

**60-Day Advance Notification of Site Change of Use, Transfer of
Certificate of Completion, and/or Ownership**

Required by 6NYCRR Part 375-1.11(d) and 375-1.9(f)

To be submitted at least 60 days prior to change of use to:

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

I. Site Name: 145-165 Wolcott Street **DEC Site ID No.** C224256

II. Contact Information of Person Submitting Notification:

Name: NYM 145 Wolcott, LLC; Attn: Susi Yu
Address1: 233 Broadway, 10th Floor
Address2: New York, NY 10279
Phone: (917) 816-8171 E-mail: syu@bungalowre.com

III. Type of Change and Date: Indicate the Type of Change(s) (check all that apply):

- ☐ Change in Ownership or Change in Remedial Party(ies)
☐ Transfer of Certificate of Completion (CoC)
☒ Other (e.g., any physical alteration or other change of use)

Proposed Date of Change (mm/dd/yyyy): 01/20/2025**IV. Description:** Describe proposed change(s) indicated above and attach maps, drawings, and/or parcel information.

The Volunteers proposes installation of 25 index (a.k.a., test) piles will be installed in the locations shown on the attached plan. The index piles will be 16-inch-diameter full displacement piles drilled with an auger rig to about 55 feet below grade surface. Concrete will be pumped through a hollow stem to fill the cylindrical cavity as the auger is removed. A reinforcement cage will be placed into the fluid concrete immediately after withdrawal of the auger. Soil generation during pile driving is not anticipated, because the piles will be displacement piles; however, any exposed or generated soil will be managed in accordance with a Soil Management Plan (SoMP) and Construction Health and Safety Plan (CHASP).

If "Other," the description must explain and advise the Department how such change may or may not affect the site's proposed, ongoing, or completed remedial program (attach additional sheets if needed).

The site is enrolled in the BCP, and site remediation is described in the Draft Remedial Action Work Plan (submitted to the NYSDEC on 10/29/2024). Generation of soil during test pile advancement is not anticipated, and the piles will be grouted and capped with concrete during installation, eliminating potential contaminant migration pathways. The pile installation will not interfere with the forthcoming remedial program. The work will be conducted in accordance with the attached SoMP and CHASP, which includes Community Air Monitoring Plan and reporting requirements.

V. Certification Statement: Where the change of use results in a change in ownership or in responsibility for the proposed, ongoing, or completed remedial program for the site, the following certification must be completed (by owner or designated representative; see §375-1.11(d)(3)(i)):

I hereby certify that the prospective purchaser and/or remedial party has been provided a copy of any order, agreement, Site Management Plan, or State Assistance Contract regarding the Site's remedial program as well as a copy of all approved remedial work plans and reports.

Name: _____
(Signature)

(Date)

(Print Name)

Address1: _____

Address2: _____

Phone: _____ E-mail: _____

VI. Contact Information for New Owner, Remedial Party, or CoC Holder: If the site will be sold or there will be a new remedial party, identify the prospective owner(s) or party(ies) along with contact information. If the site is subject to an Environmental Easement, Deed Restriction, or Site Management Plan requiring periodic certification of institutional controls/engineering controls (IC/ECs), indicate who will be the certifying party (attach additional sheets if needed).

☐ Prospective Owner ☐ Prospective Remedial Party ☐ Prospective Owner Representative

Name: _____

Address1:

Address2:

Phone: _____ E-mail: _____

Certifying Party Name: _____

Address1:

Address2:

Phone: _____ E-mail: _____

VII. Agreement to Notify DEC after Transfer: If Section VI applies, and all or part of the site will be sold, a letter to notify the DEC of the completion of the transfer must be provided. If the current owner is also the holder of the CoC for the site, the CoC should be transferred to the new owner using DEC's form found at <http://www.dec.ny.gov/chemical/54736.html>. This form has its own filing requirements (see 6NYCRR Part 375-1.9(f)).

Signing below indicates that these notices will be provided to the DEC within the specified time frames. If the sale of the site also includes the transfer of a CoC, the DEC agrees to accept the notice given in VII.3 below in satisfaction of the notice required by VII.1 below (which normally must be submitted within 15 days of the sale of the site).

Within 30 days of the sale of the site, I agree to submit to the DEC:

1. the name and contact information for the new owner(s) (see §375-1.11(d)(3)(ii));
2. the name and contact information for any owner representative; and
3. a notice of transfer using the DEC's form found at <http://www.dec.ny.gov/chemical/54736.html> (see §375-1.9(f)).

Name: _____
(Signature)

(Date)

(Print Name)

Address1: _____

Address2: _____

Phone: _____ E-mail: _____

Continuation Sheet

☐ Prospective Owner/Holder ☐ Prospective Remedial Party ☐ Prospective Owner Representative
Name: _____
Address1: _____
Address2: _____
Phone: _____ E-mail: _____

☐ Prospective Owner/Holder ☐ Prospective Remedial Party ☐ Prospective Owner Representative
Name: _____
Address1: _____
Address2: _____
Phone: _____ E-mail: _____

☐ Prospective Owner/Holder ☐ Prospective Remedial Party ☐ Prospective Owner Representative
Name: _____
Address1: _____
Address2: _____
Phone: _____ E-mail: _____

☐ Prospective Owner/Holder ☐ Prospective Remedial Party ☐ Prospective Owner Representative
Name: _____
Address1: _____
Address2: _____
Phone: _____ E-mail: _____

☐ Prospective Owner/Holder ☐ Prospective Remedial Party ☐ Prospective Owner Representative
Name: _____
Address1: _____
Address2: _____
Phone: _____ E-mail: _____

☐ Prospective Owner/Holder ☐ Prospective Remedial Party ☐ Prospective Owner Representative
Name: _____
Address1: _____
Address2: _____
Phone: _____ E-mail: _____



Instructions for Completing the 60-Day Advance Notification of Site Change of Use, Transfer of Certificate of Completion (CoC), and/or Ownership Form

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

Section I

Description

Site Name

Official DEC site name.
(see <http://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3>)

DEC Site ID No.

DEC site identification number.

Section II

Contact Information of Person Submitting Notification

Name

Name of person submitting notification of site change of use, transfer of certificate of completion and/or ownership form.

Address1

Street address or P.O. box number of the person submitting notification.

Address2

City, state and zip code of the person submitting notification.

Phone

Phone number of the person submitting notification.

E-mail

E-mail address of the person submitting notification.

Section III

Type of Change and Date

Check Boxes

Check the appropriate box(s) for the type(s) of change about which you are notifying the Department. Check all that apply.

Proposed Date of Change

Date on which the change in ownership or remedial party, transfer of CoC, or other change is expected to occur.

Section IV

Description

Description

For each change checked in Section III, describe the proposed change.
Provide all applicable maps, drawings, and/or parcel information.
If "Other" is checked in Section III, explain how the change may affect the site's proposed, ongoing, or completed remedial program at the site.
Please attach additional sheets, if needed.

Section V Certification Statement

This section must be filled out if the change of use results in a change of ownership or responsibility for the proposed, ongoing, or completed remedial program for the site. When completed, it provides DEC with a certification that the prospective purchaser has been provided a copy of any order, agreement, or State assistance contract as well as a copy of all approved remedial work plans and reports.

Name	The owner of the site property or their designated representative must sign and date the certification statement. Print owner or designated representative's name on the line provided below the signature.
Address1	Owner or designated representative's street address or P.O. Box number.
Address2	Owner or designated representative's city, state and zip code.
Phone	Owner or designated representative's phone number.
E-Mail	Owner or designated representative's E-mail.

Section VI Contact Information for New Owner, Remedial Party, and CoC Holder (if a CoC was issued)

Fill out this section only if the site is to be sold or there will be a new remedial party. Check the appropriate box to indicate whether the information being provided is for a Prospective Owner, CoC Holder (if site was ever issued a COC), Prospective Remedial Party, or Prospective Owner Representative. Identify the prospective owner or party and include contact information. A Continuation Sheet is provided at the end of this form for additional owner/party information.

Name	Name of Prospective Owner, Prospective Remedial Party or Prospective Owner Representative.
Address1	Street address or P.O. Box number for the Prospective Owner, Prospective Remedial Party, or Prospective Owner Representative.
Address2	City, state and zip code for the Prospective Owner, Prospective Remedial Party, or Prospective Owner Representative.
Phone	Phone number for the Prospective Owner, Prospective Remedial Party or Prospective Owner Representative.
E-Mail	E-mail address of the Prospective Owner, Prospective Remedial Party or Prospective Owner Representative.

If the site is subject to an Environmental Easement, Deed Restriction, or Site Management Plan requiring periodic certification of institutional controls/engineering controls (IC/EC), indicate who will be the certifying party(ies). Attach additional sheets, if needed.

Certifying Party

Name Name of Certifying Party.

Address1 Certifying Party's street address or P.O. Box number.

Address2 Certifying Party's city, state and zip code.

Phone Certifying Party's Phone number.

E-Mail Certifying Party's E-mail address.

Section VII Agreement to Notify DEC After Property Transfer/Sale

This section must be filled out for all property transfers of all or part of the site. If the site also has a CoC, then the CoC shall be transferred using DEC's form found at <http://www.dec.ny.gov/chemical/54736.html>

Filling out and signing this section of the form indicates you will comply with the post transfer notifications within the required timeframes specified on the form. If a CoC has been issued for the site, the DEC will allow 30 days for the post transfer notification so that the "Notice of CoC Transfer Form" and proof of it's filing can be included. Normally the required post transfer notification must be submitted within 15 day (per 375-1.11(d)(3)(ii)) when no CoC is involved.

Name Current property owner must sign and date the form on the designated lines. Print owner's name on the line provided.

Address1 Current owner's street address.

Address2 Current owner's city, state and zip code.



**Department of
Environmental
Conservation**

KATHY HOCHUL
Governor

SEAN MAHAR
Interim Commissioner

Stuart Knoop, PG
Senior Project Manager
Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
360 West 31st Street, 8th Floor
New York, NY 10001

January 30, 2025

RE: 145-165 Wolcott Street BCP Site C224256,
Kings County, Brooklyn.

Dear Mr. Knoop:

Langan Engineers Inc, on behalf of the volunteer NYM 145 Wolcott, LLC, has submitted the change of use application for the physical alteration of the site. The activity planned under this Change of Use application consists of the installation of test piles in 5 discrete locations as detailed on the accompanying figure and denoted as C-1 through C-5 of the site. The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) have reviewed this document with the following comment:

1. At each test pile location, a 10-foot a split spoon or similar soil boring sample will be taken, at a minimum to the water table to ensure that light non-aqueous phase liquid(s) (NAPL) will not present a problem installing the test piles at each respective location.

This change of use can be approved by including the above comment pursuant to the current Brownfield Cleanup Program (BCP) agreement for this site. A finalized report for the record that includes, at a minimum, the soil sampling and the details of the pile installation need to be submitted once the test pile installation and evaluation is complete. Soil cuttings storage and testing and offsite disposal has already been approved for previous intrusive work. The soils management plan submitted with the Change of Use Form will be reviewed and/or approved for the overall remedial action under separate cover.

If you have any questions, please contact me direct at steven.scharf@dec.ny.gov or at (518)402-9702.

Sincerely,

Steven M. Scharf

(Signed electronically by the above)

Steven M. Scharf, P.E.

Project Engineer

Remedial Bureau A

Division of Environmental Remediation

ec: J. Swartwout
R. Bellotti, DEC
J. O'Connell, Region 2
A. Perretta, NYSDOH
S. Yu, syu@bungalowre.com
N. Palumbo npalumbo@Langan.com
G Nicholls, gnicholls@langan.com



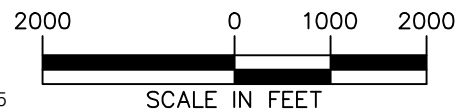
LEGEND

APPROXIMATE SITE BOUNDARY

NOTES

1. BASE MAP IS REFERENCED FROM THE UNITED STATES GEOLOGICAL SURVEY 7.5 MINUTE SERIES QUADRANGLE MAPS OF BROOKLYN, NEW YORK AND JERSEY CITY, NEW JERSEY, NEW YORK, DATED 2016 AND 2014, RESPECTIVELY.

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, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.



SCALE IN FEET

LANGAN

Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor
New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com

Project

**145-165 WOLCOTT
STREET**

BLOCK No. 574 LOT No. 1

BROOKLYN

NEW YORK

Figure Title

SITE LOCATION MAP

Project No.

170562203

Date

10/3/2024

Drawn By

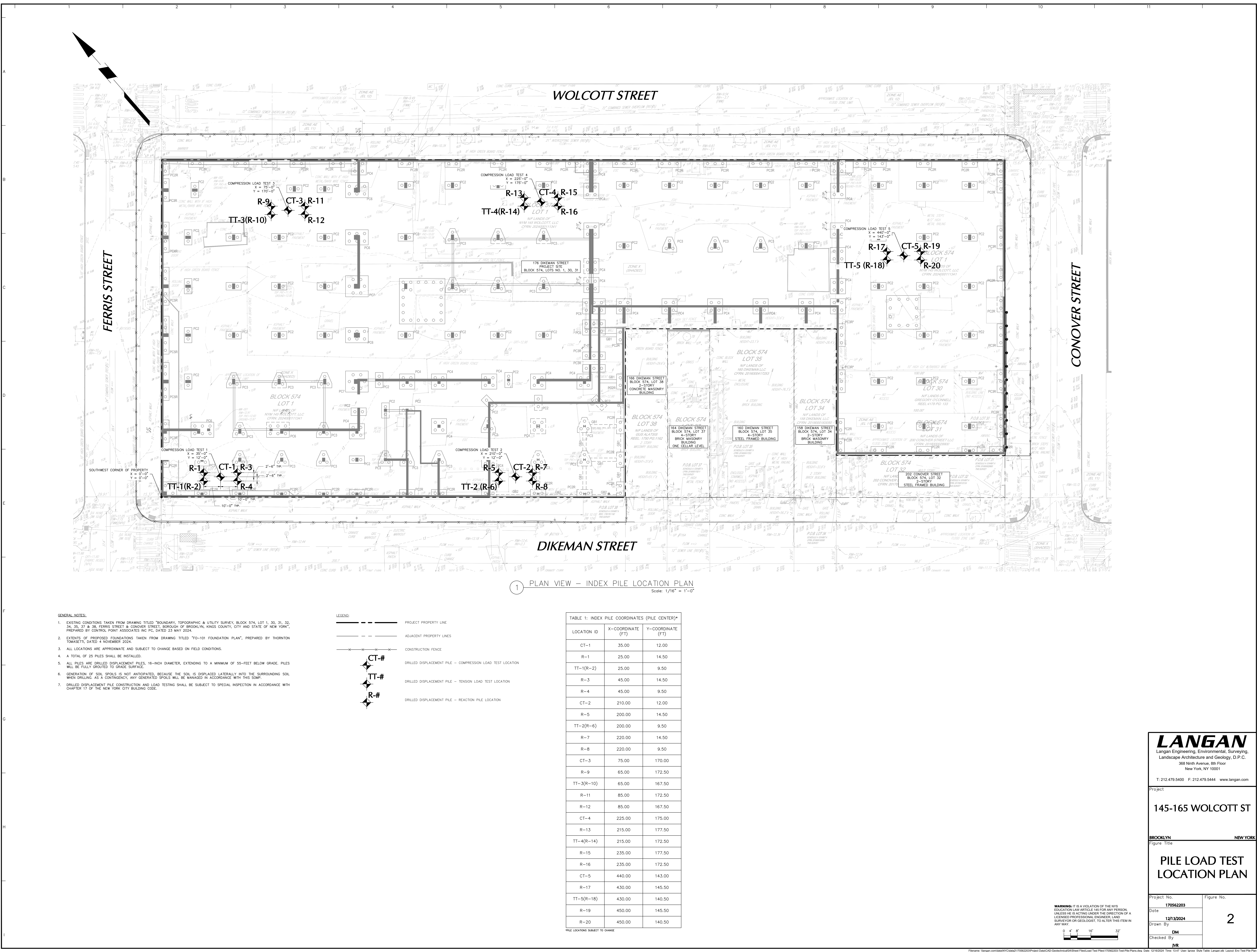
LPG

Checked By

SK

Figure No.

1



1 PLAN VIEW – INDEX PILE LOCATION PLAN
Scale: 1/16" = 1'-0"

- GENERAL NOTES:
- EXISTING CONDITIONS TAKEN FROM DRAWING TITLED "BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY, BLOCK 574, LOT 1, 30, 31, 32, 34, 35, 37 & 38, FERRIS STREET & CONOVER STREET, BOROUGH OF BROOKLYN, KINGS COUNTY, CITY AND STATE OF NEW YORK", PREPARED BY CONTROL POINT ASSOCIATES INC PC, DATED 23 MAY 2024.
 - EXTENTS OF PROPOSED FOUNDATIONS TAKEN FROM DRAWING TITLED "FO-101 FOUNDATION PLAN", PREPARED BY THORNTON TOMASETTI, DATED 4 NOVEMBER 2024.
 - ALL LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON FIELD CONDITIONS.
 - A TOTAL OF 25 PILES SHALL BE INSTALLED.
 - ALL PILES ARE DRILLED DISPLACEMENT PILES, 16-INCH DIAMETER, EXTENDING TO A MINIMUM OF 55-FEET BELOW GRADE. PILES WILL BE FULLY GROUTED TO GRADE SURFACE.
 - GENERATION OF SOIL SPOILS IS NOT ANTICIPATED, BECAUSE THE SOIL IS DISPLACED LATERALLY INTO THE SURROUNDING SOIL WHEN DRILLING. AS A CONTINGENCY, ANY GENERATED SPOILS WILL BE MANAGED IN ACCORDANCE WITH THIS SAMP.
 - DRILLED DISPLACEMENT PILE CONSTRUCTION AND LOAD TESTING SHALL BE SUBJECT TO SPECIAL INSPECTION IN ACCORDANCE WITH CHAPTER 17 OF THE NEW YORK CITY BUILDING CODE.

- LEGEND:
- PROJECT PROPERTY LINE
 - ADJACENT PROPERTY LINES
 - CONSTRUCTION FENCE
 - CT-#
TT-#
R-#
 - DRILLED DISPLACEMENT PILE – COMPRESSION LOAD TEST LOCATION
 - DRILLED DISPLACEMENT PILE – TENSION LOAD TEST LOCATION
 - DRILLED DISPLACEMENT PILE – REACTION PILE LOCATION

TABLE 1: INDEX PILE COORDINATES (PILE CENTER)*		
LOCATION ID	X-COORDINATE (FT)	Y-COORDINATE (FT)
CT-1	35.00	12.00
R-1	25.00	14.50
TT-1(R-2)	25.00	9.50
R-3	45.00	14.50
R-4	45.00	9.50
CT-2	210.00	12.00
R-5	200.00	14.50
TT-2(R-6)	200.00	9.50
R-7	220.00	14.50
R-8	220.00	9.50
CT-3	75.00	170.00
R-9	65.00	172.50
TT-3(R-10)	65.00	167.50
R-11	85.00	172.50
R-12	85.00	167.50
CT-4	225.00	175.00
R-13	215.00	177.50
TT-4(R-14)	215.00	172.50
R-15	235.00	177.50
R-16	235.00	172.50
CT-5	440.00	143.00
R-17	430.00	145.50
TT-5(R-18)	430.00	140.50
R-19	450.00	145.50
R-20	450.00	140.50

*PILE LOCATIONS SUBJECT TO CHANGE

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0' 4' 8' 16' 32'

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Project
145-165 WOLCOTT ST
Figure Title
BROOKLYN NEW YORK
PILE LOAD TEST LOCATION PLAN
Project No. 170562203
Date 12/13/2024
Drawn By DM
Checked By JVR
Figure No. 2