



**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM (BCP)**



ECL ARTICLE 27 / TITLE 14

DEPARTMENT USE ONLY
BCP SITE #:

08/2013

Section I. Requestor Information		
NAME E & M Realty Corp.		
ADDRESS 335 Bond Street		
CITY/TOWN Brooklyn		ZIP CODE 11231
PHONE 718-643-3900	FAX 718-625-2777	E-MAIL eslinin@nyc2way.com
Is the requestor authorized to conduct business in New York State (NYS)? See Attachment A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <small>-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. -Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and New York State Education Law. Documents that are not properly certified will not be approved under the BCP.</small>		
NAME OF REQUESTOR'S REPRESENTATIVE Eduard Slinin		
ADDRESS 335 Bond Street		
CITY/TOWN Brooklyn		ZIP CODE 11231
PHONE 718-228-1462	FAX 718-625-2777	E-MAIL eslinin@nyc2way.com
NAME OF REQUESTOR'S CONSULTANT Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.		
ADDRESS 21 Penn Plaza, 360 West 31st Street		
CITY/TOWN New York		ZIP CODE 10001
PHONE 212-479-5400	FAX 212-479-5444	E-MAIL rmanderbach@langan.com
NAME OF REQUESTOR'S ATTORNEY David Yudelson, Sive, Paget & Riesel, P.C.		
ADDRESS 460 Park Avenue, 10th Floor		
CITY/TOWN New York		ZIP CODE 10022
PHONE 212-421-2150	FAX 212-421-1891	E-MAIL dyudelson@sprlaw.com
THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:		
<input type="checkbox"/> PARTICIPANT <small>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.</small>	<input checked="" type="checkbox"/> VOLUNTEER <small>A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.</small> <small>NOTE: By checking this box, the requestor certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; and iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.</small>	
Requestor Relationship to Property (check one):		
<input type="checkbox"/> Previous Owner <input checked="" type="checkbox"/> Current Owner <input type="checkbox"/> Potential /Future Purchaser <input type="checkbox"/> Other _____		
If requestor is not the site owner, requestor will have access to the property throughout the BCP project. <input type="checkbox"/> Yes <input type="checkbox"/> No <small>-Proof of site access must be submitted for non-owners</small>		

Section II. Property Information

Check here if this application is to request significant changes to property set forth in an existing BCA:

Existing BCP site number: _____

PROPERTY NAME **335 Bond Street**

ADDRESS/LOCATION **335 Bond Street** CITY/TOWN **Brooklyn** ZIP CODE **11231**

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): **Brooklyn**

COUNTY **Kings** SITE SIZE (ACRES) **0.36**

LATITUDE (degrees/minutes/seconds) **40 ° 40 ' 43.63 "** LONGITUDE (degrees/minutes/seconds) **-73 ° 59 ' 23.92 "**

HORIZONTAL COLLECTION METHOD: SURVEY GPS MAP HORIZONTAL REFERENCE DATUM: **WGS84**

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

Parcel Address Parcel No. Section No. Block No. Lot No. Acreage

335 Bond Street			445	1	0.36

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

5. Property Description Narrative:

See Attachment B

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

Easement Holder Description

See Attachment B

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

Type Issuing Agency Description

None

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

Initials of each Requestor: _____

Section III. Current Property Owner/Operator Information

OWNER'S NAME **E & M Realty Corp.**

ADDRESS **335 Bond Street**

CITY/TOWN **Brooklyn**

ZIP CODE **11231**

PHONE **718-643-3900**

FAX **718-625-2777**

E-MAIL **eslinin@nyc2way.com**

OPERATOR'S NAME **NYC Two Way International c/o Corporate Transportation Group**

ADDRESS **335 Bond Street**

CITY/TOWN **Brooklyn**

ZIP CODE **11231**

PHONE **718-643-3900**

FAX **718-625-2777**

E-MAIL **vzilberman@nyc2way.com**

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

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

1. Are any enforcement actions pending against the requestor regarding this site? Yes No
2. Is the requestor subject to an existing order relating to contamination at the site? Yes No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Yes No
4. Has the requestor been determined to have violated any provision of ECL Article 27? Yes No
5. Has the requestor previously been denied entry to the BCP? Yes No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving contaminants? Yes No
7. Has the requestor been convicted of a criminal offense that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration? Yes No
8. Has the requestor knowingly falsified or concealed material facts or knowingly submitted or made use of a false statement in a matter before the Department? Yes No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? Yes No

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

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

Section VI. Project Description

What stage is the project starting at? Investigation Remediation

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

- Purpose and scope of the project
- Estimated project schedule

See Attachment C

Section VII. Property's Environmental History

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

1. Environmental Reports See Attachment D

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

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

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

Contaminant Category	Soil	Groundwater	Surface Water	Sediment	Soil Gas
Petroleum					
Chlorinated Solvents	x	X			X
Other VOCs					X
SVOCs	x				
Metals	x	X			
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. See Attachment D

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

*Please describe: _____

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

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

Other: There are two potential drainage features located in the garage; historic fill.

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

- | | | | | | |
|-------------------------------------------------|-----------------------------------------------------|---------------------------------------------|--------------------------------------|-----------------------------------------|-------------------------------------|
| <input type="checkbox"/> Coal Gas Manufacturing | <input checked="" type="checkbox"/> Manufacturing | <input type="checkbox"/> Agricultural Co-op | <input type="checkbox"/> Dry Cleaner | <input type="checkbox"/> Salvage Yard | <input type="checkbox"/> Bulk Plant |
| <input type="checkbox"/> Pipeline | <input checked="" type="checkbox"/> Service Station | <input type="checkbox"/> Landfill | <input type="checkbox"/> Tannery | <input type="checkbox"/> Electroplating | <input type="checkbox"/> Unknown |

Other: on-site gasoline storage

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". See Attachment D

Section VIII. Contact List Information See Attachment E

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. In cities with a population of one million or more, the local community board if the proposed site is located within such community board's boundaries (*note: per the 2010 census, New York City is the only city in NY with a population over one million).
8. The location of a document repository for the project (e.g., local library). In addition, attach a copy of a letter sent to the repository acknowledging that it agrees to act as the document repository for the property.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section X. Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____ Signature: _____ Print Name: _____

(By an requestor other than an individual)

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

Date: 5/15/2015 Signature: Gerhard Doetsch Print Name: Gerhard Doetsch

SUBMITTAL INFORMATION:

Three (3) complete copies are required.

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

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

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

FOR DEPARTMENT USE ONLY

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

ATTACHMENT A
Section I: Requestor Information

- NYS Department of State's Corporation and Business Entity Database Entity Information for E & M Realty Corp.

ATTACHMENT A

SECTION I: REQUESTOR INFORMATION

A copy of the entity information from the NYS Department of State's Corporation & Business Entity Database is included with this attachment.

Pursuant to ECL § 27-1405(1), E & M Realty Corp. is properly designated as a Volunteer because its liability arises solely from involvement with the site after the release/discharge and because it has taken appropriate care to stop any continuing release, to prevent any threatened future release, and to prevent or limit human, environmental or natural resource exposures to any previously released hazardous waste.

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through May 1, 2015.

Selected Entity Name: E & M REALTY CORP.

Selected Entity Status Information

Current Entity Name: E & M REALTY CORP.

DOS ID #: 1925992

Initial DOS Filing Date: MAY 26, 1995

County: KINGS

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)

PIKE & PIKE, P.C.

ATTN: ROBERTA C. PIKE

1921 BELLMORE AVENUE

BELLMORE, NEW YORK, 11710

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
200	No Par Value	

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
MAY 26, 1995	Actual	E & M REALTY CORP.

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

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

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ATTACHMENT B
Section II: Property Information

- Copy of Existing Easement
- Site Location Map
- Site Map with 1,000-foot Line from Property Boundary
- Adjacent Property and Surrounding Land Uses Map
- Tax Map Location Plan
- Environmental Conditions Plan

ATTACHMENT B
SECTION II: PROPERTY INFORMATION

The Reference Point for the given latitude (40°40'43.63") and longitude (-73°59'23.92") is the approximate center of the site.

Figure 1 is a United States Geological Survey (USGS) 7.5 minute quadrangle map showing the location of the site.

Figure 2 provides a property base map that shows i) a distance of at least 1,000 feet around the site at a scale no smaller than one inch equal to 200 feet; and ii) map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways.

Figure 3 provides a property base map that shows i) site boundary lines, with adjacent property owners clearly identified; and ii) surrounding property land uses.

Figure 4 is a Digital Tax Map from the New York City Department of Finance showing the site boundary and its tax block and lot.

Figure 5 is a presentation of environmental conditions that were identified on historic records and documents, and during a subsurface investigation conducted by Langan in May 2015.

Item 2 Response

Figure 2 is the required property map.

Item 5 Response

The site is located at 335 Bond Street in the Gowanus neighborhood of Brooklyn, New York and is identified as Block 445, Lot 1 on the New York City Tax Map. The site has an area of approximately 0.36 acres, and is occupied by a one-story office building and garage operated by NYC Two Way International, a private car and limousine service. The building includes a partial cellar, which houses an abandoned aboveground storage tank (AST) in a concrete vault. The site is bound by a two-story residential building and an industrial lot to the north; a two-story industrial and commercial building to the east; Carroll Street to the south; and Bond Street to the west. Surrounding properties are predominantly occupied by mixed-use industrial and commercial developments (north, east and south) and residential developments (west).

According to the United States Geological Survey (USGS) Brooklyn, N.Y. Quadrangle 7.5-minute Series Topographic Map, the site sits at an elevation of approximately 10 feet above mean sea level (msl)¹. The topography of the site is generally level, and the surrounding area slopes gently east toward the Gowanus Canal.

Item 6 Response

Easement Holder – New York Telephone Company

Easement Description – The property located at 335-345 Bond Street (also known as 371-381 Carroll Street) is identified as an easement on the New York City Department of Finance, Office of the City Registrar records. Under the easement, dated March 13, 1997, the New York Telephone Company has the right to reconstruct, relocate, replace, operate, repair and/or maintain a communications cable box terminal and associated cables and attachments located within the site building.

This easement will not preclude, presently or potentially, the imposition of the obligations under the Brownfield Cleanup Program to investigate and remediate the site. A copy of the easement is included in this attachment.

¹ Mean sea level as defined by the United States Geological Survey National Geodetic Vertical Datum of 1929 (USGS NGVD 1929) at Sandy Hook New Jersey.

LOT
1

ENTRANCE II

BK
445

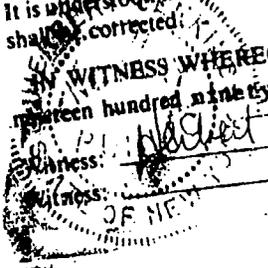
RECEIVED FROM NEW YORK TELEPHONE COMPANY, One Dollar (\$1.00) in consideration of which the undersigned hereby grants unto said Telephone Company, its successors and assigns, the right, privilege and authority to construct, reconstruct, relocate, replace, operate, repair, maintain and at its pleasure remove the following facilities:

Cable in conduit running up inside building with terminal box and associated attachments, cable exit near of building

upon the property which the undersigned owns or in which the undersigned has an interest, situated in the Borough of Brooklyn, County of Kings, State of New York

It is understood that the work shall be performed in a workmanlike manner and that any damage to the premise caused thereby shall be corrected.

WITNESS WHEREOF, the undersigned has duly executed this instrument this 13 day of March 1997.
I, Herbert Jenkins, Notary Public, State of New York, No. 01E506004, do hereby certify that the foregoing is a true and correct copy of the original instrument as to CHARLES HYMOWITZ (L.S.)
as to CHARLES HYMOWITZ (L.S.)
No. 718-643-6053
In Nassau County, New York, this 13 day of March, 1997.



STATE OF KINGS)
COUNTY OF KINGS) ss.

ON THIS 13 DAY OF MARCH, IN THE YEAR OF 1997, BEFORE ME PERSONALLY CAME CHARLES HYMOWITZ TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN, AND WHO EXECUTED THE ANNEXED INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN MENTIONED

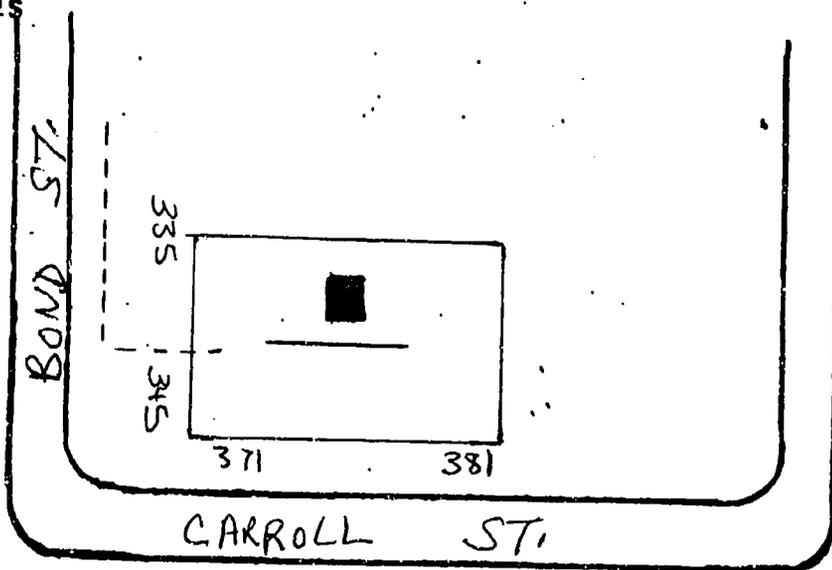
Herbert Jenkins
Notary Public, State of New York
No. 01E506004
In Nassau County, New York
this 13 day of March, 1997.



Herbert Jenkins
NOTARY PUBLIC

- KEY**
- CABLE IN CONDUIT
 - CABLES
 - POLE
 - TERMINALS

(Not to Scale)



REEL 3980 PG 1351

ATTN:

Mr. E. Tercell

New York Department of Taxation
Bureau of Valuation and Control
205 Park Avenue, Room 922 - Queens Plaza
Brooklyn, N.Y. 11211

041940

03

BLOCK 445

LOT 1

100% VEH.
BY AGREEMENT

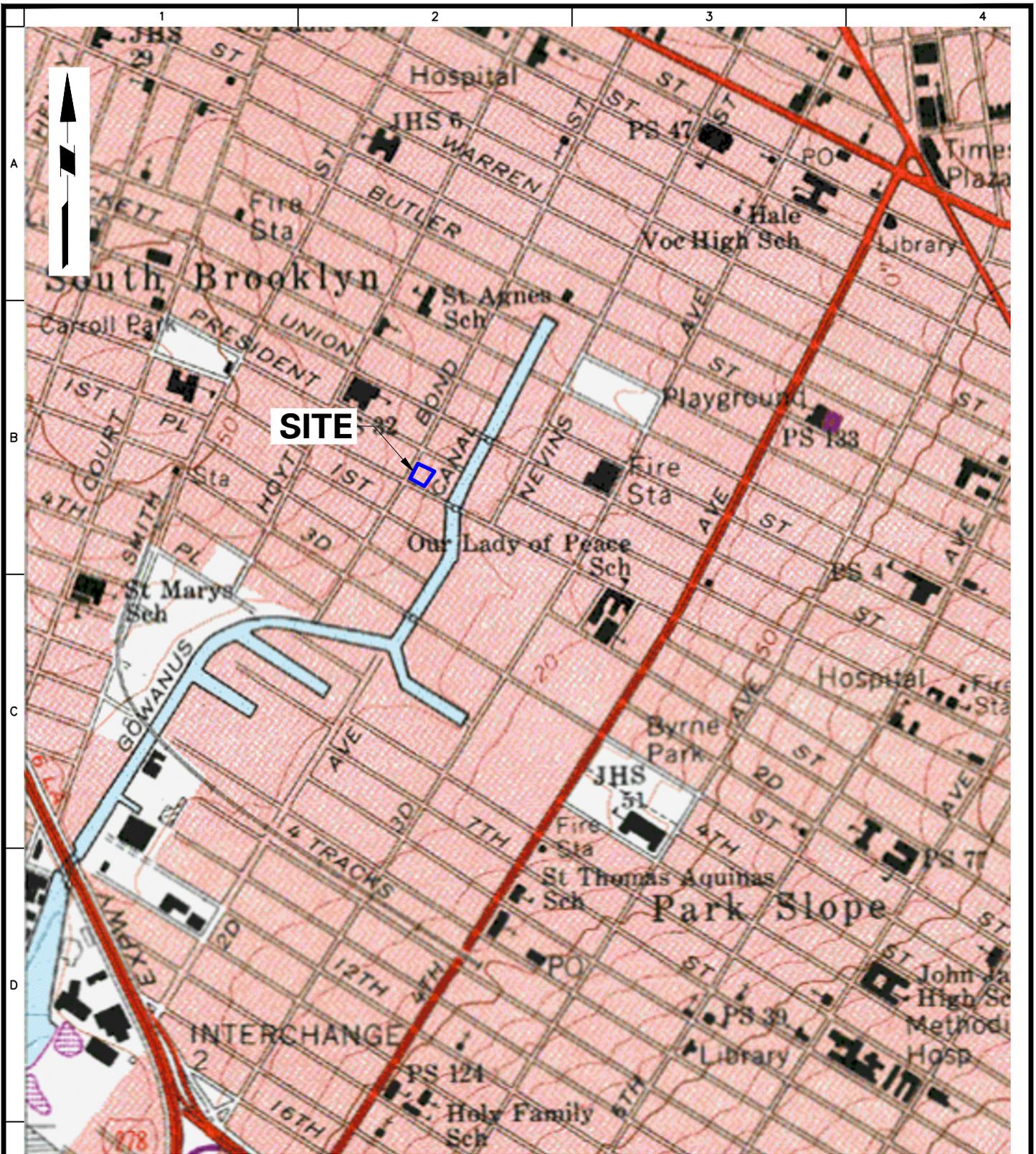
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07-15-97 BK01 0-COM/ 735796
PR10 0-COM/ \$32.00

KINGS COUNTY
OFFICE OF THE CITY REGISTER
1997 JUL 15 A 1146
AND COUNTY CLERK
CITY REGISTER

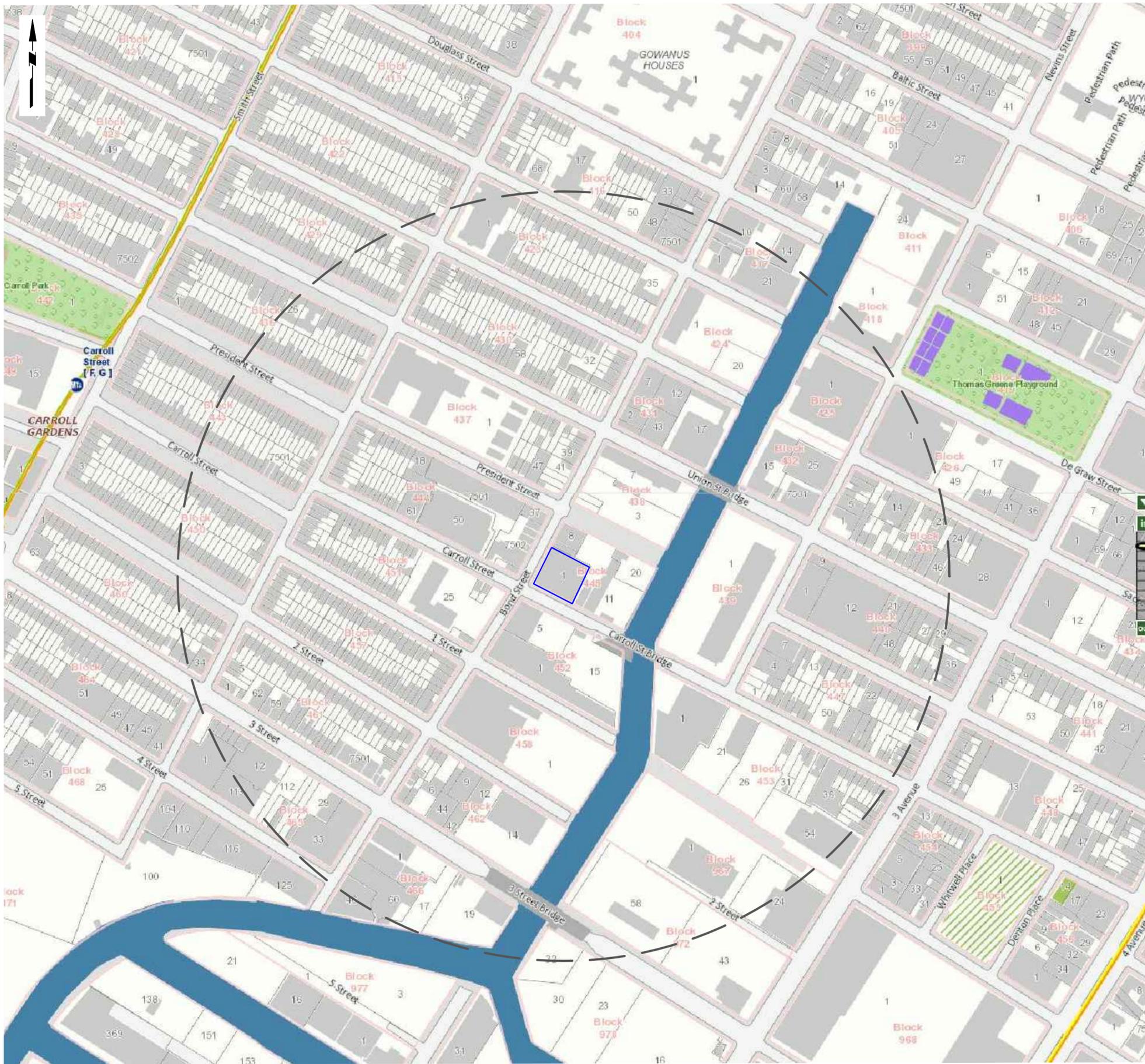


RECORDED IN



MAP REFERENCE: USGS 7.5-MINUTE BROOKLYN, N.Y., TOPOGRAPHIC QUADRANGLE, DATED 1967, REVISED 1979

<p>21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com</p> <p>Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Langan CT, Inc. Langan International LLC Collectively known as Langan</p>	Project	Figure Title	Project No.		
	335 BOND STREET	SITE LOCATION MAP	170362501		
	BLOCK No. 445, LOT No. 1 BROOKLYN		Date		05/01/2015
	KINGS NEW YORK		Scale		NTS
			Drawn By		MLR
			Submission Date	Sheet 1 of 5	



LEGEND:

- SITE BOUNDARY
- 1,000 FOOT RADIUS

NOTES:

1. BASE MAP TAKEN FROM WWW.OASISNYC.NET/MAP ON APRIL 30, 2015.

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.



LANGAN

21 Penn Plaza, 360 West 31st Street, 8th Floor, New York, NY 10001
 T: 212.479.5400 F: 212.479.5444 www.langan.com
 NEW JERSEY NEW YORK CONNECTICUT PENNSYLVANIA OHIO VIRGINIA WASHINGTON DC FLORIDA NORTH DAKOTA CALIFORNIA ABU DHABI ATHENS DOHA DUBAI ISTANBUL
 Langan Engineering, Environmental, Surveying and Construction Architecture, P.C.
 Langan Engineering and Environmental Services, Inc.
 Langan Group, Inc.
 Langan International LLC
 Collectively known as Langan

Project
335 BOND STREET
BLOCK No. 445, LOT No. 1
BROOKLYN
NEW YORK

Figure Title
SITE MAP WITH 1,000 FOOT RADIUS

Project No. 170362501	Figure No.
Date 04/30/2015	2
Scale AS SHOWN	
Drawn By MLR	Checked By RM
Submission Date	Sheet 2 of 5



**TWO-STORY MIXED-USE
COMMERCIAL/RESIDENTIAL BUILDINGS
406 PRESIDENT STREET
OWNER & OPERATOR: JOAN SALOME RODRIGUEZ**

**TWO, THREE-STORY RESIDENTIAL BUILDINGS
342 BOND STREET
OWNER: 340 BOND, LLC
OPERATOR: UNKNOWN**

**THREE-STORY RESIDENTIAL BUILDING
363 CARROLL STREET
OWNER: 363 CARROLL STREET CORP
OPERATOR: UNKNOWN**

**SIX-STORY RESIDENTIAL BUILDING
344 CARROLL STREET
OWNER & OPERATOR: MARY STAR OF THE
SEA SENIOR HOUSING DEVELOPMENT**

**TWO-STORY RESIDENTIAL BUILDING
362 CARROLL STREET
OWNER & OPERATOR: RICHARD T. BEAMAN**

**TWO-STORY RESIDENTIAL BUILDING
364 CARROLL STREET
OWNER & OPERATOR: JOSEPH A. GAGLIARDO**

**ONE-STORY INDUSTRIAL BUILDING
327 BOND STREET
OWNER: 383 CARROLL STREET LLC
OPERATOR: SQUARE DESIGN INC.**

**TWO-STORY RESIDENTIAL BUILDING
333 BOND STREET
OWNER & OPERATOR: RONALD MEHLMAN**

**ONE-STORY INDUSTRIAL BUILDING
335 BOND STREET
OWNER: E & M REALTY CORP.
OPERATOR: NYC TWO WAY INTERNATIONAL**

**TWO-STORY INDUSTRIAL BUILDING
383 CARROLL STREET
OWNER: 383 CARROLL STREET LLC
OPERATOR: LAVENDER LAKE**

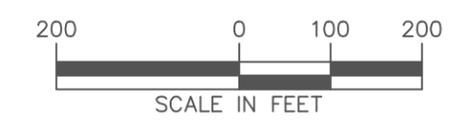
**TWO-STORY INDUSTRIAL BUILDING
400 CARROLL STREET
OWNER: LSG 363 BOND STREET LLC
OPERATOR: UNKNOWN**

**ONE-STORY BUILDING
347 BOND STREET
OWNER: CITY OF NEW YORK
OPERATOR: FIRE DEPARTMENT CITY OF NEW YORK
EMERGENCY MEDICAL SERVICES STATION 32**

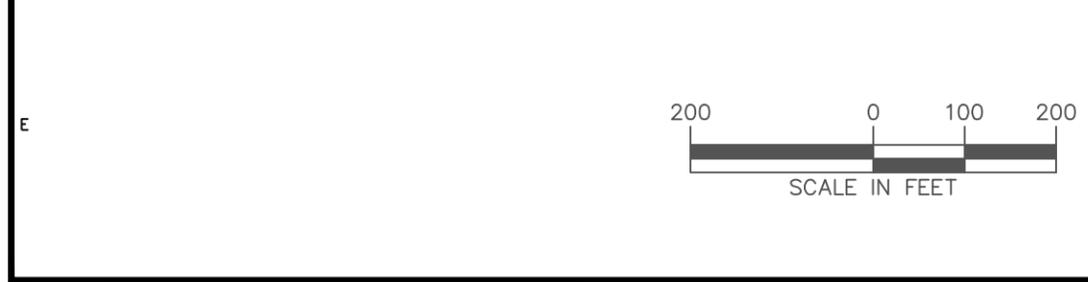
- LEGEND:**
- SITE BOUNDARY
 - 1 & 2 FAMILY RESIDENTIAL
 - MULTI-FAMILY RESIDENTIAL
 - MIXED USE
 - OPEN SPACE & OUTDOOR RECREATION
 - COMMERCIAL
 - INSTITUTIONS
 - INDUSTRIAL
 - PARKING
 - TRANSPORTATION/UTILITIES
 - VACANT LOTS

NOTES:

- BASE MAP TAKEN FROM WWW.OASISNYC.NET/MAP ON APRIL 30, 2015.



 21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Langan International LLC Collectively known as Langan	Project	Drawing Title	Project No.	Figure No.	
	335 BOND STREET BLOCK No. 445, LOT No. 1 BROOKLYN KINGS NEW YORK		ADJACENT PROPERTY AND SURROUNDING LAND USES		Date
					05/04/2015
					Scale
AS SHOWN					
				Drawn By	
				MLR	
				Submission Date	
				Sheet 3 of 5	

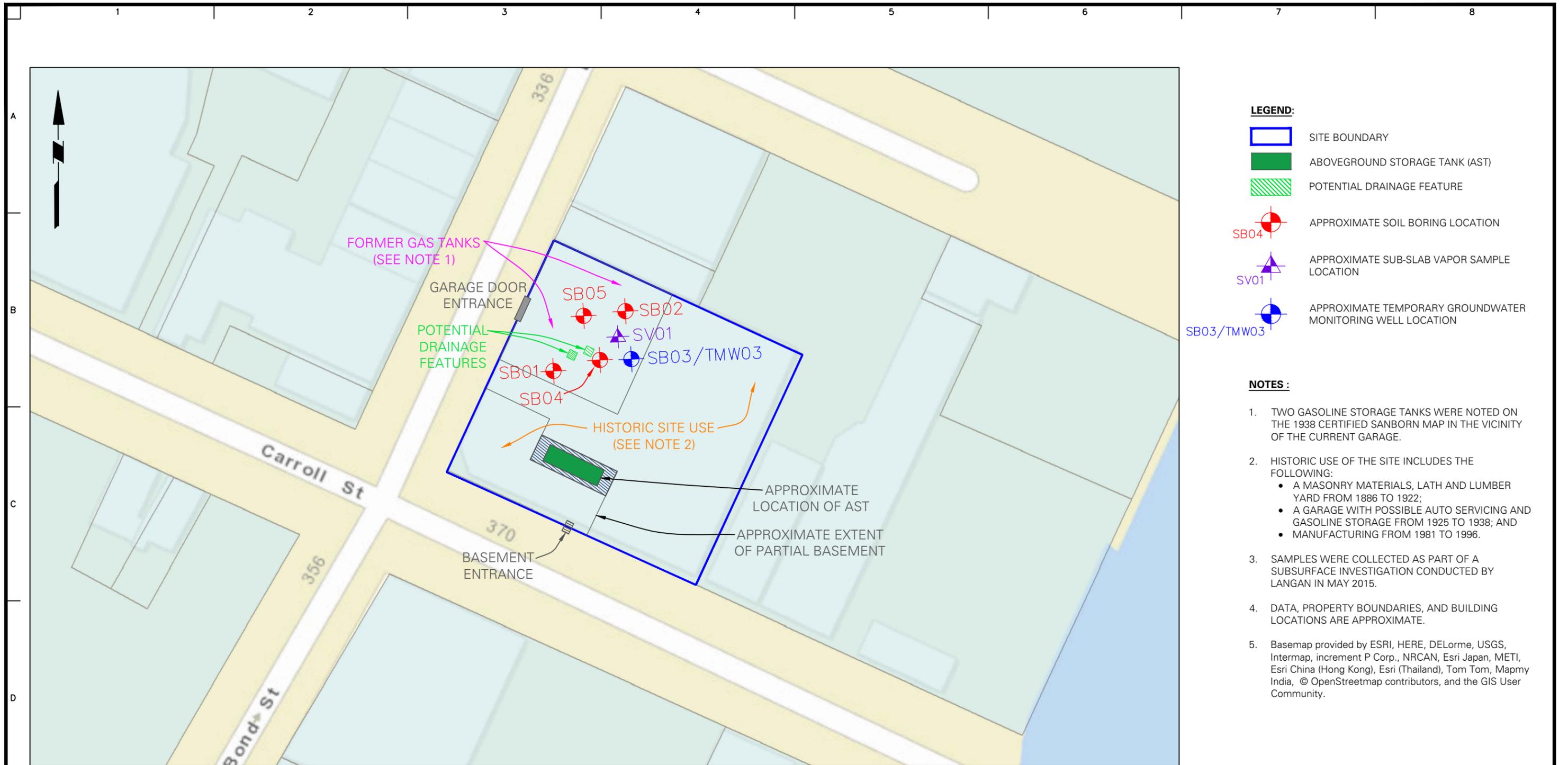


LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
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Langan International LLC
Collectively known as Langan

Project
335 BOND STREET
BLOCK No. 445, LOT No. 1
BROOKLYN
KINGS NEW YORK

Drawing Title
TAX MAP LOCATION PLAN

Project No. 170362501	Figure No.
Date 05/04/2015	4
Scale AS SHOWN	
Drawn By MLR	
Submission Date	Sheet 4 of 5



- LEGEND:**
- SITE BOUNDARY
 - ABOVEGROUND STORAGE TANK (AST)
 - POTENTIAL DRAINAGE FEATURE
 - ⊕ SB04 APPROXIMATE SOIL BORING LOCATION
 - ▲ SV01 APPROXIMATE SUB-SLAB VAPOR SAMPLE LOCATION
 - ⊕ SB03/TMW03 APPROXIMATE TEMPORARY GROUNDWATER MONITORING WELL LOCATION

- NOTES:**
1. TWO GASOLINE STORAGE TANKS WERE NOTED ON THE 1938 CERTIFIED SANBORN MAP IN THE VICINITY OF THE CURRENT GARAGE.
 2. HISTORIC USE OF THE SITE INCLUDES THE FOLLOWING:
 - A MASONRY MATERIALS, LATH AND LUMBER YARD FROM 1886 TO 1922;
 - A GARAGE WITH POSSIBLE AUTO SERVICING AND GASOLINE STORAGE FROM 1925 TO 1938; AND
 - MANUFACTURING FROM 1981 TO 1996.
 3. SAMPLES WERE COLLECTED AS PART OF A SUBSURFACE INVESTIGATION CONDUCTED BY LANGAN IN MAY 2015.
 4. DATA, PROPERTY BOUNDARIES, AND BUILDING LOCATIONS ARE APPROXIMATE.
 5. Basemap provided by ESRI, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, Mapmy India, © OpenStreetmap contributors, and the GIS User Community.

LANGAN

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 New York, NY 10001
 T: 212.479.5400 F: 212.479.5444 www.langan.com
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Project
335 BOND STREET
 BLOCK No. 445, LOT No. 1
 BROOKLYN
 KINGS NEW YORK

Drawing Title
**ENVIRONMENTAL
 CONDITIONS
 PLAN**

Project No. 170362501	5
Date 05/04/2015	
Scale NTS	
Drawn By MLR	
Submission Date	Sheet 5 of 5

ATTACHMENT C
Section VI: Project Description

- Project Description
- Schedule

ATTACHMENT C
SECTION VI: PROJECT DESCRIPTION

Purpose and Scope of Project

The site is currently occupied by a one-story office building and garage operated by NYC Two Way International, a private car and limousine service. The building includes a partial cellar, which houses an abandoned aboveground storage tank (AST) in a concrete vault. The purpose of the project is to develop an underutilized, contaminated parcel, while implementing remedial measures that are protective of human health and the environment.

The proposed re-development project is still in the early planning stages and is subject to change as potential zoning changes materialize. Currently, the contemplated project includes the construction of a 2-story commercial building. It is proposed that Floor 1 would include offices, parking, and car sales and the second floor would include office space. Development would include renovation of the existing 1-story building including installation of new foundation elements to accommodate the second level. The Remediation would be completed in accordance with an approved Remedial Action Work Plan (RAWP) and Construction Health and Safety Plan (CHASP). The RAWP will be prepared to address potential impacts to human health and the environment as appropriate for the proposed use.

According to the New York City Planning Commission (NYCPC) Zoning Map 16c, dated September 24, 2013, the Subject Property is located in an M2-1 manufacturing district. The M2 districts occupy the middle ground between light and heavy industrial areas; however, based on the requirements listed in the City of New York Department of City Planning Zoning Resolution, Article IV: Manufacturing District Regulations, dated October 19, 2013, certain types of retail and office spaces are permitted in M2 Districts.

Estimated Project Schedule

The remediation will be coordinated with the redevelopment of the project, as detailed in the estimated, preliminary project schedule attached. The schedule includes three months for implementation of remedial activities and 12 months for the balance of redevelopment activities.

ATTACHMENT D
Section VII: Property's Environmental History

- Previous Environmental Reports:
 - *Certified Sanborn Map Summary*
 - *Subsurface Investigation Letter Report, 335 Bond Street, Brooklyn, New York, Prepared by Langan, dated May 6, 2015*

**ATTACHMENT D
 SECTION VII. ENVIRONMENTAL HISTORY**

Item 1 Response

Environmental reports and related documents prepared for the site and summarized below include the following (copies are provided in this attachment):

Certified Sanborn Map Summary

Certified Sanborn Maps dating back to 1886 are included with this attachment. The following table summarizes the relevant findings.

Certified Sanborn Map	Subject Property	Adjacent Properties
1886	A lath and lumber yard operated by Loomis	North: Loomis lumber and lath yard East: John Morton & Sons Lime & Brick Shed w/ multiple stables South: Rankin & Ross Stone Yard West: residential
1904	Materials (i.e., sand) storage for Newton & Co. with a stable noted in the northeast corner of the property	North: Lubricating Oils facility, residences, and the remainder of Newton & Co's property East/South/West: same as above
1915	Lath storage with two sheds identified on the property. Operated by John Morton's Sons & Co. Masons Materials	North: poultry market and residences East: storage and stables for John Morton's Sons & Co. Masons Materials South: same as above West: residences, junk yard & paper storage
1928	Operated by B. Goetz & Bro. – actual operations are not noted, but a Certificate of Occupancy (included with this attachment) from July 25, 1925 notes the property as operating as a public garage	North/East: noted as B. Goetz & Bro. property South/West: no operations noted
1938	The site footprint is occupied by a garage with two gasoline tanks and three hoses noted on the property.	North: poultry market East: storage and a vacant lot South: garage with three gas tanks noted West: residential and an electric bulb warehouse
1950	Operating as a crating for export. The building is noted as having steel beams and columns, masonry reinforcing columns in the walls, and concrete floors. The three hoses from the 1938 Sanborn are evident, but the gas tanks are no longer noted.	North: residences, iron works, and truck parking East: welding operations and warehouse South: Motor Frt. Sta. West: same as above
1969	The building is now noted as a commercial delivery service.	North: residences, truck parking and repair East: woodworking operations and warehouse South: same as above West: residences, storage warehouse
1981	The building is now noted as manufacturing.	North/East/South/West: same as above
2001	The building is now noted as a car service.	North/East/South/West: same as above

May 6, 2015 Subsurface Investigation Letter Report, 335 Bond Street, Brooklyn, New York,
Prepared by Langan

The subsurface investigation was implemented on May 2, 2015 and included:

- A geophysical survey to locate potential underground storage tanks (USTs) and other subsurface structures;
- The advancement of five soil borings to depths of up to 9 feet below grade surface (bgs) and collection of five soil samples;
- Installation of one temporary groundwater monitoring well and collection of one groundwater sample; and,
- Installation of one temporary sub-slab soil vapor sampling point and collection of one soil vapor sample.

Based on the subsurface investigation, the following conclusions and recommendations were made:

- Chlorinated Solvent Impacts - Based on field observations and analytical results, soil, groundwater, and soil vapor has been impacted by chlorinated solvents including tetrachloroethene (PCE).
- Abandoned Aboveground Storage Tank (AST) - Langan observed an abandoned, approximately 1,000-gallon AST located within a concrete vault in the building basement. Upon observation, the AST was significantly corroded and approximately 3- to 4-inches of standing water was noted at the base of the vault. The fill line associated with the AST was observed to be cut, and evidence of fill port removal operations were observed (i.e., a concrete sidewalk patch) on the adjacent sidewalk along Carroll Street.
- Potential Drainage Features - One, approximately 14-inch by 14-inch, perforated, steel plate covering a potential drainage feature was located in the central portion of the garage. Debris including a concrete block, bricks, and soil were observed beneath the steel plate. The top four inches of the potential drainage feature were exposed and appeared to be constructed of the existing concrete slab and brick. A second potential drainage feature was observed approximately 2 feet to the southwest and was covered by an approximately 24-inch by 24-inch, solid, steel plate. The function of the potential drainage features is unknown.
- Soil - Below the garage slab, the subsurface strata at the site consists of fill material characterized by loose, brown, fine to coarse sand with some brick and concrete fragments, and trace coal ash. The fill layer extended to depths ranging from approximately 4 to 8.5 feet bgs and was intersected by layers of degraded concrete and

brick at varying depths. Native sands and silty sands were observed, beneath the fill layer, in depth intervals ranging from approximately 4 to 9 feet bgs. A sweet, solvent-like odor was noted in SB03 at a depth interval of 5 to 6 feet bgs.

The following constituents were detected in soil at concentrations that exceed their respective Unrestricted Use and/or Restricted Use Residential Soil Cleanup Objectives (SCO).

Volatile Organic Compounds (VOC): The following VOC was detected above its Unrestricted Use SCO and Restricted Use Residential SCO:

- PCE – 8.6 milligrams per kilogram (mg/kg) in SB05_5-5.5

Semivolatile Organic Compounds (SVOC): The following SVOCs were detected above their Unrestricted Use and Restricted Use Residential SCOs:

- Benzo(a)anthracene – 2.69 mg/kg in SB05_5-5.5
- Benzo(k)fluoranthene – 1.28 mg/kg in SB05_5-5.5
- Chrysene – 2.43 mg/kg in SB05_5-5.5

Metals: The following metals were detected above their Unrestricted Use SCOs:

- Arsenic – 22.9 mg/kg in SB02_2.5-3
- Copper – 96.1 mg/kg in SB01_2.5-3 to 100 mg/kg in SB02_2.5-3
- Lead – 109 mg/kg in SB04_0.5-1 to 304 mg/kg in SB02_2.5-3
- Nickel – 55.4 mg/kg in SB04_0.5-1
- Mercury – 0.19 mg/kg in SB05_5-5.5 to 4.67 mg/kg in SB03_5-5.5

Arsenic and mercury were also detected at concentrations above their Restricted Use Residential SCOs.

- Groundwater - Groundwater was encountered in all five soil borings at depths ranging from 6 to 8.5 feet bgs. The site is located approximately 180 feet west of the Gowanus Canal, which is tidally influenced. Depth to groundwater was measured using a Solinst oil/water interface probe in TMW01, and was observed at 6.87 feet below the top of casing.

The following constituents were detected in groundwater at concentrations that exceed their respective NYS DEC Technical and Operational Guidance Series, Ambient Water Quality Standards (TOGS AWQS).

VOCs: The following VOC was detected above its TOGS AWQS in temporary monitoring well TMW01:

- cis-1,2-Dichloroethene – 100 micrograms per liter (ug/L)

Metals: The following metals were detected above their respective TOGS AWQS in temporary monitoring well TMW01:

- Aluminum – 129 ug/l
 - Iron – 6,100 ug/l
 - Manganese – 1,040 ug/l
 - Selenium – 13 ug/l
 - Sodium – 109,000 ug/l
- Soil Vapor – For reference, the soil vapor results are compared to the New York State Department of Health (NYSDOH) Air Guidance Values (AGV); however, this is not a direct comparison standard. Trichloroethene (TCE) was detected at a concentration of 120 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) in SV01, which exceeded its AGV of 5 $\mu\text{g}/\text{m}^3$. Tetrachloroethene (PCE) was detected at a concentration of 2,500 $\mu\text{g}/\text{m}^3$ in SV01, which exceeded its AGV of 30 $\mu\text{g}/\text{m}^3$. Several other VOCs were detected in soil vapor samples.

Item 2 Response

Table 1 (included in this attachment) shows contaminant concentrations detected above applicable regulatory standards for each media tested in 2015. Sampling data are summarized below:

Soil

The following contaminants were detected at concentrations exceeding NYSDEC Part 375 Unrestricted Use SCOs (contaminants detected at concentrations above the Restricted Use Residential SCOs are in bold):

- VOCs: **Tetrachloroethene**
- SVOCs: **Benzo(a)anthracene, benzo(a)pyrene, and chrysene**
- Metals: **Arsenic**, copper, lead, nickel, and **mercury**

Groundwater

Contaminants detected at concentrations above their respective TOGS AWQS are summarized as follows:

- VOCs: cis-1,2-Dichloroethene
- Metals: Aluminum, iron, manganese, selenium, and sodium

Soil Vapor

PCE and TCE were detected at concentrations significantly above their respective NYSDOH AGVs in the sub-slab vapor sample. Comparison of the sub-slab sample to the NYSDOH soil vapor intrusion guidance matrix found that mitigation was recommended regardless of indoor air sample results. Additionally, solvent-related VOCs were detected throughout the site in soil and groundwater samples.

Item 3 Response

Chlorinated solvent, SVOC, and metals contamination identified on site have not been fully investigated and delineated. Additionally, Sanborn Maps reveal former manufacturing and industrial uses, and gasoline storage tanks. Further investigation and delineation of areas of concern and associated contamination will be completed as part of a remedial investigation.

Item 4 Response

The following sources of contaminants have been identified:

- Current and historical use of the site by various industrial, manufacturing and commercial properties. A parking garage is currently located on the property and historic records indicate the presence of gasoline tanks in the vicinity in 1938.
- Current and historical use of surrounding properties for various industrial purposes;
- Aboveground storage tank present in the basement;
- Two drainage features present in the main level parking garage; and
- Historic fill material.

Suspect sources of contamination have not been fully investigated and potential impacts have not been delineated. It is anticipated that further investigation and delineation will be completed during a remedial investigation.

Item 5 Response

Past land uses associated with the site include the following:

- A masonry materials, lath and lumber yard from 1886 to 1922;
- A garage with possible auto servicing and gasoline storage from 1925 to 1938;
- Commercial delivery service from 1969 to 1980;
- Manufacturing from 1981 to 1996; and
- A commercial car/livery service from at least 2002 to the present.

Item 6 Response

The table below summarizes site ownership history as determined through a review of available records including a title report, New York City Department of Building records, tax maps, and Environmental Database Resource (EDR) reports including Sanborn Fire Insurance Maps. Additional records were not identified.

Previous Owners

Deed Date	Grantor Address and Phone Number	Grantee Address and Phone Number	Grantee Relationship to Applicant	Lot No(s).
6/4/1984	Daric Realty Corporation 335 Bond Street, Brooklyn, New York 11231 Unknown Phone Number	Cosmos Forms LTD 87-35 Street, Brooklyn, New York 11232 Unknown Phone Number	None	1
12/23/1986	Cosmos Forms LTD 335 Bond Street, Brooklyn, New York 11231 Unknown Phone Number	335 Realty Associates, Inc. 335 Bond Street, Brooklyn, New York 11231 Unknown Phone Number	None	1
12/18/1995	335 Realty Associates, Inc. 335 Bond Street, Brooklyn, New York 11231 Unknown Phone Number	E&M Realty Corp. 259 Columbus Street, Brooklyn, New York 11231 (718) 643-3900	Applicant	1

Ownership records for the site were provided at www.nyc.gov. The New York City Department of Finance – Office of the City Register

Previous Operators

Name	Relationship to Property	Address and Phone Number	Relationship to Applicant	Former Address
Loomis Lumber & Lath Yard	Operator (1886)	Unknown*	None	345-372 Bond Street
Newton & Co.	Operator (1904)	Unknown*	None	335 Bond Street
John Morton Sons & Co. Masons Materials	Operator (1915, 1922)	Unknown*	None	345-335 Bond Street
B. Goetz & Bro.	Operator (1928)	Unknown*	None	345-335 Bond Street
Garage Operator Name Unknown	Operator (1938)	Unknown*	None	345-335 Bond Street
Crating for Export Operator Name Unknown	Operator (1950)	Unknown*	None	345-335 Bond Street
Commercial Delivery Service Operator Name Unknown	Operator (1969 to 1980)	Unknown*	None	345-335 Bond Street
Manufacturing Operator Name Unknown	Operator (1981 to 1996)	Unknown*	None	335 Bond Street

*Data gathered from Environmental Data Resources Sanborn Fire Insurance Maps; names and/or addresses not given.

Table 1
Sample Exceedances
335 Bond Street
Brooklyn, NY 11231
BCP Application
Langan Project No. 170362501

Soil Samples									
Sample Date	Sample ID	Compound	Compound Group	Result Concentration (mg/kg)	Unrestricted Use SCO (mg/kg)	Restricted Use Residential SCO (mg/kg)	Source		
5/2/2015	SB01_2.5-3	Acetone	VOCs	0.018	0.05	100	Langan May 2015 Subsurface Investigation		
		Tetrachloroethylene		0.017	1.3	5.5			
		Benzo(a)anthracene	SVOCs	0.077	1	1			
		Benzo(a)pyrene		0.053	J	1			
		Benzo(b)fluoranthene		0.047	J	1			
		Benzo(k)fluoranthene		0.059		0.8		1	
		Chrysene		0.074		1		1	
		Fluoranthene		0.16		100		100	
		Phenanthrene		0.1		100		100	
		Pyrene		0.12		100		100	
		Aluminum		Metals	4,910			~	~
		Antimony			1.86			~	~
		Arsenic	8.38			13		16	
		Barium	139			350		350	
		Calcium	7,710			~		~	
		Chromium	11			~		36	
		Cobalt	7.46			~		~	
		Copper	96.10			50		270	
		Iron	7,700			~		~	
		Lead	247			63		400	
		Magnesium	769			~		~	
		Manganese	120			1,600		2,000	
		Mercury	0.664			0.18		0.81	
		Nickel	16.6			30		140	
		Potassium	841			~		~	
	Selenium	3.26			3.9	36			
	Sodium	1,170			~	~			
	Vanadium	18.6			~	~			
	Zinc	126			109	2,200			
	Arsenic	Metals, TCLP	0.022			13		16	
	Barium		0.243		350	350			
	Lead		0.042		63	400			
	Selenium		0.012		3.9	36			
	Acetone		VOCs	0.012	J	0.05		100	
	Tetrachloroethylene	0.2			1.3	5.5			
	Trichloroethylene	SVOCs	0.0087		0.47	10			
	Acenaphthene		0.11	D	20	100			
	Anthracene		0.23	D	100	100			
	Benzo(a)anthracene		0.93	D	1	1			
	Benzo(a)pyrene		0.55	D	1	1			
	Benzo(b)fluoranthene		0.52	D	1	1			
	Benzo(g,h,i)perylene		0.15	D	100	100			
	Benzo(k)fluoranthene		0.56	D	0.8	1			
	Carbazole		0.081	JD	~	~			
	Chrysene		0.91	D	1	1			
	Dibenzo(a,h)anthracene		0.079	JD	0.33	0.33			
	Fluoranthene		1.71	D	100	100			
Fluorene	0.074		JD	30	100				
Indeno(1,2,3-c,d)pyrene	0.16		D	0.5	0.5				
Phenanthrene	1.02		D	100	100				
Pyrene	1.60		D	100	100				
Aluminum	Metals		4,210		~	~			
Antimony			1.31		~	~			
Arsenic		22.9		13	16				
Barium		141		350	350				
Calcium		44,900		~	~				
Chromium		7.22		~	36				
Cobalt		3.31		~	~				
Copper		100		50	270				
Iron		11,500		~	~				
Lead		304		63	400				
Magnesium		4,010		~	~				
Manganese		170		1,600	2,000				
Mercury		0.914		0.18	0.81				
Nickel		12.3		30	140				
Potassium		980		~	~				
Sodium		5.88		~	~				
Vanadium		14		~	~				
Zinc		99.1		109	2,200				
Arsenic		Metals, TCLP	0.04		13	16			
Barium			0.22		350	350			
Lead	0.02			63	400				
Selenium	0.02			3.9	36				

Table 1
Sample Exceedances
335 Bond Street
Brooklyn, NY 11231
BCP Application
Langan Project No. 170362501

Soil Samples							
Sample Date	Sample ID	Compound	Compound Group	Result Concentration (mg/kg)	Unrestricted Use SCO (mg/kg)	Restricted Use Residential SCO (mg/kg)	Source
5/2/2015	SB03_5-5.5	2-Butanone	VOCs	0.0043 J	0.12	100	Langan May 2015 Subsurface Investigation
		Acetone		0.049	0.05	100	
		Tetrachloroethylene		0.051	1.3	5.5	
		Benzo(a)anthracene	SVOCs	0.094	1	1	
		Benzo(a)pyrene		0.063	1	1	
		Benzo(b)fluoranthene		0.056 J	1	1	
		Benzo(k)fluoranthene		0.065	0.8	1	
		Chrysene		0.093	1	1	
		Fluoranthene		0.22	100	100	
		Phenanthrene		0.13	100	100	
		Pyrene		0.17	100	100	
		Aluminum		9,170	~	~	
		Arsenic		7.95	13	16	
		Barium	81	350	350		
		Calcium	130,000	~	~		
		Chromium	8.86	~	36		
		Cobalt	3.97	~	~		
		Copper	12.6	50	270		
		Iron	10,000	~	~		
		Lead	52.4	63	400		
		Magnesium	10,500	~	~		
		Manganese	237	1,600	2,000		
		Mercury	4.67	0.18	0.81		
		Nickel	9.45	30	140		
		Potassium	1,380	~	~		
	Sodium	533	~	~			
	Vanadium	21.2	~	~			
	Zinc	28.1	109	2,200			
	Barium	0.14	350	350			
	Selenium	0.01	3.9	36			
	1,1,1-Trichloroethane	VOCs	0.0057		0.68	~	
	Acetone		0.013		0.05	100	
	Tetrachloroethylene		0.23 E		1.3	5.5	
	Trichloroethylene		0.018		0.47	10	
	Acenaphthene	SVOCs	0.087 JD		20	100	
	Anthracene		0.23 D		100	100	
	Benzo(a)anthracene		0.86 D		1	1	
	Benzo(a)pyrene		0.37 D		1	1	
	Benzo(b)fluoranthene		0.34 D		1	1	
	Benzo(g,h,i)perylene		0.12 D		100	100	
	Benzo(k)fluoranthene		0.35 D		0.8	1	
	Carbazole		0.065 JD		~	~	
	Chrysene		0.84 D		1	1	
	Dibenzo(a,h)anthracene		0.062 JD		0.33	0.33	
	Fluoranthene		1.49 D		100	100	
	Fluorene		0.065 JD		30	100	
	Indeno(1,2,3-c,d)pyrene		0.13 D		0.5	0.5	
Phenanthrene	0.86 D			100	100		
Pyrene	1.35 D			100	100		
Aluminum	5,350		~	~			
Arsenic	4.83	13	16				
Barium	62.7	350	350				
Calcium	16,400	~	~				
Chromium	12.5	~	36				
Cobalt	7.79	~	~				
Copper	31	50	270				
Iron	12,300	~	~				
Lead	109	63	400				
Magnesium	5,830	~	~				
Manganese	259	1,600	2,000				
Mercury	0.31	0.18	0.81				
Nickel	55.40	30	140				
Potassium	1,100	~	~				
Selenium	1.48	3.9	36				
Sodium	597	~	~				
Vanadium	16.9	~	~				
Zinc	81.4	109	2,200				
Barium	0.49	350	350				
Lead	0.02	63	400				
Selenium	0.02	3.9	36				

Table 1
Sample Exceedances
335 Bond Street
Brooklyn, NY 11231
BCP Application
Langan Project No. 170362501

<i>Soil Samples</i>							
Sample Date	Sample ID	Compound	Compound Group	Result Concentration (mg/kg)	Unrestricted Use SCO (mg/kg)	Restricted Use Residential SCO (mg/kg)	Source
5/2/2015	SB05_5-5.5	Tetrachloroethylene	VOCs	8.6 D	1.3	5.5	Langan May 2015 Subsurface Investigation
		Trichloroethylene		0.43 JD	0.47	10	
		1,1'-Biphenyl		0.17 D	~	~	
		2-Methylnaphthalene		0.53 D	~	~	
		Acenaphthene		1.39 D	20	100	
		Acenaphthylene		0.075 JD	100	100	
		Anthracene		1.43 D	100	100	
		Benzo(a)anthracene		2.69 D	1	1	
		Benzo(a)pyrene		0.86 D	1	1	
		Benzo(b)fluoranthene		0.87 D	1	1	
		SVOCs	Benzo(g,h,i)perylene	0.48 D	100	100	
			Benzo(k)fluoranthene	1.28 D	0.8	1	
			Carbazole	0.93 D	~	~	
			Chrysene	2.43 D	1	1	
			Dibenzo(a,h)anthracene	0.18 D	0.33	0.33	
			Dibenzofuran	1.03 D	7	59	
			Fluoranthene	10.2 D	100	100	
			Fluorene	1.25 D	30	100	
			Indeno(1,2,3-c,d)pyrene	0.43 D	0.5	0.5	
			Naphthalene	1.04 D	12	100	
		Metals	Phenanthrene	10.9 D	100	100	
			Pyrene	7.57 D	100	100	
			Aluminum	4,200	~	~	
			Arsenic	3.83	13	16	
			Barium	36	350	350	
			Calcium	56,800	~	~	
			Chromium	8	~	36	
			Cobalt	5.33	~	~	
			Copper	15	50	270	
			Iron	9,510	~	~	
			Lead	28.6	63	400	
			Magnesium	2,960	~	~	
			Manganese	186	1,600	2,000	
			Mercury	0.19	0.18	0.81	
			Nickel	17	30	140	
			Potassium	1,410	~	~	
Sodium	303	~	~				
Vanadium	15.7	~	~				
Zinc	38.4	109	2,200				
Metals, TCLP	Barium	0.22	350	350			
	Selenium	0.01	3.9	36			
<i>Groundwater Samples</i>							
Sample Date	Sample ID	Compound	Compound Group	Result Concentration (µg/L)	NYSDEC TOGS AWQS for Class GA (µg/L)		Source
5/2/2015	TMW01_050215	1,1-Dichloroethane	VOCs	0.93	5		Langan May 2015 Subsurface Investigation
		1,1-Dichloroethene		0.23 J	0.7		
		1,2,3-Trichlorobenzene		0.28 JB	~		
		1,2,4-Trichlorobenzene		0.24 JB	~		
		Benzene		0.61	1		
		cis-1,2-Dichloroethene		100 D	5		
		Cyclohexane		0.29 J	~		
		Tetrachloroethylene		0.34 J	0.7		
		trans-1,2-Dichloroethene		0.37 J	5		
		Trichloroethylene		0.22 J	5		
		SVOCs	Acenaphthylene	0.21	20		
			Bis(2-ethylhexyl)phthalate	1.13 B	5		
			Fluoranthene	0.1	50		
			Fluorene	0.28	50		
			Naphthalene	0.16	10		
			Phenanthrene	0.060	50		
			Pyrene	0.15	50		
			Aluminum	129	100		
			Barium	133	1,000		
			Calcium	127,000	~		
		Metals	Copper	4	200		
			Iron	6,100	600		
			Lead	4	25		
			Magnesium	26,400	35,000		
Manganese	1,040		300				
Potassium	21,400		~				
Selenium	13		10				
Sodium	109,000		20,000				
Zinc	12		2,000				

Table 1
Sample Exceedances
335 Bond Street
Brooklyn, NY 11231
BCP Application
Langan Project No. 170362501

<i>Soil Vapor Samples</i>						
Sample Date	Sample ID	Compound	Compound Group	Result Concentration (µg/m ³)	NYSDOH AGVs (µg/m ³)	Source
5/2/2015	SV-02_042815	1,1,1-Trichloroethane	VOCs	180	~	Langan May 2015 Subsurface Investigation
		1,1-Dichloroethane		14	~	
		Acetone		130	~	
		Benzene		19	~	
		Chloroform		30	~	
		Isopropanol		800	~	
		n-Hexane		17	~	
		Tetrachloroethylene		2,500	30	
		Toluene		38	~	
		Trichloroethylene		120	5	

Notes:

1. Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the official compilation of New York Codes, Rules, and Regulations (6 NYCRR) Part 375 Unrestricted Use Soil Cleanup Objectives (SCO) and Restricted Use Residential SCOs.
2. Soil sample results are presented in milligrams per kilogram (mg/kg).
3. Soil sample analytical results above the Unrestricted Use SCO are highlighted orange.
4. Soil sample analytical results above the Restricted Use Residential SCO are highlighted orange and bold.
5. Groundwater sample analytical results are compared to the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and Guidance Values for Class GA - Drinking Water.
6. Groundwater results are presented in micrograms per liter (µg/L).
7. Soil vapor sample analytical results are compared to the New York State Department of Health (NYSDOH) Air Guideline Values (AGV).
8. Soil vapor results are presented in micrograms per cubic meter (µg/m³).

Qualifiers:

U = Analyte included in the analysis, but not detected
J = Detected above the Method Detection Limit but below the Reporting Limit; therefore, result is an estimated concentration
Dⁿ = Results for a diluted sample, # indicates the dilution factor
VOCs = Volatile organic compounds.
SVOCs = Semivolatile organic compounds.

ATTACHMENT E
Section VIII: Contact List Information

- Document Repository Acknowledgement Letter

ATTACHMENT E SECTION VIII: CONTACT LIST

Item 1 Response

Chief Executive Officer

Mayor Bill de Blasio
City Hall
260 Broadway Avenue
New York, New York 10007

New York City Planning Commission

Carl Weisbrod, Chair
Department of City Planning
22 Reade Street
New York, NY 10007-1216

Borough of Brooklyn, Borough President

Eric L. Adams
209 Joralemon Street
Brooklyn, NY 11201

Borough of Brooklyn, Department of Planning and Development

Winston Von Engel
16 Court Street, 7th Floor
Brooklyn, NY 11241

Item 2 Response

Residents, owners, and occupants of the site and properties adjacent to the site:

There are no residents at the proposed brownfield site, which has been purchased by E&M Realty Corp. (E&M Realty Corp. as its sole member, the BCP Program Applicant). The site is currently occupied by NYC Two Way International – Corporate Transportation Group, a limousine/ livery service company and its associated dispatch and administrative offices.

The contact information for the current owner of the site is:

Eduard Slinin
E&M Realty Corp.
335 Bond Street
Brooklyn, NY 11231
(718) 643-3900

The contact information for the current operator of the site is:

Vadim Zilberman
 Chief Financial Officer
 Corporate Transportation Group
 335 Bond Street
 Brooklyn, NY 11231
 (718) 228-1462

Current owners and operators for adjacent properties are provided below.

Block	Lot	Owner	Occupants
445	7	Ronald Mehlman 333 Bond Street, Brooklyn, NY 11231 Unknown Phone Number	Ronald Mehlman 333 Bond Street, Brooklyn, NY 11231 Unknown Phone Number
	8	383 Carroll Street LLC 15 Cold Spring Court, Staten Island, NY 10304 Unknown Phone Number	Square Design Inc. 327 Bond Street, Brooklyn, NY 11231 (718) 522-7576
	11	383 Carroll Street LLC 15 Cold Spring Court, Staten Island, NY 10304 Unknown Phone Number	Lavender Lake 383 Carroll Street, Brooklyn, NY 11231 (347) 799-2154
452	5	City of New York Fire Department 9 Metrotech Centre Brooklyn, NY 11201 (718) 999-2000	Fire Department City of New York Emergency Medical Services Station 32 400 Carroll Street, Brooklyn, NY 11231 (718) 999-2770
	15	LSG 363 Bond Street LLC 400 Carroll Street, Brooklyn, NY 11231 Unknown Phone Number	400 Carroll Street, Brooklyn, NY 11231 Occupant contact information unknown.
451	25	Mary Star of the Sea Senior Housing Development 344 Carroll Street, Brooklyn, NY 11231 (718) 722-6000	Mary Star of the Sea Senior Housing Development 344 Carroll Street, Brooklyn, NY 11231 (718) 722-6000
451	34	Richard T. Beaman 362 Carroll Street, Brooklyn, NY 11231 Unknown Phone Number	Richard T. Beaman 362 Carroll Street, Brooklyn, NY 11231 Unknown Phone Number
	35	Joseph A. Gagliardo 364 Carroll Street, Brooklyn, NY 11231 Unknown Phone Number	Joseph A. Gagliardo 364 Carroll Street, Brooklyn, NY 11231 Unknown Phone Number

Block	Lot	Owner	Occupants
444	46	363 Carroll Street Corp. 906 President Street, Brooklyn, NY 11215 Unknown Phone Number	363 Carroll Street, Brooklyn, NY 11231 Occupant contact information unknown.
	7502	340 Bond LLC 1975 Linden Blvd., Suite 207, Elmont New York 11003 Unknown Phone Number	342 Bond Street, Brooklyn, NY 11231 Occupant contact information unknown.
	37	Joan Salome Rodriguez 406 President Street, Brooklyn, NY 11231 Unknown Phone Number	Joan Salome Rodriguez 406 President Street, Brooklyn, NY 11231 Unknown Phone Number

Item 3 Response

Local news media from which the community typically obtains information:

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

Item 4 Response

The public water supplier which services the area in which the property is located:

The responsibility for supplying water in New York City is shared between the NYC Department of Environmental Protection (NYCDEP), the Municipal Water Finance Authority, and the New York City Water Board:

NYCDEP
 Emily Lloyd, Commissioner
 59-17 Junction Boulevard
 Flushing, NY 11373

New York City Municipal Water Finance Authority
 255 Greenwich Street, 6th Floor
 New York, NY 10007

New York City Water Board
 Department of Environmental Protection
 59-17 Junction Boulevard, 8th Floor
 Flushing, NY 11373

Item 5 Response

Any person who has requested to be placed on the contact list:

We are unaware of any requests for inclusion on the contact list.

Item 6 Response

The administrator of any school or day care facility located on or near the Site:

There are no schools or day care facilities located on the site. The following are schools or day care facilities located within ½ mile of the site:

New Horizons School
(approximately 0.13 miles northwest)
317 Hoyt Street
Brooklyn, NY 11231
Deanna Sinito, Principal
(718) 222-6420

P.S. 32 Samuels Mills Sprole School
(approximately 0.14 miles northwest)
317 Hoyt Street
Brooklyn, NY 11231
Deborah Florio, Principal
(718) 222-6400

Rivendell School
(approximately 0.25 miles east)
277 3rd Avenue
Brooklyn, NY 11215
Katy Hill, Executive Director
(718) 499-5667

Bethel Day Care Center
(approximately 0.30 miles northwest)
242 Hoyt Street
Brooklyn, NY 11217
Venessa Edness, Executive Director
(718) 834-9292

New Dawn Charter High School
(approximately 0.30 miles northwest)
242 Hoyt Street
Brooklyn, NY 11217
Dr. Sara M. Asmussen, Executive Director
(347) 505-9191

P.S. 372 The Children's School
(approximately 0.30 miles east)
512 Carroll Street
Brooklyn, NY 11215
Arthur Mattia, Principal
(718) 624-5271

Hannah Senesh Community School
(approximately 0.30 miles west)
342 Smith Street
Brooklyn, NY 11231
Nicole Nash, Head of School
(718) 858-8663

P.S. 58 The Carroll School
(approximately 0.32 miles northwest)
330 Smith Street
Brooklyn, NY 11231
Katie Dello Stritto, Interim Acting Principal
(718) 330-9322

The Olive Treehouse Group, LLP
(approximately 0.33 miles southwest)
413 Smith Street
Brooklyn, NY 11231
Deborah Capone, Executive Director
(718) 522-2301

Al Madinah School
(approximately 0.33 miles south)
383 3rd Avenue
Brooklyn, NY 11215
Sr. Rabab Mosalamn, Supervisor
(718) 222-4986

Bumble Bee Daycare
(approximately 0.35 miles southeast)
258 4th Avenue
Brooklyn, NY 11218
Ms. Eunice, Owner
(347) 422-0998

Child's Play NY
(approximately 0.37 miles west)
389 Court Street
Brooklyn, NY 11231
Jocelyn Greene, Founder, Executive
Director
(347) 406-2177

Cobble Hill School of American Studies
(approximately 0.42 miles north)
347 Baltic Street
Brooklyn, NY 11201
Anna Maria Mule, Principal
(718) 403-9544

Wyckoff Gardens Community Center
(approximately 0.44 miles northeast)
272 Wyckoff Street
Brooklyn, NY 11217
Sandra McCoy, Program Director
(718) 834-8595

Bambi Childcare
(approximately 0.45 miles west)
73 3rd Place
Brooklyn, NY 11231
Oksana Magomedova, Branch Manager
(718) 802-1016

International School of Brooklyn
(approximately 0.47 miles southwest)
477 Court Street
Brooklyn, NY 11231
Rebecca Skinner, Head of School
(718) 369-3023

Court Street AMICO Daycare
(approximately 0.47 miles northwest)
292 Court Street
Brooklyn, NY 11231
Jerry Chiappetta, Executive Director
(718) 855-1778

Open House Nursery School
(approximately 0.47 miles north)
381 Warren Street
Brooklyn, NY 11201
Eileen Shannon, Director
(718) 625-5252

Strong Place for Hope Day Care Center
(approximately 0.47 miles southeast)
333 2nd Street
Brooklyn, NY 11215
Sarah Pabst, Principal
(718) 499-0747

School for International Studies
(approximately 0.48 miles northwest)
284 Baltic Street
Brooklyn, NY 11201
Jillian Juman, Principal
(718) 330-9390

P.S. 133 William A Butler
(approximately 0.49 miles northeast)
610 Baltic Street
Brooklyn, New York 11217
Heather Foster Mann, Principal
(718) 398-5320

Natalie's Sunflower Academy LLC
(approximately 0.50 miles east)
238 5th Avenue
Brooklyn, NY 11215
Natalie Baechko, Owner
(718) 783-0738

J.H.S. 051 William Alexander School
(approximately 0.50 miles southeast)
350 5th Avenue
Brooklyn, NY 11215
Lenore DiLeo Berner, Principal
(718) 369-7603

Item 7 Response

The local community board is Brooklyn Community Board 6.

Brooklyn Community Board 6

Craig R. Hammerman, District Manager
250 Baltic Street
Brooklyn, New York 11201
Phone: (718) 643-3027

Item 8 Response

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

Carroll Gardens Branch Library
396 Clinton Street
Brooklyn, NY 11231
718-596-6972

A letter sent to the repository acknowledging that it agrees to act as a document repository for the project is included in this attachment.

May 6, 2015

Carroll Gardens Branch Library
396 Clinton Street
Brooklyn, New York 11231

**Re: Brownfield Cleanup Program Application
E&M Realty Corp.
Site Name: 335 Bond Street
Site Address: 335 Bond Street, Brooklyn, New York**

Dear Head Librarian:

We represent E&M Realty Corp., in their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced site at 335 Bond Street in Brooklyn. It is a NYSDEC requirement that we supply them a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below and return if you are able to certify that your library would be willing and able to act as the temporary public repository for this BCP project.

Sincerely,
**Langan Engineering, Environmental, Surveying and
Landscape Architecture, D.P.C.**

Emily L. Snead
Senior Staff Scientist

Yes, the Carroll Gardens Branch Library is willing and able to act as a public repository on behalf of E&M Realty Corp. in their cleanup of 335 Bond Street under the NYSDEC BCP.

Cheryl Powell
(Name)

5/6/15
(Date)

Library Information Supervisor
(Title)

ATTACHMENT F
Section IX: Land Use Factors

- FEMA Flood Insurance Rate Map
- City of New York Department of City Planning, Zoning Map 16c
- Copy of the City of New York Department of City Planning, Draft Zoning Proposal: Gowanus Canal Corridor Framework

ATTACHMENT F

SECTION IX: LAND USE FACTORS

Item 1 Response

Current Use

The site is currently occupied by a one-story office building and garage operated by NYC Two Way International, a private car and limousine service. The building includes a partial cellar, which houses an abandoned aboveground storage tank (AST) in a concrete vault.

Item 2 Response

Intended Use Post Remediation

The proposed re-development project is still in the early planning stages and is subject to change as potential zoning changes materialize. Currently, the contemplated project includes the construction of a 2-story commercial building. It is proposed that Floor 1 would include offices, parking, and car sales and; the second floor would include office space. Development would include demolition of the existing 1-story building including installation of new foundation elements to accommodate the second level.

Item 4 Response

Applicable Zoning Laws/Maps

The site is located in a M2-1 manufacturing district with a floor area ratio (FAR) of 2.0. The M2 districts occupy the middle ground between light and heavy industrial areas; however, based on the requirements listed in the City of New York Department of City Planning Zoning Resolution, Article IV: Manufacturing District Regulations, dated October 19, 2013, certain types of retail and office spaces are permitted in M2 Districts. Thus, the proposed use is consistent with applicable zoning laws/maps. The applicable zoning map is included in this attachment.

Item 5 Response

Comprehensive Plans

The proposed use is consistent with local and area plans per the New York City Department of City Planning draft zoning proposal for the Gowanus Canal Corridor Framework. The draft zoning proposal map is included in this attachment.

Item 9 Response

Existing Infrastructure

The property is served by NYC water and sewer utilities and Consolidated Edison electric. The property is also nearby New York City subway and bus routes.

Item 10 Response

Cultural Resources

There are several City Landmarks and National Register listed sites within ½-mile of the proposed brownfield site. The below table lists City Landmarks (L) and Properties listed on the National Register (NR) of Historic Places within approximately ½-mile of the proposed brownfield site:

Property/Site	Status	Address
Carroll Street Bridge	L	Carroll Street Bridge Over the Gowanus Canal
Public Bath No. 7	L, NR	227 4th Avenue
New York and Long Island Coignet Stone Company Building	L	360 3rd Avenue
271 Ninth Street House	L	271 9th Street
Carroll Gardens Historic District	NR	Carroll and President Streets between Smith and Hoyt Streets
The Old Stone House of Brooklyn	NR	Washington Park at 3rd Street at 5th Avenue
South Congregational Church, Chapel, Ladies Parlor, and Rectory	NR	358 Court Street
The John Rankin House at 440 Clinton Street House	NR	440 Clinton Street

Item 11 Response

Federal, State, or Local Natural Resources

The Gowanus Canal, which is an estuarine and marine deep-water wetland, is approximately 180 feet east of the property.

Item 12 Response

Flood Plains

According to the National Flood Insurance Rate Maps (FIRM) for the City of New York published by the Federal Emergency Management Agency (FEMA) (Community Panel No. 3604970 211 F, dated September 5, 2007), the site is located within Zone AE, the 1 percent

annual chance floodplain boundary. The applicable FEMA FIRM is included with this attachment.

Item 14 Response

Proximity to Residential, Urban, Commercial, Industrial, Agricultural, and Recreational Areas

A map showing surrounding property use is provided in Attachment B. The nearest residential property shares an approximately 75-foot long border with the northern extent of the Site, and three additional residential properties are located directly west of the Site, across Bond Street. Other adjoining properties include a restaurant, Lavender Lake, and an industrial lot, which appears to be used mostly for parking. The Mary Star of the Sea Senior Housing Development and two additional residential properties are located 100 feet southwest of the Site. The Fire Department City of New York (FDNY) Emergency Medical Services (EMS) Station 32 is located directly south of the Site, across Carroll Street. The nearest open space and/or outdoor recreational areas are Carroll Park, located approximately 1,400 feet west of the Site, and Thomas Greene Playground, located approximately 1,100 feet northeast of the Site.

Item 15 Response

Vulnerability of Groundwater to Contamination

Groundwater at the site was found to be impacted with volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals. As the water supply for this section of Brooklyn is derived from watersheds in the Catskills, contaminated groundwater at the site is not expected to impact the drinking water supply.

Based on the mobility of contaminants detected in groundwater, there is a potential for groundwater at the site to migrate off-site. Groundwater beneath the site is expected to flow east toward the Gowanus Canal. Thus, the Gowanus Canal represents a potential receptor for off-site migration of contaminated groundwater. The migration of groundwater contaminants off-site will be evaluated during a remedial investigation.

Item 16 Response

Geography and Geology of the Site

The site is located at 335 Bond Street in Brooklyn, New York (Block 445, Lot 1), and is bound by a two-story residential building and an industrial lot to the north; a two-story industrial and commercial building to the east; Carroll Street to the south; and Bond Street to the west. The site is rectangular and encompasses an area of approximately 0.36 acres.

According to the USGS Brooklyn, N.Y. Quadrangle 7.5-minute Series Topographic Map, the site sits at an elevation of approximately 10 feet above mean sea level (msl)¹. The topography of the site is generally level, and the surrounding area slopes gently east toward the Gowanus Canal.

Predominant geological surface features were not observed on the site. The United States Geological Survey (USGS) "Bedrock and Engineering Geologic Maps of New York County and Parts of Kings and Queens Counties, New York, and Parts of Bergen and Hudson Counties, New Jersey" indicates that the bedrock underlying the site is part of the Hartland Formation.

Based on the May 2, 2015, subsurface investigation, the subsurface strata at the site consists of fill material characterized by loose, brown, fine to coarse sand with some brick and concrete fragments, and trace coal ash. The fill layer extended to depths ranging from approximately 4 feet below grade surface (bgs) to 8.5 feet bgs and was intersected by layers of degraded concrete and brick at varying depths. The fill layer was underlain by native soil characterized by sands and silty sands. Bedrock was not encountered during the May 2015 subsurface investigation conducted by Langan. Groundwater was encountered at depths ranging from approximately 6 to 8.5 feet bgs.

¹ Mean sea level as defined by the United States Geological Survey (USGS NGVD 1929) at Sandy Hook New Jersey.

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations (BFEs) shown on this map apply only landward of 0.0 National Geodetic Vertical Datum of 1929 (NGVD 29). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was New York State Plane FIPSZONE 3104. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the National Geodetic Vertical Datum of 1929. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NNGS12
National Geodetic Survey
SSMC-3, #6202
1315 East-West Highway
Silver Spring, Maryland 20910-3182
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was provided in digital format by the Department of Information Technology and Telecommunication, City of New York. This information was derived from digital orthophotos produced at a scale of 1:1,200 with 2-foot pixel resolution from photography dated 2004.

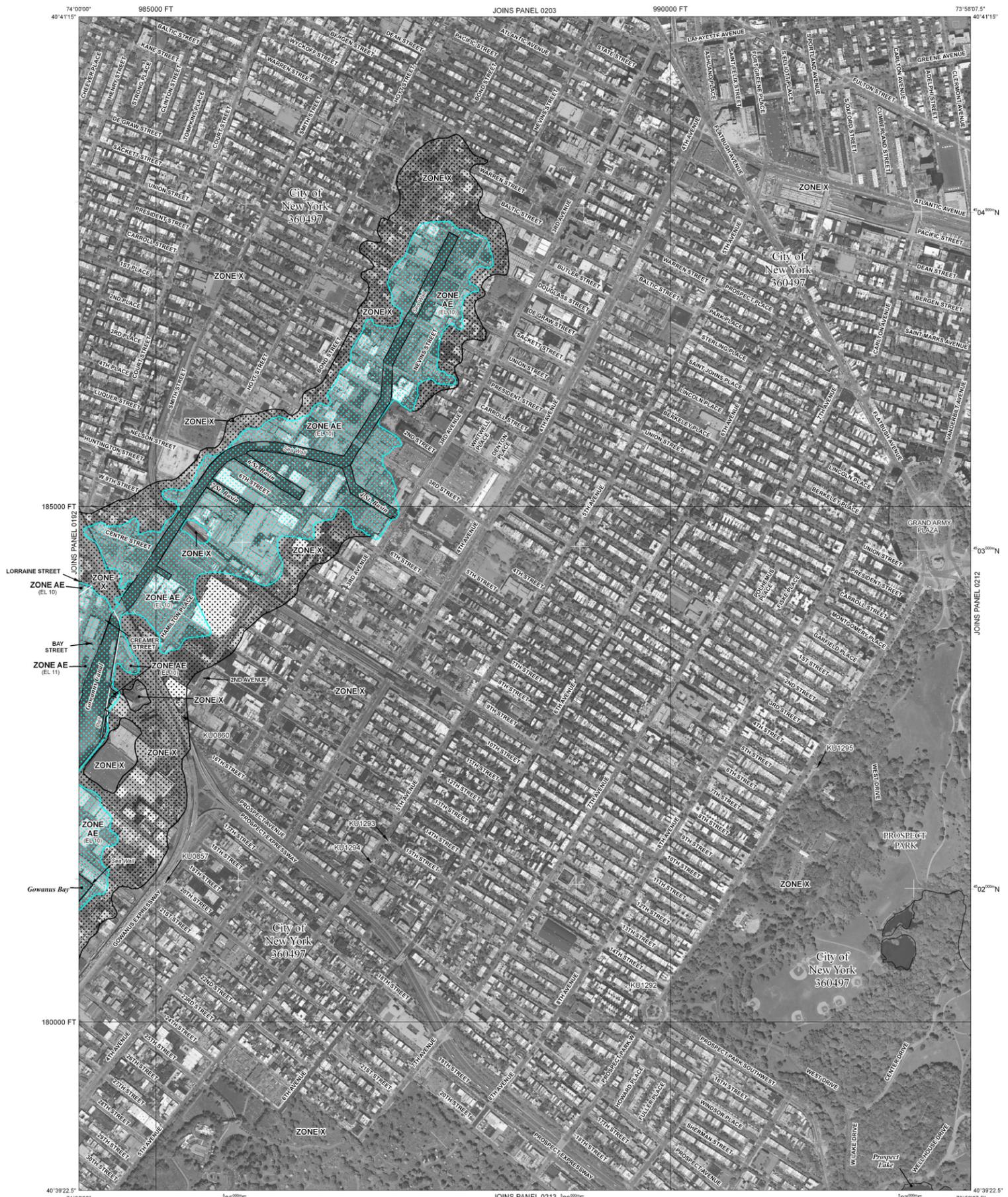
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations** and **floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the road to floodplain relationships for unreviewed streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map showing the layout of map panels for this jurisdiction.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://msc.fema.gov>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-338-2627) or visit the FEMA website at <http://www.fema.gov>.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

ZONE A No Base Flood Elevations determined.
 ZONE AE Base Flood Elevations determined.
 ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
 ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
 ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently identified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
 ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
 ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
 ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.
 ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary
 0.2% annual chance floodplain boundary
 Floodway boundary
 Zone D boundary
 CBRS and OPA boundary
 Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
 Base Flood Elevation line and value; elevation in feet*
 Base Flood Elevation value where uniform within zone; elevation in feet*
 * Referenced to the National Geodetic Vertical Datum of 1929

○ Cross section line
 ○ Transsect line
 87°07'45", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
 76°N 1000-meter Universal Transverse Mercator grid values, zone 18
 600000 FT 5000-foot grid ticks; New York State Plane coordinate system, Long Island zone (FIPSZONE 3104), Lambert Conformal Conic Projection
 DX5510 x Bench mark (see explanation in Notes to Users section of this FIRM panel)
 ● M1.5 River Mile

MAP REPOSITORY: Refer to listing of Map Repositories on Map Index
 INITIAL NFIP MAP DATE: June 28, 1974
 FLOOD HAZARD BOUNDARY MAP REVISIONS: June 11, 1976
 FLOOD INSURANCE RATE MAP EFFECTIVE: November 15, 1995
 FLOOD INSURANCE RATE MAP REVISIONS: September 5, 2007 - to update map format, to change Special Flood Hazard Areas, and to reflect updated topographic information

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
 250 0 500 1000 FEET
 150 0 150 300 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0211F

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
NEW YORK, NEW YORK
 BRONX, RICHMOND, NEW YORK,
 QUEENS, AND KINGS COUNTIES

PANEL 211 OF 457

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
NEW YORK, CITY OF	360497	0211	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
 3604970211F

MAP REVISED
 SEPTEMBER 5, 2007

Federal Emergency Management Agency

Disclaimer

The Web version of the Zoning Resolution of the City of New York is provided for reference and the convenience of having the Resolution in an online format.

Major Zoning Classifications
 on R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT
-  SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
-  AREA(S) REZONED

Effective Date(s) of Rezoning:

*09-24-2013 C 130213 ZMK
 06-17-2013 C 130116 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
 For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
 For Inclusionary Housing designated areas on this map, see APPENDIX F.

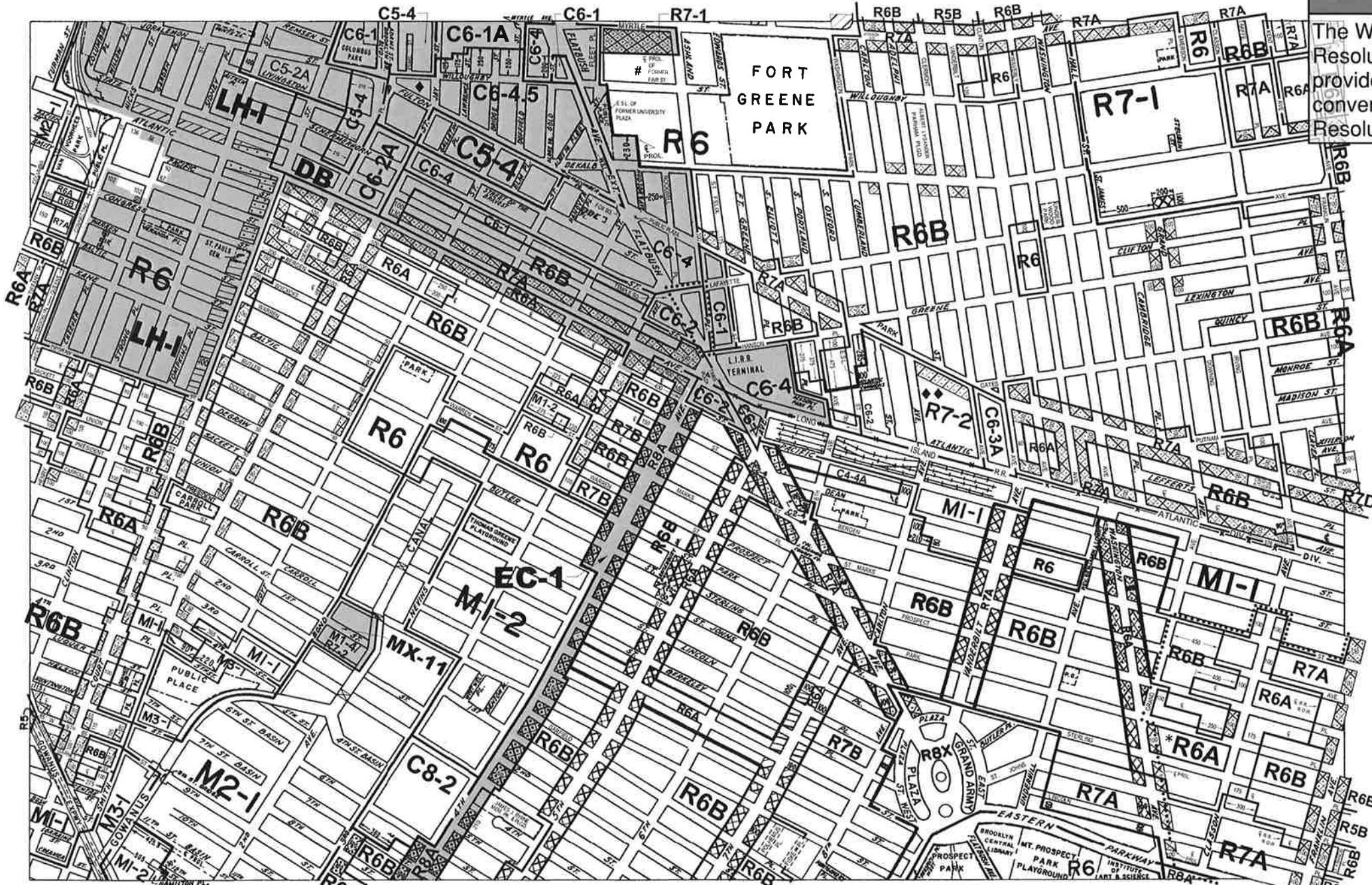
- CITY MAP CHANGE(S):
- ◆ AS CORRECTED 04-10-2015
 - ◆ AS CORRECTED 10-30-2014

MAP KEY

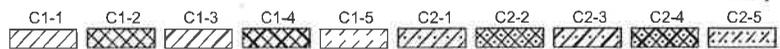
12b	12d	13b
16a	16c	17a
16b	16d	17b

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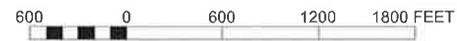
ZONING MAP 16c



NOTE: STREETS FOR THE DOWNTOWN BROOKLYN STREET MAP CHANGES (C 030514MMK - C 030516MMK) ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.



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



NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

DRAFT ZONING PROPOSAL

