



**Neighbors Allied for Good Growth (NAG)
Barge Park Pals & Concerned Greenpoint Neighbors
GWAPP (Greenpoint Waterfront Association for Parks and Planning)
North Brooklyn Development Corporation**

Yoel Goldman, Principal
All Year Management
199 Lee Ave., Suite 693
Brooklyn, New York 11211

June 15, 2018

Dear Mr. Goldman,

We are writing to you on behalf of a group of concerned community residents who have been meeting regularly to discuss and act on concerns relating to the former Nuhart plastic manufacturing site. Some members of this group had the opportunity to be present and speak with All Year Management representatives when they met with a neighbor and nearby property owner. At that meeting, community residents informed the representatives about the environmental health impacts and concerns that still exist in the community due to past operations of the facility and the legacy of contamination left on the site. On May 8, 2018 Neighbors Allied for Good Growth (NAG) facilitated a broader meeting of community leaders and residents to discuss the recent purchase of the property by All Year Management. While residents are looking to the future, when the property both on-and-off site will one day be free of contamination, we are concerned by how we will get there as community. For that reason, we have put together this list of issues and recommendations for your consideration in hopes that All Year Management will meet with community members to discuss these issues and develop a comprehensive plan to minimize off-site impacts during the demolition, remediation, and redevelopment of this property.

We appreciated the opportunity to flag many of these issues with you when you met with DEC, Councilmember Levin's office, and NAG last week.

We strongly recommend you work with elected officials, City and State government agencies, and other stakeholders during demolition of the buildings, remediation of the soil and groundwater, and construction of new structures to ensure the following concerns are meaningfully addressed:

- Off-site contamination should not be disturbed during demolition and building construction, in particular the TCE and phthalates plumes;



- Community members request regular meetings and updates so they can receive information and have a clear channel of communication when issues arise;
- We request that you appoint a community liaison who we can contact via phone and e-mail to flag issues of concern as they arise;
- Dust needs to be controlled as effectively as possible going beyond even basic regulatory requirements;
- The community is asking for constant cleaning and watering down of dust beyond what is required to prevent dust impacting nearby streets, homes, apartments, the park, etc. Trucks need to be washed down thoroughly before driving on neighborhood streets. Decontamination pads should be built in order to prevent tracking dirt into the streets;
- The truck routes should be designed in a way to ensure that there is the least impact to community residents and businesses;
- Regular ambient air monitoring should be taken to ensure TCE, phthalates, and excessive particulate matter are not being released into the community;
- Ensure that workers and eventual building residents have adequate parking so that community residents also have enough parking;
- Odor control is necessary to ensure that nearby residents are not unnecessarily exposed to substances that could trigger asthma attacks or other health problems;
- Humane relocation of cat, possum, raccoon colonies and other urban wildlife, and integrated pest management (IPM) practices must be pursued to reduce the chances of rodent and other infestations;
- Reduce noise and vibrations using best available control technologies (for example, polymer blocks could be considered during pile driving);
- Any work done on weekends, if absolutely necessary, should not be noisy, a significant disturbance or nuisance to neighbors or park goers; and
- Monitoring nearby buildings for cracks and other signs of stress caused by demolition and construction activities.

We strongly recommend and ask that you do all that you can in your power to minimize possible off-site impacts during the demolition, clean-up, and redevelopment of this site, even going beyond basic regulatory requirements. This is critically important given that this site is located in a community that has been historically and currently overburdened by multiple sources of pollution, which may cumulatively and synergistically pose real health risks to sensitive populations such as infants, young children, elders, immigrants and environmental justice populations.

This is a site that is of great concern to all of our organizations, who plan to participate in the upcoming Superfund public comment process. NAG has received a technical assistance grant from the DEC to hire and retain a consultant to assist us in interpreting technical data and submit comments in the months ahead.



We hope that you will be a good neighbor. This is an opportunity for you to set an example for developers in our area for the years to come -- we believe this will be a benefit for you and the community.

We would greatly appreciate your prompt response and look forward to All Year Management attending the upcoming and future meetings with the community, to discuss these and other issues. Thank you for your attention to this matter and your consideration.

Sincerely,

Laura Hofmann
Barge Park Pals

Lisa Bloodgood, Board Member
Mike Schade, Board Member
Neighbors Allied for Good Growth (NAG)

Rich Mazur
Executive Director, North Brooklyn Development Corporation
President, GWAPP (Greenpoint Waterfront Association for Parks and Planning)

CC:
Steven Zahn, NYS DEC
Jane O'Connell, NYS DEC
Daniel Walsh, NYC OER
Dawn Hettrick, NYS DOH
Councilmember Stephen Levin
Assembly Member Joseph Lentol
Senator Martin Dilan
Congressmember Carolyn Maloney
Brooklyn Community Board 1 - Gerry Esposito
DOB Commissioner Rick Chandler
Benjamin Colombo
Mr. Amos