



Department of
Environmental
Conservation

Brownfield Cleanup Program
Citizen Participation Plan
for
Bedford Beverley Redevelopment Site
2359 and 2360 Bedford Avenue

April 2023

BCP Site C224384
2359 and 2360 Bedford Avenue
Brooklyn, New York 11226

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Note: The information presented in this Citizen Participation Plan is contingent upon the Site’s response and acceptance into the New York State Department of Environmental Conservation Brownfield Cleanup Program. Portions of this Citizen Participation Plan may be revised during the site’s cleanup process.

Applicant: **Bedford Beverly Acquisitions LLC (“Applicant”)**
Site Name: **Bedford Beverley Redevelopment Site**
Site Address: **2359 and 2360 Bedford Avenue, Brooklyn, NY 11226**
Site County: **Kings County**
Site Number: **C224384**

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.

No major issues of public concern have been identified at this point in the brownfields cleanup program process. Any future changes to this section will be detailed in the Scoping Sheet for Major Issues of Public Concern and submitted to the NYSDEC.

The primary contaminants of concern for the Site include metals, semi-volatile organic compounds (SVOCs) and chlorinated volatile organic compounds (CVOCs) in soil, volatile organic compounds (VOCs), metals, and Per- and polyfluoroalkyl substance (PFAS) in groundwater and petroleum related VOCs and CVOCs in soil vapor.

The Site is located in a Potential Environmental Justice Area (Census Block Groups 15000US360470792001 and 15000US360470792003). 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.

The site is located in an area with sizable African-American population nearby. Therefore, no need to translate into another language..

For additional information, visit:

<https://statisticalatlas.com/tract/New-York/Kings-County/079200/Race-and-Ethnicity>

4. Site Information

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

Site Description

The Site is 4.305-acres in size and consists of two tax parcels, Block 5135 Lot 53 (1.392 acres) and Block 5133 Lot 14 (2.913 acres) with addresses of 2359 and 2360 Bedford Avenue, Brooklyn, New York, respectively. The Site is improved with a one-story commercial building

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and parking area on Lot 53 and a three-story commercial/retail building and parking area on Lot 14. The building on Lot 14 was most recently operated by a Sears retail store, currently registered as an Individual Landmark Building (“Sears Roebuck & Company Department Store”), and the building on Lot 53 was most recently operated as an auto repair shop. The remainder of the Site is covered by asphalt. The buildings are currently vacant.

The Site is located in an urban area of the Flatbush neighborhood of Brooklyn, NY on the east and west side of Bedford Avenue between Tilden Avenue and Beverley Road. The Site is located in an urban area characterized by multi-family residential buildings and light industrial and commercial buildings.

History of Site Use, Investigation, and Cleanup

The Site was developed in the late 1880s with residential dwellings/stores. Early Sanborn Maps depict the Site as many individual parcels and East 23rd Street bisecting the Site from north to south. On Lot 14, the 1951 Sanborn Map depicts a Sears retail store in the southeast corner of the property, a plastic molding building in the northwest corner of property, and an auto service building in the northern part of the property. On Lot 53, the 1951 Sanborn Map depicts a small dwelling, garage, and parking lot. The 1969 Sanborn Map depicts an L-shaped auto repair shop on Lot 53, similar to how the building looks today and the Sears retail store on Lot 14. Primary historical operations were commercial and industrial use and included a blacksmith shop, garage, Sears retail store, and auto repair. In addition, the 1929 Sanborn Map depicts the presence of oil and gasoline tanks located in the northwest corner of Lot 14, central-eastern portion of Lot 14 along Bedford Avenue, and in the southeast corner of Lot 53.

Previous investigations conducted at the Site identified the presence of metals, SVOCs (specifically polycyclic aromatic hydrocarbons) and CVOCs in soil, the presence of VOCs, metals, and PFAS in groundwater and petroleum related VOCs and CVOCs in soil vapor. The detection of CVOCs in shallow soil and soil vapor potentially indicates source material contamination which has not been identified to date. These findings will require additional investigation to ascertain and delineate any on-Site source(s).

Redevelopment plans, while still conceptual, include developing the site as multiple 7-story mixed use commercial residential buildings with a cellar. Development plans also include maintenance of the Landmark Building. During future ground intrusive activities, the community will be protected from contamination migration using air monitoring protocols which will be detailed in a forthcoming Remedial Action Work plan to be approved by NYSDEC.

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5. Investigation and Cleanup Process

Application

The Applicant has applied for and is pending acceptance 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 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 residential and commercial 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 to be executed by NYSDEC and the Applicant will establish 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, groundwater and soil vapor;
- 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 submitted a draft "Remedial Investigation Work Plan" to NYSDEC for review and approval. NYSDEC made 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 will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval

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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 Action 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

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approving the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The selected remedy is formalized in the site Decision Document.

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

Certificate of Completion

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

Site Management

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

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

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

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

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**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):

Meghan Medwid

Site Control Section
NYSDEC
Division of Environmental Remediation
625 Broadway, Albany, NY 12233
(518) 402-8610
Meghan.Medwid@dec.ny.gov

Thomas V. 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):

Chris Budd

NYSDOH, Public Health Specialist
Bureau of Environmental Exposure
Investigation
Empire State Plaza, Corning Tower, Room
1787
Albany, NY 12237
(518) 402-1769
beei@health.ny.gov

NYSDEC InfoTracker

<https://www.dec.ny.gov/data/DecDocs/C224384/>

Locations of Reports and Information

The facilities 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 below for assistance.*

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Brooklyn Community Board 14
810 East 16th Street, Brooklyn, NY 11230
Attn: Shawn Alyse Campbell – District Manager
Jo Ann Brown – Chairperson
Community Environment,
Cultural Affairs and
Economic Development
Committee - Chairperson
Phone: 718-859-6357
info@cb14brooklyn.com
Hours: (call for appointment)

Brooklyn Public Library – Flatbush Branch
22 Linden Boulevard,
Brooklyn, NY 11226
Attn: Narinderpal Chawla
Phone: 718-856-0813
M, W, F – 10AM-6PM
T – 1PM-8PM
Th – 10AM-8PM
S – 10AM-5PM
Su - Closed

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Appendix B - Site Contact List

Government Officials

NYC Mayor

Hon. Eric Adams
City Hall
New York, NY 10007

NYC Department of City Planning Commissioner

David Gold, Esq.
Commissioner, NYC Dept. of City Planning
120 Broadway 31st Floor
New York, NY 10271

Brooklyn Borough President

Hon. Antonio Reynoso
Brooklyn Borough Hall
209 Joralemon Street,
Brooklyn, NY 11201

New York City Council District 40

Hon. Rita Joseph
930 Flatbush Avenue
Brooklyn, NY 11226
718-287-8762
District40@council.nyc.gov

NY Senate District 21 Senator

Hon. Kevin Parker
3021 Tilden Avenue,
1st Floor & Basement
Brooklyn, NY 11226
718-629-6401
parker@nysenate.gov

NY State Assembly District 042 Member

Hon. Rodneyse Bichotte Hermelinda
1312 Flatbush Avenue,
Brooklyn, NY 11210
718-940-0428
bichotter@nyassembly.gov

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

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

Hon. Yvette D. Clarke
U.S. House of Representatives
222 Lenox Road, Suites 1&2
Brooklyn, NY 11226

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

Public Water Supplier - Rohit Aggarwala
NYC Dept. of Environmental Protection
59-17 Junction Boulevard
Flushing, NY 11373

Hon Charles Schumer
U.S. Senator
780 Third Avenue, Suite 2301
New York, NY 11373

Hon. Kirsten Gillibrand
U.S. Senator
780 Third Avenue, Suite 2601
New York, NY 11373

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

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

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New York City Water Board

NYC Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Flushing, New York 11373

Residents, Owners, and Occupants, of the Property and Adjacent Properties

Site Owner

Bedford Beverley Acquisitions LLC
162 Manhattan Avenue 1st Floor
Brooklyn, NY 11206

Adjacent Properties

NYC Housing Preservation and Development

2200 Tilden Avenue Brooklyn, NY 11226

NYC Housing Preservation and Development

2208 Tilden Avenue, Brooklyn, NY 11226

NYC Housing Preservation and Development

2222 Tilden Avenue, Brooklyn, NY 11226

NYC Housing Preservation and Development

2234 Tilden Avenue, Brooklyn, NY 11226

NYC Housing Preservation and Development

2240 Tilden Avenue, Brooklyn, NY 11226

Bedford Tilden Associates LLC

2339 Tilden Avenue, Brooklyn, NY 11226

Junior Rajkumar 2021 Trust

2318 Tilden Avenue, Brooklyn, NY 11226

Aikin Winifred

2322 Tilden Avenue, Brooklyn, NY 11226

Rawle Conliffe

2324 Tilden Avenue, Brooklyn, NY 11226

Tilden Equities LLC

2326 Tilden Avenue, Brooklyn, NY 1226

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Lisa Ottley

2328 Tilden Avenue, Brooklyn, NY 11226

International Pentecostal

120 Lott Street, Brooklyn, NY 11226

Mohammad Alam

153 Lott Street, Brooklyn, NY 11226

Johnathan Henderickson

155 Lott Street, Brooklyn, NY 11226

Yosef B Group Inc

157 Lott Street, Brooklyn, NY 11226

159 Lot Street LLC

159 Lott Street, Brooklyn, NY 11226

161 Lott Street Corp.

161 Lott Street, Brooklyn, NY 11226

Federal National Mortgage Association

165 Lott Street, Brooklyn, NY 11226

AIM Capital Equities LLC

169 Lott Street, Brooklyn, NY 11226

CIT Bank, N.A.

171 Lott Street, Brooklyn, NY 11226

East Flatbush 3 LLC

175 Lott Street, Brooklyn, NY 11226

Lott Residence LLC

179 Lott Street, Brooklyn, NY 11226

Millicent F Meade

178 Lott Street, Brooklyn, NY 11226

2391 Bedford Avenue LLC

2391 Bedford Avenue, Brooklyn, NY 11226

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UNA Joseph 2018 Irrevocable Trust
2401 Beverley Road, Brooklyn, NY 11226

Jean Lesly Schmidt
2324 Beverley Road, Brooklyn, NY 11226

Boris Garber
2322 Beverley Road, Brooklyn, NY 11226

Monica Ferguson
2318 Beverley Road, Brooklyn, NY 11226

Mortgage Electronic Registration Systems Inc
23216 Beverley Road, Brooklyn, NY 11226

Kesi McGowan
2314 Beverley Road, Brooklyn, NY 11226

Jeanette Smith
2312 Beverley Road, Brooklyn, NY 11226

Jean C Delia
2308 Beverley Road, Brooklyn, NY 11226

City of New York
2306 Beverley Road, Brooklyn, NY 11226

Stephen Butler
2304 Beverley Road, Brooklyn, NY 11226

Beverley Dunkley
2302 Beverley Road, Brooklyn, NY 11226

Osbert Bascus
2230 Beverley Road, Brooklyn, NY 11226

Calvin Guadeloupe
2228 Beverley Road, Brooklyn, NY 11226

Luis Ferman
2224 Beverley Road, Brooklyn, NY 11226

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Betty Simmons

2220 Beverley Road, Brooklyn, NY 11226

Augustus Andrews

2216 Beverley Road, Brooklyn, NY 11226

Yvonne Malcolm

2214 Beverley Road, Brooklyn, NY 11226

Karen Campbell

2210 Beverley Road, Brooklyn, NY 11226

Viola Parker

2206 Beverley Road, Brooklyn, NY 11226

Deborah Parkinson

2204 Beverley Road, Brooklyn, NY 11226

Oveta Jack

2202 Beverley Road, Brooklyn, NY 11226

Joel Lefkowitz

2159 Beverley Road, Brooklyn, NY 11226

Dexter Olive

164 East 22nd Street, Brooklyn, NY 11226

Christopher Glass

162 East 22nd Street, Brooklyn, NY 11226

Milton Washington

158 East 22nd Street, Brooklyn, NY 11226

CITI Mortgage LLC

156 East 22nd Street, Brooklyn, NY 11226

Sally T. Lo

154 East 22nd Street, Brooklyn, NY 11226

Kings Theatre Redevelopment Company LLC

135 East 22nd Street, Brooklyn, NY 11226

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Kings Theatre Redevelopment Company LLC
1027 Flatbush Avenue, Brooklyn, NY 11226

Request for Contact

We are unaware of any requests for inclusion on the contact list.

Local News and Media

The Brooklyn Eagle
195 Montague Street, Suite 1414
Brooklyn, NY 11201

Spectrum 1 News
75 Ninth Avenue
New York, NY 10011

New York Daily News
270C Duffy Avenue
Hicksville, NY 11801

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

The Brooklyn Papers
1 Metrotech Center
Brooklyn, NY 11201

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

Schools and Daycare Facilities

M.S. 246 Walt Whitman
President/Executive Director/Principal
<https://www.wvms246.school/>
72 Veronica Place,
Brooklyn, NY 11226
718-282-5230

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P.S. 399 Stanley Eugene Clark

President/Executive Director/Principal
2707 Albermarle Road, Brooklyn, NY 11226
718-693-3023

Norma Adams Clemons Academy

President/Executive Director/Principal
<https://www.ps6brooklyn.org/>
43 Snyder Avenue, Brooklyn, NY 11226
718-856-6560

Success Academy Charter School Flatbush

President/Executive Director/Principal
<https://www.successacademies.org/school/flatbush/>
15 Snyder Avenue, Brooklyn, NY 11226
646-790-2150

St. Mark's U.M.C. Head Start Center

President/Executive Director/Principal
<https://www.stmarksheadstart.org/>
2017 Beverley Road, Brooklyn, NY 11226
718-287-7300

Erasmus Hall High School

President/Executive Director/Principal 911 Flatbush Avenue, Brooklyn, NY 11226
718-564-2400

High School for Youth & Community Development

President/Executive Director/Principal
<https://www.ycdhs.org/>
911 Flatbush Avenue, Brooklyn, NY 11226
718-564-2470

New Generation Preschool

President/Executive Director/Principal
2597 Bedford Avenue, Brooklyn, NY 11226
718-941-0404

P.S. 245 Brooklyn

President/Executive Director/Principal
<https://www.ps245k.org/>
249 East 17th Street, Brooklyn, NY 11226
718-284-2330

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Friends of Crown Heights Educational Center Inc.

President/Executive Director/Principal
2805 Newkirk Ave, Brooklyn, NY 11226
917-966-4400

P.S. 181 Brooklyn

President/Executive Director/Principal
1023 New York Avenue, Brooklyn, NY 11203
718-462-5298

Lizzy's Daycare

1074 Rogers Avenue
Brooklyn, NY 11226
<https://www.care.com/b/l/lizzy-s-day-care/brooklyn-ny>
718-703-0013

Community, Civic, Religious and Other Environmental Organizations:

Johari Jenkins – Director

Consolidated Edison Corporate Affairs
30 Flatbush Avenue
Brooklyn, NY 11217

70th Police Precinct Council

NYPD
Ed Powell - President
154 Lawrence Avenue
Brooklyn, NY, 11230

Engine 248/Battalion 41

FDNY
2900 Snyder Avenue
Brooklyn, NY 11226

Erasmus Neighborhood Federation

<https://hcr.ny.gov/location/erasmus-neighborhood-federation-inc>
814 Rogers Avenue
Brooklyn, NY 11226

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Brooklyn Chamber of Commerce

Randy Peers – President & CEO
rpeers@brooklynchamber.com
<https://www.brooklynchamber.com/>
253 36th, Building 3, 4th Floor
Brooklyn, NY 11232

Brooklyn Queens Land Trust

Domica Roberts – Program Manager
<https://bqlt.org/>
30 Third Avenue Room 842
Brooklyn, NY 11217
info@bqlt.org

Prospect Park Alliance

Morgan Monaco, President and Park Administrator
<https://www.prospectpark.org/>
95 Prospect Park West
Brooklyn, NY 11215
718-965-8951
info@prospectpark.org

Bedford Stuyvesant Restoration Corporation

Blondel Pinnock, JD – President & CEO
1368 Fulton Street
Brooklyn, NY 11216

Brooklyn Cathedral of Praise

2209 Cortelyou Road
Brooklyn, NY 11226

Bibleway Church of God

2310 Cortelyou
Brooklyn, NY 11226

Church of God Salvation

1615 Nostrand Avenue
Brooklyn, NY 11226

Fresh Springs Ministries

2449 Bedford Avenue
Brooklyn, NY 11226

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City Mission Church

120 Lott Street
Brooklyn, NY 11226

Iglesia Pentacostal Jesus El Camino Verdadero

2156 Tilden Avenue
Brooklyn, NY 11226

Eglise of the Open Bible

989 Rogers Avenue
Brooklyn, NY 11226

Jerusalem French Seventh Day Adventist

222 East 28th Street
Brooklyn, NY 11226

Mount Sinai French Seventh Day Adventist

1069 Rogers Avenue
Brooklyn, NY 11226

Gethsemane Temple Cogic

1632 Nostrand Avenue
Brooklyn, NY 11226

Good Hope Baptist Church

1051 Rogers Avenue
Brooklyn, NY 11226

Eureka Christian Fellowship

1055 Rogers Avenue
Brooklyn, NY 11226

Church Mission of Nazarene

1091 Rogers Avenue
Brooklyn, NY 11226

Kingdom Hall of Jehovah's Witnesses

1103 Rogers Avenue
Brooklyn, NY 11226

Christian Community Alliance

272 East 19th Street
Brooklyn, NY 11226

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Holy Innocents RC Church

279 East 17th Street Brooklyn, NY 11226

Unity East Church 1901 Beverly Road

Brooklyn, NY 11226

Futa Masjid Of Brooklyn

2020 Cortelyou Road Basement

Brooklyn, NY 11226

St. Anthony's Divine Church Of Healing Inc.

26 Duryea Place

Brooklyn, NY 11226

Flatbush Reformed Church

890 Flatbush Avenue

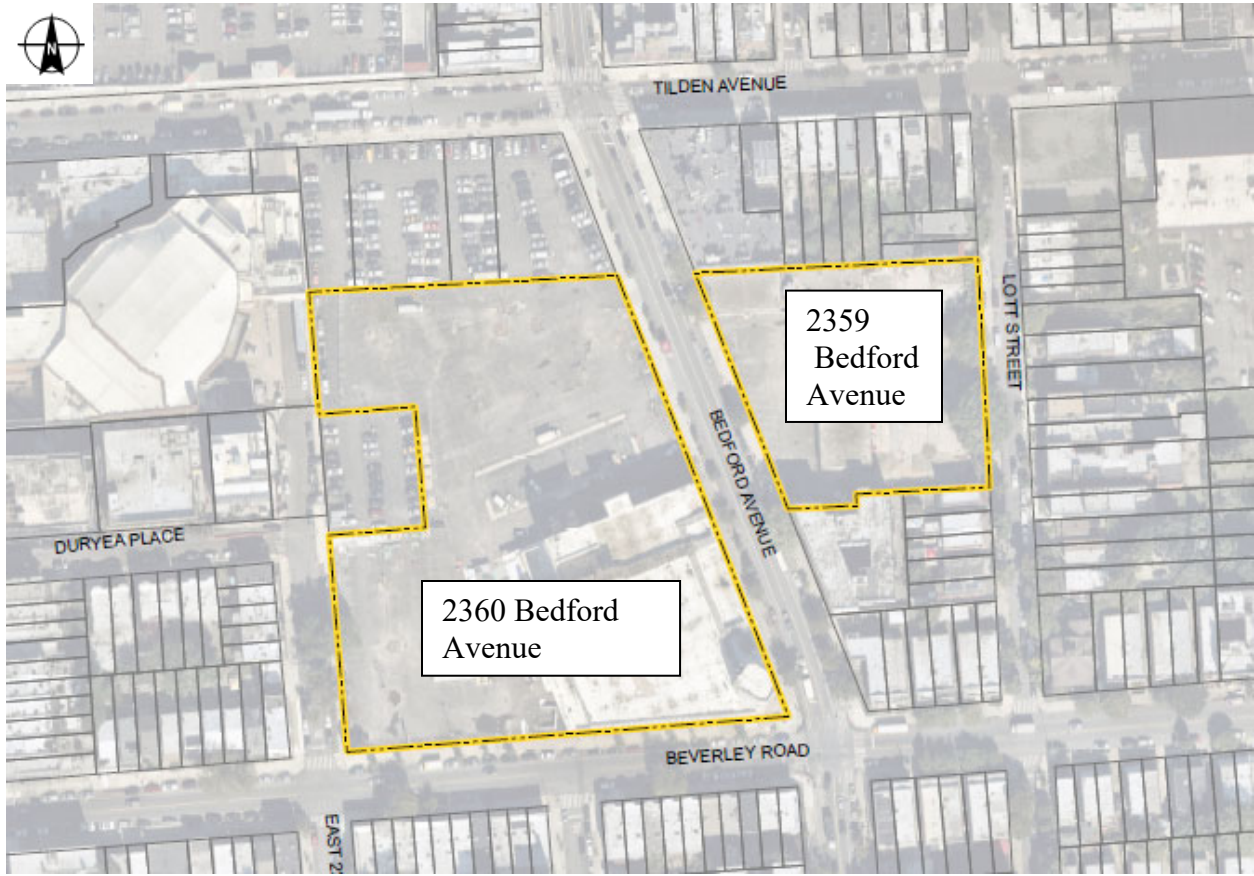
Brooklyn, NY 11226

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Appendix C - Site Location Map

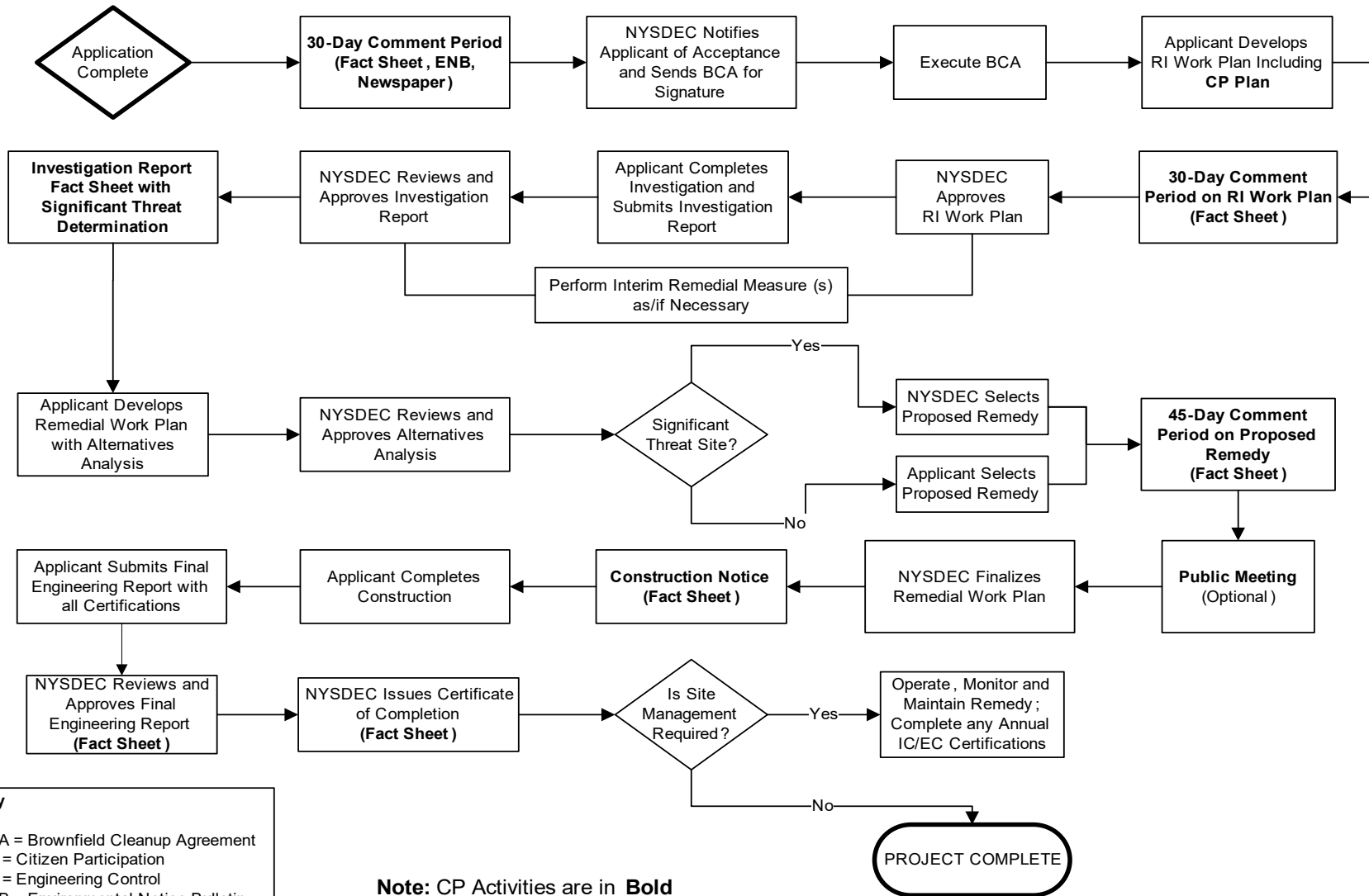


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Appendix D– Brownfield Cleanup Program Process



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**

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Division of Environmental Remediation

Remedial Programs Scoping Sheet for Major Issues of Public Concern

Instructions

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

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

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

General Instructions

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

Instructions for Numbered Parts

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

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

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

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

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

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

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

Part 4. Community Characteristics

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

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

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

h. Consider factors such as:

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

Part 5. Affected/Interested Public.

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

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

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

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



Division of Environmental Remediation

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

Site Name: Bedford Beverley Redevelopment Site

Site Number: C224384

Site Address and County: 2359 and 2360 Bedford Avenue, Brooklyn, NY

Remedial Party(ies): Bedford Beverley Acquisitions 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.**

1. The primary contaminants of concern for the Site are heavy metals and SVOCs (specifically PAHs) in soil, and CVOCs in soil vapor and shallow soil. Issues of concern would be in regard 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.

How were these issues and/or information needs identified?

These issues were identified through the previous Limited Phase II results and correspondence with NYSDEC.

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.
The sources of the contaminants of concern detailed in Part 1 were not fully characterized and identified during the previous investigations completed at the Site.

How were these information needs identified?

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

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.
Following acceptance into the BCP and approval of the RIWP, the Remedial Investigation will commence. Following implementation of the RIWP, a Remedial Investigation Report will be prepared and will describe the nature and extent of contamination at the site. A Remedial Action Work Plan (RAWP) will then be developed to describe the preferred remedy and alternatives analysis. The RAWP will be subject to a 45-day public comment period prior to NYSDEC approval. Following NYSDEC approval of the RAWP, the remedial contractor will mobilize to the site to begin implementation of the NYSDEC-approved remedy.

How were these issues and/or information needs identified?

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These issues were identified through the previous subsurface investigations results and correspondence with NYSDEC.

Part 4. Identify the following characteristics of the affected/interested community. This knowledge will help to identify and understand issues and information important to the community, and ways to effectively develop and implement the site citizen participation plan (mark all that apply):

a. Land use/zoning at and around site:

Residential Agricultural Recreational Commercial Industrial

b. Residential type around site:

Urban Suburban Rural

c. Population density around site:

High Medium Low

d. Water supply of nearby residences:

Public Private Wells Mixed

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

Yes No

Provide details if appropriate:

[Click here to enter text.](#)

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

Yes No

Provide details if appropriate:

[Click here to enter text.](#)

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

Yes No

h. Special considerations:

Language Age Transportation Other

Explain any marked categories in h:

No need to translate into another language.

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:

Media: [Click here to enter text.](#)

Business/Commercial Interests: Bedford Beverley Acquisitions LLC

Labor Group(s)/Employees: [Click here to enter text.](#)

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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): Brooklyn Public Library – Flatbush Branch, Brooklyn Public Library – Rugby Library, Brooklyn Community Board 14

Recreational Group(s): [Click here to enter text.](#)

Other(s): [Click here to enter text.](#)

Prepared/Updated By: Nicole Mooney

Date: 6 January 2023

Reviewed Approved By: Mari C. Conlon

Date: 13 March 2023