



Department of  
Environmental  
Conservation

# **Brownfield Cleanup Program**

## **Citizen Participation Plan for Broadway Triangle Site A**

February 2022

C224333

663-667 Flushing Avenue and 29-31 Bartlett Street, Brooklyn, NY 11206

## Contents

<u>Section</u>	<u>Page Number</u>
1. What is New York's Brownfield Cleanup Program? .....	3
2. Citizen Participation Activities.....	3
3. Major Issues of Public Concern.....	9
4. Site Information.....	10
5. Investigation and Cleanup Process .....	11
Appendix A - Project Contacts and Locations of Reports and Information .....	15
Appendix B - Site Contact List.....	17
Appendix C - Site Location Map.....	22
Appendix D - Brownfield Cleanup Program Process .....	23

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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: **Bartlett Crossing LLC, Bartlett Crossing Managers LLC, Bartlett Crossing UNP LLC (“Applicant”)**

Site Name: **Broadway Triangle Site A (“Site”)**

Site Address: **663-667 Flushing Avenue and 29-31 Bartlett Street, Brooklyn, New York 11206**

Site County: **Kings County**

Site Number: **C224324**

## **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.

Local document repositories have also been established at the following locations:

Brooklyn Public Library- Bushwick Branch  
340 Bushwick Avenue  
Brooklyn, NY 11206  
Phone: 718-602-1348

Brooklyn Community Board District 1  
District Manager: Gerald A. Esposito  
435 Graham Avenue  
Brooklyn, New York 11211  
Phone: 718-389-0009  
Fax: 718-389-0098  
E-Mail: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)

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

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

#### *Technical Assistance Grant*

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

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

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

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

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

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

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

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



### 3. Major Issues of Public Concern

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

The Applicant is committed to informing and involving the public during the investigation and remediation of the project. The objective of the CP Plan is to promote communication and to assist the public in understanding the project process. Citizen participation in the project process provides the Applicant and the NYSDEC with an opportunity to obtain public input as part of the comprehensive redevelopment process.

No major issues of public concern have been identified relative to the site as of yet. The site may be busy during daytime working hours due to construction-related noise and vehicular traffic associated with the potential investigation and remediation activities throughout the cleanup process.

The site is located in an Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities. This CP Plan serves as a guide to better enable communication between the community and the proposed BCP project.

Although the site is located in an Environmental Justice Area, there is no need to translate future fact sheets into another language. For additional information, visit:

<https://statisticalatlas.com/tract/New-York/Kings-County/050700/Race-and-Ethnicity>

The program will include procedures for protection of public health and safety during investigation and remediation activities. During investigation and remediation, worker and community health and safety activities will be conducted, including:

- Securing the work perimeter with a NYC Department of Buildings-approved fence during remediation/construction;
- On-site air monitoring for worker protection, if warranted;
- Perimeter air monitoring for community protection, if warranted; and
- Using odor, vapor, and dust controls such as water or foam sprays, as required during air monitoring, if needed.

Details on the Site Health and Safety Plan (HASP) and the Community Air Monitoring Plan (CAMP) will be included in the documents generated in support of the remediation.

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

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

##### *Site Description*

The Site is comprised of two separate parcels: Site A1 is located at 663-667 Flushing Avenue and consists of Tax Block 2272, Lots 49, 51, 52, 53, and 108 and Site A2 is located at 29-31 Bartlett Street and consists of Block 2269, Lot 52 in the Broadway Triangle section of Brooklyn, New York (Site). The Site is located in Kings County (Brooklyn) and encompasses a total of approximately 0.33-acres. The Site is currently comprised of vacant, overgrown land with several patches of exposed concrete. Site A1 is bounded to the north by an automotive repair facility, to the south by Flushing Avenue and Whipple Street, and to the east and west by multi-family residential buildings. Site A2 is bounded to the north and west by a construction site, to the south by Bartlett Street, and to the east by a commercial office building.

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

Site A1 was developed as early as 1887 with residential and commercial structures. Former on-Site commercial uses included retail stores, a bakery, carpenter's shop, and a junk shop. The former buildings on Site A1 were demolished by 1980 and the Site has remained vacant since that time. Site A2 is likely to have been in use for residential and commercial purposes since at least 1887. Former on-Site uses included single and multi-family residences, a fur dresser, and several retail stores. The former buildings on Site A2 were demolished sometime after 2006 and the Site has remained vacant since that time. No other significant on-Site commercial uses were noted. All six Site lots are currently owned by New York City (NYC) Housing Preservation and Development (HPD).

The Site is identified as having E-Air Quality and/or Noise restrictions (E-238), which were determined during the Broadway Triangle Rezoning completed by the City in December 2009 (CEQR 09HPD019K). The Noise E-Designation applies to the five parcels located within Block 2272 (Site A1) and requires that any future residential/commercial development must provide a closed-window condition with a minimum 30 decibels (dBA) window/wall attenuation on all facades to achieve an acceptable indoor noise environment of 45 dBA. In order to maintain a closed-window condition, an alternative means of ventilation must also be provided. Alternative means of ventilation means, but is not limited to, central air conditioning, or through wall air conditioning sleeves fitted with an air conditioner. The Air Quality E-Designation for these lots requires that any new residential and/or commercial development utilize natural gas for the heating, ventilation and air conditioning and that stacks must be 60 feet from the northern and western lot lines to avoid any potential significant adverse air quality impacts. Each lot at Sites A1 and A2

also has an E-Designation for Air. The Air Quality E-Designation for this lot requires that any new residential and/or commercial development must utilize natural gas as the fuel for heating, ventilation and air conditioning with no stack set back requirements.

The Site was listed in connection with a minor spill incident (Spill No. 95-06117). This incident involving fuel oil occurred on August 17, 1995, during delivery to a residence located at 29 Bartlett Street (Site A2) in which approximately 40 gallons of fuel oil were reported to be spilled. Records show that this spill was contained to the sidewalk, cleaned using sorbents, and the spill was closed one week later.

Based on the June 2020 Remedial Investigation (RI) performed by Gallagher Basset Technical Services, subsurface materials generally contain fill materials (unsorted sand, gravel, and debris [e.g., brick, concrete, stone, and glass]) to depths ranging from 4 feet to 8 feet below land surface (ft bls) at Site A1; fill materials overly native orange-brown medium to coarse sands with brown or black clay lenses. At Site A2 subsurface material generally contains fill materials (unsorted sand, gravel, and debris) to depths of 7 to 8 ft bls; fill materials overly native brown medium to coarse gravelly sands interbedded with gray-green clayey silt. Fill material was found to contain polycyclic aromatic hydrocarbons (PAHs) and metals usually associated with such fill material. Groundwater samples contained metals typical of groundwater quality in Brooklyn and soil vapor samples indicated the presence of petroleum-related and chlorinated volatile organic compounds (CVOCs).

Roux also performed a shallow soil investigation in December 2020 to support the process for entry into the BCP. Soil borings indicated the presence of fill materials (e.g., brick and unsorted sand). Soil analytical results indicate the presence of metals (elevated barium and lead) and PAHs with some concentrations exceeding regulatory standards (Unrestricted Use Soil Cleanup Objectives [UUSCOs] and Restricted Residential Soil Cleanup Objectives [RRSCOs]).

## **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 be used for restricted residential

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

The site investigation has several goals:

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

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

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

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

### *Interim Remedial Measures*

An Interim Remedial Measure (IRM) is an action that can be undertaken at a site when a source of contamination or exposure pathway can be effectively addressed before the site investigation and analysis of alternatives are completed. If an IRM is likely to

represent all or a significant part of the final remedy, NYSDEC will require a 30-day public comment period.

### *Remedy Selection*

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

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

**or**

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

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

### *Cleanup Action*

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

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

### *Certificate of Completion*

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

Mandy Yau  
Project Manager  
NYSDEC Region 2  
Division of Environmental Remediation  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
Tel: (718) 482-4995  
Mandy.Yau@dec.ny.gov

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

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

Harolyn Hood  
Project Manager  
NYSDOH Bureau of Environmental Exposure Investigation  
Corning Tower Room 1787  
Albany, NY 12237  
BEEI@health.ny.gov  
Tel: (518) 473-4780

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

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

Brooklyn Public Library  
Bushwick Branch  
340 Bushwick Avenue  
Brooklyn, NY 11206  
Phone: (718) 602-1348

Hours:  
Monday: 10AM-4PM  
Tuesday: 1-7PM  
Wednesday: 10AM-4PM  
Thursday: 1-7PM  
Friday: 10AM-4PM  
Saturday: 10AM-4PM  
Sunday: Closed

Brooklyn Community Board District 1  
435 Graham Avenue  
Brooklyn, NY 11211  
Phone: (718) 389-0009  
Fax: (718) 389-0098  
Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)  
District Manager: Gerald A. Esposito  
Chairperson: Dealice Fuller  
Environmental Committee Chairperson:  
Stephen Chesler

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

### **i. Local and State Officials**

Hon. Lincoln Restler  
NYC Councilmember  
33rd Council District  
410 Atlantic Avenue  
Brooklyn, NY 11217  
Tel: 718-875-5200  
Fax: 718-643-6620

Hon. Julia Salazar  
NYS Senator  
212 Evergreen Avenue  
Brooklyn, NY 11221  
718-573-1726  
Fax: 518-426-6947

Hon. Maritza Davila  
NYS Assemblymember  
249 Wilson Avenue  
Brooklyn, NY 11237  
718-443-1205  
Fax: 718-443-1424

Hon. Kirsten E. Gillibrand  
U.S. Senator  
780 Third Avenue, Suite 2601  
New York, NY 10017  
212-688-6262  
Fax: 866-824-6340

Hon. Charles E. Schumer  
U.S. Senator  
780 Third Avenue, Suite 2301  
New York, NY 10017-2110  
212-486-4430  
Fax: 202-486-7803

Anita Laremont  
Commissioner, NYC Dept. of City Planning  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271

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

Nancy T. Sunshine  
Kings County Clerk's Office  
360 Adams Street – Room 189  
Brooklyn, NY 11201

Hon. Nydia Velasquez  
U.S. House of Representatives  
266 Broadway, Suite 201  
Brooklyn, NY 11211  
718-599-3658

Brooklyn Borough President  
Hon. Antonio Reynoso  
209 Joralemon Street  
Brooklyn, NY 11201  
718-802-3700

Hon. Mayor Eric Adams  
New York City Hall  
New York, NY 10007  
311 or 212-NEW-YORK

NYC Comptroller Brad Lander  
1 Centre Street  
New York, NY 10007  
212-669-3916  
212-669-2707

Public Advocate Jumaane D. Williams  
1 Centre Street, 15th Floor  
New York, NY 10007  
212-669-7200  
Fax: 212-669-4701

### **ii. Current Site Owner**

NYC Housing Preservation & Development  
100 Gold Street  
New York, NY 10038

### **iii. Current Owners and Occupants of Adjacent Sites**

**Adjacent Properties to the North**  
**Block 2269, Lot 2**  
58 GERRY ST LLC  
89 Wallabout Street  
Brooklyn, NY 11249

**Block 2269, Lot 3**  
58 GERRY ST LLC  
89 Wallabout Street  
Brooklyn, NY 11249



**Adjacent Properties to the South****Block 1722, Lot 188**

TRUONG, LAM Q.  
1625 68<sup>th</sup> Street,  
Brooklyn, NY 11204

**Block 1722, Lot 186**

ACOSTA, JULIO & INES  
656 Flushing Ave.  
Brooklyn, NY 11206

**Block 1722, Lot 184**

MORALES, MIQUEL  
654 Flushing Ave.  
Brooklyn, NY 11206

**Block 1722, Lot 182**

WEISER, YOEL I  
652 Flushing Ave.  
Brooklyn, NY 11206

**Block 1722, Lot 13**

YOSEF MOSHE LLC  
320 Roebling Street, Suite 534  
Brooklyn, NY 11211

**Block 1722, Lot 190**

LUONG VI  
908 McDonald Ave  
Brooklyn, NY 11218

**Block 1722, Lot 16**

668-674 FLUSHING AVE LLC  
1418 65 Street  
Brooklyn, NY 11219

**Block 1722, Lot 14**

FLUSHING REALTY LLC  
174 Broadway, Suite 205  
Brooklyn, NY 11211

**Block 2272, Lot 3**

YBBME LLC  
16 Bartlett Street  
Brooklyn, NY 11206

**Adjacent Properties to the West****Block 2272, Lot 54**

The 661 Flushing Condominium  
661 Flushing Avenue  
Brooklyn, NY 11206

**Block 2272, Lot 6**

ZBL Bartlett LLC  
1418 65<sup>th</sup> Street  
Brooklyn, NY 11219

**Block 2269, Lot 1**

58 GERRY ST LLC  
89 Wallabout Street  
Brooklyn, NY 11249

**Adjacent Properties to the East****Block 2272, Lot 9**

Jose, Julio  
620 Eagle Avenue  
West Hempstead, NY 11552

**Block 2272, Lot 45**

Whipple Properties LLC  
183 Wilson Street, #133  
Brooklyn, NY 11211

**Block 2269, Lot 51**

58 GERRY ST LLC  
89 Wallabout Street  
Brooklyn, NY 11249

**iv. Community, Religious, Civic, and other Environmental Organizations**

Southside United HDFC – Los Sures  
434 S. 5th Street  
Brooklyn, NY 11211

St Nicks Alliance Corp.  
Michael Rochford – Executive Director  
2 Kingsland Avenue  
Brooklyn, New York 11211

United Jewish Organizations of Williamsburg  
and North Brooklyn, Inc.  
32 Penn Street  
Brooklyn, New York 11249

RiseBoro Community Partnership Inc.  
565 Bushwick Avenue  
Brooklyn, NY, 11206

Brooklyn Community Board 3  
Restoration Plaza  
1360 Fulton Street, 2nd Floor  
Brooklyn, NY 11216  
Phone: 718-622-6601  
Fax: 718-857-5774  
Email: bk03@cb.nyc.gov  
Henry L. Butler, District Manager

All Saints Catholic Church  
115 Throop Ave  
Brooklyn, NY 11206

Fountain of Life Church  
147 Walton St  
Brooklyn, NY 11206

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

Pentecostal Church of Jesus Christ of Brooklyn  
(IPJ Brooklyn)  
21 Marcus Garvey Blvd  
Brooklyn, NY 11206

First Mennonite Church  
23 Marcus Garvey Blvd  
Brooklyn, NY 11206

Central Brooklyn Spanish SDA Church  
130 Boerum St  
Brooklyn, NY 11206

Galileo Temple  
19 Montrose Ave  
Brooklyn, NY 11206

Cong. Shaar Hatfiah Ruzle  
133 Gerry St  
Brooklyn, NY 11206

Congregation Tehilas Moshe  
215 Middleton St  
Brooklyn, NY 11206

Congregation Sheima Shlomo D'Kozove  
198 Middleton St  
Brooklyn, NY 11206

Cong. Yetev Lev Satmar- Hisachdus Avreichim  
52 Bartlett St  
Brooklyn, NY 11206

Divrei Yoel Satmar  
161 Harrison Ave  
Brooklyn, NY 11206

**v. Parks and Recreation**

NYC Parks and Recreation  
Attn: Gabrielle Fialkoff - Commissioner  
Re: Sternberg Park/Bartlett Playground  
c/o The Arsenal  
830 Fifth Avenue  
New York, NY 10065  
Consolidated Edison Corporate Affairs  
Antonia Yuille – Director  
30 Flatbush Avenue  
Brooklyn, NY 11217

NYPD Police Precinct  
Raquel Queme -President  
211 Union Avenue  
Brooklyn, NY 11211

FDNY  
Engine 230  
701 PARK AVENUE  
Brooklyn, NY 11206

**vi. Day Cares and School**

The Baby Play Place Preschool & Daycare  
Attn: President/Executive Director/Principal  
25 Boerum St STE 7S  
Brooklyn, NY 11206  
347-987-4905

Tender Tots ChildCare, Preschool & Programs  
Attn: President/Executive Director/Principal  
810 Flushing Ave  
Brooklyn, NY 11206  
718-298-3944

New York City Housing Authority's Marcy Day  
Care Center  
Attn: President/Executive Director/Principal

494 Marcy Ave  
Brooklyn, NY 11206

New York City Housing Authority's Sumner Day  
Care Center  
Attn: President/Executive Director/Principal  
860 Park Ave  
Brooklyn, NY 11206

4 Future Generations WeeCare  
Attn: President/Executive Director/Principal  
744 Park Ave  
Brooklyn, NY 11206  
917-737-5947

Intermediate School 318  
Attn: President/Executive Director/Principal  
101 Walton St  
Brooklyn, NY 11206  
718-782-0589

Public School 403  
Attn: President/Executive Director/Principal  
400 Irving Avenue  
Brooklyn, NY 11237  
718-381-7100

BWCCS2 MIDDLE SCHOOL  
Attn: President/Executive Director/Principal  
215 Heyward Street  
Brooklyn, NY 11206  
718-302-7700

UTA Stamar Girls High School  
Attn: President/Executive Director/Principal  
366 Wallabout St  
Brooklyn, NY 11206

Public School 380  
Attn: President/Executive Director/Principal  
370 Marcy Ave  
Brooklyn, NY 11206  
718-388-0607

Success Academy Myrtle Middle School  
Attn: President/Executive Director/Principal  
700 Park Ave Floor 3  
Brooklyn, NY 11206

**vii. Local Water Supply**

Vincent Sapienza  
Commissioner, NYC Dept. of Env. Protection  
59-17 Junction Boulevard  
Flushing, NY 11373  
212-417-5180

**viii. Local News and Media**

Brooklyn Reporter  
16 Court Street, 30th Floor  
Brooklyn, NY 11241  
The Brooklyn Papers  
1 Metrotech Center, 3rd Floor  
Brooklyn, NY 11201  
New York Post  
1211 Avenue of the Americas  
New York, NY 10036

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

646-569-5914

Success Academy Bed-Stuy 2  
Attn: President/Executive Director/Principal  
211 Throop Ave  
Brooklyn, NY 11206  
718-704-1439

Central Brooklyn Seventh Day Adventist School  
Attn: President/Executive Director/Principal

130 Boerum St  
Brooklyn, NY 11206  
718-388-9338

P.S. 257 John F. Hylan  
Attn: President/Executive Director/Principal  
60 Cook St  
Brooklyn, NY 11206  
718-384-7128

Intermediate School 71  
Attn: President/Executive Director/Principal  
215 Heyward St  
Brooklyn, NY 11206  
718-302-7900

Bushwick United HDFC 9  
803 Knickerbocker Avenue  
Brooklyn, NY 11207  
718-443-0134

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

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

Brooklyn Daily Eagle  
16 Court Street, 30<sup>th</sup> Floor  
Brooklyn, NY 11241

## **Appendix C – Site Location Map**

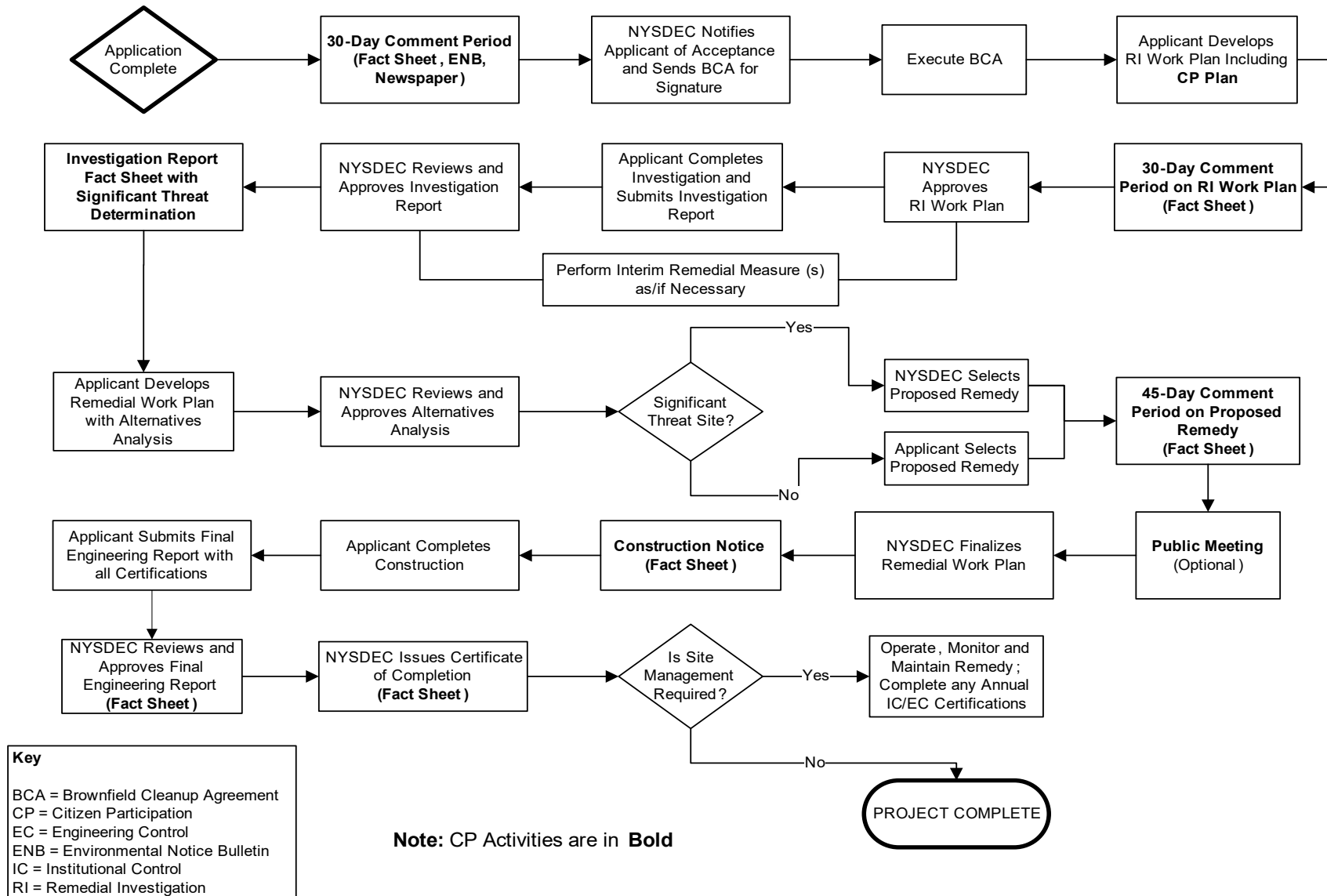
### **ix. Any Person, Community Based Organization, BOA Group, or Local Media Who Has Requested to be placed on the contact list**

No persons have requested to be on the Site Contact List.

## Appendix C – Site Location Map



## Appendix D– Brownfield Cleanup Program Process





Division of Environmental Remediation

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

**Site Name:** Broadway Triangle Site A

**Site Number:** C224333

**Site Address and County:** 663-667 Flushing Avenue and 29-31 Bartlett Street, Brooklyn, New York 11206, Kings County

**Remedial Party(ies):** Bartlett Crossing LLC, Bartlett Crossing Managers LLC, Bartlett Crossing UNP LLC

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

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

No known issues.

How were these issues and/or information needs identified?

NA

**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.

None identified

How were these information needs identified?

NA

**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.

None identified

How were these issues and/or information needs identified?

NA

**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:

NA

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

☐ **Yes** ☒ **No**

Provide details if appropriate:

NA

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.](#)

**Prepared/Updated By:** Jessica Taylor, Roux

**Date:** 2/4/22

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

**Date:** 1/28/22



