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# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION



# **BROWNFIELD CLEANUP PROGRAM (BCP)**

ECL ARTICLE 27 / TITLE 14

DEPARTMENT USE ONLY

07/2010			BCP SITE #:		
Section I. Requestor Information	on				
NAME CONEY ISLAND SITE 4A-1 H	OUSES, INC.				
ADDRESS 70 E 55th Street, 7th Floor					
CITY/TOWN New York, NY		ZIP CODE	10022		
PHONE 212-350-9900	FAX 212-350-991	1	E-MAIL PHG@dvln.com		
Is the requestor authorized to conduct business in New York State (NYS)?  -If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database. A print-out of entity information from the database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS.					
NAME OF REQUESTOR'S REPRESENTATIV	EPeter Gray, Execut	tive Vice President			
ADDRESS 70 E 55th Street, 7th Floor					
CITY/TOWN New York, NY ZIP CODE 10022					
PHONE 212-350-9900 FAX 212-350-9911			E-MAIL PHG@dvln.com		
NAME OF REQUESTOR'S CONSULTANT Goldberg Zoino Associates of New York, PC (dba GZA GeoEnvironmental of New York)					
ADDRESS 104 West 29 Street, 10 Floor					
CITY/TOWN New York, NY		ZIP CODE 10	002		
PHONE 212-594-8180	FAX 212-279-8180		E-MAIL david.winslow@gza.com		
NAME OF REQUESTOR'S ATTORNEY HO	ward B. Epstein, Schu	Ite Roth & Zabel			
ADDRESS 919 Third Avenue					
CITY/TOWN New York		ZIP CODE	10022		
PHONE 212-756-2596	FAX		E-MAIL howard.epstein@srz.com		
THE REQUESTOR MUST CERTIFY THAT HE CHECKING ONE OF THE BOXES BELOW:	S/SHE IS EITHER A PART	ICIPANT OR VOLUNTEER IN	ACCORDANCE WITH ECL 27-1405 (1) BY		
PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.		solely as a result of ownership, operation of or involvement with the sit subsequent to the disposal of hazardous waste or discharge of petroleum.			
Requestor Relationship to Property (check one):	Requestor Relationship to Property (check one):				
Previous Owner					
If requestor is not the site owner, requestor will have access to the property throughout the BCP project. Yes Proof of site access must be submitted for non-owners					

Section II. Property Information Check here if this application is to request significant change Existing BCP site number:	ges to prope	rty set fort	h in an exi	sting BC	A: 🗌
PROPERTY NAME Former Gateway French Dry Cleane	rs				
ADDRESS/LOCATION 3375-3377 Neptune Avenue CITY/TOWN	Brooklyn, N	ΙΥ	ZIP CC	DDE 1122	24
MUNICIPALITY(IF MORE THAN ONE, LIST ALL):  New York City  Coney Island					
COUNTY Kings SITE SIZE	(ACRES) . <b>04</b>				
LATITUDE (degrees/minutes/seconds) 40 ° 34 ° 38,455 °	LONGITUDE	(degrees/minut	tes/seconds) 7	′4 ° 00	٠ 5.611 "
HORIZONTAL COLLECTION METHOD: SURVEY GPS MAP	HORIZONTA	L REFERENC	e datum: <b>N</b>	AD83	
COMPLETE TAX MAP INFORMATION FOR ALL TAX PARCELS INCLUDED V PER THE APPLICATION INSTRUCTIONS. Parcel Address See Attachment A	VITHIN THE PRO	OPERTY BOU		TTACH REQ	UIRED MAPS Acreage
3375 Neptune Avenue			6979	100	.04
			(Full lot si	e is 3.8 ac	es)
<ol> <li>Is the required property map attached to the application? (application)? Is the property part of a designated En-zone pursuant to Tax Law (application)? For more information please see Empire State Development's webself yes, identify area (name) Tract 33 South Kings County         Percentage of property in En-zone (check one):</li></ol>	§ 21(b)(6)?  osite.  Ement project, v	□ 50-99% where the de	✓1 velopment	<ul><li>✓ Ye</li><li>00%</li><li>☐ Ye</li></ul>	es No
Property Description Narrative: See Attachment B					
6. List of Existing Easements (type here or attach information)  Easement Holder  N/A	escription				
N/A	escription				
If any changes to Section II are required prior to application approval,  Initials of each Requestor:	a new page, in	itialed by ea	ech requestor	r, must be s	submitted.

Section III. Current Property Owner/Operator Information								
OWNER'S NAME Coney Island Site 4A-1 Houses, Inc.								
ADDRESS 70 E 55th Street, 7th Floor	ADDRESS 70 E 55th Street, 7th Floor							
CITY/TOWN New York, NY	ZIP CODE	10022						
PHONE 212-350-9900	FAX 212-350-9911 E-MAIL PHG@dv							
OPERATOR'S NAME Grenadier Realty	Corp Managing agent							
ADDRESS 1230 Pennsylvania Avenue								
CITY/TOWN Brooklyn, NY	ZIP CODE 112	239						
PHONE 718-642-8700	FAX 718-372-1395	E-MAIL jkrieger@grcr	ealty.com					
Section IV. Requestor Eligibilit	y Information (Please refer to ECL §	27-1407)						
<ol> <li>Are any enforcement actions pending</li> <li>Is the requestor subject to an existing</li> <li>Is the requestor subject to an outstand</li> <li>Has the requestor been determined to</li> <li>Has the requestor previously been de</li> <li>Has the requestor been found in a civact involving contaminants?</li> <li>Has the requestor been convicted of theft, or offense against public admir</li> <li>Has the requestor knowingly falsified false statement in a matter before the</li> <li>Is the requestor an individual or entit</li> </ol>	ril proceeding to have committed a negligent or a criminal offense that involves a violent felony, histration? If or concealed material facts or knowingly subm	intentionally tortious fraud, bribery, perjury, itted or made use of a committed an act	☐ Yes	☑No ☑No ☑No ☑No ☑No ☑No ☑No ☑No				
Section V. Property Eligibility	Information (Please refer to ECL § 27	-1405)						
If yes, please provide relevant inform  2. Is the property, or was any portion of     If yes, please provide: Site #  3. Is the property subject to a permit un     If yes, please provide: Permit type:         Date permit i	f the property, listed on the NYS Registry of Ina Class #  der ECL Article 27, Title 9, other than an Interior	ctive Hazardous Waste mate:	-					
If yes, please provide: Order #  5. Is the property subject to a state or fe If yes, please provide explanation as	deral enforcement action related to hazardous wan attachment.	aste or petroleum?	Yes	☑No				
Section VI. Project Description								
What stage is the project starting at?  Please attach a description of the project	✓ Investigation Ret which includes the following components:	emediation						
<ul> <li>Purpose and scope of the project</li> <li>Estimated project schedule</li> <li>See Attachment C</li> </ul>								

<b>Section</b>	VII.	Property's	<b>Environmental</b>	<b>History</b>
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To the extent that existing information/studies/reports are available to the requestor, please attach the following:

#### 1. Environmental Reports

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

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

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

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas	
Petroleum						
Chlorinated Solvents	Х	Х			X	
Other VOCs	Х				Х	
SVOCs	Х					
Metals						
Pesticides						
PCBs						
Other*						
*Please describe:						

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

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

\*Please describe: There are no additional contaminants

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

Above Ground Pipeline or Tank
Routine Industrial Operations
Drums or Storage Containers
Coal Gas Manufacture

Lagoons or Ponds
Dumping or Burial of Wastes
Seeptic tank/lateral field
Seepage Pit or Dry Well
Industrial Accident

Underground Pipeline or Tank
Surface Spill or Discharge
Adjacent Property
Electroplating
Unknown

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

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

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

### **Section VIII. Contact List Information**

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

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

repository acknowledging that it agrees to act as the document repository for the property.	
Section IX. Land Use Factors (Please refer to ECL § 27-1415(3))	
1. Current Use: Residential Commercial Industrial Vacant Recreational (check all that app Provide summary of business operations as an attachment.	
2. Intended Use Post Remediation: ☐Unrestricted ☑Residential ☑Commercial ☐Industrial (check all the Provide specifics as an attachment.	hat apply)
3. Do current historical and/or recent development patterns support the proposed use? (See #14 below re: discussion of area land uses)	☑Yes □No
4. Is the proposed use consistent with applicable zoning laws/maps?	☑Yes □No
5. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, designated Brownfield Opportunity Area plans, other adopted land use plans?	☑Yes □No
6. Are there any Environmental Justice Concerns? (See §27-1415(3)(p)).	□Yes ☑No
7. Are there any federal or state land use designations relating to this site?	□Yes ☑No
8. Do the population growth patterns and projections support the proposed use?	☑Yes □No
9. Is the property accessible to existing infrastructure?	☑Yes □No
10. Are there important cultural resources, including federal or state historic or heritage sites or Native American religious sites within ½ mile?	□Yes ☑No
11. Are there important federal, state or local natural resources, including waterways, wildlife refuges, wetlands, or critical habitats of endangered or threatened species within ½ mile?	☑Yes □No
12. Are there floodplains within ½ mile?	☑Yes □No
13. Are there any institutional controls currently applicable to the property?	□Yes ☑No
14. Describe the proximity to real property currently used for residential use, and to urban, commercial, industrial recreational areas in an attachment.	al, agricultural, and
15. Describe the potential vulnerability of groundwater to contamination that might migrate from the property, in to wellhead protection and groundwater recharge areas in an attachment.	ncluding proximity
16. Describe the geography and geology of the site in an attachment.	

Secti	on X. Statemen	t of Certification	on and Signatures		
(By re	equestor who is an i	ndividual)			
Clean of DE forth i	up Program Application C's approval letter. In DER-32 and the treation provided on the state of	ations and Agreem I also agree that in the erms contained in the form and its att	nents and to execute a Brown the event of a conflict bet a site-specific BCA, the tertachments is true and comp	ween the general terms and comes in the BCA shall control.	CA) within 60 days of the date onditions of participation set I hereby affirm that dge and belief. I am aware that
Date:	Si	gnature:		Print Name:	
I herel applic ackno Agree agree contai attach punish	wledge and agree to ments and to execut that in the event of ned in a site-specifi ments is true and co hable as a Class A n	ication was prepare to the general terms e a Brownfield Cle a conflict between c BCA, the terms is implete to the best hisdemeanor pursu	(title) of 4A-1 HOUSES, ING ed by me or under my supe and conditions set forth in eanup Agreement (BCA) we the general terms and cond in the BCA shall control. I of my knowledge and belie tant to Section 210.45 of the	C(entity); that I am authorized rivision and direction. If this a DER-32 Brownfield Cleanup ithin 60 days of the date of D litions of participation set forthereby affirm that information of I am aware that any false set.	application is approved, I Program Applications and EC's approval letter. I also h in DER-32 and the terms in provided on this form and its statement made herein is
SUBM	ITTAL INFORMA	ATION:			
Three (	(3) complete copies	are required.			
•	CD, must be sent Chief, Site Contro New York State I	to: I Section Department of Envionmental Remedian	ironmental Conservation	e electronic copy in Portable	Document Format (PDF) on a
•	One (1) paper cor	y must be sent to t	the DEC regional contact in or the address of our region	n the regional office covering al offices.	the county in which the site is
	PARTMENT USE ON				
BCP SIT	E T&A CODE:		LEAD OFFICE:		_

Entity Information Page 1 of 1

# **NYS Department of State**

## **Division of Corporations**

#### **Entity Information**

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

Selected Entity Name: CONEY ISLAND SITE 4A-1 HOUSES, INC.

Selected Entity Status Information

Current Entity Name: CONEY ISLAND SITE 4A-1 HOUSES, INC.

**DOS ID #:** 321316

Initial DOS Filing Date: JANUARY 10, 1972

County: NEW YORK
Jurisdiction: NEW YORK

Entity Type: DOMESTIC BUSINESS CORPORATION

**Current Entity Status: ACTIVE** 

Selected Entity Address Information

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

CONEY ISLAND SITE 4A-1 HOUSES, INC. 70 EAST 55TH STREET, 7TH FL NEW YORK, NEW YORK, 10022

Registered Agent

NONE

This office does not record information regarding the names and addresses of officers, shareholders or directors of nonprofessional corporations except the chief executive officer, if provided, which would be listed above. Professional corporations must include the name(s) and address(es) of the initial officers, directors, and shareholders in the initial certificate of incorporation, however this information is not recorded and only available by viewing the certificate.

#### \*Stock Information

# of Shares Type of Stock \$ Value per Share

72500 Par Value 10

\*Stock information is applicable to domestic business corporations.

#### Name History

Filing Date Name Type Entity Name

JAN 10, 1972 Actual CONEY ISLAND SITE 4A-1 HOUSES, INC.

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.

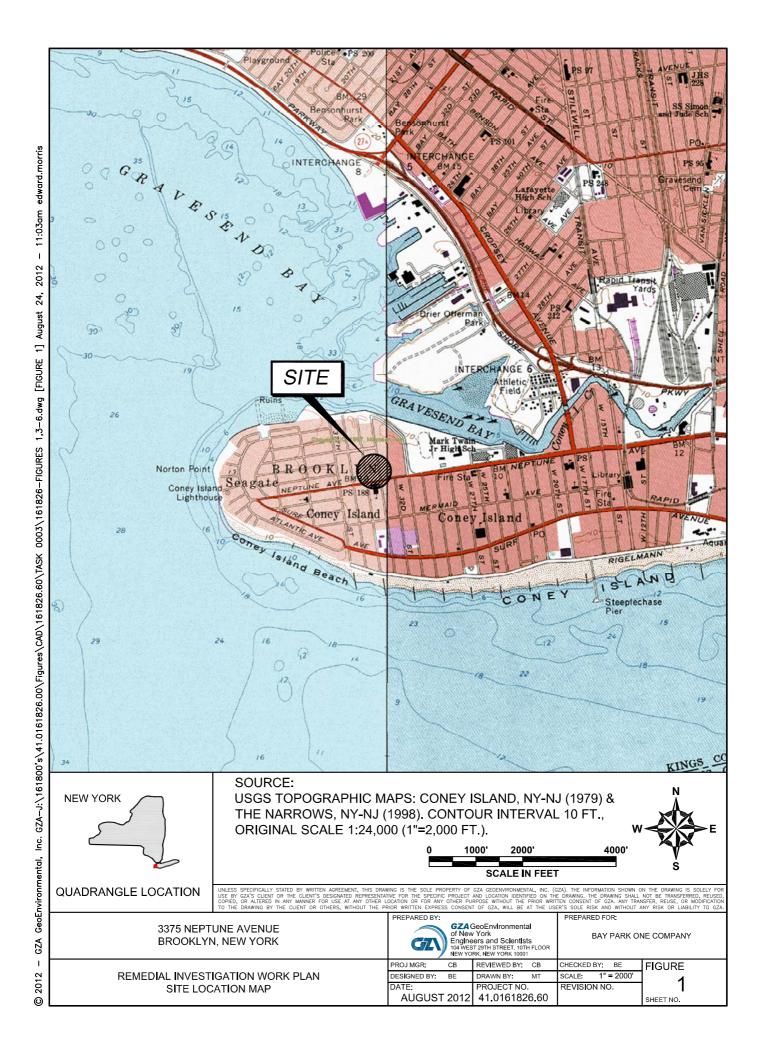
Search Results New Search

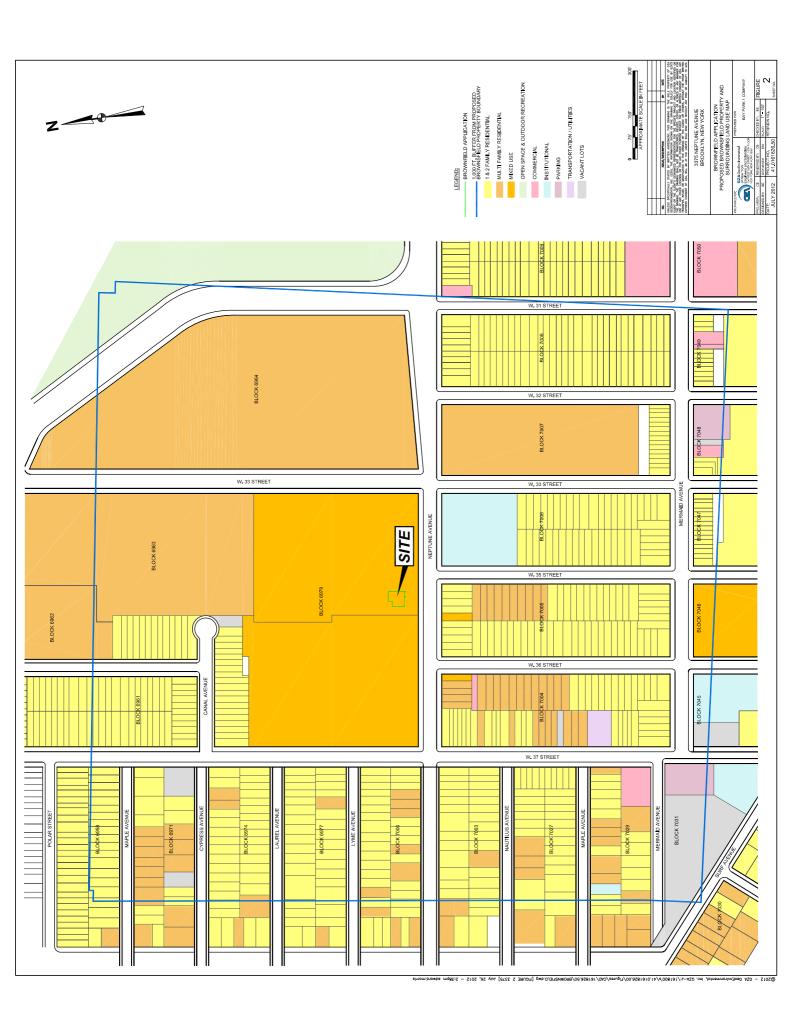
<u>Services/Programs</u> | <u>Privacy Policy</u> | <u>Accessibility Policy</u> | <u>Disclaimer</u> | <u>Return to DOS Homepage</u> | <u>Contact Us</u>

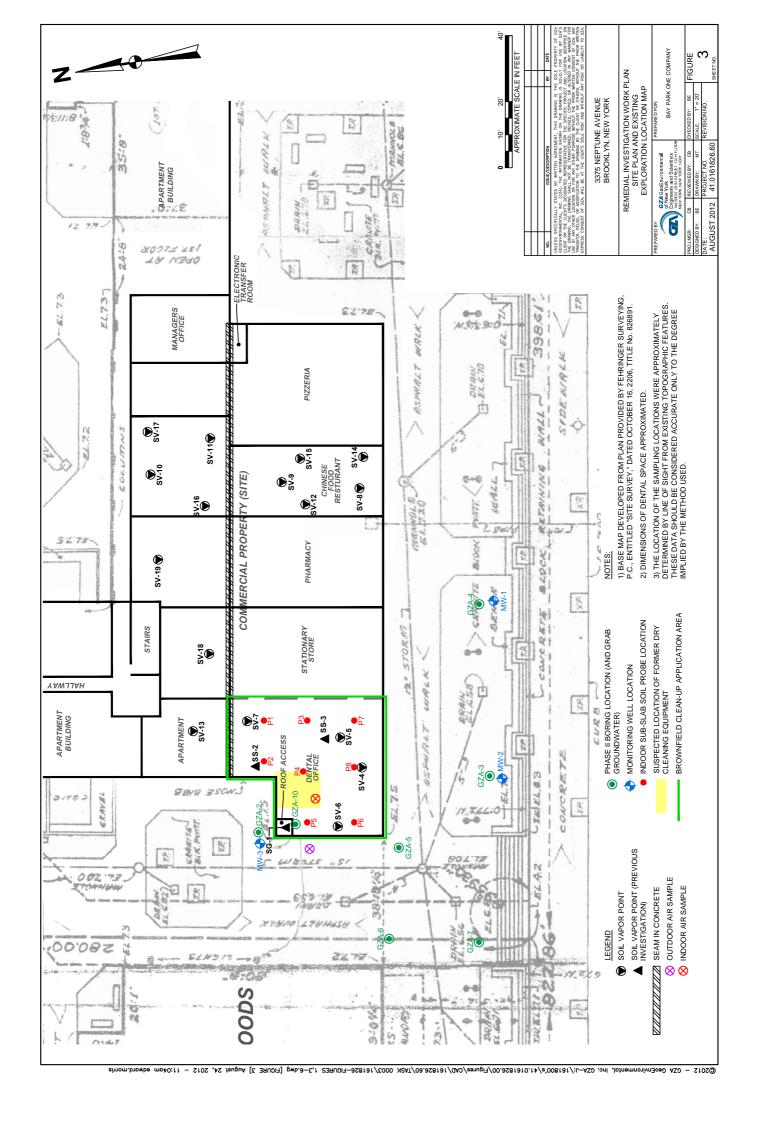


# ATTACHMENT A

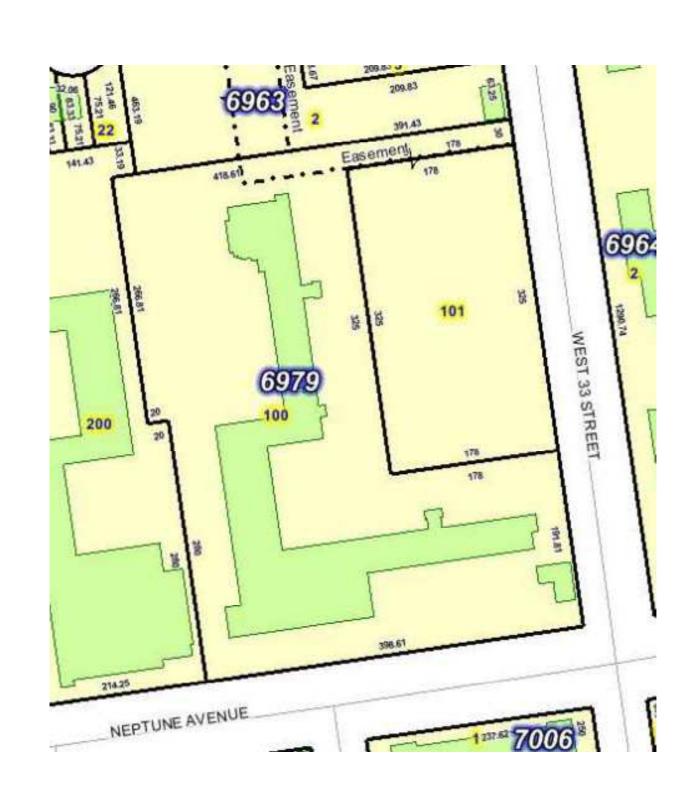
Section II Maps

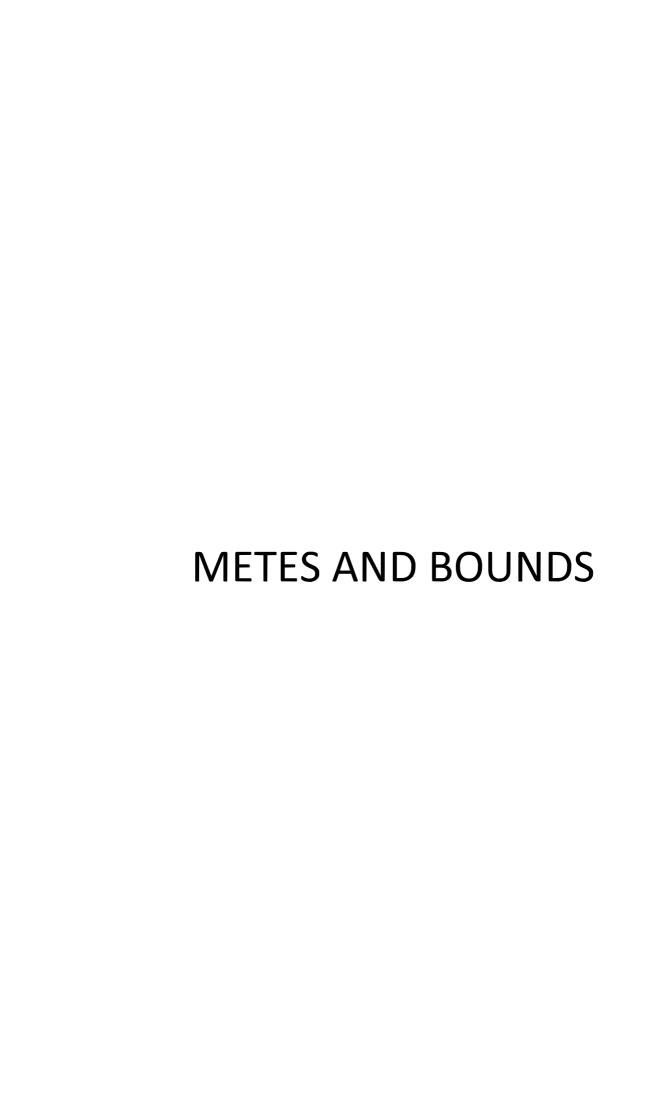












1.Bay Park One Company Coney Island Site 4A-1 Houses Inc. FEHRINGER SURVEYING, P.C. ROBERT FEHRINGER THENCE southerly at right angles to the last mentioned course, a distance of 13,99 feet; THENCE westerly at right angles to the last mentioned course, a distance of 22.38 feet; THENCE westerly at right angles to the last mentioned course, a distance of 17.28 feet; THENCE southerly at right angles to the last mentioned course, a distance of 33.36 feet to the point or place of BEGINNING. THENCE easterly at right angles to the last mentioned course, a distance of 39.66 feet; S 2200 JACKSON AVENUE SEAFORD, N.Y. 11783 (516) 763 - 5515 FAX NO. (516) 763 - 5525 TITLE NO. N/A SURVEYED: AUGUST 18, 2012 THENCE northerly at right angles to the last mentioned course and through a party wall, a distance of 47.35 feet; RUNNING westerly along the northerly side of Neptune Avenue from said corner intersection a distance of 367.55 feet to a point; LICENSED LAND SURVEYOR Beginning at a point distant the following two courses and distances from the corner formed by the intersection of the northerly side of Neptune Avenue with the westerly side of West 33rd Street, THENCE northerly at right angles to the northerly side of Neptune avenue, a distance of 44.70 feet, to the true point or place of BEGINNING; ALL that certain piot piece or parcel of land situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, being more particularly bounded and described as follows: THIS DRAWING WAS PREPARED FOR: BUILDING LOCATION DESCRIPTION SCALE: 1" = 16' THE STRYPE A VIOLATION OR ADDITION OF OFTER WAY OR ADDITION OF THE WAY ONE AS TAKE ENGLATION IN A THE STRY BY ONE AS THE STRY B SURVEY OF PROPERTY SITUATED IN: MEZL 33KD ZLKEEL BOROUGH OF BROOKLYN STATE OF NEW YORK CITY OF NEW YORK COUNTY OF KINGS 90.00.30 LAT, 40 - 34' - 38.455" LON, 74 - 00' - 05.611" NAD 83 NOTE: Lat. Lon.and all Coordinates indicated hereon refer to the New York State Plane Coordinate system (NAD 83), zone, Long Island East and were collected using RTK GPS. Elevations are shown in North American Vertical Datum of 1988 (NAVD 88) 4 STORY BRICK APT'S NEPTUNE AVENUE -47.35Darty wall E 983850.24 GROUND EL +/- 8.60' (NAVD 88) 900 --22.38-OFFICE EXISTING DENTAL SIDEWALK ASPHALT PAVEMENT -39.66--17.28 90° J 90-00-00 --367.55 ---BKICK BNITDING. 906 ONE STORY . .06 - --33.36 -44.70 P.O.B. STEPS TOTAL LOT AREA: SQ. FT: N/A ACRES: N/A BLOCK: 6979 PART OF LOT 100



# ATTACHMENT B

Section II. Property Description

#### Attachment B

Section II. Property Information

5. The area of the Brownfield Cleanup Program application is a parcel that includes the Former Gateway French Cleaner located at 3375-3377 Neptune Avenue, Brooklyn, New York. Please refer to Attachment A which includes **Figure 1** for a Site location map, **Figure 2** for the Proposed Brownfield Property and Surrounding Land Use Map, and **Figure 3** of the Remedial Investigation Workplan entitled Site Plan and Existing Exploration Location Map, all attached.

The former Gateway French Cleaners (EPA ID No. NYD981080799) operated on the property from approximately 1975 to 1996. As of 2009 the site was occupied by a Medical professional company known as Neptune Dental and Medical. Currently the site is occupied by a dental professional.

The owner proposes to renovate the attached existing residential tower and retail space. There is no proposed change of land use associated with the renovation.



# ATTACHMENT C

Section VI. Description of Project

#### Attachment C

### **Section VI. Description of Project**

### **BACKGROUND**

Bay Park I (a/k/a Sea Rise) is 334-unit multifamily housing rental projects consisting of two 24-story elevator buildings and one 5-story elevator building (the "Project"). The Project, which was completed in 1974, are New York State DHCR Mitchell-Lama Projects, financed with a Section 236-assisted mortgage provided by the State of New York Urban Development Corporation ("UDC").

The Project is in need of significant physical repairs to stabilize current conditions and avoid serious further deterioration. As a result, deferred repair needs have accumulated totaling approximately \$50 million.

### **TRANSACTION**

Ownership is working on a multifaceted transaction whereby a tax credit investor will invest equity and bonds will be issued through NYS HFA in order to pay down existing debt and fund a significant capital repair program and stabilize the Project. The capital repair program is intended to substantially upgrade conditions at the Project. These repairs include with estimated completion dates the following:

- New Fencing and security system, featuring key fob access for residents and a central security station on Neptune Avenue where all guests will have to enter through/ 10 months following startup.
- Elevator replacement and modernization/12 months following startup.
- Window replacement/24 months following startup.
- Renovation of building lobbies/18 months following startup.
- Two new playgrounds and re-built basketball court/10 months following startup.
- Façade repairs and parapet replacement/24 months following startup.
- Roof replacement/6 months following startup.
- Heating system upgrades/8 months following startup.
- Enclose open hallway walkways/24 months following startup.

The rehabilitation would commence as soon as financing is secured and will be conducted on a building-by-building basis to minimize displacement, and will take approximately two years.

#### ADDITIONAL DEVELOPMENT

In addition to the rehabilitation work, there are excess development rights on the Project site. Under a tentative agreement with ESDC Bay Park 1 has agreed that any future development would contain a set aside of no less than 40% of the project for low income tenants. New Development could commence once the rehabilitation work was completed.

# PROJECT SCHEDULE

The project schedule is summarized below:

12/12	Acceptance into BCP
2/13	Acceptance of Remedial Investigation (RI) Work Plan
3/13	Initiation of RI
7/13	Submission of RI Report/Remedial Acton Work Plan (RAWP)
10/13	Acceptance/Approval of RI/RAWP
11/13	Commencement of Remediation
2/14	Commencement of Capital Repair Project
5/14	Completion of Remediation
7/14	Submittal of Final Engineering Report
8/14	Certificate of Completion
2/16	Completion of Capital Repair Project



# ATTACHMENT D

Section VII. Property Environmental History

#### Attachment D

### **Section VII. Property Environmental History**

1. Environmental Reports

GZA performed a review of the *Phase I Environmental Site Assessment (ESA) of 3325 Neptune Avenue, 2750 West 33<sup>rd</sup> Street, and 2770 West 33<sup>rd</sup> Street Brooklyn, New York completed in June 2008 by Velocity Consulting Incorporated (Velocity).* Only the conclusion section was available for review.

According to the Velocity Report the ESA was conducted in accordance with "Freddie Mac Environmental Requirements of February 7, 2006" and the ASTM E 1527-05 Standard Practice for Environmental Site Assessment Process. Based on the review the following Recognized Environmental Conditions (RECs) were identified:

- A dry cleaner known as the Gateway French Cleaners formerly operated at 3375-3377 Neptune Avenue. The handling, storage, and use of solvents typically used in dry cleaning operations was identified as a REC due to the lack of information regarding the tenant's operations and management practices;
- The need to test an existing 25,000 gallon underground storage tank (UST) containing #2 fuel oil located to the northeast of the apartment complex on 31<sup>st</sup> street about 200 feet from the former dry cleaning space.

Due to renovations that occurred after Gateway French Cleaners vacated the space (subsequently occupied by Neptune Dental and AFAM Medical), Velocity was unable to perform a thorough inspection during the Phase 1 ESA. The following information is a summary of information provided in GZA site investigation reports. These reports are found in Attachment D' and should be consulted for additional information and details not summarized here. Previous GZA reports include:

Phase II Environmental Site Assessment Report – Bay Park, 13325 Neptune Avenue, 3750-2770 West 33<sup>rd</sup> Street, Brooklyn, NY., October, 2009.

Vapor Intrusion Assessment Report. July 2, 2010.

Vapor Delineation and Mitigation Design Interim Report. March 30, 2012

At the request of Bay Park One and for the purpose of due diligence GZA submitted a proposal in April 2009 to perform a limited Phase II ESA to evaluate subsurface soil and groundwater conditions surrounding the formerly occupied dry cleaning space for evidence of impacts. After discovery of groundwater and soils contaminated with fuel compounds and PCE in May 2009 a

supplemental investigation was performed in July 2009. The July field effort expanded assessment of contamination near the former drycleaners space and included a soils and groundwater investigation around the 25,000 gallon fuel tank located along West 33<sup>rd</sup> Street to the northeast approximately 300 feet, unrelated to the BCP property. Observations of petroleum impacts to soil and groundwater were followed by a spill report to the NYSDEC Region 2 on September 1, 2009. Bay Park One subsequently received a letter from Jeffrey Vought of the NYSDEC Division of Environmental Remediation on September 11, 2009 which required a report and possible remedial action.

The 2009 investigation was conducted in accordance with the practices and protocol outlined in the New York State Department of Environmental Conservation (NYSDEC) Division of Environmental Remediation (DE) DER-10 Technical Guidance for Site Investigation and Remediation and NYSDEC guidelines. The results of the above investigation were summarized in the report entitled "Phase II Environmental Site Assessment Report Bay Park 1 October 2009" and submitted to the NYSDEC.

On December 30, 2009, a letter was received from Jeffrey Vought indicating that the aforementioned report had been reviewed in conjunction with the New York State Department of Health (NYSDOH). The December 30<sup>th</sup> letter required that additional assessment be conducted at the Site including indoor air, sub-slab soil vapor and ambient air samples in accordance with the NYSDOH Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York, 2006 (NYSDOH FGSVI). The requested additional assessment was completed which identified the occurrence of volatile organic compounds (VOCs) above NYSDOH guidance and Environmental Protection Agency criteria in sub-slab samples. However, no PCE was detected in indoor air samples collected from the former drycleaner space, indicating that the vapor intrusion pathway was not complete. GZA recommended periodic monitoring. The report was conducted in accordance with the guidelines and protocol detailed in the NYSDOH FGSVI. This report was forwarded to the NYSDEC and the NYSDOH on July 2, 2010.

GZA also reviewed alternative building mitigation and remedial action measures to address the vapor condition. On December 29, 2010 GZA received a phone call and email with templates from Mr. Vought in consideration of a possible Site Characterization Consent Order to address vapor intrusion. A formal order was never received from the NYSDEC.

In October, 2011 Bay Park One retained GZA to perform additional assessment at the former dry cleaner space. GZA performed a soil vapor survey using field GC equipment in the commercial space, where accessible, delineating PCE to a concentration of 250 ug/m<sup>3</sup>. The results indicated the vapor plume concentrations are highest at the southern side of the former dry cleaning space and taper to the north or rear of the former dry cleaner space. The concentration then increases again to the north on the opposite side of the common-wall with the apartment space. During Site reconnaissance, GZA observed a seam in the concrete floor suggesting the possible presence

of a grade beam separating the front one-story retail space with the rear 5 story apartment building.

GZA also conducted a limited soil boring investigation beneath the building slab. GZA did not encounter any olfactory, visual or PID evidence of residual soil contamination immediately beneath the slab and above the water table. GZA did observe soil staining, odors and elevated PID readings in soils slightly above the water table and extending to a depth of at least 12 feet below the building slab. Two borings, P-3 and P-4 (8.5-9.0 ft) contained VOCs that exceeded the (New York State Protection of Ground Water Soil clean-up objectives (NYSPGW SCOs) in samples obtained from just above the water table. Only P-3 contained PCE, at a concentration of 2.9 ppm as compared to the NYSPGW SCO of 1.3 ppm.

While preparing the BCP application GZA requested Sanborn maps for the lot in question and discovered the historic dry cleaner located at the pre-redevelopment address of 3505 Neptune Avenue.

Section VII. 2. Table 1 Sampling Data attached to this section presents known contaminants with the maximum concentration detected and the media which are known to have been affected as documented in the above referenced reports. The contaminants listed are referenced to the report they are documented within. Complete copies of the reports are attached.

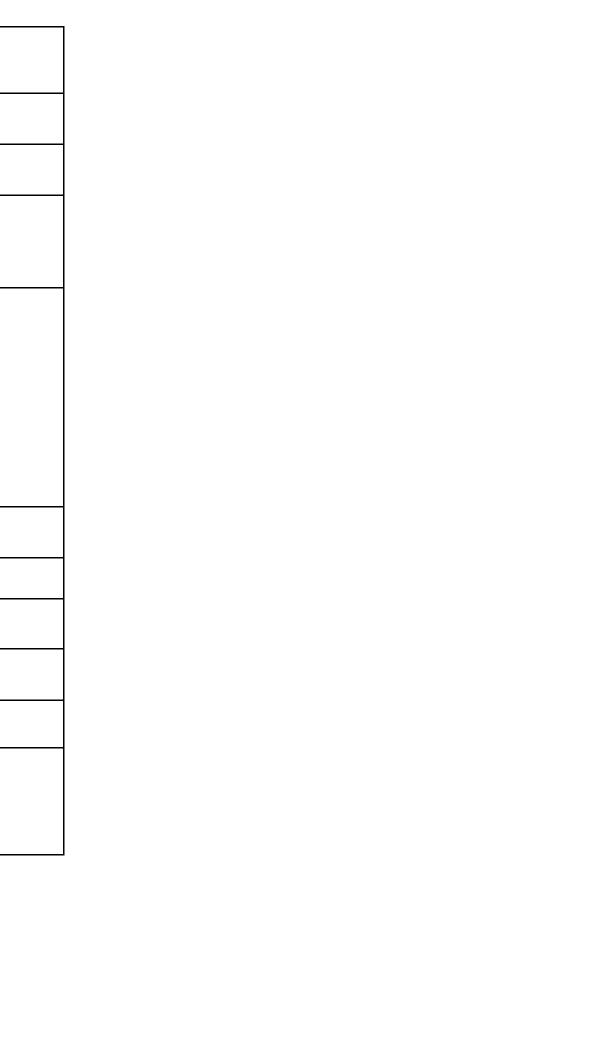
Section VII. 3. Table 2 Suspected Contaminants attached to this section presents suspected contaminants and the media which may have been affected. Basis for answers are included in the table under "please describe".

**Section VII. 6. Table 3** presented on the following page is a list of previous property owners and operators with names and information and description of requestor's relationship.

# **TABLE 1 - SAMPLING DATA**

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

Contaminant Category	Soil	Groundwater	Surface Water	Sed <i>i</i> ment	Soil Gas
Petroleum					
Chlorinated Solvents	Tetrachloroethene P-3 (2.9 mg/kg) <sup>3</sup>	Tetrachlorothene 5.8 ug/l (GZA-4) <sup>1</sup> ;			Tetrachloroethene SV-4 (55,000 u/m3) <sup>3</sup> ; Trichloroethene SS-3 (289 ug/m3) <sup>2</sup>
Other VOCs	1,2,4-Trimethylbenzene P-4 (20 mg/kg) <sup>3</sup> ; 2-Butanone P-4 (3.1 mg/kg) <sup>3</sup> ; Naphthalene P-4 (21 mg/kg) <sup>3</sup>	Naphthalene GZA-10 (63.8 ug/l) <sup>1</sup> ;	-		1,2,4 Trimethylbenzene SG-1 (840 ug/m3) <sup>1</sup> ; 1,3,5 Trimethylbenzene SG-1 (220 ug/m3) <sup>1</sup> ; Benzene SG-1 (240 ug/m3) <sup>1</sup> ; Ethyl benzene SG-1 (630 ug/m3) <sup>1</sup> ; M, p, xylene SG-1 (2600 ug/m3) <sup>1</sup> ; Toluene SG-1 (3400 ug/m3) <sup>1</sup>
SVOCs	Benzo (b) fluoranthene GZA-10 (.405 mg/kg) <sup>1</sup>				
Metals				-	
Pesticides				_	
PCBs					
Other*					



<sup>&</sup>lt;sup>1</sup> Phase II Environmental Site Assessment Report – Bay Park, 13325 Neptune Avenue, 3750-2770 West 33<sup>rd</sup> Street, Brooklyn, NY. September 10, 2009. <sup>2</sup> Vapor Intrusion Assessment Letter Report. July 2, 2010. <sup>3</sup> Vapor Delineation and Mitigation Design Interim Report. March 30, 2012

# **TABLE 2 - SUSPECTED CONTAMINANTS**

1. SUSPECTED CONTAMINANTS: INDICATE SUSPECTED CONTAMINANTS AND THE MEDIA WHICH MAY HAVE BEEN AFFECTED. PROVIDE BASIS FOR ANSWER AS AN ATTACHMENT.						
·Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas	
Petroleum						
Chlorinated Solvents						
Other VOCs I			-			
SVOCs	aromatic hydrocarbons	Additional polynuclear aromatic hydrocarbons may be encountered due to historic fill				
Metals	Metals may be identified due to historic fill	Metals may be identified due to historic fill				
Pesticides						
PCBs						
Other*						
Please describe: Historic fill in and around New York City often contains these analytes and constituents.						

Table 3
Previous Owners

Previous Owner	Contact	Address	Requestor's	Date
			Relationship	
New York State	David Stern	633 Third	Former	Approximately
Urban Development		Avenue	Owner	1970-1972
Corporation, now the		Third Floor		
New York Empire		New York, NY		
State Development		10017		
Corporation <sup>f</sup>				
City of New York	Julie Walpert	100 Gold Street	Former	Approximately
through Housing,	_	Rm. 9-Z1	Owner	1966-1970
Preservation, and		New York, NY		
Development,		10038		
formerly HDA <sup>1,2</sup>				

<sup>&</sup>lt;sup>1</sup> Is not considered an "Operator" and there were no other known operators during ownership.

<sup>&</sup>lt;sup>3</sup> New York City condemned and assembled the entire site as part of urban renewal planning.



# ATTACHMENT E

Section VIII. Contact List

### Attachment E

Section VIII. Contact List

The following contact list is reproduced from the Citizens Participation Plan:

#### 6.0 INTERESTED PUBLIC CONTACT LIST

The following contact list of interested parties was developed to keep the community informed and involved during the Brownfield Cleanup Program process at the Site. The list includes citizens groups; local, state, and federal officials; local news media; and others. Contacts will be reviewed periodically and updated as appropriate. The contact list is as follows:

## 6.1 Chief Executive Office and Zoning Board Chairman

The Honorable Michael R. Bloomberg Mayor, City of New York City Hall New York, NY 10007

Christine C. Quinn, City Council Speaker Speakers Office City Hall 250 Broadway New York, NY 10007

Council Member Domenic M. Recchia, Jr District 47 City Hall Office 250 Broadway, Suite 1785 New York, NY 10007

Brooklyn 13 Community District Chairperson: Ms. Marion Cleaver District Manager: Mr. Chuck Reichenthal 1201 Surf Avenue, 3rd Floor Brooklyn, NY, 11224

New York State Assembly Member Alec Brook-Krasny Assembly District 46 District Office 2823 West 12 Street, Suite 1F Brooklyn, NY 11224

New York State Senator Diane J. Savino District Office 2

2872 West 15th Street Brooklyn, NY 11224-2602 United States

# 6.2 Residents, owners, and occupants of the property and properties adjacent to the property.

Carmen Pratts 3502 Neptune Avenue, Brooklyn 11224

Augustine Quiles 3506 Neptune Avenue, Brooklyn 11224

Luna, Luiz 3508 Neptune Avenue, Brooklyn 11224

Persaud, Felicia 3510 Neptune Avenue, Brooklyn 11224

Gertsberg, Yakov 3514 Neptune Avenue, Brooklyn 11224

Kesten , Craig 3516 Neptune Avenue, Brooklyn 11224

Mcfarlane, Aileen 3520 Neptune Avenue, Brooklyn 11224

Winsome Smith 3522 Neptune Avenue, Brooklyn 11224

Elliott, Gloria 3524 Neptune Avenue, Brooklyn 11224

Dick William 3528 Neptune Avenue,

Brooklyn 11224

New York City Housing 2719 West 33 Street, Brooklyn 11224

New York City Housing 2719 West 33 Street, Brooklyn 11224

Coney Island Site 4a 3601 Neptune Avenue, Brooklyn 11224

### 6.3 Local News Media from which the community typically obtains information

The Brooklyn Paper One Metrotech Center, Suite 1001 Brooklyn, NY 11201

The Brooklyn Star 69-60 Grand Avenue Maspeth, NY 11376

Brooklyn's Progress Express 25 Elm Pl # 401 Brooklyn, NY 11201

Newsday 80-02 Kew Gardens Road, 4th Floor Kew Gardens, NY 11415-1154

### 6.4 The public water supplier which services the area in which the property is located.

NYC DEP 59-17 Junction Blvd. 19<sup>th</sup> Floor Flushing NY 11373

## 6.5 Any person who has requested to be placed on the site contact list

None at present.

6.6 The administrator of any school or day care facility located on or near the property.

Public School 188 3302 Neptune Avenue Brooklyn 11224 Principal: Frederick M. Tudda

Phone: 718-266-6380 Fax: 718-266-7103

Madeline Jones Head Start 315 Neptune Avenue Brooklyn, NY 11224 Phone: 718-266-5962

Fax: 718-266-5891

Coney Island Child Care Center 2757 West 33 Street Brooklyn, NY 11224 Phone: 718-946-8759

### 6.7 The location of a document repository for the project (e.g., local library).

Coney Island Library 1901 Mermaid Ave. (Near W. 19th St.) Brooklyn, NY 11224 718-265-3220

In addition, attached is a copy of a letter received from the repository acknowledging that it agrees to act as the document repository for the property.





May 17th, 2012

Ms. Claire-Elise Orleach Engineer II GZA geoEnvironmental of New York 104 West 29<sup>th</sup> Street, 10<sup>th</sup> Floor New York, NY 10001

Re: Document repository for the property at 3325 Neptune Ave.

Dear Ms. Orleach

Brooklyn Public Library approves the use of its Coney Island Library situated at 1901 Mermaid Avenue, Brooklyn, NY 11224 as a document repository for the 3325 Neptune Avenue, Brooklyn, NY project in accordance to the Citizens' Participation Plan and Brownfield application for the property.

We suggested this branch as the most appropriate since it is the closest to the project's location. Feel free to leave the documents with the Neighborhood Library Supervisor, Angela Barnes. To make arrangements for delivery you can reach her at a.barnes@brooklynpubliclibrary.org, or (718) 265-3220.

Should you have any questions or need more information, please do not hesitate to contact me at (718) 230-2792, or brenda@brooklynpubliclibrary.org.

Very truly,

Brenda Bentt-Peters

Coordinator, Government and Community Affairs

Brooklyn Public Library

BBeut - Letons

Cc: Angela Barnes, NLS- Coney Island Library



# ATTACHMENT F

Section IX. Land Use Factors

#### Attachment F

#### Section IX. Land Use Factors

- 1. The current land use category is "Mixed Use". Currently the retail space is being used by a dental professional. The former dry cleaner usage of the retail space was terminated in approximately 1995.
- 2. The proposed usage will continue to be "Mixed Use". The owners wish to continue leasing the space for local medical professional or general neighborhood services.
- 3. The proposed usage is "Mixed Use" and is consistent with historic usage since the 1970s when the building was completed.
- 4. The proposed post-remediation usage is consistent with the past, present, and future use of the neighborhood which is "Mixed Use" and 1 & 2 Family Residential and Multi-family Residential. The post remediation usage is not proposed to be changed from the current "Mixed Use" as documented in Figure 2 Proposed Brownfield Property and Surrounding Land Use Map, in Attachment A.
- 5. The 2003 Strategic Plan calls for a MultiCultural Center to be constructed in western Coney Island and south of Mermaid Avenue. The Strategic Plan also calls for improvements along Mermaid Avenue. There do not appear to be any zone or other changes proposed along Neptune Avenue in western Coney Island as part of the Strategic Plan. The Approved Coney Island Comprehensive Rezoning Plan calls for rezoning of area to the east of West 24<sup>th</sup> Street and south of Mermaid Avenue, an area that is approximately ½ mile to the southeast. The parcel is not within or adjacent to any Brownfield Opportunity Area. This entire area of Coney Island is within the Coastal Zone Boundary of the Waterfront Revitalization Program.
- 6. The remedial program for this site will be selected upon due consideration of the current, projected and reasonably anticipated future land uses of the parcel and adjacent surroundings, per ECL 27 1415 which stipulates the remediation and land use must meet the requirements of this section including the extent to which the proposed use may reasonably be expected to cause or increase a disproportionate industrial burden on the community in which the site is located. To this end the proposed usage is not changing from its existing and historic usage and is not viewed as an increased burden of industrial usage on the community.
- 7. Federal and State Designations: the parcel is not related to any state or federal designation including special purpose and limited height districts, Restrictive and Environmental Declarations, historic and scenic boundaries, historic Homes, landmarked locations, or green spaces.

Coney Island Site 4A-1 Houses, Inc. Brownfield Cleanup Program Application 3375 Neptune Avenue Brooklyn, New York

- 8. Population Growth Patterns: The proposed plan to continue using the space for mixed use commercial is not expected to have a bearing or be a factor relative to population growth.
- 9. Existing Infrastructure: The property is accessible to existing infrastructure including underground power supplied by Con Edison, public water, sewer, and stormwater which are available along Neptune Avenue and 33<sup>rd</sup> Street. Neptune Avenue connects with the main thoroughfare that enters Coney Island which connects to the Belt Parkway.
- 10. Cultural Resources: there are no identified historic and or scenic boundaries, historic homes, or landmarked locations within ½ mile of the site.
- 11. Federal, State, or local natural resources: Coney Island Beach exists about ½ mile to the southeast, and unnamed beaches and parkland and natural area exists about ¼ mile to the north along Coney Island Creek. These areas are also New York City Dept of Planning Open Space. There are National Wetlands U.S. Fish & Wildlife Service Estuary and Marine Wetlands to the north about 1500 feet and to the southwest about 2,000 feet. A community garden exists between West 29<sup>th</sup> and 28<sup>th</sup> Street about ½ mile from the site. Playgrounds exist along the "Boardwalk West" which is to the southeast of the site and between West 30<sup>th</sup> Street and West 27<sup>th</sup> Street. There are no identified wildlife refuges or critical habitats of endangered or threatened species identified within ½ mile of the site.
- 12. Flood Plains: The Site is in Flood Zone AE 10' elevation.
- 13. There are no Institutional Controls on the site.
- 14. Please refer to Figure 2 Proposed Brownfield Property and Surrounding Land Use Map, in Attachment A. The land use immediately surrounding the Brownfield parcel is Mixed Use. This includes the adjacent attached retail tenants within the strip mall comprising Bay Park One, the residential tenants within the attached five-story and 26-story apartment building comprising Bay Park One, and the adjacent Key Foods to the west in the detached Bay Park Two Mixed-use complex and associated residential apartments. Directly across the street the land use is both "Mixed Use" and "1 & 2 Family Residential". To the southeast the land use is institutional and is occupied by Public School 188. Immediately to the east the land use is "Multi-Family Residential". The larger neighborhood is predominantly 1 & 2 Family Residential and Multi-Family Residential with a greater percentage of Mixed Use and Commercial Use along Mermaid and Surf Avenue to the south and the beach areas including an increase commercial overlay districts.
- 15. As reported in the *Phase II Environmental Site Assessment Report Bay Park, 13325 Neptune Avenue, 3750-2770 West 33<sup>rd</sup> Street, Brooklyn, NY., October, 2009* written by GZA, and included as Attachment D to this application, of 11 groundwater samples collected in the vicinity of the Gateway French Dry Cleaner to investigate groundwater impacts, only one well exhibited an exceedance for halogenated compounds. Monitoring well MW-5 located 20 feet south from the dry cleaner building contained 5.8 parts per billion (ppb) tetrachloroethylene, above the DEC Ambient Water Quality Criteria (AWQC) of 5.0 ppb. Migration of groundwater at this concentration downgradient will

Coney Island Site 4A-1 Houses, Inc. Brownfield Cleanup Program Application 3375 Neptune Avenue Brooklyn, New York

combine and mix with regional groundwater and likely not result in concentrations above the AWQC.

A well search was performed by Environmental Data Resources Inc. of known wells within 1mile of the Site and is attached to this section. A total of 6 wells were identified, all United States Geological Survey wells, believed to be monitoring wells. Two of the wells are located between 1/3 to 1/2 mile to the southeast. The remaining 4 wells are located beyond ½ mile from the Site to the southeast and east. None of these wells was identified as a drinking water supply well. The New York City Department of Environmental Protection is responsible for supplying water to Coney Island. The majority of drinking water is provided through surface reservoirs operated by the NYCDEP north of the City of New York, however, there are some drinking water supply wells in the Jamaica, Queens area. None of these wells are located downgradient of the Site or within a one mile radius and thus there are no well head protection zones in the vicinity of the Site according to the NYCDEP Bureau of Water and Sewer Operations. In addition, there are no known groundwater recharge areas within the vicinity of the Site according to the NYCDEP Bureau of Water and Sewer Operations. In general recharge to the drinking water aquifers occurs in the higher elevations in northern Brooklyn and Queens. It is not anticipated that any recharge zones would be found downgradient of the Site due to its location on a barrier island located between the Atlantic Ocean and Jamaica Bay.

Based upon the above discussion, we believe there is a low vulnerability of groundwater to contamination that might migrate from the Site.

16. The Site and the surrounding area are relatively flat. Based on a review of the U.S. Geological Survey (USGS) Topographic Map for the Coney Island Quadrangle dated 1979 and The Narrows Quadrangle dated 1981, the Site has a ground surface elevation of approximately 10 feet above the Mean Sea Level (MSL) based on the National Geodetic Vertical Datum (NGVD). According to the USGS Reconnaissance of the Groundwater Resources of Kings and Queens Counties, New York, dated 1981, native Site overburden soils were deposited during the Pleistocene epoch. The overburden is composed of glacial outwash sands, which are expected to extend to a depth of approximately 100 feet below MSL. Beneath this layer, the Raritan Clay and Lloyd Sands of the Cretaceous period are expected to occur at a depth of approximately 100 feet below grade surface. The bedrock underlying the Raritan Clay and Lloyd Sands is expected to consist of schist, gneiss and amphibolite with pegmatite intrusions typical of the Camro-Orodovician Hartland Formation beginning at the approximate depth of greater than 1,000 feet below ground surface. According to the USGS Reconnaissance of the Groundwater Resources of Kings and Queens Counties, New York, dated 1981, the water table in the area of the Site is

Coney Island Site 4A-1 Houses, Inc. Brownfield Cleanup Program Application 3375 Neptune Avenue Brooklyn, New York

expected to be at an elevation of 10 feet below ground surface. Regional groundwater flow direction is generally controlled by regional topography with groundwater flow from higher to lower elevations. Based on the southeasterly down-sloping topography, the groundwater in the area is inferred to flow in a southeasterly direction. However, localized groundwater gradients in the vicinity of the Site may vary due to local pumping wells and heterogeneous subsurface conditions.

Coney Island 3375 Neptune Avenue Brooklyn, NY 11224

Inquiry Number: 3413686.1s September 20, 2012

# The EDR GeoCheck® Report



440 Wheelers Farms Road Milford, CT 06461 Toll Free: 800.352.0050 www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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### **GEOCHECK® - PHYSICAL SETTING SOURCE REPORT**

### TARGET PROPERTY ADDRESS

CONEY ISLAND 3375 NEPTUNE AVENUE BROOKLYN, NY 11224

### **TARGET PROPERTY COORDINATES**

Latitude (North): 40.5772 - 40° 34' 37.92" Longitude (West): 74.0004 - 74° 0' 1.44"

Universal Tranverse Mercator: Zone 18 UTM X (Meters): 584605.7 UTM Y (Meters): 4492093.0

Elevation: 8 ft. above sea level

### **USGS TOPOGRAPHIC MAP**

Target Property Map: 40074-E1 THE NARROWS, NY NJ

Most Recent Revision: 1998

East Map: 40073-E8 CONEY ISLAND, NY NJ

Most Recent Revision: 1995

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

- 1. Groundwater flow direction, and
- 2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

### **GEOCHECK<sup>®</sup> - PHYSICAL SETTING SOURCE SUMMARY**

### **GROUNDWATER FLOW DIRECTION INFORMATION**

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

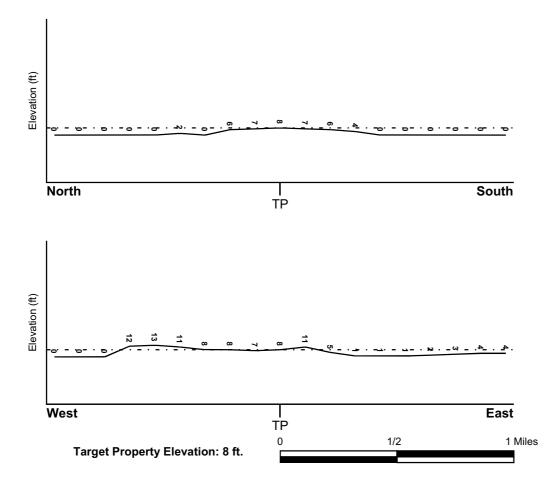
### **TOPOGRAPHIC INFORMATION**

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

### TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General ENE

### SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

### HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

**FEMA FLOOD ZONE** 

**FEMA Flood** 

**Target Property County** 

**Electronic Data** 

KINGS, NY

YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property:

360497 - FEMA DFIRM Flood data

Additional Panels in search area:

Not Reported

NATIONAL WETLAND INVENTORY

**NWI Electronic** 

**NWI Quad at Target Property** 

**Data Coverage** 

THE NARROWS

YES - refer to the Overview Map and Detail Map

### HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

### Site-Specific Hydrogeological Data\*:

1.25 miles Search Radius: Not found Status:

### **AQUIFLOW®**

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

> LOCATION **GENERAL DIRECTION** MAP ID FROM TP **GROUNDWATER FLOW** Not Reported

### **GROUNDWATER FLOW VELOCITY INFORMATION**

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

### GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

### **ROCK STRATIGRAPHIC UNIT**

### **GEOLOGIC AGE IDENTIFICATION**

Era: Cenozoic Category: Stratifed Sequence

System: Quaternary Series: Pleistocene

Code: Qp (decoded above as Era, System & Series)

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

### DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: URBAN LAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 10 inches

	Soil Layer Information						
Boundary Classification			ication				
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

### OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: sand

mucky-peat

Surficial Soil Types: sand

mucky-peat

Shallow Soil Types: No Other Soil Types

Deeper Soil Types: coarse sand

sand loamy sand sapric material

### **LOCAL / REGIONAL WATER AGENCY RECORDS**

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

### WELL SEARCH DISTANCE INFORMATION

DATABASE SEARCH DISTANCE (miles)

Federal USGS 1.000 Federal FRDS PWS 1.000 State Database 1.000

### FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	USGS2137503	1/4 - 1/2 Mile SSE
2	USGS2121134	1/4 - 1/2 Mile SE
A3	USGS2121132	1/2 - 1 Mile FSE

### FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A4	USGS2121133	1/2 - 1 Mile ESE
5	USGS2121142	1/2 - 1 Mile East
6	USGS2121139	1/2 - 1 Mile East

### FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID WELL ID FROM TP

No PWS System Found

Tio Tito Cyclom Found

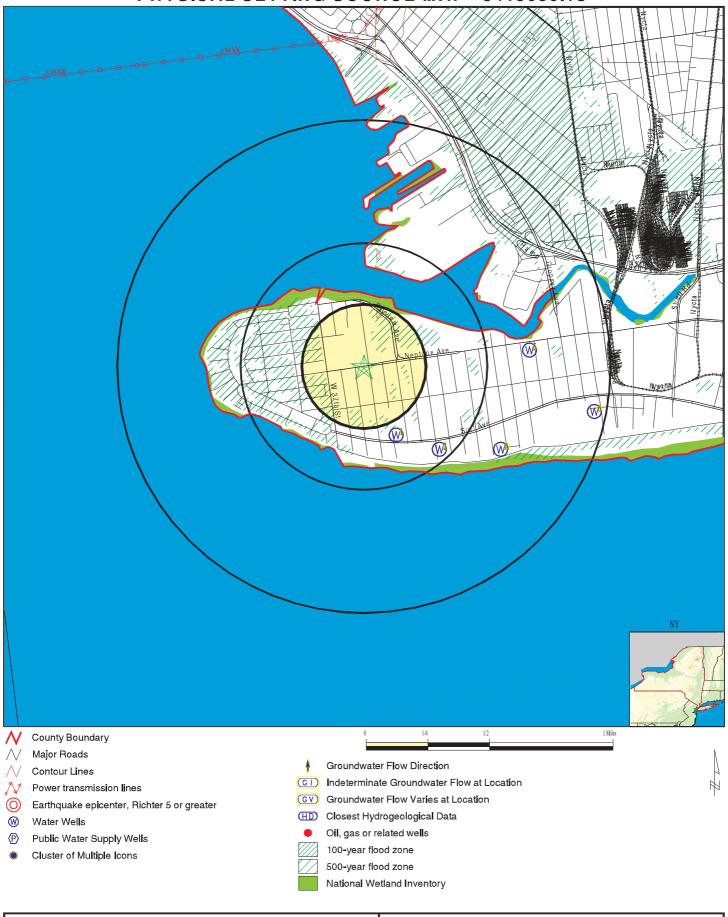
Note: PWS System location is not always the same as well location.

### STATE DATABASE WELL INFORMATION

MAP ID WELL ID EROM TP

No Wells Found

### PHYSICAL SETTING SOURCE MAP - 3413686.1s



SITE NAME: Coney Island
ADDRESS: 3375 Neptune Avenue
Brooklyn NY 11224
40.5772 / 74.0004

CLIENT: GZA GeoEnvironmental of NY CONTACT: Clifford Bell INQUIRY #: 3413686.1s DATE: September 20, 2012 3:45 pm

### **GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS**

Map ID Direction Distance Elevation

Database EDR ID Number **FED USGS** USGS2137503

Site no:

403423073595401

SSE 1/4 - 1/2 Mile

Lower

Agency cd: USGS Site name: K 1322.1

Latitude: 403423 EDR Site id: USGS2137503 0735954 40.57316091 Longitude: Dec lat: -73.99791693 Coor meth: Dec Ion: Μ

Coor accr: S Latlong datum: NAD27 NAD83 Dec latlong datum: District: 36 County: 047 State: 36

Country: US Land net: Not Reported Location map: KC1930 Map scale: Not Reported Altitude: 5.0

Altitude method: Level or other surveying method

Altitude accuracy: 0.1

Altitude datum: National Geodetic Vertical Datum of 1929

Southern Long Island. New York. Area = 1660 sq.mi. Hydrologic:

Topographic: Not Reported

Ground-water other than Spring Date construction: Not Reported Site type:

Date inventoried: Not Reported Mean greenwich time offset: **EST** 

Local standard time flag:

Type of ground water site: Single well, other than collector or Ranney type

Aquifer Type: Not Reported

Not Reported Aquifer:

Well depth: Not Reported Hole depth: 185.

Source of depth data: Not Reported Project number: Not Reported

Real time data flag: Daily flow data begin date: Not Reported Not Reported Daily flow data end date: Not Reported Daily flow data count: Not Reported Peak flow data begin date: Not Reported Peak flow data end date: Not Reported Peak flow data count: Not Reported Water quality data begin date: Not Reported Water quality data end date:Not Reported Water quality data count: Not Reported Ground water data begin date: Not Reported Ground water data end date: Not Reported

Ground water data count: Not Reported

Ground-water levels, Number of Measurements: 0

**FED USGS** USGS2121134 1/4 - 1/2 Mile

Site no:

USGS Agency cd: Site name: K 1020.1

Latitude: 403420 EDR Site id: USGS2121134 0735942 Longitude: Dec lat: 40.57232759 Dec Ion: -73.99458351 Coor meth: М

Coor accr: S Latlong datum: NAD27 NAD83 Dec latlong datum: District: 36 047 State: 36 County:

US Not Reported Country: Land net: Location map: KC1941 Not Reported Map scale:

403420073594201

### **GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS**

Altitude: 5.0

Altitude method: Level or other surveying method

Altitude accuracy:

Altitude datum: National Geodetic Vertical Datum of 1929

Hydrologic: Southern Long Island. New York. Area = 1660 sq.mi.

Topographic: Not Reported

Site type: Ground-water other than Spring Date construction: Not Reported

Date inventoried: Not Reported Mean greenwich time offset: **EST** 

Local standard time flag:

Type of ground water site: Single well, other than collector or Ranney type

Aguifer Type: Not Reported

Aquifer: Not Reported

Well depth: Not Reported Hole depth: 113.

Source of depth data: Not Reported Project number: Not Reported

Not Reported Real time data flag: Daily flow data begin date: Not Reported Daily flow data end date: Not Reported Daily flow data count: Not Reported Peak flow data begin date: Not Reported Peak flow data end date: Not Reported Peak flow data count: Not Reported Water quality data begin date: Not Reported Water quality data count: Water quality data end date:Not Reported Not Reported Ground water data begin date: Not Reported Ground water data end date: Not Reported

Ground water data count: Not Reported

Ground-water levels, Number of Measurements: 0

A3 ESE **FED USGS** USGS2121132 1/2 - 1 Mile

USGS 403420073592501 Agency cd: Site no:

Site name: K 178.1 403420 Latitude:

Lower

EDR Site id: USGS2121132 Longitude: 0735925 Dec lat: 40.57232759 -73.98986115 Dec Ion: Coor meth: М

Coor accr: Latlong datum: NAD27 NAD83 Dec latlong datum: District: 36 State: 36 County: 047

Country: US Land net: Not Reported Location map: KC1961 Map scale: Not Reported

Altitude: 5.0

Altitude method: Level or other surveying method

Altitude accuracy: 0.1

Altitude datum: National Geodetic Vertical Datum of 1929

Hydrologic: Southern Long Island. New York. Area = 1660 sq.mi.

Topographic: Not Reported

Site type: Ground-water other than Spring Date construction: Not Reported

Date inventoried: Not Reported Mean greenwich time offset: EST

Local standard time flag:

Type of ground water site: Single well, other than collector or Ranney type

Aquifer Type: Not Reported

Aguifer: Not Reported

Well depth: Not Reported Hole depth: 118.

Source of depth data: Not Reported Project number: Not Reported

Not Reported Real time data flag: Not Reported Daily flow data begin date: Daily flow data end date: Not Reported Daily flow data count: Not Reported Peak flow data end date: Peak flow data begin date: Not Reported Not Reported

### **GEOCHECK®-PHYSICAL SETTING SOURCE MAP FINDINGS**

Peak flow data count: Not Reported Water quality data begin date: Not Reported Not Reported Water quality data end date:Not Reported Water quality data count: Ground water data end date: Not Reported Ground water data begin date: Not Reported

Ground water data count: Not Reported

Ground-water levels, Number of Measurements: 0

FED USGS USGS2121133

EDR Site id:

USGS2121133

1/2 - 1 Mile Lower

> Agency cd: USGS Site no: 403420073592502

Site name: K 1558.1 Latitude: 403420 Longitude: 0735925

Dec lat: 40.57232759 Dec Ion: -73.98986115 Coor meth: Μ Latlong datum: NAD27 Coor accr: S Dec latlong datum: NAD83 District: 36 047 County: State: 36

Country: US Land net: Not Reported Location map: KC1961 Map scale: Not Reported

Altitude: 5.0

Altitude method: Level or other surveying method

Altitude accuracy:

Altitude datum: National Geodetic Vertical Datum of 1929

Hydrologic: Southern Long Island. New York. Area = 1660 sq.mi.

Topographic: Not Reported

Site type: Ground-water other than Spring Date construction: Not Reported

Date inventoried: Mean greenwich time offset: Not Reported

Local standard time flag:

Type of ground water site: Single well, other than collector or Ranney type

Aquifer Type: Not Reported

Aquifer: Not Reported

Well depth: Not Reported 118. Hole depth:

Source of depth data: Not Reported Project number: Not Reported

Real time data flag: Not Reported Daily flow data begin date: Not Reported Daily flow data end date: Not Reported Daily flow data count: Not Reported Peak flow data begin date: Not Reported Peak flow data end date: Not Reported Peak flow data count: Not Reported Water quality data begin date: Not Reported Water quality data count: Water quality data end date:Not Reported Not Reported Ground water data begin date: Not Reported Ground water data end date: Not Reported

Ground water data count: Not Reported

Ground-water levels, Number of Measurements: 0

**East** 1/2 - 1 Mile Lower

**FED USGS** USGS2121142

### **GEOCHECK®-PHYSICAL SETTING SOURCE MAP FINDINGS**

FDR Site id:

USGS2121142

Agency cd: USGS Site no: 403441073591701

Site name: K 1.1 Latitude: 403441 Longitude: 0735917

Dec lat: 40.5781608 Dec lon: -73.98763888 Coor meth: М Coor accr: Latlong datum: NAD27 Dec latlong datum: NAD83 District: 36 State: 36 County: 047

US Not Reported Country: Land net: Location map: KC1878 Not Reported Map scale:

Altitude: 5.0

Altitude method: Level or other surveying method

Altitude accuracy: 0.1

National Geodetic Vertical Datum of 1929 Altitude datum:

Southern Long Island. New York. Area = 1660 sq.mi. Hydrologic:

Topographic: Not Reported

Site type: Ground-water other than Spring Date construction: Not Reported

Date inventoried: Not Reported Mean greenwich time offset: EST

Local standard time flag:

Type of ground water site: Single well, other than collector or Ranney type

Aquifer Type: Not Reported

Aquifer: Not Reported

Well depth: Not Reported Hole depth: 750.

Source of depth data: Not Reported

Project number: Not Reported

Real time data flag: Not Reported Daily flow data begin date: Not Reported Daily flow data count: Not Reported Daily flow data end date: Not Reported Peak flow data begin date: Not Reported Peak flow data end date: Not Reported Peak flow data count: Water quality data begin date: Not Reported Not Reported Water quality data end date:Not Reported Water quality data count: Not Reported Ground water data end date: Ground water data begin date: Not Reported Not Reported

Ground water data count: Not Reported

Ground-water levels, Number of Measurements: 0

**FED USGS** USGS2121139 1/2 - 1 Mile Higher

EDR Site id:

Dec lat:

USGS 403428073585901 Agency cd: Site no:

Site name: K 1021.1 Latitude: 403428 0735859 Longitude:

40.57454976 Dec lon: -73.98263874 Coor meth: Latlong datum: NAD27 Coor accr: S Dec latlong datum: NAD83 District: 36 County: 047 State: 36

Country: US Land net: Not Reported Location map: KC1990 Map scale: Not Reported

Altitude: 10.0

Altitude method: Level or other surveying method

Altitude accuracy: 0.1

Altitude datum: National Geodetic Vertical Datum of 1929

Hydrologic: Southern Long Island. New York. Area = 1660 sq.mi.

Topographic: Not Reported

Not Reported Site type: Ground-water other than Spring Date construction:

Date inventoried: Not Reported Mean greenwich time offset:

USGS2121139

### **GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS**

Local standard time flag: N

Type of ground water site: Single well, other than collector or Ranney type

Aquifer Type: Not Reported

Aquifer: Not Reported

Well depth: Not Reported Hole depth: 120.

Source of depth data: Not Reported

Project number: Not Reported

Daily flow data begin date: Real time data flag: Not Reported Not Reported Daily flow data end date: Not Reported Daily flow data count: Not Reported Peak flow data begin date: Not Reported Peak flow data end date: Not Reported Peak flow data count: Not Reported Water quality data begin date: Not Reported Water quality data end date:Not Reported Water quality data count: Not Reported Ground water data begin date: Not Reported Ground water data end date: Not Reported

Ground water data count: Not Reported

Ground-water levels, Number of Measurements: 0

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

### AREA RADON INFORMATION

Federal EPA Radon Zone for KINGS County: 3

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.

: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for KINGS COUNTY, NY

Number of sites tested: 51

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area	0.750 pCi/L	100%	0%	0%
Basement	1.370 pCi/L	88%	10%	2%

### PHYSICAL SETTING SOURCE RECORDS SEARCHED

### **TOPOGRAPHIC INFORMATION**

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5 Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

### HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Freshwater Wetlands

Source: Department of Environmental Conservation

Telephone: 518-402-8961

### HYDROGEOLOGIC INFORMATION

AQUIFLOWR Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information

### **GEOLOGIC INFORMATION**

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

### PHYSICAL SETTING SOURCE RECORDS SEARCHED

### **LOCAL / REGIONAL WATER AGENCY RECORDS**

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at

least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

New York Public Water Wells

Source: New York Department of Health

Telephone: 518-458-6731

### OTHER STATE DATABASE INFORMATION

Oil and Gas Well Database

Department of Environmental Conservation

Telephone: 518-402-8072

These files contain records, in the database, of wells that have been drilled.

### **RADON**

State Database: NY Radon Source: Department of Health Telephone: 518-402-7556 Radon Test Results

Area Radon Information Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at

private sources such as universities and research institutions.

EPA Radon Zones Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor

radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

### PHYSICAL SETTING SOURCE RECORDS SEARCHED

### STREET AND ADDRESS INFORMATION

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### ATTACHMENT D'

Section VII. Site Environmental Reports



# of Bay Park I 3325 Neptune Avenue, 2750 West 33<sup>rd</sup> Street, & 2770 West 33<sup>rd</sup> Street Brooklyn, New York 11224 Velocity Project # EA-08-0505

Draft Issue Date: June 18, 2008



Offira Gabbay Velocity Consulting, Inc. Laura DiGiovanni Velocity Consulting, Inc.

Velocity Consulting Inc.

New York Chicago Los Angeles
Corporate Office at 28 West 36th Street, Suite 901 New York, New York 10018 212 629 0690 212 629 0692 (fax)



June 18, 2008

Wachovia Multifamily Capital, Inc. 375 Park Avenue, 9<sup>th</sup> Floor New York, New York 10152

RE:

BAY PARK I

3325 Neptune Avenue, 2750 West 33<sup>rd</sup> Street, & 2770 West 33<sup>rd</sup> Street BROOKLYN, NEW YORK 11224

Velocity Consulting, Inc. (Velocity) was engaged by Wachovia Multifamily Capital, Inc. to conduct a Phase I Environmental Site Assessment (ESA) on the above-referenced property. The Phase I ESA was conducted in accordance with Freddie Mac Environmental Requirements of February 7, 2006 and ASTM E 1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 part of 40 CFR 312. I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Laura DiGiovanni	
Environmental Professional	

New York

Chicago

Los Angeles

28 West 36th Street, Suite 901, New York, NY 10018 212-629-0690 fax 212-629-0692

### 1.0 SUMMARY



Wa make home possible\*

Freddie Mac Form 1103 (02/2005), Section I, page 1 of 2

MULTIF	AMILY EN	VIRONMEN	TAL REPORT
Section	I: Summar	у	

Freddie Mac Ioan number	Report date	Subject property name		
	6/18/08	Bay Park I		
Seller/Servicer name		Address		
Wachovia Multifamily Capital, Inc		3325 Neptune Avenue, 2750 West 33 <sup>rd</sup> Street, and 2770 West 33 <sup>rd</sup> Street		
Seller/Servicer number	Inspection date	City, State, Zip		
109430	6/6/08	Brooklyn, New York		
Engineering consultant (firm name)		Borrower name		
Velocity Consulting, Inc.				
Address		Address		
28 West 36th St., Suite 901		·		
City, State, Zip		City, State, Zip		
New York, New York, 10018				
Telephone number		Telephone number		
(212) 629-0690				
Contact Name		Contact name		
Ms. Offira Gabbay				
Recommendation for the overall env	rironmental condition	of the subject property		
[√] Acceptable	[] Unacceptable	[ ] Conduct additional investigation		

Environ	mental Report Results		8 M 1- 199		W.
Report section	Environmental Issue	Acceptable	Operations & maintenance program required	Additional information required	Report page
IV-1	Asbestos	***************************************	4		18-19
IV-2	Hazardous materials	1			19
IV-3	Storage tanks	***************************************		(1)	22-23
IV-4	Lead-based paint		1		23-24
IV-5	Drinking water	1			24
IV-6	Polychlorinated biphenyls (PCBs)	1			24-25
IV-7	Mold		1		25-26
IV-8	Odors	1			26
IV-9	Pits Ponds and Lagoons	1			26
IV-10	Heating System			1	26
IV-11	Wells, Sumps, and Floor Drains	1			26
IV-12	Prior use of subject property			17)	27-33
IV-13	Neighborhood waste sites	1			34-43

Fresidie Mac Form 1103 (02/2005), Section I, page 2 of 2

# Consultant's certification On behalf of the environmental consultant, the undersigned hereby certifies that The attached environmental report was prepared by the consultant in accordance with all applicable requirements in the Freddie Mac Multifamily Seller/Servicer Guide The report was prepared in a manner consistent with generally accepted industry practices and standards All information is true and correct, to the best of the undersigned's knowledge, and reflects the consultant's best professional opinion and judgment Consulting firm name Velocity Consulting, Inc. Signature of authorized representative Date Name (typed or printed) Ms. Offira Gabbay Title Environmental Consultant

### 5.0 RECOMMENDATIONS AND O&M PROGRAMS

Velocity has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of Freddie Mac Environmental Requirements of February 7, 2006 of the property known as Bay Park I, which is located at 3325 Neptune Avenue, 2750 West 33<sup>rd</sup> Street, and 2770 West 33<sup>rd</sup> Street in Brooklyn, New York. Any modifications to this practice are described in Section 3.0 of this report. The recognized environmental conditions that were uncovered and the associated recommended actions are as follows:

### ASBESTOS

### Suspect Asbestos-Containing Materials

Non-friable suspect asbestos-containing (SAC) 12"x12" vinyl floor tiles were identified in the community rooms, the elevator cabs, and in the apartments inspected. Friable SAC 2'x4' suspended ceiling tiles were observed in the lobbies, public hallways, and community rooms on-site. The SAC floor and ceiling tiles were in good condition and were not sampled to avoid damaging them. The roofing materials on-site are assumed to be an SAC material and were not sampled so as not to damage the roof.

According to Section 13.5 of the Freddie Mac Environmental Requirements, undamaged SAC materials can remain in place and be managed with an asbestos operations and Maintenance (O&M) program. Given the good condition of the SAC materials found onsite, Velocity recommends that the SAC materials be maintained in place under an asbestos operations and maintenance (O&M) program. An asbestos O&M program for the SAC materials will cost approximately \$500. The owner is responsible for implementing the O&M plan. Implementation can include employee training, regular inspections, and equipment purchase.

### UNDERGROUND STORAGE TANK

An active 25,000-gallon #2 fuel oil underground storage tank (UST) is located beneath a grassy area on the southeast side of the building. This UST stores #2 fuel oil used by the boilers on-site. This UST was installed in 1974 when the apartment building was constructed. Section 13.7 of the Freddie Mac Environmental Requirements requires that all USTs that were installed before January 1, 1989 be tightness tested within the last six months. According to the building superintendent and the New York State Department of Environmental Conservation (NYSDEC) Petroleum Bulk Storage (PBS) Certificate, the UST on-site was last tested over six months ago, on January 24, 2007. Velocity requested a copy of the tightness test results from the maintenance director, Mr. Roger Job, in order to determine if the tank had passed the most recent tightness test. As of the issue date of this report, Velocity has not received any documentation pertaining to the most recent UST tightness test. The lack of information as to the structural integrity of

this UST on-site is an issue of environmental concern. In addition, it has been over one year since the tank was last tightness tested. Velocity recommends that the tank be tightness tested. The cost to tightness test the tank is approximately \$1,500. This estimate does not include additional costs associated with remedial actions if the tightness test reveals that the tank is leaking.

### LEAD-BASED PAINT

Painted surfaces throughout the inspected portions of the subject property were in good condition with no evidence of damaged or peeling paint. However, given the construction date of the building (1974), it is possible that subsurface layers of paint contain lead. According to Section 13.8 of the Freddie Mac Environmental Requirements, the paint on-site is assumed to be lead-based paint. Based on the construction date of the buildings as well as Section 13.8 of the Freddie Mac Environmental Requirements, Velocity recommends that the subject property implement a lead-based paint O&M program. A lead-based paint O&M program will cost approximately \$500.

### Mold

Velocity was informed that Unit 134 of the apartment building had been vacated due to water leak issues that have not been resolved. Velocity observed water staining on the ceiling in the foyer/living room area of this apartment unit during the time of inspection. Velocity did not observe any areas of visible mold growth in this unit or in any other inspected areas. No obvious moldy or musty odors or evidence of gross mold contamination was identified in any of the areas inspected. However, this report is not to be considered a full mold investigation, which would involve destructive sampling and significant laboratory analysis. Velocity recommends that the subject property implement a Water, Moisture, and Mold O&M program as a preventive measure to identify and address any areas of water and moisture intrusion that may lead to mold growth. The Water, Moisture, and Mold O&M document is included with this report as Attachment I.

### **HEATING SYSTEM**

The following permit and certificate associated with the heating system were either expired or not posted on-site:

- A New York City Fire Department (NYCFD) permit for the storage of flammable substances (fuel oil) for the UST.
- A New York City Department of Environmental Protection (NYCDEP) Bureau of Air Resources certificate of operation for the oil-and-gas fired boilers.

Velocity recommends that the above permit and certificate associated with the heating system be obtained or renewed. The cost to obtain the permit and certificates should not exceed \$500.

### PRIOR USE OF SUBJECT PROPERTY

Based on the site inspection, city directories, and interviews with site personnel, Velocity determined that a dry cleaner known as Gateway French Cleaners was previously located on-site at 3375-3377 Neptune Avenue. The exact years of operation could not be determined but are estimated to have occurred circa 1986. The dry cleaner was located in the tenant space currently occupied by Neptune Dental & AFAM Medical. Velocity gained entrance into the tenant space, but due to major renovations, could not make any conclusions regarding the prior dry cleaning activities. Since the handling, storage, and disposal of dry cleaning chemicals and hazardous waste by the former dry cleaner cannot be determined from the limited information available, this previous use is a recognized environmental condition.

A subsurface investigation is recommended in the area around the perimeter of the current Neptune Dental & AFAM Medical tenant space and along Neptune Avenue in order to determine whether or not possible prior dry cleaning operations conducted onsite have impacted the soil and/or groundwater on-site with dry cleaning solvents. The cost of the subsurface assessment is estimated to be \$5,000-\$8,000.

### 6.0 REFERENCES

The second secon		Source
Item	Dates(s)	
Topographic	1989	Map produced by the United States Geological Service
Map		and reviewed on-line from www.topozone.com
Groundwater	1995	United States Geological Service Groundwater Atlas
Atlas		reviewed at http://capp.water.usgs.gov/gwa/gwa.html
ASTM User	June 2008	Submitted to Mr. Peter Gray
Questionnaire		
ASTM	June 2, 2006	FirstSearch Technology Corporation
Regulatory		
Database Report		
Historical Maps	1906, 1930, 1950, 1966,	Maps produced by the Sanborn Fire Insurance Company
-	1979, and 1989	and reviewed at the ProQuest Website
		http://www.proquest.com/
Tax Assessor	2008	New York City Department of Finance
Records		(http://www.nyc.gov/html/dof/html/assessmt.html)
Zoning Map	2008	New York City Department of City Planning website
		(http://www.nyc.gov/html/dcp/html/zone/zmapintr.shtml)
Building	Not applicable	New York City Department of Buildings Building
Records	**	Information System (http://a810-
		bisweb.nyc.gov/bisweb/bsqpm01.jsp)
Interview	June 6, 2008	Mr. Roger Job, the maintenance director
	,	Mr. Lance Purkiss, the building superintendent
Property	Submitted on June 9, 2008	Submitted to Mr. Peter Gray, Senior Vice President of
Questionnaire		Starrett Corp; questionnaire not received
Radon	Not applicable	USEPA Map of Radon Zones
		(http://www.epa.gov/iaq/radon/zonemap.html)
Water Quality	2006	New York City 2006 Drinking Water Supply and Quality
Report		Report
		(http://www.nyc.gov/html/dof/html/home/home.shtml)