NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

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 GPL Development LLC; H Owner LLC; Greenpoint Landing Developers LLC; Greenpoint Storage Terminal LLC; and Greenpoint Landing Associates, L.L.C.

ADDRESS 535 Madison Avenue

CITY/TOWN New York, New York ZIP CODE 10022

PHONE (212)310-9765 | FAX Not Available | E-MAIL acarsonblair@parktowergroup.com

Is the requestor authorized to conduct business in New York State (NYS)? ☑ Yes ☐ No

- 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. Attachment A

Do all individuals that will be certifying documents meet the requirements detailed below? ☑ Yes ☐ No

- 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 Attachment B

1. What stage is the project starting at? ☑ Investigation ☐ Remediation

   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.

2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☐ No RIR not included

3. Please attach a short description of the overall development project, including:

   - 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			X
Chlorinated Solvents			
Other VOCs			X
SVOCs	X		
Metals	X	X	
Pesticides			
PCBs			
Other*			

***Please describe:** See Attachment C

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

Attachment C

- **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?*
(*answering No will result in an incomplete application) ☑ **Yes** ☐ **No**

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

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

Other: See Attachment C

Section IV. Property Information - See Instructions for Further Guidance Attachment D

PROPOSED SITE NAME 45 Commercial Street

ADDRESS/LOCATION 45 Commercial Street

CITY/TOWN Brooklyn, New York ZIP CODE 11222

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): New York

COUNTY Kings SITE SIZE (ACRES) 1.02

LATITUDE (degrees/minutes/seconds)	LONGITUDE (degrees/minutes/seconds)
40 ° 44 ‘ 13.1 “	73 ° 57 ‘ 28.6 “

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
45 Commercial Street		2472	70	1.02

1. Do the proposed site boundaries correspond to tax map metes and bounds? ☑ Yes ☐ No
   If no, please attach an accurate map of the propsed 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? ☐ Yes ☑ No
If yes, identify here and attach appropriate information.

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

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 Anne Carson Blair		
ADDRESS 535 Madison Avenue		Attachment E
CITY/TOWN New York, New York		ZIP CODE 10022
PHONE (212)310-9768	FAX Not Available	E-MAIL acarsonblair@parktowergroup.com
NAME OF REQUESTOR'S CONSULTANT Mimi Raygorodetsky, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.		
ADDRESS 360 West 31st Street, 8th Floor		
CITY/TOWN New York, New York		ZIP CODE 10001
PHONE (212)479-5400	FAX (212)579-5444	E-MAIL mraygorodetsky@langan.com
NAME OF REQUESTOR'S ATTORNEY Mark A. Chertok, Sive Paget & Riesel		
ADDRESS 560 Lexington Avenue, 15th Floor		
CITY/TOWN New York, New York		ZIP CODE 10022
PHONE (646)378-7228	FAX Not Available	E-MAIL mchertok@sprlaw.com

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

CURRENT OWNER'S NAME H Owner LLC		OWNERSHIP START DATE: 4/23/2018
ADDRESS 535 Madison Avenue		
CITY/TOWN New York, NY		ZIP CODE 10022
PHONE (212)310-9768	FAX Not Available	E-MAIL acarsonblair@parktowergroup.com
CURRENT OPERATOR'S NAME Consigli Construction Co., Inc.		
ADDRESS 333 Seventh Avenue, 17th Floor		
CITY/TOWN New York, New York		ZIP CODE 10001
PHONE (516)330-8067	FAX Not Available	E-MAIL rconner@consigli.com

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) Attachment F

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 Developer and affiliates

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? If yes, please provide: Order #_____ ☐ Yes ☑ No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide explanation as an attachment. ☐ Yes ☑ No

Section IX. Contact List Information

Attachment G

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 Attachment H

1. What is the current municipal zoning designation for the site? R6/R8/C2-4

   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? SEE ATTACHMENT H	☑ Yes ☐ No
5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary. SEE ATTACHMENT H	☑ 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. SEE ATTACHMENT H	☑ Yes ☐ No

XI. Statement of Certification and Signatures

(By requestor who is an individual)

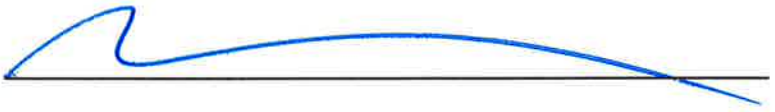
If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) 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 Authorized Signatory (title) of H Owner 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: Jan. 2, 2020 Signature: 

Print Name: Matthew Mayer

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:** _____

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 Authorized Signatory (title) of GPL Development 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: Jan. 2, 2020 Signature: _____

Print Name: Matthew Mayer

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:** _____

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 Authorized Signatory (title) of Greenpoint Landing Developers 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: Jan. 2, 2022 Signature: _____

Print Name: Matthew Mayer

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:** _____

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hererby 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 Authorized Signatory (title) of Greenpoint Storage Terminal 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: Jan. 2, 2020 Signature: _____

Print Name: Matthew Mayer

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:** _____

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 Authorized Signatory (title) of Greenpoint Landing Associates, L.L.C. (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: Jan. 2, 2024 Signature: _____

Print Name: Matthew Mayer

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.	☑ Yes ☐ No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	☑ Yes ☐ 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.	☐ Yes ☑ No
2. Is the property upside down or underutilized as defined below? Upside Down?	☐ Yes ☑ No
Underutilized?	☐ Yes ☑ No

From ECL 27-1405(31):

"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.

From 6 NYCRR 375-3.2(l) 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:

(l) "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

(1) the proposed use is at least 75 percent for industrial uses; or

(2) at which:

(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;

(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and

(iii) one or more of the following conditions exists, as certified by the applicant:

(a) property tax payments have been in arrears for at least five years immediately prior to the application;

(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

(c) there are no structures.

"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.

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.); Attachment H

☐ 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: 45 Commercial Street **Site Address:** 45 Commercial Street
City: Brooklyn, New York **County:** Kings **Zip:** 11222

Tax Block & Lot
Section (if applicable): **Block:** 2472 **Lot:** 70

Requestor Name: GPL Development LLC; H Owner LLC; Greenpoint Landing Developers LLC; Greenpoint Storage Terminal LLC; **Requestor Address:** 535 Madison Avenue
City: New York, New York **Zip:** 10022 **Email:** acarsonblair@parktowergroup.com

Requestor's Representative (for billing purposes)
Name: Anne Carson Blair **Address:** 535 Madison Avenue
City: New York, New York **Zip:** 10022 **Email:** acarsonblair@parktowergroup.com

Requestor's Attorney
Name: Mark A. Chertok, Sive Paget & Riesel **Address:** 560 Lexington Avenue, 15th Floor
City: New York, New York **Zip:** 10022 **Email:** mchertok@sprlaw.com

Requestor's Consultant
Name: Mimi Raygorodetsky, Langan Engineering, Environmental, Surveying, Landscape Arc **Address:** 360 West 31st Street, 8th Floor
City: New York, New York **Zip:** 10001 **Email:** mraygorodetsky@langan.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 A

SECTION I: REQUESTOR INFORMATION

The Requestors are New York limited liability companies. The Requestors and their members are listed below:

- GPL Development LLC
  - Sole member: Greenpoint Landing Associates, L.L.C.
    - Members: Alexandra Klein and Marian Klein
- H Owner LLC
  - Sole member: Greenpoint Landing Associates, L.L.C.
    - Members: Alexandra Klein and Marian Klein
- Greenpoint Landing Developers LLC
  - Sole member: Greenpoint Landing Associates, L.L.C.
    - Members: Alexandra Klein and Marian Klein
- Greenpoint Storage Terminal LLC
  - Sole member: Park Tower Management, Ltd
- Greenpoint Landing Associates, L.L.C.
  - Members: Alexandra Klein and Marian Klein

Copies of the entity information for the Requestors from the NYS Department of State Division of Corporations are included with this attachment. Copies of site access letters are included with this attachment.

ATTACHMENT A

SUPPORTING DOCUMENTATION

1. **NYS Department of State – Business Entity Information of:**
    a. GPL Development LLC
    b. H Owner LLC
    c. Greenpoint Landing Developers LLC
    d. Greenpoint Storage Terminal LLC
    e. Greenpoint Landing Associates, L.L.C.
2. **Site Access Letters from:**
    a. GPL Development LLC
    b. Greenpoint Landing Developers LLC
    c. Greenpoint Storage Terminal LLC
    d. Greenpoint Landing Associates, L.L.C.

H Owner LLC
45 Commercial Street
Brooklyn, NY 11222

GPL Development LLC
535 Madison Avenue, 35th Floor
New York, NY 10022

Re: Block 2472, Lot 70 ("Site")

This letter confirms that GPL Development LLC, their respective managers, officers, employees agents, representatives, and consultants have access to the above-referenced Site area to implement any investigation or remedial work required and/or authorized by the New York State Department of Environmental Conservation (NYSDEC) pursuant to the Brownfield Cleanup Program (BCP), the ability to place an environmental easement on the Site, and to otherwise comply with all obligations under the Brownfield Cleanup Agreement (BCA) from the date hereof until such time as the BCA is terminated or NYSDEC issues a Certificate of Completion ("COC").

Sincerely,

H Owner LLC

By: _____
Matthew W. Mayer
Authorized Representative

H Owner LLC
45 Commercial Street
Brooklyn, NY 11222

Greenpoint Landing Developers LLC
535 Madison Avenue, 35th Floor
New York, NY 10022

Re: Block 2472, Lot 70 ("Site")

This letter confirms that Greenpoint Landing Developers LLC, their respective managers, officers, employees agents, representatives, and consultants have access to the above-referenced Site area to implement any investigation or remedial work required and/or authorized by the New York State Department of Environmental Conservation (NYSDEC) pursuant to the Brownfield Cleanup Program (BCP), the ability to place an environmental easement on the Site, and to otherwise comply with all obligations under the Brownfield Cleanup Agreement (BCA) from the date hereof until such time as the BCA is terminated or NYSDEC issues a Certificate of Completion ("COC").

Sincerely,

H Owner LLC

By: _____

Matthew W. Mayer
Authorized Representative

H Owner LLC
45 Commercial Street
Brooklyn, NY 11222

Greenpoint Storage Terminal LLC
535 Madison Avenue, 35th Floor
New York, NY 10022

Re: Block 2472, Lot 70 ("Site")

This letter confirms that Greenpoint Storage Terminal LLC, their respective managers, officers, employees agents, representatives, and consultants have access to the above-referenced Site area to implement any investigation or remedial work required and/or authorized by the New York State Department of Environmental Conservation (NYSDEC) pursuant to the Brownfield Cleanup Program (BCP), the ability to place an environmental easement on the Site, and to otherwise comply with all obligations under the Brownfield Cleanup Agreement (BCA) from the date hereof until such time as the BCA is terminated or NYSDEC issues a Certificate of Completion ("COC").

Sincerely,

H Owner LLC

By: _____

Matthew W. Mayer
Authorized Representative

H Owner LLC
45 Commercial Street
Brooklyn, NY 11222

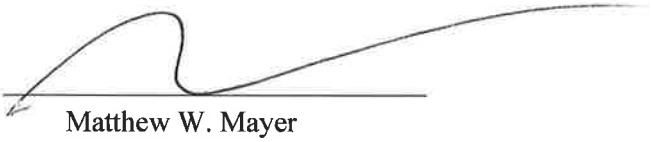
Greenpoint Landing Associates L.L.C.
535 Madison Avenue, 35th Floor
New York, NY 10022

Re: Block 2472, Lot 70 ("Site")

This letter confirms that Greenpoint Landing Associates L.L.C., their respective managers, officers, employees agents, representatives, and consultants have access to the above-referenced Site area to implement any investigation or remedial work required and/or authorized by the New York State Department of Environmental Conservation (NYSDEC) pursuant to the Brownfield Cleanup Program (BCP), the ability to place an environmental easement on the Site, and to otherwise comply with all obligations under the Brownfield Cleanup Agreement (BCA) from the date hereof until such time as the BCA is terminated or NYSDEC issues a Certificate of Completion ("COC").

Sincerely,

H Owner LLC

By: 

Matthew W. Mayer
Authorized Representative

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through October 31, 2019.

Selected Entity Name: GPL DEVELOPMENT LLC

Selected Entity Status Information

Current Entity Name:	GPL DEVELOPMENT LLC
DOS ID #:	5623039
Initial DOS Filing Date:	SEPTEMBER 18, 2019
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)

C/O UNITED CORPORATE SERVICES, INC.
10 BANK STREET, SUITE 560
WHITE PLAINS, NEW YORK, 10606

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
SEP 18, 2019	Actual	GPL DEVELOPMENT 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

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through November 6, 2019.

Selected Entity Name: H OWNER LLC

Selected Entity Status Information

Current Entity Name:	H OWNER LLC
DOS ID #:	4664791
Initial DOS Filing Date:	NOVEMBER 12, 2014
County:	WESTCHESTER
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)

C/O UNITED CORPORATE SERVICES, INC.
10 BANK STREET, SUITE 560
WHITE PLAINS, NEW YORK, 10606

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
NOV 12, 2014	Actual	H OWNER 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

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through November 6, 2019.

Selected Entity Name: GREENPOINT LANDING DEVELOPERS LLC

Selected Entity Status Information

Current Entity Name:	GREENPOINT LANDING DEVELOPERS LLC
DOS ID #:	4443423
Initial DOS Filing Date:	AUGUST 09, 2013
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)

C T CORPORATION SYSTEM
28 LIBERTY ST.
NEW YORK, NEW YORK, 10005

Registered Agent

C T CORPORATION SYSTEM
28 LIBERTY ST.
NEW YORK, NEW YORK, 10005

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
AUG 09, 2013	Actual	GREENPOINT LANDING DEVELOPERS 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

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through November 6, 2019.

Selected Entity Name: GREENPOINT STORAGE TERMINAL LLC

Selected Entity Status Information

Current Entity Name:	GREENPOINT STORAGE TERMINAL LLC
DOS ID #:	3280009
Initial DOS Filing Date:	NOVEMBER 10, 2005
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)

C T CORPORATION SYSTEM
28 LIBERTY ST.
NEW YORK, NEW YORK, 10005

Registered Agent

C T CORPORATION SYSTEM
28 LIBERTY ST.
NEW YORK, NEW YORK, 10005

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
NOV 10, 2005	Actual	GREENPOINT STORAGE TERMINAL 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

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through November 6, 2019.

Selected Entity Name: GREENPOINT LANDING ASSOCIATES, L.L.C.

Selected Entity Status Information

Current Entity Name:	GREENPOINT LANDING ASSOCIATES, L.L.C.
DOS ID #:	2887953
Initial DOS Filing Date:	MARCH 28, 2003
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)

C/O PARK TOWER MGMT LTD
535 MADISON AVE
35TH FL
NEW YORK, NEW YORK, 10022

Registered Agent

PARK TOWER RELATY CORP
ATTN CHAIRMAN
27TH FL 499 PARK AVE
NEW YORK, NEW YORK, 00000

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
OCT 22, 2003	Actual	GREENPOINT LANDING ASSOCIATES, L.L.C.
MAR 28, 2003	Actual	PARK TOWER GREENPOINT ASSOCIATES, L.L.C.

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

ATTACHMENT B

SECTION II: PROJECT DESCRIPTION

Item 3 Response

Purpose and Scope of Project

The purpose of the project is to develop a contaminated parcel of land into a mixed use residential and commercial development while implementing remedial measures that are protective of human health and the environment. The current development plan includes removal of contaminated soil/fill and construction of one mixed-use residential building with 374 residential units (100% affordable housing for families earning under 90% of the annual median income) and ground floor retail. The building will comprise a 6-story podium (no cellar) with a 22-story tower set back from Commercial Street. The building footprint is about 32,000 square feet in area and the remainder of the tax lot (12,600 square feet) will be open, landscaped space.

An E-Designation (E-317) for hazardous materials, noise, and air quality was placed on the site pursuant to the Revised Negative Declaration dated November 6, 2013 (CEQR No. 14DCP004K). This new E-Designation supercedes the E-Designation (E-138) previously assigned to the site in connection with the May 11, 2005 Greenpoint-Williamsburg Rezoning (04DCP003K).

Estimated Project Schedule

An estimated project schedule is included as an attachment. The remedial program is anticipated to begin with the remedial investigation in early 2020. The project is expected to obtain its Certificate of Completion by end of 2021.

ATTACHMENT B

SUPPORTING DOCUMENTATION

1. Estimated Project Schedule

Project Schedule
Brownfield Cleanup Program Application
45 Commercial Street
Brooklyn, New York

Item	Action	2019		2020										2021								
		NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
	45 Commercial Street																								
1	BCP Application and RIWP - Preparation and Submittal																								
2	NYSDEC Review/Completeness Determination																								
3	BCP Application and RIWP Public Comment Period																								
4	BCP Agreement																								
5	CPP - Preparation and Submittal																								
6	RI - Implementation																								
7	RIR and RAWP - Preparation and Submittal																								
8	RIR and RAWP - NYSDEC Review and Public Comment Period																								
9	RAWP Implementation/Construction																								
10	FER/SMP/EE and COC																								

Notes:
1. BCP = Brownfield Cleanup Program
2. NYSDEC = New York State Department of Environmental Conservation
3. RIWP = Remedial Investigation Work Plan
4. CPP = Citizen Participation Plan
5. RI = Remedial Investigation
6. RIR = Remedial Investigation Report
7. RAWP = Remedial Action Work Plan
8. FER = Final Engineering Report
9. SMP = Site Management Plan
10. EE= Environmental Easement
11. COC = Certificate of Completion

Assumptions
1. We assume NYSDEC will be the lead agency for environmental review; the New York City Office of Environmental Remediation will defer to OER for Hazardous Materials E-Designation reivew.
2. Permits for the new building will be obtained by others prior to approval of the RAWP by NYSDEC

ATTACHMENT C

SECTION III: PROPERTY'S ENVIRONMENTAL HISTORY

Item 1 Response

The following environmental reports and investigations were reviewed and are summarized below:

- *Phase I Environmental Site Assessment Report – Greenpoint Lumber Yard, Brooklyn, New York, prepared by AKRF, Inc. dated July 2001*
- *Supplemental Subsurface (Phase II) Investigation Report – Greenpoint Lumber Yard, Brooklyn, New York, prepared by AKRF, Inc., dated April 2004*
- *"Area-Wide" Remedial Investigation Report - Parcels D1, D2, E3, F, G, and H, prepared by Langan, dated May 19, 2014*
- *Subsurface Investigation – 45 Commercial Street, performed by Langan, dated September 2019*

<u>July 2001 Phase I Environmental Site *Assessment Report – Greenpoint Lumber Yard, Brooklyn, New York, prepared by AKRF, Inc.*</u>

AKRF, Inc. was retained by Park Tower Realty Corporation to perform an Environmental Site Assessment of a 21-acre former lumber yard (including lands underwater) in the Greenpoint neighborhood of Brooklyn, New York. The upland acres that comprise the former lumber yard are the Greenpoint Landing development property and include the site.

Coal and lumber storage were the primary uses of the 21-acre subject property (including the site) for more than 100 years from the late 1800s until about 1980, when the lumber yard operations were phased out and the owner (Lumber Exchange Terminal, Inc.) began to lease portions of the subject property to tenants for materials and heavy construction equipment and machinery storage. At the time of the Phase I Environmental Site Assessment (ESA), the site used for truck/vehicle parking and the storage of scaffolding materials.

The Phase I ESA concluded that releases of petroleum or hazardous substances may be present on the former lumber yard (including the site) as the result of historical uses of the subject property and surrounding area. Several 55-gallon drums of lube oil and car maintenance activities (minor auto repairs, truck washing, and tire changes) were observed on the site during the Phase I site reconnaissance.

April 2004 Supplemental Subsurface (Phase II) Investigation Report- Greenpoint Lumber Yard, Brooklyn, New York, prepared by AKRF, Inc.

This Phase II Investigation Report included findings from the *Phase II Site Investigation Report, prepared by AKRF, dated October 2, 2001*. This subsurface investigation was performed across the larger Greenpoint Landing development property and included the completion of two soil borings (B15 and MW15A) and one groundwater monitoring well (MW15A), and collection of four soil samples and one groundwater sample within the site. Soil samples were analyzed for volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), pesticides, and target analyte list (TAL) metals. Groundwater samples were analyzed for VOCs, SVOCs, pesticides, PCBs, and TAL metals. Sample locations are shown on Figures C1 through C-3.

- Historic fill was identified in both borings completed at the site and was composed of varying amounts of sand, silt, and gravel with brick, coal, concrete, slag, and wood. Historic fill was observed immediately below the asphalt and concrete cap to boring termination depths of about 15 feet bgs in boring B15 and about 10 feet bgs in MW15A.
- No VOCs exceeded the New York State Department of Environmental Conservation (NYSDEC) Part 375-6.8(b) Unrestricted Use (UU) or NYSDEC Part 375-6.8(b) Restricted Use Restricted-Residential (RURR) Soil Cleanup Objectives (SCOs).
- Seven semivolatile organic compounds (SVOCs) (benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, and ideno(1,2-c,d)pyrene) exceeded the UU and/or RURR SCOs in soil samples collected from boring MW15A. Total SVOCs were detected at a concentration of 49.55 milligrams per kilogram (mg/kg) in MW15A. No SVOCs exceeded UU and/or RURR SCOs in soil samples collected from B15. Total PCBs exceeded the UU SCO (but not the RURR SCO) in a soil sample collected from the 0.5- to 2- foot interval in boring B15. Two pesticides, 4,4'-DDD and 4,4'-DDE, exceeded the UU SCOs (but not the RURR SCO) in soil samples collected from the 0.5- to 2-foot interval in MW15A. Metals (including copper, lead, mercury, nickel, and/or zinc) exceeded the UU and/or RURR SCOs in all soil samples with the exception of one soil sample collected from the 8- to 9-foot interval in boring B15.
- VOCs, SVOCs, PCBs, and pesticides were not detected in the groundwater sample collected from MW15A. Three metals (iron, manganese, and sodium) exceeded the 6 New York Codes, Rules, and Regulations (NYCRR) Part 703.5, which are included in the NYSDEC Technical Operational and Guidance Series (TOGS) Ambient Water Quality Standards and Guidance Values (SGVs) for Class GA waters (collectively referred to as

NYSDEC SGVs) at total and dissolved concentrations in MW15.

May 19, 2014 "Area-Wide" Remedial Investigation Report - Parcels D1, D2, E3, F, G, and H, Brooklyn, New York, prepared by Langan

This RIR included findings from the *Interim Phase 1 RIR for Parcels D1, D2, E3, F, G, and H, Brooklyn, New York, prepared by Langan, dated January 17, 2014* and the *Interim Phase 2 RIR for Parcels D1, D2, E3, F, G, and H, Brooklyn, New York, prepared by Langan, dated April 4, 2014.* This investigation was completed across six development parcels within the Greenpoint Landing development property and included the completion of one soil boring and groundwater monitoring well (SB-20/MW20) and one soil vapor point (SV-9), and the collection of three soil samples, one groundwater sample, and one soil vapor sample within the site. Soil samples were analyzed for VOCs, SVOCs, PCBs, pesticides, and TAL metals. Groundwater samples were analyzed for VOCs, SVOCs, pesticides, PCBs, and TAL metals.

- Historic fill identified in the soil boring was composed of varying amounts of sand, silt, gravel, and clay with ash, coal, and concrete and was observed directly below the concrete cap to a depth of about 10 feet bgs. Historic fill was underlain by native soil composed of varying amounts of sand, silt, and clay to a boring termination depth of about 15 feet bgs.
- No VOCs were detected above the UU or RURR SCOs. Eight SVOCs (3-methylphenol/4-methylphenol, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, and ideno(1,2,3-cd)pyrene) exceeded the UU and/or RURR SCOs in one or both soil samples. Total SVOCs were detected at a maximum concentration of 219.16 mg/kg in a sample collected from the 0- to 2-foot interval in boring SB-20. Five metals (arsenic, copper, lead, mercury, and zinc) exceeded the UU SCOs in one or both soil samples; lead also exceeded the RURR SCO in soil collected from the 3- to 5-foot depth interval in boring SB-20. Pesticides and herbicides were not detected in soil samples.
- VOCs and SVOCs were not detected above the NYSDEC TOGS SGVs. PCBs, pesticides, and herbicides were not detected in groundwater. Four metals (iron, magnesium, manganese, and sodium) exceeded the NYSDEC TOGS SGVs at total and dissolved concentrations in MW20.
- Thirteen petroleum, ketone, and solvent-related VOCs (including 2,2,4-trimethylpentane, 2-butanone, acetone, benzene, carbon disulfide, chloromethane, cyclohexane, heptane, n-hexane, p- & m-xylene, propylene, toluene, and trichlorofluoromethane) were detected

in soil vapor collected from SV-9; however, no New York State Department of Health (NYSDOH) standards or guidance values exist for these compounds.

- Soil vapor sample SV-9 was evaluated using the New York State Department of Health (NYSDOH) Guidance for Evaluating Soil Vapor Intrusion. The NYSDOH Guidance document contains Decision Matrices that evaluate eight VOCs – carbon tetrachloride, trichloroethene (TCE), cis-1,2-dichloroethene, 1,1-dichloroethene, tetrachloroethene (PCE), 1,1,1-trichloroethane, methylene chloride, and vinyl chloride. None of the 8 VOCs were detected in soil vapor sample SV-9. The NYSDOH Guidance also include Air Guideline Values (AGVs) for three VOCs (methylene chloride, PCE, and TCE); none of the compounds with 3 VOCs were detected in soil vapor sample SV-9.

September 2019 Subsurface Investigation – 45 Commercial Street, performed by Langan

This investigation was performed on the site only and included the completion of 15 soil borings (LB01 through LB15) and collection of 32 soil samples (including quality assurance/quality control [QA/QC] samples). Soil samples were analyzed for VOCs, SVOCs, and TAL metals.

- Historic fill identified in the soil borings was composed of varying amounts of sand, silt and gravel, with ash, asphalt, coal, concrete, wood, and slag and was observed directly below the concrete and asphalt cap to a depth of about 15 feet bgs.
- Two VOCs (acetone and total xylenes) exceeded the UU but not the RURR SCOs in one or more soil samples.
- Eight SVOCs (3-methylphenol/4-methylphenol, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene) exceeded the UU and/or RURR SCOs in one or more soil samples. With the exception of 3-methylphenol/4-methylphenol, all SVOCs were detected in at least one boring at concentrations exceeding the RURR SCOs.
- Seven inorganics (including arsenic, trivalent chromium, copper, lead, mercury, nickel, and zinc) exceeded the UU and/or RURR SCOs in one or more soil samples. Of these inorganics, arsenic, copper, lead, mercury, and nickel were detected at concentrations exceeding the RURR SCOs in one or more soil samples.
- Based on field observations and review of analytical data that identified staining, odors and PID readings in one boring and the detection of one petroleum related compound (total xylenes) in soil; a spill was reported to NYSDEC (Spill No. 1906491).

Item 2 Response

Laboratory analytical data reports for soil from the September 2019 Subsurface Investigation completed by Langan are included in this attachment. Laboratory analytical data reports for soil, groundwater, and vapor from the May 2014 RI are included in Appendix I, J, K, and L of the Remedial Investigation Report (RIR) included in this attachment. Laboratory analytical data reports for soil and groundwater from the April 2004 Supplemental Subsurface (Phase II) Investigation are included as in Appendix C of the April 2004 Supplemental Subsurface (Phase II) Investigation Report included in this attachment.

Item 3 Response

Soil

The soil analytical results were compared to the Unrestricted Use SCOs and Restricted-Use

Restricted Residential SCOs. The soil results are presented in Tables C-1 and C-2 and Figure C-1.

The following contaminants were detected at concentrations exceeding Unrestricted Use and/or Restricted-Use Restricted Residential SCOs; analytes exceeding the Restricted-Use Restricted Residential SCOs are **bolded**:

- VOCs: Acetone and total xylenes
- SVOCs: 3-methylphenol/4-methylphenol, (m&p cresol), **benzo(a)anthracene**, **benzo(a)pyrene**, **benzo(b)fluoranthene**, **benzo(k)fluoranthene**, **chrysene**, **dibenz(a,h)anthracene**, **indeno(1,2,3-c,d)pyrene**, and naphthalene.
- Pesticides: 4,4'-DDD and 4,4'-DDE
- PCBs: Total PCBs
- Metals: **Arsenic**, **barium**, trivalent chromium, **copper**, **lead**, **mercury**, nickel, selenium, silver, and zinc

Groundwater

The groundwater results are presented in Figure C-2 and are summarized below by analyte category. The following contaminants were detected at concentrations exceeding the NYSDEC SGVs:

- VOCs: None
- SVOCs: None
- PCBs: None
- Pesticides: None
- Metals (total and dissolved): Iron, magnesium, manganese, and sodium

Soil Vapor

Thirteen petroleum, ketone, and/or solvent-related VOCs (including 2,2,4-trimethylpentane, 2-butanone, acetone, benzene, carbon disulfide, chloromethane, cyclohexane, heptane, n-hexane, p- & m-xylene, propylene, toluene, and trichlorofluoromethane) were detected in soil vapor collected from SV-9.

Soil vapor sample SV-9 was evaluated using the NYSDOH Guidance for Evaluating Soil Vapor Intrusion. The NYSDOH Guidance document contains Decision Matrices that evaluate eight VOCs – carbon tetrachloride, TCE, cis-1,2-dichloroethene, 1,1-dichloroethene, PCE, 1,1,1-trichloroethane, methylene chloride, and vinyl chloride. None of the 8 VOCs were detected in soil vapor sample SV-9. The NYSDOH Guidance also include AGVs for three VOCs (methylene chloride, PCE, and TCE); none of the compounds with 3 VOCs were detected in soil vapor sample SV-9.

The soil vapor results are presented in Figure C-3.

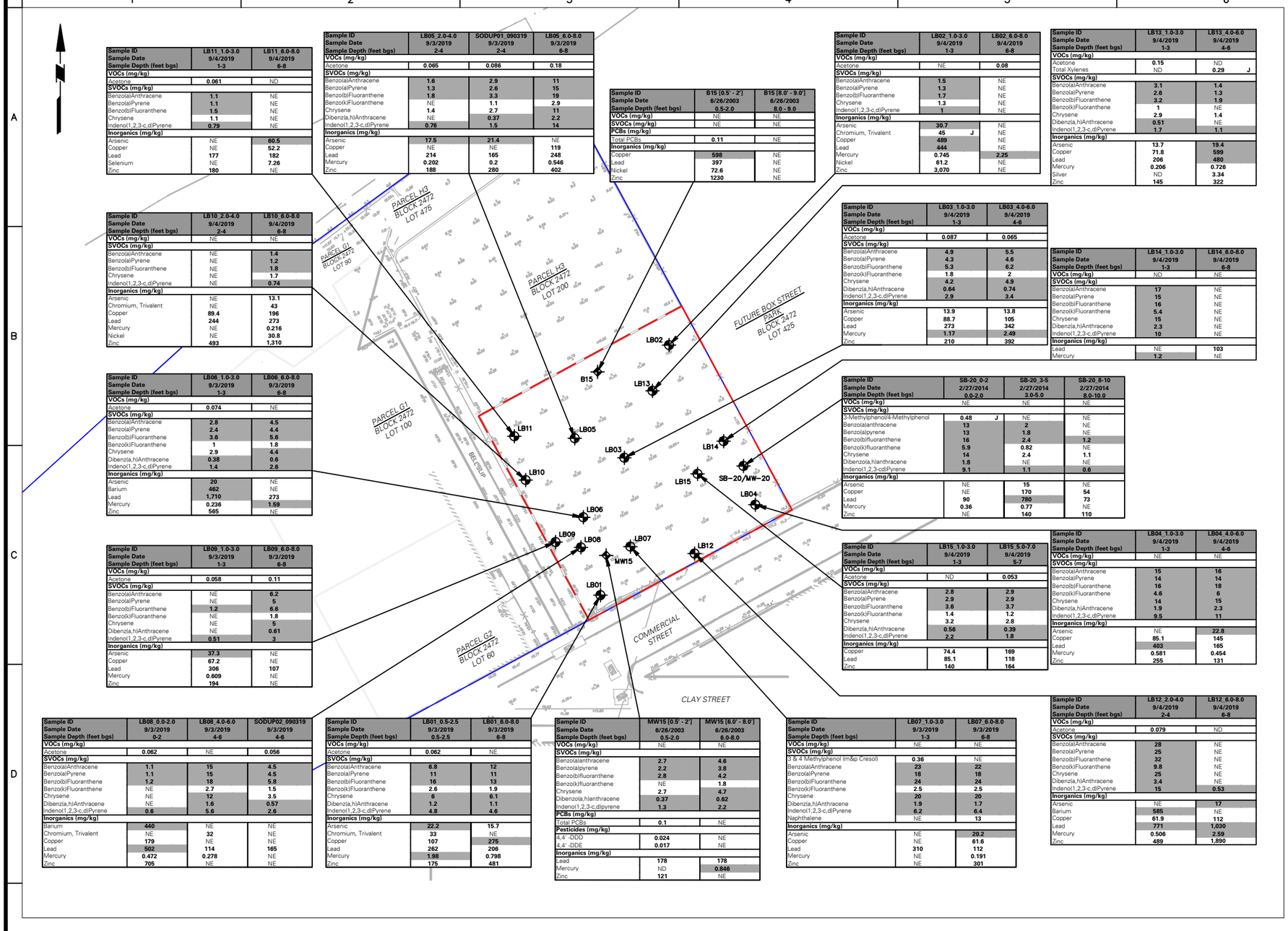
Item 4 Response

Coal and lumber storage were the primary uses of the site for more than 100 years from the late 1800s until about 1980. At the time of the Phase I ESA in 2001, the site was used for truck/vehicle parking and the storage of scaffolding materials. The site is currently used to store construction trailers and materials for the ongoing Parcel H3 redevelopment.

ATTACHMENT C

SUPPORTING DOCUMENTATION

1. **Figures**
    a. Figure C-1 – Soil Sample Locations and Analytical Results Map
    b. Figure C-2 – Groundwater Sample Locations and Analytical Results Map
    c. Figure C-3 – Soil Vapor Sample Locations and Analytical Results Map
2. **Tables**
    a. Table C-1 – Soil Sample Analytical Results Summary – VOCs & SVOCs
    b. Table C-2 – Soil Sample Analytical Results Summary - Inorganics
    c. Table C-3 – Groundwater Sample Analytical Results Summary
    d. Table C-4 - Soil Vapor Sample Analytical Results Summary
3. **Phase I Environmental Site Assessment Report (AKRF, July 2001) (ON CD)**
4. **Supplemental Subsurface (Phase II) Investigation Report (AKRF, April 2004) (ON CD)**
5. **Remedial Investigation Report (Langan, May 2014) (ON CD)**
6. **Subsurface Investigation Documentation (Langan, September 2019) (ON CD)**



Sample ID	LB11_1.0-3.0	LB11_6.0-8.0
Sample Date	9/4/2019	9/4/2019
Sample Depth (feet bgs)	1-3	6-8
VOCs (mg/kg)		
Acetone	0.061	ND
SVOCs (mg/kg)		
Benzo(a)Anthracene	1.1	NE
Benzo(a)Pyrene	1.1	NE
Benzo(b)Fluoranthene	1.5	NE
Chrysene	1.1	NE
Indeno(1,2,3-c,d)Pyrene	0.79	NE
Inorganics (mg/kg)		
Arsenic	NE	60.5
Copper	NE	52.2
Lead	177	182
Selenium	NE	7.26
Zinc	180	NE

Sample ID	LB05_2.0-4.0	SODUP01_090319	LB05_6.0-8.0
Sample Date	9/3/2019	9/3/2019	9/3/2019
Sample Depth (feet bgs)	2-4	2-4	6-8
VOCs (mg/kg)			
Acetone	0.065	0.086	0.18
SVOCs (mg/kg)			
Benzo(a)Anthracene	1.6	2.9	11
Benzo(a)Pyrene	1.3	2.6	15
Benzo(b)Fluoranthene	1.8	3.3	19
Benzo(k)Fluoranthene	NE	1.1	2.9
Chrysene	1.4	2.7	11
Dibenz(a,h)Anthracene	NE	0.37	2.2
Indeno(1,2,3-c,d)Pyrene	0.76	1.5	14
Inorganics (mg/kg)			
Arsenic	17.5	21.4	NE
Copper	NE	NE	119
Lead	214	165	248
Mercury	0.202	0.2	0.546
Zinc	188	280	402

Sample ID	B15 [0.5' - 2']	B15 [8.0' - 9.0']
Sample Date	6/26/2003	6/26/2003
Sample Depth (feet bgs)	0.5-2.0	8.0 - 9.0
VOCs (mg/kg)	NE	NE
SVOCs (mg/kg)	NE	NE
PCBs (mg/kg)		
Total PCBs	0.11	NE
Inorganics (mg/kg)		
Copper	598	NE
Lead	397	NE
Nickel	72.6	NE
Zinc	1230	NE

Sample ID	LB02_1.0-3.0	LB02_6.0-8.0
Sample Date	9/4/2019	9/4/2019
Sample Depth (feet bgs)	1-3	6-8
VOCs (mg/kg)		
Acetone	NE	0.08
SVOCs (mg/kg)		
Benzo(a)Anthracene	1.5	NE
Benzo(a)Pyrene	1.3	NE
Benzo(b)Fluoranthene	1.7	NE
Chrysene	1.3	NE
Indeno(1,2,3-c,d)Pyrene	1	NE
Inorganics (mg/kg)		
Arsenic	30.7	NE
Chromium, Trivalent	45 J	NE
Copper	489	NE
Lead	444	NE
Mercury	0.745	2.25
Nickel	61.2	NE
Zinc	3,070	NE

Sample ID	LB13_1.0-3.0	LB13_4.0-6.0
Sample Date	9/4/2019	9/4/2019
Sample Depth (feet bgs)	1-3	4-6
VOCs (mg/kg)		
Acetone	0.15	ND
Total Xylenes	ND	0.29 J
SVOCs (mg/kg)		
Benzo(a)Anthracene	3.1	1.4
Benzo(a)Pyrene	2.6	1.3
Benzo(b)Fluoranthene	3.2	1.9
Benzo(k)Fluoranthene	1	NE
Chrysene	2.9	1.4
Dibenz(a,h)Anthracene	0.51	NE
Indeno(1,2,3-c,d)Pyrene	1.7	1.1
Inorganics (mg/kg)		
Arsenic	13.7	19.4
Copper	71.8	599
Lead	206	480
Mercury	0.206	0.725
Silver	ND	3.34
Zinc	145	322

Sample ID	LB03_1.0-3.0	LB03_4.0-6.0
Sample Date	9/4/2019	9/4/2019
Sample Depth (feet bgs)	1-3	4-6
VOCs (mg/kg)		
Acetone	0.087	0.065
SVOCs (mg/kg)		
Benzo(a)Anthracene	4.9	5.5
Benzo(a)Pyrene	4.3	4.6
Benzo(b)Fluoranthene	5.3	6.2
Benzo(k)Fluoranthene	1.8	2
Chrysene	4.2	4.9
Dibenz(a,h)Anthracene	0.64	0.74
Indeno(1,2,3-c,d)Pyrene	2.9	3.4
Inorganics (mg/kg)		
Arsenic	13.9	13.8
Copper	88.7	105
Lead	273	342
Mercury	1.17	2.49
Zinc	210	392

Sample ID	LB14_1.0-3.0	LB14_6.0-8.0
Sample Date	9/4/2019	9/4/2019
Sample Depth (feet bgs)	1-3	6-8
VOCs (mg/kg)	ND	NE
SVOCs (mg/kg)		
Benzo(a)Anthracene	17	NE
Benzo(a)Pyrene	15	NE
Benzo(b)Fluoranthene	16	NE
Benzo(k)Fluoranthene	5.4	NE
Chrysene	15	NE
Dibenz(a,h)Anthracene	2.3	NE
Indeno(1,2,3-c,d)Pyrene	10	NE
Inorganics (mg/kg)		
Lead	NE	103
Mercury	1.2	NE

Sample ID	LB06_1.0-3.0	LB06_6.0-8.0
Sample Date	9/3/2019	9/3/2019
Sample Depth (feet bgs)	1-3	6-8
VOCs (mg/kg)		
Acetone	0.074	NE
SVOCs (mg/kg)		
Benzo(a)Anthracene	2.8	4.5
Benzo(a)Pyrene	2.4	4.4
Benzo(b)Fluoranthene	3.6	5.6
Benzo(k)Fluoranthene	1	1.8
Chrysene	2.9	4.4
Dibenz(a,h)Anthracene	0.38	0.6
Indeno(1,2,3-c,d)Pyrene	1.4	2.6
Inorganics (mg/kg)		
Arsenic	20	NE
Barium	462	NE
Lead	1,710	273
Mercury	0.236	1.59
Zinc	565	NE

Sample ID	SB-20_0-2	SB-20_3-5	SB-20_8-10
Sample Date	2/27/2014	2/27/2014	2/27/2014
Sample Depth (feet bgs)	0.0-2.0	3.0-5.0	8.0-10.0
VOCs (mg/kg)	NE	NE	NE
SVOCs (mg/kg)			
3-Methylphenol/4-Methylphenol	0.48 J	NE	NE
Benzo(a)anthracene	13	2	NE
Benzo(a)pyrene	13	1.8	NE
Benzo(b)fluoranthene	16	2.4	1.2
Benzo(k)fluoranthene	5.9	0.82	NE
Chrysene	14	2.4	1.1
Dibenzo(a,h)anthracene	1.8	NE	NE
Indeno(1,2,3-cd)Pyrene	9.1	1.1	0.6
Inorganics (mg/kg)			
Arsenic	NE	15	NE
Copper	NE	170	54
Lead	90	780	73
Mercury	0.36	0.77	NE
Zinc	NE	140	110

Sample ID	LB09_1.0-3.0	LB09_6.0-8.0
Sample Date	9/3/2019	9/3/2019
Sample Depth (feet bgs)	1-3	6-8
VOCs (mg/kg)		
Acetone	0.058	0.11
SVOCs (mg/kg)		
Benzo(a)Anthracene	NE	6.2
Benzo(a)Pyrene	NE	5
Benzo(b)Fluoranthene	1.2	6.6
Benzo(k)Fluoranthene	NE	1.8
Chrysene	NE	5
Dibenz(a,h)Anthracene	NE	0.61
Indeno(1,2,3-c,d)Pyrene	0.51	3
Inorganics (mg/kg)		
Arsenic	37.3	NE
Copper	67.2	NE
Lead	306	107
Mercury	0.609	NE
Zinc	194	NE

Sample ID	LB15_1.0-3.0	LB15_5.0-7.0
Sample Date	9/4/2019	9/4/2019
Sample Depth (feet bgs)	1-3	5-7
VOCs (mg/kg)		
Acetone	ND	0.053
SVOCs (mg/kg)		
Benzo(a)Anthracene	2.8	2.9
Benzo(a)Pyrene	2.9	2.9
Benzo(b)Fluoranthene	3.6	3.7
Benzo(k)Fluoranthene	1.4	1.2
Chrysene	3.2	2.8
Dibenz(a,h)Anthracene	0.56	0.39
Indeno(1,2,3-c,d)Pyrene	2.2	1.8
Inorganics (mg/kg)		
Copper	74.4	169
Lead	85.1	118
Zinc	140	164

Sample ID	LB04_1.0-3.0	LB04_4.0-6.0
Sample Date	9/4/2019	9/4/2019
Sample Depth (feet bgs)	1-3	4-6
VOCs (mg/kg)	NE	NE
SVOCs (mg/kg)		
Benzo(a)Anthracene	15	16
Benzo(a)Pyrene	14	14
Benzo(b)Fluoranthene	16	18
Benzo(k)Fluoranthene	4.6	6
Chrysene	14	15
Dibenz(a,h)Anthracene	1.9	2.3
Indeno(1,2,3-c,d)Pyrene	9.5	11
Inorganics (mg/kg)		
Arsenic	NE	22.8
Copper	85.1	145
Lead	403	165
Mercury	0.581	0.454
Zinc	255	131

Sample ID	LB08_0.0-2.0	LB08_4.0-6.0	SODUP02_090319
Sample Date	9/3/2019	9/3/2019	9/3/2019
Sample Depth (feet bgs)	0-2	4-6	4-6
VOCs (mg/kg)			
Acetone	0.062	NE	0.056
SVOCs (mg/kg)			
Benzo(a)Anthracene	1.1	15	4.5
Benzo(a)Pyrene	1.1	15	4.5
Benzo(b)Fluoranthene	1.2	18	5.8
Benzo(k)Fluoranthene	NE	2.7	1.5
Chrysene	NE	12	3.5
Dibenz(a,h)Anthracene	NE	1.6	0.57
Indeno(1,2,3-c,d)Pyrene	0.6	5.6	2.6
Inorganics (mg/kg)			
Barium	440	NE	NE
Chromium, Trivalent	NE	32	NE
Copper	179	NE	NE
Lead	502	114	165
Mercury	0.472	0.278	NE
Zinc	705	NE	NE

Sample ID	LB01_0.5-2.5	LB01_6.0-8.0
Sample Date	9/3/2019	9/3/2019
Sample Depth (feet bgs)	0.5-2.5	6-8
VOCs (mg/kg)		
Acetone	0.062	NE
SVOCs (mg/kg)		
Benzo(a)Anthracene	6.8	12
Benzo(a)Pyrene	11	11
Benzo(b)Fluoranthene	16	13
Benzo(k)Fluoranthene	2.6	1.9
Chrysene	9	6.1
Dibenz(a,h)Anthracene	1.2	1.1
Indeno(1,2,3-c,d)Pyrene	4.8	4.6
Inorganics (mg/kg)		
Arsenic	22.2	15.7
Chromium, Trivalent	33	NE
Copper	107	275
Lead	262	206
Mercury	1.98	0.798
Zinc	175	481

Sample ID	MW15 [0.5' - 2']	MW15 [6.0' - 8.0']
Sample Date	6/26/2003	6/26/2003
Sample Depth (feet bgs)	0.5-2.0	6.0-8.0
VOCs (mg/kg)	NE	NE
SVOCs (mg/kg)		
Benzo(a)anthracene	2.7	4.6
Benzo(a)pyrene	2.2	3.8
Benzo(b)fluoranthene	2.8	4.2
Benzo(k)fluoranthene	NE	1.8
Chrysene	2.7	4.7
Dibenzo(a,h)anthracene	0.37	0.62
Indeno(1,2,3-c,d)pyrene	1.3	2.2
PCBs (mg/kg)		
Total PCBs	0.1	NE
Pesticides (mg/kg)		
4,4'-DDD	0.024	NE
4,4'-DDE	0.017	NE
Inorganics (mg/kg)		
Lead	178	178
Mercury	ND	0.846
Zinc	121	NE

Sample ID	LB07_1.0-3.0	LB07_6.0-8.0
Sample Date	9/3/2019	9/3/2019
Sample Depth (feet bgs)	1-3	6-8
VOCs (mg/kg)	NE	NE
SVOCs (mg/kg)		
3 & 4 Methylphenol (m&p Cresol)	0.36	NE
Benzo(a)Anthracene	23	22
Benzo(a)Pyrene	18	18
Benzo(b)Fluoranthene	24	24
Benzo(k)Fluoranthene	2.5	2.5
Chrysene	20	20
Dibenz(a,h)Anthracene	1.9	1.7
Indeno(1,2,3-c,d)Pyrene	6.2	6.4
Naphthalene	NE	13
Inorganics (mg/kg)		
Arsenic	NE	20.2
Copper	NE	61.6
Lead	310	112
Mercury	NE	0.191
Zinc	NE	301

Sample ID	LB12_2.0-4.0	LB12_6.0-8.0
Sample Date	9/4/2019	9/4/2019
Sample Depth (feet bgs)	2-4	6-8
VOCs (mg/kg)		
Acetone	0.079	ND
SVOCs (mg/kg)		
Benzo(a)Anthracene	28	NE
Benzo(a)Pyrene	25	NE
Benzo(b)Fluoranthene	32	NE
Benzo(k)Fluoranthene	9.8	NE
Chrysene	25	NE
Dibenz(a,h)Anthracene	3.4	NE
Indeno(1,2,3-c,d)Pyrene	15	0.53
Inorganics (mg/kg)		
Arsenic	NE	17
Barium	585	NE
Copper	61.9	112
Lead	771	1,030
Mercury	0.506	2.59
Zinc	489	1,890

LEGEND:

- APPROXIMATE DEVELOPMENT PROPERTY BOUNDARY
- APPROXIMATE SITE BOUNDARY
- APPROXIMATE TAX LOT BOUNDARY
- LB01 — APPROXIMATE SOIL BORING LOCATION AND ID
- B15 — PREVIOUS SOIL BORING AND MONITORING WELL LOCATION AND ID (AKRF PHASE II, 2004)
- SB-20/MW-20 — PREVIOUS SOIL BORING AND MONITORING WELL LOCATION AND ID (LANGAN REMEDIAL INVESTIGATION, 2014)

NOTES:

1. BASE MAP SOURCES: TOPOGRAPHIC BOUNDARY & UTILITY SURVEY DRAWING, DATED MAY 25, 2018, PREPARED BY LANGAN.
2. NORTH ARROW SHOWS TRUE NORTH.
3. ELEVATIONS SHOWN IN THE FIGURE ARE BASED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), WHICH IS APPROXIMATELY 1.1 FEET ABOVE MEAN SEA LEVEL DATUM AT SANDY HOOK, NEW JERSEY AS DEFINED BY THE UNITED STATES GEOLOGIC SURVEY (USGS NGVD 1929).
4. SOIL SAMPLE ANALYTICAL RESULTS ARE COMPARED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TITLE 6 OF THE COMPILATION OF NEW YORK CODES, RULES AND REGULATIONS (NYCRR) PART 375 UNRESTRICTED USE (UU) AND RESTRICTED USE-RESTRICTED RESIDENTIAL (RURR) SOIL CLEANUP OBJECTIVES (SCOs).
5. ONLY DETECTED ANALYTES ARE SHOWN.
6. SAMPLES EXCEEDING THE NYSDEC PART 375 UU SCOs ARE BOLDED.
7. SAMPLES EXCEEDING THE NYSDEC PART 375 RURR SCOs ARE SHADED AND BOLDED.
8. mg/kg = MILLIGRAMS PER KILOGRAM
9. VOCs = VOLATILE ORGANIC COMPOUNDS
10. SVOCs = SEMIVOLATILE ORGANIC COMPOUNDS
11. PCBs = POLYCHLORINATED BIPHENYLS
12. bgs = BELOW GRADE SURFACE
13. ND = NOT DETECTED
14. NE = NON-EXCEEDANCE
15. J = THE ANALYTE WAS POSITIVELY IDENTIFIED AND THE ASSOCIATED NUMERICAL VALUE IS THE APPROXIMATE CONCENTRATION OF THE ANALYTE IN THE SAMPLE.

ANALYTE	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs
VOCs (mg/kg)		
Acetone	0.05	100
Total Xylenes	0.26	100
SVOCs (mg/kg)		
3 & 4 Methylphenol (m&p Cresol)	0.33	100
Benzo(a)Anthracene	1	1
Benzo(a)Pyrene	1	1
Benzo(b)Fluoranthene	1	1
Benzo(k)Fluoranthene	0.8	3.9
Chrysene	1	3.9
Dibenz(a,h)Anthracene	0.33	0.33
Indeno(1,2,3-c,d)Pyrene	0.5	0.5
Naphthalene	12	100
Inorganics (mg/kg)		
Arsenic	13	16
Barium	350	400
Chromium, Trivalent	30	180
Copper	50	270
Lead	63	400
Mercury	0.18	0.81
Nickel	30	310
Selenium	3.9	180
Silver	2	180
Zinc	109	10,000
Pesticides (mg/kg)		
4,4'-DDD	0.0033	13
4,4'-DDE	0.0033	8.9
PCBs (mg/kg)		
Total PCBs	0.1	1

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

100 0 50 100
SCALE IN FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

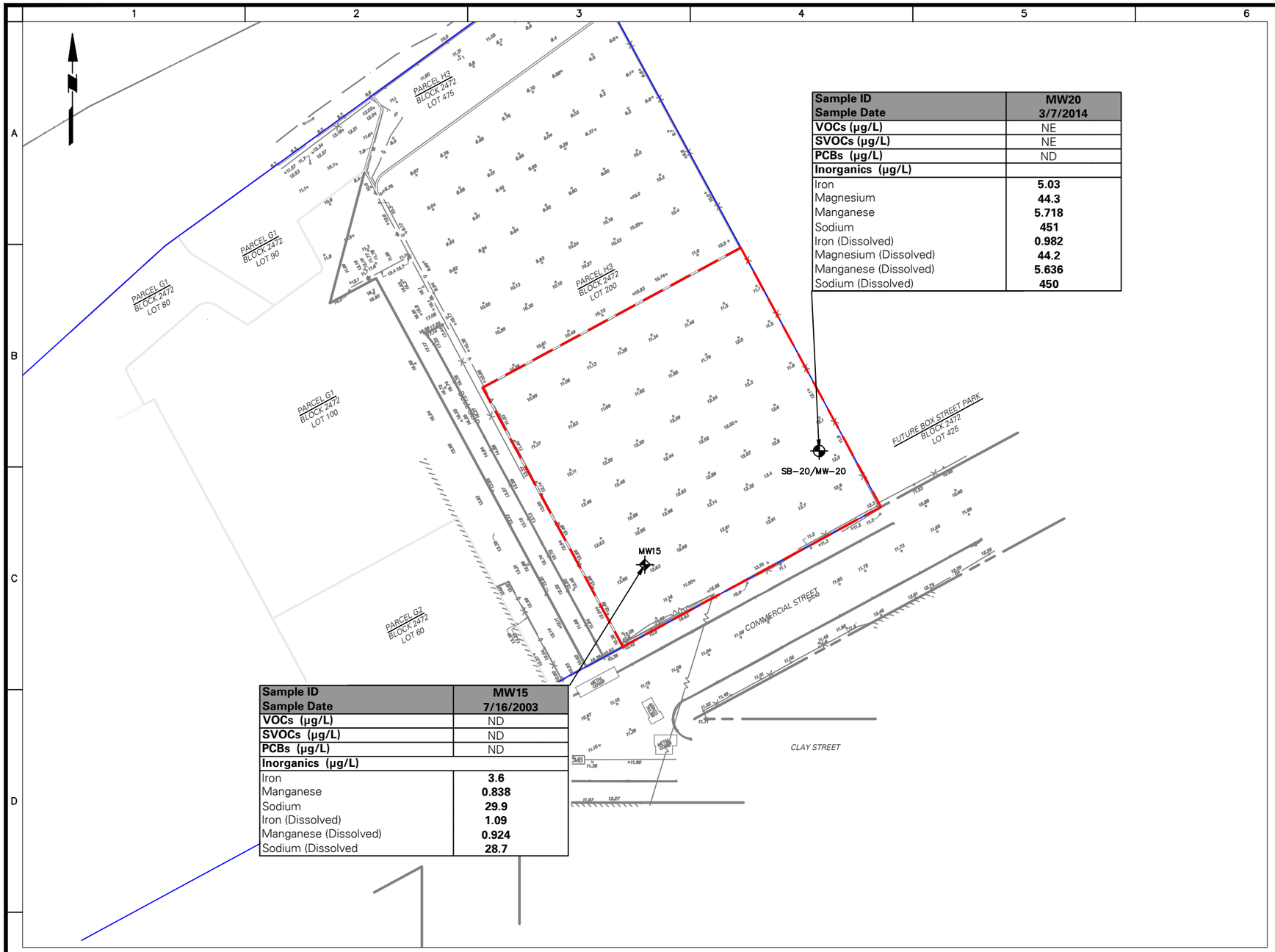
Project: 45 COMMERCIAL STREET
BLOCK No. 2472, LOT No. 70
BROOKLYN
KINGS COUNTY NEW YORK

Figure Title: SOIL SAMPLE LOCATIONS AND ANALYTICAL RESULTS MAP

Project No. 170229024
Date 10/23/2019
Drawn By MA
Checked By WK

Figure No. C-1

Filename: \\langan.com\data\NYC\data0\170229024\Project Data\CAD\24\SheetFiles\Environmental\BCP Application\Figure 1 - Previous Soil Sample Locations and Analytical Results Map.dwg Date: 11/1/2019 Time: 13:42 User: wkim Style Table: Langan.stb Layout: ANSIB-BL



Sample ID Sample Date	MW20 3/7/2014
VOCs (µg/L)	NE
SVOCs (µg/L)	NE
PCBs (µg/L)	ND
Inorganics (µg/L)	
Iron	**5.03**
Magnesium	**44.3**
Manganese	**5.718**
Sodium	**451**
Iron (Dissolved)	**0.982**
Magnesium (Dissolved)	**44.2**
Manganese (Dissolved)	**5.636**
Sodium (Dissolved)	**450**

Sample ID Sample Date	MW15 7/16/2003
VOCs (µg/L)	ND
SVOCs (µg/L)	ND
PCBs (µg/L)	ND
Inorganics (µg/L)	
Iron	**3.6**
Manganese	**0.838**
Sodium	**29.9**
Iron (Dissolved)	**1.09**
Manganese (Dissolved)	**0.924**
Sodium (Dissolved	**28.7**

LEGEND:

- APPROXIMATE DEVELOPMENT PROPERTY BOUNDARY
- APPROXIMATE SITE BOUNDARY
- APPROXIMATE TAX LOT BOUNDARY
- MW15 — PREVIOUS MONITORING WELL LOCATION AND ID (AKRF PHASE II, 2004)
- SB-20/MW-20 — PREVIOUS SOIL BORING AND MONITORING WELL LOCATION AND ID (LANGAN REMEDIAL INVESTIGATION, 2014)

NOTES:

1. BASE MAP SOURCES: TOPOGRAPHIC BOUNDARY & UTILITY SURVEY DRAWING, DATED MAY 25, 2018, PREPARED BY LANGAN.
2. NORTH ARROW SHOWS TRUE NORTH.
3. ELEVATIONS SHOWN IN THE FIGURE ARE BASED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), WHICH IS APPROXIMATELY 1.1 FEET ABOVE MEAN SEA LEVEL DATUM AT SANDY HOOK, NEW JERSEY AS DEFINED BY THE UNITED STATES GEOLOGIC SURVEY (USGS NGVD 1929).
4. GROUNDWATER SAMPLE ANALYTICAL RESULTS ARE COMPARED TO THE 6 NEW YORK CODES, RULES AND REGULATIONS (NYCRR) PART 703.5 WHICH ARE INCLUDED IN THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TECHNICAL AND OPERATIONAL GUIDANCE SERIES (TOGS) AMBIENT WATER QUALITY STANDARDS AND GUIDANCE VALUES (SGVs) FOR CLASS GA WATERS, AS SHOWN IN THE TABLE BELOW.
5. CONCENTRATIONS OF ANALYTES EXCEEDING THEIR RESPECTIVE SGVs ARE SHOWN IN BOLD.
6. ONLY ANALYTES EXCEEDING THE NYSDEC SGVs ARE SHOWN.
7. µg/L = MICROGRAMS PER LITER
8. VOCs = VOLATILE ORGANIC COMPOUNDS
9. SVOCs = SEMIVOLATILE ORGANIC COMPOUNDS
10. PCBs = POLYCHLORINATED BIPHENYLS
11. bgs = BELOW GRADE SURFACE
12. ND = NOT DETECTED
13. NE = NON-EXCEEDANCE

ANALYTE	NYSDEC TOGS Standards and Guidance Values (SGVs)
Inorganics (µg/L)	
Iron	0.3
Magnesium	35
Manganese	0.3
Sodium	20

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

80 0 40 80
SCALE IN FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

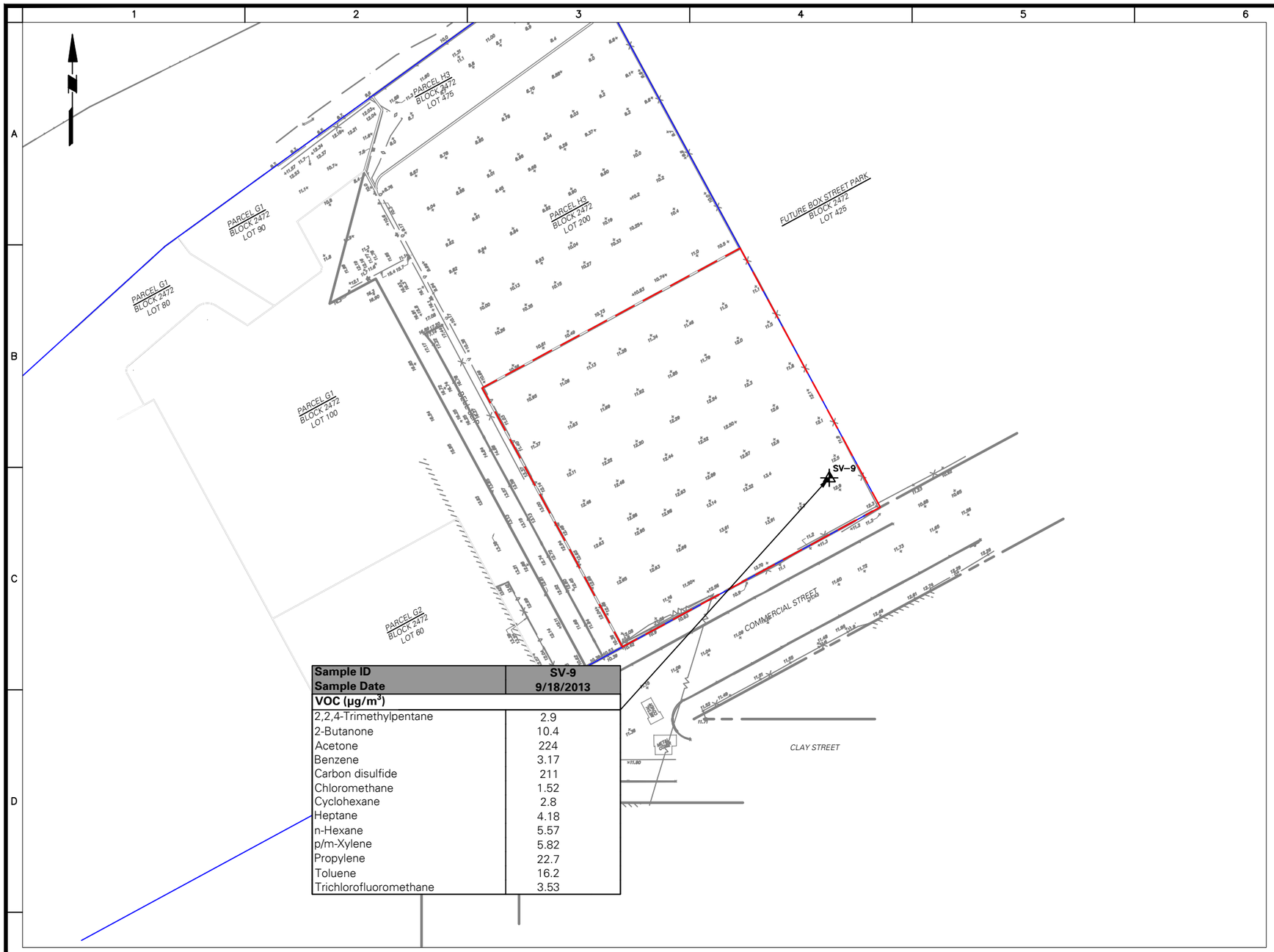
Project: 45 COMMERCIAL STREET
BLOCK No. 2472, LOT No. 70
BROOKLYN
KINGS COUNTY NEW YORK

Figure Title: GROUNDWATER SAMPLE LOCATIONS AND ANALYTICAL RESULTS MAP

Project No. 170229024
Date 10/23/2019
Drawn By MA
Checked By WK

Figure No. C-2

Filename: \\langan.com\data\NYC\data0\170229024\Project Data\CAD\24\SheetFiles\Environmental\BCP Application\Figure 2 - Previous Groundwater Sample Locations and Analytical Results Map.dwg Date: 11/1/2019 Time: 13:44 User: wkim Style Table: Langan.stb
Layout: ANSIB-BL



Sample ID	SV-9
Sample Date	9/18/2013
VOC (µg/m³)	
2,2,4-Trimethylpentane	2.9
2-Butanone	10.4
Acetone	224
Benzene	3.17
Carbon disulfide	211
Chloromethane	1.52
Cyclohexane	2.8
Heptane	4.18
n-Hexane	5.57
p/m-Xylene	5.82
Propylene	22.7
Toluene	16.2
Trichlorofluoromethane	3.53

LEGEND:

- APPROXIMATE DEVELOPMENT PROPERTY BOUNDARY
- APPROXIMATE SITE BOUNDARY
- APPROXIMATE TAX LOT BOUNDARY
- SV–9 — PREVIOUS SOIL VAPOR SAMPLING LOCATION AND ID (LANGAN REMEDIAL INVESTIGATION, 2014)

NOTES:

1. BASE MAP SOURCES: TOPOGRAPHIC BOUNDARY & UTILITY SURVEY DRAWING, DATED MAY 25, 2018, PREPARED BY LANGAN.
2. NORTH ARROW SHOWS TRUE NORTH.
3. ELEVATIONS SHOWN IN THE FIGURE ARE BASED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), WHICH IS APPROXIMATELY 1.1 FEET ABOVE MEAN SEA LEVEL DATUM AT SANDY HOOK, NEW JERSEY AS DEFINED BY THE UNITED STATES GEOLOGIC SURVEY (USGS NGVD 1929).
4. THE NEW YORK STATE DEPARTMENT OF HEALTH (NYSDOH) DOES NOT PROVIDE STANDARDS NOR GUIDANCE VALUES FOR THESE COMPOUNDS.
5. ONLY DETECTED ANALYTES ARE SHOWN.
6. µg/m³ = MICROGRAMS PER CUBIC METER
7. VOC = VOLATILE ORGANIC COMPOUND

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

80 0 40 80
SCALE IN FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project: 45 COMMERCIAL STREET
BLOCK No. 2472, LOT No. 70
BROOKLYN
KINGS COUNTY NEW YORK

Figure Title: SOIL VAPOR SAMPLE LOCATIONS AND ANALYTICAL RESULTS MAP

Project No. 170229024
Date 10/23/2019
Drawn By MA
Checked By WK

Figure No. C-3

Filename: \\langan.com\data\NYC\data0\170229024\Project Data\CAD\24\SheetFiles\Environmental\BCP Application\Figure 3 - Previous Soil Vapor Sample Locations and Analytical Results Map.dwg Date: 11/1/2019 Time: 13:45 User: wkim Style Table: Langan.stb Layout: ANSIB-BL

Table 1
BCP Application
Soil Sample Analytical Results Summary – VOCs & SVOCs

45 Commercial Street
Brooklyn, New York
Langan Project No.: 170229024

Location Sample ID Laboratory ID Sample Date Sample Depth (feet bgs)	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	LB01 LB01_0.5-2.5 L1940080-04 9/3/2019 0.5-2.5		LB01 LB01_6.0-8.0 L1940080-05 9/3/2019 6-8		LB02 LB02_1.0-3.0 L1940231-02 9/4/2019 1-3		LB02 LB02_6.0-8.0 L1940231-03 9/4/2019 6-8		LB03 LB03_1.0-3.0 L1940231-04 9/4/2019 1-3		LB03 LB03_4.0-6.0 L1940231-05 9/4/2019 4-6		LB04 LB04_1.0-3.0 L1940231-06 9/4/2019 1-3		LB04 LB04_4.0-6.0 L1940231-07 9/4/2019 4-6		LB05 LB05_2.0-4.0 L1940080-06 9/3/2019 2-4		LB05 SODUP01_090319 L1940080-01 9/3/2019 2-4		LB05 LB05_6.0-8.0 L1940080-07 9/3/2019 6-8		LB06 LB06_1.0-3.0 L1940080-08 9/3/2019 1-3	
Volatile Organic Compounds (mg/kg)																												
1,2,4,5-Tetramethylbenzene	~	~	0.0021	UJ	0.003	U	0.0024	U	0.0022	U	0.0028	U	0.0021	U	0.0025	U	0.0022	U	0.0021	UJ	0.002	UJ	0.0031	UJ	0.00031	J
1,2,4-Trimethylbenzene	3.6	52	0.0021	U	0.003	U	0.0024	U	0.0022	U	0.0028	U	0.0021	U	0.0025	U	0.0022	U	0.0021	U	0.002	U	0.0031	U	0.0011	J
1,2-Dichloroethane	0.02	3.1	0.0011	U	0.0015	U	0.0012	U	0.0011	U	0.0014	U	0.0011	U	0.0012	U	0.0011	U	0.001	U	0.001	U	0.0016	U	0.0014	U
1,3,5-Trimethylbenzene (Mesitylene)	8.4	52	0.0021	U	0.003	U	0.0024	U	0.0022	U	0.0028	U	0.0021	U	0.0025	U	0.0022	U	0.0021	U	0.002	U	0.0031	U	0.0014	J
1,4-Diethyl Benzene	~	~	0.0021	UJ	0.003	U	0.0024	U	0.0022	U	0.0028	U	0.0021	U	0.0025	U	0.0022	U	0.0021	UJ	0.002	UJ	0.0031	UJ	0.00044	J
4-Ethyltoluene	~	~	0.0021	UJ	0.003	U	0.0024	U	0.0022	U	0.0028	U	0.0021	U	0.0025	U	0.0022	U	0.0021	UJ	0.002	UJ	0.0031	UJ	0.0027	UJ
Acetone	0.05	100	**0.062**		0.04	J	0.0074	J	**0.08**	J	**0.087**	J	**0.065**	J	0.014	J	0.025	J	**0.065**		**0.086**		**0.18**		**0.074**	
Benzene	0.06	4.8	0.00053	U	0.00068	J	0.0006	U	0.00055	U	0.0007	U	0.00053	U	0.00062	U	0.00055	U	0.00025	J	0.002	J	0.00078	U	0.00068	U
Cymene	~	~	0.0011	U	0.0015	U	0.0012	U	0.0011	U	0.0014	U	0.0011	U	0.0012	U	0.0011	U	0.001	U	0.001	U	0.0016	U	0.0014	UJ
Ethylbenzene	1	41	0.0011	U	0.0015	U	0.0012	U	0.0011	U	0.0014	U	0.0011	U	0.0012	U	0.0011	U	0.001	U	0.001	U	0.0016	U	0.0014	UJ
Isopropylbenzene (Cumene)	~	~	0.0011	U	0.0015	U	0.0012	U	0.0011	U	0.0014	U	0.0011	U	0.0012	U	0.0011	U	0.001	U	0.001	U	0.0016	U	0.0014	UJ
M,P-Xylene	~	~	0.0021	U	0.003	U	0.0024	U	0.0022	U	0.0028	U	0.0021	U	0.0025	U	0.0022	U	0.0021	U	0.002	U	0.0031	U	0.0027	UJ
Methyl Ethyl Ketone (2-Butanone)	0.12	100	0.011	U	0.015	UJ	0.012	UJ	0.01	J	0.008	J	0.0093	J	0.012	UJ	0.011	UJ	0.0075	J	0.01	U	0.013	J	0.0052	J
Naphthalene	12	100	0.0042	U	0.0059	U	0.0048	U	0.0044	U	0.0056	U	0.0042	U	0.0049	U	0.0044	U	0.0042	U	0.0041	U	0.0062	U	0.0013	J
n-Butylbenzene	12	100	0.0011	U	0.0015	U	0.0012	U	0.0011	U	0.0014	U	0.0011	U	0.0012	U	0.0011	U	0.001	U	0.001	U	0.0016	U	0.0014	UJ
n-Propylbenzene	3.9	100	0.0011	U	0.0015	U	0.0012	U	0.0011	U	0.0014	U	0.0011	U	0.0012	U	0.0011	U	0.001	U	0.001	U	0.0016	U	0.0014	UJ
o-Xylene (1,2-Dimethylbenzene)	~	~	0.0011	U	0.0015	U	0.0012	U	0.0011	U	0.0014	U	0.0011	U	0.0012	U	0.0011	U	0.001	U	0.001	U	0.0016	U	0.0014	UJ
Sec-Butylbenzene	11	100	0.0011	U	0.0015	U	0.0012	U	0.0011	U	0.0014	U	0.0011	U	0.0012	U	0.0011	U	0.001	U	0.001	U	0.0016	U	0.0014	UJ
T-Butylbenzene	5.9	100	0.0021	U	0.003	U	0.0024	U	0.0022	U	0.0028	U	0.0021	U	0.0025	U	0.0022	U	0.0021	U	0.002	U	0.0031	U	0.0027	UJ
Tert-Butyl Methyl Ether	0.93	100	0.0021	U	0.003	U	0.0024	U	0.00026	J	0.0028	U	0.0021	U	0.0025	U	0.0022	U	0.0021	U	0.002	U	0.0031	U	0.0027	U
Tetrachloroethene (PCE)	1.3	19	0.00053	U	0.00074	U	0.0006	U	0.00055	U	0.0007	U	0.00053	U	0.00062	U	0.00055	U	0.00052	U	0.00051	U	0.00078	U	0.00068	UJ
Toluene	0.7	100	0.0011	U	0.0015	U	0.0012	U	0.0011	U	0.0014	U	0.0011	U	0.0012	U	0.0011	U	0.001	U	0.00096	J	0.0016	U	0.0014	UJ
Total 1,2-Dichloroethene (Cis and Trans)	~	~	0.0011	U	0.0015	U	0.00028	J	0.00027	J	0.0014	U	0.0011	U	0.00061	J	0.00032	J	0.001	U	0.001	U	0.0016	U	0.0014	U
Total Xylenes	0.26	100	0.0011	U	0.0015	U	0.0012	U	0.0011	U	0.0014	U	0.0011	U	0.0012	U	0.0011	U	0.001	U	0.001	U	0.0016	U	0.0014	U
Trans-1,2-Dichloroethene	0.19	100	0.0016	U	0.0022	U	0.00028	J	0.00027	J	0.0021	U	0.0016	U	0.00061	J	0.00032	J	0.0016	U	0.0015	U	0.0023	U	0.002	U
Semivolatile Organic Compounds (mg/kg)																												
1,2,4-Trichlorobenzene	~	~	0.18	U	0.061	J	0.19	U	0.19	U	0.21	U	0.18	U	0.36	U	0.37	U	0.18	U	0.16	U	0.18	U	0.086	J
1,2-Dichlorobenzene	1.1	100	0.18	U	0.047	J	0.19	U	0.19	U	0.21	U	0.18	U	0.36	U	0.37	U	0.18	U	0.16	U	0.18	U	0.11	J
1,3-Dichlorobenzene	2.4	49	0.18	U	0.053	J	0.19	U	0.19	U	0.21	U	0.18	U	0.36	U	0.37	U	0.18	U	0.16	U	0.18	U	0.087	J
1,4-Dichlorobenzene	1.8	13	0.18	U	0.18	U	0.19	U	0.19	U	0.076	J	0.18	U	0.36	U	0.37	U	0.18	U	0.16	U	0.18	U	0.1	J
2,4-Dimethylphenol	~	~	0.18	U	0.18	U	0.19	U	0.19	U	0.21	U	0.18	U	0.13	J	0.14	J	0.18	U	0.16	U	0.18	U	0.18	U
2-Chloronaphthalene	~	~	0.18	U	0.18	U	0.19	U	0.19	U	0.21	U	0.18	U	0.36	U	0.37	U	0.18	U	0.16	U	0.18	U	0.18	U
2-Methylnaphthalene	~	~	0.086	J	1.2		0.11	J	0.038	J	0.28		0.65		1.9		1.9		0.19	J	0.36		0.82		1.3	
2-Methylphenol (o-Cresol)	0.33	100	0.18	U	0.058	J	0.19	U	0.19	U	0.21	U	0.18	U	0.073	J	0.067	J	0.18	U	0.16	U	0.033	J	0.068	J
3 & 4 Methylphenol (m&p Cresol)	0.33	100	0.25	U	0.2	J	0.28	U	0.28	U	0.037	J	0.059	J	0.21	J	0.2	J	0.25	U	0.034	J	0.12	J	0.14	J
3-Methylphenol (m-Cresol)	0.33	100	NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA	
4,6-Dinitro-2-Methylphenol	~	~	0.46	R	0.46	R	0.5	U	0.5	U	0.55	U	0.46	U	0.95	U	0.96	U	0.46	R	0.43	R	0.48	R	0.48	R
Acenaphthene	20	100	0.36		1.8		0.2		0.068	J	0.68		0.68		6.7		4.3		0.22		0.4		1.9		0.49	
Acenaphthylene	100	100	0.38		2		0.14	J	0.03	J	0.48		0.49		0.3		1.9		0.21		0.14		1.1		0.21	
Acetophenone	~	~	0.067	J	0.18	U	0.19	U	0.19	U	0.21	U	0.18	U	0.36	U	0.37	U	0.18	U	0.16	U	0.18	U	0.18	U
Anthracene	100	100	1		4.8		0.45		0.12		1.8		2.2		9.9		9.6		0.59	J	1.5	J	3.7		0.8	
Benzaldehyde	~	~	NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA	
Benzo(a)Anthracene	1	1	**6.8**		**12**		**1.5**		0.27		**4.9**		**5.5**		**15**		**16**		**1.6**	J	**2.9**	J	**11**		**2.8**	
Benzo(a)Pyrene	1	1	**11**		**11**		**1.3**		0.2		**4.3**		**4.6**		**14**		**14**		**1.3**	J	**2.6**	J	**15**		**2.4**	
Benzo(b)Fluoranthene	1	1	**16**		**13**		**1.7**		0.22		**5.3**		**6.2**		**16**		**18**		**1.8**	J	**3.3**	J	**19**		**3.6**	
Benzo(g,h,i)Perylene	100	100	4.5		4.3		0.99		0.13	J	2.6		3.1		8.9		10		0.74	J	1.5	J	14		1.4	
Benzo(k)Fluoranthene	0.8	3.9	**2.6**		**1.9**		0.55		0.072	J	**1.8**		**2**		**4.6**		**6**		0.54	J	**1.1**	J	**2.9**		**1**	
Benzoic Acid	~	~	0.57	U	0.58	U	0.62	U	0.62	U	0.69	U	0.57	U	1.2	U	1.2	U	0.57	U	0.54	U	0.6	U	0.59	U
Biphenyl (Diphenyl)	~	~	0.044	J	0.38	J	0.44	U	0.44	U	0.1	J	0.2	J	0.66	J	0.65	J	0.055	J	0.12	J	0.35	J	0.2	J
Bis(2-Ethylhexyl) Phthalate	~	~	0.2		0.18	U	0.3		0.19	U	0.37	J	0.18	UJ	0.36	UJ	0.37	UJ	0.18	U	0.16	U	0.18	U	0.34	
Carbazole	~	~	0.64		1.6		0.18	J	0.048	J	0.49		0.86		4.4		4.3		0.22		0.35		1.8		0.51	
Chrysene	1	3.9	**6**		**6.1**		**1.3**		0.23		**4.2**		**4.9**		**14**		**15**		**1.4**	J	**2.7**	J	**11**		**2.9**	
Dibenz(a,h)Anthracene	0.33	0.33	**1.2**		**1.1**		0.25		0.11	U	**0.64**		**0.74**		**1.9**		**2.3**		0.17	J	**0.37**	J	**2.2**		**0.38**	
Dibenzofuran	7	59	0.18		1.8		0.12	J	0.045	J	0.54		1		4.1		3.7		0.16	J	0.43		1.7		0.47	
Dimethyl Phthalate	~	~	0.18	U	0.18	U	0.19	U	0.19	U	0.21	U	0.18	U	0.36	U	0.37	U	0.18	U	0.16	U	0.18	U	0.18	U
Di-N-Butyl Phthalate	~	~	0.18	U	0.18	U	0.19	U	0.19	U	0.21	UJ	0.18	UJ	0.36	UJ	0.37	UJ	0.18	U	0.16	U	0.18	U	0.067	J
Fluoranthene	100	100	20		25		2.5		0.45		8.8		12		41		44		3.2	J	5.8	J	23		4.9	
Fluorene	30	100	0.25		2.4		0.18	J	0.063	J	0.74		1.3		5.4		4.4		0.23	J	0.61	J	2.3		0.63	
Hexachlorocyclopentadiene	~	~	0.5	R	0.51	R	0.55	UJ	0.55	UJ	0.61	U	0.5	U	1	U	1	U	0.5	R	0.47	R	0.53	R	0.52	R
Indeno(1,2,3-c,d)Pyrene	0.5	0.5	**4.8**		**4.6**		**1**		0.12	J	**2.9**		**3.4**		**9.5**		**11**		**0.76**	J	**1.5**	J	**14**		**1.4**	
Naphthalene	12	100	0.25		2.7		0.19		0.098	J	0.43		0.78		4.1		4		0.28		0.51		1.6		0.94	
n-Nitrosodiphenylamine	~	~	0.14	U	0.14	U	0.15	U	0.15	U	0.17	U	0.14	U	0.29	U	0.3	U	0.14	U	0.13	U	0.15	U	0.15	U
Phenanthrene	100	100	5.3		22		1.9		0.47		6.3		10		46		43		1.6	J	3.7	J	18		4.1	
Phenol	0.33	100	0.18	U	0.14	J	0.19	U	0.19	U	0.21	U	0.18	U	0.11	J	0.1	J	0.18	U	0.16	U	0.065	J	0.18	U
Pyrene	100	100	19		23		2.2		0.43		8		10		37		38		2.7	J	4.9	J	19		4.5	

Notes provided on Page 4.
Concentrations above Unrestricted Use SCOs are bolded.
Concentrations above Restricted Use Restricted-Residential SCOs are shaded.

Table 1
BCP Application
Soil Sample Analytical Results Summary – VOCs & SVOCs

45 Commercial Street
Brooklyn, New York
Langan Project No.: 170229024

Location Sample ID Laboratory ID Sample Date Sample Depth (feet bgs)	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	LB06 LB06_6.0-8.0 L1940080-09 9/3/2019 6-8		LB07 LB07_1.0-3.0 L1940080-10 9/3/2019 1-3		LB07 LB07_6.0-8.0 L1940080-11 9/3/2019 6-8		LB08 LB08_0.0-2.0 L1940080-12 9/3/2019 0-2		LB08 LB08_4.0-6.0 L1940080-13 9/3/2019 4-6		LB08 SODUP02_090319 L1940080-02 9/3/2019 4-6		LB09 LB09_1.0-3.0 L1940080-14 9/3/2019 1-3		LB09 LB09_6.0-8.0 L1940080-15 9/3/2019 6-8		LB10 LB10_2.0-4.0 L1940231-08 9/4/2019 2-4		LB10 LB10_6.0-8.0 L1940231-09 9/4/2019 6-8		LB11 LB11_1.0-3.0 L1940231-10 9/4/2019 1-3		LB11 LB11_6.0-8.0 L1940231-11 9/4/2019 6-8	
Volatile Organic Compounds (mg/kg)																												
1,2,4,5-Tetramethylbenzene	~	~	0.0032	UJ	0.0018	U	0.0022	U	0.002	U	0.0024	U	0.0023	U	0.0018	UJ	0.0047	UJ	0.0022	U	0.0029	UJ	0.0023	U	0.13	U
1,2,4-Trimethylbenzene	3.6	52	0.0032	U	0.0018	U	0.0022	U	0.002	U	0.0024	U	0.0023	U	0.0018	U	0.0047	UJ	0.0022	U	0.0011	J	0.0023	U	0.021	J
1,2-Dichloroethane	0.02	3.1	0.0016	U	0.00091	U	0.0011	U	0.00098	U	0.0012	U	0.0012	U	0.00092	U	0.0024	U	0.0011	U	0.0048	J	0.00046	J	*0.063*	U
1,3,5-Trimethylbenzene (Mesitylene)	8.4	52	0.0032	U	0.0018	U	0.0022	U	0.002	U	0.0024	U	0.0023	U	0.0018	U	0.0047	UJ	0.0022	U	0.00068	J	0.0023	U	0.13	U
1,4-Diethyl Benzene	~	~	0.0032	UJ	0.0018	U	0.0022	U	0.002	U	0.0024	U	0.0023	U	0.0018	UJ	0.0047	UJ	0.0022	U	0.00031	J	0.0023	U	0.018	J
4-Ethyltoluene	~	~	0.0032	UJ	0.0018	U	0.0022	U	0.002	U	0.0024	U	0.0023	U	0.0018	UJ	0.0047	UJ	0.0022	U	0.0014	J	0.0023	U	0.042	J
Acetone	0.05	100	0.041		0.045	J	0.047	J	**0.062**	J	0.036	J	**0.056**	J	**0.058**		**0.11**		0.05	J	0.01	J	**0.061**	J	*0.63*	U
Benzene	0.06	4.8	0.00081	U	0.00045	U	0.00055	U	0.00049	U	0.0006	U	0.00058	U	0.00046	U	0.0012	U	0.0004	J	0.00072	U	0.0004	J	0.032	U
Cymene	~	~	0.0016	U	0.00091	U	0.0011	U	0.00098	U	0.0012	U	0.0012	U	0.00092	U	0.0024	UJ	0.0011	U	0.0014	UJ	0.0012	U	0.025	J
Ethylbenzene	1	41	0.0016	U	0.00091	U	0.0011	U	0.00098	U	0.0012	U	0.0012	U	0.00092	U	0.0024	U	0.0011	U	0.0014	UJ	0.0012	U	0.028	J
Isopropylbenzene (Cumene)	~	~	0.0016	U	0.00091	U	0.0011	U	0.00098	U	0.0012	U	0.0012	U	0.00092	U	0.0024	UJ	0.0011	U	0.0014	UJ	0.0012	U	0.0092	J
M,P-Xylene	~	~	0.0032	U	0.0018	U	0.0022	U	0.002	U	0.0024	U	0.0023	U	0.0018	U	0.0047	U	0.0022	U	0.0029	UJ	0.0023	U	0.04	J
Methyl Ethyl Ketone (2-Butanone)	0.12	100	0.016	U	0.0091	UJ	0.011	UJ	0.0059	J	0.012	UJ	0.012	UJ	0.0092	U	0.024	U	0.0045	J	0.014	UJ	0.012	UJ	*0.63*	UJ
Naphthalene	12	100	0.0064	U	0.0036	U	0.0044	U	0.0039	U	0.0048	U	0.0047	U	0.0037	U	0.0094	UJ	0.0045	U	0.0013	J	0.0046	U	0.25	U
n-Butylbenzene	12	100	0.0016	U	0.00091	U	0.0011	U	0.00098	U	0.0012	U	0.0012	U	0.00092	U	0.0024	UJ	0.0011	U	0.00041	J	0.0012	U	0.018	J
n-Propylbenzene	3.9	100	0.0016	U	0.00091	U	0.0011	U	0.00098	U	0.0012	U	0.0012	U	0.00092	U	0.0024	UJ	0.0011	U	0.0014	UJ	0.0012	U	0.028	J
o-Xylene (1,2-Dimethylbenzene)	~	~	0.0016	U	0.00091	U	0.0011	U	0.00098	U	0.0012	U	0.0012	U	0.00092	U	0.0024	U	0.0011	U	0.0014	UJ	0.0012	U	0.063	U
Sec-Butylbenzene	11	100	0.0016	U	0.00091	U	0.0011	U	0.00098	U	0.0012	U	0.0012	U	0.00092	U	0.0024	UJ	0.0011	U	0.0014	UJ	0.0012	U	0.063	U
T-Butylbenzene	5.9	100	0.0032	U	0.0018	U	0.0022	U	0.002	U	0.0024	U	0.0023	U	0.0018	U	0.0047	UJ	0.0022	U	0.0029	UJ	0.0023	U	0.13	U
Tert-Butyl Methyl Ether	0.93	100	0.0032	U	0.0018	U	0.0022	U	0.002	U	0.0024	U	0.0023	U	0.0018	U	0.0047	U	0.0022	U	0.0029	U	0.0023	U	0.13	U
Tetrachloroethene (PCE)	1.3	19	0.00081	U	0.00045	U	0.00055	U	0.00049	U	0.0006	U	0.00058	U	0.00046	U	0.0012	U	0.00056	U	0.00072	UJ	0.00058	U	0.032	U
Toluene	0.7	100	0.0016	U	0.00091	U	0.0011	U	0.00098	U	0.0012	U	0.0012	U	0.00092	U	0.0024	U	0.0011	U	0.0014	UJ	0.0012	U	0.063	U
Total 1,2-Dichloroethene (Cis and Trans)	~	~	0.0016	U	0.00091	U	0.0011	U	0.00098	U	0.0012	U	0.0012	U	0.00092	U	0.0024	U	0.0011	U	0.00061	J	0.0012	U	0.063	U
Total Xylenes	0.26	100	0.0016	U	0.00091	U	0.0011	U	0.00098	U	0.0012	U	0.0012	U	0.00092	U	0.0024	U	0.0011	U	0.0014	U	0.0012	U	0.04	J
Trans-1,2-Dichloroethene	0.19	100	0.0024	U	0.0014	U	0.0016	U	0.0015	U	0.0018	U	0.0017	U	0.0014	U	0.0035	U	0.0017	U	0.00061	J	0.0017	U	0.095	U
Semivolatile Organic Compounds (mg/kg)																												
1,2,4-Trichlorobenzene	~	~	0.2	U	0.19	U	0.19	U	0.18	U	0.18	U	0.17	U	0.18	U	0.18	U	0.18	U	0.93	U	0.18	U	0.2	U
1,2-Dichlorobenzene	1.1	100	0.2	U	0.19	U	0.19	U	0.18	U	0.18	U	0.17	U	0.18	U	0.18	U	0.054	J	0.93	U	0.074	J	0.2	U
1,3-Dichlorobenzene	2.4	49	0.2	U	0.19	U	0.19	U	0.18	U	0.18	U	0.17	U	0.18	U	0.18	U	0.18	U	0.93	U	0.18	U	0.2	U
1,4-Dichlorobenzene	1.8	13	0.2	U	0.19	U	0.19	U	0.18	U	0.18	U	0.17	U	0.18	U	0.18	U	0.037	J	0.93	U	0.044	J	0.034	J
2,4-Dimethylphenol	~	~	0.2	U	0.14	J	0.13	J	0.18	U	0.18	U	0.17	U	0.18	U	0.18	U	0.18	U	0.93	U	0.18	U	0.2	U
2-Chloronaphthalene	~	~	0.2	U	0.19	U	0.19	U	0.18	U	0.18	U	0.17	U	0.18	U	0.18	U	0.18	U	0.93	U	0.18	U	0.2	U
2-Methylnaphthalene	~	~	0.2	J	2.4		3.7		0.1	J	0.21	J	0.1	J	0.049	J	0.37		0.39		0.58	J	1.8		0.17	J
2-Methylphenol (o-Cresol)	0.33	100	0.2	U	0.11	J	0.12	J	0.18	U	0.069	J	0.17	U	0.18	U	0.18	U	0.18	U	*0.93*	U	0.18	U	0.2	U
3 & 4 Methylphenol (m&p Cresol)	0.33	100	0.057	J	**0.36**		0.33		0.03	J	0.26		0.061	J	0.26	U	0.046	J	0.056	J	*1.3*	U	0.26	U	0.28	U
3-Methylphenol (m-Cresol)	0.33	100	NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA	
4,6-Dinitro-2-Methylphenol	~	~	0.53	R	0.49	R	0.49	R	0.47	R	0.47	R	0.44	R	0.48	R	0.47	R	0.48	U	2.4	U	0.48	U	0.51	U
Acenaphthene	20	100	0.57		4.8		6		0.11	J	0.63		0.37		0.088	J	0.86		0.11	J	0.3	J	0.24		0.18	
Acenaphthylene	100	100	0.61		1.7		1.3		0.37		2	J	0.66	J	0.14	J	0.49		0.049	J	0.14	J	0.14	J	0.03	J
Acetophenone	~	~	0.2	U	0.19	U	0.19	U	0.18	U	0.18	U	0.17	U	0.18	U	0.18	U	0.18	U	0.93	U	0.18	U	0.2	U
Anthracene	100	100	1.8		12		6.9		0.38		2.1	J	1.1	J	0.26		2.9		0.23		0.59		0.67		0.35	
Benzaldehyde	~	~	NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA	
Benzo(a)Anthracene	1	1	**4.5**		**23**		**22**		**1.1**		**15**	J	**4.5**	J	1		**6.2**		0.48		**1.4**		**1.1**		0.83	
Benzo(a)Pyrene	1	1	**4.4**		**18**		**18**		**1.1**		**15**	J	**4.5**	J	0.93		**5**		0.39		**1.2**		**1.1**		0.57	
Benzo(b)Fluoranthene	1	1	**5.6**		**24**		**24**		**1.2**		**18**	J	**5.8**	J	**1.2**		**6.6**		0.5		**1.8**		**1.5**		0.79	
Benzo(g,h,i)Perylene	100	100	2.4		5.4		6.1		0.6		5	J	2.4	J	0.52		2.6		0.29		0.82		0.76		0.39	
Benzo(k)Fluoranthene	0.8	3.9	**1.8**		**2.5**		**2.5**		0.53		**2.7**	J	**1.5**	J	0.47		**1.8**		0.19		0.47	J	0.38		0.21	
Benzoic Acid	~	~	0.66	U	0.61	U	0.61	U	0.59	U	0.58	U	0.56	U	0.59	U	0.58	U	0.6	U	3	U	0.6	U	0.64	U
Biphenyl (Diphenyl)	~	~	0.073	J	0.74		1.1		0.41	U	0.067	J	0.39	U	0.42	U	0.12	J	0.068	J	2.1	U	0.41	J	0.05	J
Bis(2-Ethylhexyl) Phthalate	~	~	0.2	U	0.19	U	0.19	U	0.18	U	0.18	U	0.17	U	0.16	J	0.18	U	0.4		0.93	U	0.58		0.16	J
Carbazole	~	~	0.57		3.5		3.7		0.098	J	0.66		0.34		0.07	J	1.3		0.087	J	0.18	J	0.21		0.14	J
Chrysene	1	3.9	**4.4**		**20**		**20**		1		**12**	J	**3.5**	J	0.88		**5**		0.47		**1.7**		**1.1**		0.71	
Dibenz(a,h)Anthracene	0.33	0.33	**0.6**		**1.9**		**1.7**		0.13		**1.6**	J	**0.57**	J	0.12		**0.61**		0.084	J	0.2	J	0.19		0.12	
Dibenzofuran	7	59	0.4		3.4		0.19	U	0.09	J	0.31		0.18		0.055	J	0.61		0.16	J	0.3	J	0.86		0.22	
Dimethyl Phthalate	~	~	0.2	U	0.19	U	0.19	U	0.18	U	0.18	U	0.17	U	0.18	U	0.18	U	0.18	U	0.93	U	0.18	U	0.2	U
Di-N-Butyl Phthalate	~	~	0.2	U	0.19	U	0.19	U	0.18	U	0.18	U	0.17	U	0.18	U	0.18	U	0.04	J	0.2	J	0.18	U	0.13	J
Fluoranthene	100	100	8		48		54		2		21	J	6.6	J	1.7		17		0.92		3		2		1.4	
Fluorene	30	100	0.61		4.4		4.1		0.1	J	0.51		0.28		0.072	J	1		0.2		0.37	J	0.32		0.22	
Hexachlorocyclopentadiene	~	~	0.58	R	0.54	R	0.54	R	0.52	R	0.51	R	0.49	R	0.52	R	0.52	R	0.53	UJ	2.6	U	0.53	U	0.56	UJ
Indeno(1,2,3-c,d)Pyrene	0.5	0.5	**2.6**		**6.2**		**6.4**		**0.6**		**5.6**	J	**2.6**	J	**0.51**		**3**		0.3		**0.74**		**0.79**		0.42	
Naphthalene	12	100	0.86		4.1		**13**		0.22		0.76	J	0.3	J	0.082	J	0.58		0.29		0.72	J	1.3		0.28	
n-Nitrosodiphenylamine	~	~	0.16	U	0.15	U	0.15	U	0.14	U	0.14	U	0.14	U	0.15	U	0.14	U	0.1	J	0.74	U	0.15	U	0.16	U
Phenanthrene	100	100	5.3		49		64		1.1		5.2		3.4		0.76		13		0.84		2.5		1.9		1.4	
Phenol	0.33	100	0.2	U	0.2		0.14	J	0.18	U	0.15	J	0.17	U	0.18	U	0.18	U	0.18	U	*0.93*	U	0.18	U	0.2	U
Pyrene	100	100	7.3		44		47		1.9		22	J	6.4	J	1.6		16		0.93		2.6		2		1.4	

Notes provided on Page 4.
Concentrations above Unrestricted Use SCOs are bolded.
Concentrations above Restricted Use Restricted-Residential SCOs are shaded.

Table 1
BCP Application
Soil Sample Analytical Results Summary – VOCs & SVOCs

45 Commercial Street
Brooklyn, New York
Langan Project No.: 170229024

Location Sample ID Laboratory ID Sample Date Sample Depth (feet bgs)	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	LB12 LB12_2.0-4.0 L1940231-12 9/4/2019 2-4		LB12 LB12_6.0-8.0 L1940231-13 9/4/2019 6-8		LB13 LB13_1.0-3.0 L1940231-14 9/4/2019 1-3		LB13 LB13_4.0-6.0 L1940231-15 9/4/2019 4-6		LB14 LB14_1.0-3.0 L1940231-16 9/4/2019 1-3		LB14 LB14_6.0-8.0 L1940231-17 9/4/2019 6-8		LB15 LB15_1.0-3.0 L1940231-18 9/4/2019 1-3		LB15 LB15_5.0-7.0 L1940231-19 9/4/2019 5-7		SB-20 SB-20_0-2 L1404281-01 2/27/2014 0-2		SB-20 SB-20_3-5 L1404281-05 2/27/2014 3-5		SB-20 SB-20_8-10 L1404281-02 2/27/2014 8-10	
Volatile Organic Compounds (mg/kg)																								
1,2,4,5-Tetramethylbenzene	~	~	0.0032	U	0.0022	U	0.0034	UJ	3.1		0.003	U	0.0036	U	0.0031	U	0.0036	U	0.0063	U	0.0064	U	0.0055	U
1,2,4-Trimethylbenzene	3.6	52	0.0032	U	0.0022	U	0.0034	UJ	0.76		0.003	U	0.0036	U	0.0031	U	0.0036	U	0.0079	U	0.0081	U	0.0068	U
1,2-Dichloroethane	0.02	3.1	0.0016	U	0.0011	U	0.0017	U	*0.086*	U	0.0015	U	0.0018	U	0.0015	U	0.0018	U	0.0016	U	0.0016	U	0.0014	U
1,3,5-Trimethylbenzene (Mesitylene)	8.4	52	0.0032	U	0.0022	U	0.0034	UJ	0.64		0.003	U	0.0036	U	0.0031	U	0.0036	U	0.0079	U	0.0081	U	0.0068	U
1,4-Diethyl Benzene	~	~	0.0032	U	0.0022	U	0.0034	UJ	0.64		0.003	U	0.0036	U	0.0031	U	0.0036	U	0.0063	U	0.0064	U	0.0055	U
4-Ethyltoluene	~	~	0.0032	U	0.0022	U	0.0034	UJ	0.38		0.003	U	0.0036	U	0.0031	U	0.0036	U	0.0063	U	0.0064	U	0.0055	U
Acetone	0.05	100	**0.079**	J	0.011	UJ	**0.15**	J	*0.86*	U	0.015	U	0.018	U	0.015	U	**0.053**		0.0056	J	0.0092	J	0.0053	J
Benzene	0.06	4.8	0.00079	U	0.00056	U	0.0003	J	0.053		0.00074	U	0.00091	U	0.00077	U	0.00089	U	0.0016	U	0.0016	U	0.0014	U
Cymene	~	~	0.0016	U	0.0011	U	0.0017	UJ	0.092		0.0015	U	0.0018	U	0.0015	U	0.0018	U	0.0016	U	0.0016	U	0.0014	U
Ethylbenzene	1	41	0.0016	U	0.0011	U	0.0017	UJ	0.033	J	0.0015	U	0.0018	U	0.0015	U	0.0018	U	0.0016	U	0.0016	U	0.0014	U
Isopropylbenzene (Cumene)	~	~	0.0016	U	0.0011	U	0.0017	UJ	0.037	J	0.0015	U	0.0018	U	0.0015	U	0.0018	U	0.0016	U	0.0016	U	0.0014	U
M,P-Xylene	~	~	0.0032	U	0.0022	U	0.0034	UJ	0.21		0.003	U	0.0036	U	0.0031	U	0.0036	U	0.0032	U	0.0032	U	0.0027	U
Methyl Ethyl Ketone (2-Butanone)	0.12	100	0.0035	J	0.011	UJ	0.0051	J	*0.86*	UJ	0.015	UJ	0.018	UJ	0.015	UJ	0.018	UJ	0.016	U	0.016	U	0.014	U
Naphthalene	12	100	0.0063	U	0.0044	U	0.0068	UJ	0.18	J	0.0059	U	0.0073	U	0.0062	U	0.0071	U	0.0017	J	0.0081	U	0.0068	U
n-Butylbenzene	12	100	0.0016	U	0.0011	U	0.0017	UJ	0.18		0.0015	U	0.0018	U	0.0015	U	0.0018	U	0.0016	U	0.0016	U	0.0014	U
n-Propylbenzene	3.9	100	0.0016	U	0.0011	U	0.0017	UJ	0.17		0.0015	U	0.0018	U	0.0015	U	0.0018	U	0.0016	U	0.0016	U	0.0014	U
o-Xylene (1,2-Dimethylbenzene)	~	~	0.0016	U	0.0011	U	0.0017	UJ	0.082	J	0.0015	U	0.0018	U	0.0015	U	0.0018	U	0.0032	U	0.0032	U	0.0027	U
Sec-Butylbenzene	11	100	0.0016	U	0.0011	U	0.0017	UJ	0.2		0.0015	U	0.0018	U	0.0015	U	0.0018	U	0.0016	U	0.0016	U	0.0014	U
T-Butylbenzene	5.9	100	0.0032	U	0.0022	U	0.0034	UJ	0.061	J	0.003	U	0.0036	U	0.0031	U	0.0036	U	0.0079	U	0.0081	U	0.0068	U
Tert-Butyl Methyl Ether	0.93	100	0.0032	U	0.0022	U	0.0034	U	0.17	U	0.003	U	0.0036	U	0.0031	U	0.0036	U	0.0032	U	0.0032	U	0.0027	U
Tetrachloroethene (PCE)	1.3	19	0.00079	U	0.00032	J	0.00085	UJ	0.043	U	0.00074	U	0.00091	U	0.00077	U	0.00089	U	0.0016	U	0.0016	U	0.0014	U
Toluene	0.7	100	0.0016	U	0.0011	U	0.0012	J	0.086	U	0.0015	U	0.0018	U	0.0015	U	0.0018	U	0.0024	U	0.0024	U	0.002	U
Total 1,2-Dichloroethene (Cis and Trans)	~	~	0.0016	U	0.0011	U	0.0017	U	0.086	U	0.0015	U	0.00039	J	0.0015	U	0.00039	J	NA		NA		NA	
Total Xylenes	0.26	100	0.0016	U	0.0011	U	0.0017	U	**0.29**	J	0.0015	U	0.0018	U	0.0015	U	0.0018	U	NA		NA		NA	
Trans-1,2-Dichloroethene	0.19	100	0.0024	U	0.0017	U	0.0025	U	0.13	U	0.0022	U	0.00039	J	0.0023	U	0.00039	J	0.0024	U	0.0024	U	0.002	U
Semivolatile Organic Compounds (mg/kg)																								
1,2,4-Trichlorobenzene	~	~	1	U	0.18	U	0.18	U	0.19	U	0.37	U	0.18	J	0.18	U	0.36	U	0.37	U	0.19	U	0.19	U
1,2-Dichlorobenzene	1.1	100	1	U	0.18	U	0.18	U	0.19	U	0.37	U	0.18	J	0.18	U	0.36	U	0.37	U	0.19	U	0.19	U
1,3-Dichlorobenzene	2.4	49	1	U	0.18	U	0.18	U	0.19	U	0.37	U	0.16	J	0.18	U	0.36	U	0.37	U	0.19	U	0.19	U
1,4-Dichlorobenzene	1.8	13	1	U	0.18	U	0.035	J	0.19	U	0.37	U	0.094	J	0.18	U	0.36	U	0.37	U	0.19	U	0.19	U
2,4-Dimethylphenol	~	~	1	U	0.18	U	0.18	U	0.19	U	0.37	U	0.19	U	0.18	U	0.36	U	0.24	J	0.19	U	0.19	U
2-Chloronaphthalene	~	~	1	U	0.18	U	0.18	U	0.19	U	0.37	U	0.021	J	0.18	U	0.36	U	0.37	U	0.19	U	0.19	U
2-Methylnaphthalene	~	~	2		0.058	J	0.37		0.29		2		0.23	U	0.38		0.22	J	1.5		0.2	J	0.23	U
2-Methylphenol (o-Cresol)	0.33	100	*1*	U	0.18	U	0.033	J	0.19	U	*0.37*	U	0.19	U	0.18	U	*0.36*	U	0.15	J	0.19	U	0.19	U
3 & 4 Methylphenol (m&p Cresol)	0.33	100	0.23	J	0.26	U	0.094	J	0.27	U	0.066	J	0.27	U	0.09	J	*0.52*	U	NA		NA		NA	
3-Methylphenol (m-Cresol)	0.33	100	NA		NA		NA		NA		NA		NA		NA		NA		**0.48**	J	0.27	U	0.28	U
4,6-Dinitro-2-Methylphenol	~	~	2.7	U	0.47	U	0.47	U	0.49	U	0.96	U	0.5	U	0.48	U	0.94	U	0.97	U	0.48	U	0.5	U
Acenaphthene	20	100	5.5		0.16		0.45		0.25		2.8		0.15	U	0.37		0.36		2.6		0.4		0.21	
Acenaphthylene	100	100	2.4		0.082	J	0.36		0.11	J	1.9		0.034	J	0.72		0.59		3.8		0.21		0.094	J
Acetophenone	~	~	1	U	0.18	U	0.18	U	0.19	U	0.37	U	0.19	U	0.18	U	0.056	J	0.18	J	0.19	U	0.19	U
Anthracene	100	100	14		0.47		1.3		0.43		11		0.056	J	0.73		1.2		6.9		0.99		0.3	
Benzaldehyde	~	~	NA		NA		NA		NA		NA		NA		NA		NA		1.4		0.25	U	0.25	U
Benzo(a)Anthracene	1	1	**28**		0.9		**3.1**		**1.4**		**17**		0.18		**2.8**		**2.9**		**13**		**2**		0.99	
Benzo(a)Pyrene	1	1	**25**		0.69		**2.6**		**1.3**		**15**		0.14	J	**2.9**		**2.9**		**13**		**1.8**		0.98	
Benzo(b)Fluoranthene	1	1	**32**		0.88		**3.2**		**1.9**		**16**		0.19		**3.6**		**3.7**		**16**		**2.4**		**1.2**	
Benzo(g,h,i)Perylene	100	100	15		0.51		1.6		1.1		9.9		0.1	J	2		1.9		8.4		0.98		0.58	
Benzo(k)Fluoranthene	0.8	3.9	**9.8**		0.33		**1**		0.43		**5.4**		0.076	J	**1.4**		**1.2**		**5.9**		**0.82**		0.48	
Benzoic Acid	~	~	3.3	U	0.59	U	0.59	U	0.61	U	1.2	U	0.62	U	0.59	U	1.2	U	1	J	0.6	U	0.62	U
Biphenyl (Diphenyl)	~	~	0.58	J	0.41	U	0.13	J	0.085	J	0.7	J	0.43	U	0.15	J	0.084	J	0.41	J	0.42	U	0.44	U
Bis(2-Ethylhexyl) Phthalate	~	~	1	U	0.18	U	0.21		0.19	U	0.37	UJ	0.19	U	0.18	U	0.18	J	0.37	U	0.19	U	0.19	U
Carbazole	~	~	6.2		0.2		0.41		0.21		1.2		0.023	J	0.4		0.47		3.3		0.41		0.14	J
Chrysene	1	3.9	**25**		0.76		**2.9**		**1.4**		**15**		0.16		**3.2**		**2.8**		**14**		**2.4**		**1.1**	
Dibenz(a,h)Anthracene	0.33	0.33	**3.4**		0.098	J	**0.51**		0.27		**2.3**		0.026	J	**0.56**		**0.39**		**1.8**		0.28		0.16	
Dibenzofuran	7	59	3.8		0.13	J	0.45		0.16	J	1.6		0.023	J	0.52		0.39		2.5		0.4		0.099	J
Dimethyl Phthalate	~	~	1	U	0.18	U	0.18	U	0.19	U	0.37	U	0.19	U	0.18	U	0.35	J	0.37	U	0.19	U	0.19	U
Di-N-Butyl Phthalate	~	~	1	U	0.18	U	0.053	J	0.19	U	0.37	UJ	0.19	U	0.18	U	0.36	U	0.37	U	0.19	U	0.19	U
Fluoranthene	100	100	58		1.8		5.5		2.5		38		0.37		5.3		7.2		39		4.8		2.3	
Fluorene	30	100	6		0.18		0.5		0.28		4.5		0.026	J	0.5		0.47		3.1		0.47		0.14	J
Hexachlorocyclopentadiene	~	~	2.9	U	0.52	UJ	0.52	UJ	0.54	UJ	1	U	0.54	UJ	0.52	UJ	1	U	1.1	U	0.53	U	0.55	U
Indeno(1,2,3-c,d)Pyrene	0.5	0.5	**15**		**0.53**		**1.7**		**1.1**		**10**		0.12	J	**2.2**		**1.8**		**9.1**		**1.1**		**0.6**	
Naphthalene	12	100	4.4		0.16	J	0.62		0.75		1.2		0.047	J	1.2		0.52		3.4		0.3		0.085	J
n-Nitrosodiphenylamine	~	~	0.82	U	0.14	U	0.15	U	0.15	U	0.29	U	0.15	U	0.15	U	0.29	U	0.3	U	0.15	U	0.15	U
Phenanthrene	100	100	52		1.7		4.2		1.9		39		0.29		5		5.5		34		4.6		1.9	
Phenol	0.33	100	0.16	J	0.18	U	0.049	J	0.096	J	*0.37*	U	0.19	U	0.038	J	*0.36*	U	*0.37*	U	0.19	U	0.19	U
Pyrene	100	100	50		1.5		5.1		2.2		40		0.32		4.8		6.2		34		4		2	

Notes provided on Page 4.
Concentrations above Unrestricted Use SCOs are bolded.
Concentrations above Restricted Use Restricted-Residential SCOs are shaded.

Table 1
BCP Application
Soil Sample Analytical Results Summary – VOCs & SVOCs

45 Commercial Street
Brooklyn, New York
Langan Project No.: 170229024

Notes:
1. Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use and Restricted Use Restricted-Residential Soil Cleanup Objectives (SCO).
2. Criterion comparisons for 3- & 4-methylphenol (m&p cresol) are provided for reference. Promulgated SCOs are for 3-methylphenol (m-cresol) and 4-methylphenol (p-cresol).
3. Only detected analytes are shown in the table.
4. Detected analytical results above Unrestricted Use SCOs are bolded.
5. Detected analytical results above Restricted Use Restricted-Residential SCOs are shaded.
6. Analytical results with reporting limits (RL) above the lowest applicable criteria are italicized.
7. Sample SODUP01_090319 is a duplicate sample of LB05_2.0-4.0 and sample SODUP02_090319 is a duplicate sample of LB08_4.0-6.0.
8. ~ = Regulatory limit for this analyte does not exist
9. bgs = below grade surface
10. mg/kg = milligrams per kilogram
11. NA = Not analyzed

Qualifiers:
R – The sample results are unusable due to the quality of the data generated because certain criteria were not met. The analyte may or may not be present in the sample.
J – The analyte was positively identified and the associated numerical value is the approximate concentration of the analyte in the sample.
UJ – The analyte was not detected at a level greater than or equal to the RL; however, the reported RL is approximate and may be inaccurate or imprecise.
U – The analyte was analyzed for, but was not detected at a level greater than or equal to the level of the RL or the sample concentration for results impacted by blank contamination.

Table 2
BCP Application
Soil Sample Analytical Results Summary – PCBs, Pesticides, Herbicides & Inorganics

45 Commercial Street
Brooklyn, New York
Langan Project No.: 170229024

Location Sample ID Laboratory ID Sample Date Sample Depth (feet bgs)	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	LB01 LB01_0.5-2.5 L1940080-04 9/3/2019 0.5-2.5		LB01 LB01_6.0-8.0 L1940080-05 9/3/2019 6-8		LB02 LB02_1.0-3.0 L1940231-02 9/4/2019 1-3		LB02 LB02_6.0-8.0 L1940231-03 9/4/2019 6-8		LB03 LB03_1.0-3.0 L1940231-04 9/4/2019 1-3		LB03 LB03_4.0-6.0 L1940231-05 9/4/2019 4-6		LB04 LB04_1.0-3.0 L1940231-06 9/4/2019 1-3		LB04 LB04_4.0-6.0 L1940231-07 9/4/2019 4-6		LB05 LB05_2.0-4.0 L1940080-06 9/3/2019 2-4		LB05 SODUP01_090319 L1940080-01 9/3/2019 2-4		LB05 LB05_6.0-8.0 L1940080-07 9/3/2019 6-8		LB06 LB06_1.0-3.0 L1940080-08 9/3/2019 1-3	
Pesticides (mg/kg)	~	~	NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA	
Herbicides (mg/kg)	~	~	NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA	
Polychlorinated Biphenyls (mg/kg)	~	~	NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA	
Inorganics (mg/kg)																												
Aluminum	~	~	6,640		2,490		5,760		2,950		7,240		3,780		5,800		5,280		2,500		2,240		4,010		4,270			
Antimony	~	~	2.86	J	1.55	J	4.15	J	0.568	J	1.32	J	2.63	J	0.93	J	2.83	J	1.79	J	1.78	J	1.19	J	2.81	J		
Arsenic	13	16	**22.2**	J	**15.7**	J	**30.7**	J	9.8	J	**13.9**	J	**13.8**	J	5.72	J	**22.8**	J	**17.5**	J	**21.4**	J	12.8	J	**20**	J		
Barium	350	400	160		35.9		134	J	41.6	J	114	J	140	J	42.5	J	86.5	J	86.3		80.4		84.7		**462**			
Beryllium	7.2	72	0.58		0.126	J	3.51	J	0.158	J	0.233	J	0.166	J	0.368	J	0.283	J	0.131	J	0.166	J	0.846		0.163	J		
Cadmium	2.5	4.3	0.84	UJ	0.428	J	0.656	J	0.261	J	0.629	J	0.865		0.78	J	0.592	J	0.819	UJ	0.792	UJ	0.882	UJ	0.857	UJ		
Calcium	~	~	1,320	J	2,450	J	8,560	J	9,710		6,680		2,410		7,510		33,800		4,370	J	4,790	J	60,000	J	15,000	J		
Chromium, Hexavalent	1	110	0.854	U	0.859	U	0.445	J	0.939	UJ	*1.04*	UJ	0.865	UJ	0.884	UJ	0.912	UJ	0.852	U	0.811	U	0.896	U	0.891	U		
Chromium, Total	~	~	33.1	J	11.8	J	45.6	J	7.83	J	16.7	J	12	J	8.94	J	15.9	J	7.03	J	9.91	J	21.9	J	10.4	J		
Chromium, Trivalent	30	180	**33**		12		**45**	J	7.8		17		12		8.9		16		7		9.9		22		10			
Cobalt	~	~	6.3		6.3		29.8	J	5.12	J	8.83	J	5.66	J	13.6	J	10.8	J	3.38	J	7.15	J	8.23		3.09			
Copper	50	270	**107**	J	**275**	J	**489**	J	31.8		**88.7**		**105**		**85.1**		**145**		38.1	J	45.8	J	**119**	J	39.4	J		
Cyanide	27	27	NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA			
Iron	~	~	22,500		13,500		35,300		11,400		22,000		16,800		15,200		36,000		14,100	J	8,380	J	16,400		52,200			
Lead	63	400	**262**	J	**206**	J	**444**	J	55.5		**273**		**342**		**403**		**165**		**214**	J	**165**	J	**248**	J	**1,710**	J		
Magnesium	~	~	1,500		530		1,800	J	1,130	J	2,670	J	1,230	J	1,310	J	18,000	J	893		1,420		25,400		2,770			
Manganese	1,600	2,000	146		168		270		268		193		211		347		210		55.7		48.2		197		265			
Mercury	0.18	0.81	**1.98**	J	**0.798**	J	**0.745**		**2.25**		**1.17**		**2.49**		**0.581**		**0.454**		**0.202**	J	**0.2**	J	**0.546**	J	**0.236**	J		
Nickel	30	310	14.5		9.11		**61.2**	J	11.2	J	17	J	13.8	J	26.7	J	14.2	J	6.25		9.04		15.6		9.48			
Potassium	~	~	711		363		880	J	431	J	1,230	J	691	J	382	J	852	J	473		435		663		418			
Selenium	3.9	180	0.647	J	0.503	J	1.16	J	0.745	J	0.893	J	0.74	J	1.75	U	1.28	J	1.95		2.09		2.05		0.814	J		
Silver	2	180	0.84	U	0.839	U	0.328	J	0.932	U	1.01	U	0.832	U	0.877	U	0.884	U	0.819	U	0.792	U	0.882	U	0.857	U		
Sodium	~	~	243		190		456	J	116	J	616	J	300	J	106	J	181	J	116	J	144	J	279		327			
Thallium	~	~	1.68	U	1.68	U	1.88	U	1.86	U	2.03	U	1.66	U	1.75	U	1.77	U	1.64	U	1.58	U	1.76	U	1.71	U		
Vanadium	~	~	24.8		21.4		30.6	J	14.3	J	27	J	16.6	J	13	J	29.9	J	10.3		10.4		17.7		17.7			
Zinc	109	10,000	**175**		**481**		**3,070**	J	58.9		**210**		**392**		**255**		**131**		**188**		**280**		**402**		**565**			

Notes provided on Page 4.
Concentrations above Unrestricted Use SCOs are bolded.
Concentrations above Restricted Use Restricted-Residential SCOs are shaded.

Table 2
BCP Application
Soil Sample Analytical Results Summary – PCBs, Pesticides, Herbicides & Inorganics

45 Commercial Street
Brooklyn, New York
Langan Project No.: 170229024

Location Sample ID Laboratory ID Sample Date Sample Depth (feet bgs)	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	LB06 LB06_6.0-8.0 L1940080-09 9/3/2019 6-8		LB07 LB07_1.0-3.0 L1940080-10 9/3/2019 1-3		LB07 LB07_6.0-8.0 L1940080-11 9/3/2019 6-8		LB08 LB08_0.0-2.0 L1940080-12 9/3/2019 0-2		LB08 LB08_4.0-6.0 L1940080-13 9/3/2019 4-6		LB08 SODUP02_090319 L1940080-02 9/3/2019 4-6		LB09 LB09_1.0-3.0 L1940080-14 9/3/2019 1-3		LB09 LB09_6.0-8.0 L1940080-15 9/3/2019 6-8		LB10 LB10_2.0-4.0 L1940231-08 9/4/2019 2-4		LB10 LB10_6.0-8.0 L1940231-09 9/4/2019 6-8		LB11 LB11_1.0-3.0 L1940231-10 9/4/2019 1-3		LB11 LB11_6.0-8.0 L1940231-11 9/4/2019 6-8	
Pesticides (mg/kg)	~	~	NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA	
Herbicides (mg/kg)	~	~	NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA	
Polychlorinated Biphenyls (mg/kg)	~	~	NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA	
Inorganics (mg/kg)																												
Aluminum	~	~	1,400		3,180		5,750		5,860		4,760		4,760		5,460		4,480		2,680		7,110		2,100		3,610			
Antimony	~	~	0.69	J	0.698	J	1.96	J	1.73	J	0.831	J	0.587	J	2.29	J	1.36	J	1.15	J	1.3	J	1	J	2.36	J		
Arsenic	13	16	7.26	J	4.16	J	**20.2**	J	11	J	10.3	J	7.49	J	**37.3**	J	10.6	J	10.3	J	**13.1**	J	9.59	J	**60.5**	J		
Barium	350	400	72.8		26.9		59.3		**440**		60.2		48.6		154		52.1		103	J	136	J	78.1	J	106	J		
Beryllium	7.2	72	0.086	J	0.154	J	0.313	J	0.426	J	0.136	J	0.133	J	0.234	J	0.164	J	1.96	J	2.26	J	0.11	J	0.127	J		
Cadmium	2.5	4.3	0.958	UJ	0.907	UJ	0.87	UJ	0.869	UJ	0.848	UJ	0.783	UJ	0.834	UJ	0.819	UJ	0.456	J	0.499	J	0.467	J	0.499	J		
Calcium	~	~	35,000	J	1,940	J	16,500	J	26,100	J	48,000	J	57,800	J	24,900	J	17,200	J	127,000		14,700		6,050		9,690			
Chromium, Hexavalent	1	110	0.996	U	0.907	U	0.918	U	0.883	U	0.875	U	0.839	U	0.888	U	0.885	U	0.901	UJ	0.914	UJ	0.91	UJ	0.965	UJ		
Chromium, Total	~	~	4.59	J	8.73	J	10.9	J	18.5	J	32.5	J	9.2	J	15.5	J	13.4	J	9.77	J	42.7	J	5.64	J	14.2	J		
Chromium, Trivalent	30	180	4.6		8.7		11		18		**32**	J	9.2	J	16		13		9.8		**43**		5.6		14			
Cobalt	~	~	3.32		5.46		14.1		8.91		3.44		3.26		6.06		5.51		5.9	J	15.9	J	3.34	J	4.01	J		
Copper	50	270	39.9	J	27.9	J	**61.6**	J	**179**	J	29	J	21.3	J	**67.2**	J	48.5	J	**89.4**		**196**		34.8		**52.2**			
Cyanide	27	27	NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA		NA			
Iron	~	~	6,630		8,340		18,500		16,200		12,800		11,000		18,600		14,600		15,000		20,300		8,840		32,600			
Lead	63	400	**273**	J	**310**	J	**112**	J	**502**	J	**114**	J	**165**	J	**306**	J	**107**	J	**244**		**273**		**177**		**182**			
Magnesium	~	~	1,220		1,360		2,430		9,990		9,350		7,570		11,700		3,810		46,600	J	2,510	J	907	J	1,640	J		
Manganese	1,600	2,000	52.8		123		519		300		347		389		182		215		169		177		59.9		81.4			
Mercury	0.18	0.81	**1.59**	J	0.167	J	**0.191**	J	**0.472**	J	**0.278**	J	0.098	J	**0.609**	J	0.173	J	0.17		**0.216**		0.072	U	0.158			
Nickel	30	310	7.88		13		24.7		17.2		8.92		6.7		15.8		19.2		15	J	**30.8**	J	8.36	J	9.48	J		
Potassium	~	~	164	J	407		656		719		754		750		788		548		408	J	810	J	260	J	565	J		
Selenium	3.9	180	0.68	J	1.81	U	1.07	J	0.513	J	1.21	J	1.18	J	1.48	J	0.311	J	0.411	J	1.32	J	0.382	J	**7.26**			
Silver	2	180	0.958	U	0.907	U	0.87	U	0.869	U	0.848	U	0.783	U	0.834	U	0.819	U	0.894	U	0.907	U	0.849	U	0.345	J		
Sodium	~	~	189	J	282		160	J	131	J	271		305		155	J	327		223	J	361	J	116	J	192	J		
Thallium	~	~	1.92	U	1.81	U	1.74	U	1.74	U	1.7	U	1.57	U	1.67	U	1.64	U	1.79	U	1.81	U	1.7	U	1.81	U		
Vanadium	~	~	6.08		10.4		16.9		19.5		16.3		13.7		25.2		20.1		17.1	J	26.7	J	12	J	46.7	J		
Zinc	109	10,000	65.5		76.6		**301**		**705**		68		62.4		**194**		53.8		**493**		**1,310**		**180**		57			

Notes provided on Page 4.
Concentrations above Unrestricted Use SCOs are bolded.
Concentrations above Restricted Use Restricted-Residential SCOs are shaded.

Table 2
BCP Application
Soil Sample Analytical Results Summary – PCBs, Pesticides, Herbicides & Inorganics

45 Commercial Street
Brooklyn, New York
Langan Project No.: 170229024

Location Sample ID Laboratory ID Sample Date Sample Depth (feet bgs)	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	LB12 LB12_2.0-4.0 L1940231-12 9/4/2019 2-4		LB12 LB12_6.0-8.0 L1940231-13 9/4/2019 6-8		LB13 LB13_1.0-3.0 L1940231-14 9/4/2019 1-3		LB13 LB13_4.0-6.0 L1940231-15 9/4/2019 4-6		LB14 LB14_1.0-3.0 L1940231-16 9/4/2019 1-3		LB14 LB14_6.0-8.0 L1940231-17 9/4/2019 6-8		LB15 LB15_1.0-3.0 L1940231-18 9/4/2019 1-3		LB15 LB15_5.0-7.0 L1940231-19 9/4/2019 5-7		SB-20 SB-20_0-2 L1404281-01 2/27/2014 0-2		SB-20 SB-20_3-5 L1404281-05 2/27/2014 3-5		SB-20 SB-20_8-10 L1404281-02 2/27/2014 8-10	
Pesticides (mg/kg)	~	~	NA		NA		NA		NA		NA		NA		NA		NA		ND		ND		ND	
Herbicides (mg/kg)	~	~	NA		NA		NA		NA		NA		NA		NA		NA		ND		ND		ND	
Polychlorinated Biphenyls (mg/kg)	~	~	NA		NA		NA		NA		NA		NA		NA		NA		ND		ND		ND	
Inorganics (mg/kg)																								
Aluminum	~	~	7,800		8,880		3,620		5,470		5,160		4,810		4,920		5,240		4,400		13,000		8,000	
Antimony	~	~	1.26	J	1.58	J	1.36	J	3.23	J	0.95	J	1.07	J	0.376	J	0.513	J	2.7	J	1.1	J	4.5	U
Arsenic	13	16	9.75	J	**17**	J	**13.7**	J	**19.4**	J	11.2	J	7.32	J	7.38	J	6.11	J	11		**15**		5.6	
Barium	350	400	**585**	J	94.7	J	53.8	J	192	J	45.8	J	53.9	J	56.1	J	60.1	J	45		85		24	
Beryllium	7.2	72	0.321	J	0.333	J	0.197	J	0.485	J	0.124	J	0.186	J	0.289	J	0.471	J	0.13	J	0.96		0.41	J
Cadmium	2.5	4.3	2.28		1.17		0.412	J	0.996		0.382	J	0.524	J	0.402	J	0.496	J	0.86	U	0.11	J	0.9	U
Calcium	~	~	5,060		26,500		8,600		25,500		1,460		4,430		15,200		23,600		1,200		22,000		5,800	
Chromium, Hexavalent	1	110	0.996	UJ	0.898	UJ	0.899	UJ	0.928	UJ	0.909	UJ	0.924	UJ	0.889	UJ	0.874	UJ	0.91	U	0.9	U	0.94	U
Chromium, Total	~	~	23.8	J	13.9	J	8.7	J	20	J	19.2	J	9.28	J	7.47	J	16	J	23		10		10	
Chromium, Trivalent	30	180	24		14		8.7		20		19		9.3		7.5		16		NA		NA		NA	
Cobalt	~	~	13.1	J	9.29	J	6.09	J	5.79	J	3.85	J	7.75	J	6.46	J	5.94	J	3.1		10		18	
Copper	50	270	**61.9**		**112**		**71.8**		**599**		30.5		31.5		**74.4**		**169**		50		**170**		**54**	
Cyanide	27	27	NA		NA		NA		NA		NA		NA		NA		NA		1.1	U	0.26	J	1.2	U
Iron	~	~	24,400		23,400		14,100		17,500		30,400		31,500		16,500		9,470		33,000		25,000		19,000	
Lead	63	400	**771**		**1,030**		**206**		**480**		45.3		**103**		**85.1**		**118**		**90**		**780**		**73**	
Magnesium	~	~	4,680	J	7,730	J	1,230	J	2,750	J	1,440	J	1,260	J	8,460	J	11,600	J	1,200		2,000		2,300	
Manganese	1,600	2,000	945		288		127		342		112		201		193		194		64		440		390	
Mercury	0.18	0.81	**0.506**		**2.59**		**0.206**		**0.726**		**1.2**		0.061	J	0.092		0.129		**0.36**		**0.77**		0.08	U
Nickel	30	310	24.9	J	17.9	J	11.5	J	17	J	10	J	15.7	J	14	J	12.7	J	8.3		15		16	
Potassium	~	~	1,240	J	1,650	J	487	J	515	J	845	J	471	J	390	J	274	J	600		970		740	
Selenium	3.9	180	0.603	J	0.394	J	0.9	J	2.02		1.78	U	1.78	U	0.534	J	0.479	J	0.64	J	0.71	J	1.8	U
Silver	2	180	0.35	J	0.877	U	0.858	U	**3.34**		0.888	U	0.888	U	0.875	U	0.841	U	0.86	U	0.87	U	0.9	U
Sodium	~	~	162	J	732	J	137	J	362	J	136	J	68.1	J	255	J	136	J	130	J	1,300		110	J
Thallium	~	~	0.72	J	1.75	U	1.72	U	1.73	U	1.78	U	1.78	U	1.75	U	1.68	U	1.7	U	1.7	U	1.8	U
Vanadium	~	~	28.9	J	23	J	14.9	J	27.5	J	28.7	J	21	J	23.1	J	32.5	J	24		14		15	
Zinc	109	10,000	**489**		**1,890**		**145**		**322**		38.7		107		**140**		**164**		41		**140**		**110**	

Notes provided on Page 4.
Concentrations above Unrestricted Use SCOs are bolded.
Concentrations above Restricted Use Restricted-Residential SCOs are shaded.

Table 2
BCP Application
Soil Sample Analytical Results Summary – PCBs, Pesticides, Herbicides & Inorganics

45 Commercial Street
Brooklyn, New York
Langan Project No.: 170229024

Notes:
1. Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use and Restricted Use Restricted-Residential Soil Cleanup Objectives (SCO).
2. Only detected analytes are shown in the table.
3. Detected analytical results above Unrestricted Use SCOs are bolded.
4. Detected analytical results above Restricted Use Restricted-Residential SCOs are shaded.
5. Analytical results with reporting limits (RL) above the lowest applicable criteria are italicized.
6. Sample SODUP01_090319 is a duplicate sample of LB05_2.0-4.0 and sample SODUP02_090319 is a duplicate sample of LB08_4.0-6.0.
7. ~ = Regulatory limit for this analyte does not exist
8. bgs = below grade surface
9. mg/kg = milligrams per kilogram
10. NA = Not analyzed
11. ND = Not detected

Qualifiers:
J – The analyte was positively identified and the associated numerical value is the approximate concentration of the analyte in the sample.

UJ – The analyte was not detected at a level greater than or equal to the reporting limit (RL); however, the reported RL is approximate and may be inaccurate or imprecise.

U – The analyte was analyzed for, but was not detected at a level greater than or equal to the level of the RL or the sample concentration for results impacted by blank contamination.

Table 3
BCP Application
Groundwater Sample Analytical Results Summary – VOCs, SVOCs, PCBs, Pesticides, Herbicides & Inorganics

45 Commercial Street
Brooklyn, New York
Langan Project No.: 170229024

Location Sample ID Laboratory ID Sample Date	NYSDEC SGVs	MW20 MW20_030714 L1404879-04 3/7/2014	
Volatile Organic Compounds (µg/L)			
Acetone	50	2.2	J
Tert-Butyl Methyl Ether	10	0.92	J
Semivolatile Organic Compounds (µg/L)			
Anthracene	50	0.09	J
Fluoranthene	50	0.14	J
Fluorene	50	0.09	J
Phenanthrene	50	0.2	
Pyrene	50	0.13	J
Pesticides (µg/L)	~	ND	
Herbicides (µg/L)	~	ND	
Polychlorinated Biphenyls (µg/L)	~	ND	
Inorganics (µg/L)			
Aluminum	~	220	
Aluminum (Dissolved)	~	2.55	J
Antimony	3	0.41	J
Antimony (Dissolved)	3	0.34	J
Arsenic	25	3.72	
Arsenic (Dissolved)	25	2.04	
Barium	1,000	102.9	
Barium (Dissolved)	1,000	102.6	
Cadmium	5	0.06	J
Cadmium (Dissolved)	5	0.05	J
Calcium	~	197,000	
Calcium (Dissolved)	~	197,000	
Chromium, Total	50	0.74	J
Chromium, Total (Dissolved)	50	0.34	J
Cobalt	~	2.07	
Cobalt (Dissolved)	~	2.09	
Copper	200	1.28	
Copper (Dissolved)	200	1.17	
Cyanide	200	19	
Iron	300	**5,030**	
Iron (Dissolved)	300	**982**	
Lead	25	2.88	
Magnesium	35,000	**44,300**	
Magnesium (Dissolved)	35,000	**44,200**	
Manganese	300	**5,718**	
Manganese (Dissolved)	300	**5,636**	
Nickel	100	3.7	
Nickel (Dissolved)	100	3.74	
Potassium	~	16,000	
Potassium (Dissolved)	~	16,600	
Selenium	10	2.84	J
Selenium (Dissolved)	10	3.03	J
Sodium	20,000	**451,000**	
Sodium (Dissolved)	20,000	**450,000**	
Thallium	0.5	0.05	J
Thallium (Dissolved)	0.5	0.05	J
Vanadium	~	0.33	J
Zinc	2,000	18.01	
Zinc (Dissolved)	2,000	18.6	

Notes:
1. Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water (herein collectively referenced as "NYSDEC SGVs").
2. Only detected analytes are shown in the table.
3. Detected analytical results above NYSDEC SGVs are bolded and shaded.
4. Analytical results with reporting limits (RL) above NYSDEC SGVs are
5. ~ = Regulatory limit for this analyte does not exist
6. µg/L = micrograms per liter
7. ND = Not detected

Qualifiers:
J = The analyte was detected above the Method Detection Limit (MDL), but below the RL; therefore, the result is an estimated concentration.
U = The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

Table 4
BCP Application
Soil Vapor Sample Analytical Results Summary – VOCs

45 Commercial Street
Brooklyn, New York
Langan Project No.: 170229024

Location Sample ID Laboratory ID Sample Date Sample Type	NYSDOH AGVs	NYSDOH Decision Matrices Minimum Concentrations	SV-9 SV-9_20130918 L1318455-04 9/18/2013 SV
Volatile Organic Compounds (µg/m³)			
2,2,4-Trimethylpentane	~	~	2.9
Acetone	~	~	224
Benzene	~	~	3.17
Carbon Disulfide	~	~	211
Chloromethane	~	~	1.52
Cyclohexane	~	~	2.8
M,P-Xylene	~	~	5.82
Methyl Ethyl Ketone (2-Butanone)	~	~	10.4
n-Heptane	~	~	4.18
n-Hexane	~	~	5.57
Propylene	~	~	22.7
Toluene	~	~	16.2
Trichlorofluoromethane	~	~	3.53

Notes:
1. Soil vapor sample analytical results are compared to the New York State Department of Health (NYSDOH) Air Guideline Values (AGVs) as set forth in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York and subsequent updates (2013, 2015) and to the minimum soil vapor concentrations recommending mitigation as set forth in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices for Sub-Slab Vapor and Indoor Air and subsequent updates (2017).
2. Only detected analytes are shown in the table.
3. No analytical results were detected above the NYSDOH AGVs or the minimum soil vapor concentrations recommending mitigation.
4. ~ = Regulatory limit for this analyte does not exist
5. µg/m³ = micrograms per cubic meter
6. SV = Soil Vapor

ATTACHMENT D

SECTION IV: PROPERTY INFORMATION

The reference point for the given latitude (40°44'13.1") and longitude (73°57'28.6") is the approximate center of the site.

Figure D-1 is a Digital Tax Map from the New York City Department of Finance showing the site boundary and its tax block and lots.

Figure D-2 is a United States Geological Survey (USGS) 7.5 minute quadrangle map showing the location of the site.

Figure D-3 provides a property base map that shows i) a distance of at least 1,000 feet around the site at a scale no smaller than one inch equal to 200 feet; and ii) map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways.

Figure D-4 provides a property base map that shows i) site boundary lines with adjacent property owners identified; and ii) surrounding property land uses.

Item 1 Response

The site boundary corresponds to tax map metes and bounds. Attached for reference is the relevant New York City tax map (Figure D-1). The property is identified by Borough of Brooklyn Tax Block 2472, Lot 70.

Item 2 Response

Figure D-2 is the required property base map.

Item 6 Response

The spills database, maintained and updated by NYSDEC, is an inventory of sites where spills were identified and reported to the NYSDEC. The site is listed under Spill Nos. 19-06491. Spill No. 19-06491 was reported on September 25, 2019 based on field observations during the September 2019 Subsurface Investigation and subsequent analytical data review. The spill is related to an unknown source and likely attributed to historical fill. The spill will be remediated as part of the remedial action under the BCP.

Item 10 Response

<u>Location:</u>

The site is located at 45 Commercial Street in the Greenpoint neighborhood of Brooklyn, New York and occupies the Borough of Brooklyn Tax Block 2472, Lot 70. The site is bound by Parcel H3 (Block 2472, Lots 200 and 475) to the north followed by Newtown Creek, an active NYC transit authority parking lot to the east (Block 2472, Lot 425), Commercial Street to the south, and Parcel G1 (Block 2472, Lots 80, 90, and 100) to the west.

Site Features:

The site encompasses an approximate area of about 44,600 square feet and is paved with concrete and asphalt. According to survey data, most of the site is at an elevation (el.) of about el. 11 to 13 feet[1]; the high point of the site is el. 13.91 feet proximate to Commercial Street in the southern part of the site.

Current Zoning and Land Use:

According to the New York City Department of City Planning (NYCDCP) Zoning Map 12c, dated August 8, 2018, the site is currently located in an R6/R8/C2-4 mixed-use residential and commercial district.

Past Use of the Site:

Coal and lumber storage were the primary uses of the Greenpoint Landing development property including the site) for more than 100 years from the late 1800s until about 1980, when the lumber yard operations were phased out and the owner (Lumber Exchange Terminal, Inc.) began to lease portions of the Greenpoint Landing development property to tenants for materials and heavy construction equipment and machinery storage. At the time of the Phase I ESA in 2001, the site was used for truck/vehicle parking and the storage of scaffolding materials. The site is currently used to stage construction trailers and materials for the ongoing Parcel H3 redevelopment.

Site Geology and Hydrogeology:

Based on borings advanced at the site, the stratigraphy underlying the site consists of a surficial layer of historic fill material overlying native fine- to coarse-grained sandy soil and silty soil. The surficial historic fill is composed of varying amounts of sand and silt from surface grade to depths of 10 to 15 feet below grade surface (bgs) (terminus of deepest boring). Bedrock was not encountered during any environmental investigations performed at the site. Groundwater was encountered at about 13 feet bgs in previous investigations. Groundwater flow is estimated to be from the south to north, toward the confluence of the East River and Newtown Creek. Potable water is provided to the site by the City of New York.

[1] North American Vertical Datum of 1988 (NAVD88). Datum refers to the North American Vertical Datum of 1988 which is approximately 1.1 feet above mean sea level datum at Sandy Hook, New Jersey as defined by the United States Geologic Survey (USGS NGVD 1929).

Environmental Assessment:

Known or suspected sources of contamination include: 1) a historical lumber yard use of the site; 2) historic fill; 3) petroleum contamination in soil; and 4) potential off-site sources of contamination.

Soil

Visual, olfactory and photoionization detector (PID) evidence of petroleum impacts were apparent in one soil boring (LB-13). PID readings ranged from 5.1 parts per million (ppm) to 161 ppm between an interval of 4 to 5.5 feet below grade surface (bgs). The residual petroleum contamination are likely related to historical fill or an unidentified off-site source.

A surficial layer of historic fill, ranging in thickness from surface grade to depths of 10 to 15 feet bgs (terminus of deepest borings), is present immediately beneath the asphalt and concrete cap and is composed of varying amounts of sand, silt, and gravel with ash, asphalt, brick, coal, concrete, slag, and wood.

Two VOCs (acetone and total xylenes) were detected above the UU but not the RURR SCOs. Acetone is a common laboratory contaminant; however total xylenes may be related to an unknown petroleum source or historic fill.

Three SVOCs; 3- and 4-methylphenol, m-cresol, and naphthalene, were detected above UU but not RURR SCOs. Six SVOCs, were detected above the UU SCOs in soil samples. Benzo(a)anthracene was detected at a maximum of 28 mg/kg as compared to the RURR SCO of 1 mg/kg. Benzo(a)pyrene was detected at a maximum of 25 mg/kg as compared to the RURR SCO of 1 mg/kg. Benzo(b)fluoranthene was detected at a maximum of 32 mg/kg as compared to the RURR SCO of 1 mg/kg. Benzo(k)fluoranthene was detected at a maximum of 9.8 mg/kg as compared to the RURR SCO of 3.9 mg/kg. Chrysene was detected at a maximum of 25 mg/kg as compared to the RURR SCO of 3.9 mg/kg. Dibenz(a,h)anthracene was detected at a maximum of 3.4 mg/kg as compared to the RURR SCO of 0.33 mg/kg. Indeno(1,2,3-c,d)pyrene was detected at a maximum of 15 mg/kg as compared to the RURR SCO of 0.5 mg/kg. These SVOCs may be related to historic use or the historic fill.

Two pesticides (4,4'-DDD and 4,4'-DDE) and total PCBs were detected above the UU but not the RURR SCOs. The presence of pesticides may be related to surficial application of pesticides at the site.

Total PCBs were detected above the UU but not the RURR SCOs. The presence of PCBs may be related to historic fill.

Five metals; trivalent chromium, nickel, selenium, silver, and zinc, were detected above UU but not RURR SCOs. Five metals were detected above the RURR SCOs. Arsenic was detected at a maximum of 60.5 mg/kg as compared to the RURR SCO of 16 mg/kg. Barium was detected at

a maximum of 585 mg/kg as compared to the RURR SCO of 400 mg/kg. Copper was detected at a maximum of 599 mg/kg as compared to the RURR SCO of 270 mg/kg. Lead was detected at a maximum of 1,710 mg/kg as compared to the RURR SCO of 400 mg/kg. Mercury was detected at a maximum of 2.59 mg/kg as compared to the RURR SCO of 0.81 mg/kg.

Groundwater

Four metals (iron, magnesium, manganese, and sodium) were detected at total and dissolved-phase concentrations in groundwater above the NYSDEC SGVs.

No VOCs, SVOCs, PCBs, pesticides, or herbicides exceeded the NYSDEC SGVs.

Soil Vapor

Thirteen petroleum-, ketone-, and solvent-related VOCs (including 2,2,4-trimethylpentane, 2-butanone, acetone, benzene, carbon disulfide, chloromethane, cyclohexane, heptane, n-hexane, p- & m-xylene, propylene, toluene, and trichlorofluoromethane) were detected in soil vapor collected from SV-9. Acetone was detected at the highest concentration (224 micrograms per cubic meter [$\mu g/m^3$]), as compared to other VOCs. Concentrations of other VOCs ranged from 1 to 22 $\mu g/m^3$.

ATTACHMENT D

SUPPORTING DOCUMENTATION

1. Figures

a. Figure D-1 –Tax Map

b. Figure D-2 – Site Location Map

c. Figure D-3 – Site Map with 1000-Foot Radius

d. Figure D-4 – Adjacent Property and Surrounding Land Use Map

LEGEND:

APPROXIMATE SITE BOUNDARY

NOTES:

1. BASE MAP ACCESSED FROM GIS.NYC.GOV/TAXMAP/MAP ON OCTOBER 7, 2019.
2. THE SITE CONSISTS OF TAX BLOCK 2472 LOT 70.

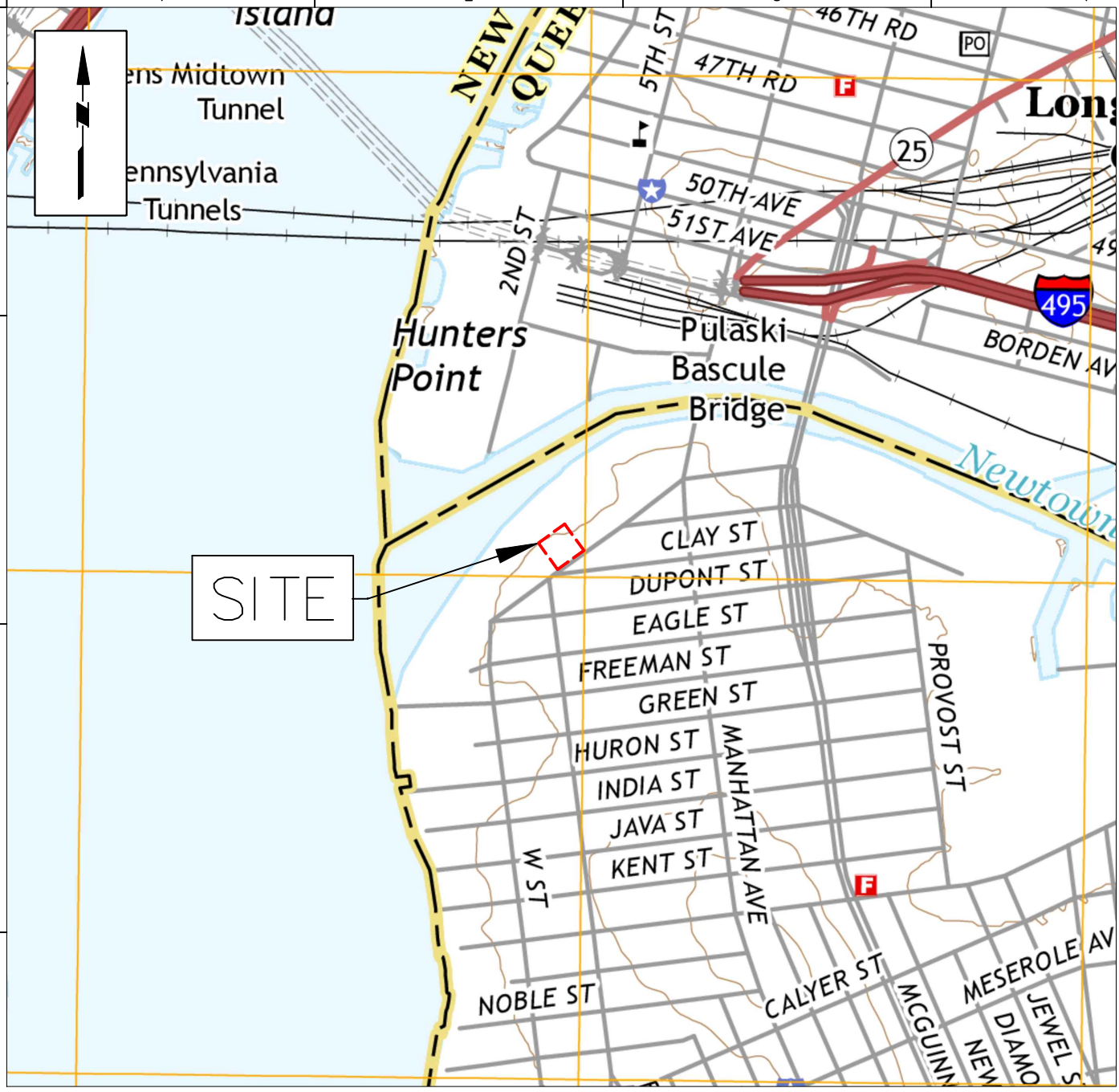
WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

100 0 50 100
SCALE IN FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project	45 COMMERCIAL STREET BLOCK No. 2472, LOT No. 70 BROOKLYN KINGS COUNTY NEW YORK
Figure Title	TAX MAP
Project No.	170229024
Date	10/23/2019
Drawn By	MA
Checked By	WK
Figure No.	D-1

Filename: \\langan.com\data\NYC\data0\170229024\Project Data\CAD\24\SheetFiles\Environmental\BCP Application\Figure 4 - Tax Map.dwg Date: 11/1/2019 Time: 13:47 User: wkim Style Table: Langan.stb Layout: ANSIB-BL



NOTES

1. BASE MAP SOURCE: USGS (2016) 7.5–MINUTE BROOKLYN, N.Y., TOPOGRAPHIC QUADRANGLES
2. NORTH ARROW SHOWS TRUE NORTH.

LEGEND

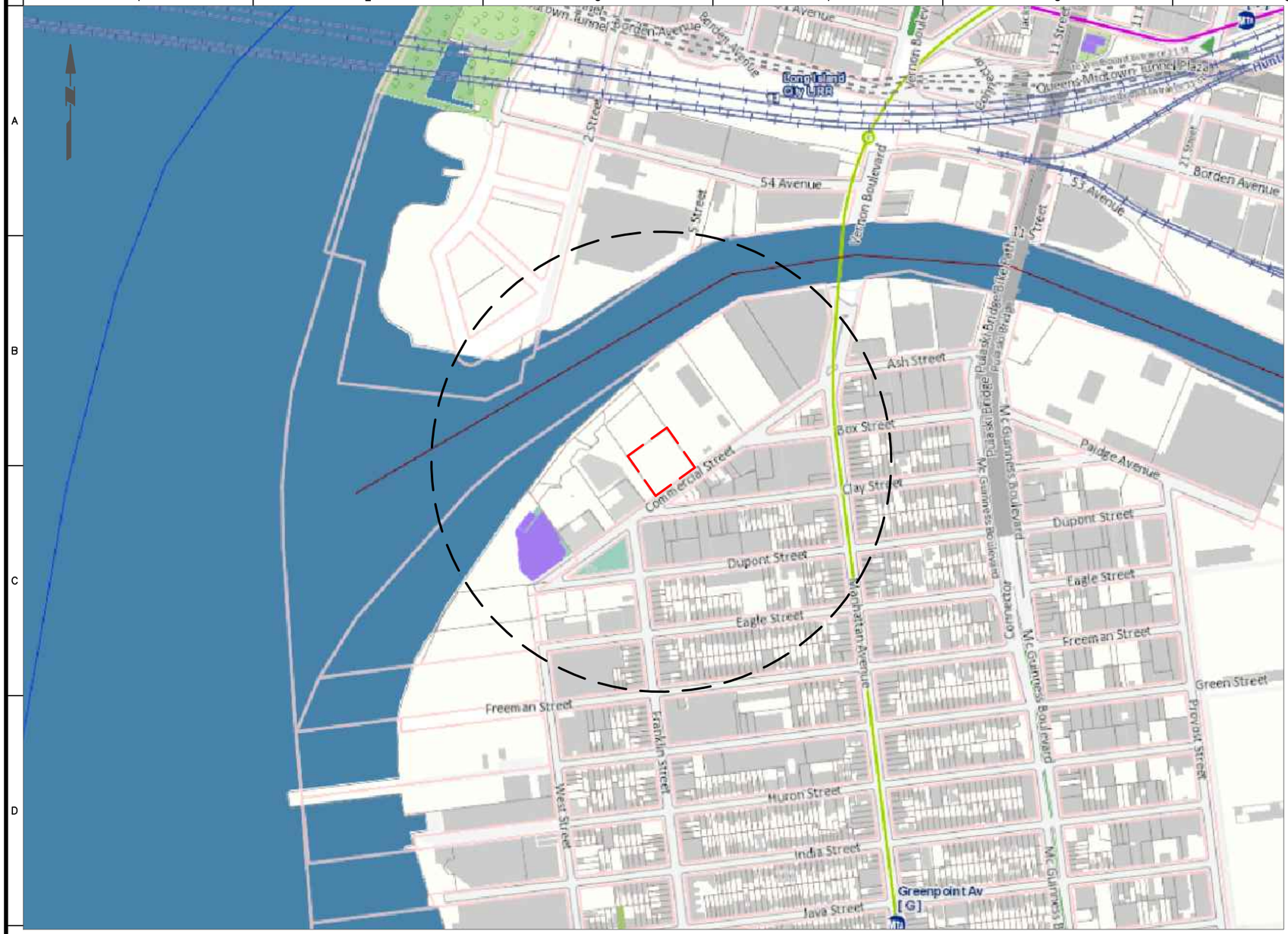
APPROXIMATE SITE BOUNDARY

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

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project	45 COMMERCIAL STREET BLOCK No. 2472, LOT No. 70 BROOKLYN KINGS COUNTY NEW YORK
Figure Title	SITE LOCATION MAP
Project No.	170229024
Date	10/23/2019
Drawn By	MA
Checked By	WK
Figure No.	D-2

Filename: \\langan.com\data\NYC\data0\170229024\Project Data\CAD\24\SheetFiles\Environmental\BCP Application\Figure 5 - Site Location Map.dwg Date: 11/1/2019 Time: 13:48 User: wkim Style Table: Langan.stb Layout: ANSIA-BP



LEGEND:

APPROXIMATE SITE BOUNDARY

1,000-FOOT RADIUS

NOTES:

1. BASE MAP ACCESSED FROM WWW.OASISNYC.NET/MAPS ON OCTOBER 7, 2019.

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

500 0 250 500

SCALE IN FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

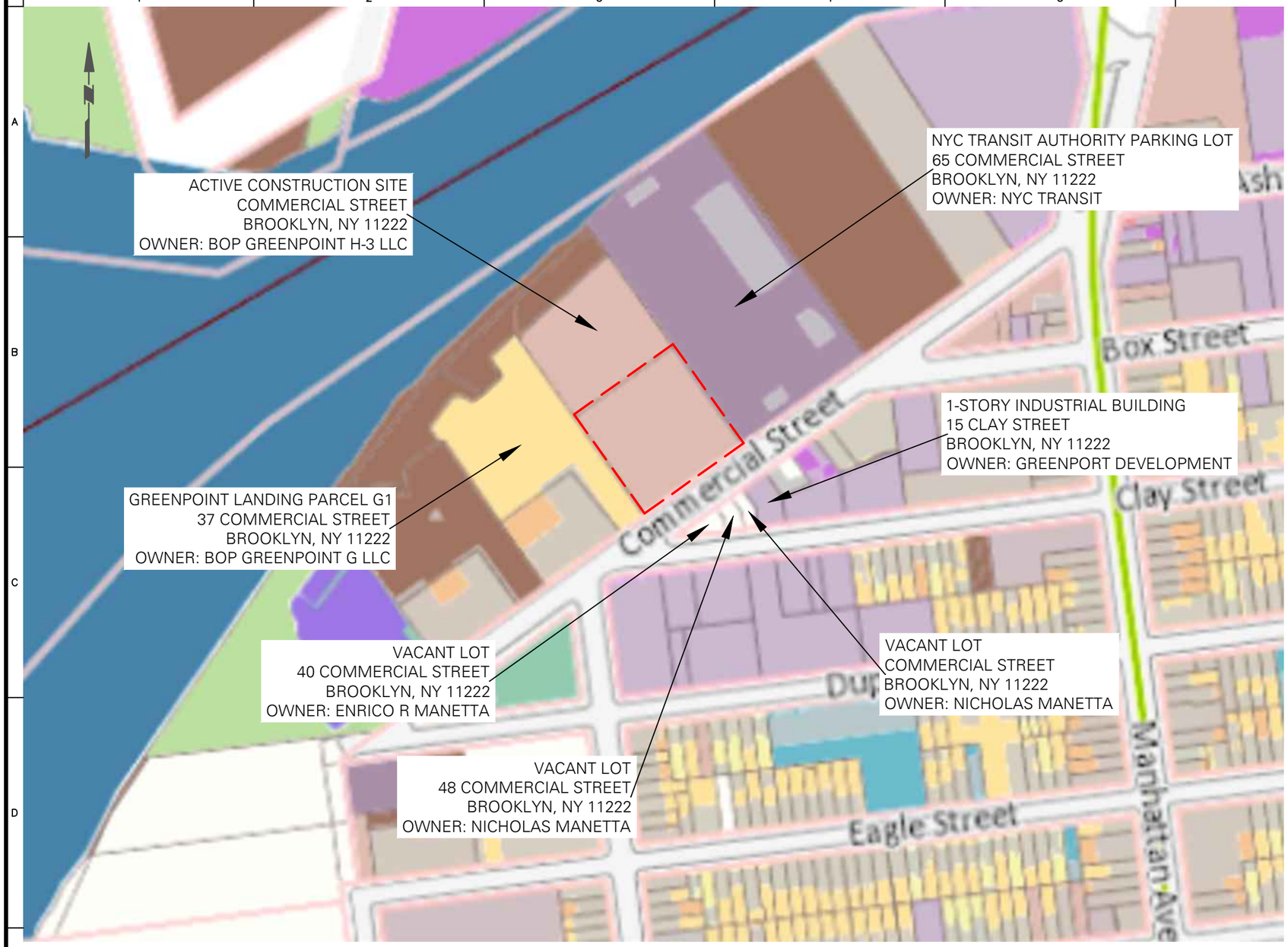
Project
45 COMMERCIAL STREET
BLOCK No. 2472, LOT No. 70
BROOKLYN
KINGS COUNTY NEW YORK

Figure Title
SITE MAP WITH 1000-FOOT RADIUS

Project No.	170229024
Date	10/14/2019
Drawn By	MA
Checked By	WK

Figure No.
D-3

Filename: \\langan.com\data\NYC\data0\170229024\Project Data\CAD\24\SheetFiles\Environmental\BCP Application\Figure 6 - Site Map with 1000-foot Radius.dwg Date: 11/1/2019 Time: 13:49 User: wkim Style Table: Langan.stb Layout: ANSIB-BL



LEGEND:

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

NOTES:

1. BASE MAP ACCESSED FROM WWW.OASISNYC.NET/MAPS ON OCTOBER 7, 2019.

200 0 100 200
SCALE IN FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
45 COMMERCIAL STREET
BLOCK No. 2472, LOT No. 70
BROOKLYN
KINGS COUNTY NEW YORK

Figure Title
ADJACENT PROPERTY AND SURROUNDING LAND USE MAP

Project No. 170229024
Date 10/14/2019
Drawn By MA
Checked By WK

Figure No.
D-4

Filename: \\langan.com\data\NYC\data0\170229024\Project Data\CAD\24\SheetFiles\Environmental\BCP Application\Figure 7 - Adjacent Property and Surrounding Land Use Map.dwg Date: 11/1/2019 Time: 16:53 User: wkim Style Table: Langan.stb Layout: Layout1

ATTACHMENT E

SECTION VI: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Current Site Owner

The Requestor is the current owner. The current owner of the site is H Owner LLC.

Previous Property Owners

A review of ownership records for the proposed site identified H Owner LLC as the present owner. Deed information for Borough of Brooklyn Block 2472, Lot 70 is listed in the following table.

Date	First Party	Second Party	Relationship
4/23/2018	Greenpoint Partners H, LLC 535 Madison Avenue New York, NY 10022 (212) 310-9765	H Owner LLC 535 Madison Avenue New York, NY 10022 (212) 310-9765	Affiliated Company
4/11/2018	H Owner LLC 535 Madison Avenue New York, NY 10022 (212) 310-9765	Greenpoint Partners H, LLC 535 Madison Avenue New York, NY 10022 (212) 310-9765	Affiliated Company
5/28/2015	Greenpoint Landing Associates, L.L.C. 535 Madison Avenue New York, NY 10022 (212) 310-9765	H Owner LLC 535 Madison Avenue New York, NY 10022 (212) 310-9765	Affiliated Company
At least 1880s - 2005	Lumber Exchange Terminal Address and Phone Number Unknown	Not Available	None

Reference: New York City Department of Finance Automated City Register Information System (ACRIS) website: https://a836-acris.nyc.gov/DS/DocumentSearch/Index and Phase I Environmental Site Assessment Report – Greenpoint Lumber Yard, Brooklyn, New York, prepared by AKRF, Inc. dated July 2001

Current Site Operator

The site is currently operated by Consigli Construction Co., Inc. for staging of construction trailers and materials for the ongoing redevelopment of Parcel H3.

Previous Property Operators

Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
Consigli Construction Co., Inc.	None	333 7th Avenue, 17th Floor New York, NY 10001 (516)330-8067	None
Lumber Exchange Terminal, Inc.	Previous Operator (1880s-2005)	Unknown	None

Reference: Phase I Environmental Site Assessment Report – Greenpoint Lumber Yard, Brooklyn, New York, prepared by AKRF, Inc. dated July 2001

ATTACHMENT E

SUPPORTING DOCUMENTATION

1. **Deed**

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument.The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.

2018042500093001001E9CB1

RECORDING AND ENDORSEMENT COVER PAGE **PAGE 1 OF 5**

Document ID: 2018042500093001 Document Date: 04-23-2018 Preparation Date: 04-25-2018
Document Type: DEED
Document Page Count: 4

PRESENTER:
FIDELITY NATIONAL TITLE INS. COMPANY
485 LEXINGTON AVENUE, 18TH FLOOR
NEW YORK, NY 10017
212-481-5858
kat.lam@fnf.com/ title no. 50889-AC

RETURN TO:
FRIED FRANK HARRIS SHRIVER & JACOBSON LLP
ONE NEW YORK PLAZA
NEW YORK, NY 10004
Robert J Sorin, Esq.

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	2472	70	Entire Lot	N/A COMMERCIAL STREET

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

CRFN_____ *or* DocumentID_____ *or* _____ Year_____ Reel____ Page_____ *or* File Number_____

PARTIES

GRANTOR/SELLER:
GREENPOINT PARTNERS H LLC
C/O:.PARK TOWER GROUP, 535 MADISON AVENUE
NEW YORK, NY 10022

GRANTEE/BUYER:
H OWNER LLC
C/O:.PARK TOWER GROUP, 535 MADISON AVENUE
NEW YORK, NY 10022

FEES AND TAXES

Mortgage :

Mortgage Amount:	$	0.00
Taxable Mortgage Amount:	$	0.00
Exemption:		
TAXES: County (Basic):	$	0.00
City (Additional):	$	0.00
Spec (Additional):	$	0.00
TASF:	$	0.00
MTA:	$	0.00
NYCTA:	$	0.00
Additional MRT:	$	0.00
TOTAL:	$	0.00
Recording Fee:	$	57.00
Affidavit Fee:	$	0.00

Filing Fee: $ 250.00

NYC Real Property Transfer Tax: $ 0.00

NYS Real Estate Transfer Tax: $ 0.00

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 04-27-2018 10:00
City Register File No.(CRFN): **2018000140675**

City Register Official Signature

DEED

THIS INDENTURE, made as of April 23, 2018, by GREENPOINT PARTNERS H LLC, a Delaware limited liability company, having an address of 535 Madison Avenue, 35th floor, New York, New York 10022 (hereinafter referred to as "Grantor"), to H OWNER LLC, a New York limited liability company, having an address of 535 Madison Avenue, 35th floor, New York, New York 10022 (hereinafter referred to as "Grantee").

WITNESSETH, that Grantee transferred certain real property to Grantor pursuant to that certain Deed, dated as of April 11, 2018 and recorded on April 16, 2018 as CRFN 2018000125896 (the "April 11 Deed"), which April 11 Deed inadvertently transferred Grantee's right, title and interest in and to Block 2472, Lot 70;

WITNESSETH, that, Grantor, in order to correct the inadvertent inclusion of Block 2472, Lot 70 in the April 11 Deed, and in consideration of Ten and No/100 Dollars ($10.00), lawful money of the United States, paid by Grantee, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever:

ALL that certain plot, piece or parcel of land with the building and improvements thereon erected, situate, lying and being, more particularly described on Exhibit A attached hereto and made a part hereof (the "Premises");

TOGETHER WITH all right, title and interest, if any, of Grantor in and to any streets and roads abutting the Premises to the center lines thereof;

TOGETHER WITH the appurtenances and all the estate and rights of Grantor in and to the Premises.

TO HAVE AND TO HOLD the Premises unto Grantee, the heirs or successors and assigns of Grantee forever.

AND Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvements at the Premises and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.

[NO FURTHER TEXT ON THIS PAGE]

Exhibit A

Legal Description

Lot 70:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF COMMERCIAL STREET (MAPPED 70 FEET WIDE), DISTANT 663.25 FEET (COMPUTED) WESTERLY FROM THE INTERSECTION OF SAID NORTHERLY SIDE OF COMMERCIAL STREET WITH THE WESTERLY SIDE OF MANHATTAN AVENUE, SAID POINT BEING THE POINT OR PLACE OF BEGINNING; THENCE

WESTERLY, ALONG SAID NORTHERLY SIDE OF COMMERCIAL STREET, A DISTANCE OF 210.78 FEET TO A POINT; THENCE

NORTHWESTERLY, FORMING AN INTERIOR ANGLE OF 90° WITH THE PREVIOUS COURSE, A DISTANCE OF 211.59 FEET TO A POINT; THENCE

NORTHEASTERLY, FORMING AN INTERIOR ANGLE OF 90° WITH THE PREVIOUS COURSE, A DISTANCE OF 210.78 FEET TO A POINT; THENCE

SOUTHEASTERLY, FORMING AN INTERIOR ANGLE OF 90° WITH THE PREVIOUS COURSE, A DISTANCE OF 211.59 FEET TO A POINT, SAID POINT BEING THE POINT OR PLACE OF BEGINNING.

ENCOMPASSING AN AREA OF 44,599 SQUARE FEET OR 1.023 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, Grantor has duly executed this deed the day and year first above written.

GRANTOR:

GREENPOINT PARTNERS H LLC,
a Delaware limited liability company

LIZYANNE B DONAWA
Notary Public - State of New York
NO. 01DO6200642
Qualified in Kings County
My Commission Expires Feb 2, 2021

By: _____
Name: Matthew W. Mayer
Title: Vice President of the Sole Member

STATE OF New York)
) ss.:
COUNTY OF Kings)

On the 23 day of April in the year 2018 before me, the undersigned, personally appeared Matthew Mayer, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person or entity upon behalf of which the individual acted, executed the instrument.

Lizy Anne B Donawa
Signature and Office of individual taking acknowledgment

Deed

BLOCK: 2472
LOT: 70
COUNTY: Kings

GREENPOINT PARTNERS H LLC

TO

H OWNER LLC

RETURN BY MAIL TO:

Fried, Frank, Harris, Shriver & Jacobson LLP
One New York Plaza
New York, New York 10004
Attention: Robert J. Sorin, Esq.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

2018042500093001001S5230

SUPPORTING DOCUMENT COVER PAGE **PAGE 1 OF 1**

Document ID: 2018042500093001 Document Date: 04-23-2018 Preparation Date: 04-25-2018
Document Type: DEED

ASSOCIATED TAX FORM ID: 2018042300375

SUPPORTING DOCUMENTS SUBMITTED:

	Page Count
DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING	2
RP - 5217 REAL PROPERTY TRANSFER REPORT	4

FOR CITY USE ONLY

C1. County Code | | C2. Date Deed Recorded | / / | Month Day Year

C3. Book OR C4. Page | | |

C5. CRFN | |

REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location: N/A (STREET NUMBER) | COMMERCIAL STREET (STREET NAME) | BROOKLYN (BOROUGH) | 11222 (ZIP CODE)

2. Buyer Name: H OWNER LLC (LAST NAME / COMPANY) | (FIRST NAME)

LAST NAME / COMPANY | FIRST NAME

3. Tax Billing Address: Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)

LAST NAME / COMPANY | FIRST NAME

STREET NUMBER AND STREET NAME | CITY OR TOWN | STATE | ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed: 1 # of Parcels OR ☐ Part of a Parcel

4A. Planning Board Approval - N/A for NYC

4B. Agricultural District Notice - N/A for NYC

5. Deed Property Size: FRONT FEET X DEPTH OR ACRES

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐

7. New Construction on Vacant Land ☐

8. Seller Name: GREENPOINT PARTNERS H LLC (LAST NAME / COMPANY) | (FIRST NAME)

LAST NAME / COMPANY | FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A ☐ One Family Residential
B ☐ 2 or 3 Family Residential
C ☐ Residential Vacant Land
D ☐ Non-Residential Vacant Land
E ☑ Commercial
F ☐ Apartment
G ☐ Entertainment / Amusement
H ☐ Community Service
I ☐ Industrial
J ☐ Public Service

SALE INFORMATION

10. Sale Contract Date: 4 / 23 / 2018 (Month / Day / Year)

11. Date of Sale / Transfer: 4 / 23 / 2018 (Month / Day / Year)

12. Full Sale Price $ 0

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) *Please round to the nearest whole dollar amount.*

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:

A ☐ Sale Between Relatives or Former Relatives
B ☐ Sale Between Related Companies or Partners in Business
C ☐ One of the Buyers is also a Seller
D ☐ Buyer or Seller is Government Agency or Lending Institution
E ☐ Deed Type **not** Warranty or Bargain and Sale (Specify Below)
F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)
G ☐ Significant Change in Property Between Taxable Status and Sale Dates
H ☐ Sale of Business is Included in Sale Price
I ☐ Other Unusual Factors Affecting Sale Price (Specify Below)
J ☑ None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class: G 7

16. Total Assessed Value (of all parcels in transfer): 8 3 8 8 0 0

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

BROOKLYN 2472 70

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

BUYER SIGNATURE | DATE

C/O:.PARK TOWER GROUP 535 MADISON AVENUE

STREET NUMBER | STREET NAME (AFTER SALE)

NEW YORK | NY | 10022

CITY OR TOWN | STATE | ZIP CODE

BUYER'S ATTORNEY

LAST NAME | FIRST NAME

AREA CODE | TELEPHONE NUMBER

SELLER

SELLER SIGNATURE | DATE

2018042300375201

SIGNATURE RIDER TO
NEW YORK STATE TP-584 TRANSFER TAX RETURN (con't)

GRANTOR:

GREENPOINT PARTNERS H LLC,
a Delaware limited liability company

By: _____
Name: Matthew M. Market
Title: Vice President of the Sole Member

SIGNATURE RIDER TO
NEW YORK STATE TP-584 TRANSFER TAX RETURN

GRANTEE:

H OWNER LLC,
a New York limited liability company

By: _____
Name: Matthew W. Mayer
Title: Vice President of the Sole Member

The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

(1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 2472 LOT: 70

(2) Property Address: N/A COMMERCIAL STREET, BROOKLYN, NY 11222

(3) Owner's Name: H OWNER LLC

Additional Name:

Affirmation:

☑ Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.

B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature: _____ Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable:

SIGNATURE PAGE TO CUSTOMER REGISTRATION
FORM FOR WATER AND SEWER BILLING

H OWNER LLC,
a New York limited liability company

Dated as of April 23, 2018

By: _____
Name: Matthew Mahan
Title: Vice President of the
Sole Member

ATTACHMENT F

SECTION VII: REQUESTOR ELIGIBILITY INFORMATION

Item 11 Response

According to the NYSDEC Petroleum Bulk Storage (PBS) database, no tanks are registered at the site. No underground storage tanks (USTs) or aboveground storage tanks were identified based on a review of available Sanborn maps, site inspections, or geophysical surveys conducted at the site.

Volunteer Certifications

The Requestors: GPL Development LLC; H Owner LLC; Greenpoint Landing Developers LLC; Greenpoint Storage Terminal LLC; and Greenpoint Landing Associates, L.L.C. each certifies that it is a Volunteer. As described in Attachment A, each of the other Requestors is wholly owned by or an affiliate of Greenpoint Landing Associates, L.L.C., which acquired title to the site in 2005 from Lumber Exchange, Inc., subsequent to the time when contamination found at the site was released and/or came to be located at the site.

Prior to taking title, Park Tower Realty performed environmental due diligence in the form of preparation of a Phase I Environmental Site Assessment (ESA) and Phase II Environmental Site Investigation. These studies identified the presence of historic fill at the site, but no ongoing releases or threatened future releases. Further, since acquisition by Greenpoint Landing Associates, L.L.C. in 2005, the site has been capped with asphalt and concrete, precluding exposure to site soil. When a more recent investigation in September 2019 identified staining, odors and PID readings in one boring and the detection of one petroleum related compound (total xylenes) in soil; a spill was reported to NYSDEC (Spill No. 1906491). There are no structures on the site, therefore exposure through inhalation of petroleum or other compounds detected in soil vapor is not expected.

The Requestors each qualifies as a Volunteer because they did not contribute to the contamination at the site and since taking control of the site, has taken reasonable steps to ensure that site conditions have been appropriately managed. Although the Requestors are not responsible for and did not contribute in any way to the site contamination, they seek to enter into the BCP in order to redevelop the property and fully address the environmental impacts in a manner that will ensure protection of human health and the environment consistent with the requirements of the BCP.

ATTACHMENT G

SECTION IX: CONTACT LIST INFORMATION

Item 1 Response

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

New York City Planning Commission
Marisa Lago, Chair
Department of City Planning
120 Broadway
31st Floor
New York, NY 10271

Borough of Brooklyn, Borough President
Eric L. Adams
Brooklyn Borough Hall
209 Joralemon Street
Brooklyn, NY 11201

Borough of Brooklyn, Department of Planning and Development
16 Court Street, 7th Floor
Brooklyn, New York 11241

Mayor's Office of Environmental Coordination
Hilary Semel
Mayor's Office of Environmental Coordination
100 Gold Street – 2nd Floor
New York, NY 10038

Item 2 Response

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

The site is currently owned by H Owner LLC. The contact information for the current owner is:

Anne Carson Blair
535 Madison Avenue
New York, NY 10022

The site is currently used for staging construction trailers and equipment for the ongoing Parcel H3 redevelopment. The contact information for the current operator is:

Richard Conner
Consigli Construction Co., Inc.
333 Seventh Avenue, 17th Floor
New York, NY 10001

Adjacent properties include:

Owners	
65 Commercial Street Brooklyn, NY 11222	New York City Transit Authority
Greenpoint Landing – Parcel G1 37 Commercial Street Brooklyn, NY 11222	BOP Greenpoint G LLC
Greenpoint Landing - Parcel H3 Commercial Street Brooklyn, NY 11222	BOP Greenpoint H3 LLC
40 Commercial Street Brooklyn, NY 11222	Enrico Manetta
48 Commercial Street Brooklyn, NY 11222	Nicholas Manetta
Commercial Street Brooklyn, NY 11222	Nicholas Manetta
15 Clay Street Brooklyn, NY 11222	Greenport Development

Operators	
65 Commercial Street Brooklyn, NY 11222	New York City Transit Authority
Greenpoint Landing – Parcel G1 37 Commercial Street Brooklyn, NY 11222	BOP Greenpoint G LLC
Greenpoint Landing - Parcel H3 Commercial Street Brooklyn, NY 11222	Consigli Construction Co., Inc.
40 Commercial Street Brooklyn, NY 11222	Vacant

Item 3 Response

Local news media from which the community typically obtains information:

Greenpoint Gazette
597 Manhhattan Ave
New York, NY 11222

Item 4 Response

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

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

NYCDEP
Vincent Sapienza, Commissioner
59-17 Junction Boulevard
Flushing, NY 11373

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

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

Flushing, NY 11373

Item 5 Response

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

No requests have been made by individuals for inclusion on the contact list.

Item 6 Response

The administrator of any school or day care facility located on or near the Site:
There are no schools or day care facilities located on the proposed site or within ½ mile of the site.

Item 7 Response

The location of a document repository for the project (e.g. local library):
Leonard Library
81 Devoe St. at Leonard St.
Brooklyn, NY, 11211
(718) 486-6006

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

A letter sent to the library acknowledging that they agree to act as a document repository for the project are included in this attachment. The Brooklyn Community Board 1 has agreed to act as a repository for BCP documents for the site and will sign the confirmation letter in this attachment when the draft BCP Application is provided.

ATTACHMENT G

SUPPORTING DOCUMENTATION

1. **Signed Document Respository Request Letter to Public Library**
2. **Document Respository Request Letter to Brooklyn Community Board 1**

October 30, 2019

Lauren Comito, Library Manager
Leonard Library
81 Devoe St. at Leonard St.
Brooklyn, NY, 11211

RE: Brownfield Cleanup Program Application
GPL Development LLC
45 Commercial Street
Brooklyn, NY 11222

Dear Ms. Comito:

We represent Greenpoint Landing Developers LLC in their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced site. The NYSDEC requires a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below and return if you are able to certify that your library would be willing and able to act as the temporary public repository for this BCP project.

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

Julia Leung, P.E.
Project Engineer

Yes, the Leonard Library is willing to act as a document repository on behalf of Greenpoint Landing Developers LLC in their cleanup of Parcel H1H2 under the NYSDEC BCP.

Celeste Curry / Celeste Cury 10/30/19
(Name) (Date)

LCS
(Title)

November 8, 2019

Dealice Fuller, Chairperson
435 Graham Avenue
Brooklyn, NY 11211
(718) 389-0009

RE: Brownfield Cleanup Program Application
45 Commercial Street
Brooklyn, NY 11222

Dear Ms. Dealice Fuller:

We represent GPL Development LLC, H Owner LLC, Greenpoint Landing Developers LLC, Greenpoint Storage Terminal LLC, and Greenpoint Landing Associates, L.L.C., in their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced site. The NYSDEC requests that a letter certifying that a local public institution is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. The documents will be pertinent to public interest and citizen participation in the BCP process for the site. We estimate that the total documents generated by the project will comprise five to ten compact disks over a 2-year period. Please sign below and return if you are able to certify that your community board would be willing and able to act as the temporary public repository for this BCP project.

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

Julia Leung, P.E.
Project Engineer

Yes, the Brooklyn Community Board 1 is willing to act as a document repository on behalf of GPL Development LLC, H Owner LLC, Greenpoint Landing Developers LLC, Greenpoint Storage Terminal LLC, and Greenpoint Landing Associates, L.L.C.in their cleanup of Parcel H1H2 under the NYSDEC BCP.

_____ _____
(Name) (Date)

_____
(Title)

ATTACHMENT H

SECTION X: Land Use Factors

Item 1 Response

According to the New York City Planning Commission Zoning Map 12c, the site is currently located in an R6/R8/C2-4 mixed-use residential and commercial district. The applicable zoning map is provided in this attachment. The surrounding parcels are located in the same zoning district.

Item 2 Response

The site is currently used for staging construction trailers and materials for the ongoing Parcel H3 redevelopment.

Item 3 Response

The proposed mixed-use building will have a footprint of about 32,000 square feet and the remaining 12,600 square feet will be open, landscaped space. The development will include the construction of one mixed-use residential building with 374 residential units (100% affordable housing for families earning under 90% of the annual median income) and ground floor retail. The building will comprise a 6-story podium (no cellar) with a 22-story tower set back from Commercial Street.

Item 4 Response

The proposed residential development is consistent with historical and current development patterns in the Greenpoint neighborhood. The site is part of the Greenpoint Landing development project, which covers about 21 upland acres, and includes the construction of residential (affordable and market-rate housing) buildings, a public elementary/intermediate school, new street infrastructure, new combined sewer overflow (CSO) pipes and outfalls, a public promenade along the East River, public open space, as well as bulkhead reconstruction and shoreline stabilization.

Item 5 Response

The proposed site is currently located in an R6/R8/C2-4 mixed-use residential and commercial district. The proposed development is consistent with the mixed residential, commercial and industrial neighborhood. The proposed use promotes the opportunity for workers to live in the vicinity of their work and is the highest and best use of the land.

Item 6 Response

The proposed use is consistent with Uniform Land Use Review Procedure (ULURP) actions for the Greenpoint-Williamsburg Rezoning (N 050110(A) ZRK) that include addition of affordable housing to this area.

There will be a Regulatory Agreement by and among H1H2 Owner LLC (future owner at the time of closing), New York Council for Housing Development Fund Companies (HDFC), New York City Housing Development (HDC) and New York City Department of Housing Preservation and Development (HPD) which is currently anticipated to:

(i) restrict the income levels of households living in the approximately 84 of the apartment units in the project to income levels which do not exceed 30% of area median income of which approximately 34 of these units will be reserved for formerly homeless tenants,

(ii) restrict the income levels of households living in the approximately 34 of the apartment units in the project to income levels which do not exceed 40% of area median income,

(iii) restrict the income levels of households living in the approximately 34 of the apartment units in the project to income levels which do not exceed 50% of area median income,

(iv) restrict the income levels of households living in the approximately 34 of the apartment units in the project to income levels which do not exceed 60% of area median income,

(v) restrict the income levels of households living in the approximately 80 of the apartment units in the project to income levels which do not exceed 80% of area median income,

(vi) restrict the income levels of households living in the approximately 40 of the apartment units in the project to income levels which do not exceed 70% of area median income, and

(vii) restrict the income levels of households living in the approximately 67 of the apartment units in the project to income levels which do not exceed 90% of area median income.

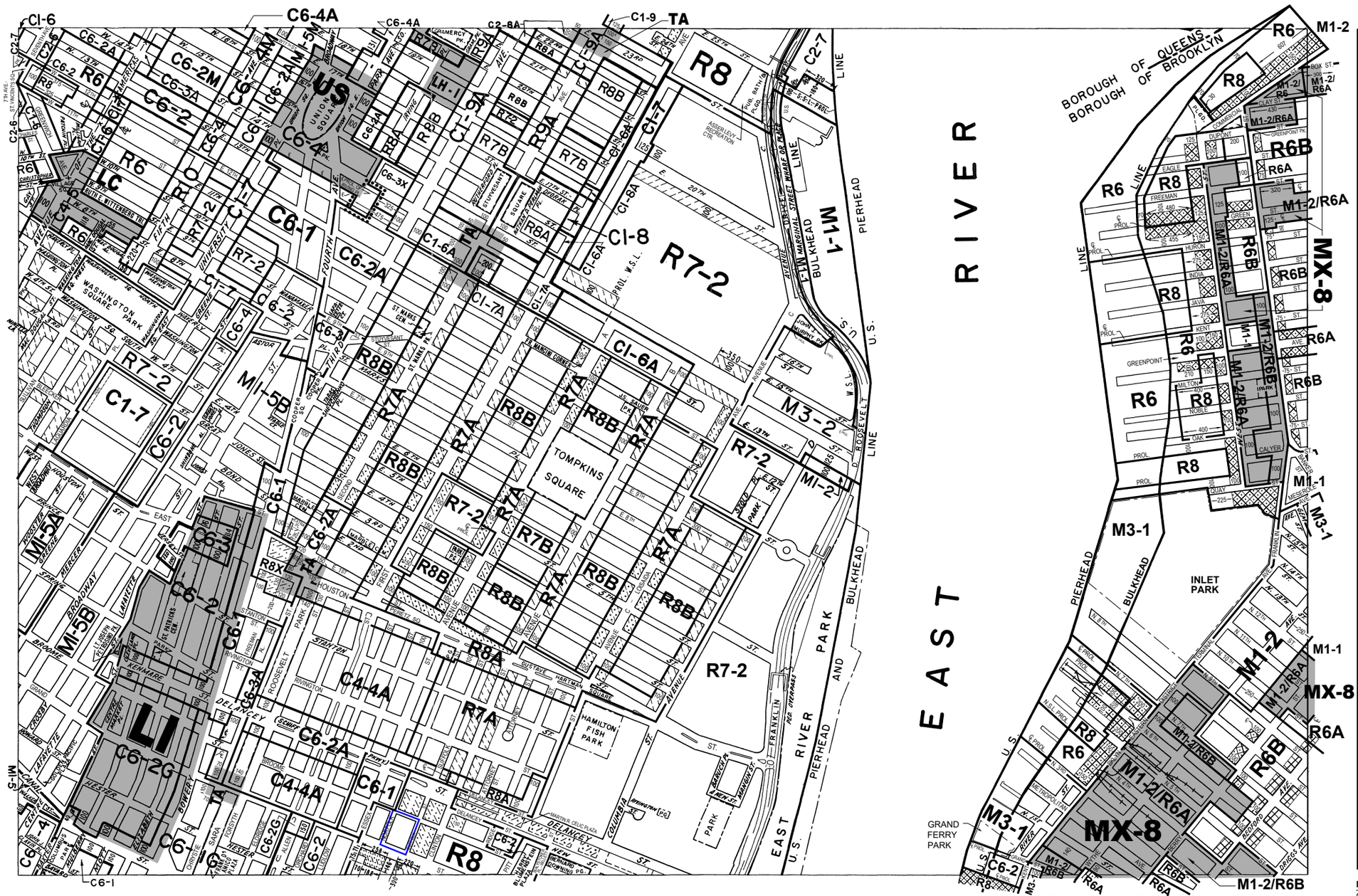
The Regulatory Agreement will also subject the residential units to certain marketing, use and occupancy restrictions including subjecting the residential units to certain rent stabilization laws.

ATTACHMENT H

SUPPORTING DOCUMENTATION

1. **New York City Planning Commission Zoning Map 12c**

Click blue outline on map to view diagram of **proposed** zoning change



C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

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

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

08–08–2018 C 180201 ZMM

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

8b	8d	9b
12a	**12c**	13a
12b	12d	13b

N

ZONING MAP **12c**

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