



Department of
Environmental
Conservation

Brownfield Cleanup Program

Citizen Participation Plan for FORMER JUST4WHEELS SITE

June 2021

C224321
89-91 Gerry Street
Brooklyn, NY 11206

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

Applicant: **Gerry Gardens LLC (“Applicant”)**
Site Name: **Former Just4Wheels Site (“Site”)**
Site Address: **89-91 Gerry Street, Brooklyn, NY 11206**
Site County: **Kings County**
Site Number: **C224321**

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:

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- 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.

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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

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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.

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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:

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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.

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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.

Contaminants of concern for the Site include chlorinated volatile organic compounds (VOCs), polyaromatic hydrocarbons (PAHs), and metals. Issues of concern would be in regards to the nearby local residents and property owners. During ground intrusive activities, the community will be protected from contamination migration using air monitoring protocols and management of investigation derived waste as detailed in the Remedial Investigation Work. Additional details are provided in Section 4.

The Site is located in an Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities.

Because there is a large Hispanic-American population near the Site, all future fact sheets will be translated into Spanish.

For additional information, visit: <https://popfactfinder.planning.nyc.gov/profile/1481/census>

4. Site Information

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

Site Description

The 0.11 acre “Site” consists of two tax parcels (3-2266-40 and 3-2266-41) with an address of 89-91 Gerry Street, Brooklyn, New York.

Section	Block	Lot	Official Address	Acreage
3	2266	40 & 41	89-91 Gerry Street	0.114

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The Site is located in an urban area on the north side of Gerry Street between Throop Avenue and Harrison Avenue. Adjacent properties include:

Direction	Adjoining Property	Surrounding Properties
North	Residential apartment building.	Residential apartment buildings.
South	Gerry Street followed by land used for transportation and utility.	Vacant land and industrial/manufacturing buildings.
East	The third parcel used for the parking lot followed by an industrial/manufacturing building.	Residential apartment buildings, vacant land, industrial/manufacturing buildings.
West	Residential apartment building.	Residential apartment buildings.

History of Site Use, Investigation, and Cleanup

The site was developed with multiple dwellings from the late 1880s through the early 1900s. By the early 1900s, several of the dwellings were demolished and were replaced with a store, stable, and carriage house. The 89 Gerry Street parcel began operating as a laundry facility in the mid-1930s and operations expanded to 91 Gerry Street in the late-1940s. Both laundry facilities continued operations until the late-1970s when all buildings were razed, and the site became vacant. By the mid-2000s the site began to be used for parking and remains a parking lot today occupied by Just 4 Wheels Car, Truck, and Van Rental.

A Phase I Environmental Site Assessment (Phase I) and a Limited Phase II environmental Site Investigation (Phase II) were completed at the Site in October 2020. The findings of this investigation were summarized in a Focused Phase II Environmental Site Investigation submitted to Waterfront Management New York in February 2021.

Upon review of the analytical results of the Phase II, the project was referred to the NYSDEC due to, among other things, elevated levels of metals and polycyclic aromatic hydrocarbons (PAHs) in soil, as well as residual chlorinated VOC contamination indicated in soil vapor and groundwater. While the Phase II helped characterize the Site, it did not determine the nature and extent of contamination at the Site and additional Remedial Investigation is necessary.

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5. Investigation and Cleanup Process

Application

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

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

To achieve this goal, the Applicant will conduct any remaining 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 is useable. In addition, the Applicant has submitted a Remedial Investigation Work Plan which is being reviewed by the NYSDEC. NYSDEC will determine if the investigation goals and requirements of the BCP have been met or if additional work is needed before a remedy can be selected.

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

The site investigation has several goals:

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

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The Applicant submitted 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.

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

Cleanup Action

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

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

Certificate of Completion

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

Site Management

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

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

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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):

Sadique Ahmed

Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany NY 12233
(518) 402-9656
Sadique.ahmed@dec.ny.gov

Thomas B. Panzone

Public Participation Specialist
NYSDEC Region 2
47-40 21st Street, Long Island City, NY 11101
(718) 482-4953
Thomas.panzone@dec.ny.gov

New York State Department of Health (NYSDOH):

Gregory Rys

Project Manager
NYSDOH, Bureau of Environmental
Exposure Investigation
5665 NYS Route 5
Herkimer, NY 12237
(315) 619-3194
gregory.rys@health.ny.gov

Locations of Reports and Information¹

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

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

Phone: (718) 389-0009

1. Repositories may be temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance.

Brooklyn Public Library- Bushwick Branch
340 Bushwick Avenue, Brooklyn, NY 11206
Attn: Marc Waldron
Phone: (718) ~~389-0009~~ 602-1348
Hours: M/W/F/S: 10AM-4PM
T/Th: 1-7PM
Sun: Closed

NYSDEC
Sadique Ahmed, Case Manager
625 Broadway, 12th Floor
Albany NY 12233-7016
Phone: 518-402-9656

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Appendix B - Site Contact List

Owners, Residents, Occupants:

Owner	Contact Name	Phone	Mailing Address	Email
Gerry Gardens LLC (Future)	Moses Karpen	(718) 302-3180	320 Roebling Street #106, Brooklyn, NY 11211	moses@waterfrontmanagementny.com
GGH Holdings LLC (Current)	Henry Grunfeld	(718) 625-6876	164 Hewes Street, Brooklyn, NY 11211	N/A

Operator	Contact Name	Phone	Mailing Address	Email
Just 4 Wheels Car, Truck, and Van Rental	N/A	877-650-3500	324 E White Horse Pike, Galloway, NJ 08205	N/A

Executive:

Role	Name	Phone	Mailing Address	Email
NYC Mayor	Mayor William De Blasio	212-NEW-YORK	City Hall New York, NY 10007	https://www1.nyc.gov/office-of-the-mayor/mayor-contact.page
NYC Department of City Planning Chairperson	Marisa Lago	212-720-3300	120 Broadway 31st Floor New York, NY 10271	https://www1.nyc.gov/site/planning/about/email-the-director.page
Brooklyn Borough President	Eric Adams	718-802-3700	Brooklyn Borough Hall 209 Joralemon Street Brooklyn, NY 11201	askeric@brooklynbo.nyc.gov
Brooklyn Community Board 1 District Manager	Dealice Fuller	718-389-0009	435 Graham Avenue Brooklyn, NY 11211	bk01@cb.nyc.gov
NY Senate District 18 Senator	Julia Salazar	718-875-1517	212 Evergreen Avenue Brooklyn, NY 11221	salazar@nysenate.gov
NY State Assembly District 053 Member	Maritza Davila	718-443-1424	249 Wilson Avenue Brooklyn, NY 11237	DavilaM@nyassembly.gov
NYC Comptroller	Hon. Scott Stringer	N/A	1 Centre Street New York, NY 10007	N/A
Public Advocate	Hon. Juumane Williams	N/A	1 Centre Street New York, NY 10007	N/A
NYC Councilman	Hon. Stephen Levin	N/A	410 Atlantic Avenue Brooklyn, NY 11217	N/A

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U.S. House of Representatives	Hon. Nydia Velazquez	N/A	266 Broadway – Suite 201 Brooklyn, NY 11211	N/A
NYC Office of Environmental Remediation Director	Mark McIntyre, Director	N/A	100 Gold Street - 2nd Floor New York, NY 10038	N/A
Office of Environmental Assessment & Planning NYC Dept. of Environmental Protection	Julie Stein	N/A	96-05 Horace Harding Expressway Flushing, NY 11373	N/A
U.S. Senator	Hon Charles Schumer	N/A	780 Third Avenue, Suite 2301 New York, NY 11373	N/A
U.S. Senator	Hon. Kirsten Gillibrand	N/A	780 Third Avenue, Suite 2601 New York, NY 11373	N/A
Nancy T. Sunshine	Kings County Clerk	N/A	360 Adams Street - Room 189 Brooklyn, NY 11201	N/A

Adjacent Properties:

Owner/Entity Name	Contact Name	Site Use	Property Address	Owner Mailing Address
Throop Wallabout Realty LLC	N/A	Multi-family walk-up buildings	390 Wallabout Street	505 Flushing Avenue, Unit 1-D, Brooklyn, NY 11205
Wallabout Throop Realty Partners LLC	Shlome Karpen	Multi-family walk-up buildings	388 Wallabout Street	329 Hewes Street, Brooklyn, NY 11211
GGH Holdings LLC	Henry Grunfield	Industrial and Manufacturing	93 Gerry Street	164 Hewes Street, Brooklyn, NY 11211
Shloma, Oholei	Shloma, Oholei	Vacant land	87 Gerry Street	517 Flushing Avenue, Brooklyn, NY 11205
78 Gerry St. Realty Inc.	N/A	Industrial and manufacturing	82 Gerry Street	78 Gerry Street, Brooklyn, NY 11206

Local News and Media:

Owner/Entity Name	Type	Address	Phone	Website
The Brooklyn Eagle	Newspaper/Online	16 Court Street – 30 th Floor Brooklyn, NY 11241	718-422-7413	www.brooklyneagle.com
Spectrum 1 News	Television	75 Ninth Avenue New York, NY 10011	212-691-6397	https://www.ny1.com/nyc/all-boroughs/about-us/contact-us
New York Daily News	Newspaper/Online	4 New York Plaza New York, NY 10004	212-210-2004	https://www.nydailynews.com/
New York Post	Newspaper/Online	1211 Avenue of the Americas	212-930-8000	https://nypost.com/

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		New York, NY 10036		
Courier-Life Publications	Newspaper/Online	1 Metrotech Center #10T Brooklyn, NY 11201	718-260-4552	https://www.brooklynpaper.com/?from=bd
The Brooklyn Papers	Newspaper/Online	1 Metrotech Center, 3rd Floor Brooklyn, NY 11201	718-260-4552	https://www.brooklynpaper.com/?from=bd
Hoy Nueva York	Newspaper/Online	15 Metrotech Center Floor 7 Brooklyn, NY 11201	212-807-4600	https://eldiariony.com/
El Diario La Prensa	Newspaper/Online	15 Metrotech Center Floor 7 Brooklyn, NY 11201	212-807-4600	https://eldiariony.com/

Public Water Supply:

Owner/Entity Name	Contact	Address	Phone	Email
NYCDEP	Vincent Sapienza - Commissioner	59-17 Junction Blvd. Flushing, NY 11373	718-595-6565	ltcp@dep.nyc.gov
NYC Municipal Water Finance Authority	Olga Chernat- Executive Director	255 Greenwich Street 6th Floor New York, NY 10007	212-788-5889	N/A

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School or Day Care located on or proximal to the site:

School/Day Care Name	Approximate distance from Site in feet and (directional)	Administrator	Phone	Address
All Stars Elementary School	1584'	N/A	718-782-0569	113 Throop Avenue Brooklyn, NY 11206
PS 380	2112'	Victoria Prisinzano	718-388-0607	370 Marcy Avenue Brooklyn, NY 11206
UTA Satmar Girls High School	1056'	N/A	718-963-9260	366 Wallabout Street Brooklyn, NY 11206
Juan Morel Camps Secondary School	2640'	Esther Shali Ogli	718-302-7900	215 Heyward Street Brooklyn, NY 11206
Intermediate School 318	1056'	Leander Windley	718-782-0589	101 Walton Street Brooklyn, NY 11206
BWCCS2 Middle School	1056'	Esosa Ogbahon	718-302-7700	11 Bartlett Street Brooklyn, NY 11206
The Baby Place Preschool and Day Care	2112'	Tiffany & Christian Taylor	347-987-4905	25 Boreum Street, Ste 7S Brooklyn, NY 11206
Tiferes Bnos Girls School	1584'	N/A	718-599-2900	545 Broadway Brooklyn, NY 11206
PS 373	1584'	Regina Tottenham	718-782-6800	185 Ellery Street Brooklyn, NY 11206
NYCHA Marcy (Daycare)	1584'	Lucille Harrington	212-368-1684	494 Marcy Avenue Brooklyn, NY 11206
Learn to Succeed Daycare	1584'	Veronica Ruiz	718-200—0339	156 Ellery Street Brooklyn, NY 11206
P.S. 257 John F. Hylan	2112'	Idalys Tolentino	718-384-7128	60 Cook Street Brooklyn, NY 11206
Bais Ruschel High school	528'	N/A	718-963-9277	177 Harrison Avenue Brooklyn, NY 11206
Sheltering Arms Day Care Services Inc	700'	N/A	N/A	11 BARTLETT STREET BROOKLYN, NY11206
Bushwick United Housing Development Fund Corporation, Inc. (HDFC 9)	1400'	N/A	347-497-3673	741 FLUSHING AVENUE Brooklyn, NY 11206
Our Lady of Grace School	255'	N/A	N/A	157 Harrison Ave Brooklyn, NY 11206

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Document Repository:

Owner/Entity Name	Contact	Address	Phone	Email
Brooklyn Community Board 1	Dealice Fuller	435 Graham Avenue Brooklyn, NY 11211	718-389-0009	bk01@cb.nyc.gov
Brooklyn Public Library – Bushwick Branch	Marc Waldron	340 Bushwick Avenue Brooklyn, NY 11206	718-602-1348	mwaldron@bklynlibrary.org

Community Board:

Owner/Entity Name	Contact	Address	Phone	Email
Brooklyn Community Board 1	Dealice Fuller	435 Graham Avenue Brooklyn, NY 11211	718-389-0009	bk01@cb.nyc.gov

Community, Civic, Religious and Other Environmental Organizations:

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

Raquel Queme - President
90th Police Precinct Council
211 Union Avenue
Brooklyn, NY 11211

Engine 230
FDNY
701 Park Avenue
Brooklyn, NY 11206

Clinton Hill CSA
Email: web@clintonhillcsa.org
P.O. Box 050377
Brooklyn, NY 11205

Marcy Houses – NYCHA
Management Development Office
648 Park Avenue
Brooklyn, NY 11206

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Marcy Houses – NYCHA
President – Resident Association
648 Park Avenue
Brooklyn, NY 11206

St. Nick's Alliance
2 Kingsland Avenue, 1st Floor
Brooklyn, NY 11211
Phone: 718 388 5454
Fax: 718 486 5982
Attn: Michael Rochford, Executive Director

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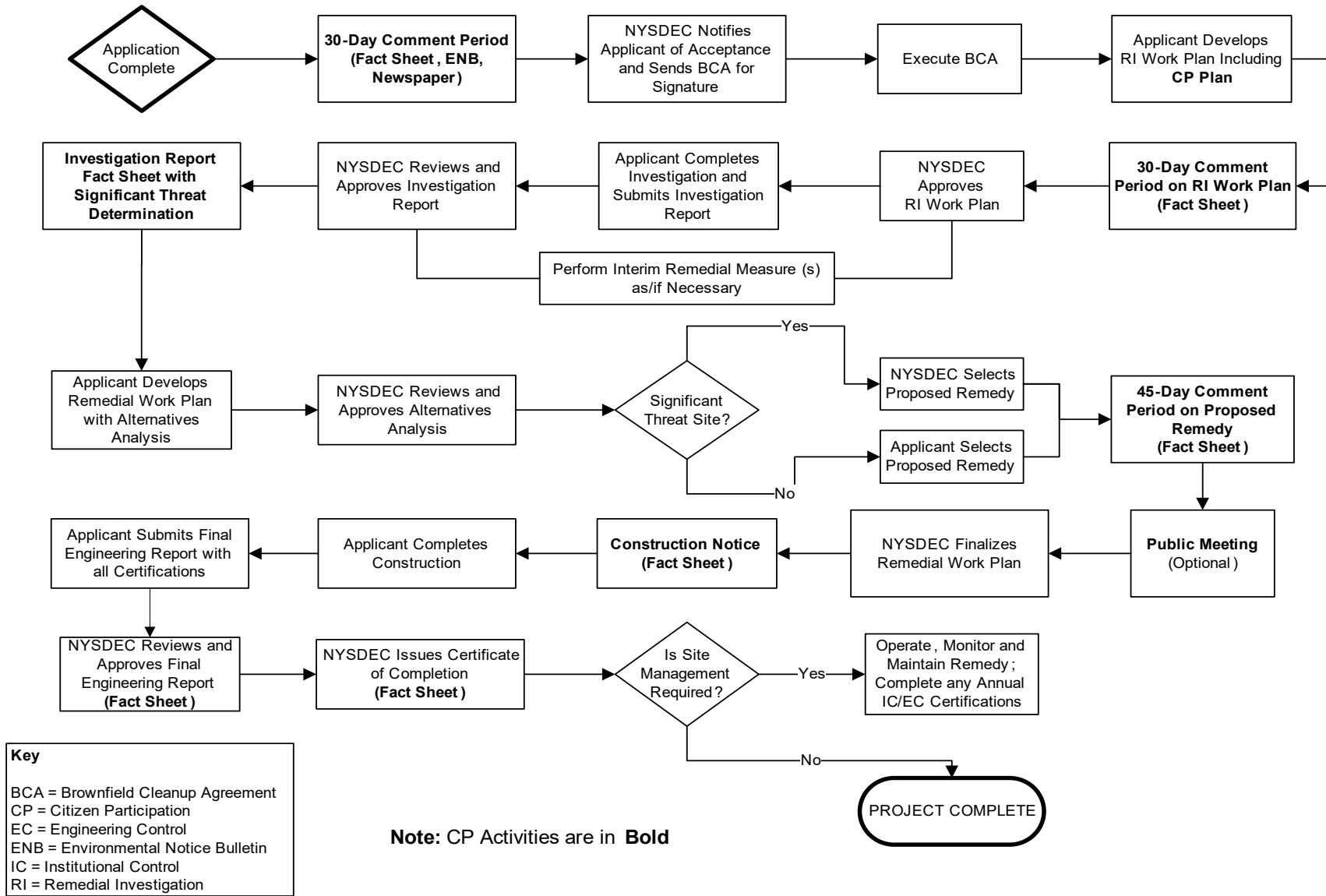
Appendix C - Site Location Map



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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**



Remedial Programs

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

Remedial Party: Gerry Gardens LLC

Site Name: Former Just4Wheels Site

Site Number: C224321

Site County: Kings

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

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

1. Contaminants of concern for the Site were identified in the October 2020 Limited Phase II Environmental Site Investigation (ESI) include chlorinated volatile organic compounds (VOCs), polyaromatic hydrocarbons (PAHs), and metals. Issues of concern would be in regards to the nearby local residents and property owners. During ground intrusive activities, the community will be protected from contamination migration using air monitoring protocols and management of investigation derived waste.

2. Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities. Because there is a large Hispanic-American population near the Site, all future fact sheets will be translated into Spanish.

How were these issues and/or information identified?

These issues were identified through the previous Phase II Investigation results, correspondence with NYSDEC and from resources available through the NYSDEC Office of Environmental Justice.

Part 2. List important information needed **from** the community, if applicable. Identify individuals, groups, organizations, businesses, and/or units of government related to the needed information. The source of the contaminants of concern detailed in Part 1 was not identified during the previous investigations completed at the Site. If the community can provide any knowledge regarding previous site use or previous nearby property use it may assist in determining the onsite or offsite source of impact.

How were these information needs identified?

This information need was identified through review of the results of the previous Limited Phase II ESI.

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 anticipated schedule for the proposed Remedial Investigation is July-August 2021. Based on results of this investigation a Remedial Action Work Plan (RAWP) will be drafted and implemented in 2022.

The site is a privately owned vacant property therefore the public does not use the site so there will be no additional restrictions. The remedial action will be in accordance with all applicable regulations and upon RAWP approval and implementation additional communications will be made to the public as necessary.

How were these issues and/or information identified?

These issues were identified through review of the project schedule, site background and contaminants of concern.

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

Yes **No** effectively develop and implement the site citizen participation plan (mark all that apply):

a. Land use/zoning around site:

Residential **Agricultural** **Recreational** **Commercial** **Industrial**

b. Residential type around site:

Urban **Suburban** **Rural**

c. Population density around site:

High **Medium** **Low**

d. Community economic status:

High **Medium** **Low**

e. Water supply of nearby residences:

Public **Private Wells** **Mixed**

f. Other environmental issues significantly impacting affected community?

Provide details if appropriate:

[Click here to enter text.](#)

g. Special considerations:

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

Explain marked categories in **g.**:

Future fact sheets will be translated into Spanish.

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

Non-Adjacent Residents/Property Owners: [Click here to enter text.](#)

Local Officials: [NYC Mayor William De Blasio, NYC Department of City Planning Chairperson Marisa Lago, Brooklyn Borough President Eric Adams, Brooklyn Community Board 1 Manager Dealice Fuller, NY Senator Julia Salazar, NY State Assembly District 053 Member Maritza Davila, NYC Comptroller Hon. Scott Stringer, Public Advocate Hon. Juumane Williams, NY Councilman Hon. Stephen Levin, US House of Representatives Hon. Nydia Velasquez, NYC Office of Environmental Remediation Director Mark McIntyre, Office of Environmental Assessment & Planning Julie Stein, U.S. Senator Hon. Charles Schumer, U.S. Senator Hon. Kirsten Gillibrand, King County Clerk Nancy T. Sunshine](#)

Media: [The Brooklyn Eagle, Spectrum 1 News, New York Daily News, New York post, Courier-Life Publications, The Brooklyn Papers, Hoy Nueva York, El Diario La Prensa](#)