street Brooklyn, NY 11215

Remedial Party(ies): 473 President 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.

Chlorinated volatile organic compounds (CVOCs) were identified in sub-slab vapor and indoor air at concentrations at which mitigation is recommended by the New York State Department of Health (NYSDOH) October 2006 Guidance for Evaluation Soil Vapor Intrusion in the State of New York (including subsequent updates). TCE concentrations in two indoor air samples also exceeded the NYSDOH Air Guidance Values (AGVs). A notification of sampling results was provided to the building's tenant on 9 April 2021 and a plan for soil vapor intrusion mitigation will be addressed during the 2021-2022 heating season, in accordance with a forthcoming Interim Remedial Measures Work Plan (IRMWP).

At this time, there are no known issues of public concern and no individuals, community groups, or related organizations have offered comments or demonstrated interest in this project. However, during subsurface remediation, the issues of public concern may be air quality, health of workers and community, nuisance odors, noise, and construction-related traffic associated with building demolition and removal of contaminated soil. These issues are of the most concern to adjacent property businesses and residents, and are addressed in the project-specific Community Air Monitoring Plan (CAMP), and site-specific Health and Safety Plan (HASP) to be approved by the New York State Department of Environmental Conservation (NYSDEC) and New York State Department of Health (NYSDOH) prior to work. The site has been occupied by commercial and industrial facilities since as early as 1886. Contaminants of concern include volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs). The contaminants will be assessed, delineated, and remediated to the extent required in accordance with an NYSDEC-approved work plans to support commercial use of the site.

How were these issues and/or information needs identified?

Prior to entry into the NYSDEC Brownfield Cleanup Program (BCP), the site was the subject a limited subsurface investigation. The investigation identified VOCs and SVOCs in impacting soil and groundwater, and chlorinated VOCs (CVOCs) impacting sub-slab vapor and indoor air.

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.

No additional information is required from the community at this time.

How were these information needs identified?

Not applicable

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

The community has been and will continue to be made aware of the following issues and information: (1) contaminants of concern identified at the site, (2) project contacts and ways to get information, (3) components of the selected remedy, and (4) progress and major project milestones, and (5) remediation schedule.

How were these issues and/or information needs identified?

These issues were identified by review of project information and experience on similar projects.

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:

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**:

The site is located in a Potential Environmental Justice (EJ) Area. Fact sheets will be translated into Spanish because of the demographics of the community around the site.

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

- Non-Adjacent Residents/Property Owners:** See contact list
- Local Officials:** See contact list
- Media:** See contact list
- Business/Commercial Interests:** See contact list
- Labor Group(s)/Employees:** Not applicable
- Indian Nation:** Not applicable
- Citizens/Community Group(s):** Not applicable
- Environmental Justice Group(s):** Not applicable
- Environmental Group(s):** Not applicable
- Civic Group(s):** Not applicable
- Recreational Group(s):** Not applicable
- Other(s):** Not applicable

Prepared/Updated By: Langan

Date: 11/15/2021

Reviewed/Approved By: Thomas V. Panzone

Date: 1-11-22