

ATTACHMENT A

SECTION I: PROPERTY INFORMATION

Property and Tax Maps

The following maps are included with this attachment:

Figure A-1: Site Location Map is the required United States Geological Survey (USGS) 7.5-minute quadrangle map showing the proposed brownfield site.

Figure A-2: Site Plan provides a property base map that shows map scale, north arrow orientation, and proposed extent of the property with respect to adjacent streets and roadways.

Figure A-3: Surrounding Land Use Map provides the proposed brownfield site extent with adjacent property owners clearly identified, and surrounding land uses.

Figure A-4: Environmental Zones Map provides a map of the property indicating that it is not situated within a New York State (NYS) Environmental Zone (En-Zone) and the extents of En-Zones in the surrounding area.

Figure A-5: Tax Lot Location Map provides a property base map that shows tax lot boundaries, the proposed brownfield site and surrounding area.

Item 1 – Metes and Bounds

The site has a footprint of about 38,500-square feet (0.88 acres) and is located at 560 Degraw Street in Brooklyn, New York, which corresponds to Brooklyn Borough Tax Map Block 426, part of (p/o) of Lot 17 and p/o Lot 49. The attached survey, prepared by Fehringer Surveying, P.C. and dated April 9, 2021, shows the metes and bounds of the proposed BCP site boundary. The site boundary includes a 35,000-square-foot area part of Lot 17 and a 3,500-square-foot part of Lot 49. The p/o Lot 49, which is described as "Proposed Lot B" on the attached survey, is undergoing revision with the NYC Department of Finance for an update to the Brooklyn Borough Tax Map lots to reflect the new property boundaries for a recent transaction of the "Lot B" area. The "Lot A" area p/o Lot 17 is also being updated to remove this area as part of Lot 17 after a recent ownership transfer.

The Reference Point for the given latitude (40°40'46.848") and longitude (-73°59'7.36") is the center of site boundary.

Item 3 – Environmental Zone

Figure D-5 indicates that the site is not within a New York State (NYS) Environmental Zone (En-Zone).

Item 14 - Property Description Narrative

Location

The site is located at 560 Degraw Street (Tax Block 426 p/o of Lot 17 and p/o Lot 49) in the Gowanus neighborhood of Brooklyn, New York. Block 426 is bordered by Degraw Street to the north, 3rd Avenue to the east, Sackett Street to the south, and Nevins Street to the west. According to the United States Geology Survey (USGS) 7.5-Minute Quadrangle Map, the proposed brownfield site lies at an elevation of about 15 feet relative to the North American Vertical Datum of 1988 (NAVD88).

Site Features

The site occupies an area of about 38,500 square feet (0.88± acres). The Lot 17 part of the proposed BCP site occupies an area of about 350,000 square feet and includes the following improvements and operations: Major Auto Show, consisting of a paved parking area and one-story commercial building used for auto sales; a vehicular entrance to the south-adjointing property at 563 Sackett Street; and a one-story office building for Rise Development Partners. The Lot 49 part of the proposed BCP site occupies an area of about 3,500 square feet, is unimproved, and is used for storage of out-of-service industrial vehicles.

Current Zoning and Land Use

The site is included in the Gowanus Neighborhood Plan rezoning, which was approved and went into effect in November 2021. Following the rezoning, the Lot 17 part of the site is located in a M1-4/R7X district and the Lot 49 part of the site is located in a M1-4/R6A district. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. Offices, hotels and most retail uses are also permitted. R7 districts are medium-density apartment house districts; and R6 districts are typically seen in built-up, medium density areas and can range from a diverse mix of building types to a “tower in the park” development.

The Final Environmental Impact Statement (FEIS) for the Gowanus Neighborhood Plan was released on September 10, 2021, and the proposed BCP site received an E-Designation (E-601) for hazardous materials, air quality, and noise. Any future development will require coordination

with the New York City Office of Environmental Remediation (NYCOER) to satisfy requirements associated with the E-Designation.

Thus, the proposed use is consistent with applicable zoning laws/maps. Refer to Attachment H – Land Use Factors for more information.

Historical Site Use

The site includes contiguous parcels from two adjacent tax lots: Block 426, p/o of Lot 17 and p/o Lot 49. A review of historical data revealed that the site was located in a densely developed urban area, characterized by commercial and industrial uses, as early as 1886. Specific uses associated with the lots are summarized below.

Block 426, p/o Lot 17 (560 Degraw Street)

Fulton Municipal Gas Co. (Fulton Works), which included a gasholder, lime shed, lime kilns, and a coal shed, occupied the western portion of Lot 17 from at least 1886 to 1938. By 1943, the former gasometers and holding tanks associated with the Fulton Works manufactured gas plant (MGP) appear demolished. After 1938, the property was occupied by various auto-related facilities, including used truck storage, auto wrecking, auto repair and a filling station. In 2006, the property appears to have been apportioned into three areas with different commercial and industrial uses.

Block 426, p/o Lot 49 (553 Sackett Street)

Lot 49 was historically used for sawdust storage (circa 1886 to 1938), which may have been associated with the north/west-adjointing Fulton Works MGP. Afterwards, around 1969, the property was used for automobile parking and storage, which may have resulted in undocumented leaks or releases.

Site Geology and Hydrogeology

The site is located in a developed area of Brooklyn, New York that is generally covered with paved roads, public walkways and buildings. The built environment is generally underlain by fill material used for construction and development since the 1800's. The area surrounding the Gowanus Canal, including the proposed brownfield site, was originally part of the former Gowanus Creek and associated wetlands. In 1848, the State of New York authorized construction of the Gowanus Canal as well as the draining and filling of the wetlands of South Brooklyn (New York City Department of City Planning, 1985). By 1869, the Gowanus Canal was completed with the current street configuration surrounding the Canal (GEI, 2012 RIR).

According to soil descriptions provided in GEI's July 2012 RIR, the proposed brownfield site cover (i.e., concrete slabs, asphalt pavement) is underlain by fill characterized by loose silty sand with

varying amounts of brick and concrete fragments, rubber, metal wire and coal fragments extending to depths from about 10 to 20 feet below grade surface (bgs). The fill was underlain by alluvial deposits consisting of poorly sorted sands with gravel and marsh deposits, referred to as meadow mat, which consists of interbedded sands, clays and silts. Bedrock was not encountered during GEI's study; however, their 2012 RIR indicated the Keyspan 2009 investigation encountered bedrock (Fordham Gneiss) at a depth of about 159 feet bgs.

Depth to groundwater was reported at 13.84 feet bgs (about el. 4.1 feet NAVD88) in a monitoring well located in the center of 560 Degraw Street (Lot 17) and at 6.85 feet bgs (about el. 6.78 feet NAVD88) in the southwestern corner of 560 Degraw Street (Lot 17). The depth to groundwater was reported at 9 feet bgs (about el. 6.95 feet NAVD88) within the former gasholder footprint. Groundwater elevation measurements recorded from monitoring wells across the former MGP site indicate that shallow groundwater, on the east side of the Canal, generally flows westward toward the Gowanus Canal at high and low tide levels.

In August 2021, Langan performed a Limited Subsurface Investigation (LSI) on the eastern part of Lot 17 (outside of the Fulton Works MGP Parcel IV site). The LSI included soil borings advanced to depths of up to 20 feet bgs. Geologic and hydrogeologic observations from the 2021 LSI were generally consistent with those described in GEI's July 2012 RIR.

The nearest body of water is the Gowanus Canal, which is located about 500 feet west of the site. According to GEI's July 2012 Remedial Investigation Report (RIR), shallow groundwater beneath the site is migrating into the Gowanus Canal.

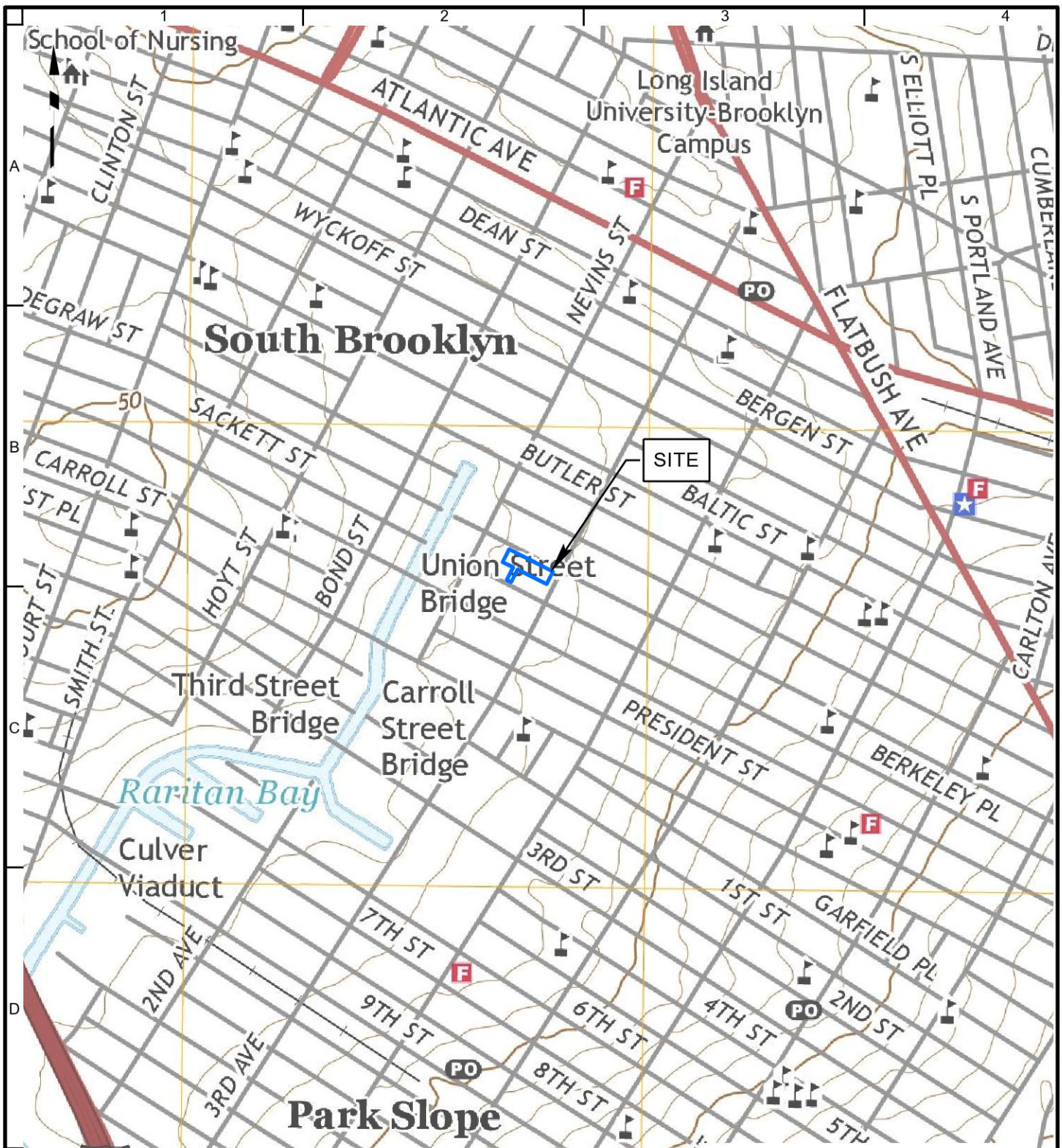
Environmental Assessment

Based on previous investigations and available site data, the primary contaminants of concern include petroleum-related VOCs, polyaromatic hydrocarbons (PAHs), and metals in soil and groundwater, pesticides in shallow soil, and petroleum-related and chlorinated VOCs (including PCE and TCE) in soil vapor. A summary of impacted media is provide below.

- **Soil:** Petroleum-related compounds, including benzene, toluene, ethylbenzene, and xylenes (BTEX), and polyaromatic hydrocarbons (PAHs), were detected in soil across the site at concentrations exceeding Title 6 of New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use (UU) and/or Commercial Use (CU) Soil Cleanup Objectives (SCOs). Sample results indicate that impacted depths extend to about 20 feet bgs, with maximum concentrations found between 10 and 20 feet bgs. Metals and pesticides, likely associated with fill, were also detected in soil above UU and/or CU SCOs, with maximum concentrations identified in shallow fill (about 0 to 7 feet bgs).
- **Groundwater:** Petroleum-related compounds, including benzene, ethylbenzene, and xylenes, and PAHs, were detected above the NYSDEC Technical and Operational

Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standard (AWQS) and Guidance Values for Class GA (drinking water). The maximum detected concentrations are generally located in the western and central parts of Lot 17. Benzene was detected along the western boundary of the site at 200 µg/L, which is significantly above its respective NYSDEC AWQS of 1 µg/L. Chlorinated solvent breakdown products, including cis-1,2-dichloroethene and vinyl chloride were detected in groundwater at concentrations that exceed their NYSDEC AWQS.

- **Soil Vapor:** Petroleum-related and chlorinated VOCs were detected in soil vapor throughout the site. PCE was detected in soil vapor at a maximum concentration of 150 µg/m³, which the NYSDOH Decision Matrix recommended action may result in "monitor" or "mitigate"; pending indoor air samples. PCE was generally ubiquitous in soil vapor throughout the site.



Legend

Site Boundary



Notes:

1. Basemap adapted from United States Geological Survey (USGS) 7.5-Minute Series Topographical Maps, Brooklyn, New York, Quadrangle, Dated 2019.
2. BCP - Brownfield Cleanup Program

LANGAN

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Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
Langan International LLC

Collectively known as Langan

Project

560 DEGRAW

BLOCK No. 426,
LOT Nos. p/o 17 & p/o 49

BROOKLYN

NEW YORK

Figure Title

SITE LOCATION MAP

Project No.

170362002

Date

4/12/2022

Scale

1"=1,000'

Drawn By

MG

Submission Date

Figure No.

A-1



Legend

- Site Boundary
- BCP Site No. C22422 Boundary
- 36 Tax Parcels and Tax Lot Number

Notes:
1. World aerial imagery basemap is provided through Langan's Esri and ArcGIS software licensing and ArcGIS online.
2. BCP - Brownfield Cleanup Program



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Project

560 DEGRAW

BLOCK No. 426,
LOT Nos. p/o 17 & p/o 49

BROOKLYN

NEW YORK

Figure Title

SITE PLAN

Project No.

170362002

Date

4/7/2022

Scale

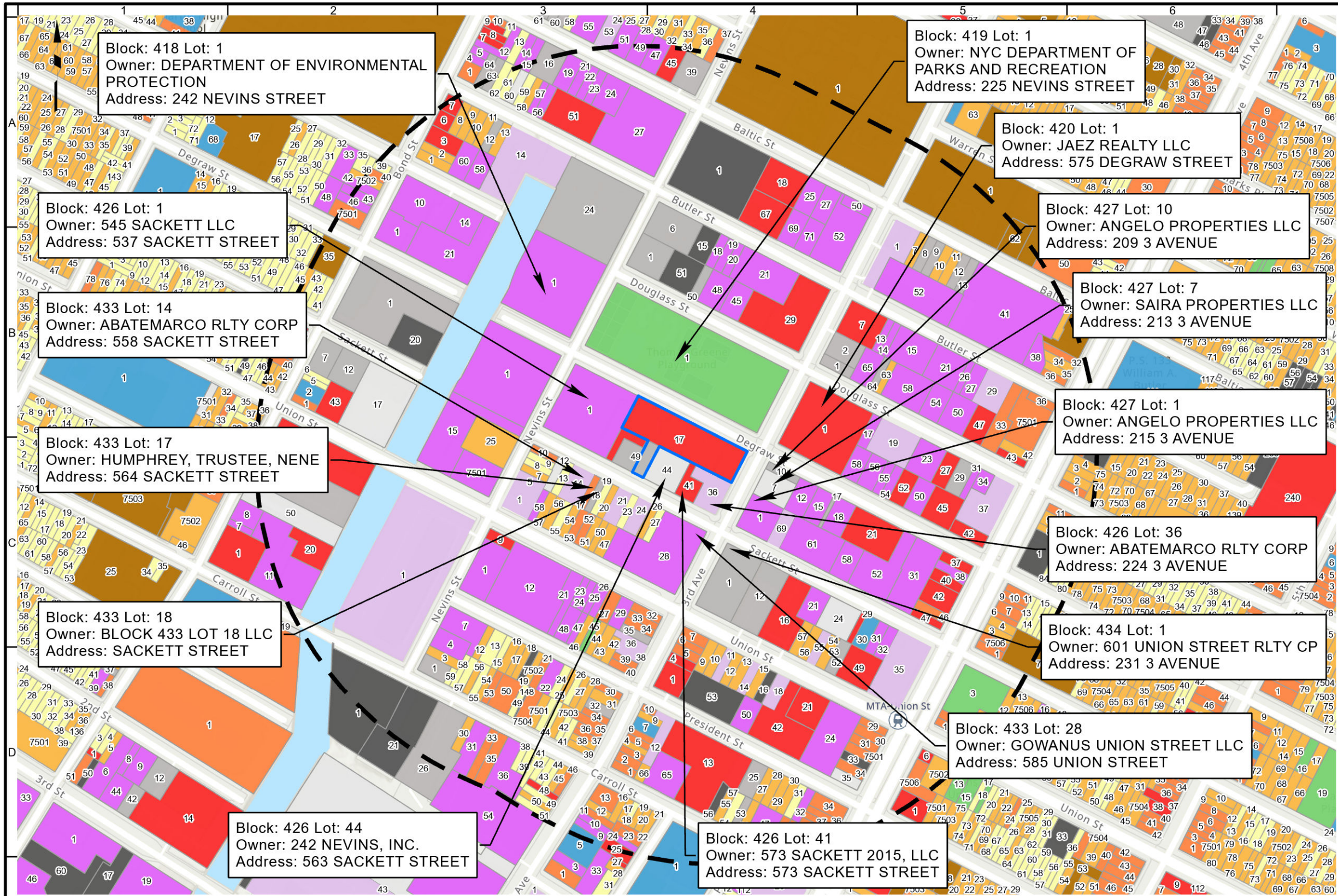
1"=50'

Drawn By

MG

Figure No.

A-2



Legend

- Site Boundary
- 1,000 ft Radius
- Land Use
 - One & Two Family Buildings
 - Multi-Family Walk-Up Buildings
 - Multi-Family Elevator Buildings
 - Mixed Residential & Commercial Buildings
 - Commercial & Office Buildings
 - Industrial & Manufacturing
 - Transportation & Utility
 - Public Facilities & Institutions
 - Open Space & Outdoor Recreation
 - Parking Facilities
 - Vacant Land
 - Other/No Data

Notes:
1. Land use data provided by the New York City Department of City Planning.



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
Project
SACKETT DEGRAW
BLOCK No. 426,
LOT Nos. p/o 17 & p/o 49
BROOKLYN NEW YORK

Figure Title
**SURROUNDING
LAND USE MAP**

Project No. 170362002	Figure No. A-3
Date 4/12/2022	
Scale 1"=300'	
Drawn By MG	



Legend

-  Site Boundary
-  Meets eligibility for Criteria A, defined as poverty rate of at least 20% and Unemployment Rate of at least 125% the Statewide Unemployment Rate.

Notes:
1. World aerial imagery basemap is provided through Langan's Esri and ArcGIS software licensing and ArcGIS online.
2. BCP - Brownfield Cleanup Program
3. Environmental zone boundaries provided by the New York State Department of Environmental Conservation (NYSDEC).

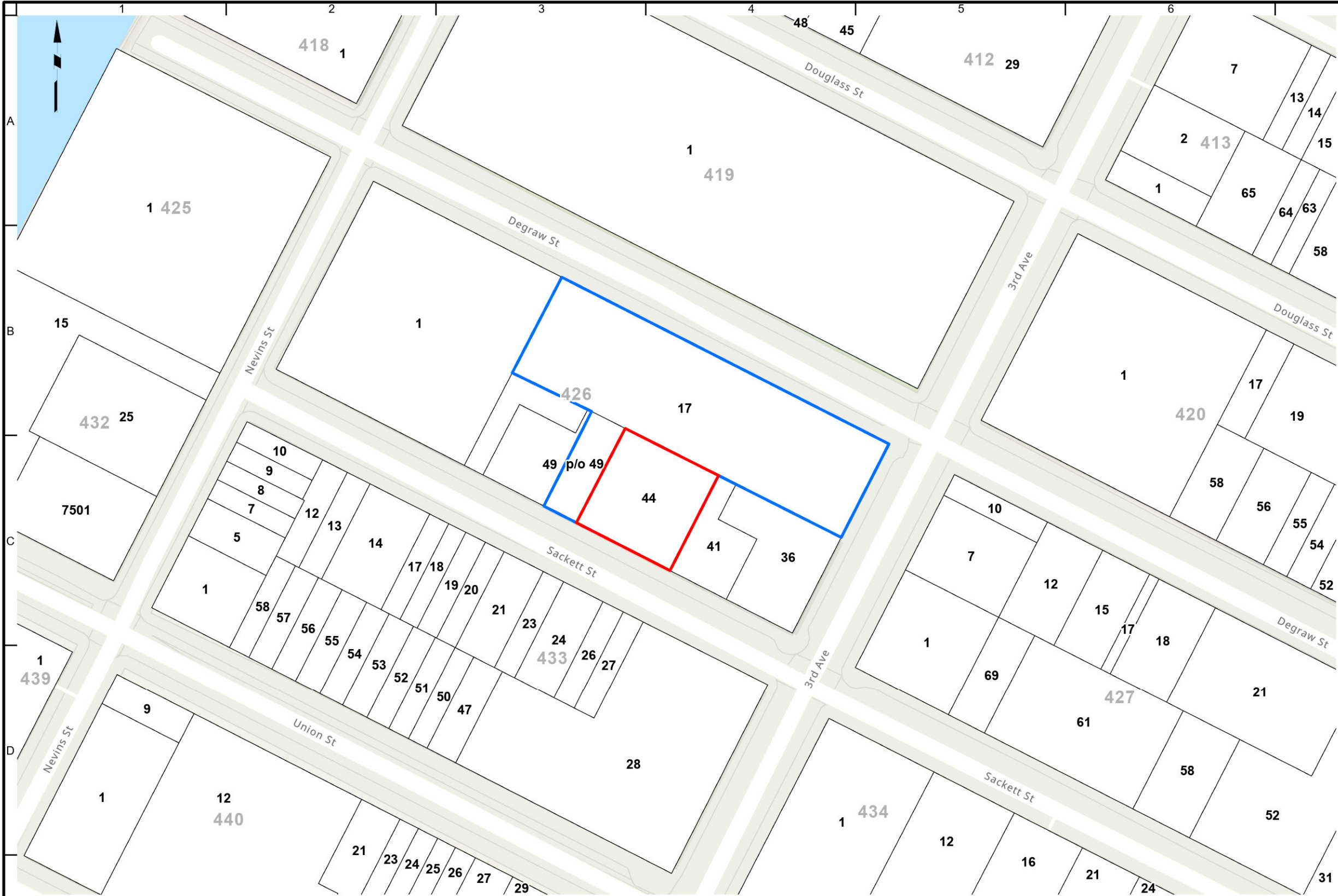


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Project
SACKETT DEGRAW
BLOCK No. 426,
LOT Nos. p/o 17 & p/o 49
BROOKLYN NEW YORK

Figure Title
**ENVIRONMENTAL
ZONE MAP**

Project No. 170362002	Figure No. A-4
Date 4/12/2022	
Scale 1"=100'	
Drawn By MG	



Legend

- Site Boundary
- BCP Site No. C22422 Boundary
- Tax Lots
- Block
- Lot

Notes:
1. Tax parcel data provided by the New York City Department of City Planning.
2. BCP - Brownfield Cleanup Program



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Project

SACKETT DEGRAW

BLOCK No. 426,
LOT Nos. p/o 17 & p/o 49

BROOKLYN

NEW YORK

Figure Title

**TAX BLOCK AND
LOT MAP**

Project No.

170362002

Date

4/7/2022

Scale

1"=100'

Drawn By

MG

Figure No.

A-5

BLOCK: 426
LOT: 17
TOTAL LOT AREA:
SQ. FT.: 38,499.76
ACRES: 0.8838

TITLE SURVEY

PROPOSED LOT A

ALL that certain plot, piece or parcel of land, situate lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northeasterly side of Sackett Street, distant 200.00 feet southeasterly from the corner formed by the intersection of the northeasterly side of Sackett Street and the southeasterly side of Nevins Street;

RUNNING THENCE northeasterly parallel with Nevins Street and forming an interior angle of 89 Degrees 47 Minutes 45 Seconds a distance of 100.00 feet;

THENCE southeasterly parallel with Sackett Street and forming an interior angle of 90 Degrees 12 Minutes 15 Seconds a distance of 80.00 feet;

THENCE southwesterly parallel with Nevins Street and forming an interior angle of 89 Degrees 47 Minutes 45 Seconds a distance of 25.00 feet;

THNCE northwesterly parallel with Sackett Street and forming an interior angle of 90 Degrees 12 Minutes 15 Seconds a distance of 60.00 feet;

THENCE southwesterly parallel with Nevins Street and forming an exterior angle of 90 Degrees 12 Minutes 15 Seconds a distance of 75.00 feet to the northeasterly side of Sackett Street;

THENCE northwesterly along the northeasterly side of Sackett Street and forming an interior angle of 90 Degrees 12 Minutes 15 Seconds a distance of 20.00 feet to the point or place of BEGINNING.

PROPOSED LOT B

ALL that certain plot, piece or parcel of land, situate lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

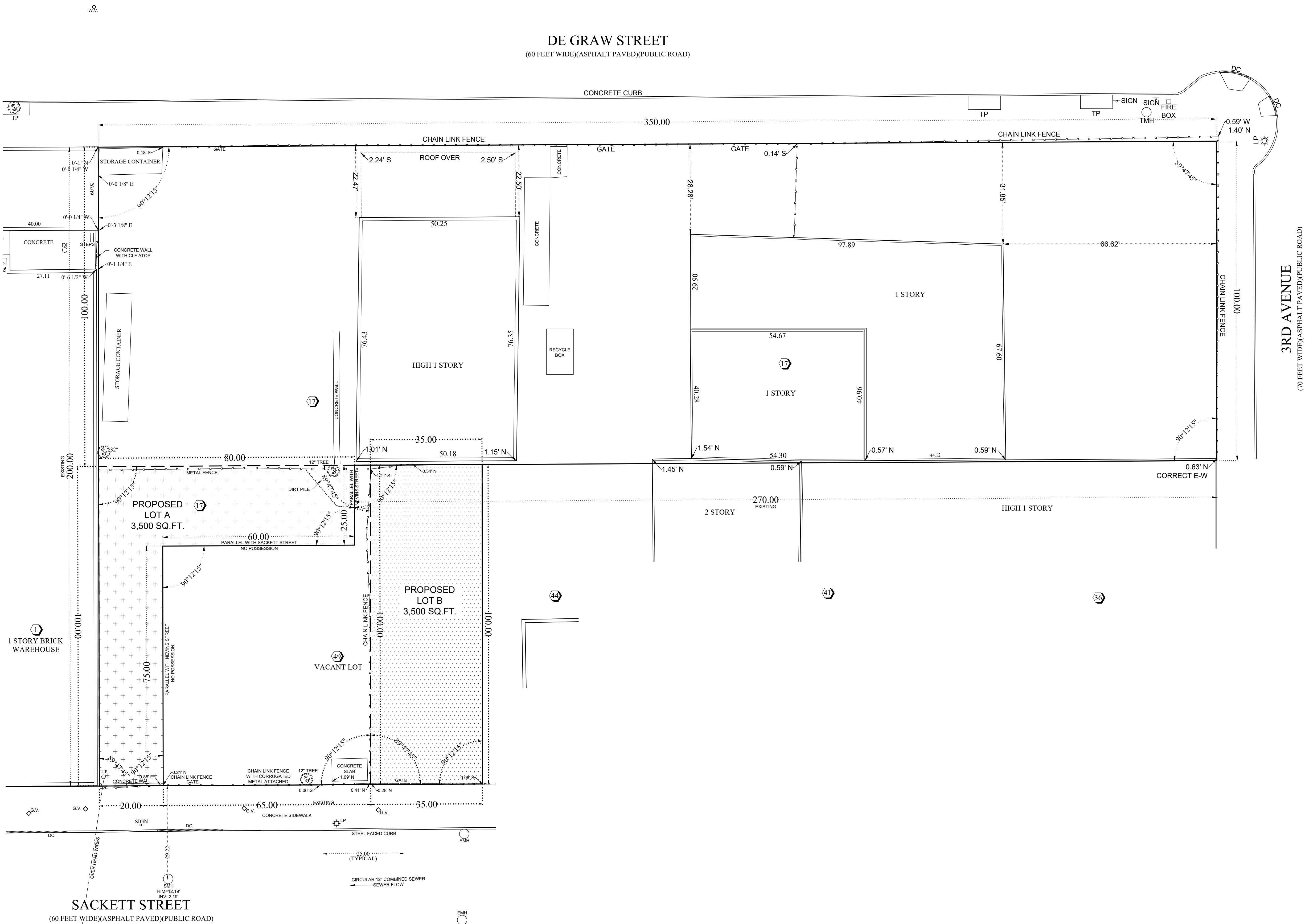
BEGINNING at a point on the northeasterly side of Sackett Street, distant 285.00 feet southeasterly from the corner formed by the intersection of the northeasterly side of Sackett Street and the southeasterly side of Nevins Street;

RUNNING THENCE northeasterly parallel with Nevins Street and forming an interior angle of 89 Degrees 47 Minutes 45 Seconds a distance of 100.00 feet;

THENCE southeasterly parallel with Sackett Street and forming an interior angle of 90 Degrees 12 Minutes 15 Seconds a distance of 35.00 feet;

THENCE southwesterly parallel with Nevins Street and forming an interior angle of 89 Degrees 47 Minutes 45 Seconds a distance of 100.00 feet to the northeasterly side of Sackett Street;

THENCE northwesterly along the northeasterly side of Sackett Street and forming an interior angle of 90 Degrees 12 Minutes 15 Seconds a distance of 35.00 feet to the point or place of BEGINNING.



DRAWN BY: MF

SCALE: 1" = 16'

SURVEYED: APRIL 9, 2021

SURVEY OF PROPERTY SITUATED IN:
560 DE GRAW STREET
BOROUGH OF BROOKLYN
COUNTY OF KINGS
CITY OF NEW YORK
STATE OF NEW YORK

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