

NYSDEC BROWNFIELD CLEANUP PROGRAM

APPLICATION AND NARRATIVE REPORT

October 21, 2019

Submitted for:

**Former El Puente Site
98, 100 & 104 South 4th Street
Brooklyn, New York
New York Tax Map Designation: Block 2443; Lot 13**

Submitted to:

**Site Control Section
New York State Department of Environmental Conservation
Bureau of Technical Support
625 Broadway, 11th Floor
Albany, New York 12233-7020**

Prepared for:

**100 S 4TH ST LLC
P.O. Box 1606
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IEC Project Number:

#13817



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Attachment B – 100 S 4TH ST LLC /HDH3.0 LLC Corporate Documents

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Attachments D – Previous Environmental Reports

D1 – Ecosystems Summary Report of Phase II Environmental Services - January 1997

D2 – Ecosystems Summary Report of Subsurface Investigation - April 1997

D3 – Ecosystems Final Workplan for Closure Activities - December 1997

D4 – Ecosystems Summary Report of Supplemental Subsurface Investigation - March 1999

D5 – NOVA Consulting Phase I Report, February 2018

D6 – Impact Environmental Phase I ESA - May 2019

D7 – Excel Environmental Resources Vapor Intrusion Assessment Report - April 2019

1 INTRODUCTION

100 S 4TH ST LLC is seeking to remediate a property located on the south side of 4th Street, in the Williamsburg neighborhood of Brooklyn, New York, herein referred to as the “Site” and enter into the New York State Brownfield Cleanup Program (BCP). The BCP Application is provided in **Attachment A**. The property consists of a single, rectangular shaped parcel of land developed with three-adjointing structures identified as 98, 100 and 104 South 4th Street, Brooklyn, Kings County, New York (**Plate 1**). The Site is identified as New York City tax identification: Section 2, Block 2443, Lot 13 (**Plate 2**). The property located at 98 South 4th Street was developed in the late 1940s, 100 South 4th Street was constructed in 1910 and 104 South 4th Street between 1924 and 1935. The Site was gut-renovated in 2014 and currently operates as a mixed-use commercial and residential building with a total of 74 units (70 residential and 4 commercial), including Randolph Beer bar/restaurant (104 S. 4th St.), Rocket Factory Lofts, which is a seven-story, 70-unit residential apartment complex (100 S. 4th St.) and Lemons and Olives Catering, Sessions Gym and Sword Smith clothing store (98 S. 4th St.).

Previous environmental reporting has verified soil, groundwater and soil vapor contamination at the Site which was not addressed by the previous owner. This subsurface contamination has added a considerable economic burden to the strategic, regulatory, financial and planning analysis required to correct the subsurface environmental issue at the Site. Accordingly, 100 S 4TH ST LLC is submitting this application for entry of the Site into the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP). This document provides the supplemental information required in the application package.

1.1 Requestor

100 S 4TH ST LLC is the applicant for the project and is applying to the Brownfield Cleanup Program as a Volunteer. 100 S 4TH ST LLC recently purchased the property. The Members of 100 S 4TH ST LLC are not affiliated with the past property owners or the release of contaminants at the Site. 100 S 4TH ST LLC is identified as the 100% Membership Interest of 100 S 4TH ST LLC. The corporate documents related to 100 S 4TH ST LLC are provided in **Attachment B**.

1.2 Property Description Narrative

Location

The Site is situated in an urban area of Williamsburg, New York. The Site is located 0.4 miles west of the Brooklyn/Queens Expressway (Interstate 278) and is comprised of a 0.48-acre parcel with a combined footprint of approximately 21, 500 square feet (SF).

Site Features

Based on Site reconnaissance, the Site is developed with three buildings inclusive of a multi-story structure made up of a 7-story, primarily residential structure in the center with a partial sub-grade cellar (100 South 4th Street) flanked

by two smaller 1-story structures (98 South 4th Street and 104 South 4th Street), with the structure located at 98 S. 4th Street containing a partial sub-grade cellar. The three buildings were also identified as 98-102 (now 98), 104-114 (now 100) and 116 (now 104) South 4th Street.

Current Zoning and Land Use

According to the NYC Department of Finance (DOF), the Site is currently zoned M1-2/R6 and MX-8. The surrounding parcels are used for a combination of residential, commercial and light industrial/manufacturing purposes.

Past Use of the Site

Past operations at the Site have included a variety of manufacturing uses, including an adhesives factory (98 S. 4th Street, formally 98-102 S. 4th Street), an electroplating operation, a laboratory (Camin Industries) and a Sawing, Painting and Varnishing factory (100 S. 4th St, formally 104-114 S. 4th St.), and a dye factory (104 S. 4th Street, formally 116 S. 4th Street). In manifests obtained for Camin Industries, the Site was listed as a Large Quantity Generator of Hazardous Wastes including various waste codes and solid wastes containing hazardous conditions.

A Phase I ESA Report, dated May 23, 2019, was prepared for the Site by Impact Environmental Closures, Inc. (IEC) to identify recognized environmental conditions (RECs) associated with the Site. According to records reviewed, the Site previously operated as a variety of manufacturers. The types of materials used in these operations appear to have adversely impacted the subsurface of the Site. Previous environmental investigations conducted to evaluate the past use of the Site in 1997 and 2019 have documented sources of volatile organic compounds (VOCs) and semi-volatile organic compounds, including chlorinated VOCs, such as trichloroethene (TCE) and tetrachloroethene (PCE), in soil and soil vapor above applicable standards, these documented exceedances are considered a REC. See **Attachment D** for the Phase I ESA Report.

Additionally, the southwestern, adjacent Site, located at 150 South 5th Street is enrolled in the NYSDEC BCP (BCP site no. C224233) due to exceedances of several contaminants of concern discovered in past subsurface environmental investigations. According to the environmental database listing, SVOCs and mercury exceedances were detected in the on-site soils, and TCE and PCE were detected above regulatory standards in groundwater and soil vapor on-Site. Volatile chemicals, primarily chlorinated-VOCs (TCE and PCE), from the property have the potential to migrate into overlying buildings (and adjacent property buildings) via soil and groundwater. The soil vapor intrusion risk is considered a REC.

Site Geology and Hydrogeology

The elevation of the Site, as presented on the United States Geologic Survey (USGS), Brooklyn Quadrangle Map (**Plate 3**), is approximately 50 feet above the National Geodetic Vertical Datum (NGVD). The Site exhibits relatively

flat topography. The nearest surface water body to the Site is the East River (which feeds the Upper Bay), located approximately 0.28 miles to the northwest. Based upon previous environmental investigations at the Site, groundwater was encountered between 23 and 25 feet below grade (FBG).

Environmental Assessment

An investigation was prompted at the request of the NYSDEC due to non-remediated historical impacts at the Site which may have impacted the indoor air quality. A Draft Vapor Intrusion Assessment Report, dated April 2019, prepared for the Site by EXCEL Environmental Resources, Inc. found elevated concentrations of chlorinated solvent volatile organic compounds in soil vapor requiring remediation. See **Attachment D** for the Draft Vapor Intrusion Assessment Report.

Based upon investigations conducted to date, the primary contaminants of concern for the Site are trichloroethene (TCE) and tetrachloroethene (PCE).

Soil – Concentrations of several Poly Aromatic Hydrocarbon (PAH) semi-volatile organic compounds (SVOCs) were detected in shallow soil samples on the western portion of the building, the three (3) adjoining one-story retail buildings, at concentrations in exceedance of their respective NYSDEC Part 375 Protection of Groundwater and Restricted Residential Soil Cleanup Levels (SCOs). Regarding analysis of deeper soil samples beyond 8-feet below grade, only one SVOC compound (benzo(b)fluoranthene) was detected above NYSDEC Part 375 Unrestricted Use SCOS. Several volatile organic compounds (VOCs) including TCE and PCE were detected in shallow soils from 0-6-feet below grade, but not at concentrations in exceedance of their respective NYSDEC Part 375 Protection of Groundwater SCOs.

Groundwater – Several VOCs including TCE, PCE, toluene, 1,1,1-trichloroethane, and 1,2-dichloroethene were detected in three (3) groundwater samples collected from along the northern portion of the Site at concentrations in exceedance of their respective NYSDEC 6NYCRR Part 703.5 Ambient Water Quality Standards (AWQS). The highest concentration of TCE (100 $\mu\text{g}/\text{m}^3$) was detected in a groundwater sample collected from within the northwest corner of the property (the three (3) one-story retail buildings), and the highest concentration of PCE (86 $\mu\text{g}/\text{m}^3$) was detected in a nearby offsite well north of the same building.

Soil Vapor – PCE was detected in sub-slab soil vapor samples at concentrations ranging from 16.3 $\mu\text{g}/\text{m}^3$ to 67.8 $\mu\text{g}/\text{m}^3$ and in indoor air samples at concentrations ranging from 0.149 $\mu\text{g}/\text{m}^3$ to 4.43 $\mu\text{g}/\text{m}^3$. The highest concentrations of PCE in sub-slab soil vapor were found in the northeastern portion of the property. Based on the NYSDOH Decision Matrices comparing sub-slab soil vapor samples to the proximal indoor air samples, none of the concentrations required any further action. TCE was detected in sub-slab soil vapor samples at concentrations

ranging from non-detect to 336 µg/m³ and in indoor air samples at concentrations ranging from non-detect to 3.98 µg/m³. The highest concentrations of TCE in sub-slab soil vapor were found in the northeastern portion of the property. Based on the NYSDOH Decision Matrices comparing sub-slab soil vapor to the proximal indoor air samples, several of the indoor air locations require mitigation due to elevated concentrations of TCE in the proximal sub-slab soil vapor samples. Mitigation is required in samples within the six-story building, while two indoor air samples located in the far west of the property (the three one-story retail buildings) require additional monitoring. Sub-slab soil vapor and indoor air samples collected from the far southeast of the property (the single one-story retail building) require no further action based on the NYSDOH Matrices.

See **Figures 1, 2 & 3** for all media with spider maps that depict the following:

- Sample Location
- Date of Sampling
- Key Contaminants and Concentrations above SCO's, Part 6NYCRR 703.5 and/or DOH Matrix

1.3 Property Operator

98, 100 and 104th South Street, Brooklyn, New York Address:

Business Name:	100 S 4TH ST LLC
Contacts:	Heidi Holterbosch
Address:	P.O. Box 1606 New York, New York 10150
Phone:	(212) 421-3800

2 PROJECT DESCRIPTION

2.1 Project Overview

The prior owner substantially renovated the Site in 2014. The resulting building is a mixed-use structure with multi-story residential space and commercial units. The 98 and 100 South 4th Street properties also have subgrade cellar space.

A Remedial Investigation Work Plan (RIWP) will be prepared for the Site once accepted into the BCP. The remedial investigation (RI) will be designed to collect sufficient data to characterize the nature and extent of the chlorinated volatile organic compounds (CVOCs) present in on-site soil vapor beneath the Site. The RI will provide information to complete a qualitative exposure assessment for occupants of the building and the surrounding community, and to evaluate alternatives to remediate the contamination. The goal is to further improve the Site where appropriate to ensure that the current uses can continue in a manner that is protective of human health and the environment.

2.2 Benefits to the Community

The Site is located in a mixed-use district with an M1-2/R6 and MX-8 zoning designation. Based on review of sixty-five (65) historical New York City Zoning Maps covering the Site area from December 1961 through December 2018, the Site has had an M1-2/R6 zoning designation without residential overlays since March 2006, prior to which it was historically zoned M1-1. The NYC department of City Planning describes the M1—2R6 designation as developed in built-up medium density areas consisting of multi-story lofts in districts that typically include light industrial uses and the MX-8 designation as one of mixed-use.

The continued use of the Site as a mixed-use residential and commercial space in keeping with the current character of the neighborhood. The site is bound directly north by South 4th Street, followed by a series of four-story residential town homes; to the east by a multi-family residential property, followed by Bedford Avenue; to the west by two (2) four-story residential properties, a three-story residential building with a bar at street level, followed by Berry Street; and to the south by several mutli-family residential properties with commercial space located at street level, followed by 5th Street.

The renovation of the Site has benefited the neighborhood character in positive way by permitting moderate-density development on a rundown property and has improved the neighborhood's visual character. The Williamsburg neighborhood of Brooklyn has seen some notable redevelopment as old commercial/warehouse buildings are being replaced by multi-story residential and commercial buildings. The Site's residential use seamlessly blends with the surrounding properties.

The renovation of the Site delivers these benefits on a Site that could have been at risk of becoming a liability to the community due to its historic use as well as the presence of related contamination.

2.3 Project Schedule

BCP Milestones

Based on an assumed date of November, 2019 for execution of the BCP agreement, the following approximate timeline is anticipated for the redevelopment of the Site:

- Citizen Participation Plan January, 2020
- Submit Remedial Investigation Work Plan (RIWP) January, 2020
- Implement Remedial Investigation Work Plan (RIWP) March, 2020
- Submit Remedial Investigation Report (RIR) August, 2020
- Submit Remedial Action Work Plan (RAWP) March, 2021
- Implementation of RAWP August 2021
- Obtain Certificate of Completion (COC) February 2022

3 ENVIRONMENTAL HISTORY

The environmental history of the Site was previously investigated through the review of Federal and State Environmental databases, Environmental Sanborn Fire Insurance maps, City Directories, NYC Department of Building records and the NYC Department of Finance databases. The available information is summarized in Table 1 provided below and discussed in the subsequent sections.

Table 1 – Historical Site Summary		
Date	Source	Information
1887	Sanborn Fire Insurance Map	The Site is developed with seven (7) small structures labeled “dwelling” and one (1) large structure labeled “Hill & Son Spelling Block Fac Sawing, Painting and Varnishing “.
1904	Sanborn Fire Insurance Map	The Site is developed with seven (7) small structures labeled “dwelling” and one (1) large structure labeled “F. Gretch Musical Instruments”
1918	Sanborn Fire Insurance Map	The Site is developed with two (2) dwellings, a shop, a vacant lot and one (1) large structure labeled “Interstate Electric Novelty CO”.
1924	Historical Aerial Photographs	The Site is developed with a commercial/warehouse type structure on the east end of the Site and a large multi-story structure on the central portion of the Site. The west lot is developed but the type of development cannot be determined.
1935	Sanborn Fire Insurance Map	The Site has one (1) large structure labeled “Celluloid Works” and a smaller building on the east end of the Site labelled “Dyeing”. The western lot is listed as not used.
1945	City Directory	Slomowitz Rebecca Upholstery Supply
1946	Bargain and Sale Deed	Colleague Realty Corp to Balnnor Realty Corp on 10/02/1946.
1947	Sanborn Fire Insurance Map	The Site is developed with one (1) large commercial structure and a smaller facility to the east labelled as “Dyeing and Cleaning”. The west lot is not labeled.
1950	Sanborn Fire Insurance Map	The Site is similar and the three lots are identified as Factory buildings.
1951	Historical Aerial Photographs	The Site appears to be developed with commercial/warehouse type structures on the east and west ends of the Site and a large multi-story structure on the central portion of the Site.
1951	Bargain and Sale Deed	Balnnor Realty Corp to Harry Krischcer 03/30/1951.
1952	Correction Deed	Balnnor Realty Corp to Harry Krishcer 01/21/1952.
1965	Sanborn Fire Insurance Map	The two western lots are identified as Factory buildings and the eastern building is labeled as storage.
1972	Quick Claim Deed	Lily Krischer, Individual & Executrix of Harry Krischcer to Pasclif Realty Corp on 01/18/1972
1972	Bargain and Sale Deed	Lily Krischer, Individual & Executrix of Harry Krischcer to Ausch Realth Corp. on 01/18/1972
1976	City Directory	The 102 South 4 th Street location is identified as Rainbow Pigment Co.
1977	Sanborn Fire Insurance Map	The two western lots are identified as Factory buildings and the eastern building is labeled as warehouse.
1978	Bargain and Sale Deed	Nicholas Pellegrini – Referee to The Dime Savings Bank of New York on 04/28/1978.
1978	Bargain and Sale Deed	The Dime Savings Bank of New York to William Muschel on 12/20/1978.
1979-1984	Sanborn Fire Insurance Map	The two western lots are identified as Factory buildings and the eastern building is labeled as warehouse.
1985	City Directory	The 102 South 4 th Street location is identified as Rainbow Pigment Co.
1986-1987	Sanborn Fire Insurance Map	The two western lots are identified as Factory buildings and the eastern building is labeled as warehouse.
1989	Sanborn Fire Insurance Map	The two western lots are identified as Factory buildings and the eastern building is labeled as warehouse.
1991-1992	Sanborn Fire Insurance Map	The two western lots are identified as Factory buildings and the eastern building is labeled as warehouse.
1992	RCRA Records	Camin Industries/Camin Labs (104-114 South 4 th Street) listed as a Large Quantity Generator of Hazardous Waste (ID#NYD001272095). The NAICS codes for the Site indicate sheet metal and manufacturing, and electroplating, polishing, anodizing and coloring.

Table 1 – Historical Site Summary		
Date	Source	Information
1993	Sanborn Fire Insurance Map	The two western lots are identified as Factory buildings and the eastern building is labeled as warehouse.
1995-1996	Sanborn Fire Insurance Map	The two western lots are identified as Factory buildings and the eastern building is labeled as warehouse.
1996	Historical Aerial Photographs	The center portion of the Site appears to be developed with a multi-story structure with commercial/warehouse buildings on the east and west ends of the Site.
2001-2006	Sanborn Fire Insurance Map	The two western lots are identified as Factory buildings and the eastern building is labeled as warehouse until 2005 when the lot is not labeled.
2006	Historical Aerial Photographs	The center portion of the Site appears to be developed with a multi-story structure with commercial/warehouse buildings on the east and west ends of the Site.
2006	Bargain and Sale Deed	Aaron Muschel and Ruben Muschel AND Mordechai Muschel, Executors to South Side House LLC on 08/24/2006.
2007	Sanborn Fire Insurance Map	The two western lots are identified as Factory buildings and the eastern building is not labeled.
2008	Historical Aerial Photographs	The center portion of the Site appears to be developed with a multi-story structure with commercial/warehouse buildings on the east and west ends of the Site.
2010	Historical Aerial Photographs	The center portion of the Site appears to be developed with a multi-story structure with commercial/warehouse buildings on the east and west ends of the Site.
2012	Historical Aerial Photographs	The center portion of the Site appears to be developed with a multi-story structure with commercial/warehouse buildings on the east and west ends of the Site.
2014	Deed	Jonathan L. Frazer Solely in his Capacity as Chapter 11 Trustee for the Bankruptcy Estate of South Side House LLC to RLBK PROPERTY LLC, C/O Meadow Partners LLC purchased the property on 08/07/2014.
2018	Certificate of Occupancy	The Site is listed as a 6-story with basements and 74 family multiple dwelling Class A, Retail Stores and Eating and Drinking Establishments.

3.1 Underground Storage Tanks

There are no known underground storage tanks (USTs) currently located at this site. However, the Nova Consulting Phase I Environmental Site Assessment (ESA) report dated February 16, 2018 references a Phase II Subsurface Investigation and Tank Closure Report prepared by Don Carlo Environmental (April 2006) which documents the removal of two (2) 275-gallon “aboveground USTs” and two (2) 10,000-gallon “aboveground USTs”. Observations made during a 1996 site inspection indicate the presence two (2) 10,000-gallon vaulted tanks within a vaulted area located beneath Building #3 and two (2) 275-gallon aboveground storage tanks (ASTs) located within Building #3. Borings conducted on the Site do not document any evidence of petroleum releases from the two vaulted tanks. Refer to Section 3.5.3 for additional information.

3.2 NYSDEC Spill Files

There were two (2) NYSDEC Spill incidents identified for the Site as follows:

- A spill incident at the Site was opened on 07/25/1986 and the Site was assigned Spill Number: 8602718. The NYSDEC closed this Spill on of 07/25/1986.

- A spill incident at the Site was opened on 12/19/1996 and the Site was assigned Spill Number: 9611887. The NYSDEC closed this Spill on of 03/12/2013.

Additional information regarding these spills is discussed in Section 3.5.5.

3.3 RCRA Activity

The Site address is identified in 2007, 2006 and 1999 as a RCRA Handler: Non-Generator (NG) of hazardous waste and in 1992 as a large quantity generator (LQG) of hazardous waste. The Site is identified as having manifests for waste code F002, which is classified by the following spent halogenated solvents: tetrachloroethylene (PCE), methylene chloride, trichloroethylene (TCE), 1,1,1-trichloroethane, chlorobenzene, 1,1,2-trichloro-1,2,2-trifluoroethane, ortho-dichlorobenzene, trichlorofluoromethane and 1,1, 2-trichloroethane.

3.4 E-Designation

The Site was assigned E-designation number E-138 during an area rezoning (EQR Number: 04DCP003K, ULURP Number: 050110ZRK) in May 2005. Lots with E-Designations may not be issued a building permit allowing: 1) any development; 2) an enlargement, extension or change of use involving residential or community facility use; or 3) any enlargement that disturbs the soil on the lot until the NYC Building Department is provided with a report from NYC OER or NYCDEP stating that the environmental E-Designation requirements for the lot have been met.

3.5 Summary of Previous Investigations

Phase I Environmental Site Assessments (ESAs) and subsurface environmental investigations were completed for the Site as follows (see **Attachments D1** through **D7** for copies of the reports):

Ecosystems Strategies, Inc. Summary Report of Phase II Environmental Services Dated January 23, 1997

This report provides a summary of Phase II Environmental Services completed at the Site in December 1996 with some previous site investigation information.

- At least three environmental investigations were conducted at the Site since 1992 which include an Order of Compliance and a Technical Report issued by the New York City Department of Environmental Protection (NYCDEP) for the Gamin Laboratories, Inc. facility in 1991; an Environmental Site Assessment prepared on a portion of the subject property by Soil Mechanics Environmental Services in 1994; and a Phase I Environmental Audit prepared on the subject property by Ecosystems Strategies, Inc. in 1996.
- The Phase I Audit identified the one-story structure located on the western portion of the subject property (98-1 02 South 4th Street) as recently occupied by a glue and adhesives factory (Van-Man Adhesives) and the seven-story structure located on the central portion of the property (104-114 South 4th Street) was partially occupied by a former electroplating laboratory (Gamin Laboratories, Inc.).

- The Order of Compliance and a Technical Report issued by the NYCDEP Division of Hazardous Materials Management identified presence of "... a release or substantial threat of a release of hazardous substances (abandoned electroplating solutions) on the second floor of the seven-story structure previously occupied by Gamin Laboratories, Inc. An Order of Compliance was issued by the New York City Department of Environmental Protection (NYCDEP) in 1992 that included provisions for the clean-up, treatment and disposal of all abandoned hazardous materials present within the Gamin Laboratories, Inc. facility by February 14, 1992. Based on observations made during the November 1996 site inspection performed by Ecosystems Strategies, Inc. this work was never completed by Cam in Laboratories, Inc. A preliminary survey of the abandoned Gamin facility including sampling of suspected hazardous substances was conducted by the NYCDEP as part of the 1992 Technical Report. This preliminary survey identified the presence of sixteen open chemical vessels and numerous bottles and boxes of chemicals; sampling of liquids within the reaction vessels identified the liquids to be acidic. An inventory of all hazardous substances present within this facility was conducted by the NYCDEP; this inventory was not included in documents provided by the Pratt Institute. The NYCDEP concluded in 1992 that the subject property should be considered a potential environmental and human health hazard."
- The Environmental Site Assessment (Assessment) prepared on a portion of the Site by Soil Mechanics Environmental Services ("Soil Mechanics") in September 1994 identified the following conditions "with respect to the interior of the on-site seven-story building: miscellaneous debris (including household trash); an abandoned automobile and automobile parts; several unlabeled, empty 55 and 30 gallon drums and one cylinder of compressed gas; numerous 55 and 30 gallon metal and plastic drums, a one-gallon drum labeled "Sulfuric Acid"; large fiberglass and metal vats containing an unidentified liquid, and oil-like staining in the laboratory area; indications of major flooding; and evidence of peeling/flaking paint. Due to identified on-site environmental conditions which have the potential to represent an potential liability, Soil Mechanics recommended that additional investigative and remedial action be conducted on the subject property including the installation of two monitoring wells. According to available information, no monitoring wells are known to have been installed on the subject property and none of the recommended investigative work is known to have been performed."
- Ecosystems Strategies supervised "the extension of two (2) borings within the former glue factory (Building #3) to determine the presence or absence of subgrade soil and/or groundwater contamination as a result of historic on-site operations and/or current conditions." Chlorinated solvents were identified within the 0-2-foot interval of B-1 where 170 micrograms per kilogram ($\mu\text{g}/\text{kg}$) of tetrachloroethane and 170 $\mu\text{g}/\text{kg}$ of trichloroethane were detected which were below the NYSDEC standards applicable at the time. No cVOCs were detected in the 15-17-foot interval. Laboratory analysis of the sample collected from the 0-2-foot

interval in B-2 identified the presence of elevated levels of chlorinated solvents: tetrachloroethane 5,500 µg/kg and 3,700 µg/kg of trichloroethane which was above the standard applicable at the time. Elevated concentrations of PAHs were also detected. Other VOCs were also detected. No detectable concentrations of trichloroethane or tetrachloroethane were identified in samples collected from 5-7 feet below grade or from 12-14 feet below grade. Available laboratory data generated to date suggest that the vertical extent of contamination extends along the surface soils beneath the concrete floor to a depth of approximately 2 feet below grade; however, contaminated soils may extend to depths of at least 4 feet below grade.

- Observations made during the site inspection indicate the presence two (2) 10,000-gallon vaulted tanks within a vaulted area located beneath Building #3 and two (2) 275-gallon aboveground storage tanks (ASTs) located within Building #3.
- Other areas were investigated which included standing water in abandoned chemical vats, standing water in the boil room, asbestos and lead in paint. Additional investigation was recommended.

Ecosystems Strategies, Inc. Summary Report of Subsurface Investigation Dated April 7, 1997

- On March 31, 1997 Ecosystems Strategies, Inc. personnel supervised the extension of three (3) borings within the former glue factory to determine the lateral and vertical extent of subgrade soil contamination. Laboratory analysis identified 1,100 parts per billion (ppb) of trichloroethene in B-4 at 6" to 2'6" below grade. Laboratory analysis of soil collected from the 4'6" to 6'6" interval and the 8'6" to 10'6" interval identified low levels of these two compounds at concentrations below NYSDEC-designated action levels. No detectable concentrations of these compounds were present in soil collected at depths greater than 12 feet below grade.
- "B-6, B-7, B-8 and B-9 were advanced in the basement of Building #2. Laboratory analysis of the samples collected from the 6" to 2'6" interval identified the presence of the low levels of tetrachloroethene in B-8 and low levels of trichloroethene in B-6 and B-8. Specifically, 3 ppb and 24 ppb of trichloroethene were detected in B-6 and B-8, respectively and 6 ppb of tetrachloroethene was detected in B-8. None of these detected levels are above NYSDEC applicable action levels."
- "No BTEX compounds (benzene, toluene, ethylbenzene or xylene) were detected in the four (4) borings extended in the basement of Building #2. Laboratory analysis identified the presence of PAHs in B-6 and B-8; however, only the levels in B-8 were present at concentrations exceeding NYSDEC-designated action levels." No polychlorinated biphenyls (PCBs) were detected.

- “The source of the identified chlorinated solvents and polycyclic aromatic hydrocarbons present in the subgrade surface soils is unknown. Based on the generally low documented levels of PAHs and VOCs, it is likely that the compounds present in the subgrade soils are fill related and are not due to any gross release of contaminants. Based on the non-detectable levels of PAHs documented in soils from between 15 and 17 feet below grade in B-1 (likely to be either at or below the invert of the two on-site USTs), it is unlikely that the elevated levels of PAHs identified in the soils are the result of a release of product from either of the two on-site USTs.”
- “The documented levels of VOCs and PAHs indicate that remediation or special handling of subsurface soils, other than the surface soils directly beneath the floor of the former glue factory (6" to approximately 3'6" below grade), is not warranted. No groundwater sample could be collected from beneath the building; however, the soil data support the conclusion that groundwater has not been impacted by on-site operations and/or conditions.”

Ecosystems Strategies, Inc. Final Work Plan for Site Closure Activities Date December 3, 1997

Information contained within this work plan indicated the following:

- Three groundwater monitoring wells installed on the Site were sampled in June and July 1997 to document groundwater quality on and near the Site. Samples collected in June 1997 for initial screening purposes only were not collected in accordance with NYSDEC protocol.
- Data document the presence of low levels of volatile organic compounds, including compounds previously identified in on-site soil. Levels do not indicate significant groundwater contamination and do not support the conclusion that on-site groundwater should be considered a source of off-site consumption at levels warranting remediation.
- Groundwater was determined from surveyed well elevation data and depth-to-water measurement, to be flowing in a northeasterly direction. Groundwater was present between 23 and 25 feet below surface elevation at the site, and groundwater elevations vary between 26.69 feet to 27.07 feet.
- Two (2) 10,000-gallon vaulted tanks were located within a vaulted area beneath Building #3 and two (2) 275-gallon aboveground storage tanks (ASTs) are located on the main floor of Building #3. Observations indicate that the two 10,000-gallon tanks were no longer in use and may have been previously closed: the two 275-gallon ASTs are also not in use. Borings conducted on the Site do not document any evidence of petroleum releases from the two vaulted tanks.

Ecosystems Strategies, Inc. Summary Report of Subsurface Investigative Services Date March 26, 1999

- This report provides documentation regarding the presence or absence of subsurface soil contamination on the subject property within the footprint of Building #2. Samples from the previous sampling round indicated no evidence of significant contamination at this Site. The data was considered insufficient by the user to fully characterize the entirety of Building #2, and additional borings and soil sampling was requested.
- Subsurface soil samples were collected from six soil borings designated as B-9 and B-11 to B-12. Trichloroethene was not detected in the shallow soil samples collected from B-11 and B-14, but was detected at low concentrations below the NYSDEC standard ranging from 3 µg/kg to 15 µg/kg in shallow soil samples collected from borings B-9, B-12, B-15 and B-16. No VOCs were detected in the deep soil samples.

Nova Consulting Phase I ESA Report, Dated February 16, 2018 with Information from the Don Carlo Phase II Subsurface Investigation and Tank Closure Report Dated April 2006

The Nova Consulting Phase I ESA revealed the following RECs and HRECs relating to the Property.

- The historical use of the Property for manufacturing purposes and a cleaner / dyer, with subsurface data confirming release impacts which have not been remediated, and its E-Designation listing where identified as RECs.
- The Property is listed as a former Voluntary Cleanup Site (El Puente at 98-116 South 4th Street) under Site ID V00094. December 2003 correspondence indicates that the NYSDEC terminated the Voluntary Cleanup Agreement W2-0840-99-011 with El Puente de Williamsburg as El Puente de Williamsburg was not successful in acquiring title to the Property. Based on the levels of contamination identified during the investigatory work completed as part of the VCP, this listing is considered a REC in connection with the Property.
- Closed Spill Numbers 8602718 and 9611887 are considered HRECs in connection with the Property. Nova submitted Freedom of Information Request to the NYSDEC for information related to the case on February 1, 2018 and February 13, 2018 and was informed that any information related to the incidents would be made available on or about March 2, 2018 and March 15, 2018, respectively.

Other pertinent information identified in this report indicate the following:

- “The Don Carlo report documented the removal of two (2) 275-gallon “aboveground USTs” and two (2) 10,000-gallon “aboveground USTs” from the western-most building. Elevated levels of SVOCs and heavy metals were also identified by Don Carlo in on-site soils (presumably in the vicinity of the former tanks), with elevated levels of chlorinated solvents also identified in on-site groundwater.”
- The Don Carol Report was not provided individually or attached as an appendix to the Nova Consulting Phase I Report, and as such, the exact locations of soil and groundwater sampling and levels of contamination found is not available.

Impact Environmental Closures, Inc. Phase I ESA Report, Dated May 23, 2019

A Phase I ESA Report, dated May 23, 2019, was prepared for the Site by Impact Environmental Closures, Inc. (IEC) to identify recognized environmental conditions associated with the Site. This Assessment revealed the following Recognized Environmental Conditions (RECs), Historical Recognized Environmental Conditions (HRECs), and Business Environmental Risks (BERs) relating to the Property.

- Operations at the Site dating back to circa 1997, had a variety of manufacturing uses including an adhesives factory (98 S. 4th St, formerly 98-102 S 4th St); an electroplating operation; a laboratory (Camin Industries); a Sawing, Painting and Varnishing factory (100 S. 4th St, formerly 104-114 S 4th St); and a dye factory (116 S 4th St). Previous environmental investigations in 1997 and 2019 have documented sources of volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs), including the chlorinated-VOCs trichloroethene (TCE) and tetrachloroethene (PCE), in soil and/or soil vapor. Previous data collected indicates VOCs have been detected in groundwater above the applicable regulatory standards, however, based on the limited vertical extent of soil contamination at the Site it does not appear that the groundwater has been impacted at concentrations warranting remediation. Furthermore, regional groundwater quality has been impacted with VOCs consistent with those detected on the Site. The New York State Department of Environmental Conservation (NYSDEC) has not required groundwater treatment or remediation with respect to the groundwater contamination at this time. In addition, the southwestern, upgradient, adjacent Site, located at 150 South 5th Street is enrolled in the New York State Brownfields Cleanup Program (BCP site no. C224233) due to exceedances of several contaminants of concern discovered in past subsurface environmental investigations.
- According to the environmental database listing, SVOCs and mercury exceedances were detected in the on-site soils, and TCE and PCE were detected above regulatory standards in groundwater and soil vapor on-site. Volatile chemicals, primarily chlorinated VOCs (TCE and PCE), from this property have the potential to migrate into overlying buildings (and adjacent property buildings) via soil and groundwater. Estimated depth to water is 23 fbg and groundwater flow direction was calculated towards the north/northeast in

prior investigations on and off-site. The confirmed soil and groundwater contamination at the Site, and confirmed soil vapor contamination at Site and/or southwest adjacent Site and associated soil vapor intrusion risks, are considered a Recognized Environmental Concern (REC).

- According to the NYSDEC Spill Incident Database, two (2) spill incidents were associated with the Site. Both incidents were mitigated to the satisfaction of the NYSDEC and closed, as discussed below:
 - Spill No. 8602718 – An unknown quantity of # 4 fuel oil was released to the Site soil on July 25, 1986. The cause of the spill is listed as “Abandoned Drums”. The spill has a closed status as of July 25, 1986.
 - Spill No. 9611887 – An unknown quantity of #2 fuel oil was released to the Site soil on January 2, 1997. The cause of the spill is listed as “Unknown”. The spill has a closed status of March 12, 2013.
- The Site is listed with an E-Designation for Hazardous Materials “E-138”, with Phase I and Phase II testing protocols required under the City Environmental Quality Review (CEQR) program. Lots with E-Designations may not be issued a building permit allowing: 1) any development; 2) an enlargement, extension or change of use involving residential or community facility use; or 3) any enlargement that disturbs the soil on the lot until the NYC Building Department is provided with a report from NYC Office of Environmental Remediation (OER) or NYC Department of Environmental Protection (DEP) stating that the environmental E-Designation requirements for the lot have been met. This designation is considered a REC given the likely presence of hazardous substances or petroleum products at the Site.

Excel Environmental Resources, Inc. Draft Vapor Intrusion Assessment Report Dated April 2019

The vapor intrusion scope of work performed at the Site included: 1) collection of four (4) sub-slab soil gas samples (two of which were completed in Building No. 2, and one each for Buildings No.1 and No. 3); 2) collection of twelve (12) indoor air samples with eight 24- hour indoor samples in Building No. 2, one 8- hour indoor sample in Building No.1, and three 8 -hour indoor samples in Building No. 3; and 3) collection of one (1) 24- hour ambient air sample at Building No. 2.

- The results from soil vapor/indoor air sampling were compared against the New York State Department of Health (NYSDOH) Guidance for Evaluating Vapor Intrusion in the State of New York dated October 2006, and revealed elevated levels of the following halogenated solvents: Tetrachloroethene (PCE) was detected in one sub-soil gas sample (SS1-1) at 36.8 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$), and SS2-1 at 67.8 $\mu\text{g}/\text{m}^3$, which are above the NYSDOH Indoor/Outdoor Air Guidance Value of 30 $\mu\text{g}/\text{m}^3$ and Trichloroethene (TCE) was detected in soil vapor sample SS2-1 at 336 $\mu\text{g}/\text{m}^3$, SS2-2 at 45.8 $\mu\text{g}/\text{m}^3$, SS3-1 at 42.2 $\mu\text{g}/\text{m}^3$ which is above the NYSDOH Indoor/Outdoor Air Guidance Value of 2 $\mu\text{g}/\text{m}^3$. Additionally, Cis-1, 2-dichloroethene

was detected in sub-slab soil vapor sample SS3-1 at 3.43 µg/m³, and 1,1,1-Trichloroethane was detected in SS3-1 at 1.81 µg/m³.

- Carbon Tetrachloride (CT), Trichloroethene (TCE), and Tetrachloroethene (PCE) was detected in one indoor air sample IA1-1 at 0.51 µg/m³, 0.532 µg/m³, and 1.67 µg/m³ in Building No.1. Carbon Tetrachloride (CT) was detected in one indoor air sample IA2-1 at 0.547 µg/m³. In addition, Trichloroethene (TCE), Tetrachloroethene (PCE), and Cis-1, 2-dichloroethene (c-1,2-DCE) was detected in sample IA2-8 at 2.15 µg/m³, 2.64 µg/m³, and 0.119 µg/m³ in Building No. 2. Carbon Tetrachloride (CT), Trichloroethene (TCE), Tetrachloroethene (PCE), Cis-1, 2-dichloroethene (c-1,2-DCE) and 1,1,1 Trichloroethane (1,1,1- TCA) was detected in IA3-1 at 0.428 µg/m³, 3.98 µg/m³, 4.43 µg/m³, 0.174 µg/m³, and 0.12 µg/m³ in Building No. 3. Carbon Tetrachloride (CT), was detected on one ambient air sample AA-1 at 0.371 µg/m³ behind Building No. 3.

Review of the New York State Department of Environmental Conservation Decision Matrices from Guidance for Evaluating Soil Vapor Intrusion in the State of New York indicates that, based on the concentration of TCE reported in the indoor air and in the sub-slab, the property owner shall mitigate at Buildings No. 2 and 3. Additional diagnostic testing was recommended to obtain information to design a sub-slab depressurization system (SSDS) for installation at the Site.

3.6 Summary of Potential Contamination and Environmental Conditions

The existing Site buildings were renovated in 2014, and currently operate as a seven-story, 70-unit residential apartment complex, with four (4) one-story commercial spaces. The three commercial units on the west of the Site are occupied by a clothing store, a gym, and a catering kitchen. The single commercial unit on the eastern side of the Site is occupied by a bar/restaurant. According to historic Sanborn maps, the Site, which encompasses all three property addresses, was developed as early as 1887 (the earliest recorded Sanborn map available) with residential dwellings (98 and 104 South 4th Street) and a 'Sawing, Painting and Varnishing' factory (100 South 4th Street). The property located at 100 South 4th Street later expanded in 1918 and operated as F. Gretsch Musical Instruments. In 1935, the Site was identified as 'Celluloid Works', celluloid is a transparent flammable plastic made in sheets, formally used for cinematographic film.

The property was originally designated for commercial and manufacturing purposes but is now utilized for commercial and multi-family residential purposes. According to the New York City Department of Buildings (NYC DOB) online database, during rezoning, the Site was assigned an Environmental (E)-Designation for Hazmat that will maintain certain redevelopment requirements under the New York City Department of Environmental Protection (NYC DEP). Historic records reviewed as part of this Assessment indicate that subsurface contamination exists at the Site by way of previous environmental investigations, and due to previous operations at the Site utilizing chlorinated VOCs. It is believed that this contamination has not been addressed.

3.7 Cost Analysis for Potential Environmental Conditions

The projected remedial costs for this project are estimated and based on NYSDEC Hazardous Waste Site/Brownfield Cleanup Program requirements, and include the costs associated with BCP Application, Community Participation Plan, Remedial Investigation, Source removal/excavation, Engineering Controls via installation of an active SSD System, In situ Chemical Oxidation (ISCO) injections, reporting, groundwater monitoring. A 10 percent contingency was added to the overall cost to cover potential areas of uncertainty. Projected remedial costs by task are estimated.

SCOPE	COST ESTIMATE
NYSDEC BCP Application, CPP, RI Work Plan, Consulting Fees	\$ 55,000
Remediation Investigation including PFOS, 1,4-Dioxane, Receptor Evaluation, Remedial Alternative Evaluation, Data Validation, QAPP, Remedial Investigation Report, Remedial Action Work Plan, Health and Safety Plan	\$ 95,000
Remedial Actions - Soil Vapor Active SSDS Installation and OM&M - 5 Year	\$ 175,000
Final Engineering Report (FER), Site Management Plan (SMP), Institutional Controls (Deed Restriction)	\$ 45,000
Compliance Inspections and Reporting, Periodic Review Report, Groundwater Testing, Indoor Air and Soil Vapor Testing (5 Years), System Conversion to Passive, Decommissioning/Well Abandonment	\$ 122,500
Other Costs - Cost of PLL Insurance, Legal Fees - 5 Years	\$ 200,000
Environmental Remediation Contingency - 10%	\$ 81,500
TOTAL COST ESTIMATE	\$ 774,000

3.8 Previous Owners and Operators

Information regarding previous operators can be found in Table 1 – Historical Site Summary (see Section 3 - Environmental History). Information regarding past operators was obtained from the property owner/operator, Sanborn Fire Insurance maps, Certificates of Occupancy and from telephone directory listings. Available information regarding the previous owners of the Site are shown in Table 2 (below). Information regarding ownership of the property was obtained from online property records maintained by the NYC Department of Finance under the Automated City Register Information System (ACRIS). There is no relationship between the Requestor and previous owners and operators.

Table 2 – Previous Property Owners (from deeds held on ACRIS)				
Date of Ownership	Name of Party	Last Known Address	Last Known Telephone Number	Relationship to Requestor
08/2014	Peter J Anderson. RLBK Property LLC, c/o Meadow Partners	130 East 59th Street, Suite 1300 New York, NY 10022	(212) 317-1214	None
Unknown	Jonathan L. Flaxer c/o Goldenbock Eisenman Assor Bell & Peskoe LLP	437 Madison Avenue, New York, NY 10022	Unknown	None
09/2006	South Side House, LLC c/o Samuel Perl	138 Ross Street, P.O. Box 302, Brooklyn, NY 11221	Unknown	None

4 CONTACT LIST INFORMATION

The following sub-sections provide the minimum contact list information as required in the BCP application form.

4.1 Government Contacts

Bill De Blasio
Mayor of New York City
City Hall
New York, New York 10007
(212) 788-3300

Marisa Lago
NYC Planning Commission Chairperson
120 Broadway
31st Floor
New York, New York 10271
Phone: (212)-720-3300

Eric Adams
Brooklyn Borough President
209 Joralemon Street
Brooklyn, New York 11201
Phone: (718) 802-3700

Dealice Fuller
Chairperson
Brooklyn Community Board 1
435 Graham Avenue
Brooklyn, New York 11211
(718)-389-0009

Antonio Reynoso
NYC Council Member
NYC Council, 34th District
244 Union Ave
Brooklyn, New York 11211
(718) 963-3141

Carl Weisbrod
Chairman
City Planning Commission (Zoning)
22 Reade Street, Second Floor East
New York, New York 10007
(212) 720-3382

Ira Gluckman
Brooklyn Borough Commissioner
New York City Department of Buildings
210 Joralemon Street, 8th Floor
Brooklyn, New York 11201
(646) 892-1350

4.2 Adjacent Property Owner Contacts

The following adjoining property owners were identified (see **Plate 5**). Owners were identified by address using the New York City Department of Buildings (NYCDOB) DoITT City Map in conjunction with New York City Department of Finance (NYCDOF) Automated City Register Information System (ACRIS) records.

1. **98, 100, 104 South 4th Street** (Block 2443 Lot 13)
Brooklyn, New York 11249
OWNER: 100 S 4TH ST LLC
Owner Address: P.O. Box 1606, New York, NY, 10150

2. **90 South 4th Street** (Block 2443 Lot 9)
Brooklyn, New York 11249
OWNER: Helen Heyning
Owner Address: 2122 Dry Brook Road, Delhi, NY 1373

3. **92 South 4th Street** (Block 2443 Lot 10)
Brooklyn, New York 11249
OWNER: 92 South 4th Street
Owner Address: 116 Nostrand Ave, Brooklyn, NY 11205

4. **94 South 4th Street** (Block 2443 Lot 11)
Brooklyn, New York 11249
OWNER: Terra Gardens LLC
Owner Address: 17213 Hillside Ave #201, Jamaica NY 11432

5. **97 South 4th Street** (Block 2430 Lot 40)
Brooklyn, New York 11249
OWNER: Jose Rodriguez
Owner Address: 97 South 4th Street, Brooklyn, NY 11249

6. **99 South 4th Street** (Block 2430 Lot 39)
OWNER: Jose Rodriguez
Owner Address: 97 South 4th Street, Brooklyn, NY 11249

7. **103 South 4th Street** (Block 2430 Lot 37)
OWNER: Felix Elias JR.
Owner Address: 103 South 4th Street, Brooklyn, NY 11249

8. **105 South 4th Street** (Block 2430 Lot 36)
OWNER: Miriam Medina
Owner Address: 105 South 4th Street, Brooklyn NY 11249

9. **107 South 4th Street** (Block 2430 Lot 35)
OWNER: Tara Donovan
Owner Address: 107 South 4th Street, Brooklyn, NY 11249

10. **109 South 4th Street** (Block 2430 Lot 34)
OWNER: Tova Messner
Owner Address: 329 Hewes Street, Brooklyn, NY 11211

11. **109 South 5th Street** (Block 2443 Lot 34)
OWNER: 109 South 5 Property LLC
Owner Address: 130 E 59th Street #100, New York, NY 10022
12. **111 South 4th Street** (Block 2430 Lot 33)
OWNER: 111 South 4 NY LLC
Owner Address: 207 N 6th Street #1B, Brooklyn, NY 11211
13. **113 South 4th Street** (Block 2430 Lot 32)
OWNER: Alvarez Fred
Owner Address: 113 S 4th Street, Brooklyn, NY 11249
14. **115 South 4th Street** (Block 2430 Lot 31)
OWNER: Joshua De La Mata, TR
Owner Address: 115 S 4th Street, Brooklyn, NY 11249
15. **117 South 4th Street** (Block 2430 Lot 29)
OWNER: Heiden Properties LLC
Owner Address: 117 S 4th Street, Brooklyn, NY 11249
16. **333 Berry Street** (Block 2443 Lot 8)
OWNER: 333 Berry Street LLC
Owner Address: 333 Berry Street, Brooklyn, NY 11249
17. **337 Berry Street** (Block 2443 Lot 6)
OWNER: Williamsburg Brideview Apartments H
Owner Address: 337 Berry Street, Brooklyn, NY 11249
18. **345 Berry Street** (Block 2443 Lot 4)
OWNER: 345-45 Berry Street, Real
Owner Address: 8301 10th Ave, Brooklyn, NY 11228
19. **347 Berry Street** (Block 2443 Lot 1)
OWNER: 347 Berry LLC
Owner Address: 32 Court Street, Brooklyn, NY 11201
20. **362 Bedford Avenue** (Block 2443 Lot 27)
OWNER: 137 5th Avenue Kings
Owner Address: 420 Sterling Place, Brooklyn, NY 11238
21. **364 Bedford Avenue** (Block 2443 Lot 23)
OWNER: South 4 Residence LLC
Owner Address: 331 Rutledge Street #2, Brooklyn, NY 11249
22. **370 Bedford Avenue** (Block 2443 Lot 26)
OWNER: 613 SG LLC
Owner address: 659 Bedford Ave, Brooklyn, NY 11211
23. **374 Bedford Avenue** (Block 2443 Lot 28)
OWNER: South Five Holdings L
Owner Address: 390 Berry Street #200 Brooklyn, NY 11249
24. **376 Bedford Avenue** (Block 2443 Lot 29)
OWNER: ACHDUS

Owner Address: 199 Lee Ave #323, Brooklyn, NY 11211

25. 378 Bedford Avenue (Block 2443 Lot 30)

OWNER: Bedford Avenue Group LLC

Owner Address: 378 Bedford Ave, Brooklyn, NY 112499

4.3 Adjacent Property Tenants

1. 100 South 4th Street (Site)

Brooklyn, NY

(107 current residents)

Apt 1a: No current residents; Apt 1c: Omer Bil; Apt 1d: Charles and Hunter Mcenroe, Gilles Blanchard; Apt 1e: James Saylor Jr.; Apt 1f: Kristin Rodriguez, Domenick Dejo, Kristin Arden and Kathlyn Inman; Apt 1g: Erin Falconer and Richard Cadotte; Apt 1h: Clare Foley, Susannah Gaydos and Lucy Parnsh; Apt 1i: Reed Loar; Apt 2a: Maxwell Ritz and Maria Lat; Apt 2c: Robert Walter and Robert Thomas; Apt 2d: Tekla Israelson and Zachary and Taryn Gould; Apt 2e: No current residents; Apt 2h: Avery Vaughn, Danielle Waxtan and Samuel Worth; Apt 2i: Sarah Sharma; Apt 2k: Michael Franks; Apt 2j: Adrienne Totoro and Burton King; Apt 3a: Kevin Lieber and Daniel Zeehandelaar; Apt 3c: Tiffany Chang and Michael Couper; Apt 3d: Michael Garofalo, Christine Carzo, Alexander Koht and Clayton Bassford; Apt 3g: Alfred Beadleson; Apt 3i: No current residents; Apt 3j: Alexander Davidson and Kimberly Murphy; Apt 3k: Khalfan Alai; Apt 4a: Elizabeth Ryan and Lindsay Santos; Apt 4b: Margaret Morales and Amber Taylor; Apt 4c: Oliver Kennan and Florence Bagneris; Apt 4d: Lindsay Vancantfort, William and Charlie Grimes, Rob Harman and Christina Rudy; Apt 4h: Lisa Katayma, William Vastardis and Tore Holmberg; Apt 4i: Robert Gearing, Philippe Zorgani and Ginger Kearns; Apt 5b: Nora Akawi, Eduardo Calvo and Logan Carbonari; Apt 5d: Amy M Wolfe and Helen Dinkel; Apt 5e: Blair Carlson and Robert Lloyd; Apt 5h: Joby Gaudet; Apt 5i: Jessica Hall; Apt 5g: David Shayman and Flynn Matthews; Apt 6a: Nicolas Carnevale; Apt 6c: Sandy Tong, Armando Moutela and Jee Chang; Apt 6d: Alex Gaylord, Carly Liebman, Tyler Martinson and Marissa Wilhelm; Apt 6e: Marcela Cole and Melissa Difelice; Apt 6f: Asmeret Keflay, Saori Kuno, Dan Braque and Chris Pappas; Apt 6h: Emilie, Mark and Andrew Feldman; Apt 6j: Chatherine Sankey and Iris Voltaire; Apt 6k: anne Dostert and Alexis Copithorne; Apt 7c: Anela Koh, Czarina Mada and Gamze Ceylan; Apt 7e: Maxim Bohichik and Tara Sickmeier; Apt 7i: Kaileigh Flynn; Apt 7k: Christina Torres and James Campbell; Unit 11: No current residents; No unit number listed for the following: James Jones Jr., John Hazard, Flynn Matthews, Raymond Tong, Leah Freed, Tilou Stanhope, Ninze Chen, Harry Bornstein, David Lee, Nicholas Vita, Fohr Card (Business), RLBK Property LLC (Business), Benoit Nicol (Business) and Richard Jankovich (Business)

2. 90 South 4th Street

Brooklyn, NY

(13 current residents)

Ste A: No current residents; Unit 1: Jena Lynore Jones; Apt 2: No current residents; Unit 3: William C Wilcox; No unit number listed for the following: Abraham D Rosen; Marc Francis Cohen; Marshall Aron Mintz; Trevor hale; Hugh Loftus; Dirty Laundry LLC/DbA South 4th Bar; South 4th Bar & Cafe

3. 92 South 4th Street

Brooklyn, NY

(8 current residents)

Unit 2: No current residents; Apt 1: Carlos Gonzalaz, Eunice Gonzalez, Janel Diana Campbell; Unit 3: Carlos Gonzalez, Jacquelyn and Richard Clifford; No unit number listed for the following: Cecilla Lemke; Kim Eun;

4. 94 South 4th Street

Brooklyn, NY

(7 current residents)

Apt 1F: Lauren Fink; Apt 1R: No current residents; Apt 2F: Farhad Tehranni; Apt 2R: Elena Toumayan, Ashley High, Thomas Hunter; Apt 3R: Gemma Beasley; Apt 4: Keith Fleishman

5. 97 South 4th Street

Brooklyn, NY

(13 current residents)

Unit 2: No current resident; Apt 3: Gilberto Anaya Rodrigues Jr.; No unit number listed for the following: Jose Rodrigues; Christine Pereira; Meghan McBride; Gilma Galvez; Clifford Guilbert; Miledys Rodriguez; Dan Eytan; Nicholas Rypkema; Gilberto and Elecida Rodrigues

6. 99 South 4th Street

Brooklyn, NY

(4 current residents)

Unit 2: Gilbrto Rodriguez and Ryan Born; No unit number listed for the following: Estelle Lamotte

7. 103 South 4th Street

Brooklyn, NY

(11 current residents)

Unit 1: Caitlin E Ervin; Apt 2: No current residents; Unit 11F: No current residents; No unit number listed for the following: Joaquin N Flores; Michelle Rodrigues; Rosalba Ruiz; Carlos Rodrigues; Carlos Domingues; Lucristia Johnson; Jesse Jarnow; Elias Felix

8. 105 South 4th Street

Brooklyn, NY

(10 current residents)

Apt 1: No current resident; Apt 2: No current resident; No unit number listed for the following: Raymundo Astacio; Miriam Medina; Catherine Ervin; Angelique Avin; Raymundo Astacio; Akenaton Medina; Sandra King; Nancy Tello; Ashley Astacio; Rita Alcantara

9. 107 South 4th Street

Brooklyn, NY

Robert Crawford and Tara Donovan

10. 109 South 4th Street

Brooklyn, NY

(14 current Residents)

Apt 1: Salvatore Fristensky; Apt 2: Jenny Rask; Apt 3: Sarah Keough; Apt 4: No current residents; No unit number listed for the following: Monica Malagon; Michael Almonte; Davina Semo; Maureen Obrien; Natalie Munio; Samuel Allen; Duclap Nguyen; Tova Messner; Denise Heying; Fristensky Fristensky

11. 109 South 5th Street

Brooklyn, NY

(43 current residents)

Apt 1: All NY Heating Sewer and Refugee Solidarity Network Inc. (Business); Apt 101: No current residents; Apt 102: No current residents; Apt 103 No current residents; Apt 104: No current residents; Apt 106: No current residents; Apt 107: No current residents; Apt 108: No current residents; Apt 201: No current residents; Apt 202: No current residents; Apt 203: No current residents; Apt 204: No current residents; Apt: 205 Danny Schwartzman; Apt 205: 1-800-Got-Junk? (business); Apt 206: No current residents; Apt 207: Elise Hustonkrink, Sarah Cumming and Krink (business); Apt 209: Saniel Shemetoff; Apt 301a: No current residents; Apt 301: No current residents; Apt 302: No current residents; Apt 303: No current residents; Apt 304: Jeffrey J Sadowsky; Apt 305: Candice Lathrop; Apt 306: No current residents; Apt 400: Nadav Hamo; Apt 401: Ines Leong; Apt 402: Martyn Thompson Studio (business); Apt 403: No current residents; Apt 404: Eduard Hueber; Apt 407: Jeff Wainhouse; Apt 406: No current residents; Apt 409: No current residents; Apt 410: No current residents; Apt 503: Gueridon LLC (business); Apt 504: No

current residents; Apt 505: No current residents; Apt 507: Leslie Harris; Apt 510: No current residents; Apt 506: No Current residents; Apt 512: No current residents; Apt 600: Laura Hwang and Stacey Marek; Apt 601: No current residents; Apt 604: Mica Studios LLC (business); Apt 607: No current residents; Apt 609: Claire Benoist, Daniel Shemetoff and Tuan Bui; Apt LI1: No current residents; Apt L13: No current residents; Apt LI4: No current residents; Apt LI5: No current residents; No unit number listed for the following: Jordan Goldberg; Lucas Mccarthy; Max Lu; Sofiya Shrayber; Nadja Bender; Tine Christensen; Colin Lafleche; Imaginary Forces LLC Designers-Industrial (business); Kara Korengold (business); Anuja Malhotra (business); Violeta Kostadinova Haralampieva (business); 109 S 5 Property LLC Pleating & Hemstitching (business)

12. 111 South 4th Street

Brooklyn, NY

(7 current residents)

Apt 1: No current resident; Apt 4: No current resident; No unit number listed for the following: Dana Fitzgerald; Jessica Ceden; Raymond Montanez; Jeanette Rodriguez; Henry Medina; Nicole Craft

13. 113 South 4th Street

Brooklyn, NY

(8 current residents)

Apt 1: Fred and Alejandra Alvarez, Molly Berta; Apt 2: Gabriella Alvaraz; Apt 3: Adrienne Juell; No unit number listed for the following: Lizabeth Brown; Joel Oreste and Zachary Korb

14. 115 South 4th Street

Brooklyn, NY

(6 current residents)

Apt 1: Carlos Rivera Jr. Andrew and Joshua Delamata; Unit 2: No current residents; Unit 3: Bernardo Figueroa; Apt 2A: No current residents; No unit number listed for the following: Fangyu Liao; Nicola Ryan

15. 117 South 4th Street

Brooklyn, NY

(89 current residents)

Apt 1: Ventura and Jessica Gonzales and Ryan Williams; Apt 1a: No current residents; Apt Ofc 1: No current residents; Apt 2: Julio Hernandez, Christian Tiben, and Modesto Rosario; Apt 3: Sarah Lennox and Alan Chhorm; Apt 4: Facundo and Sacundo Newbery and Mari Terrio; Apt 5: Maria Rodriguez; Apt 6: Leanne Aranador and Drew Oliver; Apt 7: Kyla Paolucci and Arielle Koonin; Apt 8: Juan Valdes, Silvia Soto and Hayro Jimenez; Apt 9: Peter Montanez and Edgar Millan; Apt 10: Kiara, Nixalis and Lourdes Dowdye; Apt 11: Angel Xu and Marie Waine; Apt 12: Juan Taveras, William Cabral and Betsy Paulino; Apt 13: Jose Cruz; Apt 14: Aradelis Capellan and Epifanio and Rene Herrera; Apt 15: Maria, Sonia and Margot Rodriguez and Mignolia and Adolfo Hernandez; Apt 16: Randy and Adrain Garcia; Apt 17: Dulce Jose; Apt 18: Carmen and Jacqueline Rodriguez and John Stevens; Apt 19: Maria Rodriguez, James Garcia and Nicholas Rispoli; Apt 20: Denise Serrano and Julia Roman; Apt 21: Matthew Sault and Hannah Feragen; Apt 22: Yudy Guzman and Mignolia and Genesis Hernandez; Apt 23: Nicholas Nieto; Apt 24: Glenis Rosario, Valentin Guzman and Jennifer Berlinger; Basement: Facundo Newbery and Julian Phillippi; Apt 25: Marcial and Valentin Guzman and Glenis Rosario; Apt 26: Sixta and Jose Peralt and Altigracia Reynoso; Apt 27: Peter Callahan, Trace Byers, Craig Shaloiko; PT 28: Rose Figueroa and Lourdes Ramirez; Apt 29: Melissa Garibaldi and Luz Garcia; No unit number listed for the following: Agueda Hernandez; Iris Hernandez; Elana Sasson; Amy Sasson; Brian Keil; Bienvenido Garcia; Matthew Skrincoosky; Holly Herrera; Edmwin Trinidad; Merlys Hernandez

16. 333 Berry Street

Brooklyn, NY

(10 current residents)

Apt 1: No current residents; Apt 2: Patrick Johnson, Samantha Weiss and Remy Robert; Apt 3: Cara Kombol and Vanessa Guzman Apt 4: Emily Nordberg, Christopher Rosales and Alex Poor; No unit number listed for the following: Rebekah Roberts

17. 337 Berry Street

Brooklyn, NY
Architectural Salvage Warehouse

18. 345 Berry Street

Brooklyn, NY
(4 current residents)
Unit 9: No current residents; No unit number listed for the following: David Gulick; Eric Rhodes; Carmen Echeandia; Alexander Zellner

19. 347 Berry Street

Brooklyn, NY
(16 current residents)
Apt 2C: no current residents; Apt 2a: Michael Hoffman; Apt 2b: Stephana Denise Ross; Apt 2e: No current residents; Apt 2d: Michael Sarg III; Apt 3a: Caroline Drun; ; Apt 3b: no current residents; Apt 4b: Nicholas Fournier; Caitlin Clements; Laura Dexter; Hani Baki; Apt 3c: Karla Knight; Apt 3d: No current residents; Apt 3e: No current residents; Apt 4a: Brian T Bellanca; Apt 4c: Cory Officer; Apt 4d: No current residents; Apt 5a: Greg Diamond; Apt 4e: no current residents; Apt 5b: Daniel Margolin; Apt 5c: No current residents; Apt 5d: Paige Lingafelter; Apt 5e: No current residents; Apt 6a: No current residents; Apt 6c Amit Nueman Ste 1: No current residents; Apt 6b: No current residents

20. 362 Bedford Avenue

Brooklyn, NY
Robert Stachowicz; Rachel Hechtman; Jennifer Pauyo and Noel Borbon

21. 364 Bedford Avenue

Brooklyn, NY
EZ Garage Doors

22. 370 Bedford Avenue

Brooklyn, NY
(61 current residents)
Apt 1: Jennifer Zurita and Zachary Stern; Apt 1a: Scott Taylor; Apt 1b: Consuelo Cuban; Apt 1c: Luis, Jaueline and Hilcia Cruz; Apt 1d: No current residents; Apt 2: Kevin Alvarez, Emily Chatton and Juan Gomez; Apt 3: Flordelis Morales; Apt 4: Danny, Nicholas and Teodoro Urena; Apt 5: Leah Coughlin; Apt 6: Ian Abels; Apt 7: Nicolas Selvadjian and Andrea Pieters; Apt 8: Nelson and Grizelda Alvarez; Apt 9: Alberto and Sacarias Gutierrez and Daniel Recalds; Apt 10: Kevin Adkisson; Apt 11: Alberto Gutierrez. William Dale and Sergio Estrella; Apt 12: No current residents; Apt 12a: Mariano and Elba Borges and Marinao Borges Jr.; Apt 15: Maria Urena; Apt 16: Caitlin Kelsey and David Freemas; Apt 17: Angel Andujar; Apt 18: Katherine Chiapello and William Dale; William Guerrero; Maria Burgos; Mary Cruz; Hector Cruz; Michelle Shaw; 613 Sg LLC (Business); Apt 19: Amelia Pisapia and Hilcia Cruz; Apt 20: Arin Fisher, Michael Scheid and Akash Patel; Apt 21: Cynthia Bailey and Sean Collins; Apt 22: Noris Velasquez and Mari Achaluisant; Apt 23: Kristen and Tracy Reed and Camilia Lalani; Apt 24: No current residents; Apt 25: No current residents; Apt 26: Angelica Gutierrez and Luis and Alicia Garcia; Apt 27: No current resident; Apt A: No current resident;

23. 374 Bedford Avenue

Brooklyn, NY

(9 current residents)

Unit 2b: No current residents; Unit D: No current residents; No Apt G: No current residents; unit number listed for the following: Casey Miller; Karen King; Carolina Carvalho; Ana Wolovick; Jonathan Essa; Ricardo Hipolito; Laura Parnes; Christophe Comoy (business) and Brian Temple (business)

24. 376 Bedford Avenue

Brooklyn, NY

(10 current residents)

Apt 1: Satish Parida, Stacy Grossman and Courtney Devoe; No Apt 2: Chung Pai and Erin Fisher; Apt 2A: No current resident; Apt 3: Alison Hepler; Ste A: no current info; unit number listed for the following: Katie Jatering; Teresa Bosso; Fernandez Juan; Landmark Bicycles

25. 378 Bedford Avenue

Brooklyn, NY

(5 current residents)

Unit 1: Olivias Refrigeration Service (listed twice); Unit 1a: Jorge Diaz; Unit 3c: David Halperin; and Rafael Perez

4.4 Local News Media

The Patch Williamsburg-Greenpoint
134 West 29th Street, Floor 11
New York, New York 10001
(212) 274-2230

New York Times
620 Eighth Ave.
New York, NY 10018

New York Daily News
450 W. 33 Street
New York, NY 10001

New York Post
1211 Avenue of the Americas
New York, NY 10036-8790

4.5 Public Water Supplier

New York City Department of Environmental Protection
Bureau of Water Supply
1250 Broadway - 8th Floor
Manhattan, NY 10001
New York City Department of City Planning

4.6 Requested Contacts

No requests have been made at this time.

4.7 Schools, Childcare Facilities and Hospitals

The following Schools and Daycare facilities were identified within a one-half mile radius of the project site (see **Plate 6**):

Childcare Facilities

1. Nuestros Ninos Day Care Center, Inc
161 South 3rd Street, Brooklyn
New York 11211
2. Bright Horizons at Kent Avenue
175 Kent Avenue, Brooklyn
New York 11211
3. New York City Housing Authority's Williams Plaza Day Care Center
227 Division Avenue, Brooklyn
New York 11211
4. Mi Tia House Family Group Daycare
92 S 3rd Street, Brooklyn
New York 11249
5. Mi Escuelita
75 S 3rd Street, Brooklyn
New York 11249

Schools

1. JHS 050 John D Wells
183 South 3rd Street, Brooklyn
New York 11211
2. Success Academy Williamsburg
183 3rd Street, Brooklyn
New York 11211
3. PS 084 Jose De Diego
250 Berry Street, Brooklyn
New York 11211
4. Conselyea Preparatory School
208 N 5th Street, Brooklyn
New York 11211
5. Unity Preparatory Charter High School
584 Driggs Avenue, Brooklyn
New York 11211

6. Saints Peter/ Paul Elementary School
288 Berry Street, Brooklyn
New York 11249

7. Williamsburg Neighborhood Nursery School
54 S 2nd Street, Brooklyn
New York 11249

Hospitals

None

4.8 Document Repository

The following locations are identified to serve as repositories for public access to documents generated under the BCP program.

Brooklyn Public Library – Williamsburg Library

240 Division Ave. at Marcy Ave.

Brooklyn, NY 11211

(718) 302-3485

Catherine Skrzypek - Managing Librarian

Hours:

Sunday: closed

Monday: 10:00 am- 6:00 pm

Tuesday: 1:00 pm- 8:00 pm

Wednesday: 10:00 am-6:00 pm

Thursday: 10:00 am- 8:00 pm

Friday: 10:00 am- 6:00 pm

Saturday: 10:00 am- 5:00 pm

On August 29, 2019, an email was directed to Mr. Jesse Montero, the Central Library Director, requesting that the Brooklyn Central Library will be able to act as a document repository for the project. On August 30, 2019, Mr. Montero responded, stating that the Brooklyn Public Library is willing to host the repository documents. Mr. Montero followed up with an email on September 3, 2019, stating that the Williamsburg Library Branch will act as the document repository for this project. See **Attachment C** for copies of email correspondence.

Brooklyn Community Board 1

435 Graham Avenue

Brooklyn, NY 11211

(718)-389-0009

Dealice Fuller (Chairperson)

Bk01@cb.nyc.gov

Monday through Friday: 8:00am-4pm

Communication with the Brooklyn Community Board 1 was attempted on June 11 and 19, 2019, per request by the board IEC sent a written email request to Dealice Fuller on June 19, 2019. On August 20, 2019, IEC received email confirmation from Ms. Marie Bueno Wallin that Brooklyn Community Board 1 would hold electronic copies of reports once generated. See **Attachment C** for copies of email correspondence.

5 LAND USE FACTORS

5.1 Surrounding Land Use

The surrounding land use (**Plate 7**) includes commercial and residential properties, including a 5-story residential apartment buildings to the east on the corner of South 4th Street and Bedford Avenue; several 1 & 2 family residential buildings to the west and north; and to the south an 11-story mixed use commercial and residential apartment building and a 6-story office building. There are currently no properties operating in the immediate proximity to the Site that would be considered a possible contaminant source. The property located directly south of the Site, formerly known as Gretsche Building No.1 (109 South 5th Street) was operating as a manufacturing facility up until at least 2007 (the most recent Sanborn Fire Insurance Map) and may be considered a possible former contaminant source. The property located to the southwest of the Site (97 South 5th Street) was depicted as operating as a manufacturing facility up until circa 1993 (Sanborn Fire Insurance Map) and may be considered a possible former contaminant source. The property located to the southwest of the Site (99 South 5th Street) was depicted as operating as an autobody shop up until circa 1993 (Sanborn Fire Insurance Map) and may be considered a possible former contaminant source.

Currently, no comprehensive community master plans, local waterfront revitalization plans, designated Brownfield Opportunity Area plans or other known adopted land use plans are in place that includes the area encompassing the Site. The Community District Profile for Brooklyn District 1, prepared by the NYC Department of Planning, was reviewed. The profile indicates that CD1 is predominantly comprised of Industrial and Manufacturing (24.20%) and Multi-family walkups (17.58%) residential properties, followed by Mixed Residential and Commercial (11.12%). Approximately 46.02% of land is currently zoned for residential use, 46.80% manufacturing, 4.3% commercial, and 2.87% park. The neighborhood contains an ethnically diverse community.

Based on the land usage, the most possible offsite contaminant sources are limited to light industrial facilities that may utilize chemical compounds, cleaners or lubricants in their general processes. Incidental spills and leakages of said compounds may impact the subsurface via floor drains or cracks in concrete slab. Furthermore, there remains the potential for surrounding residential and commercial facilities to utilize underground storage tanks (USTs) for petroleum (gasoline/fuel oil etc.). Underground storage tanks have an expected life span of approximately 30-years. Once this period had been exceeded, the USTs are susceptible to failings (cracks, erosion, corrosion, fissures, etc.) which can result in releases to the sub-surface soils and groundwater.

The Site neighborhood has been changing in response to redevelopment for residential use. An example is the subject property, was formerly a manufacturing facility, and has been renovated into an apartment building. Additional examples are the south adjoining parcel (337 Berry Street) which was previously City of NY Department of Corrections Garage, and has been renovated into an 11-story mixed use apartment building, and a second

southern adjoining property (109 South 5th Street) which was formerly a manufacturing building and has been renovated into a 6-story modern commercial and office building.

The Site is in an M1-2/R6 zoning district in a Special Mixed Use District (MX 8). Refer to **Plate 8** for a section of the New York City Planning Commission Zoning Map 12d. The neighborhood was rezoned in 2005 from a manufacturing district (M1-1) to a mixed-use district in order to recognize the existing mixed-use character of the area while formally permitting light manufacturing and commercial uses alongside residential uses, thereby increasing housing availability. The previous owners of the Site responded to the rezoning by renovating the three buildings to reflect commercial and residential uses.

The Zoning Resolution of the City of New York classifies uses that have similar functional characteristics and/or potential nuisance impacts into one or more of 18 Use Groups (each, a “UG”), and limits uses depending on the underlying zoning district. UGs are categorized as residential uses (UGs 1 and 2), community facility uses (UGs 3 and 4), transient hotel uses (UG 5), commercial retail, office and service uses (UGs 6 through 9), regional commercial centers/amusement uses (UGs 10 through 12), waterfront/recreation uses (UGs 13 through 15), heavy automotive and warehouse uses (UG 16) and industrial uses (UGs 17 and 18).

In the Special Mixed Use Districts such as MX 8, those uses permitted in the underlying manufacturing and residential zoning districts are, with certain exceptions, allowed. Generally, M1-2 districts permit most retail uses, office uses, light manufacturing uses and limited heavy manufacturing uses. An R6 district may only have residences or community facility uses.

As previously stated, the Site is occupied by 70 residential units, Randolph Beer (a restaurant and bar), Lemons and Olives (a catering facility), Session (a health and fitness facility) and Sword Smith (a clothing store). The final certificate of occupancy for the Site, issued by the New York City Department of Buildings on April 19, 2018 lists UG 2 for the residences, and UG 6 for the four commercial units. UG 2 is permitted in the R6 component of the MX 8 district, and UG 6 is permitted in the M1-2 component of the MX 8 district. The current owner proposes to continue these uses.

5.2 Environmental Zone

In October 2003, the New York State Brownfield Cleanup Program was signed into law under Title 14 of the ECL, Article 27. The law directed New York State's economic development agency, Empire State Development (ESD) to designate Environmental Zones in which tax credits offered under the BCP are enhanced. The subject site is within Census Tract 549 which is designated as an Environmental Zone (see **Plate 9**).

5.3 Environmental Justice Area

As shown on **Plate 10**, the property is located within a potential environmental justice area. The NYSDEC defines a potential environmental justice area as a "minority or low-income community that may bear a disproportionate share of the negative environmental consequences resulting from industrial, municipal, and commercial operations or the execution of federal, state, local, and tribal programs and policies.

Environmental justice means the fair treatment and meaningful involvement of all people regardless of race, color, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Fair treatment means that no group of people, including a racial, ethnic, or socioeconomic group, should bear a disproportionate share of the negative environmental consequences resulting from industrial, municipal, and commercial operations or the execution of federal, state, local, and tribal programs and policies.

5.4 Site Geography and Geology

The Site is located within the Atlantic Coastal Plain Physiographic Province. The elevation of the Site, as presented on the United States Geologic Survey (USGS), Brooklyn Quadrangle Map, is approximately 50 feet above mean sea level (amsl). The USGS Map, base dated 1995, did not depict a structure on the Site (the property is within an area in which only landmark buildings were mapped), however it was located within an area shaded pink indicating dense development. The **Site Topographic Map** is included as **Plate 3**. The Site exhibits relatively flat topography. The nearest surface water body to the Site is East River, located approximately 1,410 feet to the west-northwest.

The Site lies within an area classified as Urban Land. This soil type consists of urbanized areas where the majority of the surface is covered with buildings, roads, driveways, parking lots, and other manmade structures. Further classification of the soils in these areas is impractical.

Brooklyn is located in the western portion of Long Island, New York. Long Island consists of a wedge-shaped mass of unconsolidated deposits that overlie ancient basement rock. The thickness of these deposits range from approximately 100 feet on the Island's north shore to approximately 2,000 feet in some portions of the south shore. These deposits contain groundwater that is the sole source of drinking water for the Island's over 3.1 million residents.

The major landforms of Long Island of importance to the hydrologic system are the moraines and outwash plains, which originated from glacial activity. The moraines represent the farthest extent of the glacial advances. The moraines consist of till, which is a poorly sorted mixture of sand, silt, clay, gravel and boulders. The till is poor to moderately permeable in most areas. Outwash plains are located to the south of the moraines.

The outwash plains were formed by the action of glacial melt water streams, which eroded the headland material of the moraines and laid down deposits of well-sorted sands, silts and gravels. These outwash deposits have a moderate to high permeability.

Based upon the topographic map (USGS – Brooklyn Quadrangle) and proximity to the East River, regional groundwater flow direction is presumed to be west to southwest. It should be noted that there may be localized variations in subsurface hydrology created by sewers, wells and other anthropogenic structures. Hydrologic conditions in the vicinity of the Site may be subject to variations in seasonal precipitation and geological conditions not evident during review of publicly available records. An accurate determination of groundwater depth and flow at the Site requires a site-specific groundwater study.

The topographic map indicates the Site elevation is approximately 50 feet amsl. The “USGS Groundwater Conditions on Long Island” map indicates that groundwater below the Site is situated at less than 5 feet amsl. Thus, the estimated regional groundwater elevation at the Site is approximately 45-49 feet amsl.

Underlying groundwater in this area of Brooklyn is not used for potable supply purposes. Potable water is provided to the area by the New York City Department of Environmental Protection.

The Site and the surrounding neighborhood to the east, south and north is identified in a Zone X area, an area of minimal flood hazards, and an area deemed to be outside the 0.2% annual flood hazard chance floodplain (see **Plate 11**). The surrounding neighborhood approximately 1,000-feet to the west are identified in a flood zone (FEMA Map 3604970204F), with several special flood hazard areas located within 1 mile of the Site.

5.5 Groundwater Vulnerability

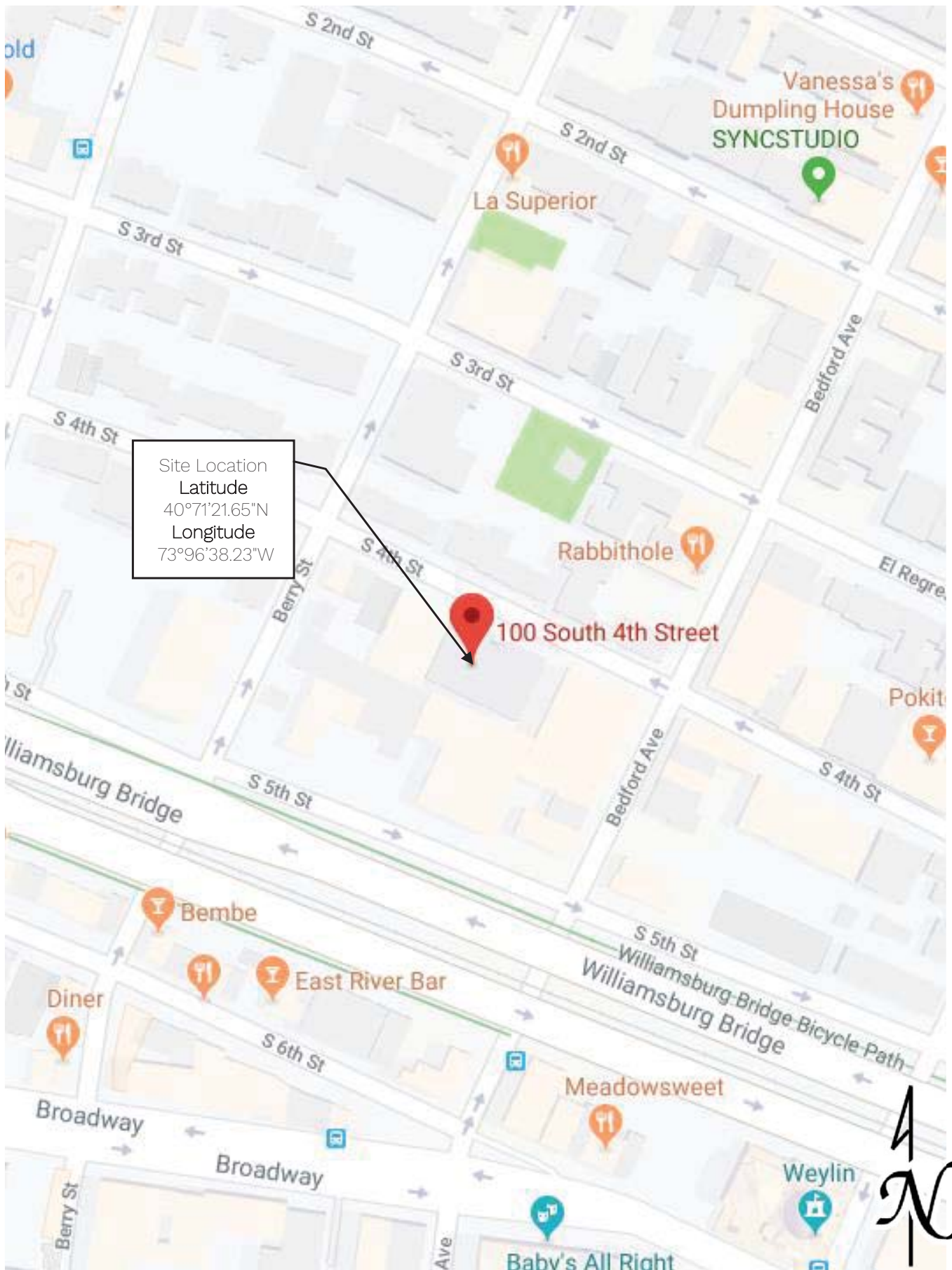
Based on the results of a Phase II Subsurface Investigation by Ecosystems Strategies in June 1997, groundwater at the Site is present under water table conditions at an approximate depth of 23 feet below grade. Based on regional water table elevation maps, groundwater flow is expected to be in a north-northwest direction. Concentrations of chlorinated volatile organic compounds (cVOCs) including tetrachloroethylene (TCE) were detected in groundwater samples above NYSDEC AWQS. Impact to drinking water is not an immediate concern to the buildings down gradient of the Site, as potable drinking water for the area is supplied by the NYC Municipal water supply system.

PLATES

100 South 4th Street, Brooklyn, New York



IMPACT ENVIRONMENTAL
170 Keyland Court
Bohemia, New York 11716
TEL: (631) 268-8800
FAX: (631) 269-1599

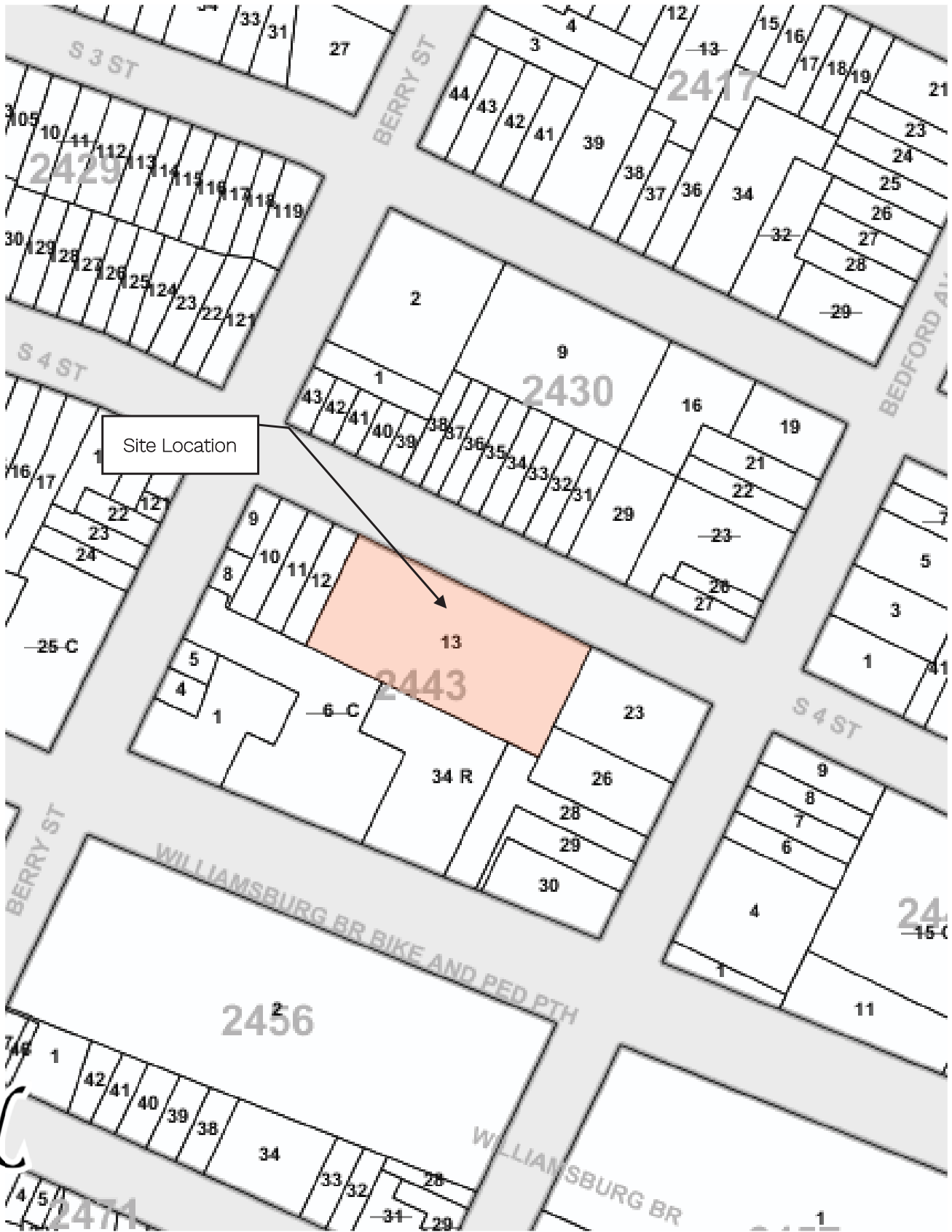


Site Location
Latitude
40°71'21.65"N
Longitude
73°96'38.23"W



IMPACT ENVIRONMENTAL
170 Keyland Court
Bohemia, New York 11716
TEL: (631) 268-8800
FAX: (631) 269-1599

Title: PLATE 1 – SITE LOCATION MAP
Site Address: 100 South 4th Street, Brooklyn, NY
Project No.: 13817
Scale: NTS



Site Location



IMPACT ENVIRONMENTAL
 170 Keyland Court
 Bohemia, New York 11716
 TEL: (631) 268-8800
 FAX: (631) 269-1599

Title:
 Site Address:
 Project No.:
 Scale:

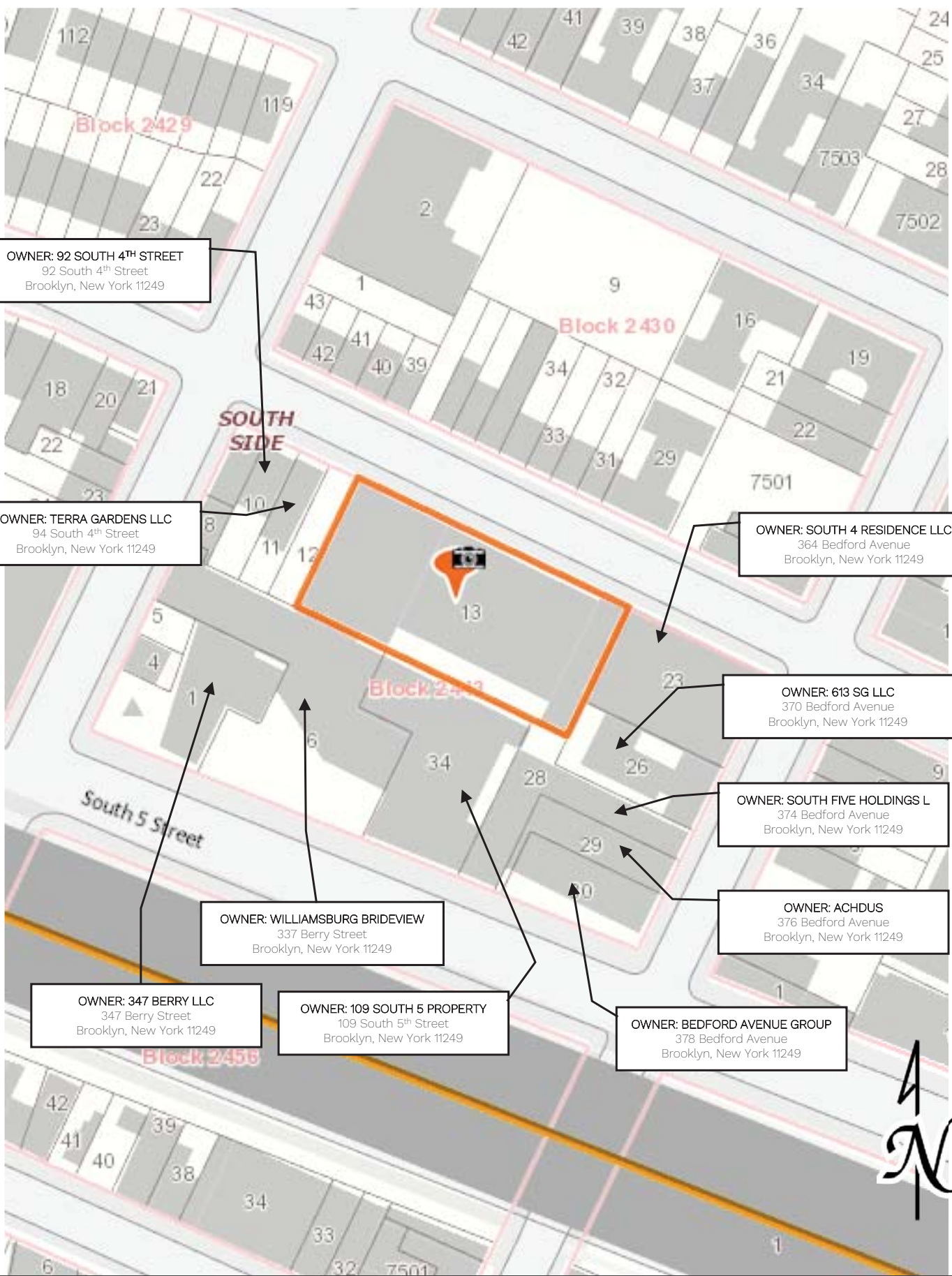
PLATE 2- NEW YORK CITY TAX MAP
 100 South 4th Street, Brooklyn, NY
 13817
 See Map Scale



IMPACT ENVIRONMENTAL
 170 Keyland Court
 Bohemia, New York 11716
 TEL: (631) 268-8800
 FAX: (631) 269-1599

Title:
 Site Address:
 Project No.:
 Scale:

PLATE 3- SITE TOPOGRAPHIC MAP
 100 South 4th Street, Brooklyn, NY
 13817
 See Map Scale



OWNER: 92 SOUTH 4TH STREET
 92 South 4th Street
 Brooklyn, New York 11249

OWNER: TERRA GARDENS LLC
 94 South 4th Street
 Brooklyn, New York 11249

OWNER: SOUTH 4 RESIDENCE LLC
 364 Bedford Avenue
 Brooklyn, New York 11249

OWNER: 613 SG LLC
 370 Bedford Avenue
 Brooklyn, New York 11249

OWNER: SOUTH FIVE HOLDINGS L
 374 Bedford Avenue
 Brooklyn, New York 11249

OWNER: ACHDUS
 376 Bedford Avenue
 Brooklyn, New York 11249

OWNER: WILLIAMSBURG BRIDEVIEW
 337 Berry Street
 Brooklyn, New York 11249

OWNER: 347 BERRY LLC
 347 Berry Street
 Brooklyn, New York 11249

OWNER: 109 SOUTH 5 PROPERTY
 109 South 5th Street
 Brooklyn, New York 11249





OWNER: BEDFORD AVENUE GROUP
 378 Bedford Avenue
 Brooklyn, New York 11249



IMPACT ENVIRONMENTAL
 170 Keyland Court
 Bohemia, New York 11716
 TEL: (631) 268-8800
 FAX: (631) 269-1599

Title: PLATE 5- SITE AND ADJOINING PROPERTIES
 Site Address: 100 South 4th Street, Brooklyn, NY
 Project No.: 13817
 Scale: NTS



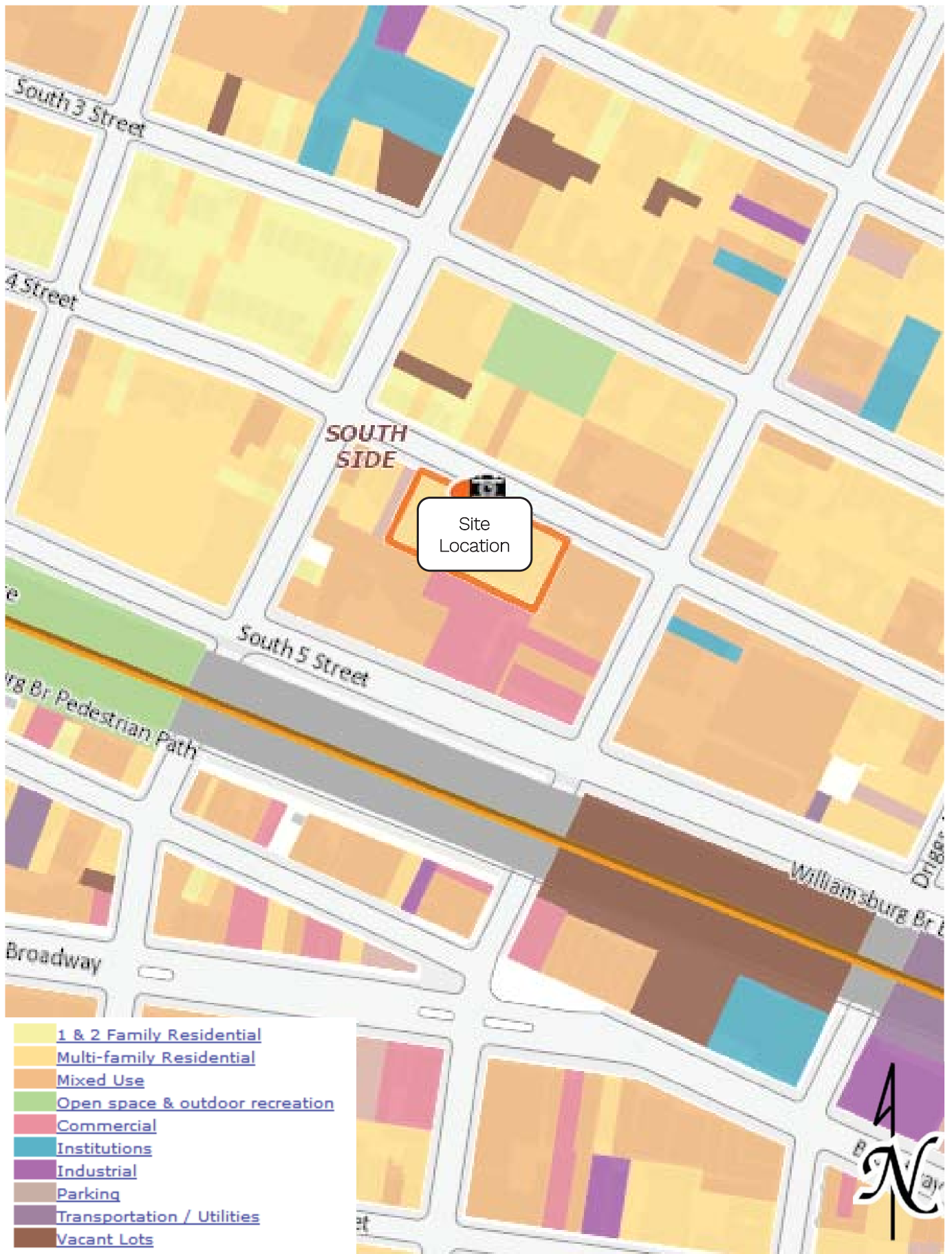
-  Schools
-  Childcare
-  Hospitals
-  Site Location



IMPACT ENVIRONMENTAL
 170 Keyland Court
 Bohemia, New York 11716
 TEL: (631) 268-8800
 FAX: (631) 269-1599

Title:
 Site Address:
 Project No.:
 Scale:

PLATE 6 – SCHOOLS, DAY CARE CENTERS AND HOSPITALS WITHIN 0.5 RADIUS OF SITE
 100 South 4th Street, Brooklyn, NY
 13817
 NTS



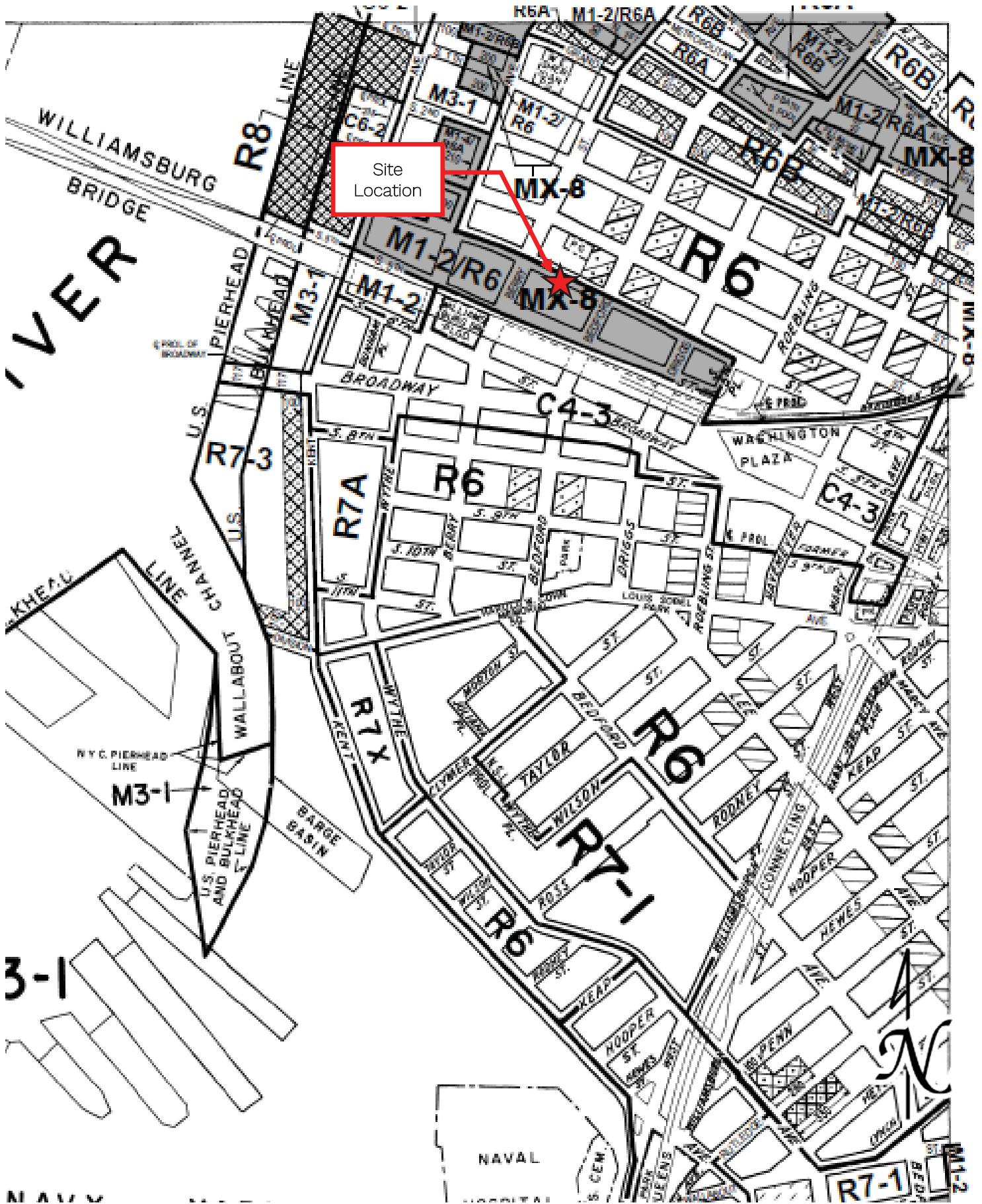
- 1 & 2 Family Residential
- Multi-family Residential
- Mixed Use
- Open space & outdoor recreation
- Commercial
- Institutions
- Industrial
- Parking
- Transportation / Utilities
- Vacant Lots



IMPACT ENVIRONMENTAL
 170 Keyland Court
 Bohemia, New York 11716
 TEL: (631) 268-8800
 FAX: (631) 269-1599

Title:
 Site Address:
 Project No.:
 Scale:

PLATE 7- SURROUNDING LAND USAGE
 100 South 4th Street, Brooklyn, NY
 13817
 NTS



Site Location

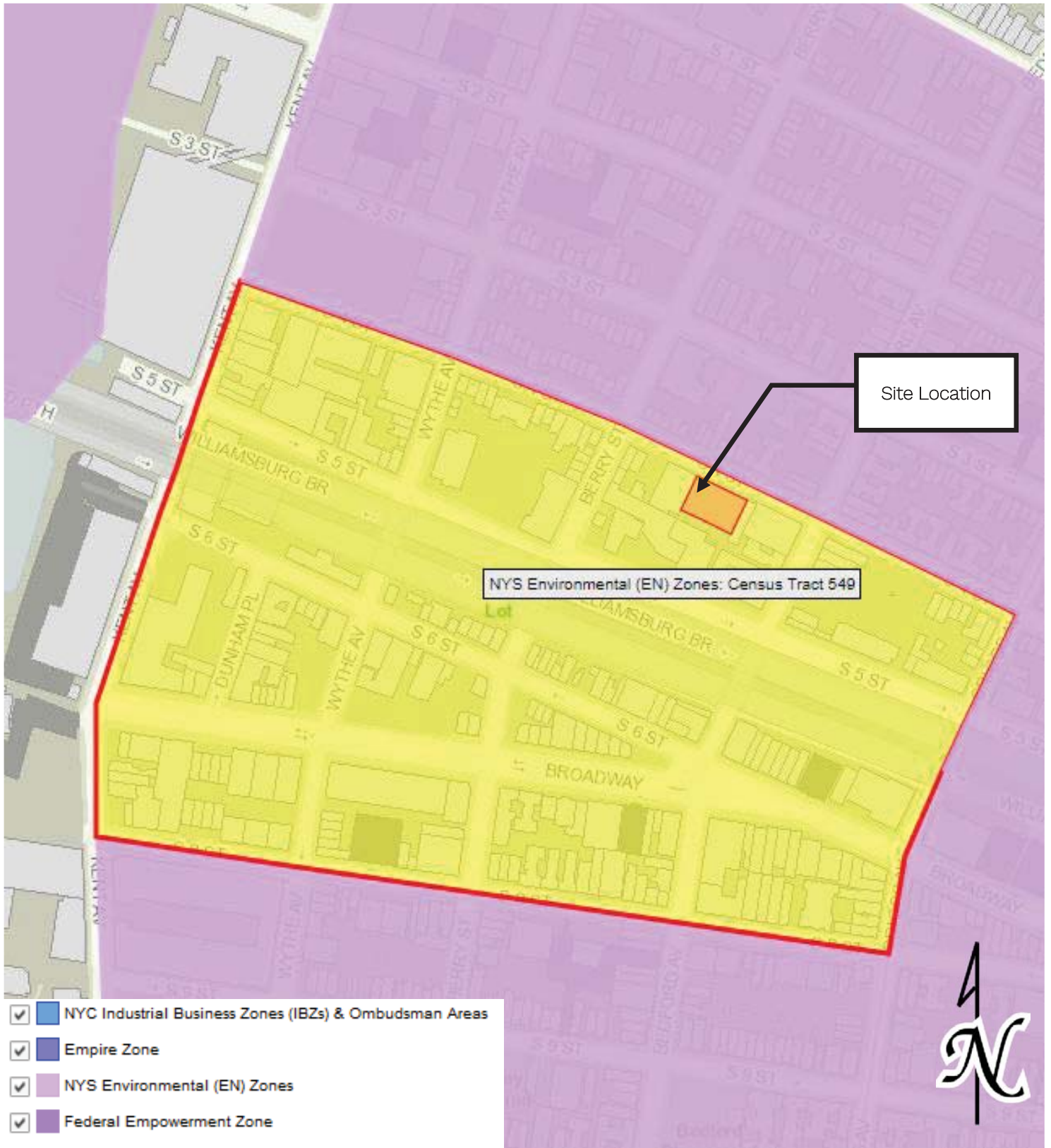
MX-8

MX-8



IMPACT ENVIRONMENTAL
 170 Keyland Court
 Bohemia, New York 11716
 TEL: (631) 268-8800
 FAX: (631) 269-1599

Title: PLATE 8- ZONING MAP 12d
 Site Address: 100 South 4th Street, Brooklyn, NY
 Project No.: 13817
 Scale: NTS



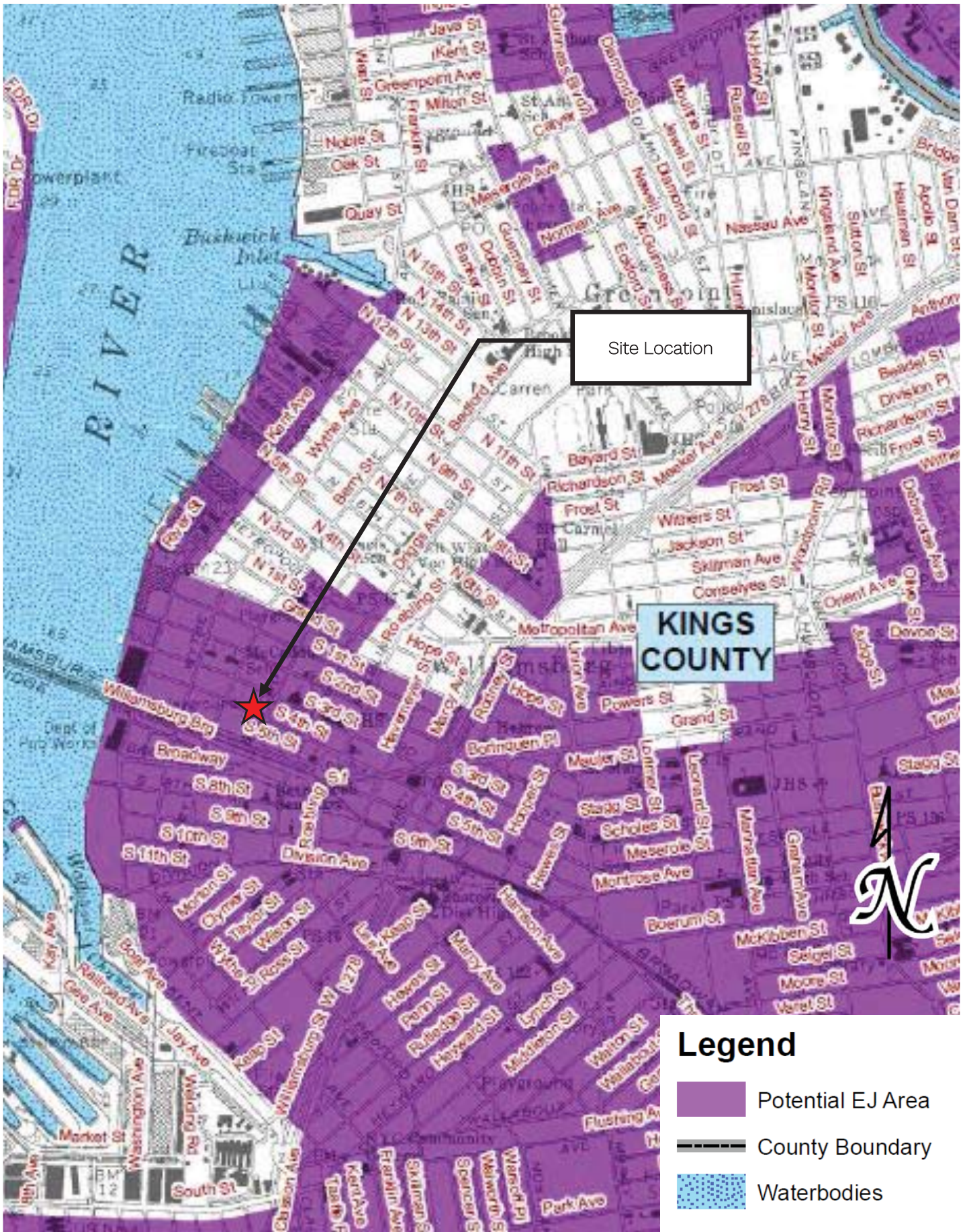
- NYC Industrial Business Zones (IBZs) & Ombudsman Areas
- Empire Zone
- NYS Environmental (EN) Zones
- Federal Empowerment Zone



IMPACT ENVIRONMENTAL
 170 Keyland Court
 Bohemia, New York 11716
 TEL: (631) 268-8800
 FAX: (631) 269-1599

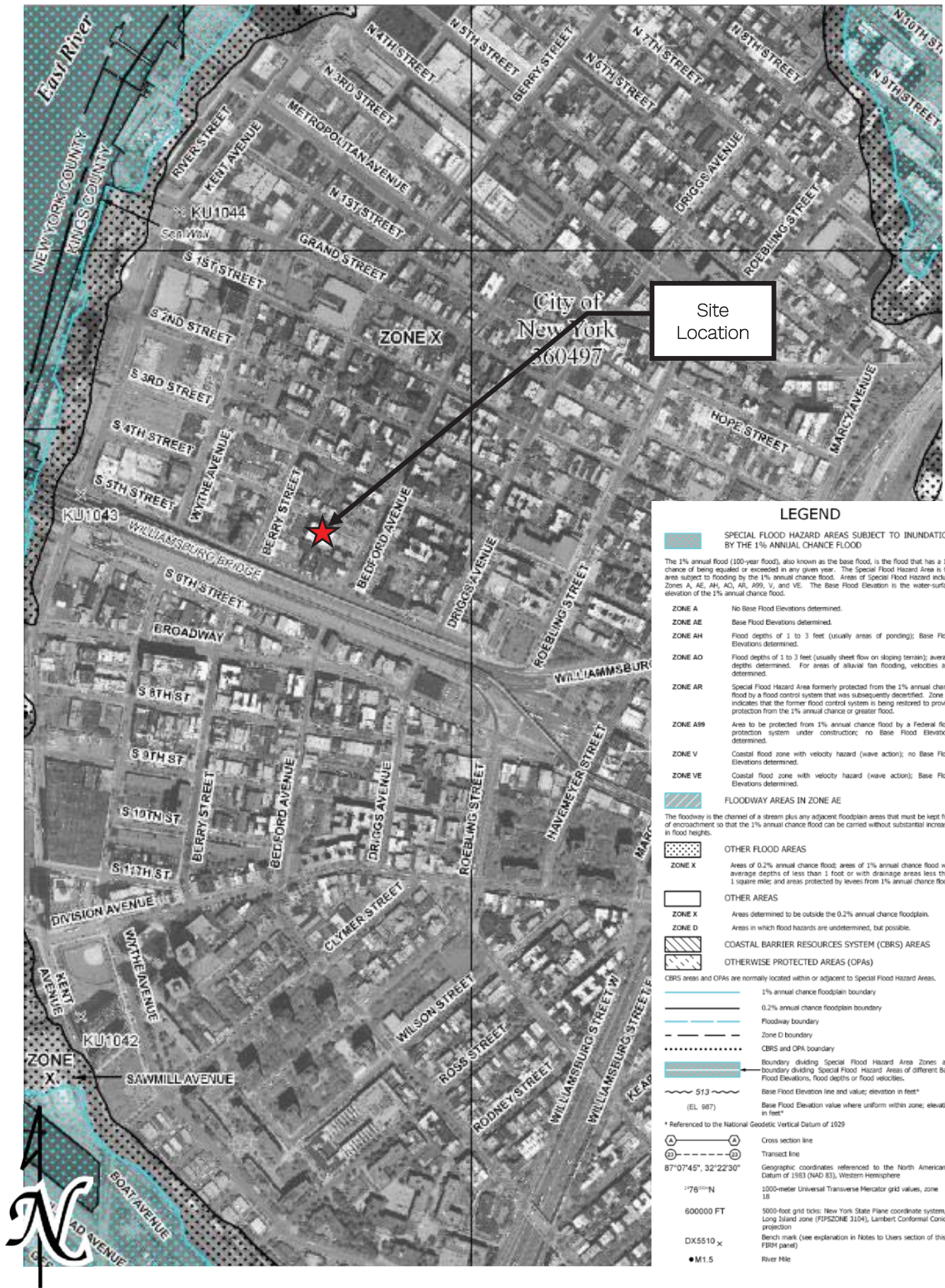
Title:
 Site Address:
 Project No.:
 Scale:

PLATE 9– NEW YORK STATE ENVIRONMENTAL
 ZONES
 100 South 4th Street, Brooklyn, NY
 13817
 NTS



IMPACT ENVIRONMENTAL
 170 Keyland Court
 Bohemia, New York 11716
 TEL: (631) 268-8800
 FAX: (631) 269-1599

Title: PLATE 10- POTENTIAL ENVIRONMENTAL JUSTICE AREAS
 Site Address: 100 South 4th Street, Brooklyn, NY
 Project No.: 13817
 Scale: NTS



IMPACT ENVIRONMENTAL
 170 Keyland Court
 Bohemia, New York 11716
 TEL: (631) 268-8800
 FAX: (631) 269-1599

Title:
 Site Address:
 Project No.:
 Scale:

PLATE 11- FEMA FLOOD ZONE MAP
 #3604970204F
 100 South 4th Street, Brooklyn, NY
 13817
 NTS

FIGURES

100 South 4th Street, Brooklyn, New York



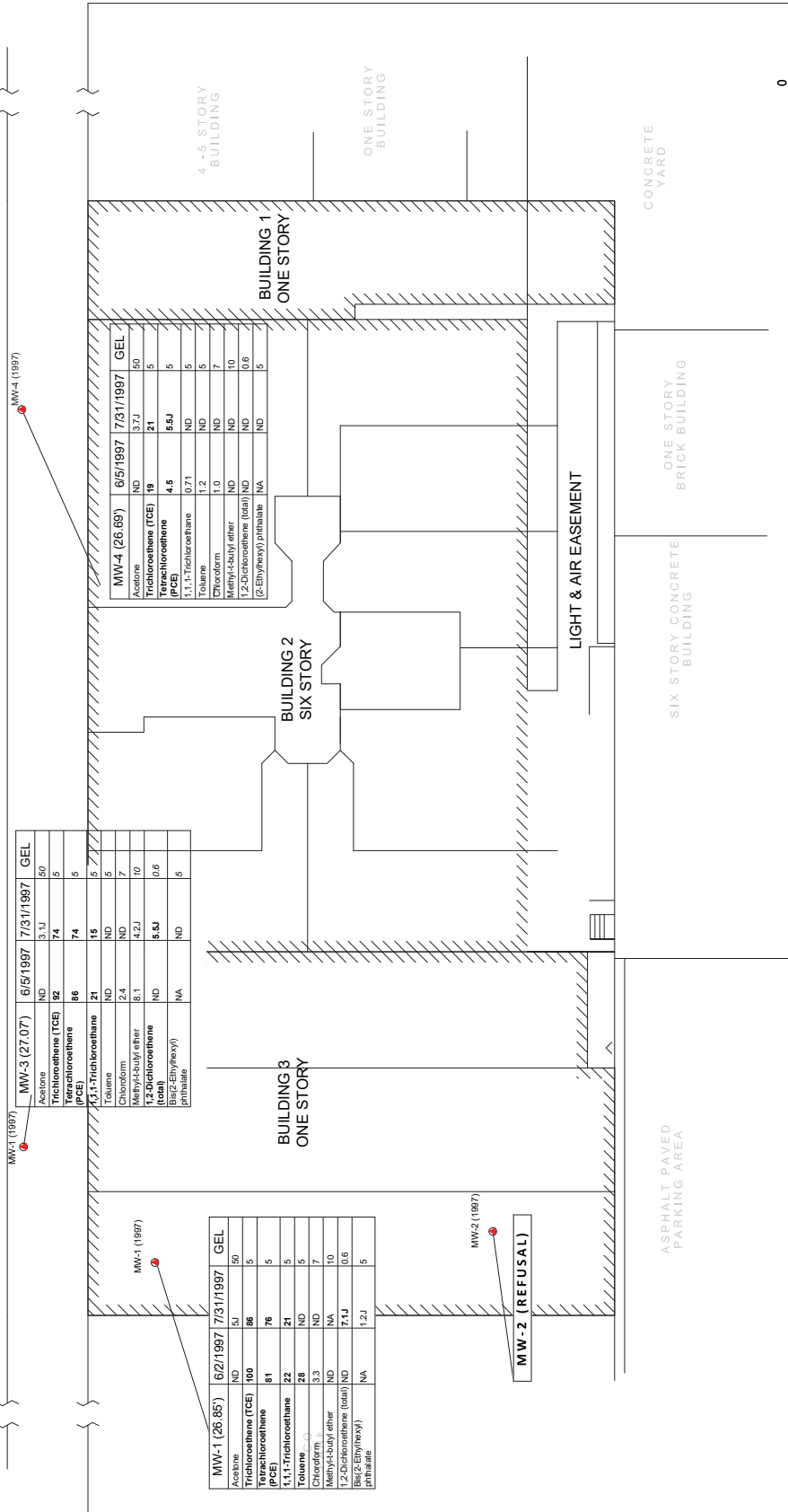
IMPACT ENVIRONMENTAL
170 Keyland Court
Bohemia, New York 11716
TEL: (631) 268-8800
FAX: (631) 269-1599



SOUTH 4TH STREET

BEDFORD AVENUE

BERRY STREET



MW-3 (27.07)		6/5/1997		7/31/1997		GEL	
Acetone	ND	ND	3.1J	50			
Trichloroethene (TCE)	92	74		5			
Perchloroethene (PCE)	86	74		5			
1,1,1-Trichloroethane	21	15		5			
Toluene	ND	ND		5			
Chloroform	2.4	ND		7			
Methyl- <i>n</i> -butyl ether	8.1	4.2J		10			
1,2-Dichloroethane (total)	ND	5.5J		0.6			
Bis(2-Ethylhexyl) phthalate	NA	NA		5			

MW-1 (26.85)		6/2/1997		7/31/1997		GEL	
Acetone	ND	5J		50			
Trichloroethene (TCE)	100	86		5			
Tetrachloroethene (PCE)	81	76		5			
1,1,1-Trichloroethane	22	21		5			
Toluene	28	ND		5			
Chloroform	3.3	ND		7			
Methyl- <i>n</i> -butyl ether	ND	NA		10			
1,2-Dichloroethane (total)	ND	7.1J		0.6			
Bis(2-Ethylhexyl) phthalate	NA	1.2J		5			

MW-4 (26.69)		6/5/1997		7/31/1997		GEL	
Acetone	ND	3.7J		50			
Trichloroethene (TCE)	19	21		5			
Tetrachloroethene (PCE)	4.5	5.5J		5			
1,1,1-Trichloroethane	0.71	ND		5			
Toluene	1.2	ND		5			
Chloroform	1.0	ND		7			
Methyl- <i>n</i> -butyl ether	ND	ND		10			
1,2-Dichloroethane (total)	ND	0.6		5			
Bis(2-Ethylhexyl) phthalate	NA	NA		5			

MW-1 (26.85)		6/2/1997		7/31/1997		GEL	
Acetone	ND	5J		50			
Trichloroethene (TCE)	100	86		5			
Tetrachloroethene (PCE)	81	76		5			
1,1,1-Trichloroethane	22	21		5			
Toluene	28	ND		5			
Chloroform	3.3	ND		7			
Methyl- <i>n</i> -butyl ether	ND	NA		10			
1,2-Dichloroethane (total)	ND	7.1J		0.6			
Bis(2-Ethylhexyl) phthalate	NA	1.2J		5			

MW-3 (27.07)		6/5/1997		7/31/1997		GEL	
Acetone	ND	ND	3.1J	50			
Trichloroethene (TCE)	92	74		5			
Perchloroethene (PCE)	86	74		5			
1,1,1-Trichloroethane	21	15		5			
Toluene	ND	ND		5			
Chloroform	2.4	ND		7			
Methyl- <i>n</i> -butyl ether	8.1	4.2J		10			
1,2-Dichloroethane (total)	ND	5.5J		0.6			
Bis(2-Ethylhexyl) phthalate	NA	NA		5			

MW-4 (26.69)		6/5/1997		7/31/1997		GEL	
Acetone	ND	3.7J		50			
Trichloroethene (TCE)	19	21		5			
Tetrachloroethene (PCE)	4.5	5.5J		5			
1,1,1-Trichloroethane	0.71	ND		5			
Toluene	1.2	ND		5			
Chloroform	1.0	ND		7			
Methyl- <i>n</i> -butyl ether	ND	ND		10			
1,2-Dichloroethane (total)	ND	0.6		5			
Bis(2-Ethylhexyl) phthalate	NA	NA		5			

IMPACT ENVIRONMENTAL
10 NEWLAND COURT, SUITE 1016
TEL (831) 258-8807 FAX (831) 289-5899
1000 PAGE AVENUE
LYNDHURST, NEW JERSEY 07037

TITLE:
GROUNDWATER
SAMPLE PLAN
COLLECTED 1997

SITE:
100 SOUTH 4TH STREET
BROOKLYN NY
BLOCK: 2443 LOT: 13

SHEET NO.: 2

PROJECT NO.	NO.	REVISION	DATE

NOTES:

1. SHALL LOCATIONS & DEPT. IN THIS PLAN SHALL BE USED IN ACCORDANCE WITH THE STRATEGIES INC. DATED 3/12/1997. PROJECT NUMBER 1997-06-00.
2. ALL MONITORING POINTS ARE LOCATED AT THE INTERSECTION OF THE MONITORING POINTS AND THE MONITORING POINTS.
3. MONITORING POINTS ARE IDENTIFIED BY THE MONITORING POINT NUMBER AND THE MONITORING POINT NUMBER.
4. MONITORING POINTS ARE IDENTIFIED BY THE MONITORING POINT NUMBER AND THE MONITORING POINT NUMBER.
5. MONITORING POINTS ARE IDENTIFIED BY THE MONITORING POINT NUMBER AND THE MONITORING POINT NUMBER.

LEGEND:

- GROUNDWATER MONITORING WELL

ATTACHMENTS

100 South 4th Street, Brooklyn, New York



IMPACT ENVIRONMENTAL
170 Keyland Court
Bohemia, New York 11716
TEL: (631) 268-8800
FAX: (631) 269-1599

Attachment A

Brownfield Cleanup Program Application Form



IMPACT ENVIRONMENTAL
170 Keyland Court
Bohemia, New York 11716
TEL: (631) 268-8800
FAX: (631) 269-1599



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "BCA" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

Yes No If yes, provide existing site number: _____

PART A (note: application is separated into Parts A and B for DEC review purposes) *BCP App Rev 10*

Section I. Requestor Information - See Instructions for Further Guidance		DEC USE ONLY BCP SITE #:
NAME 100 S 4TH ST LLC		
ADDRESS P.O. Box 1606		
CITY/TOWN New York, NY		ZIP CODE 10150
PHONE 212-421-3800	FAX N/A	E-MAIL heidi@holterbosch.net
<p>Is the requestor authorized to conduct business in New York State (NYS)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database. A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. Please note: If the requestor is an LLC, the members/owners names need to be provided on a separate attachment. <p>Do all individuals that will be certifying documents meet the requirements detailed below? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Documents that are not properly certified will be not approved under the BCP. 		

Section II. Project Description	
1. What stage is the project starting at?	<input checked="" type="checkbox"/> Investigation <input type="checkbox"/> Remediation
<p>NOTE: If the project is proposed to start at the remediation stage, a Remedial Investigation Report (RIR) at a minimum is required to be attached, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Work Plan are also attached (see DER-10 / Technical Guidance for Site Investigation and Remediation for further guidance) then a 45-day public comment period is required.</p>	
2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2):	<input type="checkbox"/> Yes <input type="checkbox"/> No
3. Please attach a short description of the overall development project, including:	
<ul style="list-style-type: none"> the date that the remedial program is to start; and the date the Certificate of Completion is anticipated. 	

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

To the extent that existing information/studies/reports are available to the requestor, please attach the following (**please submit the information requested in this section in electronic format only**):

- 1. Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903). **Please submit a separate electronic copy of each report in Portable Document Format (PDF).**

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

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

*Please describe: _____

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:

- **SAMPLE LOCATION**
- **DATE OF SAMPLING EVENT**
- **KEY CONTAMINANTS AND CONCENTRATION DETECTED**
- **FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE**
- **FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5**
- **FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX**

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?* Yes No
 (*answering No will result in an incomplete application)

4. 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 type="checkbox"/> Service Station |
| <input type="checkbox"/> Landfill | <input type="checkbox"/> Tannery | <input checked="" type="checkbox"/> Electroplating | <input type="checkbox"/> Unknown |

Other: Adhesives Factory, Laboratory, Varnishing Factory, Dye Factory _____

Section IV. Property Information - See Instructions for Further Guidance

PROPOSED SITE NAME Former El Puente Site

ADDRESS/LOCATION 98, 100, 104 South 4th Street

CITY/TOWN Brooklyn

ZIP CODE 11211

MUNICIPALITY(IF MORE THAN ONE, LIST ALL):

COUNTY Kings

SITE SIZE (ACRES) 0.48

LATITUDE (degrees/minutes/seconds)

40 ° 42 ' 43.52 "

LONGITUDE (degrees/minutes/seconds)

73 ° 57 ' 49.34 "

Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed, please indicate as such by inserting "P/O" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding far right column. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section No.	Block No.	Lot No.	Acreage
98, 100 and 104 South 4th Street	2	2443	13	.48

1. Do the proposed site boundaries correspond to tax map metes and bounds? Yes No
If no, please attach an accurate map of the proposed site.

2. Is the required property map attached to the application? Yes No
(application will not be processed without map)

3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)?
(See [DEC's website](#) for more information) Yes No

If yes, identify census tract : _____

Percentage of property in En-zone (check one): 0-49% 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)? Yes No

If yes, identify name of properties (and site numbers if available) in related BCP applications: _____

5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? Yes No

6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? Yes No

If yes, attach relevant supporting documentation.

7. Are there any lands under water? Yes No
If yes, these lands should be clearly delineated on the site map.

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas?
If yes, identify here and attach appropriate information. Yes No

Easement/Right-of-way Holder

Description

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

Type

Issuing Agency

Description

EPA ID: NYD001272095

EPA

LQG

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of each narrative requested.**

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**? Yes No

Note: Questions 11 through 13 only pertain to sites located within the five counties comprising New York City

11. Is the requestor seeking a determination that the site is eligible for tangible property tax credits? Yes No

If yes, requestor must answer questions on the supplement at the end of this form.

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? Yes No

13. If you have answered Yes to Question 12, above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? Yes No

NOTE: If a tangible property tax credit determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

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

Initials of each Requestor: _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance	DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____
--	---

NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Heidi Holterbosch and Ryan Howard		
ADDRESS P.O. Box 1606		
CITY/TOWN New York, NY		ZIP CODE 10150
PHONE 212-421-3800	FAX ryan@holterbosch.net	E-MAIL heidi@holterbosch.net
NAME OF REQUESTOR'S CONSULTANT Impact Environmental Closures, Inc.		
ADDRESS 170 Keyland Court		
CITY/TOWN Bohemia, New York		ZIP CODE 11716
PHONE 631-269-8800	FAX 631-269-1599	E-MAIL kkleaka@impactenvironmental.com
NAME OF REQUESTOR'S ATTORNEY Steven C. Russo		
ADDRESS 200 Park Avenue		
CITY/TOWN New York, NY		ZIP CODE 10166
PHONE 212-801-2155	FAX 212-805-9455	E-MAIL russos@gtlaw.com

Section VI. Current Property Owner/Operator Information – if not a Requestor

CURRENT OWNER'S NAME 100 S 4TH ST LLC		OWNERSHIP START DATE: 6/19/19
ADDRESS P.O. Box 1606		
CITY/TOWN New York, NY		ZIP CODE 10150
PHONE 212-421-3800	FAX	E-MAIL heidi@holterbosch.net
CURRENT OPERATOR'S NAME Same		
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL

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

IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.

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

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

1. Are any enforcement actions pending against the requestor regarding this site? Yes No
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? Yes No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. Yes No

Section VII. Requestor Eligibility Information (continued)

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. Yes No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. Yes No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? Yes No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? Yes No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? 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
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? Yes No
11. Are there any unregistered bulk storage tanks on-site which require registration? Yes No

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:

PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

Previous Owner Current Owner Potential /Future Purchaser Other _____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted**. Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site Is this proof attached?

Yes No

Note: a purchase contract does not suffice as proof of access.

Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment. Yes No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? Yes No
If yes, please provide: Site # _____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? Yes No
If yes, please provide: Permit type: _____ EPA ID Number: _____
Date permit issued: _____ Permit expiration date: _____
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. Yes No
5. 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 # _____
6. 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 IX. Contact List Information

To be considered complete, the application must include the Brownfield Site Contact List in accordance with [*DER-23 / Citizen Participation Handbook for Remedial Programs*](#). Please attach, at a minimum, the names and addresses of the following:

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

Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? M1-2/R-6

What uses are allowed by the current zoning? (Check boxes, below)

Residential Commercial Industrial

If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: Residential Commercial Industrial Vacant Recreational (check all that apply)

Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.

3. Reasonably anticipated use Post Remediation: Residential Commercial Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

If residential, does it qualify as single family housing? Yes No

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

Yes No

5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.

Yes No

6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.

Yes No

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, 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 a requestor other than an individual)

I hereby affirm that I am MEMBER (title) of 100 S 4th ST LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a BCA within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, 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: 10/21/2019 Signature: Heidi Holterbosch

Print Name: Ms. Heidi Holterbosch

SUBMITTAL INFORMATION:

- Two (2) copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF), 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

FOR DEC USE ONLY
BCP SITE T&A CODE: _____

LEAD OFFICE: _____

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

BCP App Rev 10

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see DEC's website for more information.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2. Is the property upside down or underutilized as defined below?	Upside Down? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Underutilized? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
From ECL 27-1405(31):	
<p>"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</p>	
From 6 NYCRR 375-3.2(I) as of August 12, 2016: (Please note: Eligibility determination for the underutilized category can only be made at the time of application)	
375-3.2:	
<p>(I) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and</p> <p>(1) the proposed use is at least 75 percent for industrial uses; or</p> <p>(2) at which:</p> <p>(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;</p> <p>(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and</p> <p>(iii) one or more of the following conditions exists, as certified by the applicant:</p> <p>(a) property tax payments have been in arrears for at least five years immediately prior to the application;</p> <p>(b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or</p> <p>(c) there are no structures.</p>	
<p>"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.</p>	

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City (continued)

3. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; the *New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review). **Check appropriate box, below:**

- Project is an Affordable Housing Project - Regulatory Agreement Attached;
- Project is Planned as Affordable Housing, But Agreement is Not Yet Available* (*Checking this box will result in a “pending” status. The Regulatory Agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.);
- This is Not an Affordable Housing Project.

From 6 NYCRR 375- 3.2(a) as of August 12, 2016:

(a) “Affordable housing project” means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants’ households annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income.

(3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

BCP Application Summary (for DEC use only)

Site Name: Former El Puente Site
City: Brooklyn

Site Address: 98, 100, 104 South 4th Street
County: Kings **Zip:** 11211

Tax Block & Lot
Section (if applicable): 2 **Block:** 2443 **Lot:** 13

Requestor Name: 100 S 4TH ST LLC **Requestor Address:** P.O. Box 1606
City: New York, NY **Zip:** 10150 **Email:** heidi@holterbosch.net

Requestor's Representative (for billing purposes)
Name: Heidi Holterbosch and Ryan Howard **Address:** P.O. Box 1606
City: New York, NY **Zip:** 10150 **Email:** heidi@holterbosch.net

Requestor's Attorney
Name: Steven C. Russo **Address:** 200 Park Avenue
City: New York, NY **Zip:** 10166 **Email:** russos@gtlaw.com

Requestor's Consultant
Name: Impact Environmental Closures, Inc. **Address:** 170 Keyland Court
City: Bohemia, New York **Zip:** 11716 **Email:** kkleaka@impactenvironmental.com

Percentage claimed within an En-Zone: 0% <50% 50-99% 100%

DER Determination: Agree Disagree

Requestor's Requested Status: Volunteer Participant

DER/OGC Determination: Agree Disagree
Notes:

For NYC Sites, is the Requestor Seeking Tangible Property Credits: Yes No

Does Requestor Claim Property is Upside Down: Yes No

DER/OGC Determination: Agree Disagree Undetermined

Notes:

Does Requestor Claim Property is Underutilized: Yes No

DER/OGC Determination: Agree Disagree Undetermined

Notes:

Does Requestor Claim Affordable Housing Status: Yes No Planned, No Contract

DER/OGC Determination: Agree Disagree Undetermined

Notes:

Attachment B

100 S 4TH ST LLC /HDH3.0 LLC
Corporate Documents



IMPACT ENVIRONMENTAL
170 Keyland Court
Bohemia, New York 11716
TEL: (631) 268-8800
FAX: (631) 269-1599

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through October 17, 2019.

Selected Entity Name: 100 S 4TH ST LLC

Selected Entity Status Information

Current Entity Name: 100 S 4TH ST LLC
DOS ID #: 5435758
Initial DOS Filing Date: OCTOBER 31, 2018
County: NEW YORK
Jurisdiction: NEW YORK
Entity Type: DOMESTIC LIMITED LIABILITY COMPANY
Current Entity Status: ACTIVE

Selected Entity Address Information

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

100 S 4TH ST LLC
P.O. BOX 1606
NEW YORK, NEW YORK, 10150

Registered Agent

NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by [viewing the certificate](#).

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
-------------	---------------	--------------------

No Information Available

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
JUL 10, 2019	Actual	100 S 4TH ST LLC
OCT 31, 2018	Actual	HDH3.0 LLC

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

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

[Search Results](#) | [New Search](#)

[Services/Programs](#) | [Privacy Policy](#) | [Accessibility Policy](#) | [Disclaimer](#) | [Return to DOS](#)
[Homepage](#) | [Contact Us](#)

FILING RECEIPT

=====

ENTITY NAME: HDH3.0 LLC

DOCUMENT TYPE: ARTICLES OF ORGANIZATION (DOM LLC)

COUNTY: NEWY

=====

FILED:10/31/2018 DURATION:***** CASH#:181031000549 FILM #:181031000528
DOS ID:5435758

FILER:

EXIST DATE

MELTZER, LIPPE, GOLDSTEIN & ET AL
ATTN: CORY RUGEN, PARALEGAL
190 WILLIS AVENUE
MINEOLA, NY 11501

10/31/2018

ADDRESS FOR PROCESS:

THE LLC
C/O 375 PARK AVENUE SUITE 2503
NEW YORK, NY 10152

REGISTERED AGENT:

The limited liability company is required to file a Biennial Statement with the Department of State every two years pursuant to Limited Liability Company Law Section 301. Notification that the biennial statement is due will only be made via email. Please go to www.email.ebiennial.dos.ny.gov to provide an email address to receive an email notification when the Biennial Statement is due.

=====

SERVICE COMPANY: DELANEY CORPORATE SERVICES LTD. - 30 SERVICE CODE: 30 *

FEES	235.00	PAYMENTS	235.00
-----	-----	-----	-----
FILING	200.00	CASH	0.00
TAX	0.00	CHECK	0.00
CERT	0.00	CHARGE	0.00
COPIES	10.00	DRAWDOWN	235.00
HANDLING	25.00	OPAL	0.00
		REFUND	0.00

STATE OF NEW YORK
DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of the Department of State, at the City of Albany, on November 1, 2018.

A handwritten signature in black ink, appearing to read "B. Fitzgerald", written over a horizontal line.

Brendan W. Fitzgerald
Executive Deputy Secretary of State

181031000528

ARTICLES OF ORGANIZATION

OF

HDH3.0 LLC

Under Section 203 of the Limited Liability Company Law

The Undersigned, desiring to form a Limited Liability Company under and pursuant to the laws of the State of New York, does hereby certify:

FIRST: The name of the Limited Liability Company is: HDH3.0 LLC (the "Company").

SECOND: The office of the Company shall be in the County of New York, within the State of New York.

THIRD: The Company shall continue to exist until dissolved or terminated as provided in the Operating Agreement of the Company.

FOURTH: The Secretary of State of the State of New York is designated as the agent of the Company upon whom process against it may be served. The post office address to which the Secretary of State shall mail a copy of any such process served upon it is to the Company, c/o 375 Park Avenue, Suite 2503, New York, New York 10152.

FIFTH: The Company is to be managed by one or more members. The relative rights, powers, preferences and limitations of the members are set forth in the Operating Agreement.

SIXTH: The purpose of the business shall be to pursue any lawful business purpose or purposes, except to do any business for which another statute of the State of New York or any other applicable jurisdiction specifically requires some other business entity or natural person to be formed or used for such business.

861175-1

IN WITNESS WHEREOF, the undersigned has hereunto executed these Articles of Organization for the Limited Liability Company on the 31st day of October, 2018 and affirms that the statements herein are true under the penalties of perjury.



CORY RUGEN,
Organizer

528

ARTICLES OF ORGANIZATION

OF

HDH3.0 LLC

Under Section 203 of the Limited Liability Company Law

Filed By:
Meltzer, Lippe, Goldstein & Breitstone, LLP
190 Willis Avenue
Mineola, New York 11501
Attention: Cory Rugen, Paralegal

ICC
STATE OF NEW YORK
DEPARTMENT OF STATE

FILED OCT 31 2018

TAX S _____
BY: ACR

gnc

RECEIVED

2018 OCT 31 PM 1:05

88-175-1

2018 OCT 31 PM 4:40

FILED

FILING RECEIPT

=====

ENTITY NAME: HDH3.0 LLC

DOCUMENT TYPE: CERTIFICATE OF PUBLICATION (DOM LLC)

COUNTY: NEWY

=====

FILED:03/29/2019 DURATION:***** CASH#:190329000462 FILM #:190329000437

FILER:

MELTZER, LIPPE, GOLDSTEIN &
BRIETSTONE, LLP
190 WILLIS AVENUE
MINEOLA, NY 11501

ADDRESS FOR PROCESS:

REGISTERED AGENT:



=====

SERVICE COMPANY: DELANEY CORPORATE SERVICES LTD. - 30

SERVICE CODE: 30

FEES	85.00
FILING	50.00
TAX	0.00
CERT	0.00
COPIES	10.00
HANDLING	25.00

PAYMENTS	85.00
CASH	0.00
CHECK	0.00
CHARGE	0.00
DRAWDOWN	85.00
OPAL	0.00
REFUND	0.00

=====

DOS-1025 (04/2007)

STATE OF NEW YORK

DEPARTMENT OF STATE

I hereby certify that the annexed copy has been compared with the original document in the custody of the Secretary of State and that the same is a true copy of said original.



WITNESS my hand and official seal of the Department of State, at the City of Albany, on April 1, 2019.

A handwritten signature in black ink that reads "Whitney Clark".

Whitney Clark
Deputy Secretary of State for Business and
Licensing Services

New York State
Department of State
Division of Corporations, State Records
and Uniform Commercial Code
Albany, NY 12231
www.dos.state.ny.us

CERTIFICATE OF PUBLICATION

OF

HDH3.0 LLC

Under Section 206 of the Limited Liability Company Law

The undersigned is the Authorized Person of HDH3.0 LLC.

If the name of the limited liability company has changed, the name under which it was organized is: _____.

The published notices described in the annexed affidavits of publication contain all of the information required by Section 206 of the Limited Liability Company Law.

The newspapers described in such affidavits of publication satisfy the requirements set forth in the Limited Liability Company Law and the designation made by the county clerk.

I certify the foregoing statements to be true under penalties of perjury.

March 28, 2019
(Date)

/s/ Jennifer Swantek
(Signature)

Jennifer Swantek
(Type or Print Name)

*Affidavit of Publication
Under Section 206 of the
Limited Liability Company Law*

*State of New York
County of New York, ss.:*

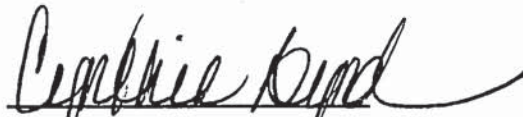
The undersigned is the principal clerk of the publisher of the NEW YORK LAW JOURNAL, a Daily Newspaper published in New York, New York. A notice regarding HDH3.0 LLC was published in said newspaper once in each week for six successive weeks, commencing on 11/21/2018 and ending on 12/26/2018. The Text of the Notice as published in said newspaper is as set forth below. This newspaper has been designated by the Clerk of New York County for this purpose.

NOTICE OF FORMATION of HDH3.0 LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/31/18. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: the Company, c/o 375 Park Ave., Ste. 2503, NY, NY 10152. Purpose: any lawful activities.
0000362511 n21-W d26

Wayne Curtis, Publisher


By: Samie Monfort, Authorized Designee of the Publisher

SWORN TO BEFORE ME, this 26th day of December, 2018


Notary, Cynthia Byrd

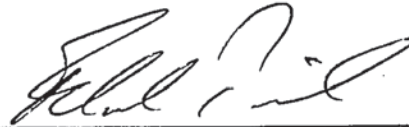
**Cynthia Byrd
Notary Public, State of New York.
No. 01BY6056945
Qualified in Kings County
Commission Expires April 9, 2019**

Affidavit of Publication
Under Section 206 of the Limited Liability Company Law

State of New York,

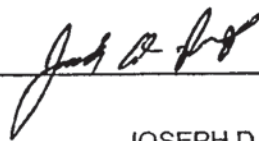
County of New York, ss.:

The undersigned is the publisher of THE CHIEF, Civil Service Leader, a weekly newspaper published in New York, New York. A notice regarding HDH3.0 LLC was published in said newspaper once in each week for six successive weeks, commencing on November 30th, 2018 and ending on January 4th, 2019. The text of the notice as published in said newspaper is as set forth below, or in the annexed exhibit. This newspaper has been designated by the Clerk of NEW YORK County for this purpose.



Edward Prial

Subscribed and sworn to before me,
This 4th day of January 2019



JOSEPH D PRIAL
Notary Public - State of New York
No. 01PR6347849
Qualified in New York County
My Commission Expires 09/12/2020

Notice of Formation of **HDH3.0 LLC**. Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/31/18. Office location: NY County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: the Company, c/o 375 Park Ave., Ste. 2503, NY, NY 10152. Purpose: any lawful activities.
1116_155340 11/30/18-1/4/19

437

CERTIFICATE OF PUBLICATION

OF

HDH3.0 LLC

Under Section 206 of the Limited Liability Company Law

DRAWDOWN
DELANEY- 30

100

STATE OF NEW YORK
DEPARTMENT OF STATE

FILED MAR 29 2019

TAXS _____

BY: MP

Filed by:

MELTZER, LIPPE, GOLDSTEIN & BREITSTONE, LLP
190 WILLIS AVENUE
MINEOLA, NY 11501

FILED

2019 MAR 29 PM 3:42

RECEIVED

2019 MAR 29 PM 1:16

462

**OPERATING AGREEMENT
OF
HDH3.0 LLC**

ORIGINAL

THIS OPERATING AGREEMENT (this "Agreement") of HDH3.0, LLC, a New York limited liability company (the "Company"), effective as of December 31, 2018, has been executed by HDH, LLC, a New York limited liability company, having an address at c/o Heidi Holterbosch, 375 Park Avenue, Suite 2503, New York, NY 10152 (the "Member"), as the sole member of the Company.

**ARTICLE I
Organizational Matters**

Section 1.01 Name and Formation. The name of the Company is HDH3.0 LLC. The Company was formed by the filing of the Articles of Organization of the Company (the "Articles") with the Department of State of the State of New York on October 31, 2018, attached hereto as Exhibit A. The Members hereby ratify the filing of the Articles and formation of the Company in accordance with New York Limited Liability Company Law (the "Act").

Section 1.02 Principal Office. The principal office of the Company is located c/o Heidi Holterbosch, 375 Park Avenue, Suite 2503, New York, NY 10152, or such other location in New York as may be determined by the Members from time to time.

Section 1.03 Purpose. The purpose of the Company shall be to engage in any lawful act or activity, except to do any business for which another statute of the State of New York or any other applicable jurisdiction specifically requires some other business entity or natural person to be formed or used for such business.

Section 1.04 Term. The term of the Company commenced on the date the Articles were filed with the Department of State of the State of New York and shall continue in existence perpetually until the Company is dissolved in accordance with the provisions of this Agreement or as provided by law.

**ARTICLE II
Members**

Section 2.01 Members. The names, addresses, and membership interests of the Members (the "Membership Interests") are set forth on Schedule 1, attached hereto.

Section 2.02 Capital Contributions; Capital Accounts; No Withdrawals. The Members have contributed to the Company the amounts as of the Effective Date (as such amounts may be amended herein from time to time, the "**Capital Contributions**") set forth on the books and records of the Company. No Member is required to make additional Capital Contributions to the Company. No Member shall be entitled to receive any interest on its Capital Contributions or Capital Account.

ARTICLE III Management

Section 3.01 Management of the Company. Management of the Company shall be vested in the Members in accordance with this Article III. The approval of those Members holding a majority of the Membership Interests shall be required for all decisions. Once an action has been approved, any Member may execute agreements or otherwise bind the Company on his, her or its signature alone and may do all things necessary or convenient to carry out the action so approved.

Section 3.02 Each Member may manage the affairs of the Company in conjunction with his, her, or its other business interests and activities, which may be competitive with or in direct competition with the business of the Company, and shall not be obligated to devote all or any particular part of his, her, or its time and effort to the Company and its affairs.

ARTICLE IV Allocations

Section 4.01 Allocation of Profits and Losses. The Company's profits and losses for each calendar year will be allocated among the Members pro rata in accordance with their Membership Interests.

ARTICLE V Distributions

Section 5.01 Distributions. Distributions of available cash shall be made to the Members at the times and in the aggregate amounts determined by all the Members. Such distributions shall be paid to the Members pro rata in accordance with their respective Membership Interests.

ARTICLE VI Transfers

Section 6.01 No Restrictions on Transfer. Any Member shall be able to freely assign, sell, or transfer any or all of his, her or its Membership Interest.

Section 6.02 Death of Member. If a member is an individual, the death of the Member shall not cause the dissolution of the Company. In such event, the Company and its business shall be continued by the remaining Member or Members and the Membership Interests owned by the deceased Member shall be automatically transferred to such Member's executors, administrators, testamentary trustees, legatees, or beneficiaries, as applicable, as "Permitted Transferees".

ARTICLE VII
Exculpation and Indemnification

Section 7.01 Exculpation and Indemnification. The Members shall not be liable, responsible or accountable in damages or otherwise to the Company or to any other party hereto, and to the fullest extent permitted by law, the Company shall indemnify and hold harmless the Members, their trustees, their affiliates and all of their respective heirs, officers, directors, employees, stockholders and agents and/or affiliates (individually, an "Indemnitee") from and against any and all losses, claims, damages, liabilities, expenses (including legal fees and expenses), judgments, fines, settlements and other amounts arising from any and all claims, demands, actions, suits or proceedings, civil, criminal, administrative or investigative, in which the Indemnitee may be involved, or threatened to be involved, as a party or otherwise, by reason of his, her or its management of the affairs of the Company, or status as a member of the Company, an affiliate thereof or a director, officer, employee, stockholder or agent thereof or any affiliate thereof in another entity in a similar capacity, which relates to or arises out of the Company, its property, business or affairs or relates to or arises out of a Member or its properties, businesses or affairs, regardless of whether the Indemnitee continues to be a party hereto, an affiliate thereof or an officer, director, employee, stockholder or agent thereof at the time any such liability or expenses paid or incurred, and regardless of whether the liability or expense accrued at or relates to, in whole or in part, any time before, on or after the date hereof; provided, however, that this indemnification shall not apply to any liability or expense that results from fraud or willful or wanton misconduct or gross negligence of such Indemnitee. The negative disposition of any action, suit or proceeding by a judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the Indemnitee acted in a manner contrary to the standard set forth in this Article VII.

ARTICLE VIII
Accounting and Tax Matters

Section 8.01 Income Tax Status. It is the intent of this Company and the Members that this Company shall be treated as a partnership for US, federal, state and local income tax purposes. Neither the Company nor any Member shall make an election for the Company to be classified as other than a partnership pursuant to Treasury Regulations Section 301.7701-3.

Section 8.02 Partnership Representative.

Appointment; Resignation. The Members hereby appoint the Heidi Holterbosch as the "partnership representative" of the Company pursuant to Section 6223(a) of the Code, as amended by Title XI of the Bipartisan Budget Act of 2015 (such Title XI, including the corresponding provisions of the Code impacted thereby, and any corresponding provisions of state or local income tax law, as the same may be amended from time to time, the "**2015 Act**") (the "**Partnership Representative**"). To the extent permitted by law, each Member agrees that such Member will not (i) treat any Company item of income, gain, deduction or loss inconsistently on such Member's income tax return with the treatment of the item

on the Company's tax and/or information returns or (ii) independently act with respect to tax audits or tax litigation affecting the Company. Further, the Partnership Representative, as applicable, will not, without consent of all Members ("Member Consent"):

- (i) agree to extend any statute of limitations;
- (ii) file a request for administrative adjustment, including a request for substituted return treatment;
- (iii) file a petition for judicial review, or any appeal with respect to any judicial determination; or
- (iv) take any action to consent to, or to refuse to consent to, a settlement reflected in a decision of a court;
- (v) enter into any tax settlement agreement or any compromise in any tax proceeding or similar agreements or arrangements affecting the Company.

(b) The Partnership Representative, as applicable, will promptly give notice to the Members of the contents of any material communication, oral or written, from the IRS or any state or local taxing authority within two Business Days of receiving such communication or on the same day, if any action is required in response to such communication within fewer than 30 days of receipt of such communication. The Partnership Representative, as applicable, will also promptly give notice to the Members of the commencement of any administrative or judicial proceedings involving the tax treatment of any items of Company income, loss, deduction or credit, and will further keep them fully informed of, and provide the Members an opportunity to participate fully in, all material developments involved in such proceedings. In addition, the Partnership Representative, as applicable, will give the Members prompt notice of, and provide the Members an opportunity to participate in the preparation of, any material submission to the IRS, any state or local taxing authority, or to any court in connection with any such proceedings. The Partnership Representative, as applicable, will also (i) give notice to the Members of its intention to meet with any representative of the IRS or any state or local taxing authority at least 30 days prior to such meeting, or immediately upon arranging such meeting if such meeting is arranged fewer than 30 days prior to such meeting and (ii) provide the Members or their respective agents, legal counsel, employees or accountants with an opportunity to participate in such meeting, and will inform any Member who do not participate in the meeting of the results of the meeting within two Business Days after such meeting. The Partnership Representative will not cause or permit the Company to make any tax elections without Member Consent.

(c) The Company shall indemnify and reimburse the Partnership Representative for all reasonable expenses, including legal and accounting fees,

claims, liabilities, losses and damages incurred in connection with any administrative or judicial proceeding with respect to the tax liability of the Partners or in connection with any audit of the Company's U.S. federal income tax returns, except to the extent such expenses, claims, liabilities, losses and damages are attributable to the gross negligence or willful misconduct of the Partnership Representative. The payment of all such expenses to which the indemnification applies shall be made before any distributions pursuant to Article IX. Neither the Members nor the Managers nor any other Person shall have any obligation to provide funds for such purpose. The taking of any action and the incurring of any expense by the Partnership Representative in connection with any such proceeding, except to the extent required by law, is a matter in the reasonable discretion of the Partnership Representative and the provisions on limitations of liability of the Members and Managers and indemnification set forth in Section 7.1 shall be fully applicable to the Partnership Representative in its capacity as such.

(d) In the event the Company incurs any liability for taxes, interest or penalties pursuant to the 2015 Act:

(i) the Partnership Representative shall use reasonable efforts to cause the Members, including any former Member, to whom such liability relates, as determined by the Partnership Representative (taking into account the specific tax status of the relevant Members, e.g. tax-exempt or non-U.S. person), to pay, and each such Member, hereby agrees to pay, such amount to the Company, and such amount shall not be treated as a Capital Contribution and shall not be limited by or reduce such Member's or former Member's obligation to make Capital Contributions;

(ii) any amount not paid by a Member or former Member at the time requested by the Partnership Representative shall accrue interest at an annual rate, compounded annually, equal to the lesser of (A) the Prime Rate plus 3%, and (B) the maximum lawful rate of interest, until paid, and such Member or former Member shall also be liable to the Company for any damages resulting from a delay in making such payment beyond the date such payment is requested by the Partnership Representative, and for this purpose the fact that the Company could have paid this amount with other funds shall not be taken into account in determining such damages;

(iii) any reduction in a Member's or former Member's obligation under clauses (i) and (ii), any amount paid by the Company that is attributable to a Member or former Member as determined by the Partnership Representative in its sole good faith discretion (taking into account the specific tax status of the relevant Members, e.g. tax-exempt or non-U.S. person), and that is not paid by such Member pursuant to clauses (i) and (ii) shall be treated as a distribution to such Member or former Member; and

(iv) the obligations of each Member or former Member under this Section 10.4(d) shall survive the Transfer by such Partner of all or part of its Interest and the dissolution and termination of the Company.

(e) Notwithstanding the foregoing, in connection with any audit, examination, or other proceeding to which the amendments made by the 2015 Act apply, the Partnership Representative shall not be permitted to take any action that could cause any Member or direct or indirect owner of such Member to be required to file an amended tax return unless the Partnership Representative has received prior written consent from each such Member with respect to such action.

Section 8.03 Tax Returns.

(a) At the expense of the Company, the Members will cause the preparation and timely filing (including extensions) of all tax returns required to be filed by the Company pursuant to the Code as well as all other required tax returns in each jurisdiction in which the Company does business. As soon as reasonably possible after the end of each calendar year, the Company will deliver to each Member, Company information necessary for the preparation of such Member's federal, state and local income tax returns for such calendar year.

(b) Each Member agrees that such Member shall not treat any Company item on such Member's federal, state, foreign or other income tax return inconsistently with the treatment of the item on the Company's return.

(c) The Members shall determine and select the accountant and tax return preparer for the Company.

**ARTICLE IX
Dissolution and Liquidation**

Section 9.01 Events of Dissolution. The Company shall be dissolved and its affairs wound up only upon the occurrence of any of the following events:

(a) An election to dissolve the Company made by holders of all of the Membership Interests;

(b) The sale, exchange, involuntary conversion or other disposition or Transfer of all or substantially all the assets of the Company; or

(c) The entry of a decree of judicial dissolution under Section 702 of the Act.

Section 9.02 Distribution of Assets. The Members shall liquidate the assets of the Company and distribute the proceeds in the following order of priority, unless otherwise required by Applicable Law:

(a) First, to the payment of the Company's debts and liabilities to its creditors (including Members, if applicable, but excluding liabilities for distributions) and the expenses of liquidation (including sales commissions incident to any sales of assets of the Company);

(b) Second, to Members and former Members in satisfaction of liabilities for distributions;

(c) Third, to the establishment of and additions to reserves that are determined by all the Members to be reasonably necessary for any contingent unforeseen liabilities or obligations of the Company; and

(d) Fourth, to the Members in accordance with Section 5.01.

Section 9.03 Required Filings. Upon completion of the winding up of the Company, the Members shall make all necessary filings required by the Act.

ARTICLE X Miscellaneous

Section 10.01 Governing Law. This Agreement shall be governed by and construed in accordance with the internal laws of the State of New York, without giving effect to any choice or conflict of law provision or rule (whether of the State of New York or any jurisdiction).

Section 10.02 Submission to Jurisdiction. The parties hereby agree that any suit, action or proceeding based on any matter arising out of or in connection with, this Agreement or the transactions contemplated hereby, shall be brought in the federal courts of the United States of America or the courts of the State of New York, in each case located in New York County. Each of the parties hereby irrevocably consents to the jurisdiction of such courts (and of the appropriate appellate courts therefrom) in any such suit, action or proceeding.

Section 10.03 Waiver. No waiver by any party of any of the provisions hereof shall be effective unless explicitly set forth in writing and signed by the party so waiving. No failure to exercise, or delay in exercising, any right, remedy, power, or privilege arising from this Agreement shall operate or be construed as a waiver thereof, nor shall any single or partial exercise of any right, remedy, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege.

Section 10.04 Notices. All notices, requests, consents, claims, demands, waivers, and other communications hereunder shall be in writing and shall be deemed to have been given: (a) when delivered by hand; (b) the next business day if sent by a nationally recognized overnight courier; (c) on the date sent by email (with confirmation of transmission) if sent during normal

business hours of the recipient, and on the next business day if sent after normal business hours of the recipient; or (d) on the fifth business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid. Such communications must be sent to the Members at such Member's respective mailing address, as set forth on the Members Schedule.

Section 10.05 Remedies. In the event of any actual or prospective breach or default by any party, the other parties shall be entitled to equitable relief, including remedies in the nature of injunction and specific performance, awarded by a court of competent jurisdiction (without being required to post a bond or other security or to establish any actual damages). In this regard, the parties acknowledge and agree that they will be irreparably damaged in the event this Agreement is not specifically enforced, since (among other things) the Membership Interests are not readily marketable. All remedies hereunder are cumulative and not exclusive, may be exercised concurrently, and nothing herein shall be deemed to prohibit or limit any party from pursuing any other remedy or relief available at law or in equity for any actual or prospective breach or default, including recovery of damages. In addition, the parties hereby waive and renounce any defense to such equitable relief that an adequate remedy at law may exist.

Section 10.06 Severability. If any term or provision of this Agreement is held to be invalid, illegal or unenforceable under Applicable Law in any jurisdiction, such invalidity, illegality or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction.

Section 10.07 Successors and Assigns. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

Section 10.08 Amendment. No provision of this Agreement may be amended or modified except by an instrument in writing executed by the Company and the consent of all of the Membership Interests and any additional member consents as may be required by the Act. Any such written amendment or modification will be binding upon the Company and each Member.

Section 10.09 Headings. The headings in this Agreement are inserted for convenience or reference only and are in no way intended to describe, interpret, define or limit the scope, extent or intent of this Agreement or any provision of this Agreement.

Section 10.10 Counterparts. This Agreement may be executed in any number of counterparts and all of such counterparts shall together constitute one and the same instrument. Handwritten signatures to this Agreement transmitted by telecopy or electronic transmission (for example, through use of a Portable Document Format or "PDF" file) shall be valid and effective to bind the party so signing.

Section 10.11 Entire Agreement. This Agreement, together with the Articles of Organization and all related Exhibits and Schedules, constitutes the sole and entire agreement of the parties to this Agreement with respect to the subject matter contained herein and therein, and

supersedes all prior and contemporaneous understandings, agreements, representations and warranties, both written and oral, with respect to such subject matter.

Section 10.12 No Third-Party Beneficiaries. This Agreement is for the sole benefit of the parties hereto (and their respective heirs, executors, administrators, legal representatives, successors and permitted assigns) and nothing herein, express or implied, is intended to or shall confer upon any other person or entity, including any creditor of the Company, any legal or equitable right, benefit or remedy of any nature whatsoever under or by reason of this Agreement.

[Signature page follows]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date first written above.

HDH LLC

By: Heidi M. Holterbosch 2011 Revocable
Trust, Member

By: Heidi Holterbosch
Heidi Holterbosch, Trustee

Schedule 1

Member	Membership Interest
HDH LLC 375 Park Avenue, Suite 2503 New York, NY 10152	100%

Attachment C

Document Repository Correspondence



IMPACT ENVIRONMENTAL
170 Keyland Court
Bohemia, New York 11716
TEL: (631) 268-8800
FAX: (631) 269-1599

Christopher Connolly

From: BK01 (CB) <bk01@cb.nyc.gov>
Sent: Tuesday, August 20, 2019 5:42 PM
To: Christopher Connolly
Subject: Re: Request for Document Repository

Please bring an electronic copy for the records.

Marie Bueno Wallin
ADM CB#1 Brooklyn

From: Christopher Connolly <cconnolly@impactenvironmental.com>
Sent: Monday, August 19, 2019 2:17 PM
To: Diana Posten <dposten@impactenvironmental.com>; BK01 (CB) <bk01@cb.nyc.gov>
Subject: RE: Request for Document Repository

Good morning,

I am following up on the below request for confirmation that your Community Board will be able to act as a document repository for reports and literature related to the below mentioned Brownfields Cleanup Project. Unfortunately, without a listed document repository such as yours, the project will not be accepted. Thus, your cooperation is integral to the community relations aspect of the project.

Your assistance in this matter would be most appreciated.

Kindly,

Chris Connolly
Project Manager.



CHRISTOPHER CONNOLLY | Project Manager

From: Diana Posten <dposten@impactenvironmental.com>
Sent: Wednesday, June 19, 2019 4:13 PM
To: Bk01@cb.nyc.gov
Subject: Request for Document Repository

Dealice,

I am writing to request a document repository at the Brooklyn Community Board 1, for future documents produced for a *Brownfields Cleanup Site* Located at 98, 100 and 104 South 4th Street, Brooklyn, NY (Block 2443 Lot 13).

The Community Board was identified to serve as a repository for public access to documents generated under the New York State Brownfield Cleanup Program.

Please acknowledge this email and that the Brooklyn Community Board 1 can serve as a repository and please let me know how you would like to receive documents going forward.

Thank you so much, if you have any questions please feel free to reach out.



DIANA POSTEN | Associate Project Manager

631-269-8800 x189; C: 908-420-3516

170 Keyland Court|Bohemia| NY|11716

Our email policies

Christopher Connolly

From: Montero, Jesse <jmontero@bklynlibrary.org>
Sent: Tuesday, September 03, 2019 8:20 AM
To: Christopher Connolly
Subject: RE: 100 South 4th Street - BCP Program Document Repository request

If it's not too late I just received an update that Williamsburgh Library already stores document repository and can accept yours.

The information is as follows:

Brooklyn Public Library – Williamsburgh Library
240 Division Ave. at Marcy Ave.
Brooklyn, NY 11211
718.302.3485
Catherine Skrzypek - Managing Librarian

Best,

**Jesse Montero | Director of Central Library
Brooklyn Public Library**

718.230.2750
bklynlibrary.org

From: Montero, Jesse
Sent: Friday, August 30, 2019 2:41 PM
To: Christopher Connolly
Subject: RE: 100 South 4th Street - BCP Program Document Repository request

OK. If nothing yet exists and you are approaching a deadline feel free to use Central Library, 10 Grand Army Plaza, Brooklyn, NY 11238 as the repository info.

**Jesse Montero | Director of Central Library
Brooklyn Public Library**

718.230.2750
bklynlibrary.org

From: Christopher Connolly [cconnolly@impactenvironmental.com]
Sent: Friday, August 30, 2019 2:24 PM
To: Montero, Jesse
Subject: RE: 100 South 4th Street - BCP Program Document Repository request

Many thanks Mr. Montero.

We don't have any documents as of yet. We are still in the application phase, but likely, each of the reports (up to maybe five reports) can be sent on a single CD/DVD disk.

Chris



CHRISTOPHER CONNOLLY | Project Manager

From: Montero, Jesse <jmontero@bklynlibrary.org>
Sent: Friday, August 30, 2019 12:38 PM
To: Christopher Connolly <cconnolly@impactenvironmental.com>
Subject: RE: 100 South 4th Street - BCP Program Document Repository request

Hi Mr. Connolly - I am working internally to find the best home for this repository now that I know the address (yesterday was the first email that came through). You can state that Brooklyn Public Library is willing to host, I just need to confirm that the Williamsburg library can securely host it. Otherwise Central Library will, although a closer location is preferred.

Can you let me know the number of CD's or volume of the paper documents?

Jesse Montero | Director of Central Library
Brooklyn Public Library

718.230.2750
bklynlibrary.org

From: Christopher Connolly [cconnolly@impactenvironmental.com]
Sent: Friday, August 30, 2019 12:23 PM
To: Montero, Jesse
Subject: RE: 100 South 4th Street - BCP Program Document Repository request

Good morning Jesse. Just following up on my last email.

Kind regards,
Chris



CHRISTOPHER CONNOLLY | Project Manager

From: Christopher Connolly <cconnolly@impactenvironmental.com>
Sent: Thursday, August 29, 2019 2:10 PM
To: jmontero@bklynlibrary.org
Subject: 100 South 4th Street - BCP Program Document Repository request

Good afternoon Jesse,
The property in question that requires a document repository is located at **100 South 4th Street, Brooklyn, NY.**
Please let us know which library branch would be most suited to this location, and in what format you would like the documents sent (we can send CDs or hard copies).

Many thanks for your cooperation.

Best,
Chris Connolly



CHRISTOPHER CONNOLLY | Project Manager

O: 631-269-8800 x152 C: 631-664-4425

170 Keyland Court, Bohemia, NY 11716

[Our email policies](#)

Attachments D

Previous Environmental Reports

(Attached as Separate Electronic Files)



IMPACT ENVIRONMENTAL
170 Keyland Court
Bohemia, New York 11716
TEL: (631) 268-8800
FAX: (631) 269-1599