

June 27, 2012

Site Control Section, attention Barb Wolosen
New York State Department of Environmental Conservation
Bureau of Technical Support
625 Broadway, 11th Floor
Albany, NY 12233-7020

**RE: Brownfield Cleanup Program Application – Revision 1
Former Watermark Designs Facility
491 Wortman Avenue, Brooklyn, New York
BCP# C224139**

Dear Ms. Wolosen:

P. W. Grosser Consulting, Inc. (PWGC) has prepared this letter to address the New York State Department of Environmental Conservation's (NYSDEC) June 1, 2012 comments regarding the application for participation in the Brownfield Cleanup Program (BCP) for the site located at 491 Wortman Avenue, Brooklyn, New York.

A revised application is attached which addresses the NYSDEC comments. A summary of the revisions is as follows:

Section I – Requestor Information:

- The requestor name has been revised to J & H Holding Company, LLC and the requestor address has been revised to 350 Dewitt Avenue, Brooklyn, 11207.
- The name of the requestor's attorney has been revised.
- The requestor relationship to property check box has been changed from potential/future owner to current owner.

Section III – Current Property Owner/Operator Information:

- J & H Holding Company, LLC is the operator of the property. The supplemental information for **Section IX, Question 1** has been revised to indicate that Crown Ministries International, Inc. is a tenant, rather than the operator.

Section VI – Project Description:

- The project description has been revised to indicate that J & H Holding Company LLC has been the owner and operator of the site since 1997, and that J & H Company, a NY General Partnership was the owner and operator from 1984 until 1997. This information has also been included in the summary Table for **Section VII**.

Section VII – Site's Environmental History:

- The summary Table for this section has been revised to include column which indicates whether the listed entity was an owner, operator, or tenant of the subject property.

Section IX – Land Use Factors:

- The supplemental information for Question 1 has been revised to indicate that Crown Ministries International, Inc. is a tenant, rather than the operator.
- A description of the proximity of real property for the various uses has been included in the supplemental information to address Question 14.

Section X – Statement of Certification and Signatures:

- The Application is signed by Jack Abel as the owner of J & H Holding Company LLC (the requestor).

Please call if you have any questions or would like to discuss the project further.

Very truly yours,

P.W. Grosser Consulting, Inc.



John D. Eichler
Project Manager



Kris Almskog
Senior Project Manager

Att: Revised NYSDEC BCP Application (6/27/12)

**491 WORTMAN AVENUE
BROOKLYN, NEW YORK**

**NYSDEC
BROWNFIELD CLEANUP PROGRAM
APPLICATION AND SUPPLEMENTAL INFORMATION
REVISION 1**

SUBMITTED TO:



Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, New York 12233

PREPARED FOR:

J & H Holding Company, LLC
350 Dewitt Avenue
Brooklyn, New York 11207

PREPARED BY:



P.W. Grosser Consulting, Inc.
630 Johnson Avenue, Suite 7
Bohemia, New York 11716
Phone: 631-589-6353
Fax: 631-589-8705

Kris Almskog, Senior Project Manager
John Eichler, Project Manager

krisa@pwgrosser.com
john@pwgrosser.com

PWGC Project Number: WAT1201

JUNE 2012



**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**



BROWNFIELD CLEANUP PROGRAM (BCP)

ECL ARTICLE 27 / TITLE 14

DEPARTMENT USE ONLY
BCP SITE #:

07/2010

Section I. Requestor Information				
NAME J & H Holding Company, LLC				
ADDRESS 350 Dewitt Avenue				
CITY/TOWN Brooklyn		ZIP CODE 11207		
PHONE 718.257.2800	FAX 718.257.2144	E-MAIL jabel@watermark-designs.com		
Is the requestor authorized to conduct business in New York State (NYS)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No -If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS.				
NAME OF REQUESTOR'S REPRESENTATIVE Mr. Jack Abel				
ADDRESS 350 Dewitt Avenue				
CITY/TOWN Brooklyn		ZIP CODE 11207		
PHONE 718.257.2800	FAX 718.257.2144	E-MAIL jabel@watermark-designs.com		
NAME OF REQUESTOR'S CONSULTANT P.W. Grosser Consulting, Inc.				
ADDRESS 630 Johnson Ave., Suite 7				
CITY/TOWN Bohemia		ZIP CODE 11716		
PHONE 631.589.6353	FAX 631.589.8705	E-MAIL krisa@pwgrosser.com		
NAME OF REQUESTOR'S ATTORNEY Miriam Villani, Esq., Sahn Ward Coschignano & Baker, PLLC				
ADDRESS 333 Earle Ovington Boulevard, Suite 601				
CITY/TOWN Uniondale		ZIP CODE 11553		
PHONE 516.228.1300	FAX 516.228.0038	E-MAIL mvillani@swcblaw		
THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:				
<table border="0"> <tr> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. NOTE: By checking this box, the requestor certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; and iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste. </td> </tr> </table>			<input checked="" type="checkbox"/> PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.	<input type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. NOTE: By checking this box, the requestor certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; and iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.
<input checked="" type="checkbox"/> PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.	<input type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. NOTE: By checking this box, the requestor certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; and iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.			
Requestor Relationship to Property (check one):				
<input type="checkbox"/> Previous Owner <input checked="" type="checkbox"/> Current Owner <input type="checkbox"/> Potential /Future Purchaser <input type="checkbox"/> Other _____				
If requestor is not the site owner, requestor will have access to the property throughout the BCP project. <input type="checkbox"/> Yes <input type="checkbox"/> No -Proof of site access must be submitted for non-owners				

Section II. Property Information

Check here if this application is to request significant changes to property set forth in an existing BCA:
 Existing BCP site number: _____

PROPERTY NAME Former Watermark Designs Facility

ADDRESS/LOCATION 491 Wortman Avenue CITY/TOWN Brooklyn ZIP CODE 11208

MUNICIPALITY(IF MORE THAN ONE, LIST ALL):

COUNTY Kings SITE SIZE (ACRES) 0.44

LATITUDE (degrees/minutes/seconds) 40 ° 39 ' 39.96 " LONGITUDE (degrees/minutes/seconds) 73 ° 52 ' 32.88 "

HORIZONTAL COLLECTION METHOD: SURVEY GPS MAP HORIZONTAL REFERENCE DATUM: North America 1983

COMPLETE TAX MAP INFORMATION FOR ALL TAX PARCELS INCLUDED WITHIN THE PROPERTY BOUNDARIES. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage
491 Wortman Avenue, Brooklyn	NA	NA	4384	31&36	0.44

- Do the property boundaries correspond to tax map metes and bounds? Yes No
 If no, please attach a metes and bounds description of the property.
- Is the required property map attached to the application? (application will not be processed without map) Yes No
- Is the property part of a designated En-zone pursuant to Tax Law § 21(b)(6)? Yes No
 For more information please see Empire State Development's [website](#).
 If yes, identify area (name) _____
 Percentage of property in En-zone (check one): 0-49% 50-99% 100%
- Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? If yes, identify name of properties in related BCP applications: Yes No

5. Property Description Narrative:

The subject property is approximately 0.44 acres in area and is improved with a one-story industrial brick and steel building. The building is 19,000 square feet and occupies the entire area of the property.

6. List of Existing Easements (type here or attach information)

<u>Easement Holder</u>	<u>Description</u>
None Known	

7. List of Permits issued by the NYSDEC or USEPA Relating to the Proposed Site (type here or attach information)

<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>
RCRA-CESQG	USEPA	NYD084086537

If any changes to Section II are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: _____

Section III. Current Property Owner/Operator Information

OWNER'S NAME J & H Holding Company, LLC

ADDRESS 350 Dewitt Avenue

CITY/TOWN Brooklyn

ZIP CODE 11207

PHONE 718.257.2800

FAX 718.257.2144

E-MAIL jabel@watermark-designs.com

OPERATOR'S NAME J & H Holding Company, LLC

ADDRESS 350 Dewitt Avenue

CITY/TOWN Brooklyn

ZIP CODE 11207

PHONE 718.257.2800

FAX 718.257.2144

E-MAIL jabel@watermark-designs.com

Section IV. Requestor Eligibility Information (Please refer to ECL § 27-1407)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

- | | | |
|--|---|--|
| 1. Are any enforcement actions pending against the requestor regarding this site? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. Is the requestor subject to an existing order relating to contamination at the site? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 4. Has the requestor been determined to have violated any provision of ECL Article 27? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 5. Has the requestor previously been denied entry to the BCP? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving contaminants? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 7. Has the requestor been convicted of a criminal offense that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 8. Has the requestor knowingly falsified or concealed material facts or knowingly submitted or made use of a false statement in a matter before the Department? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.8(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Section V. Property Eligibility Information (Please refer to ECL § 27-1405)

- | | | |
|--|---|--|
| 1. Is the property, or was any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. Is the property, or was any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites?
If yes, please provide: Site # _____ Class # _____ | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Is the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility?
If yes, please provide: Permit type: _____ EPA ID Number: _____
Date permit issued: _____ Permit expiration date: _____ | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 4. Is the property subject to a cleanup order under navigation law Article 12 or ECL Article 17 Title 10?
If yes, please provide: Order # <u>Spill # 0809879</u> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 5. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?
If yes, please provide explanation as an attachment. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

Section VI. Project Description

What stage is the project starting at?

 Investigation Remediation

Please attach a description of the project which includes the following components:

- Purpose and scope of the project
- Estimated project schedule

Section VII. Property's Environmental History

To the extent that existing information/studies/reports are available to the requestor, please attach the following:

1. Environmental Reports

A Phase I environmental site assessment report prepared in accordance with ASTM E 1527 (American Society for Testing and Materials: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process), and all environmental reports related to contaminants on or emanating from the site.

If a final investigation report is included, indicate whether it meets the requirements of ECL Article 27-1415(2): Yes No

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum					
Chlorinated Solvents	PCE, TCE	PCE, TCE			PCE, TCE
Other VOCs					
SVOCs	naphthalene				
Metals					
Pesticides					
PCBs					
Other*					

*Please describe: see attached

3. SUSPECTED CONTAMINANTS: INDICATE SUSPECTED CONTAMINANTS AND THE MEDIA WHICH MAY HAVE BEEN AFFECTED. PROVIDE BASIS FOR ANSWER AS AN ATTACHMENT.

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum					
Chlorinated Solvents	known	known			known
Other VOCs					
SVOCs	known				
Metals					
Pesticides					
PCBs					
Other*					

*Please describe: see attached

4. INDICATE KNOWN OR SUSPECTED SOURCES OF CONTAMINANTS (CHECK ALL THAT APPLY). PROVIDE BASIS FOR ANSWER AS AN ATTACHMENT.

- Above Ground Pipeline or Tank
 Lagoons or Ponds
 Underground Pipeline or Tank
 Surface Spill or Discharge
 Routine Industrial Operations
 Dumping or Burial of Wastes
 Septic tank/lateral field
 Adjacent Property
 Drums or Storage Containers
 Seepage Pit or Dry Well
 Foundry Sand
 Electroplating
 Coal Gas Manufacture
 Industrial Accident
 Unknown

Other: see attached description

5. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

- Coal Gas Manufacturing
 Manufacturing
 Agricultural Co-op
 Dry Cleaner
 Salvage Yard
 Bulk Plant
 Pipeline
 Service Station
 Landfill
 Tannery
 Electroplating
 Unknown

Other: see attached description

6. PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, IF ANY, TO EACH PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".

Section VIII. Contact List Information

Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). In addition, attach a copy of a letter sent to the repository acknowledging that it agrees to act as the document repository for the property.

Section IX. Land Use Factors (Please refer to ECL § 27-1415(3))

1. Current Use: Residential Commercial Industrial Vacant Recreational (check all that apply)
Provide summary of business operations as an attachment.

2. Intended Use Post Remediation: Unrestricted Residential Commercial Industrial (check all that apply)
Provide specifics as an attachment.

3. Do current historical and/or recent development patterns support the proposed use? (See #14 below re: discussion of area land uses)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
--	---

4. Is the proposed use consistent with applicable zoning laws/maps?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	---

5. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, designated Brownfield Opportunity Area plans, other adopted land use plans?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
--	---

6. Are there any Environmental Justice Concerns? (See §27-1415(3)(p)).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---

7. Are there any federal or state land use designations relating to this site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---

8. Do the population growth patterns and projections support the proposed use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
--	---

9. Is the property accessible to existing infrastructure?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	---

10. Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites within ½ mile?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	---

11. Are there important federal, state or local natural resources, including waterways, wildlife refuges, wetlands, or critical habitats of endangered or threatened species within ½ mile?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	---

12. Are there floodplains within ½ mile?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---

13. Are there any institutional controls currently applicable to the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---

14. Describe the proximity to real property currently used for residential use, and to urban, commercial, industrial, agricultural, and recreational areas in an attachment.

15. Describe the potential vulnerability of groundwater to contamination that might migrate from the property, including proximity to wellhead protection and groundwater recharge areas in an attachment.

16. Describe the geography and geology of the site in an attachment.

Section X. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____ Print Name: _____

(By an requestor other than an individual)

J&H HOLDING CO. LLC.

I hereby affirm that I am OWNER (title) of J&H HOLDING CO. LLC. (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree to the general terms and conditions set forth in DER-32 *Brownfield Cleanup Program Applications and Agreements* and to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter. I also agree that in the event of a conflict between the general terms and conditions of participation set forth in DER-32 and the terms contained in a site-specific BCA, the terms in the BCA shall control. I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 6/27/12 Signature: [Signature] Print Name: JACK ABEL

SUBMITTAL INFORMATION:

Three (3) complete copies are required.

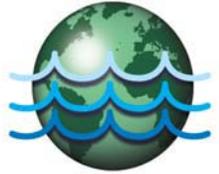
- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF) on a CD, must be sent to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

- **One (1)** paper copy must be sent to the DEC regional contact in the regional office covering the county in which the site is located. Please check our website for the address of our regional offices.

FOR DEPARTMENT USE ONLY

BCP SITE T&A CODE: _____ LEAD OFFICE: _____



491 Wortman Avenue, Brooklyn, New York
BCP Application Supplemental Information
Revision 1
6/27/12

Section I

Requestor Information

The application requestor is J & H Holding Company, LLC. Jack Abel is the owner of J & H Holding Company, LLC.

Section IV

Requestor Eligibility Information

2. The requestor has signed an Order on Consent and Administrative Settlement with the NYSDEC (Index # R2-0647-07-10) for the Development and Implementation of a Remedial Program for an Inactive Hazardous Waste Disposal Site, and is currently listed as a Potential IHWDS #224139.

Section V

Property Eligibility Information

5. The requestor has signed an Order on Consent and Administrative Settlement with the NYSDEC (Index # R2-0647-07-10) for the Development and Implementation of a Remedial Program for an Inactive Hazardous Waste Disposal Site, and is currently listed as a Potential IHWDS #224139.

Section VI

Project Description

The subject property is approximately 0.44 acres in area and is improved with a one-story industrial concrete block, brick, and steel building. The building is 19,000 square feet and occupies the entire area of the property. The subject property is located in a manufacturing zoned area in Kings County, Brooklyn, New York. Wortman Avenue is the southern boundary of the subject property. The subject property is bordered to the east by Essex Street, to the west by Linwood Street, and to the north by a commercial and industrial property. No exposed soil or vegetation is present on the subject property.

J & H Holding Company, LLC has owned and operated the subject property since 1997. J & H Company, a NY General Partnership owned and operated the property from 1984 until 1997. These entities operated at the site under the names Sepco Industries and Watermark Designs between 1984 and 2007. The site was used to manufacture, store, package, and ship decorative fixtures and hardware for bathrooms and kitchens. The manufacturing processes at the subject property involved cleaning, painting, plating, etching, polishing, and specific machining of metals and metal products. Hazardous regulated chlorinated solvents, specifically trichloroethylene (TCE) and tetrachloroethylene (PCE), were used in the manufacturing process to clean various products. The chlorinated solvents were stored and used in the former Cleaning and Degreasing Area located along the west side of the building.

In 2007, Watermark Designs moved the operation from the subject property. Since 2007, the site has been leased by Crown Ministries International, Inc. for religious activities.

An estimated project schedule is attached.

Section VII

Property's Environmental History

1. Environmental Reports

9/30/2008 Phase I ESA Report

Prepared by: Middleton Environmental, Inc.

A Phase I ESA was conducted by Middleton Environmental, Inc. (MEI) in September 2008. The purpose of the Phase I ESA was to facilitate a property transaction. The Phase I site inspection indicated the possible presence of a plating pit in the northwest corner of the building. Also, floor drains were observed in the building. MEI recommended that the potential plating pit be accessed and inspected, and that a dye flush test be performed for the pit and the floor drains to determine their discharge points. If on-site discharge points existed, it was recommended that they be sampled to determine if improper discharge has impacted the subsurface. MEI recommended that a Phase II ESA be performed to determine if the subsurface has been impacted.

A fill port and vent pipe were observed along the outside front wall of the building. The associated storage tank was not located. However, the basement of the building was not available for inspection during the Phase I ESA. MEI recommended that the basement be inspected and that, if an aboveground storage tank (AST) is present in the basement, it be removed if not utilized. If an underground storage tank (UST) is present, it should be precision tested to determine if it is leaking. Floor drains encountered in the basement should be sampled to determine if improper discharge has impacted the subsurface.

1/13/2009 Phase II ESA Report

Prepared by: P. W. Grosser Consulting, Inc.

The Phase II ESA was conducted by PWGC in November 2008. The purpose of the Phase II ESA was to address the recognized environmental conditions specified in the MEI Phase I ESA Report. On November 17, 2008, PWGC conducted the Phase II ESA which consisted of the completion of seven (7) soil borings at the subject site for the collection of soil and groundwater samples. The soil and groundwater samples were analyzed for VOCs and metals.

PWGC accessed the partial basement located in the middle of the southern portion (front) of the building. The fill and vent lines observed along the front (south side) of the building entered a concrete block containment vault in the basement, indicating that a fuel oil aboveground storage tank (AST) was present. However, the AST was not visible. There was no staining observed in the basement.

One boring was performed manually in the partial basement adjacent to the AST utilizing a stainless steel hand auger. One soil sample was collected from the 0 to 2 feet below grade interval. The soil

was classified as moist, poorly-graded, brown sand with silt. No floor drains were identified in the basement.

Analytical results indicated that the fuel oil AST in the basement has not impacted the subsurface. PWGC recommended that the AST be properly closed.

A floor drain was identified in the warehouse bathroom in the southern portion of the building. Upon inspection, it was determined the drain was clogged. A discharge point for the drain could not be determined.

The potential plating pit could not be accessed during the Phase II ESA. It was later identified by the owner of the property as a loading bay / truck scale which is no longer in use and had been covered over with large steel plates.

Elevated concentrations of chlorinated VOCs were detected in soil and groundwater samples in the western portion of the subject property. Based on these elevated concentrations, New York State Department of Environmental Conservation (NYSDEC) Spill #08-09879 was assigned to the site. It appeared that TCE concentrations in the soil and the groundwater were the result of the usage of the compound in and around a degreasing tank which was reportedly located to the south of the former loading bay / truck scale. Metals were also detected in soils at concentrations exceeding Recommended Soil Cleanup Objectives (RSCOs).

PWGC recommended further investigation of the impacted soils and groundwater at the site, including additional soil borings to delineate the horizontal and vertical extent of on-site soil and groundwater impact. PWGC also recommended that the former loading bay / truck scale be accessed to identify drains which may have acted as conduits for contaminants.

PWGC also recommended that the indoor air quality be addressed with regard to the potential for vapor intrusion at the site.

2/1/2009 Limited Subsurface Investigation Report

Prepared by: EnviroTrac Environmental Services

In January 2009, EnviroTrac Environmental Services (EnviroTrac) performed a subsurface soil and groundwater investigation to further delineate chlorinated VOC impact at the subject site.

A total of nine (9) borings were advanced through the subsurface soil profile to the groundwater level below ground surface. Urban fill consisting of sand mixed with ash and demolition debris was identified between the soil surface and six (6) and eight (8) ft. below ground surface beneath the subject property. Brown medium fine grained sand was observed between six (6) and eight (8) feet to 12 and 15 ft. below ground surface beneath the subject property. The groundwater level below ground surface beneath the subject property was generally identified at approximately 12 feet below ground surface.

Laboratory results identified elevated concentrations of TCE and PCE in the soil and groundwater primarily in the western portion of the site. PCE and TCE concentrations in samples collected at 25, 35, and 45 feet below grade were significantly lower than in the groundwater interface samples. Based on the sample location elevations and gradient levels of the TCE concentrations in the soil, EnviroTrac concluded that the subsurface soil contamination was a result of an on-site source area of TCE.

EnviroTrac recommended the preparation and submission of a Remedial Investigation Work Plan to the NYSDEC.

1/27/2012 Site Characterization Project Report (incomplete)

Prepared by: Impact Environmental Remediation, Inc.

In 2011, Impact Environmental Remediation, Inc. (IER) performed subsurface investigation services which included sub-slab vapor and indoor air sampling, off-site soil vapor sampling, subsurface soil sampling, and groundwater sampling.

Four (4) indoor air samples (IAQ1 through IAQ4) from the breathing zone in four (4) separate locations in the building and one (1) background air sample (IAQ5) were collected from the air outside of the building, from the roof. The laboratory analyzed the indoor air samples and background air sample for VOCs in accordance with USEPA Method TO-15. Analytical results indicated that PCE and TCE were detected in each of the indoor air samples. TCE concentrations ranged from 140 to 250 $\mu\text{g}/\text{m}^3$. PCE concentrations ranged from 4.3 to 8.5 $\mu\text{g}/\text{m}^3$.

Six on-site sub-slab soil vapor monitoring points and three off-site vapor monitoring wells were installed at the subject site in March 2012. The on-site sub-slab soil vapor monitoring points were identified and labeled as on-site soil vapor monitoring points SV-1, SV-2, SV-3, SV-4, SV-5, and SV-6.

A total of three (3) off-site soil vapor monitoring wells were installed in the subsurface soil profile below the sidewalk outside the western portion of the building. The off-site soil vapor monitoring wells were identified and labeled as soil vapor monitoring wells SV-7, SV-8, and SV-9.

Analytical results indicated elevated concentrations of TCE in each of the sub-slab vapor samples. The most elevated concentration was at SV-2 in the western portion of the building (2,300,000 $\mu\text{g}/\text{m}^3$). TCE and PCE were also detected in the off-site soil vapor samples. Off-site TCE concentrations ranged from 130 to 72,000 $\mu\text{g}/\text{m}^3$. Off-site PCE concentrations ranged from not detected to 32,000 $\mu\text{g}/\text{m}^3$.

The IER soil boring investigation included the collection of 34 soil samples from 29 boring locations utilizing a Geoprobe. Analytical results indicated elevated concentrations of TCE and PCE in the shallow soils collected from the western portion of the site. Detected VOC concentrations in samples collected from the perimeter of the site were relatively low, indicating that significantly impacted soils were most likely limited to the subsurface of the western portion of the building.

The IER groundwater investigation included the installation of six on-site groundwater monitoring wells (MW-1 through MW-5 and MW-3D) and three off-site monitoring wells (MW-6 through MW-8). Each of the monitoring wells, with the exception of MW-3D, is screened at the groundwater interface and is constructed of 2-inch diameter PVC. MW-3D is constructed of 1-inch diameter PVC and is screened between 9 feet and 69 feet below grade.

Analytical data from the monitoring well samples indicated TCE and PCE concentrations above NYSDEC Class GA Standards at each of the sampling locations, with the most elevated concentrations occurring in the western portion of the subject site. TCE concentrations ranged between 77 and 2,300 µg/L. PCE concentrations ranged between 260 and 3,500 µg/L.

Based on the findings of the investigation, IER recommended implementation of an interim remedial measure (IRM) consisting of remedial soil excavation in the western portion of the site, groundwater removal, and installation of a soil vapor mitigation system.

5/16/2012 Phase I ESA Report

Prepared by: P.W. Grosser Consulting, Inc.

The Phase I ESA was conducted by PWGC in May 2012. The purpose of the Phase I ESA was to facilitate the completion of a NYSDEC BCP Application. The property has an extensive industrial history. Industrial uses have the potential to impact the property's soils and groundwater by means of improper handling of industrial chemicals and wastes. Historic industrial uses are typically more of a concern than current industrial uses because environmental awareness was not prevalent and environmental laws were not as rigorous. Based upon the property's past use, which included a machine shop, a steel tube manufacturer, and a water fixture manufacturer, this concern is a REC.

The property has an active NYSPILL File associated with it. Spills have the potential to affect the subsurface. A review of the NYSPILL File indicates that chlorinated VOCs have impacted the subsurface at the site. Based upon the nature of the spill, it is considered a REC.

At the time of the inspection, the basement, and the AST in the basement, were not available for inspection. However, the AST was inspected by PWGC during the 2008 Phase II ESA, and a soil sample was collected from beneath the AST. Analytical results of the sample indicated that a release most likely did not occur from the AST. Based upon these conditions, it is no longer a REC.

There is a loading dock / truck scale located in the northwest area of the site. It is covered by steel plates. This structure is a potential pathway for surface discharge to enter the subsurface, and is therefore considered a REC.

The neighboring properties have a historical industrial background. A historical industrial use has the potential to affect the subsurface. A review of neighboring uses and common knowledge of the area has identified subsurface conditions to be contaminated with historic fill and petroleum constituents. Based upon historical uses and the presence of subsurface contaminants in the neighboring properties, they are considered a REC.

Based upon PWGC's evaluation of the recognized environmental conditions noted in section 9.0, PWGC recommends Remedial Investigation of the subject site.

The Remedial Investigation should consist of performing soil and groundwater sampling to further delineate chlorinated VOC contamination.

Environmental Reports attached include:

Phase I ESA Report, Middleton Environmental, Inc., September 30, 2008

Phase II ESA Report, P. W. Grosser Consulting, Inc., January 13, 2009

Limited Subsurface Investigation Report, EnviroTrac Environmental Services, February 1, 2009

Site Characterization Project Report (incomplete), IER, January 27, 2012

Phase I ESA Report, P. W. Grosser Consulting, Inc., May 16, 2012

2. Known contaminants are summarized above and are detailed in the attached reports.
3. Soil, groundwater, and soil gas analytical data from samples collected from the site have been shown to be impacted with chlorinated VOCs. The soil has also been shown to be impacted with naphthalene at one on-site location. There are no surface water bodies or sediments located at the site. Based upon the depth and concentrations of the VOC impacted groundwater, soil gas is a potential concern at the site.
4. Chlorinated VOC contamination in the soil and groundwater at the site likely resulted from the industrial operations of the former water fixture manufacturer which operated at the property. The pathway to the environment may have been a surface spills or discharges of TCE and PCE stored onsite.

6. Known previous property owners and operators:

Previous Property Owner/Operator	Owner Operator or Tenant	Years	Last known address	Last known telephone	Relationship to requestor
Crown Ministries International, Inc.	Tenant	2007-present	491 Wortman Avenue Brooklyn, NY 11208	718.257.4450	Tenant
J & H Holding Company, LLC (Jack Abel)	Owner and Operator	2007-present	350 Dewitt Avenue Brooklyn, NY 11207	718.257.2800	Requestor
J & H Holding Company, LLC (Jack Abel)	Owner	1997-2007	350 Dewitt Avenue Brooklyn, NY 11207	718.257.2800	Requestor
J & H Company, a NY General Partnership	Owner	1984-1997	350 Dewitt Avenue Brooklyn, NY 11207	718.257.2800	Requestor's former entity
Watermark Designs / Sepco Industries	Operator	1984-2007	350 Dewitt Avenue Brooklyn, NY 11207	718.257.2800	Operator
National Hanger Company, Inc.	Operator	1976	491 Wortman Avenue Brooklyn, NY 11208	unknown	none
US Tube & Foundry Company, Inc.	Operator	1945-1973	491 Wortman Avenue Brooklyn, NY 11208	unknown	none

Section VIII

Site Contact List Info

1. Chief Executive Officers

Mayor Michael R. Bloomberg
City Hall
New York, NY 10007
(212) New-York
<http://www.nyc.gov/html/mail/html/mayor.html>

Brooklyn Borough President Marty Markowitz
Brooklyn Borough Hall
209 Joralemon Street
Brooklyn, New York 11201
(718)802-3700
askmarty@brooklynbp.nyc.gov

NYC Dept. of City Planning: Amanda Burden

22 Reade Street
New York, NY 10007
(212) 720-3300
Contact at: <http://www.nyc.gov/html/mail/html/maildep.html>

2. 491 Wortman Avenue adjacent property Info:

To the North:
920 Essex Street
Block 4384 Lot 25
Industrial and Manufacturing
Owner: Ziff Realty Co., LLC
Phone: 212-697-0261
Process Address: 1105 42nd Street, New York, NY 10017

To the East (northeast corner of Essex Street and Wortman Avenue):
505 Wortman Avenue
Block 4385 Lot 36
Industrial and Manufacturing
Owner: Vasop Construction Co.
Process Address: 908 Pine Street, Brooklyn, NY 11208
Phone: 718-649-4982

To the West (northwest corner of Linwood Street and Wortman Avenue):
465 Wortman Avenue
Block 4583 Lot 31
Owner: Solefor Bros. Realty Co.
Industrial and Manufacturing
Phone: 718-257-0100
Process Address: 100 N. Village Ave. #37, Rockville Centre, NY 11570

To the Southwest (southwest corner of Linwood Street and Wortman Avenue):
482 Wortman Avenue
Block 4406 Lot 1
Industrial and Manufacturing
Owner: Selar Realty Corp.
Process Address: 57 W. 38th Street, Floor 2, New York, NY 10018
Phone: 212-633-9985

To the Southeast (southeast corner of Essex Street and Wortman Avenue):
494 Wortman Avenue
Block 4406 Lot 6
Industrial and Manufacturing
Owner: Aslun Holdings Corp.

Process Address: 929 Shepherd Avenue, Brooklyn, NY 11208

3. News Media:

Brooklyn Daily Eagle

<http://www.brooklyneagle.com>

4. Water Supplier: NYC DEP

http://www.nyc.gov/html/dep/html/drinking_water/index.shtml

Process Address: 59-17 Junction Boulevard Flushing, New York

5. Requested: None

6. Schools and Day Care Facilities:

P.S. 273 Wortman

Melissa Avery, Principal

923 Jerome Street

Brooklyn, NY 11207

Main Office: 718-649-5739

Robin Graham, Parent Coordinator

7. Document Repository

Brooklyn Public Library - New Lots Branch

665 New Lots Ave. at Barbey St.

Brooklyn, NY 11207

Phone: (718) 649-0311

The reference librarian has agreed to act as the document repository for the project. As requested an email request was sent to the New Lots Branch and the confirmatory response email from the New Lots Branch reference librarian is attached.

Section IX

1. The site is currently leased by Crown Ministries International, Inc. as a church with a chapel and administrative offices.

2. There is no planned change of the use of the site.

3. There is no planned change of the use of the site.

4. See attached NYC Department of City Planning Zoning Map. The subject site is within manufacturing zone M1-1.

5. The property does not fall within the area of any known comprehensive community master plans, local waterfront revitalization plans, or designated Brownfield Opportunity Area plans.

8. There is no plan to alter the use of the site.

11. The site lies less than 1/2 miles from Hendrix Creek to the south. The site falls within a rare plant or animal area as shown on the NYC Environmental Resource Mapper. The data provided states that a 1905 record of the state endangered American burying Beetle (*nicrophorus americanus*). The above mentioned Hendrix Creek estuary discharges to Jamaica Bay and is classified as an 891-17 I, meaning it is best used as secondary contact recreation and fishing, and is suitable for fish, shellfish, and wildlife propagation and survival. The subject property has been historically developed and does not serve as habitat for native species.

14. The subject site is located in an urban area. Based on the New York City Planning Commission Zoning Map for the subject area, the subject property is located in manufacturing district M1-1. The nearest residentially-zoned area is located approximately 300 feet to the southwest of the subject site. The nearest commercial zone is located approximately 600 feet to the northwest of the subject site. There are no agricultural zones indicated in the vicinity of the subject site. The nearest recreational area is Spring Creek Park, located approximately 1/2 mile to the southwest of the subject property.

15. Groundwater at the site is encountered at approximately 11 feet below grade. Groundwater beneath the property is class GA denoting potential use as potable water. However, the property lies within New York City, which utilizes reservoirs from upstate New York as sources of potable water.

Although there are no known water supply wellheads and/or groundwater recharge basins in the immediate vicinity, the onsite VOC impacted groundwater detailed in the attached reports, appears to have migrated off-site to the south. As such, continued off-site migration of impacted groundwater is possible.

16. The subject property is located over the Long Island aquifer system, which underlies all of Nassau, Suffolk, Kings (Brooklyn), and Queens Counties. The unconsolidated aquifer formations form a southward-dipping wedge that attains a maximum thickness in Kings County about eight-hundred (800) feet in southeast area of Brooklyn. Overlying bedrock in the area is the Lloyd, Magothy, Jameco, and Upper Glacial aquifer systems. The Upper Glacial aquifer, overlies all underlying units and are found at the surface in nearly all of Kings and Queens Counties. Portions of the upper glacial aquifer, which contain a generally thin soil mantle of Holocene age make up most of the Rockaway Peninsula and Coney Island.

The proximity of the subject site to the coastal waters of the Atlantic Ocean means that there is potential for salt water intrusion into the Upper Glacial and Magothy aquifers underneath the site.

Geological information was sourced from USEPA website, <http://www.epa.gov/region02/water/aquifer/brooklyn/brooklyn.htm#I6>

NYSDEC Groundwater and Aquifers, <http://www.dec.ny.gov/lands/36183.html>.

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through June 14, 2012.

Selected Entity Name: J & H HOLDING COMPANY, LLC

Selected Entity Status Information

Current Entity Name: J & H HOLDING COMPANY, LLC

DOS ID #: 2174523

Initial DOS Filing Date: AUGUST 25, 1997

County: KINGS

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

JACK ABEL
350 DEWITT AVE
BROOKLYN, NEW YORK, 11207

Registered Agent

NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by [viewing the certificate](#).

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
No Information Available		

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
AUG 25, 1997	Actual	J & H HOLDING COMPANY
AUG 25, 1997	Actual	J & H HOLDING COMPANY, LLC

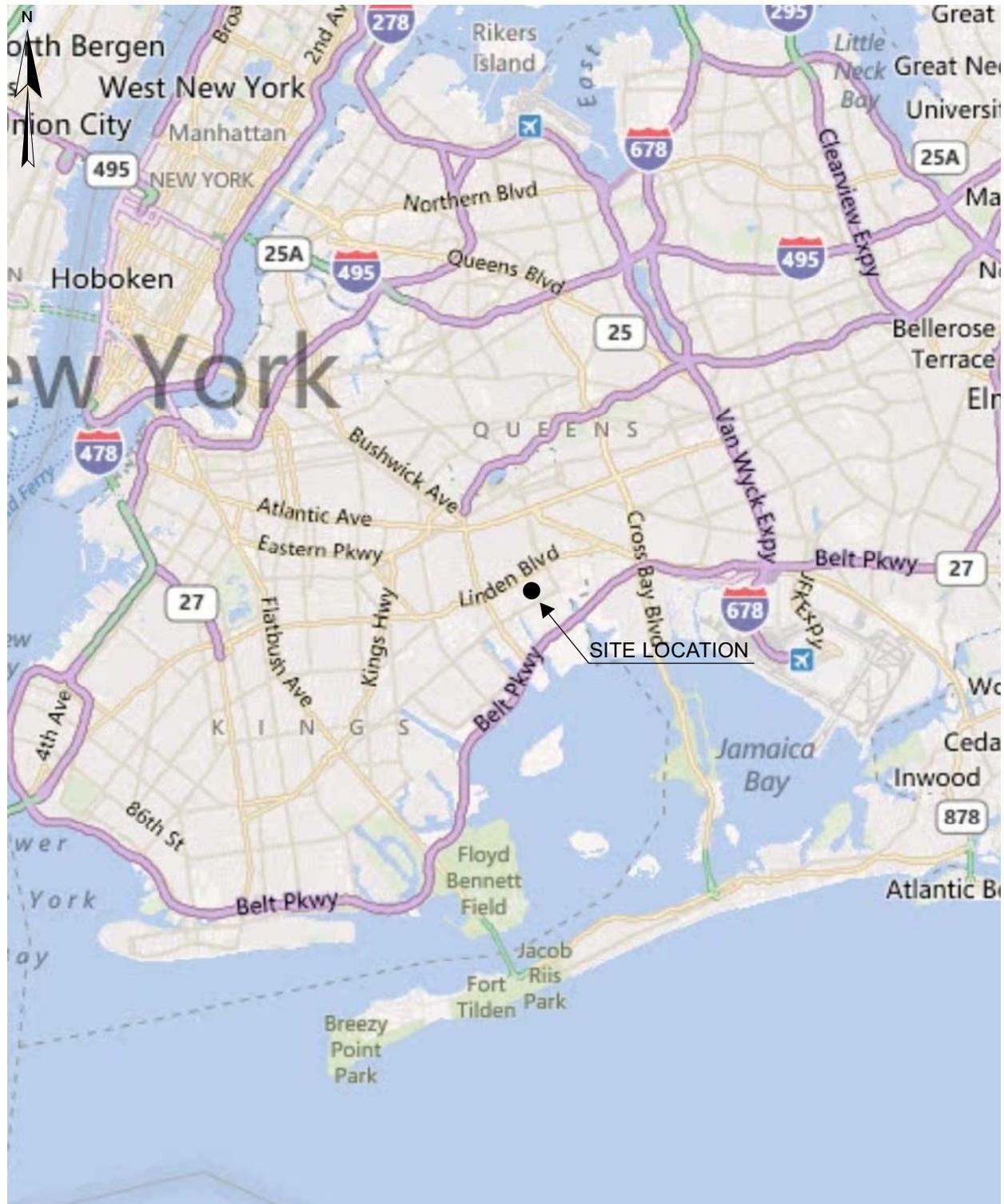
A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

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[Homepage](#) | [Contact Us](#)



VICINITY MAP

● 491 Wortman Avenue, Brooklyn, NY



530 Johnson Avenue • Suite 7
 Bohemia • NY • 11716-2816
 Phone: (631) 989-6300 • Fax: (631) 389-8705
 E-mail: info@pwgci.com

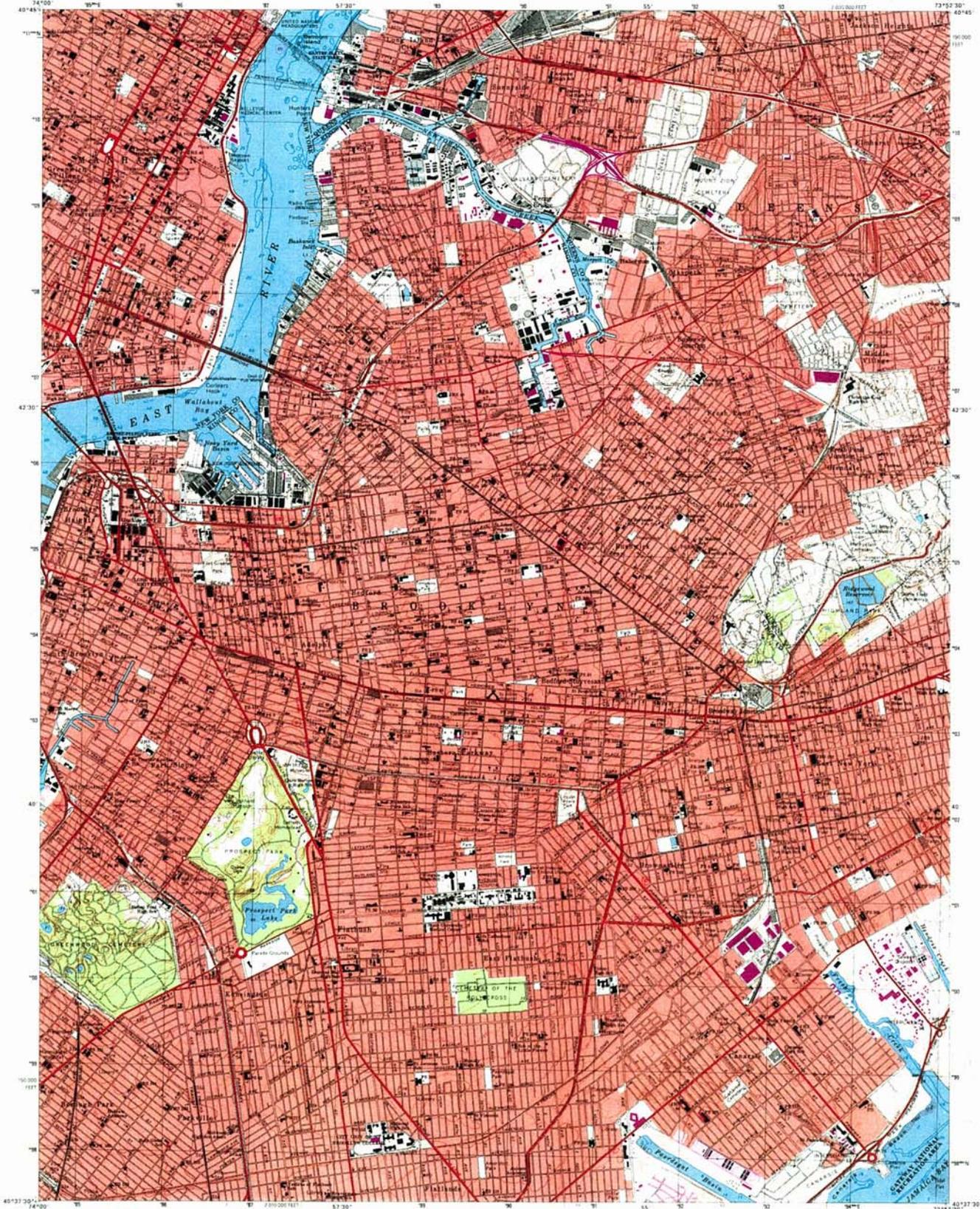
Project: WAT1201
 Designed by: NCJ
 Approved by: JE
 Drawn by: NCJ
 Date: 5/8/2012
 Figure No:



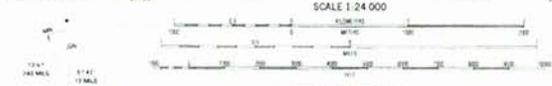
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



BROOKLYN QUADRANGLE
NEW YORK
7.5-MINUTE SERIES (TOPOGRAPHIC)



Produced by the United States Geological Survey
Topographic edition, 1986. Features derived from imagery taken
1977 and other sources. Photorevised using imagery dated 1995
to show culture or change (changes in vegetation, surface cover,
currents as of 1987, boundaries, other than corporate, revised 1999)
Selected hydrographic data compiled from NOAA charts
23113602, 34211361, and 4211360. This information
is not intended for navigational purposes.
North American Datum of 1983 (NAD 83). Projection and
10,000-foot scale. New York coordinate system. Long Island zone
Standard Meridian.
1000-meter Universal Transverse Mercator grid, zone 18.
North arrow on datum of 1983 (NAD 83). Boundaries by dashed
corner ticks. The values of the GPM between NAD 22 and NAD 83
for 7.5-minute quadrangles are obtained from National Geospatial
Survey (NGS) software.
There may be some ambiguity when the boundaries of the
National or State boundaries shown on this map.
Elevations are within New York City.
Information shown in purple may not meet USGS content standards
and may conflict with previously mapped features.



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1983
ELEVATIONS FROM MEAN SEA LEVEL IN FEET
DEPTH (CONTINENTAL SHELF) IN FEET (DATA FROM NOAA)
THIS MAP COMPLES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESIGN AND TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

Primary highway	Left-of-way, hard or
Hard surface	improved surface
Secondary highway	Unimproved road
Hard surface	
Interstate Route	U.S. Route
	State Route

QUADRANGLE LOCATION

Brooklyn, NY
1995
NIMA 8303 00 70N 74E00 10E00



POTENTIAL PROJECT SCHEDULE
FORMER WATERMARK DESIGN FACILITY
as of known conditions in May 2012

Task	Month	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
NYSDEC Review of Brownfield Cleanup Program (BCP) Application		█																												
Revision, resubmission, and public review of BCP application			█	█	█																									
Brownfield Cleanup Agreement (BCA) execution																														
Submission and NYSDEC review of Supplemental Remedial Investigation Work Plan (SRIWP)					█	█	█	█	█																					
Revision, resubmission, and public review of SRWP																														
Implementation of SRWP																														
Submission and NYSDEC review of Supplemental Remedial Investigation Report (SRIR)																														
Revision, resubmission, and public review of SRIR																														
Submission and NYSDEC review of Interim Remedial Measure Work Plan (IRMWP)																														
Revision and resubmission of IRMWP																														
Implementation of IRMWP																														
Submission and NYSDEC review of Interim Remedial Measure Report (IRM)																														
Submission and NYSDEC review of Remedial Action Work Plan (RAWP) with Alternative Analysis (AA), if needed																														
Revision, resubmission, and public review of RAWP and AA																														
Implementation/construction of RAWP (Remediation & Engineering and Institutional Controls)																														
Submission and NYSDEC review of Final Engineering Report (FER) and Site Management Plan (SMP)																														
Revision, resubmission, and public review of FER and SMP																														
Issuance of Certificate of Completion (COC)																														
Continued remedial system operation, if needed, and monitoring																														

Notes
This is a potential schedule based upon existing known conditions at the site as of May 2012.
The actual schedule to obtain the COC will be modified based upon findings of additional investigations, IRM, and the agreed upon final remedy for the site.

New Lots Library

665 New Lots Ave, Brooklyn, NY 11207

Phone: 718-649-0311 ext. 116

Fax: 718-649-0719

Email: s.asis@brooklynpubliclibrary.org

From: Ian Burk [<mailto:ianb@pwgrosser.com>]

Sent: Wed 5/16/12 10:18 AM

To: Asis, Susan

Subject: 491 Wortman Avenue Document Repository

[Quoted text hidden]

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

* 06-30-2009 C 090313 ZMK
04-02-2009 C 090079 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

CITY MAP CHANGE(S):

▲ 05-19-2009 C 080089 MMK

ZONING MAP 17d

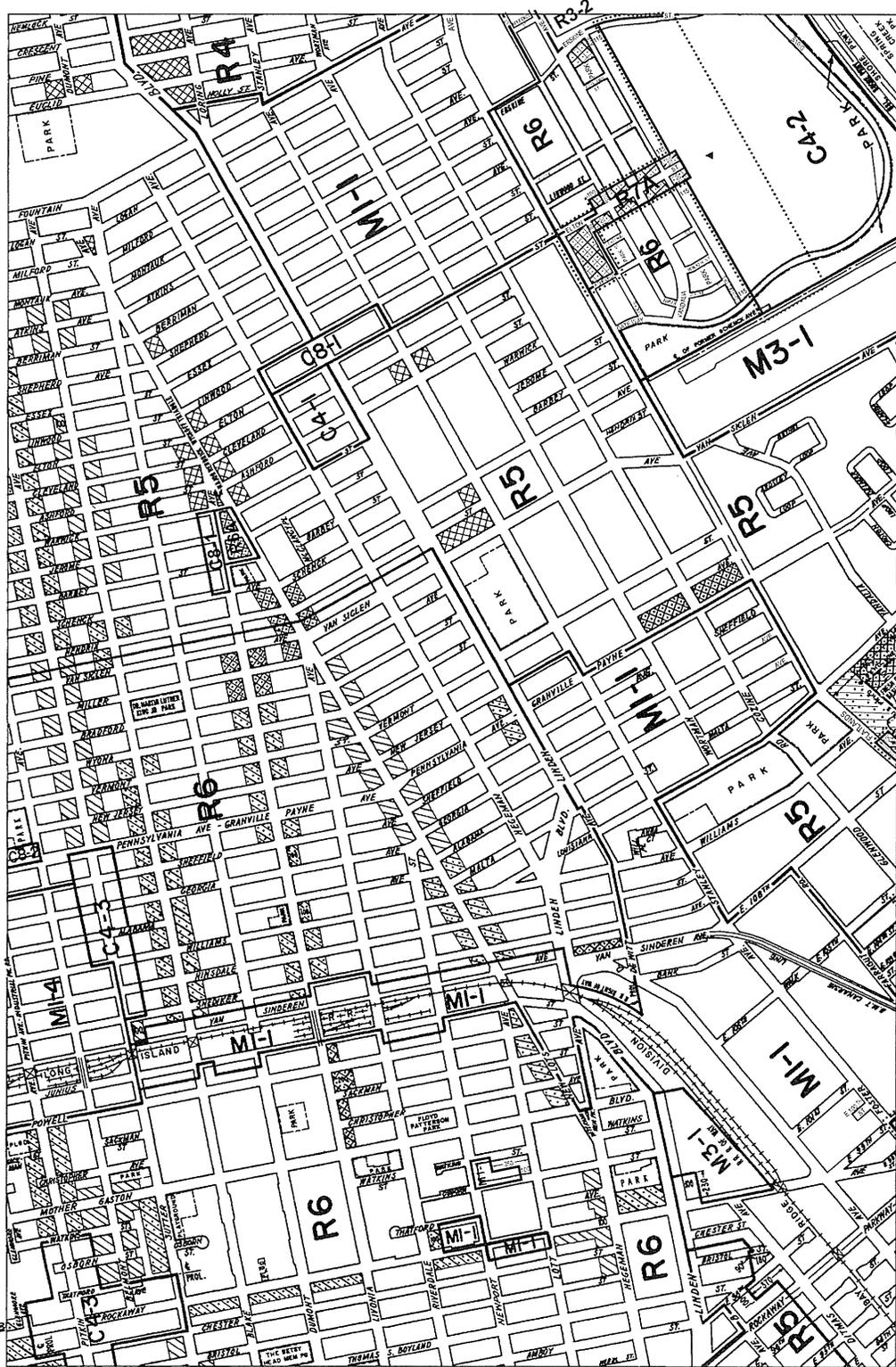


MAP KEY

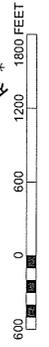
17a	17c	18a
17b	17d	18b
23a	23c	24a

© Copyrighted by the City of New York

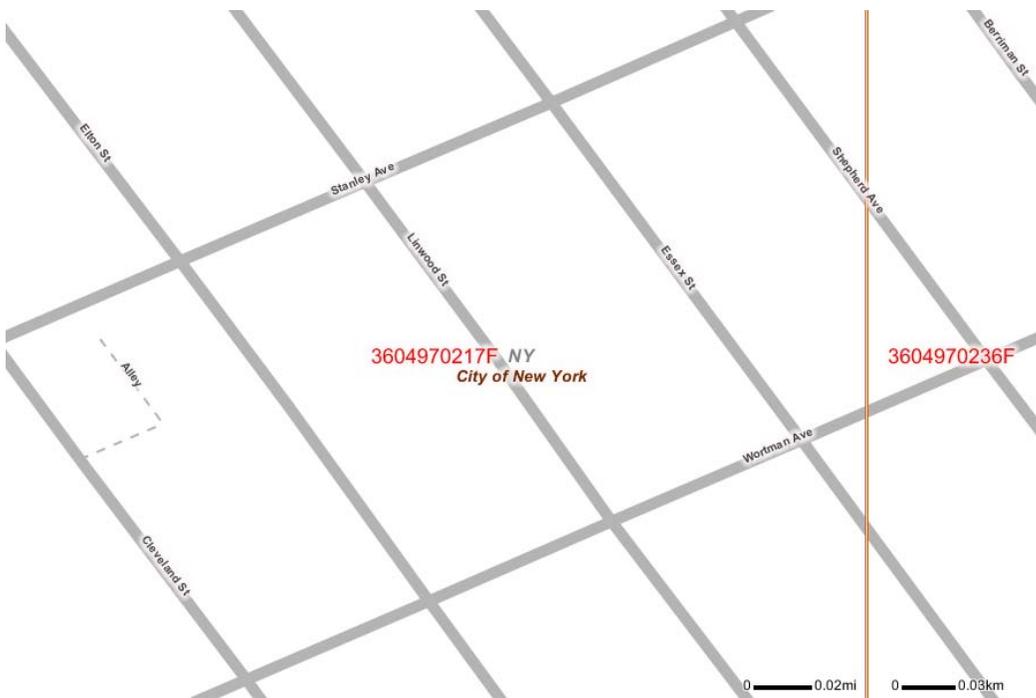
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 312-3261.



- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5



NOTE: Where no dimensions for zoning district boundaries appear on this zoning map, such dimensions are determined in Article VI, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.



491 Wortman Ave.
Brooklyn NY
This Map Is For Advisory Purposes Only



Wednesday, 16 May 2012 11:13

Legend

- | | | |
|-----------------------------|---------------------------------|-----------------|
| Cities | BFE with NGVD29 datum | US |
| Other Places | BFE with NAVD88 datum | Other Countries |
| Small Towns | BFE with other datum | |
| Small Cities | Cross Section Lines | |
| State Largest Cities | Cross Section with NGVD29 datum | |
| Major Cities | Cross Section with NAVD88 datum | |
| Completed LOMAs | Cross Section with other datum | |
| LOMR's | Streams | |
| DFIRM Panels | Streets | |
| Bench Marks | Other | |
| General Structures | Streets | |
| Culverts | Major Roads | |
| Foot Bridges | Highways | |
| Dams | Major Highways | |
| Levees | States | |
| Wing Walls | Lakes, Major Rivers | |
| Base Flood Elevation (cont) | Land Areas (cont) | |





- IER Indoor Air Quality Sample
- IER Soil Vapor Monitoring Well
- IER Soil Borings
- + IER Monitoring Wells
- Enviro Trac Soil Borings
- PWGC Soil Borings
- Property Boundaries



PWGC

Strategic Environmental and Engineering Solutions

P. W. GROSSER CONSULTING, INC.

830 Johnson Avenue - Suite 7
 Bohemia - NY - 11716-2818
 Phone: (516) 569-6553 - Fax: (516) 569-8705
 E-mail: info@pwgrossecl.com

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING AND RELATED DOCUMENTS IS A VIOLATION OF SEC. 1709 OF THE N.Y.S. EDUCATION LAW.

DRAWINGS PREPARED FOR:

REVISION DATE	INITIAL	COMMENTS

SITE PLAN
WITH HISTORIC
SAMPLE LOCATIONS

491 WORTMAN AVENUE
BROOKLYN, NEW YORK

FIGURE NO:

SHEET:




PWGC
Strategic Environmental and Engineering Solutions

P. W. GROSSER CONSULTING, INC.

830 Johnson Avenue - Suite 7
Bohemia, NY - 11716-2818
Phone: (516) 569-6553 - Fax: (516) 569-8705
E-mail: info@pwgroscon.com

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING AND RELATED DOCUMENTS IS A VIOLATION OF SEC. 7209 OF THE N.Y.S. EDUCATION LAW.

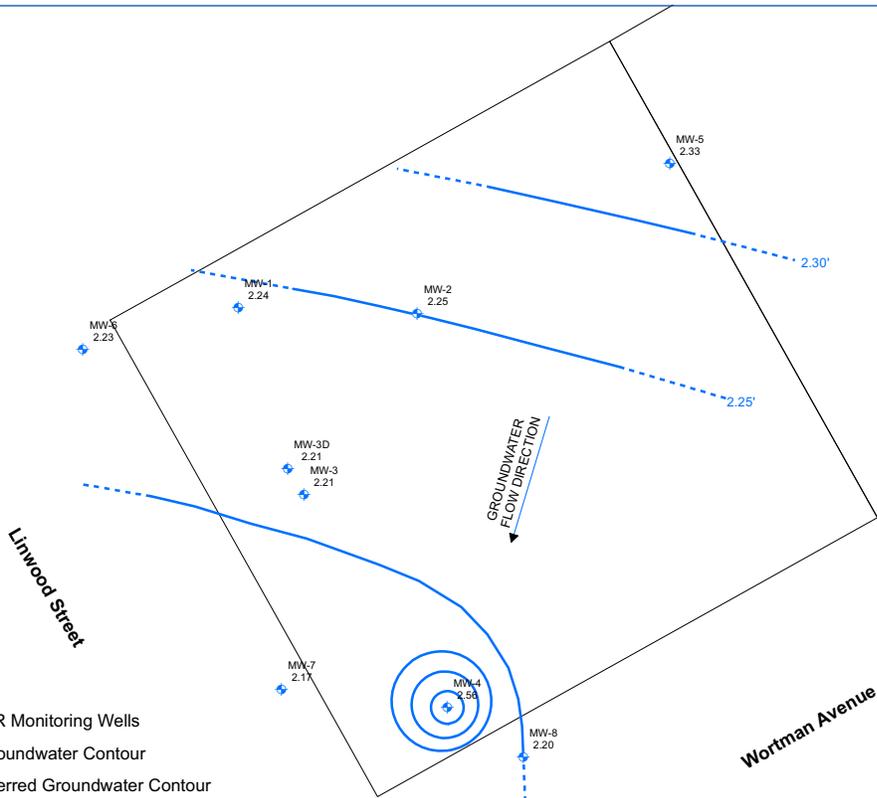
DRAWINGS PREPARED FOR:

REVISION DATE	INITIAL	COMMENTS

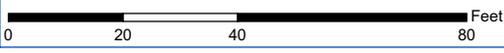
GROUNDWATER CONTOURS AS OF MAY 2012

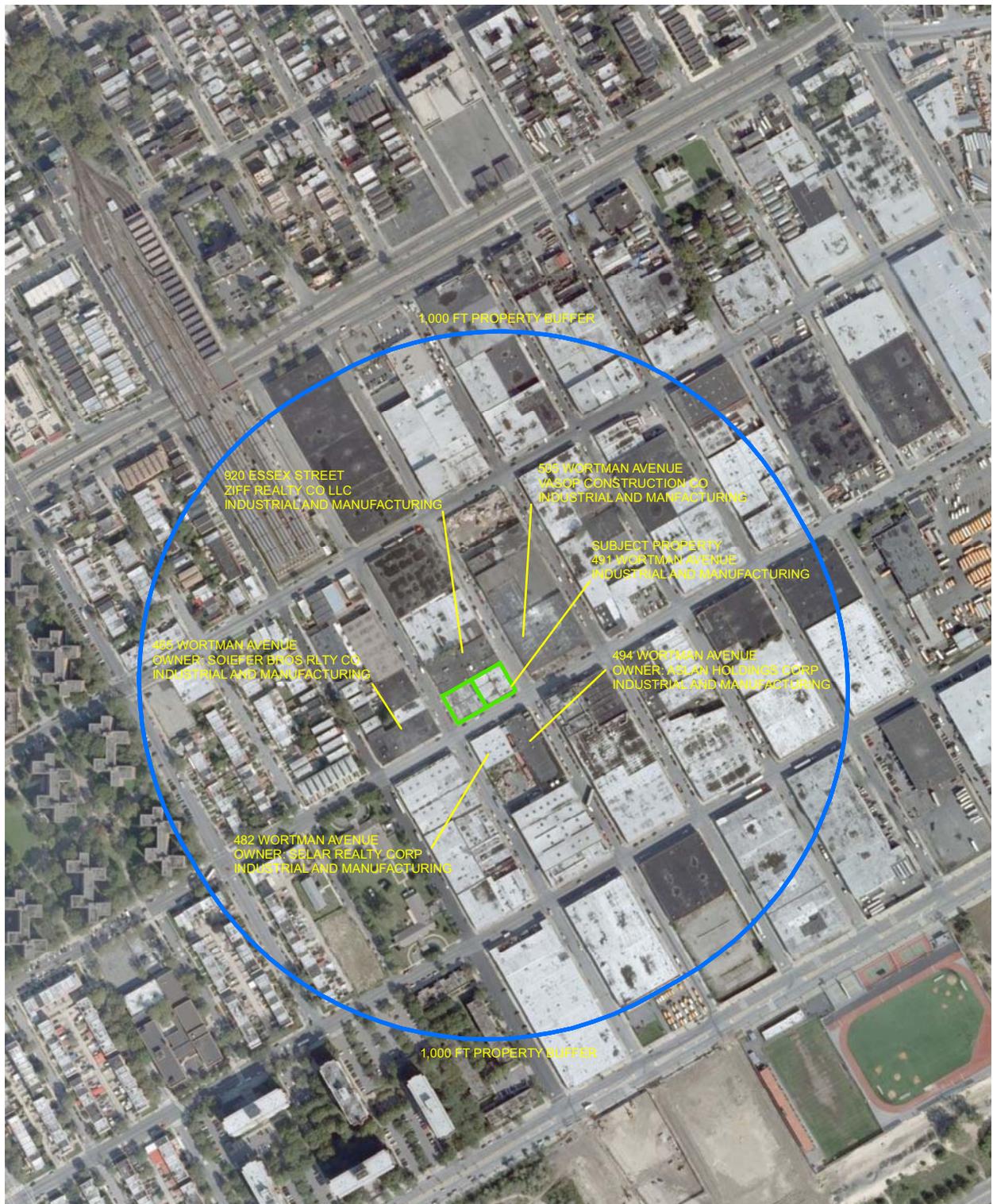
491 WORTMAN AVENUE
BROOKLYN, NEW YORK

FIGURE NO:
SHEET:



-  IER Monitoring Wells
-  Groundwater Contour
-  Inferred Groundwater Contour
-  Property Boundaries
- 2.17 Relative Groundwater elevation based on PWGC May 2012 Survey





920 ESSEX STREET
ZIFF REALTY CO LLC
INDUSTRIAL AND MANUFACTURING

520 WORTMAN AVENUE
VALTOP CONSTRUCTION CO
INDUSTRIAL AND MANUFACTURING

SUBJECT PROPERTY
491 WORTMAN AVENUE
INDUSTRIAL AND MANUFACTURING

482 WORTMAN AVENUE
OWNER: SOIEFER BROS. RLTY CO
INDUSTRIAL AND MANUFACTURING

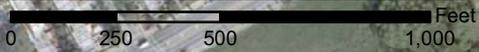
494 WORTMAN AVENUE
OWNER: KSLAN HOLDINGS CORP
INDUSTRIAL AND MANUFACTURING

482 WORTMAN AVENUE
OWNER: CELAR REALTY CORP
INDUSTRIAL AND MANUFACTURING

1,000 FT PROPERTY BUFFER

1,000 FT PROPERTY BUFFER

ADJACENT PROPERTIES
BROWNFIELD CLEANUP PROGRAM
491 WORTMAN AVENUE
BROOKLYN, NY




Project:	WAT1201
Designed by:	ICB
Approved by:	JE
Drawn by:	ICB
Date:	5/16/2012
Figure No:	7