

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "BCA" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. Is this an application to amend an existing BCA?			
Yes V No	•	e existing site numb	•
PART A (note: application is sepa			DEC HEE ONLY
Section I. Requestor Information	on - See Instructions	for Further Guidance	BCP SITE #:
NAME SIP Holdings Venture	, LLC		
ADDRESS One Gatehall Drive	e, Suite 201		
CITY/TOWN Parsippany		ZIP CODE 07054	4
PHONE 973-998-9890	FAX	E-M	AIL jporcek@bridgedev.com
 Is the requestor authorized to conduct business in New York State (NYS)? ✓ Yes ☐ 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 the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. Please note: If the requestor is an LLC, the members/owners names need to be provided on a separate attachment. Appendix A Do all individuals that will be certifying documents meet the requirements detailed below? ✓ Yes ☐ No Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Documents that are not properly certified will be not approved under the BCP. 			
Section II. Project Description	Appendix B		
1. What stage is the project start	ing at?	estigation	Remediation
NOTE: If the project is proposed to start at the remediation stage, a Remedial Investigation Report (RIR) at a minimum is required to be attached, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Work Plan are also attached (see DER-10 / Technical Guidance for Site Investigation and Remediation for further guidance) then a 45-day public comment period is required.			
2. If a final RIR is included, plea	se verify it meets the re	quirements of Enviror	nmental Conservation Law
(ECL) Article 27-1415(2): Yes No Not Applicable			
3. Please attach a short description of the overall development project, including:			
the date that the remedial program is to start; and			
the date the Certificate of Completion is anticipated.			

Section III. Property's En	vironmental History	Appendix C		
All applications must include an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property. To the extent that existing information/studies/reports are available to the requestor, please attach the following (<i>please submit the information requested in this section in electronic format only</i>): 1. Reports: an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903). Please submit a separate electronic copy of each report in Portable Document Format (PDF).				
		ANTS AND THE MEDIA WHICH D BE REFERENCED AND COPI		
Contaminant Category	Soil	Groundwater	Soil Gas	
Petroleum	X	X	X	
Chlorinated Solvents				
Other VOCs				
SVOCs	X			
Metals	X	X		
Pesticides				
PCBs	X			
Other*				
*Please describe:				
Please describe: 3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING: • SAMPLE LOCATION • DATE OF SAMPLING EVENT • KEY CONTAMINANTS AND CONCENTRATION DETECTED • FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE • FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5 • FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED. ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION? (*answering No will result in an incomplete application) 4. 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:				
	,	2		

Section IV. Property Information - See Instructions for Further Guidance Appendix D						
PROPOSED SITE NAME Sunset Indu	strial Park					
ADDRESS/LOCATION 74 20th Street	t					
CITY/TOWN Brooklyn	ZIP C	ODE 11	232			
MUNICIPALITY(IF MORE THAN ONE, LIS	ST ALL): New	York Cit	ty			
COUNTY Kings		S	ITE SIZE (AC	RES) 0.99		
LATITUDE (degrees/minutes/seconds)		LONG	ITUDE (degre	es/minutes/se	econds)	,,
40 ° 39	54.3 "	73	•	59		55.3
Complete tax map information for all tax p proposed, please indicate as such by inseinclude the acreage for that portion of the PER THE APPLICATION INSTRUCTIONS.	erting "P/O" in fi	ront of th	e lot number	in the approp	riate box belo	ow, and only
Parcel Address			Section No.	Block No.	Lot No.	Acreage
74 20th Street	<u> </u>			638	10	0.94
90 20th Street	t			638	72	0.05
 Do the proposed site boundaries correspond to tax map metes and bounds? ✓ Yes ☐ No If no, please attach an accurate map of the propsed site. 						
2. Is the required property map attached to the application? (application will not be processed without map) ✓ Yes ✓ No						
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) Yes ☐ No ✓						
If yes, identify census tract :						
Percentage of property in En-zone ((check one):	0-49)% <u> </u>	50-99%	100%	1
4. 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)? Yes No						
If yes, identify name of properties (and site numbers if available) in related BCP applications:						
5. Is the contamination from groundwa subject to the present application?	ater or soil vapo	or solely	emanating f	rom propert	y other than ☑ Ye	_
 Has the property previously been re ECL Article 56, or Article 12 of Navi If yes, attach relevant supporting do 	gation Law?	uant to ⁻	Titles 9, 13, o	or 14 of ECL	Article 27, Type	
7. Are there any lands under water? If yes, these lands should be clearly	delineated on	the site	map.		Ye	s 🔽 No

Sect	Section IV. Property Information (continued)				
	re there any easements or existing rights of way that would preclude remediation in these areas? yes, identify here and attach appropriate information. Yes No				
<u>E</u>	asement/Right-of-way Holder Description				
	st of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach formation) None				
<u> </u>	ype <u>Issuing Agency</u> <u>Description</u>				
	roperty Description and Environmental Assessment – please refer to application instructions for ne proper format of each narrative requested. Appendix D				
	Are the Property Description and Environmental Assessment narratives included Yes No n the prescribed format?				
	lote: Questions 11 through 13 only pertain to sites located within the five counties comprising New York City				
C	s the requestor seeking a determination that the site is eligible for tangible property tax Yes No redits?				
I	yes, requestor must answer questions on the supplement at the end of this form.				
	s the Requestor now, or will the Requestor in the future, seek a determination Yes No hat the property is Upside Down?				
	f you have answered Yes to Question 12, above, is an independent appraisal of the value of the property, as of the date of application, prepared under the application?				
par a c	TE: If a tangible property tax credit determination is not being requested in the application to icipate in the BCP, the applicant may seek this determination at any time before issuance of critificate of completion by using the BCP Amendment Application, except for sites seeking bility under the underutilized category.				
If any	changes to Section IV are required prior to application approval, a new page, initialed by each requestor				
must	pe submitted.				
Initials of each Requestor:					

BCP application - PART B(note: application is separated into Parts A and B for DEC review purposes) Section V. Additional Requestor Information BCP SITE NAME: See Instructions for Further Guidance BCP SITE #: NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Mr. John Porcek, P.E. ADDRESS One Gatehall Drive, Suite 201 CITY/TOWN Parsippany, NJ **ZIP CODE 07054** PHONE 973-998-9890 FAX E-MAIL iporcek@bridgedev.com NAME OF REQUESTOR'S CONSULTANT Peter Downham/Roux Associates, Inc. ADDRESS 402 Heron Drive CITY/TOWN Logan Township, NJ **ZIP CODE 08085** E-MAIL pdownham@rouxinc.com PHONE 856-649-2642 **FAX** NAME OF REQUESTOR'S ATTORNEY David Yudelson/Sive Paget & Riesel ADDRESS 560 Lexington Avenue, 15th Floor **ZIP CODE 10022** CITY/TOWN New York E-MAIL dyudelson@sprlaw.com PHONE (917) 295-6449 FAX Section VI. Current Property Owner/Operator Information – if not a Requestor Appendix E OWNERSHIP START DATE: **CURRENT OWNER'S NAME ADDRESS** CITY/TOWN ZIP CODE FAX **PHONE** E-MAIL CURRENT OPERATOR'S NAME SIP Holdings Venture, LLC ADDRESS One Gatehall Drive, Suite 201 **ZIP CODE 07054** CITY/TOWN Parsippany, NJ PHONE 973-998-9890 **FAX** E-MAIL jporcek@bridgedev.com PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE". IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE **CURRENT OWNER.** Section VII. 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? Yes | ✓ No 2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination Yes ✓ No at the site? 3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. Yes No

Section VII. Requestor Eligibility Information (continued)			
 4. Has the requestor been determined any provision of the ECL Article 27 Title 14; or iv) any similar statute, reexplanation on a separate attachm 5. Has the requestor previously been application, such as name, address relevant information. 6. Has the requestor been found in a act involving the handling, storing, 7. Has the requestor been convicted or transporting of contaminants; or against public administration (as the laws of any state? 8. Has the requestor knowingly falsification of DEC, or submitted a connection with any document or an action of the province of the requestor and individual or entailed to act, and such act or failure 	d in an administra; ii) any order or degulation of the sent. denied entry to the treating, disposing the criminal offer ii) that involves a at term is used in ed statements or false statements or polication submittity of the type sent oact could be the any remedial process.	ative, civil or criminal proceeding to be in violation of i) determination; iii) any regulation implementing tate or federal government? If so, provide anYes _ No ne BCP? If so, include information relative to the site number, the reason for denial, and otherYes _ No o have committed a negligent or intentionally tortious g or transporting of contaminants?Yes _ No nee i) involving the handling, storing, treating, disposing violent felony, fraud, bribery, perjury, theft, or offense a Article 195 of the Penal Law) under federal law or theYes _ No concealed material facts in any matter within the or made use of or made a false statement in ted to DEC?Yes _ No to the forth in ECL 27-1407.9 (f) that committed an act or nee basis for denial of a BCP application? _ Yes _ No rogram under DEC's oversight terminated by DEC or	
11. Are there any unregistered bulk st	orage tanks on-si	ite which require registration? ☐ Yes ✓ No	
THE REQUESTOR MUST CERTIFY THA WITH ECL 27-1405 (1) BY CHECKING C		HER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE ES BELOW:	
PARTICIPANT A requestor who either 1) was the own the time of the disposal of hazard discharge of petroleum or 2) is other responsible for the contamination, unarises solely as a result of ownership, involvement with the site subsequent of hazardous waste or discharge of periods.	dous waste or rwise a person less the liability operation of, or to the disposal	VOLUNTEER Appendix F 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, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site 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; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.	
		If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.	

Se	Section VII. Requestor Eligibility Information (continued)		
	questor Relationship to Property (check one): Previous Owner ☑ Current Owner ☐ Potential /Future Purchaser ☐ Other		
be	If requestor is not the current site owner, proof of site access sufficient to complete the remediation must be submitted . Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site		
	Yes No Not Applicable, the requestor is the current site owner.		
No	te: a purchase contract does not suffice as proof of access.		
Se	ction VIII. Property Eligibility Information - See Instructions for Further Guidance		
	Is / was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide relevant information as an attachment. ☐ Yes ☑ No		
2.	Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? If yes, please provide: Site # Class #		
3.	Is / was 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: Permit expiration date:		
4.	If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation.		
5.	Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide: Order #		
6.	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.		
Se	ction IX. Contact List Information Appendix G		
DE	be considered complete, the application must include the Brownfield Site Contact List in accordance with ER-23 / Citizen Participation Handbook for Remedial Programs. Please attach, at a minimum, the names daddresses of the following: The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located. Residents, owners, and occupants of the property and properties adjacent to the property. Local news media from which the community typically obtains information. The public water supplier which services the area in which the property is located. Any person who has requested to be placed on the contact list. The administrator of any school or day care facility located on or near the property. The location of a document repository for the project (e.g., local library). If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository. In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.		

Se	ction X. Land Use Factors Appendix H	
1.	What is the current municipal zoning designation for the site? What uses are allowed by the current zoning? (Check boxes, below) Residential Commercial Industrial If zoning change is imminent, please provide documentation from the appropriate zoning a	uthority.
	Current Use: Residential Commercial Industrial Vacant Recreational (checapply) Attach a summary of current business operations or uses, with an emphasis on iden possible contaminant source areas. If operations or uses have ceased, provide the design of	tifying
	Reasonably anticipated use Post Remediation: Residential Commercial Industrial that apply) Attach a statement detailing the specific proposed use.	(check all
	If residential, does it qualify as single family housing? Not Applicable	∐Yes
4.	Do current historical and/or recent development patterns support the proposed use?	✓ Yes No
Se	e attached Appendix I.	
	s the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.	✓ Yes No
for a	e current property zoning is M3-1 for Industrial and Manufacturing Use. M3 districts are designated careas with heavy industries that generate noise, traffic or pollutants, such as power plants, solid ste transfer facilities, recycling plants, and fuel supply depots. The contemplated future use as behouse space used for parking is consistent with the zoning laws for this area.	
I	Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.	∠ Yes No
See	e attached Appendix I.	

XI. Stateme	ent of Certification and Signatures
(By requeste	tor who is an individual)
Agreement (conditions so in the event in a site-spe information pelief. I am	cation is approved, I hererby acknowledge and agree: (1) to execute a Brownfield Cleanup (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and set forth in the <i>DER-32</i> , <i>Brownfield Cleanup Program Applications and Agreements</i> ; and (3) that of a conflict between the general terms and conditions of participation and the terms contained ecific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that provided on this form and its attachments is true and complete to the best of my knowledge and aware that any false statement made herein is punishable as a Class A misdemeanor pursuan 10.45 of the Penal Law.
Date:	Signature:
Print Name:	
I hereby affir authorized be all subsequed direction. If the date of DER-32, Brown between the terms in form and its	
SUBMITTAL	L INFORMATION:
• Two ((2) copies, one paper copy with original signatures and one electronic copy in Portable iment Format (PDF), must be sent to:
0	Chief, Site Control Section
0	New York State Department of Environmental Conservation
0	Division of Environmental Remediation
0	625 Broadway
0	Albany, NY 12233-7020
FOR DEC US BCP SITE TO	
	9

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City ONLY. Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a) must be submitted if requestor is seeking this determination.

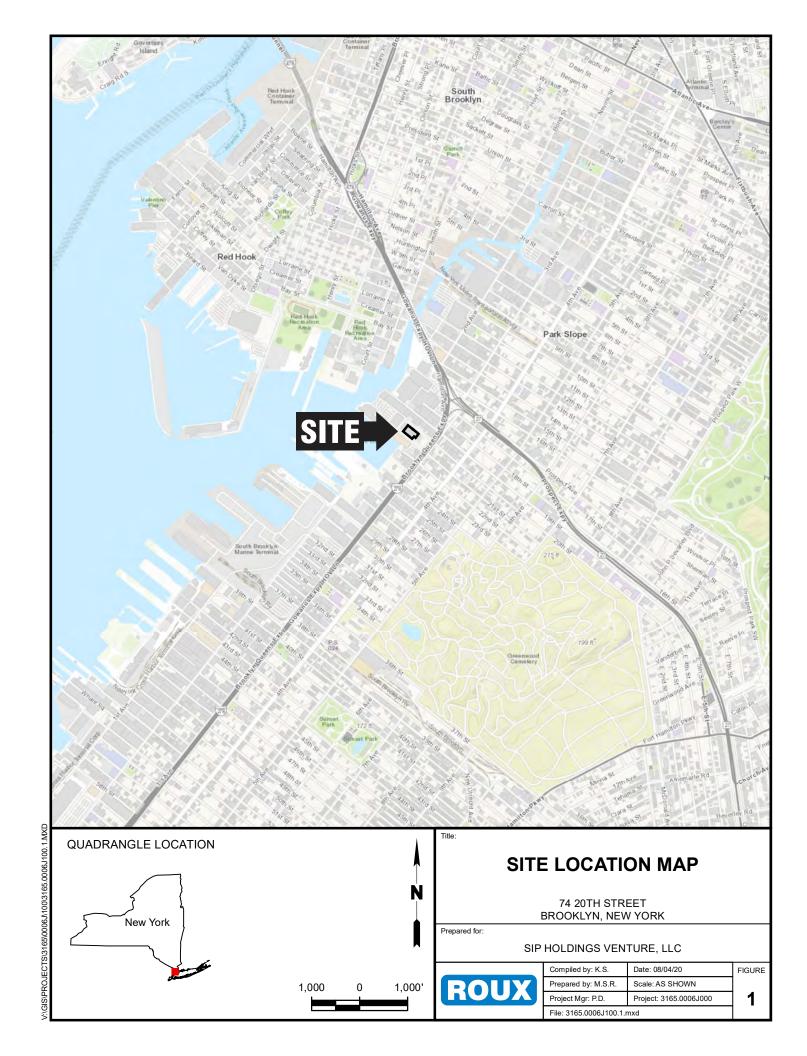
BCP App Rev 10	
Property is in Bronx, Kings, New York, Queens, or Richmond counties.	✓ Yes No
Requestor seeks a determination that the site is eligible for the tangible property crebrownfield redevelopment tax credit.	dit component of the Yes No
Please answer questions below and provide documentation necessary to suppo	rt answers.
 Is at least 50% of the site area located within an environmental zone pursuant to N Please see <u>DEC's website</u> for more information. 	YS Tax Law 21(b)(6)? ☐ Yes ☑ No
2. Is the property upside down or underutilized as defined below? Upside Dow	/n? ☐ Yes ☑ No
From ECL 27-1405(31): Appendix I Underutilize	ed? Yes No
"Upside down" shall mean a property where the projected and incurred cost of the remediation which is protective for the anticipated use of the property equals or excee percent of its independent appraised value, as of the date of submission of the application in the brownfield cleanup program, developed under the hypothetical condition that the contaminated.	ds seventy-five ation for participation
From 6 NYCRR 375-3.2(I) as of August 12, 2016: (Please note: Eligibility determination underutilized category can only be made at the time of application)	tion for the
(I) "Underutilized" means, as of the date of application, real property on we fifty percent of the permissible floor area of the building or buildings is certified to have been used under the applicable base zoning for at least three years prior to which zoning has been in effect for at least three years; and (1) the proposed use is at least 75 percent for industrial uses; or (2) at which: (i) the proposed use is at least 75 percent for commercial or commercial and incommercial or commercial or commercial and incommercial or commercial and incommercial or commercial and incommercial or commercial or commercial and incommercial or commercial and incommercial or commercial and incommercial or commercial and incommercial or commercial or com	by the applicant to to the application, dustrial uses; ent assistance, as ely prior to the ral deficiencies, as
"Substantial government assistance" shall mean a substantial loan, grant, land purchase cost exemption or waiver, or tax credit, or some combination their governmental entity.	

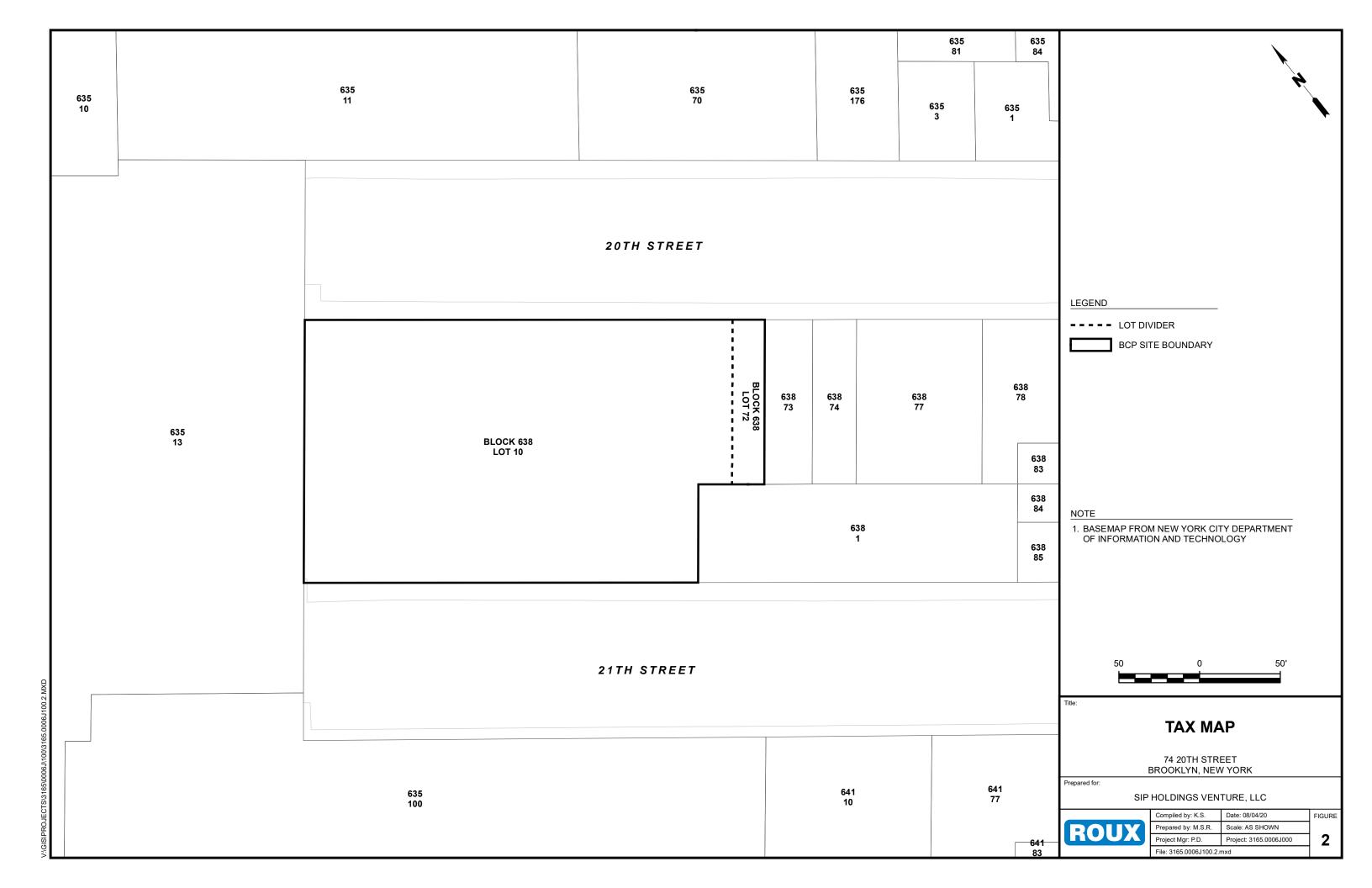
Si	upplemental Questions for Sites Seeking Tangible Property Credits in New York City (continued)
3.	If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the New York City Department of Housing, Preservation and Development; the New York State Housing Trust Fund Corporation; the New York State Department of Housing and Community Renewal; or the New York State Housing Finance Agency, though other entities may be acceptable pending Department review). Check appropriate box, below:
	☐ Project is an Affordable Housing Project - Regulatory Agreement Attached;
	Project is Planned as Affordable Housing, But Agreement is Not Yet Available* (*Checking this box will result in a "pending" status. The Regulatory Agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.);
	☑ This is Not an Affordable Housing Project.
F	rom 6 NYCRR 375- 3.2(a) as of August 12, 2016:
se) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty even of the environmental conservation law and section twenty-one of the tax law only, a project at is developed for residential use or mixed residential use that must include affordable esidential rental units and/or affordable home ownership units.
re re	(1) Affordable residential rental projects under this subdivision must be subject to a federal, ate, or local government housing agency's affordable housing program, or a local government's gulatory agreement or legally binding restriction, which defines (i) a percentage of the residential intal units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum ercentage of the area median income based on the occupants' households annual gross income.
re	(2) Affordable home ownership projects under this subdivision must be subject to a federal, rate, or local government housing agency's affordable housing program, or a local government's egulatory agreement or legally binding restriction, which sets affordable units aside for home where at a defined maximum percentage of the area median income.
sta	(3) "Area median income" means, for purposes of this subdivision, the area median income rethe primary metropolitan statistical area, or for the county if located outside a metropolitan attistical area, as determined by the United States department of housing and urban evelopment, or its successor, for a family of four, as adjusted for family size.

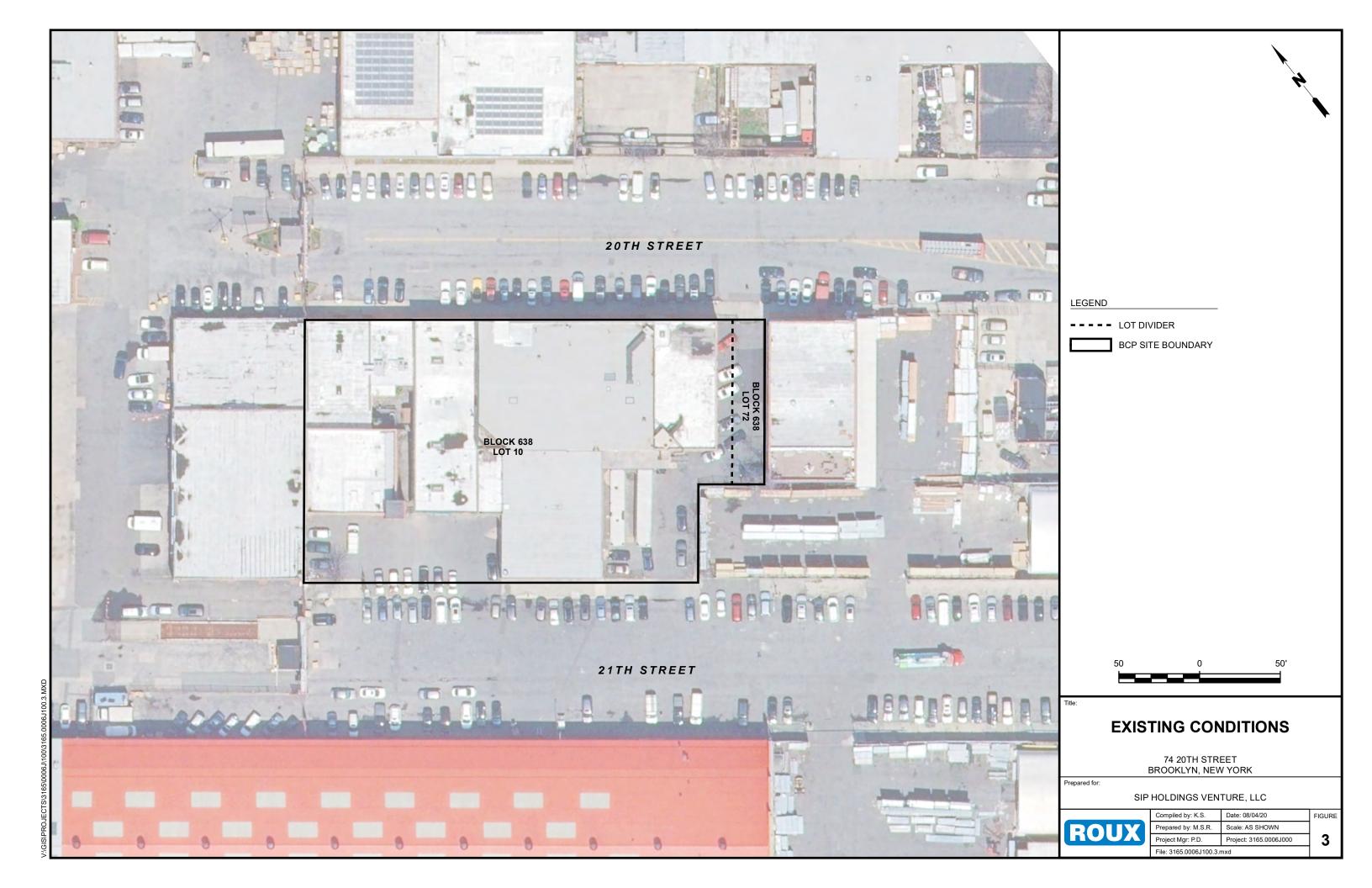
BCP Application Summary (for DEC use only)				
Site Name: Sunset Industrial Park City: Brooklyn		Idress: ^{74 20th Street} /: Kings	Zip: 11232	
Tax Block & Lot Section (if applicable):	Block: 638	Lot:	10	
Requestor Name: SIP Holdings Ventu City: Parsippany	ure, LLC	Requestor Address: Zip: 07054	One Gatehall Drive, Suite 201 Email: jporcek@bridgedev.com	
Requestor's Representative (for billing Name: Mr. John Porcek, P.E. Activ: Parsippany, NJ		tehall Drive, Suite 201 Zip: 07054	Email: jporcek@bridgedev.com	
Requestor's Attorney Name: David Yudelson/Sive Paget & Riesel Ac City: New York	ddress: 560 Lex	ington Avenue, 15th Floor Zip: 10022	Email: dyudelson@sprlaw.com	
Requestor's Consultant Name: Peter Downham/Roux Associates, Inc. Address: 402 Heron Drive City: Logan Township, NJ Percentage claimed within an En-Zone:				
Requestor's Requested Status:	olunteer _	Participant		
DER/OGC Determination: Agreen Notes:	ee 🗌 Disag	ree		
For NYC Sites, is the Requestor Seeking Tangible Property Credits: $\[\nu \]_{Yes} \ \ \square \ _{No}$				
Does Requestor Claim Property is DER/OGC Determination: Agree Notes:	_			
Does Requestor Claim Property is DER/OGC Determination: Agre Notes:		<u> </u>		
Does Requestor Claim Affordable DER/OGC Determination: ☐ Agr Notes:		ı s:		

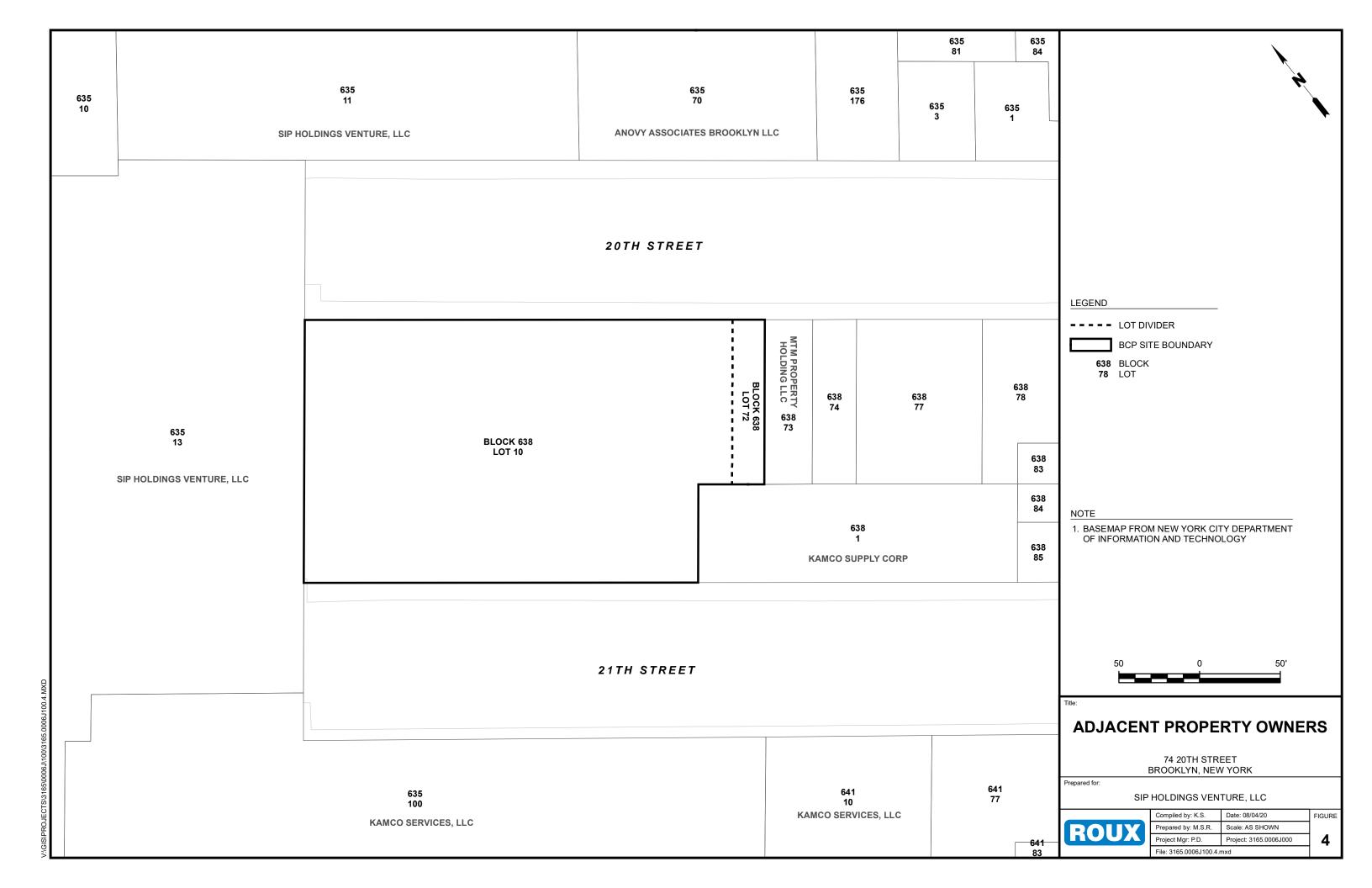
FIGURES

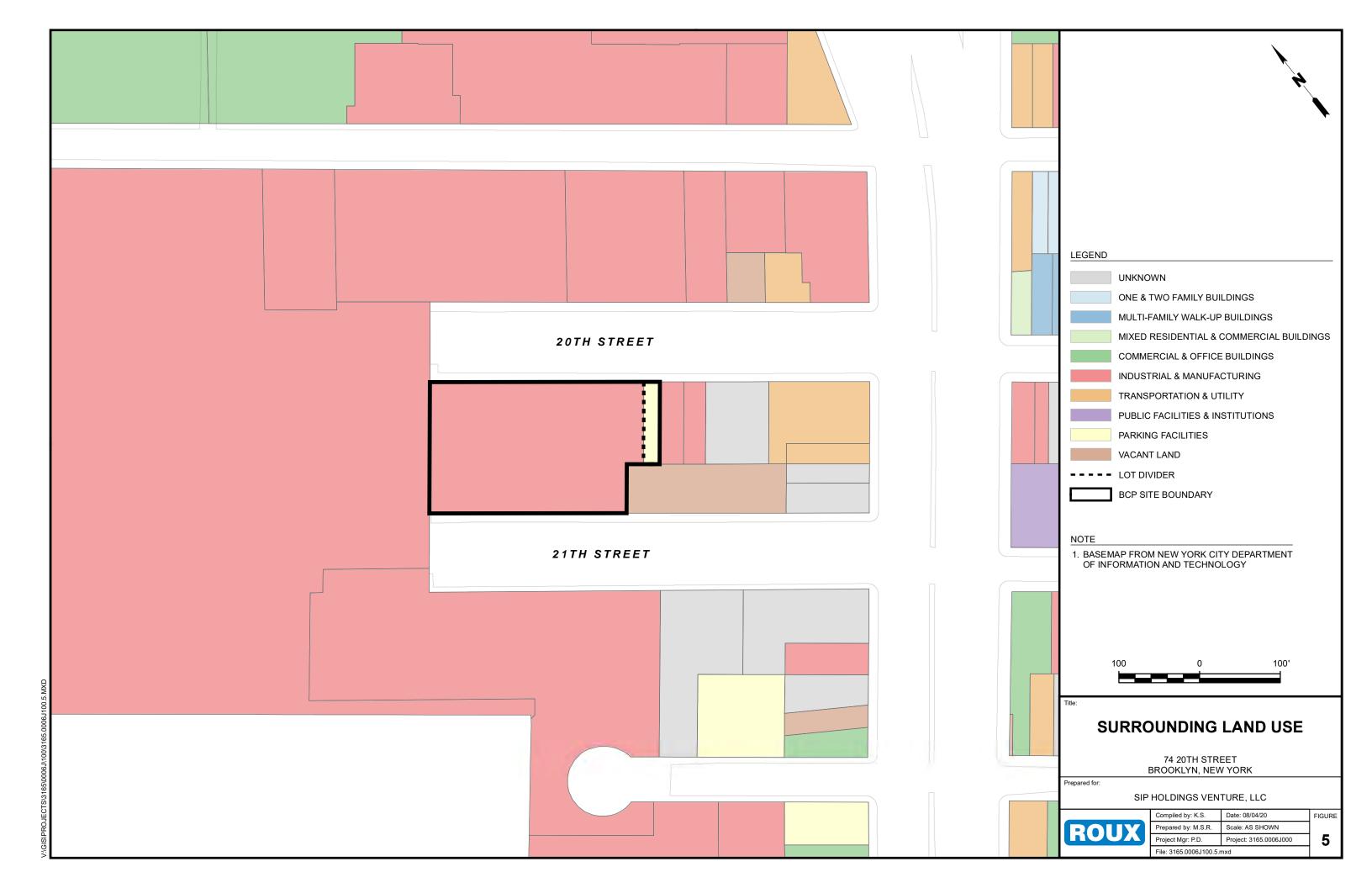
- 1. Site Location Map
- 2. Tax Map
- 3. Existing Conditions
- 4. Adjacent Property Owners
- 5. Surrounding Land Use











APPENDICES

- A. Requestor information
- B. Project Description
- C. Property's Environmental History
- D. Property Description Narrative
- E. Previous Property Owners and Operators
- F. Requestor Eligibility Information
- G. Site Contact List
- H. Land Use Factors
- I. Underutilized Affidavit

APPENDIX A

Requestor Information

Appendix A – Requestor Information

Sunset Industrial Park, 74 20th Street, Brooklyn, New York 11232

BCP Application – Section I

BCP applicant, SIP Holdings Venture, LLC is wholly owned by SIP Mezz, LLC. The Department of State entity information for SIP Holdings Venture, LLC is attached.

ROUX -1-3165.0006Y100/APA Entity Information Page 1 of 2

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through July 23, 2020.

Selected Entity Name: SIP HOLDINGS VENTURE, LLC

Selected Entity Status Information

Current Entity Name: SIP HOLDINGS VENTURE, LLC

DOS ID #: 5369624

Initial DOS Filing Date: JULY 03, 2018

County: KINGS

Jurisdiction: DELAWARE

Entity Type: FOREIGN 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)

COGENCY GLOBAL INC. 122 EAST 42ND STREET 18TH FLOOR NEW YORK, NEW YORK, 10168

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

Entity Information Page 2 of 2

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

JUL 03, 2018 Actual SIP HOLDINGS VENTURE, 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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APPENDIX B

Project Description

Appendix B - Project Description

Sunset Industrial Park, 74 20th Street, Brooklyn, New York 11232 BCP Application – Section II, Question 4

The Site proposed for entry into the Brownfield Cleanup Program (BCP) is located at 74 20th Street, Brooklyn, New York, between 20th Street and 21st Street (Figure 1). The Site is comprised of Tax Block 638, Lots 10 and 72 in Kings County and encompasses approximately 0.99 acres, as shown on Figure 2. The proposed development Site is bounded by Carisma lumber yard to the east; 601 Sunset Owner LLC industrial properties to the west; 20th Street to the north; and 21st Street to the south. A recent Site ALTA survey is provided in Appendix B. As shown on Figure 3, the Site on Lot 10 contains an asphalt parking lot, four interconnected buildings with two floors comprising a gross floor area of 40,950 square feet; and Lot 72 contains an asphalt parking lot.

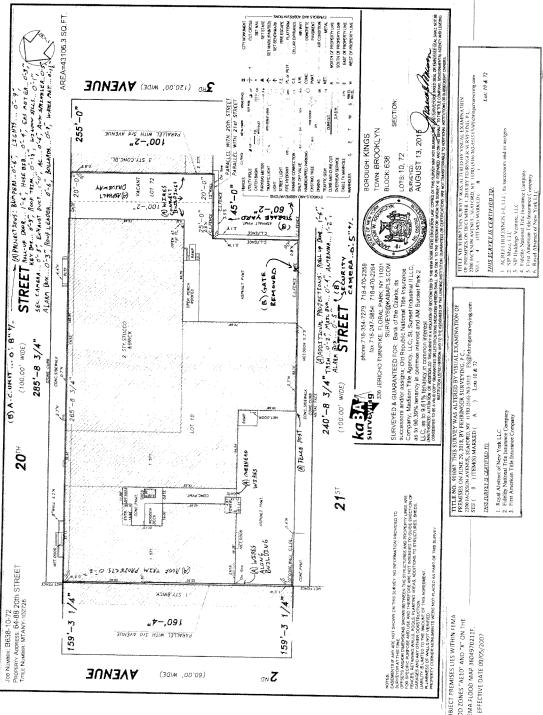
Proposed Development Plan

The development plan has not been finalized; however, the contemplated development plan includes warehouse space for parking to support the local business needs. A Property Map showing the Site boundary is provided as Figure 2.

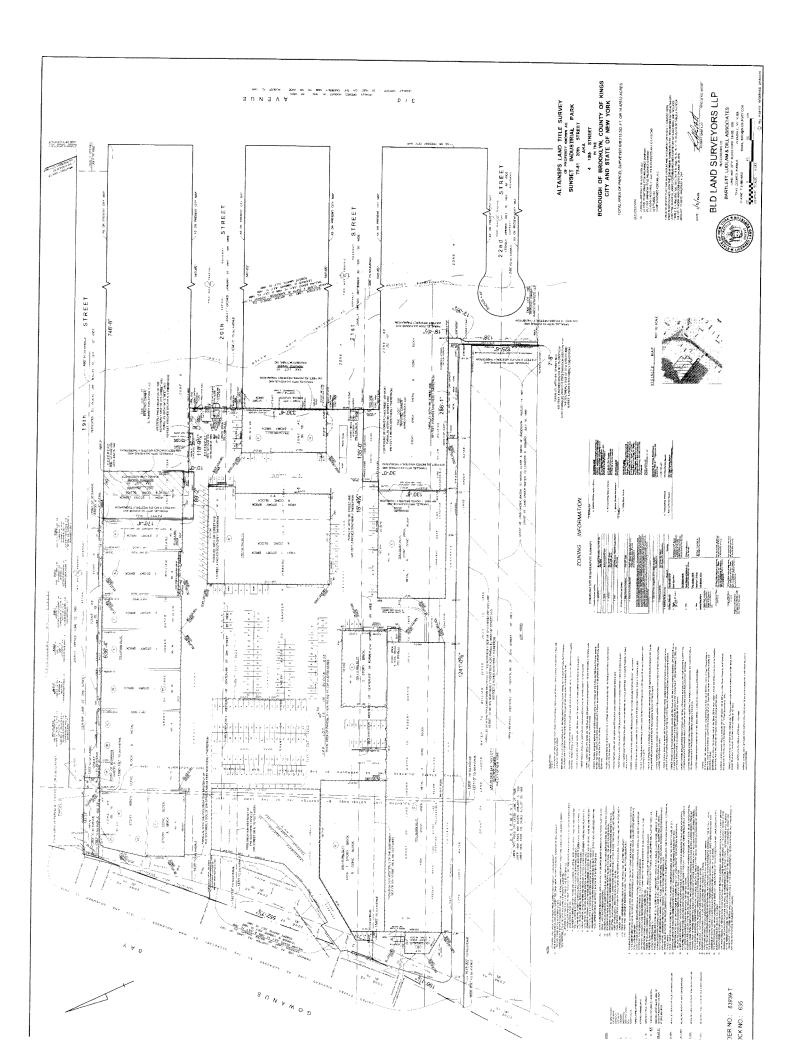
Projected Schedule

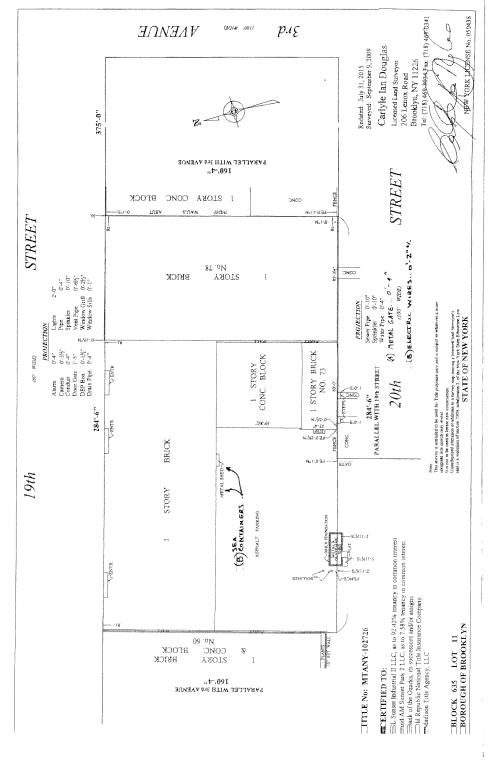
Timeframe	Description	
September 2020	Submit BCP Application	
September 2020	Submit Interim Remedial Measure Work Plan / Remedial Investigation Work Plan	
November 20, 2020	Finalize and Execute Brownfields Cleanup Agreement	
November 20, 2020	Finalize Interim Remedial Measure Work Plan / Remedial Investigation Work Plan	
November 20, 2020	Begin Demolition/Hot Spot Remediation/ RI	
January 2021	Submit Remedial Investigation Report/Remedial Action Work Plan Report/Alternatives Analysis Report	
March to April 2021	45-day Public Comment Period	
December 2021	Anticipated issuance of Certificate of Completion	

ROUX -1- 3165.0006Y100/APB



(A) SUBJECT PREMISES LIES WITHIN FEMA FLOOD ZONES "AE10" AND "X" ON THE FEMA FLOOD MAP 3604970211F.





(A) SUBJECT PREMISES LIES WITHIN EEMA FLOOD ZONES "AELO" AND "X" ON THE FEMA FLOOD MAP 36049702115, EFECTIVE DATE 09/05/2007

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1. ACREPT HOLDINGS 5-1, ELC, its 2. SIP Mezz, 1, LC. 33. SIP Holdings Venture, 1, LC. 4. Fidelity National Fish Insurance Co.

THIS SURVEY IS CERTIFIED TO:





APPENDIX C

- C-1. Property's Environmental History
- C-2. Environmental Reports (Documents Included Electronically)
 - 1. Environmental Data Resources Report (EDR, March 2020)
 - 2. Focused Phase II Environmental Site Assessment Summary and Results (Roux, August 2020)

Sunset Industrial Park, 74 20th Street, Brooklyn, New York 11232 BCP Application - Section III

Previously conducted environmental investigations conducted at the site are attached for review in Appendix C and enclosed CD:

 Phase II ESA, prepared by Roux Environmental Engineering and Geology, D.P.C, dated August 28, 2020

A Remedial Investigation will be performed following entry into the BCP. A summary of findings from past investigations is as follows:

Phase II ESA, prepared by Roux Environmental Engineering and Geology, D.P.C, dated August 28, 2020

Soil samples were collected from 21 soil borings and one successful test pit at the Site. Soil was predominately a mixture of historic fill consisting of brown, black, red brown, and gray sand, gravel, brick, wood, concrete, and asphalt. Fill having staining, odor, and elevated photoionization detector (PID) values was observed at the soil borings completed in the southeastern parking lot at the Site, representing AOC 1-Former Hazardous Waste Storage area. Groundwater, when encountered, was observed at a depth of approximately 8 ft bls.

SOIL

The proposed site redevelopment plan is to provide parking to support an adjacent industrial facility, therefore the soil data from the Phase II ESA was compared to the NYSDEC Soil Cleanup Objectives (SCOs) for Unrestricted Use SCOs (UUSCOs), Industrial Use SCOs (ISCOs) and the Protection of Groundwater SCOs (PGWSCOs). A summary of the data results is presented below. Additional soil sampling and analysis is planned as part of the Remedial Investigation upon acceptance into the NYSDEC Brownfields Cleanup Program.

Volatile Organic Compounds (VOCs)

The Phase II ESA (Roux 2020) Table 1 presents a summary of the VOC analytical data collected. Plate 1 of the BCP Application summarizes the Soil Cleanup Objectives exceedances.

The majority of VOC concentrations were below laboratory detection limits. Samples did exhibit exceedances of UUSCOs, PGWSCOs, or ISCOs in 12 of the 38 soil samples collected. The VOCs detected in exceedance of the applicable SCOs are acetone, benzene, ethylbenzene, toluene, and xylenes.

Laboratory analytical data for the exceedances of the SCOs for VOCs are summarized below with the maximum concentration noted in red text.

Analyte	Number of Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	SCOs (mg/kg or ppm)
Acetone	UUSCOs: 7 PGWSCOs: 7 ISCOs: 0	SP-05 (7.5-8 ft bls) SP-12 (0-2 ft bls) SP-12 (11.5-12.5 ft bls) SP-13 (7.5-8.5 ft bls) SP-14 (4-6 ft bls) SP-14 (7.5-8.5 ft bls) SP-21 (7-8 ft bls)	0.063 0.076 0.13 0.067 0.13 0.086 0.12	UUSCOs: 0.05 PGWSCOs: 0.05 ISCOs:1000
Benzene	UUSCOs: 1 PGWSCOs: 1 ISCOs: 0	SP-07 (0-2 ft bls)	0.092J	UUSCOs: 0.06 PGWSCOs: 0.06 ISCOs: 89

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Analyte	Number of Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	SCOs (mg/kg or ppm)
Ethylbenzene	UUSCOs: 3	SP-06 (0-2 ft bls)	330	UUSCOs: 1
	PGWSCOs: 3	SP-06 (0-2 ft bls) FD	<mark>370</mark>	PGWSCOs: 1
	ISCOs: 0	SP-08 (0-2 ft bls)	1.4	ISCOs: 780
Toluene	UUSCOs: 3	SP-06 (0-2 ft bls)	2.4 JT	UUSCOs: 0.7
	PGWSCOs: 3	SP-06 (0-2 ft bls) FD	2.3 J	PGWSCOs: 0.7
	ISCOs: 0	SP-08 (0-2 ft bls)	2.3	ISCOs: 1000
Xylenes	UUSCOs: 5 PGWSCOs: 4 ISCOs: 2	SP-06 (0-2 ft bls) SP-06 (0-2 ft bls) FD SP-06 (8-8.5 ft bls) SP-07 (0-2 ft bls) SP-08 (0-2 ft bls)	1600 2000 4.8 0.82 8.7	UUSCOs: 0.26 PGWSCOs: 1.6 ISCOs: 1000

Semivolatile Organic Compounds (SVOCs)

The Phase II ESA (Roux 2020) Table 2 presents a summary of SVOC analytical data collected. Plate 1 of the BCP Application summarizes the Soil Cleanup Objectives exceedances.

Concentrations of several SVOCs, specifically polycyclic aromatic hydrocarbons (PAHs), were detected in exceedance of the UUSCOs, ISCOs, or PGWSCOs in 15 of the 32 soil samples. PAHs are commonly detected in historical fill. The SVOCs detected in exceedance of applicable SCOs are 4-methylphenol (P-Cresol), benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenz(a,h)anthracene, indeno(1,2,3-c,d)pyrene, and pyrene.

Laboratory analytical data for the exceedances of SCOs for SVOCs are summarized below with the maximum concentration noted in red text.

Analyte	Number of Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	SCOs (mg/kg or ppm)
4-Methylphenol (P-Cresol)	UUSCOs: 1 PGWSCOs: 1 ISCOs: 0	SP-14 (4-6 ft bls)	0.58JT	UUSCOs: 0.33 PGWSCOs:0.33 ISCOs: 1000
Benzo(A)Anthracene	UUSCOs: 10 PGWSCOs: 10 ISCOs: 1	SP-06 (0-2 ft bls) SP-06 (0-2 ft bls) FD SP-07 (0-2 ft bls) SP-08 (0-2 ft bls) SP-12 (0-2 ft bls) SP-14 (4-6 ft bls) SP-19 (2.5-4.5 ft bls) FD SP-19 (5-6 ft bls) SP-20 (5-6 ft bls) TP-01 (0-0 ft bls)	3.4T 3.3 1.5 1.5 1.2 12T 2.4 6.7 6.4 1.5	UUSCOs: 1 PGWSCOs: 1 ISCOs:11

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Analyte	Number of Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	SCOs (mg/kg or ppm)
Benzo(A)Pyrene	UUSCOs: 10 PGWSCOs: 0 ISCOs: 10	SP-06 (0-2 ft bls) SP-06 (0-2 ft bls) FD SP-08 (0-2 ft bls) SP-12 (0-2 ft bls) SP-14 (4-6 ft bls) SP-19 (2.5-4.5 ft bls) SP-19 (5-6 ft bls) SP-19 (5-6 ft bls) SP-20 (5-6 ft bls) TP-01 (0-0 ft bls)	3T 3 1.2 1.2 6.9T 1.4 2.2 5.4 5.8 1.3	UUSCOs: 1 PGWSCOs: 22 ISCOs: 1.1
Benzo(B)Fluoranthene	UUSCOs: 13 PGWSCOs: 8 ISCOs: 0	SP-05 (7.5-8 ft bls) SP-06 (0-2 ft bls) SP-06 (0-2 ft bls) SP-07 (0-2 ft bls) SP-08 (0-2 ft bls) SP-12 (0-2 ft bls) SP-14 (4-6 ft bls) SP-18 (2.5-4.5 ft bls) SP-19 (2.5-4.5 ft bls) SP-19 (5-6 ft bls) SP-20 (5-6 ft bls) TP-01 (0-0 ft bls)	1.1 3.7T 3.6 1.5 1.8 1.7 6.5T 1.2 1.6 2.9 6.5 7	UUSCOs: 1 PGWSCOs: 1.7 ISCOs: 11
Benzo(K)Fluoranthene	UUSCOs: 6 PGWSCOs: 2 ISCOs: 0	SP-06 (0-2 ft bls) SP-06 (0-2 ft bls) FD SP-14 (4-6 ft bls) SP-19 (2.5-4.5 ft bls) FD SP-19 (5-6 ft bls) SP-20 (5-6 ft bls)	1.6T 1.7 1.6T 1 2.7 2.8	UUSCOs: 0.8 PGWSCOs: 1.7 ISCOs: 110
Chrysene	UUSCOs: 11 PGWSCOs: 11 ISCOs: 0	SP-05 (7.5-8 ft bls) SP-06 (0-2 ft bls) SP-06 (0-2 ft bls) FD SP-07 (0-2 ft bls) SP-08 (0-2 ft bls) SP-12 (0-2 ft bls) SP-14 (4-6 ft bls) SP-19 (2.5-4.5 ft bls) FD SP-19 (5-6 ft bls) SP-20 (5-6 ft bls) TP-01 (0-0 ft bls)	1.1 3.7T 3.7 3.4 1.6 1.3 14T 2.2 6.1 5.9 1.4	UUSCOs: 1 PGWSCOs: 1 ISCOs: 110
Dibenz(A,H)Anthracene	UUSCOs: 5 PGWSCOs: 0 ISCOs: 0	SP-06 (0-2 ft bls) SP-06 (0-2 ft bls) FD SP-14 (4-6 ft bls) SP-19 (5-6 ft bls) SP-20 (5-6 ft bls)	0.39T 0.35 0.92T 0.71 0.76	UUSCOs: 0.33 PGWSCOs: 1000 ISCOs: 1.1

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Analyte	Number of Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	SCOs (mg/kg or ppm)
Indeno(1,2,3-C,D)Pyrene	UUSCOs: 14 PGWSCOs:0 ISCOs: 0	SP-03 (0-1 ft bls) SP-05 (7.5-8 ft bls) SP-06 (0-2 ft bls) SP-06 (0-2 ft bls) SP-07 (0-2 ft bls) SP-08 (0-2 ft bls) SP-12 (0-2 ft bls) SP-14 (4-6 ft bls) SP-14 (4-6 ft bls) SP-19 (2.5-4.5 ft bls) SP-19 (2.5-4.5 ft bls) SP-19 (5-6 ft bls) SP-20 (5-6 ft bls) TP-01 (0-0 ft bls)	0.73 0.56 1.5T 1.4 0.84 0.6 0.8 2T 0.76 0.91 1.3 3.5 3.7 0.65	UUSCOs: 0.5 PGWSCOs: 8.2 ISCOs: 11
Naphthalene	UUSCOs: 1 PGWSCOs: 1 ISCOs: 0	SP-14 (4-6 ft bls)	16T	UUSCOs: 12 PGWSCOs: 12 ISCOs: 1000

Metals

The Phase II ESA (Roux 2020) Table 3 presents a summary of metals analytical data. Plate 1 of the BCP Application summarizes the Soil Cleanup Objectives exceedances.

Metals were detected above UUSCOs, ISCOs, or PGWSCOs in 33 of the 36 samples collected. The metals detected in exceedance are arsenic, barium, cadmium, chromium (total), copper, lead, mercury, nickel, selenium, and zinc. The concentrations and distribution of the metals detected in exceedance are characteristic of historical fill.

Laboratory analytical data for the exceedances of SCOs for metals are summarized below with the maximum concentration noted in red text.

Analyte	Number of Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	SCOs (mh/kg or ppm)
Arsenic	UUSCOs: 7 PGWSCOs: 4 ISCOs: 4	SP-03 (0-1 ft bls) SP-03 (1-3 ft bls) SP-03 (4-5 ft bls) SP-08 (0-2 ft bls) SP-11 (0-2 ft bls) SP-17 (1-3 ft bls) TP-01 (0-0 ft bls)	20 14.5 25 13.5 18.3B 23.4 13.3	UUSCOs: 13 PGWSCOs: 16 ISCOs: 16

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Analyte	Number of Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	SCOs (mh/kg or ppm)
Barium	UUSCOs: 11 PGWSCOs: 5 ISCOs: 0	SP-03 (0-1 ft bls) SP-03 (1-3 ft bls) SP-03 (3-4 ft bls) SP-03 (4-5 ft bls) SP-05 (0-2 ft bls) SP-08 (0-2 ft bls) SP-11 (0-2 ft bls) SP-12 (0-2 ft bls) SP-12 (1-3 ft bls) SP-16 (1-3 ft bls) SP-17 (1-3 ft bls)	709 935 945 513 368 1020 410 691 878 525	UUSCOs: 350 PGWSCOs: 820 ISCOs: 10000
Chromium, Total	UUSCOs: 11 PGWSCOs: ISCOs: 0	SP-03 (0-1 ft bls) SP-03 (1-3 ft bls) SP-03 (3-4 ft bls) SP-03 (4-5 ft bls) SP-05 (0-2 ft bls) SP-08 (0-2 ft bls) SP-09 (0-2 ft bls) SP-10 (0-2 ft bls) SP-10 (0-2 ft bls) SP-12 (0-2 ft bls) SP-15 (1-3 ft bls) SP-17 (1-3 ft bls)	37.4 61.1 71.7 46.4 49.1 53.7 35.9 46.7 101 34	UUSCOs: 30 PGWSCOs: ISCOs: 6800
Copper	UUSCOs: 10 PGWSCOs: 0 ISCOs: 0	SP-03 (0-1 ft bls) SP-03 (1-3 ft bls) SP-03 (3-4 ft bls) SP-03 (4-5 ft bls) SP-05 (7.5-8 ft bls) SP-08 (0-2 ft bls) SP-11 (0-2 ft bls) SP-12 (0-3 ft bls) SP-15 (1-3 ft bls) TP-01 (0-0 ft bls)	203 212 162 449 63.7 81.6 50.3 226 53.5 106	UUSCOs: 50 PGWSCOs: 1720 ISCOs: 10000

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Analyte	Number of	Location of SCO	Concentrations	SCOs
	Exceedances	Exceedance	(mg/kg or ppm)	(mh/kg or ppm)
Lead	UUSCOs: 32 PGWSCOs: 10 ISCOs: 0	SP-01 (0-1 ft bls) SP-02 (0-1 ft bls) SP-03 (0-1 ft bls) SP-03 (1-3 ft bls) SP-03 (1-3 ft bls) SP-03 (3-4 ft bls) SP-03 (4-5 ft bls) SP-04 (0-2 ft bls) SP-05 (0-2 ft bls) SP-06 (0-2 ft bls) SP-06 (0-2 ft bls) SP-06 (0-2 ft bls) SP-06 (0-2 ft bls) SP-07 (0-2 ft bls) SP-08 (0-2 ft bls) SP-09 (0-2 ft bls) SP-10 (0-2 ft bls) SP-10 (0-2 ft bls) SP-11 (0-2 ft bls) SP-11 (0-2 ft bls) SP-14 (4-6 ft bls) SP-15 (1-3 ft bls) SP-15 (1-3 ft bls) SP-16 (1-3 ft bls) SP-17 (3-5 ft bls) SP-18 (6.5- 7.5 ft bls) SP-19 (2.5-4.5 ft bls) SP-19 (2.5-4.5 ft bls) SP-19 (2.5-4.5 ft bls) SP-19 (2.5-4.5 ft bls) SP-19 (2-3 ft bls) SP-20 (2-3 ft bls) SP-20 (2-3 ft bls) SP-21 (2-4 ft bls) SP-21 (7-8 ft bls) TP-01 (0-0 ft bls)	180 73.6 1450 1590 1100 792 73.5 364 341 345 424 493 131 570 182 575 191 2670 188 915 413 1830 203 146 307 381 140 386 254 317 167 359	UUSCOs: 63 PGWSCOs: 450 ISCOs: 3900

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Analyte	Number of Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	SCOs (mh/kg or ppm)
Mercury	UUSCOs: 21 PGWSCOs: 17 ISCOs: 5	SP-01 (0-1 ft bls) SP-03 (0-1 ft bls) SP-03 (0-1 ft bls) SP-03 (1-3 ft bls) SP-03 (3-4 ft bls) SP-03 (4-5 ft bls) SP-05 (0-2 ft bls) SP-05 (0-2 ft bls) SP-06 (0-2 ft bls) SP-06 (0-2 ft bls) SP-06 (0-2 ft bls) SP-06 (8-8.5 ft bls) SP-07 (0-2 ft bls) SP-08 (0-2 ft bls) SP-09 (0-2 ft bls) SP-09 (0-2 ft bls) SP-10 (0-2 ft bls) SP-10 (0-2 ft bls) SP-11 (0-2 ft bls) SP-12 (0-2 ft bls) SP-14 (1-3 ft bls) SP-15 (1-3 ft bls) SP-17 (3-5 ft bls) SP-17 (3-5 ft bls) SP-17 (3-5 ft bls) SP-17 (0-0 ft bls)	3.7 7.9 6.6 7.1 3.9 0.82 3.9 1.8 1.5 0.65 0.19 3.1 0.56 2 3 5.8 1.5 11.6 0.89 0.94 0.47	UUSCOs: 0.18 PGWSCOs: 0.73 ISCOs: 5.7
Nickel	UUSCOs: 1 PGWSCOs: 0 ISCOs: 0	SP-03 (3-4 ft bls)	39.9	UUSCOs: 30 PGWSCOs:130 ISCOs: 10000
Selenium	UUSCOs: 1 PGWSCOs: 1 ISCOs: 0	SP-17 (1-3 ft bls)	4.3BJ	UUSCOs: 3.9 PGWSCOs:4 ISCOs: 6800
Zinc	UUSCOs: 18 PGWSCOs: 0 ISCOs: 0	SP-03 (0-1 ft bls) SP-03 (1-3 ft bls) SP-03 (3-4 ft bls) SP-03 (4-5 bf bls) SP-05 (0-2 ft bls) SP-05 (7.5-8 ft bls) SP-06 (0-2 ft bls) SP-06 (0-6 bls) FD SP-08 (0-2 ft bls) SP-10 (0-2 ft bls) SP-11 (0-2 ft bls) SP-11 (0-2 ft bls) SP-12 (0-2 ft bls) SP-15 (1-3 ft bls) SP-16 (1-3 ft bls) SP-17 (1-3 ft bls) SP-17 (3-5 ft bls) SP-17 (3-5 ft bls) FD TP-01 (0-0 ft bls)	1160 1010 871 349 281 151 177 185 403 527 351 1370 336 157 942 200 707 272	UUSCOs: 109 PGWSCOs: 2480 ISCOs:10000

Polychlorinated biphenyls (PCBs)

The Phase II ESA (Roux 2020) Table 4 presents a summary of PCB analytical data collected. Plate 1 of the BCP Application summarizes the Soil Cleanup Objectives exceedances.

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Laboratory analytical data for the exceedances of SCOs for PCBs are summarized below with the maximum concentration noted in red text.

Analyte	Number of Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	SCOs (mg/kg or ppm)
PCBs	UUSCOs: 1 PGWSCOs: 0 ISCOs: 0	SP-12 (0-2 ft bls)	0.29	UUSCOs: 0.1 PGWSCOs 3.2 ISCOs: 25

GROUNDWATER

The groundwater data from the Phase II ESA was compared to the NYSDEC Ambient Water-Quality Standards and Guidance Values (AWQSGVs). A summary of the data results is presented below.

Volatile Organic Compounds (VOCs)

The Phase II ESA (Roux 2020) Table 5 presents a summary of the VOC analytical data collected. Plate 2 of the BCP Application summarizes the AWQSGVs exceedances.

The majority of VOC concentrations were below laboratory detection limits. Samples did exhibit AWQSGVs exceedances in 2 of the 7 groundwater samples collected. The VOCs detected in exceedance of the applicable AWQSGVs are ethylbenzene, m,p-Xylene, and O-xylene (1,2 Dimethylbenzene).

Laboratory analytical data for the exceedances of the SCOs for VOCs are summarized below with the maximum concentration noted in bold text.

VOCs	Number of Exceedances	Location of NYSDEC AWQS Exceedance	Concentrations (μg/L)	NYSDEC AWQS (μg/L)
Ethylbenzene	2	SP-06GW	110	5
Lutybetizette	2	SP-06GW DUP	12	3
man Vidana	2	SP-06GW	450	F
m,p-Xylene	2	SP-06GW DUP	56	5
O-Xylene (1,2 Dimethylbenzene)	1	SP-06GW DUP	8.2	5

Metals

The Phase II ESA (Roux 2020) Table 6 presents a summary of the metals analytical data collected. Plate 2 of the BCP Application summarizes the AWQSGVs exceedances.

Metals were detected above AWQSGVs in all of the samples collected. The total metals detected in exceedance are antimony, arsenic, barium, beryllium, chromium, copper, iron, lead, magnesium, manganese, mercury, nickel, sodium, and thallium. The dissolved metals detected in exceedance are antimony, manganese, and sodium.

Laboratory analytical data for the exceedances of AWQSGVs for metals are summarized below with the maximum concentration noted in bold text.

Metals	Number of Exceedances	Location of NYSDEC AWQS Exceedances	Concentrations (μg/L)	NYSDEC AWQS (μg/L)
		SP-10-GW	15.6	
Total Antimony	3	SP-10-GW DUP	8.3	3
		SP-12-GW	7.2	
Dissolved Antimony	1	SP-12-GW	8.6	3
Total Arsenic	1	SP-04GW	39.9	25
Total Barium	1	SP-04GW	2160	1000
Total Beryllium	1	SP-04GW	10.8	3
Total Chromium	1	SP-04GW	153	50
Total Copper	1	SP-04GW	222	200
		SP-04GW	135,000	
		SP-06GW	7,550	
		SP-06GW DUP	2,350	
Total Iron	7	SP-08GW	37,400	300
		SP-10-GW	31,500	
		SP-10-GW DUP	30,100	
		SP-12-GW	22,700	
		SP-04GW	1,080	
		SP-06GW	103	
		SP-06GW DUP	48.5	
Total Lead	7	SP-08GW	149	25
		SP-10-GW	125	
		SP-10-GW DUP	95.8	
		SP-12-GW	60.8	
Total Magnagium	2	SP-04GW	61,500	35000
Total Magnesium	2	SP-12-GW	36,800	35000
		SP-04GW	4,620	
		SP-06GW	3,630	
		SP-06GW DUP	3,710	
Total Manganese	7	SP-08GW	1,070	300
		SP-10-GW	5,550	
		SP-10-GW DUP	6,010	
		SP-12-GW	381	
		SP-06GW	3,560	
		SP-06GW DUP	3,680	
Dissolved Manganese	anese 5	SP-08GW	574	300
		SP-10-GW	6,040	
		SP-10-GW DUP	6,660	

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Metals	Number of Exceedances	Location of NYSDEC AWQS Exceedances	Concentrations (μg/L)	NYSDEC AWQS (μg/L)
Total Mercury	2	SP-04GW	3.1	0.7
,	_	SP-08GW	1.3	0.7
Total Nickel	1	SP-04GW	347	100
		SP-04GW	374,000	
		SP-06GW	218,000	
		SP-06GW DUP	222,000	
Total Sodium	7	SP-08GW	103,000	20,000
		SP-10-GW	143,000	
		SP-10-GW DUP	144,000	
		SP-12-GW	208,000	
		SP-06GW	218,000	
		SP-06GW DUP	220,000	
Dissolved Sodium		SP-08GW	118,000	20,000
	6	SP-10-GW	152,000	20,000
		SP-10-GW DUP	153,000	
		SP-12-GW	197,000	
Total Thallium	1	SP-04GW	2.1	0.5

SOIL VAPOR

The Phase II ESA (Roux 2020) Table 9 presents a summary of the soil vapor analytical data collected. Plate 3 of the BCP Application summarizes soil vapor detections. The highest concentrations of petroleum related compounds in soil vapor were detected at locations SP-06 and SP-08.

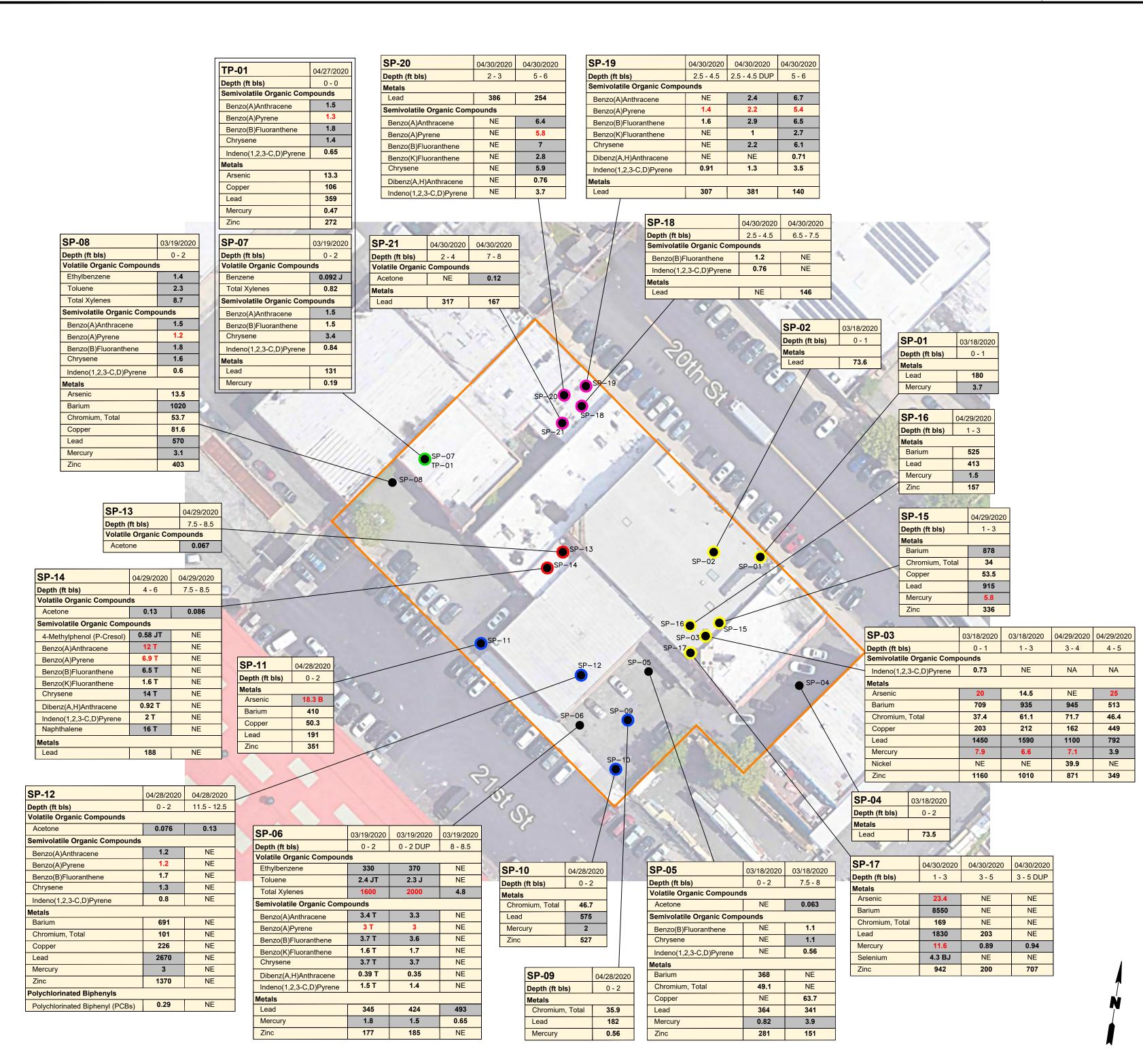
The NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion provides three matrices with guidance values for sub-slab and indoor air comparison for eight CVOCs. The concentrations considered in the matrix are intended for sub-slab vapor beneath an existing building and indoor air within the building, and therefore a direct comparison cannot be made to the data collected during this investigation. Although we do not have the ability to collect sub-slab or indoor air samples at this time because the future buildings at the Site have not been constructed, the matrices can still be used as an evaluation for the presence of these compounds in soil vapor. The concentrations of the CVOC detections were relatively low in soil vapor samples across the Site were below mitigate action levels.

Laboratory analytical detections in soil vapor are summarized below with the maximum concentration noted in bold text.

VOCs	Number of Detections	Location of Detections	Concentrations (UG/M3)
1,1,2-Trichloro-1,2,2-Trifluoroethane	3	SP-01 SP-02 SP-08	0.38 J 0.6 J 0.36 J
1,2,4-Trimethylbenzene	4	SP-01 SP-02 SP-06 SP-08	2.7 5.8 56 12
1,3,5-Trimethylbenzene (Mesitylene)	4	SP-01 SP-02 SP-06 SP-08	0.77 J 1.4 180 9
1,3-Butadiene	2	SP-02 SP-08	0.41 J 8.5
1,4-Dioxane (P-Dioxane)	1	SP-02	6.6 J
2,2,4-Trimethylpentane	4	SP-01 SP-02 SP-06 SP-08	7.8 26 140 2500 D
2-Hexanone	3	SP-01 SP-02 SP-08	4.2 5.8 19
4-Ethyltoluene	4	SP-01 SP-02 SP-06 SP-08	0.65 J 1.3 220 B 10
Acetone	4	SP-01 SP-02 SP-06 SP-08	62 13 87 J 49
Benzene	4	SP-01 SP-02 SP-06 SP-08	2.2 3.8 17 83
Bromodichloromethane	1	SP-02	0.98 J
Butane	4	SP-01 SP-02 SP-06 SP-08	170 D 7.4 150 250 D
Carbon Disulfide	4	SP-01 SP-02 SP-06 SP-08	7.5 6.9 42 560 D
Carbon Tetrachloride	3	SP-01 SP-02 SP-08	0.37 0.64 0.25
Chlorodifluoromethane	2	SP-01 SP-02	1.2 J 0.81

VOCs	Number of Detections	Location of Detections	Concentrations (UG/M3)
Chloroethane	2	SP-02 SP-08	0.42 J 0.93 J
Chloroform	2	SP-01 SP-02	4.1 34
Chloromethane	2	SP-01 SP-08	0.86 J 4.2
Cyclohexane	4	SP-01 SP-02 SP-06 SP-08	6 2.4 87 220 D
Cymene	1	SP-08	0.34 J
Dichlorodifluoromethane	3	SP-01 SP-02 SP-08	1.3 J 1.5 J 1.5 J
Ethylbenzene	4	SP-01 SP-02 SP-06 SP-08	1.2 2.9 66,000 ED 570 D
Isopropanol	2	SP-01 SP-08	72 D 31
Isopropylbenzene (Cumene)	4	SP-01 SP-02 SP-06 SP-08	0.21 J 0.38 J 590 40
m,p-Xylene	4	SP-01 SP-02 SP-06 SP-08	4 6.1 200,000 ED 1,400 D
Methyl Ethyl Ketone (2-Butanone)	4	SP-01 SP-02 SP-06 SP-08	57 41 88 110
Methyl Isobutyl Ketone (4-Methyl-2- Pentanone)	2	SP-01 SP-02	1.2 J 0.69 J
Methylene Chloride	3	SP-01 SP-02 SP-08	4.3 1.8 0.97 J
Naphthalene	3	SP-01 SP-02 SP-08	1.2 J 1.9 J 1.9 J
N-Butylbenzene	3	SP-01 SP-02 SP-08	0.28 J 1.94 J 0.63 J
N-Heptane	4	SP-01 SP-02 SP-06 SP-08	3.8 9.3 160 400 D

VOCs	Number of Detections	Location of Detections	Concentrations (UG/M3)
N-Hexane	4	SP-01 SP-02 SP-06 SP-08	10 9.9 16 210 D
N-Propylbenzene	4	SP-01 SP-02 SP-06 SP-08	0.45 J 0.87 J 330 B 30
O-Xylene (1,2-Dimethylbenzene)	4	SP-01 SP-02 SP-06 SP-08	1.6 2.8 21,000 D 510 D
Sec-Butylbenzene	2	SP-06 SP-08	7.6 J 8.3 J
Styrene	2	SP-01 SP-02	0.52 J 0.47 J
Tert-Butyl Alcohol	4	SP-01 SP-02 SP-06 SP-08	3 J 3.2 J 6.8, J 9,.4 J
Tert-Butyl Methyl Ether	2	SP-01 SP-08	0.83 1.9
Tetrachloroethylene (PCE)	2	SP-01 SP-02	0.52 J 1.1 J
Toluene	4	SP-01 SP-02 SP-06 SP-08	11 27 970 3,600 D
Trichlorofluoromethane	3	SP-01 SP-02 SP-08	1.1 1.2 0.87 J
Vinyl Chloride	1	SP-08	0.44



LEGEND

PROPERTY BOUNDARY

SP-03 INVESTIGATION

"PIT" INVESTIGATION

UST INVESTIGATION

SP-06 INVESTIGATION

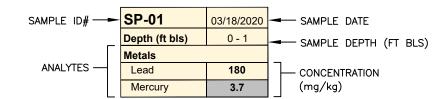
"SUMP/PIT" INVESTIGATION

SP-01 ■ SOIL SAMPLE POINT LOCATION AND DESIGNATION

O PIPING RUNS (TBD)

O STAINING ON WALLS (TBD)

TYPICAL DATA BOX INFORMATION



Parameter	Unit	NYSDEC Part 375 Unrestricted Use	NYSDEC Part 375 Protection of	NYSDEC Part 375 Industrial
		SCO	Groundwater SCO	SCO
Volatile Organic Compounds				
Acetone	MG/KG	0.05	0.05	1000
Benzene	MG/KG	0.06	0.06	89
Ethylbenzene	MG/KG	1	1	780
Toluene	MG/KG	0.7	0.7	1000
Xylenes	MG/KG	0.26	1.6	1000
Semivolatile Organic Compou	nds			
4-Methylphenol (P-Cresol)	MG/KG	0.33	0.33	1000
Benzo(A)Anthracene	MG/KG	1	1	11
Benzo(A)Pyrene	MG/KG	1	22	1.1
Benzo(B)Fluoranthene	MG/KG	1	1.7	11
Benzo(K)Fluoranthene	MG/KG	0.8	1.7	110
Chrysene	MG/KG	1	1	110
Dibenz(A,H)Anthracene	MG/KG	0.33	1000	1.1
Indeno(1,2,3-C,D)Pyrene	MG/KG	0.5	8.2	11
Naphthalene	MG/KG	12	12	1000
Metals				
Arsenic	MG/KG	13	16	16
Barium	MG/KG	350	820	10000
Chromium, Total	MG/KG	30		6800
Copper	MG/KG	50	1720	10000
Lead	MG/KG	63	450	3900
Mercury	MG/KG	0.18	0.73	5.7
Nickel	MG/KG	30	130	10000
Selenium	MG/KG	3.9	4	6800
Zinc	MG/KG	109	2480	10000
Polychlorinated Biphenyls (PC	Bs)			
Polychlorinated Biphenyl (PCBs)	MG/KG	0.1	3.2	25

Concentrations in mg/kg

mg/kg - Milligrams per kilogram

NYSDEC - New York State Department of Environmental Conservation

--- No NYSDEC Part 375 Soil Cleanup Objectives available

J - Estimated value

DUP - Duplicate Sample

VOCs - Volatile Organic Compounds

SVOCs - Semivolatile Organic Compounds
NE - No exceedance

NA - Not analyzed

ft bls - Feet below land surface

NOTES

SP-01 IS LOCATED IN CRAWLSPACE NEAR LADDER.

SP-02 IS LOCATED NEAR PUMP.

SP-03 IS LOCATED IN CRAWLSPACE NEAR SUMP PIT.



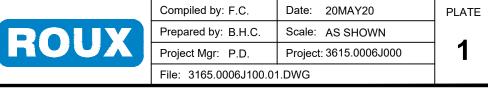
Title:

SOIL SAMPLE LOCATIONS AND EXCEEDANCES

74 20TH STREET BROOKLYN, NEW YORK

Prepared for:

BRIDGE DEVELOPMENT PARTNERS, LLC





SP-08GW

Metals, Total

Manganese

Mercury

Sodium

Sodium

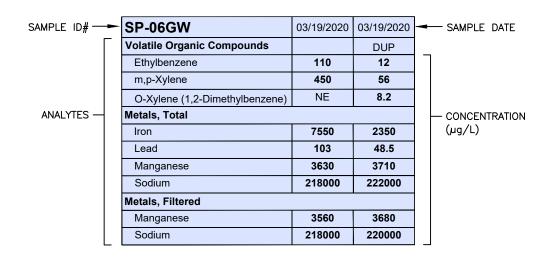
Metals, Filtered Manganese

Iron Lead LEGEND

PROPERTY BOUNDARY

SP-04GW GROUNDWATER SAMPLE POINT LOCATION AND DESIGNATION

TYPICAL DATA BOX INFORMATION



Parameter	Units	NYSDEC AWQSGV
VOCs		
Ethylbenzene	UG/L	5
m,p-Xylene	UG/L	5
O-Xylene (1,2-Dimethylbenzene)	UG/L	5
SVOCs	UG/L	NE
Metals, Total		
Antimony	UG/L	3
Arsenic	UG/L	25
Barium	UG/L	1000
Beryllium	UG/L	3
Chromium, Total	UG/L	50
Copper	UG/L	200
Iron	UG/L	300
Lead	UG/L	25
Magnesium	UG/L	35000
Manganese	UG/L	300
Mercury	UG/L	0.7
Nickel	UG/L	100
Sodium	UG/L	20000
Thallium	UG/L	0.5
Metals, Filtered		
Antimony	UG/L	3
Manganese	UG/L	300
Sodium	UG/L	20000
Polychlorinated Biphenyls (PCBs)	UG/L	NE

Concentrations in µg/L

μg/L - Micrograms per liter

* - NYSDEC AWQSGVs

NYSDEC - New York State Department of Environmental Conservation

AWQSGVs - Ambient Water-Quality Standards and Guidance Values

-- - Not detected above NYSDEC AWQSGV

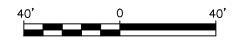
J - Estimated value

DUP - Duplicate Sample

VOCs - Volatile Organic Compounds

SVOCs - Semivolatile Organic Compounds

NE - No exceedances

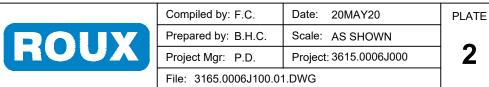


GROUNDWATER SAMPLE LOCATIONS AND EXCEEDANCES

74 20TH STREET BROOKLYN, NEW YORK

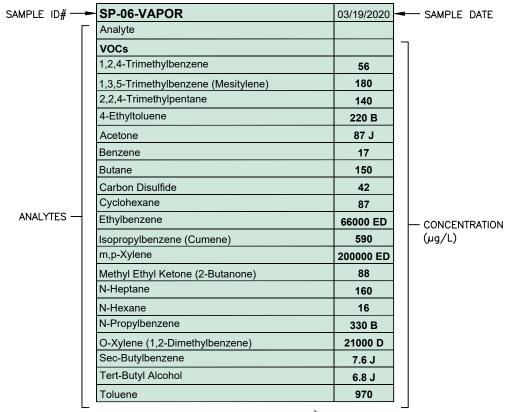
Prepared for:

BRIDGE DEVELOPMENT PARTNERS, LLC



SP-01-VAPOR A SOIL VAPOR SAMPLE POINT LOCATION AND DESIGNATION

TYPICAL DATA BOX INFORMATION



CONCENTRATIONS IN µg/m³

μg/m³ - MICROGRAMS PER CUBIC METER

VOCS - VOLATILE ORGANIC COMPOUNDS

D - A SECONDARY ANALYSIS AFTER DILUTION DUE TO EXCEEDANCE OF THE CALIBRATION RANGE IN THE ORIGINAL SAMPLE

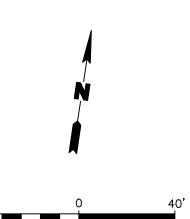
E - INDICATES VALUE EXCEEDED CALIBRATION RANGE

J - ESTIMATED VALUE

B - THE ANALYTE WAS FOUND IN AN ASSOCIATED BLANK AS WELL AS IN THE SAMPLE

NOTES

SP-01-VAPOR IS LOCATED IN CRAWLSPACE NEAR LADDER. SP-02-VAPOR IS LOCATED NEAR PUMP.



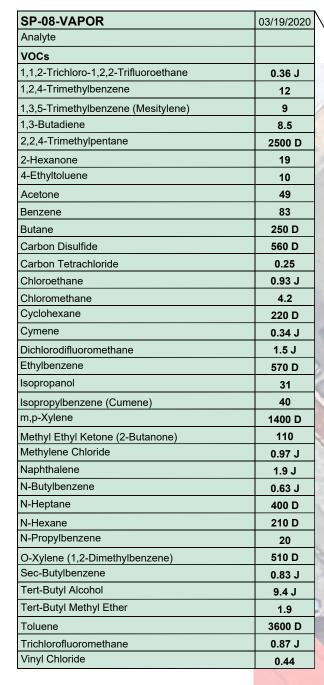
SOIL VAPOR SAMPLE LOCATIONS AND DETECTIONS

74 20TH STREET BROOKLYN, NEW YORK

Prepared for:

BRIDGE DEVELOPMENT PARTNERS, LLC

	Compiled by: F.C.	Date: 13AUG20	PLATE
DOLLY	Prepared by: B.H.C.	Scale: AS SHOWN	
ROUX	Project Mgr: P.D.	Project: 3615.0006J000	3
	File: 3165.0006J100.01	1.DWG	



SD 02 VADOE

SP-02-VAPOR	03/19/2020
Analyte	
VOCs	
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.6 J
1,2,4-Trimethylbenzene	5.8
1,3,5-Trimethylbenzene (Mesitylene)	1.4
1,3-Butadiene	0.41 J
1,4-Dioxane (P-Dioxane)	6.6 J
2,2,4-Trimethylpentane	26
2-Hexanone	5.8
4-Ethyltoluene	1.3
Acetone	13
Benzene	3.8
Bromodichloromethane	0.98 J
Butane	7.4
Carbon Disulfide	6.9
Carbon Tetrachloride	0.64
Chlorodifluoromethane	0.81 J
Chloroethane	0.42 J
Chloroform	34
Cyclohexane	2.4
Dichlorodifluoromethane	1.5 J
Ethylbenzene	2.9
Isopropylbenzene (Cumene)	0.38 J
m,p-Xylene	6.1
Methyl Ethyl Ketone (2-Butanone)	41
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	0.69 J
Methylene Chloride	1.8
Naphthalene	1.9 J
N-Butylbenzene	0.94 J
N-Heptane	9.3
N-Hexane	9.9
N-Propylbenzene	0.87 J
O-Xylene (1,2-Dimethylbenzene)	2.8
Styrene	0.47 J
Tert-Butyl Alcohol	3.2 J
Tetrachloroethylene (PCE)	1.1 J
Toluene	27

1.2

Trichlorofluoromethane

SP-06-VAPOR 03/19/2020 Analyte VOCs 1,2,4-Trimethylbenzene 56 1,3,5-Trimethylbenzene (Mesitylene) 180 2,2,4-Trimethylpentane 140 4-Ethyltoluene 220 B 87 J Acetone 17 Benzene Butane 150 Carbon Disulfide 42 Cyclohexane 87 Ethylbenzene 66000 ED 590 Isopropylbenzene (Cumene) m,p-Xylene 200000 ED Methyl Ethyl Ketone (2-Butanone) 88 N-Heptane 160 16 N-Hexane N-Propylbenzene 330 B 21000 D O-Xylene (1,2-Dimethylbenzene) Sec-Butylbenzene 7.6 J

2.7 1,3,5-Trimethylbenzene (Mesitylene) 0.77 J 2,2,4-Trimethylpentane 7.8 2-Hexanone 4.2 4-Ethyltoluene 0.65 J 62 Acetone 2.2 Benzene 170 D Carbon Disulfide 7.5 Chlorodifluoromethane 1.2 J Chloroform 4.1 0.86 J Chloromethane Cyclohexane 6 Dichlorodifluoromethane 1.3 J Ethylbenzene 1.2 72 D Isopropanol Isopropylbenzene (Cumene) 0.21 J m,p-Xylene 4 57 Methyl Ethyl Ketone (2-Butanone) Methyl Isobutyl Ketone (4-Methyl-2-Pentanone) 1.2 J Methylene Chloride 4.3 Naphthalene 1.2 J N-Butylbenzene 0.28 J

03/19/2020

0.38 J

3 J

0.83

0.52 J

11

1.1

N-Heptane 3.8 N-Hexane 10 N-Propylbenzene 0.45 J O-Xylene (1,2-Dimethylbenzene) 1.6 0.52 J

Styrene Tert-Butyl Alcohol Tert-Butyl Methyl Ether

Tetrachloroethylene (PCE)

Tert-Butyl Alcohol Toluene

SP-02-VAPOR SP-01-VAPOR

1,2,4-Trimethylbenzene

VOCs

SP-01-VAPOR

1,1,2-Trichloro-1,2,2-Trifluoroethane

Toluene Trichlorofluoromethane

6.8 J 970

Brownfield Cleanup Program Application Sunset Industrial Park - 74 20th Street, Brooklyn, New York 11214

APPENDIX D

Property Description Narrative

1985 RCRA Closure Plan (Document Included Electronically)

3165.0006Y100/CVRS ROUX

Appendix D - Property Description Narrative

Sunset Industrial Park, 74 & 90 20th Street, Brooklyn, New York 10232 BCP Application - Section IV, Question 10

Location

The Site is identified as Sunset Industrial Park and is located at 74 20th Street Brooklyn, New York on the Kings County Tax Map Tax Block 638, Lots 10 and 72. The Site is bounded by Carisma lumber yard to the east; 601 Sunset Owner, LLC industrial properties to the west; 20th Street to the north;, and 21st Street to the south. Further to the west is an area with numerous industrial, manufacturing, and commercial properties known as Sunset Industrial Park before reaching the Gowanus Canal and to the east is Interstate 278. A Site Location Map is provided as Figure 1.

Site Features

The Site is 0.99 acres with Lot 72 consisting of an asphalt parking area with one two-story building and three one-story buildings and Lot 10 being an asphalt parking area (Figure 2). Further details on historic Site use are discussed in the *Past Use of the Site* section below.

Current Zoning and Land Use

The current property zoning is M3-1 for Industrial and Manufacturing Use. M3 districts are designated for areas with heavy industries that generate noise, traffic or pollutants, such as power plants, solid waste transfer facilities, recycling plants, and fuel supply depots. The contemplated future use as warehouse space used for parking is consistent with the zoning laws for this area.

The area surrounding the Site mainly consists of industrial and manufacturing buildings with a mix of commercial, vacant properties, and properties used for transportation/utilities (Figure 5). Interstate 278 and the nearest residential and institutional (South Brooklyn Medical Associates) areas are approximately 500 feet west of the Site. The Gowanus Canal is located approximately 400 feet to the southwest of the Site.

Past Use of the Site

Historic Sanborn fire insurance maps that depicted development at the Site as early as 1906 as a cedar mill/cigar box manufacturing facility with a sawmill with an independent electric plant. By 1922, the facility appeared to be part of a printing ink manufacturing facility. The 1951 historical Sanborn fire insurance maps showed the Site in a similar configuration to its current appearance and was the first documentation of the Site being occupied by Debevoise Company, a paint manufacturing facility. Site records show that various paint and lacquer companies occupied the buildings until approximately the late 1980s in which various commercial companies operate the buildings at the Site. The Site is currently vacant.

During operation as a paint manufacturing facility, the Site was reported to produce waste from the cleaning of paint mixing vats with xylene. The facility was assigned a USEPA Handler ID of NYD091590471. The EDR database report contained information about the Site's regulatory status including types of waste generated, which include unknown solvent mixtures, xylenes, benzenes, phthalates, phenyl mercury acetate, 2-propanone, 2-butanone, n-butyl alcohol, and various paint sludges and waste waters. A Consent Decree obtained from the United States Environmental Protection Agency (US EPA) Online Freedom of Information Law (FOIL) database indicated that the Debevoise Company, a former owner and operator of the Site, had violated record keeping, waste storage, and closure requirements of RCRA.

A 1985 RCRA Site Closure Plan (1985 RCRA Site Closure Plan) detailed procedures concerning the waste removal, cleanup, and decontamination activities required to decommission the facility, and included a soil sampling plan. The plan designated the location of the Waste Storage Area (located to the south and

Appendix D - Property Description Narrative

Sunset Industrial Park, 74 & 90 20th Street, Brooklyn, New York 10232 BCP Application - Section IV, Question 10

southeast of the main plant building) and noted that this area was used to store paint sludges and spent solvents in drums prior to proper off-site disposal. The 1985 RCRA Site Closure Plan indicated that once the wastes were to be removed, the soils beneath the hazardous waste storage area were to be analyzed for benzene, toluene, and xylenes, and that action levels would be developed in review of analytical results in consultation with regulatory agency personnel. The plan also provided contingencies for contaminated soil removal if soils above the action level were identified. The plan also noted that all process equipment onsite would be emptied and inspected for removal. Based on the available documentation obtained through FOIL from USEPA FOIL Website, there was no confirmation that the 1985 RCRA Site Closure Plan was implemented. Information obtained from the USEPA RCRA-Info Facility Information Webpage indicated that the interim status of the facility has received "clean closed" status in June 12, 1987

Based upon the information obtained from an Environmental Data Resources (EDR) search, Decorative Novelty was an operator at the Site from approximately 1997 through 2014. In 1999, Decorative Novelty had violations from the USEPA, no further information was provided in the EDR report. However, the following hazardous wastes were listed in association with Decorative Novelty as a small quantity generator: xylene, acetone, ethyl acetate, ethyl benzene, ethyl ether, methyl isobutyl ketone, n-butyl alcohol, cyclohexanone, and methanol. Based on information contained with the EDR report, the Site appeared to have been flagged by the USEPA as potentially requiring Corrective Action after it received a medium corrective action priority in 1994 from a 1993 RCRA Facility Assessment (RFA) conducted by the USEPA. As a result, the NYSDEC is tracking the Site under NYSDEC Site Code (224148) with a PR site classification (i.e., potentially in need of site remediation). The Site was sold in 1986 to 4 Square Realty and OTW Group which owned the Site until 2015.

Site Geology & Hydrogeology

A review of the United States Geological Survey (USGS) Brooklyn, New York 7.5-minute series topographic quadrangle map indicated that land surface elevation is relatively flat with a land surface elevation relative to the North American Vertical Datum of 1988 (NAVD88) being 5-10 feet above mean sea level. Based on the 2020 Roux Phase II ESA, the Site is underlain by historic fill to depths to approximately two to seven feet below land surface (ft bls). The top five feet of the historic fill layer showed signs of staining and odor at certain locations. The subsurface beneath the historic fill was comprised of medium to coarse sand with some gravel and silt to approximately 15 ft bls. Bedrock is believed to be present at over 100 ft bls in this area.

Groundwater, when encountered, was generally encountered at approximately eight ft bls. Groundwater flow direction is likely influenced by tides, subsurface utilities, bedrock topography, and other subsurface features. For the purposes of assigning gradients, the assumed groundwater flow direction is west-southwest in the area of the Site, based on the nearby presence of the Gowanus Canal.

Environmental Assessment

Roux performed a soil investigation in March and April 2020, which is described in the Phase II ESA, and is attached to Appendix C of this application. Based upon the investigation, the primary contaminants of concern for the Site include benzene, toluene, ethylbenzene, and xylene (BTEX) compounds, polycyclic aromatic hydrocarbons (PAHs), and metals in soil, groundwater, and soil vapor. A summary of the results is provided is as follows:

Appendix D – Property Description Narrative

Sunset Industrial Park, 74 & 90 20th Street, Brooklyn, New York 10232 BCP Application - Section IV, Question 10

Summary of Previous Sampling Results (2020 Roux Phase II ESA)

Soil

Soil was analyzed for volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), pesticides, polychlorinated biphenyls (PCBs), and metals and laboratory results were compared to the New York State Department of Environmental Conservation (NYSDEC) Unrestricted Use SCOs (UUSCOs), Industrial Soil Cleanup Objectives (ISCOs), and Protection of Groundwater SCOs (PGWSCOs). This investigation revealed the presence of historic urban fill soils across the Site with polycyclic aromatic hydrocarbons (PAHs) and metals usually associated with such fill material. In addition, an area of VOC soil contamination, most notably xylenes, was located in the southeastern portion of the Site, in the vicinity of the former hazardous waste storage area.

Exceedances of NYSDEC ISCOs for VOCs (specifically total xylenes), SVOCs (specifically PAHs), and/or metals (arsenic and mercury) were encountered in ten sample locations in shallow soil (from 0 to 6 ft bls). More information on soil exceedances is provided below:

- Total xylenes exceedances were detected at one sample location in the former hazardous waste storage area in the southwest parking lot area and the maximum concentration was 2,000 milligrams per kilogram (mg/kg) found in the duplicate sample. The ISCO is 1,000 mg/kg. Acetone, a typical laboratory contaminant, was detected with concentrations below NYSDEC ISCOs but above the UUSCOs and PGWSCOs. These exceedances are not believed to be indicative of Site soil conditions.
- PAH's were detected in shallow soils at a depth of 0-6 ft bls throughout the Site at concentrations above the UUSCOs, ISCOs, and PGWSCOs. The most commonly encountered PAHs and their maximum concentration included benzo(a)anthracene with a concentration of 12 T mg/kg (ISCO is 11 mg/kg) and benzo(a)pyrene with a concentration of 6.9 T mg/kg (ISCO is 1.1 mg/kg).
- Metals exceeded the ISCOs in four sample locations in shallow soils. Arsenic and mercury were
 detected above the UUSCOs, ISCOs, and PGWSCOs in four sample locations. The maximum
 arsenic detections included a concentration of 23.4 mg/kg compared to the ISCO 16 mg/kg and
 mercury with a concentration of 11.6 mg/kg compared to the ISCO 5.7 mg/kg.

Groundwater

Groundwater samples were analyzed for the same suite of analysis as described above in the soil results section. The majority of analyses were detected below the NYSDEC Ambient Water-Quality Standards and Guidance Vales (AWQSGVs) with the exception of VOCs and metals. More information on groundwater exceedances is provided below:

- Ethylbenzene and xylenes were detected in the monitoring well located in the former hazardous waste storage area in the southwest parking lot area of the Site. Between the parent and duplicate sample collected at this location, the maximum detections included: ethylbenzene with a concentration 110 micrograms per liter (μg/L; AWQSGV is 5 μg/L), m,p-Xylene with a concentration of 450 μg/L (AWQSGV is 5 μg/L), and O-Xylene with a concentration of 8.2 μg/L (AWQSGV is 5 μg/L).
- Each of the five groundwater sampling locations had detections of various total metals above AWQSGVs and four locations had exceedances of filtered metals. In each instance, the filtered metals detections exceeding AWQSGVs were manganese and sodium. These metals are considered to be naturally occurring and are not believed to be indicative of groundwater contamination present at the Site.

Appendix D – Property Description Narrative

Sunset Industrial Park, 74 & 90 20th Street, Brooklyn, New York 10232 BCP Application - Section IV, Question 10

Soil Vapor

Four soil vapor samples were collected from approximately three ft bls, below the approximate depth of the building foundation of the planned redevelopment. Several petroleum-related VOCs were detected in soil vapor samples throughout the Site during the Roux 2020 Phase II ESA. Specifically, petroleum-related VOCs were detected at elevated concentrations in the soil vapor samples SP-06-VAPOR and SV-08-VAPOR; 2,2,4-Trimethylpentane was detected at a maximum concentration of 2,500 micrograms per liter (μ g/m³), ethylbenzene was detected at a maximum concentration of 66,000 μ g/m³, benzene was detected at a maximum concentration of 3,600 μ g/m³, and total xylenes detected at a concentration of 221,000 μ g/m³.

Soil vapor samples were collected from four locations across the Site. Concentrations of VOCs in soil vapor were detected above laboratory reporting limits at all sampling locations. and included petroleum-related compounds and chlorinated VOCs (CVOCs). Petroleum-related VOCs, including benzene, toluene, ethylbenzene, and xylenes, were detected within all samples; however, there are no standards or guidance values for these compounds set by NYSDEC or NYSDOH. All petroleum-related VOCs were highest at the SV-2 soil vapor sample location.

The NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion provides three matrices with guidance values for sub-slab and indoor air comparison for eight CVOCs. The concentrations considered in the matrix are intended for sub-slab vapor beneath an existing building and indoor air within the building, and, therefore, a direct comparison cannot be made to the data collected during this investigation. Although we do not have the ability to collect sub-slab or indoor air samples at this time because the future buildings at the Site have not been constructed, the matrices can still be used as an evaluation for the presence of these compounds in soil vapor. The concentrations of the CVOC detections were relatively low in soil vapor samples across the Site were below mitigate action levels.

Matrix A Compounds: carbon tetrachloride, cis-1,2-dichloroethene, 1,1-dichloroethene, TCE

- Maximum concentration of carbon tetrachloride was detected at SP-02 at 0.64 μg/m³.
- Cis-1,2-dichloroethene, 1,1-dichloroethene, and TCE were not detected in soil vapor.

Matrix B Compounds: PCE, 1,1,1-trichloroethane, methylene chloride

- Maximum concentration of PCE was detected at SP-02 at 1.1J μg/m3.
- Maximum concentration of Methylene Chloride was detected at SP-01 at 4.3 J μg/m3.
- 1,1,1-Trichloroethane was not detected in soil vapor.

Matrix C Compound: vinyl chloride

Maximum concentration of vinyl chloride was detected at SP-08 at 0.44 μg/m3.

Brownfield Cleanup Program Application Sunset Industrial Park - 74 20th Street, Brooklyn, New York 11214

APPENDIX E

Previous Property Owners and Operators

3165.0006Y100/CVRS ROUX

<u>Appendix E – Previous Property Owners and Operators</u> Sunset Industrial Park, 74 20th Street, Brooklyn, New York 11232 BCP Application - Section VI

SIP Holdings Venture, LLC has no relationship to previous owners and operators.

PREVIOUS OWNER'S INFORMATION **Block 638, Lot 10**

64-88 20th Street Brooklyn, New York

Period	Tax Parcel	Owner	Source	Relationship to Requestor
Unknown to 10/8/1980	Block 638, Lot 10	The Seagrave Corporation 350 Fifth Avenue New York, New York 10118	Deed	None
10/8/1980 to 9/30/1986	Block 638, Lot 10	Public Loan Company Inc. 300 Plaza Drive Binghamton, New York, 13850	Deed	None
9/30/1986 to 8/19/2015	Block 638, Lot 10	4 Square Realty 74 20 th Street Brooklyn, New York, 11232	Deed	None
		& OTW Group 74 20 th Street Brooklyn, New York 11232		
8/19/2015 to 1/10/2019	Block 638, Lot 10	SL Sunset Industrial II LLC 601 West 26 th Street, Suite 1275 New York, New York 10001	Deed	None
		&		
		AM Sunset Park 2 LLC 601 West 26 th Street, Suite 1275		
1/10/2010 to	Block 629 Let 10	New York, New York 10001	Dood	Current
1/10/2019 to Present	Block 638, Lot 10	SIP Holdings Venture, LLC 2 Park Avenue, 14 th Floor New York, New York 10016	Deed	Current Property Owner & Requestor

<u>Appendix E – Previous Property Owners and Operators</u> Sunset Industrial Park, 74 20th Street, Brooklyn, New York 11232 BCP Application - Section VI

PREVIOUS OPERATORS' INFORMATION **Block 638, Lot 10**

64-88 20th Street Brooklyn, New York

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1906	10 (Northerly Portion)	Unconfirmed Carpenter Shop (Contact Information Not Available)	Sanborn Maps	None
1906	10 (Easterly Portion)	Grupe &Gldeckner Cedar Mill Cigar Box Shook MFG Power from Yan Brunts & Sons Mill Construction (Contact Information Not Available)	Sanborn Maps	None
1922	10 (Easterly Portion)	Unconfirmed Printing Co (Contact Information Not Available)	Sanborn Maps	None
1926	10 (Northerly Portion)	H.D Roosen Co (Contact Information Not Available)	Sanborn Maps	None
1928	Lot 10	Mcneille C E R (Contact Information Not Available)	New York Telephone	None
1928-1945	Lot 10	Roosen Herman D Co Ink (Contact Information Not Available)	New York Telephone	None
1934	Lot 10	Madeline Frazier Mrs Walter H Schick Anne Mrs H Decker Anthony Jessewick Henry Jessewick Sadie Jessewick Mrs H Steph Jessewick John Bradley Jos Russell Inez R Grossman (Contact Information Not Available)	R.L Polk & Co.	None

Appendix E – Previous Property Owners and Operators
Sunset Industrial Park, 74 20th Street, Brooklyn, New York 11232
BCP Application - Section VI

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1951- November 30, 1985	Lot 10	The Debevoise Co (Contact Information Not Available)	Sanborn Maps / City Directory / Consent Decree	None
1960	Lot 10	Cole Newcomb D Paint Wilkinson Horatio L Paints Marilyn Edelstein (Contact Information Not Available)	New York Telephone	None
1973-1985	Lot 10	Chessman-Elliot Co Four-Square Paint Co (Contact Information Not Available)	New York Telephone	None
1976-1985	Lot 10	Starite Lacquer Co Lacquer Company of America (Contact Information Not Available)	New York Telephone/NYNEX Information Resources Company	None
1980	Lot 10	Simon Hill (Contact Information Not Available)	New York Telephone	None
1985	Lot 10	Clover Leaf Paint & Varnish Co Phone: 201-933-1000 Address: 320 Paterson Plank Road Carlstadt, NJ 07072	NYNEX Information Resources Company/ R.L. Polk & Co	None
1992	Lot 10	Doctor Leoards Health Care Catalogue Phone: 731-572-0900 Address: 100 Nixon Lane Edison, NJ 08837 Health Fest (Contact Information Not Available)	NYNEX Information Resources Company	None
		Professional Foot Care Prods (Contact Information Not Available)		
1992-2005	Lot 10	Professional Prod Research (Contact Information Not Available)	NYNEX Information Resources Company/Hill- DonnellyCorporation	None
1997	Lot 10	Modern Coupon System Inc (Contact Information Not Available)	NYNEX	None

Appendix E – Previous Property Owners and Operators
Sunset Industrial Park, 74 20th Street, Brooklyn, New York 11232
BCP Application - Section VI

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1997-2000	Lot 10	Whatever Works Phone: 1-877-756-5053	NYNEX/Cole Information Services	None
		Dodi Sportswear (Contact Information Not Available)		
1997-2014	Lot 10	Decorative Novelty Phone: 718-663-6710 Address: 74 20 th Street Brooklyn, NY 11232 (No Current Contact Information Available)	Cole Information Services/Hill-Donnelly Corporation/EDR Digital Archive	None
2000	Lot 10	Prissnl Product (Contact Information Not Available)	Cole Information Services	None
2000-2005	Lot 10	Victory Catamarans ILA Local (Contact Information Not Available)	Hill-Donnelly Corporation/Cole Information Services	None
2005-2014	Lot 10	Higher Disability Solutions (Contact Information Not Available)	Hill-Donnelly Corporation/EDR Digital Archive	None
2010-2014	Lot 10	PPR Direct Inc Address: 74 20 th Street Brooklyn, NY 11232 (No Current Contact Information Available)	EDR Digital Archive	None
		PPR Direct Marketing LLC Address: 74 20 th Street Brooklyn, NY 11232 (No Current Contact Information Available)		
		Profoot Inc Address: 74 20 th Street Brooklyn, NY 11232 (No Current Contact Information Available)		
		International Longshoremans Board of Trustees LCAL 1814 Phone: 718-499-9600 Address: 219 51st Street Brooklyn, NY 11220		

<u>Appendix E – Previous Property Owners and Operators</u> Sunset Industrial Park, 74 20th Street, Brooklyn, New York 11232 BCP Application - Section VI

PREVIOUS OWNER'S INFORMATION **Block 638, Lot 72**

90 20th Street Brooklyn, NY

Period	Tax Parcel	Owner	Source	Relationship to Requestor
Unknown to 9/6/1988	Block 638, Lot 72	The Debevoise Company 300 Plaza Drive Binghamton, NY 13850	Deed	None
9/6/1988 to 8/19/2015	Block 638, Lot 72	4 Square Realty 74 20 th Street Brooklyn, NY 11232 & OTW Group 74 20 th Street Brooklyn, NY 11232	Deed	None
8/19/2015 to 1/10/2019	Block 638, Lot 72	SL Sunset Industrial II LLC 601 West 26 th Street, Suite 1275 New York, New York 10001 & AM Sunset Park 601 West 26 th Street, Suite 1275 New York, New York 10001	Deed	Non- Managing Members
1/10/2019 to Present	Block 638, Lot 72	SIP Holdings Venture LLC 2 Park Avenue, 14 th Floor New York, New York 10016	Deed	Current Property Owner & Requestor

<u>Appendix E – Previous Property Owners and Operators</u> Sunset Industrial Park, 74 20th Street, Brooklyn, New York 11232 BCP Application - Section VI

PREVIOUS OPERATORS' INFORMATION Block 638, Lot 72

90 20th Street Brooklyn, NY

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1906	Lot 72	Dwelling – Occupant Unknown	Sanborn Maps	None
1926	Lot 72	Dwelling/Flat – Occupant Unknown	Sanborn Maps	None
1928	Lot 72	Miss Betty R Nelson (Contact Information Not Available)	New York Telephone	None
1951-1988	Lot 72	Dwelling – No Longer Present, lot appears to be parking lot for 74 20 th Street Facility	Sanborn Maps	None
1985	Lot 72	ACS Communications Inc Phone: 212-617-1404	NYNEX Information Resources Company	None

Brownfield Cleanup Program Application Sunset Industrial Park - 74 20th Street, Brooklyn, New York 11214

APPENDIX F

Requestor Eligibility Information

3165.0006Y100/CVRS ROUX

Appendix F – Requestor Eligibility Information

Sunset Industrial Park, 74 20th Street, Brooklyn, New York 11232 BCP Application – Section VII

Based on the environmental history discussed in the preceding Appendix, the Site was contaminated by previous owners and operators. Roux obtained an environmental database report and historical Sanborn fire insurance maps from Environmental Data Resources, Inc. (EDR) in Milford, Connecticut. The EDR database report contained information about the Site's regulatory status including types of waste generated, which include unknown solvent mixtures, xylenes, benzenes, phthalates, phenyl mercury acetate, 2propanone, 2-butanone, n-butyl alcohol, and various paint sludges and waste waters. Historic Site use included most notably, paint and varnish manufacturing. According to the RCRA online records, the Debevoise Company (EPA Handler ID No.NYD091590471) was given an Interim Status for operating, actively managing RCRA regulated waste on November 19, 1980. An administrative order was issued based upon hazardous waste management violations observed in 1982. On March 21, 1983, an administrative Consent Agreement was entered into by EPA and Debevoise and a Final Compliance Order was issued. The Consent Decree contained a RCRA Site Closure Plan for Debevoise Paint prepared by Elson T. Killam Associates, Inc (1985). The RCRA Closure Plan further indicated Debevoise Paints would post a bond or establish an escrow account in the amount of \$40,000 to cover the costs of closure. Based upon the available Site documents it is not conclusive if the RCRA Closure was completed prior to or after the property sale in 1986 to 4 Square Realty and OTW Group. Information obtained from the USEPA RCRA-Info Facility Information Webpage indicated that the interim status of the facility has received "clean closed" status in June 12, 1987; however, the Site appeared to have been flagged by the USEPA as potentially requiring Corrective Action after it received a medium corrective action priority in 1994 from a 1993 RCRA Facility Assessment (RFA) conducted by the USEPA. In addition, the NYSDEC is tracking the Site under NYSDEC Site Code (224148) with a PR site classification (i.e., potentially in need of site remediation).

Based upon the known historic Site use and hazard waste handling, the volatile organic compound soil, groundwater, and soil vapor contamination impacts are attributable to impacts from these sources past activity at the Site. The Requestor has no connection to the former owners and operators of the Site and furthermore have, to the best of Requestor's knowledge, maintained the parking lot and building cover, which is the appropriate action to manage historic soil contamination under the circumstances. Accordingly, the Requestor's liability would arise solely as a result of its ownership. As such the Requestor is a Volunteer.

Brownfield Cleanup Program Application Sunset Industrial Park - 74 20th Street, Brooklyn, New York 11214

APPENDIX G

Site Contact List

3165.0006Y100/CVRS ROUX

Sunset Industrial Park, 74 20th Street, Brooklyn, New York 11232 BCP Application – Section IX

i. Local and State Officials

Hon. Charles Schumer United States Senate 780 Third Avenue, Suite 2301 New York, NY 10017

Hon. Kirsten E. Gillibrand United States Senate 780 Third Avenue, Suite 2601 New York, NY 10017

Velmanette Montgomery NYS Senator District 25 55 Hanson Place, Suite 702 Brooklyn, NY 11217

Jerrold Nadler US House of Representatives District 10 6605 Fort Hamilton Parkway Brooklyn, NY 11219

Felix W. Ortiz New York State Assembly District 51 4907 4th Avenue, Suite 1A Brooklyn, NY 11220

Carlos Menchaca NYC Council District 38 4417 4th Avenue Brooklyn, NY 11220

Brooklyn Community Board District 7 District Manager: Jeremy Laufer 4201 4th Avenue Brooklyn, NY 11232 Phone: 718-854-0003 Email: bk07@cb.nyc.gov

Eric Adams
Brooklyn Borough President
209 Joralemon Street
Brooklyn, NY 11201

Mayor Bill de Blasio City Hall New York, NY 10007-1200 Hon. Scott Stringer NYC Comptroller 1 Centre Street New York NY 10007

Hon. Jumaane D. Williams Public Advocate 1 Centre Street, 15th Floor New York NY 10007

Commissioner Marisa Lago NYC Department of City Planning 120 Broadway, 31st Floor New York, NY 10271

Commissioner Vincent Sapienza NYC Department of Environmental Protection 59-17 Junction Blvd. Flushing, NY 11373

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

Office of Environmental Planning and Assessment NYCDEP 96-05 Horace Harding Expressway Flushing, NY 11373

Thomas V. Panzone NYSDEC Public Participation Specialist, Region 2 47-40 21st Street Long Island City, NY 11101

NYSDEC Division of Environmental Remediation Bureau of Program Management Project Manager -625 Broadway, 12th Floor Albany, NY 12233

NYSDOH Public Health Specialist Empire State Plaza Corning Tower, Room 1787 Albany, NY 11237

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Sunset Industrial Park, 74 20th Street, Brooklyn, New York 11232 BCP Application – Section IX

ii. Current Site Owner

SIP Holdings Venture, LLC One Gatehall Drive, Suite 201 Parsipanny, NJ 07054

iii. Current Owners and Occupants of the Subject Site and Adjacent Sites

Subject Site Block 678, Lot 10

SIP Holdings Venture, LLC 2 Park Avenue, 14th Floor New York, NY 10016

Block 678, Lot 72

SIP Holdings Venture, LLC 2 Park Avenue, 14th Floor New York, NY 10016

Block 678, Lot 73

MTM Property Holding, LLC 92-94 20th Street Brooklyn, NY 11232

Block 678, Lot 74

MTM Property Holding, LLC 92-94 20th Street Brooklyn, NY 11232

Block 678, Lot 77

PAS 850 LLC 80 21st Street Brooklyn, NY 11232 **Block 678, Lot 78**

SMJK Realty Corp 668 Third Avenue Brooklyn, NY 11232

Block 635, Lot 11

SIP Holdings Venture, LLC 2 Park Avenue, 14th Floor New York, NY 10016

Block 635, Lot 70

Anovy Associates Brooklyn, LLC 126-85 Willets Point Boulevard Flushing, NY 11368

Block 635, Lot 100

Kamco Services LLC 80 21st Street Brooklyn, NY 11232

Block 678, Lot 1

Kamco Services LLC 80 21st Street Brooklyn, NY 11232

Block 635, Lot 13

SIP Holdings Venture, LLC 2 Park Avenue, 14th Floor New York, NY 10016

iv. Religious Authorities

Saint Michael's Roman Catholic Church 352 42nd Street Brooklyn, NY 11232

Resurrection Church 740 40th St Brooklyn, NY 11232

Trinity Lutheran Church 411 46th Street Brooklyn, NY 11220 ACTS Christian Church 467 36th Street Brooklyn, NY 11232

Christ United Methodist Church 673 45th Street Brooklyn, NY 11220

Fourth Avenue Methodist Church 4614 4th Avenue Brooklyn, NY 11220

Sunset Industrial Park, 74 20th Street, Brooklyn, New York 11232 BCP Application – Section IX

St. Nicholas Ukrainian Catholic Church 261 19th Street Brooklyn, NY 11215

Kimisis Theotokou Church 224 18th Street Brooklyn, NY 11215

Sunset park Community Church 5324 4th Avenue Brooklyn, NY 11220

St. Agatha's RC Church 702 48th Street Brooklyn, NY 11220

The Universal Church 775 4th Avenue Brooklyn, NY 11232 Free Methodist Church 124 16th Street Brooklyn, NY 11215

Brooklyn Baptist Church 733 44th Street Brooklyn, NY 11220

St. Jacobi Lutheran Church 5406 4th Avenue Brooklyn, NY 11220

v. Parks and Recreation

NYC Parks and Recreation Sunset Park 7th Avenue & 43rd Street Brooklyn, NY 11232

NYC Parks and Recreation Bush Terminal Piers Park Marginal Street & 43rd Street Brooklyn, NY 11232

NYC Parks and Recreation Red Hook Park Bay Street Brooklyn, NY 11231 NY Parks and Recreation Slope Park Playground 6th Avenue & 18th Street Brooklyn, NY 11215

NYC Parks and Recreation Ennis Playground 124 11th Steet Brooklyn, NY 11215

NYC Parks and Recreation Prospect Park 95 Prospect Park SW Brooklyn, NY 11215

vi. Day Cares and Schools

PS 124 Principal – Maria Interlandi 515 4th Avenue Brooklyn, NY 11215 Phone: (718) 788-0246

PS 172 Principal – Erika Gundersen 825 4th Avenue Brooklyn, NY 11232 Phone: (718) 330-9375

PS 188 Principal – Antoinette Tucci 3314 Neptune Avenue Brooklyn, NY 11224 Phone: (718) 266-6380 PS 371-Lillian L. Rashkis Principal – Joan Antonelli 335 37th Street Brooklyn, NY 11232 Phone: (718) 788-7608

PS 24 Principal- Jacqueline Nikovic 427 38th Street Brooklyn, NY 11232 Phone: (718) 832-9366

PS 39 Principal – Anita De Paz 417 6th Avenue Brooklyn, NY 11215 Phone: (718) 330-9310

Sunset Industrial Park, 74 20th Street, Brooklyn, New York 11232 BCP Application – Section IX

PS 1 The Bergen Principal-Arlene Ramos 309 47th Street Brooklyn, NY 11220 Phone: (718) 567-7661

Yoko's Daycare Administrator – Yoko Mimata 69 16th Street, #1 Brooklyn, NY 11215 Phone: (929) 295-0083

Sofia's Daycare Administrator – Sofia Jaiani 230 17th Street Brooklyn, NY 11215 Phone: (347) 294-4886

Peter Pan & Wendy Daycare Administrator –Tetiana Shumilina 289 21st Street, #1 Brooklyn, NY 11215 Phone: (347) 409-4443

vii. Local Water Supply

New York City Water Supply 9605 Horace Harding Expressway Queens, NY 11368

viii. Local News and Media

Brooklyn Reporter 16 Court Street, 30th Floor Brooklyn, NY 11241 Daisy Family Daycare Administrator- Milena Borisova 224 14th Street, 1st Floor Brooklyn, NY 11215 Phone: (347) 844-9981

Little Flowers Daycare Administrator – Zekiye Yagmur 593 5th Avenue Brooklyn, NY 11215 Phone: (347) 430-6776

Lil' Polliwog's Daycare LLC Administrator – Towanna L. Daniel 222 16th Street Brooklyn, NY 11215 Phone: (347) 227-8271

PS 10-Magnet School of Math Science & Design Tech Principal – Laura Scott 511 7th Avenue Brooklyn, NY 11215 Phone: (718) 965-1190

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

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

ROUX -4- 3165.0006Y100/APG

<u>Appendix G - Site Contact List</u> Sunset Industrial Park, 74 20th Street, Brooklyn, New York 11232 BCP Application – Section IX

Document Repository X.

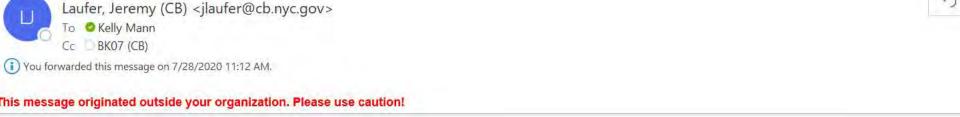
Email: bk07@cb.nyc.gov

Brooklyn Public Library- Sunset Branch Interim Location: 4201 4th Avenue Brooklyn, NY 11232

Brooklyn Community Board District 7 District Manager: Jeremy Laufer 4201 4th Avenue Brooklyn, NY 11232 Phone: 718-854-0003

See attached documentation confirming acceptance as document repositories in Appendix G.

ROUX -5-3165.0006Y100/APG



This message originated outside your organization. Please use caution!

Dear Kelly Mann:

S Reply All

→ Forward

Tue 7/28/2020 11:06 AM

...

CB 7 Brooklyn has received your correspondence regarding the redevelopment project at 74 20th Street. The Community Board would prefer to receive the documents described either on a flash drive or on a disk.

Sincerely,
Jeremy Laufer
District Manager





Mon 2:32 PM

To Whom It May Concern,

My name is Kelly Mann and I work for an environmental firm, Roux Associates. We are working on a redevelopment project at 74 20th Street Brooklyn, New York and we are required to have the nearest library and the community board as document repositories for future documents we generate for this project as required by the New York State Department of Environmental Conservation (NYSDEC). This email is just to communicate to you that Brooklyn Community Board 7 will be one of the document repositories for the Project, Please confirm receipt and approval of this e-mail. If you have a require format for receipt of the repository submittals, document upload link, hard copy, flash drive, disc, please just let us know.

Thank you.

Kelly Mann | Staff Assistant Geologist

209 Shafter Street, Islandia, NY 11749

Main: 631-232-2600 | Mobile: 631-521-4478

Email: kmann@rouxinc.com | Website: www.rouxinc.com



California | Illinois | Massachusetts | New Jersey | New York | Texas | Virginia





 From:
 Benavides, Roxana

 To:
 Kathryn Sommo

 Cc:
 Kelly Mann

Subject: Re: Document repository

Date: Tuesday, September 29, 2020 4:33:21 PM

Attachments: <u>image001.png</u>

image002.png image003.png image004.png image005.png

This message originated outside your organization. Please use caution!

Dear Ms. Sommo,

I must apologize for delayed response Ms. Mann copied here, had previously contacted me regarding serving as document repository. As you already know the Sunset Branch is still closed to public. You may also know that during the construction of a new library building, we are in an interim location at 4201 4th Avenue - same building as CB7.

Please send me a link to the document, we will share the link when we receive inquiries. Due to limited storage space we would not be able to house a hard copy, but If you could provide us with a flash drive, we would make it available to the public to borrow in the branch once we re-open.

Thank you,

Roxana Benavides | Neighborhood Library Supervisor Brooklyn Public Library | Sunset Park Library Branch 4201 4th Avenue Brooklyn NY 11232 Tel: 718.435-3648 ext. 55116 rbenavides@bklynlibrary.org bklynpubliclibrary.org Follow us on Facebook, Twitter and more. Start Here.

From: Kathryn Sommo <ksommo@rouxinc.com> Sent: Tuesday, September 29, 2020 3:31 PM

To: Benavides, Roxana <rbenavides@bklynlibrary.org>

Subject: Document repository

Good Afternoon Ms. Benavides

We are working on a redevelopment project at 74 20th Street Brooklyn, NY and we are required to have the nearest library and the community board as document repositories for future documents we generate for this project as required by the New York State Department of Environmental Conservation (NYSDEC).

We understand through a prior communication with the NYC library system from August that NYC

libraries were not performing this type of service at the time. Can you please confirm upon library reopening that the Sunset Library will agree to serve as a document repository for this project. The NYSDEC has indicated they require a confirmation email from the library.

If you have a required format for receipt of the repository submittals, document upload link, hard copy, flash drive, disc, please just let us know.

Thank you

Kathryn Sommo | Senior Ecologist/Environmental Scientist

209 Shafter Street, Islandia, NY 11749

Main: 631.232.2600 | Direct: 631.630.2390 | Mobile: 631.214.0929

Email: ksommo@rouxinc.com | Website: www.rouxinc.com



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A Please consider the environment before printing this email.

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Brownfield Cleanup Program Application Sunset Industrial Park - 74 20th Street, Brooklyn, New York 11214

APPENDIX H

Land Use Factors

3165.0006Y100/CVRS ROUX

Appendix H –Land Use Factors

Sunset Industrial Park, 74 20th Street, Brooklyn, New York 11232 BCP Application - Section X

- **2. Current Use –**The most recent Site use was for construction supplies retail storage in the first quarter of 2020; however, operators have ceased, and the Site is vacant. The recent construction supplies retail storage use at the Site is not linked to the contamination present in soils and groundwater.
- 3. Reasonably Anticipated Use Post Remediation Warehouse space for a parking garage

The contemplated future use includes warehouse space for parking. The development plans are still in the conceptual phase and the building size has not yet been determined.

4. Do current historical and/or recent development patterns support the proposed use?

The contemplated future use as warehouse space used for parking supports the current development patterns promoting industrial development and promoting neighborhood needs.

6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans?

The proposed development is located in the Industrial Business Zone area of Sunset Park Brooklyn. The NYCEDC Sunset Park Vision Plan was released in 2009 and positions this vibrant, multicultural neighborhood in southwest Brooklyn as a future industrial hub. Over a long-term 10-year strategy, NYCEDC aims to: 1) Maximize the efficient movement of goods; 2) Protect and grow industrial employment; 3) Promote green practices; and 4) Balance neighborhood needs. Parking availability is limited in this area and the potential warehouse parking lot development will support a local need for parking under this vision, given the other local development projects currently underway to develop both the industrial area and community waterfront space.

Brownfield Cleanup Program Application Sunset Industrial Park - 74 20th Street, Brooklyn, New York 11214

APPENDIX I

Underutilized Affidavit

3165.0006Y100/CVRS ROUX

AFFIDAVIT OF UNDERUTILIZED CATEGORY

STATE OF NEW YORK)
) ss.:
COUNTY OF KINGS)

John Porcek, being duly sworn, deposes and says:

- I am John Porcek, Member of SIP Holdings Venture LLC, which is the Applicant for admission of the property known as 74 20th Street, Brooklyn, NY 11232 (the "Property") into the New York State Brownfield Cleanup Program, where the proposed redevelopment is industrial.
- 2. The lot area for the Property is 43,102 square feet. The Property is zoned as M3-1 (Manufacturing), with a permitted Floor Area Ratio ("FAR") of 2.00. It has been so zoned for at least three years prior to the date of this application. Thus, the permissible floor area under applicable zoning for a building or buildings on the Property is 86,204 square feet. For 40 years prior to 2020, when the Property's buildings were constructed in 1980 in their current configuration, there has never been more than 40,950 square feet of existing building square feet on the Property.
- 3. Accordingly, for at least the last three years, under the applicable base zoning in effect for that period, no more than 50% of the permissible floor area of the Property has been used.

John Porcek

Further affiant sayeth not.

Sworn and subscribed to before me this

day of September, 2020

JAMES TORTORICI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01TO6246527
Qualified in Suffolk County
My Commission Expires August 08, 2023