

# **Surf Avenue L/CAL LLC**

## **Brownfield Cleanup Program Application**

### **Surf Avenue Railroad Cleaners Site**

**2910 West 15<sup>th</sup> St, 2925-2933 West 16<sup>th</sup> St & Unnumbered Surf Ave Lot  
New York City, New York 11224**



**Legal & Consulting Team:**  
**Knauf Shaw LLP & PSG Engineering and Geology, D.P.C..**  
**April 2020**



## 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 Surf Avenue L/CAL LLC c/o LCOR

ADDRESS 1 Penn Plaza, Suite 1801

CITY/TOWN New York, New York

ZIP CODE 10119

PHONE 646-356-0760

FAX NA

E-MAIL atortora@lcor.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.

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

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

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

\*Please describe: \_\_\_\_\_

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

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

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

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?\*

(\*answering No will result in an incomplete application)

☒ Yes ☐ No

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

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

Other: Rail line traversed the site; tinsmith, 2 cleaners; gas service company

Section IV. Property Information - See Instructions for Further Guidance				
PROPOSED SITE NAME Surf Avenue Railroad Cleaners Site				
ADDRESS/LOCATION 2910 West 15th St., 2925 -2933 West 16th St. & Unnumbered Surf Ave lots				
CITY/TOWN New York		ZIP CODE 11224		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Brooklyn, New York				
COUNTY Kings		SITE SIZE (ACRES) 1.668 Acres		
LATITUDE (degrees/minutes/seconds) 40 ° 34 ' 34.1 "		LONGITUDE (degrees/minutes/seconds) 73 ° 58 ' 58.9 "		
<b>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.</b>				
Parcel Address	Section No.	Block No.	Lot No.	Acreage
See Support Document				1.668 Acres
1. Do the proposed site boundaries correspond to tax map metes and bounds? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, please attach an accurate map of the proposed site.				
2. Is the required property map attached to the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 <a href="#">DEC's website</a> for more information) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <div style="text-align: right; margin-right: 50px;">If yes, identify census tract : 0348.00</div> <div style="margin-top: 10px;">             Percentage of property in En-zone (check one):              <input type="checkbox"/> 0-49%              <input type="checkbox"/> 50-99%              <input checked="" type="checkbox"/> 100%           </div>				
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)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach relevant supporting documentation.				
7. Are there any lands under water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, these lands should be clearly delineated on the site map.				



#### Section IV. Property Information (continued)

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

Easement/Right-of-way Holder

Description

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

Type

Issuing Agency

Description

N/A

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)**

<b>Section V. Additional Requestor Information</b> <b>See Instructions for Further Guidance</b>		DEC USE ONLY	
BCP SITE NAME: _____		BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Anthony Tortora			
ADDRESS Surf Avenue L/CAL LLC c/o LCOR One Penn Plaza, Suite 1801			
CITY/TOWN New York, NY		ZIP CODE 10119	
PHONE (646) 356-0760	FAX NA	E-MAIL atortora@lcor.com	
NAME OF REQUESTOR'S CONSULTANT PSG Engineering and Geology, D.P.C., Cindy King			
ADDRESS c/o Partner Engineering and Science, Inc., 611 Industrial Way West, Suite A			
CITY/TOWN Eatontown, NJ		ZIP CODE 07724	
PHONE : 732-380-1700 x1365	FAX NA	E-MAIL cking@partneresi.com	
NAME OF REQUESTOR'S ATTORNEY Linda R. Shaw, Esq., Knauf Shaw LLP			
ADDRESS 1400 Crossroads Building, 2 State Street			
CITY/TOWN Rochester, NY		ZIP CODE 14614	
PHONE 585-546-8430	FAX 585-546-4324	E-MAIL lshaw@nyenvlaw.com	
<b>Section VI. Current Property Owner/Operator Information – if not a Requestor</b>			
CURRENT OWNER'S NAME Sirena Realty Corp. Attn: Michael Russo OWNERSHIP START DATE: See Support			
ADDRESS 2911 West 15th Street			
CITY/TOWN Brooklyn, NY		ZIP CODE 11224	
PHONE (718) 266-4891	FAX NA	E-MAIL michael@gargiulos.com	
CURRENT OPERATOR'S NAME same as above			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
<b>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".</b>			
<b>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.</b>			
<b>Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)</b>			
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

## Section VII. Requestor Eligibility Information (continued)

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. ☐ Yes ☒ No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. ☐ Yes ☒ No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? ☐ Yes ☒ No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? ☐ Yes ☒ No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? ☐ Yes ☒ No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? ☐ Yes ☒ No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? ☐ Yes ☒ No
11. Are there any unregistered bulk storage tanks on-site which require registration? ☐ Yes ☒ No

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

☐ PARTICIPANT

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

☒ VOLUNTEER

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

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

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

## Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

☐ Previous Owner ☐ Current Owner ☐ Potential /Future Purchaser ☒ Other Ground Lessee

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

☒ Yes ☐ No

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

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

1. Is / was the property, or any portion of the property, listed on the National Priorities List?  
If yes, please provide relevant information as an attachment. ☐ Yes ☒ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☐ Yes ☒ No  
If yes, please provide: Site # \_\_\_\_\_ Class # \_\_\_\_\_
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☒ No  
If yes, please provide: Permit type: \_\_\_\_\_ EPA ID Number: \_\_\_\_\_  
Date permit issued: \_\_\_\_\_ Permit expiration date: \_\_\_\_\_
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. ☐ Yes ☐ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? ☐ Yes ☒ No  
If yes, please provide: Order # \_\_\_\_\_
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? ☐ Yes ☒ No  
If yes, please provide explanation as an attachment.

## Section IX. Contact List Information

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

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

## Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? R7X w/ C2-4 Overlay

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

☒ Residential ☒ Commercial ☐ Industrial

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

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

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

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

If residential, does it qualify as single family housing?

☐ Yes ☒ No

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

☒ Yes ☐ No

See Support Document

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

☒ Yes ☐ No

See Support Document

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

☒ Yes ☐ No

See Support Document and Coney Island Master Plan attached in Ex. M



## 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 Surf Avenue L/CAL 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: 3/17/20

Signature: \_\_\_\_\_

Print Name: Anthony Tortora, Senior Vice President

### 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.

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

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

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

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

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

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

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

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

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

## BCP Application Summary (for DEC use only)

**Site Name:** Surf Avenue Railroad Cleaners Site  
**City:** New York

**Site Address:** 2910 West 15th St., 2925 -2933 West 16th St. & Unnumbered Surf Ave lots  
**County:** Kings **Zip:** 11224

### Tax Block & Lot

**Section (if applicable):** **Block:** **Lot:**

**Requestor Name:** Surf Avenue L/CAL LLC c/o LCOR **Requestor Address:** 1 Penn Plaza, Suite 1801  
**City:** New York, New York **Zip:** 10119 **Email:** atortora@lcor.com

### Requestor's Representative (for billing purposes)

**Name:** Anthony Tortora **Address:** Surf Avenue L/CAL LLC c/o LCOR One Penn Plaza, Suite 1801  
**City:** New York, NY **Zip:** 10119 **Email:** atortora@lcor.com

### Requestor's Attorney

**Name:** Linda R. Shaw, Esq., Knauf Shaw LLP **Address:** 1400 Crossroads Building, 2 State Street  
**City:** Rochester, NY **Zip:** 14614 **Email:** lshaw@nyenvlaw.com

### Requestor's Consultant

**Name:** PSG Engineering and Geology, D.P.C., Cindy King **Address:** c/o Partner Engineering and Science, Inc., 611 Industrial Way West, Suite A  
**City:** Eatontown, NJ **Zip:** 07724 **Email:** cking@partneresi.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:

# **BCP APPLICATION SUPPORT DOCUMENT**



**BCP APPLICATION SUPPORT DOCUMENT**  
**Exhibit List**

<b>Exhibit A -</b>	DOS Entity Information
<b>Exhibit B-</b>	Corporate Consent
<b>Exhibit C-</b>	Deeds
<b>Exhibit D-</b>	Site Access Agreement
<b>Exhibit E-</b>	Previous Owners and Operators
<b>Exhibit F-</b>	Site Drawing Spider Maps
<b>Exhibit G-</b>	Survey and Tax Map
<b>Exhibit H-</b>	Site Location Map, Base Map, En-Zone Map, and Street Map
<b>Exhibit I-</b>	Zoning Map
<b>Exhibit J-</b>	Flood Map
<b>Exhibit K-</b>	Site Contact List
<b>Exhibit L-</b>	Repository Letters
<b>Exhibit M-</b>	Coney Island Master Plan

**ENVIRONMENTAL REPORTS SEPARATELY ATTACHED ON CD:**

1. 2019 Partner Phase I ESA
2. 2019 Partner Phase II Subsurface Investigation Report
3. 2020 Partner Remedial Investigation Work Plan

## **PART A**

### **SECTION I - REQUESTOR INFORMATION**

The Requestor is Surf Avenue L/CAL LLC c/o LCOR Incorporated, a New York limited liability company, located at One Penn Plaza Suite 1801 New York, NY 10119. Surf Avenue L/CAL LLC is authorized to do business in the State of New York. *See* Exhibit A, NYSDOS Entity Information. The sole member of Requestor Surf Avenue L/CAL LLC is LCOR Project Platform LLC.

The Written Consent provides Anthony Tortora, Senior Vice President and Member with authority to sign all Brownfield Cleanup Program (“BCP”) documents on behalf of the Requestor Surf Avenue L/CAL LLC. *See* Exhibit B, Corporate Consent.

As further described below in Section IV, the Site is located at two Surf Avenue Lots - Block 7063, Lots 32 and 33, which do not have formal street addresses; 2933 West 16th St - Block 7063, Lot 38; 2929 West 16th St - Block 7063, Lot 39; 2927 West 16th St - Block 7063, Lot 40 2925 West 16th St - Block 7063, Lot 41; and 2910 West 15th St - Block 7063, Lot 12), Brooklyn, New York 11224 1517 (“Site” or “BCP Site”).

Requestor will not become the owner of the Site, but rather will be a long term ground lessee. As more fully described below in Section VI, Sirena Realty Corp. is the current owner of the Site and still currently uses the Site for parking under a temporary license with the Requestor for its adjacent restaurant called Gargiulo’s. *See* Exhibits C, Deeds, and Exhibit G, Survey. Surf Avenue L/CAL LLC has entered into a 99 year ground lease with the Owner, and therefore, has full access and control of the Site to perform investigation and remediation work required by the BCP pursuant to express terms in the lease that has been executed between the parties, which has been summarized in a separate Site Access Agreement letter. *See* Exhibit D, Site Access Agreement.

The Requestor has no prior relationship with any current or past owners or operators of the Site. *See* Sections V and VI below, and Exhibit E, Previous Owners and Operators List. The Requestor did not cause any of the contamination of the Site, which predates the Requestor’s involvement at the Site.

### **SECTION II - PROJECT DESCRIPTION**

**Please refer to responses to Questions 1-3 on the BCP Application Form.**

#### **4. Short Project Description**

The planned redevelopment of the Site entails the ground-up construction of a multi-family development comprising approx. 450,000 sf and 450+ units (30% affordable) in an En-Zone area in Coney Island, Brooklyn with retail on the ground floor and a garage that can accommodate approx. 210 vehicles.

### **Schedule- Commencement through COC**

A Remedial Investigation Work Plan was submitted with the application. Assuming BCP eligibility and a BCA is signed within the next three-four months, the Remedial Investigation is expected to be commenced by July 2020. Site preparation activities, including removal of the dilapidated parking lot asphalt in order to prepare the Site for remediation under the former parking lot is also expected to commence by August 2020. The Remedial Action Work Plan (“RAWP”) will be completed in September-October 2020 and any required remediation may commence in the first quarter or second quarter of 2021. The Certificate of Completion is anticipated to be issued by the end of 2021.

## **SECTION III – PROPERTY’S ENVIRONMENTAL HISTORY**

### **1. List of Environmental Reports**

The following is the list of environmental reports for the Site separately attached:

- A. 2019 Partner Phase I ESA
- B. 2019 Partner Phase II ESA
- C. 2020 Partner Remedial Investigation Work Plan

### **2. Sampling Data**

*See Exhibit F, Spider Map(s) which include sampling data summaries, and Section IV.10.F.*

### **3. Site Drawing**

*See Exhibit F, Spider Maps.*

### **4. Past Land Uses**

*See Section IV.10.D for full description of past land uses, which includes but is not limited to the presence of a railroad track through the Site and two former cleaners, which may have been dry cleaners.*

## **SECTION IV – PROPERTY INFORMATION**

### **1. Site Boundary and Tax Parcel Information**

The Site is located at Surf Avenue Lots Block 7063, Lots 32 and 33; 2933 West 16th St - Block 7063, Lot 38; 2929 West 16th St - Block 7063, Lot 39; 2927 West 16th St - Block 7063, Lot 40 2925 West 16th St - Block 7063, Lot 41; and 2910 West 15th St - Block 7063, Lot 12), Brooklyn, New York 11224. The Site boundary does correspond to these tax boundaries. The Tax Boundary

Map and a Survey map is provided in Exhibit G. The Site Location Map, Base Property Map, and En-zone Map are in Exhibit H. The Site is in an En-Zone A, Census Tract 0348.00.

## **2. Property Map**

The Site Location and Base Property Map are in Exhibit H. A Survey map is in Exhibit G.

**Please refer to responses to Questions 3-9 on the BCP Application Form.**

## **10. Property Description Narrative**

### **A. Site Location**

*See* Response to Section IV.1 and IV.2 above. The Site is located at Surf Avenue Lots Block 7063, Lots 32 and 33; 2933 West 16th St - Block 7063, Lot 38; 2929 West 16th St - Block 7063, Lot 39; 2927 West 16th St - Block 7063, Lot 40 2925 West 16th St - Block 7063, Lot 41; and 2910 West 15th St - Block 7063, Lot 12), Brooklyn, New York 11224 in a mixed-use residential and commercial neighborhood. The Coney Island amusement park and beach are located one block from the Site.

### **B. Site Features**

The Site is located within a floodzone and is located 0.3 miles from Coney Island Amusement Park and Beach and Lower New York Bay, including Jamaica Bay/Coney Island Channel. As a result, groundwater is very shallow on the Site and is present at 3-7 feet below ground surface. The only structure on the Site is a parking attendant booth. Otherwise, the Site is poorly paved with an old cracked asphalt parking lot surface.

### **C. Current Zoning and Land Use**

The Site is split between two zoning districts – R7A (Mermaid Avenue Subdistrict) and R7X (Coney Island North Subdistrict), each of which permits medium-density apartment house development and includes a C2-4 commercial overlay for commercial uses on the ground level of the development. The Site is also located in the Special Coney Island District (CI). *See* Exhibit M, Coney Island Master Plan. The CI was created as part of a comprehensive, long-range plan to re-establish the famed Coney Island as a year-round, open entertainment and amusement destination. Outside of the entertainment area, the planned district is intended to foster neighborhood amenities and new housing opportunities, including affordable housing through the Inclusionary Housing Designated Areas Program.<sup>1</sup> Note that the final rezoning of this Site was ultimately slightly different than the rezoning noted in the Master Plan.

Onsite operations consist of an active parking lot for Gargiulo's restaurant.

The surrounding properties include Gold Finger, Sanna Grocery, H & R Block and Classic

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<sup>1</sup> <https://www1.nyc.gov/site/planning/zoning/districts-tools/special-purpose-districts-brooklyn.page#CI>

Sounds Entertainment; various commercial retailers and a liquor store to the north across Mermaid Avenue; Footprints Café; Williams Candy Shop, a roller coaster, a vacant lot and MCU Park to the south across Surf Avenue; Rita's Italian Ice, various commercial retailers and parking to the east across West 15<sup>th</sup> Street; and D & J Laundromat and parking to the west across West 16th Street.<sup>2</sup>

The Site is identified as a NYC E-Designation site in the NYC regulatory database report.

The Site is less than a mile away from other residential properties and is .2 miles away from the Coney Island Stillwell Avenue Subway Station.

#### D. Past Use of the Site

According to available historical sources, the Site was formerly developed with several small dwellings and stores, intersected by a railroad between 1895 and 1924. By 1930, the Site was developed with several small dwellings and stores including the two current mixed-use structures. Between 1950 and 1961, the subject property was additionally developed with parking areas and an auto track on the southeastern portion of the property. A larger commercial structure was developed on the southeastern portion of the property between 1976 and 1982 with one commercial structure on the eastern portion and one larger commercial structure on the southeastern portion of the subject property between 1983 and 1984.

Tenants on the subject property appear to have included various commercial retailers (1928-Present); residential (1934-Present); S & S Towel Service, Schaffer M Towel Service, Goushewitz & Nyman Tinsmiths & Roofers (1928); Molinari Frank Tailor, Fong Lee Laundry, Tufelski Hans Painter R, Govschewitz Abr Tinsmith, Botte Anthony A Clothing Cleaner, Gleisher Benj Manager Gas & Service Corp R (1934); Mermaid Tailor Shop, Utility Sheet Metal Works (1940); and The Empire Publishing & Printing Corp. (1973-1976). Fong Lee Laundry and Botte Anthony A Clothing Cleaners, each of which may have been dry cleaners, operated on the Site at former addresses 2914 West 15th Street in 1934, and 2912 and 2911 West 16th Street from at least 1934 to 1940, respectively, and which likely contributed to the chlorinated solvents soil vapor contamination on the Site in the vicinity of these former cleaners. *See* Exhibit F, soil vapor spider map.

#### E. Site Geology and Hydrogeology

Based on a review of the United States Geological Survey (USGS) Coney Island, New York-New Jersey Quadrangle topographic map, the Site is situated at an elevation of approximately 5 feet above mean sea level and the local topography is sloping gently to the south.

The Site is located within the Coastal Plain Physiographic Province of the State of New York. Sediments of the Coastal Plain range in age from Cretaceous to Miocene and consist of layers of sand, silt, and clay. It contains a large wedge of unconsolidated sediments that

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<sup>2</sup> *See* 2019 Partners Phase I ESA.



have been deposited since the Cretaceous Period. These sediments continue off-shore as far as the continental shelf edge in the Atlantic Ocean. Topography is relatively flat with a few hills of erosion resistant sediments containing gravel or iron-sedimented sands. The uppermost geologic formation underlying the Site is the Upper Cretaceous aged Monmouth Group, Matawan Group and Magothy Formation (Km). The Monmouth Group, Matawan Group, and Magothy Formation consists of silty clay, glauconitic sandy clay, sand, and gravel.

Based on information obtained from the United States Department of Agriculture (USDA) Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as Urban Land, sandy substratum, 0 to 3 percent slopes. Urban Land consists of areas covered by impervious material, such as roads, commercial buildings, industries, schools, churches, parking lots, streets, and shopping centers.

The nearest surface water in the vicinity of the subject property is the Lower New York Bay, which is located approximately 0.30-miles south of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

According to available information, a public water system operated by the New York City Department of Environmental Protection (NYCDEP) serves the subject property vicinity. According to a representative of the NYCDEP, shallow groundwater directly beneath the subject property is not utilized for domestic purposes. The sources of public water for the City of New York are surface water from the Catskill/Delaware System, located in Delaware, Green Schoharie, Sullivan, and Ulster Counties; and the Croton System, located in Putnam, Westchester, and Dutchess Counties.

Based on the urban development of the area, groundwater depth and flow below New York City can vary from the surface topography and is often erratic. However, according to information obtained from temporary monitoring wells installed at the Site, groundwater at the Site is present at approximately 3.0 to 7.0 feet below ground surface (bgs) and flows presumably to the south.

Based on borings advanced during preliminary (Phase II) investigations, the underlying subsurface consists predominantly of fine to medium sands from the ground surface to approximately 15.0 feet below ground surface (bgs). Fill materials were encountered in soil borings throughout the Site.

#### F. Environmental Assessment

The scope of the initial Phase II Subsurface Investigation included a geophysical survey (to clear boring locations only) and advancement of fourteen soil borings (SB-1 through SB-14) for the collection of representative soil and groundwater samples. Specifically, boring SB-1 was advanced in the vicinity of the former Fong Lee Laundry previously located at 2914 West 15th Street and boring SB-4 was advanced in the vicinity of the former Botte Anthony A Clothing Cleaners previously located at 2911 West 16th Street.

Borings SB-5 through SB-10 were advanced in the central portion of the Site moving from west to east; specifically, boring SB-6 was advanced in the vicinity of the former Gleisher Benj Manager Gas & Service Corp gas station previously located at 2927 West 16th Street. In addition, SB-9 was advanced in the vicinity of the former Utility Sheet Metal Works facility previously located at 2928 West 15th Street. Borings SB-11 through SB-14 were advanced in the southern portion of the Site moving from east to west. A supplemental Phase II investigation was conducted after soil and groundwater results were reviewed and included the advancement and sampling of ten soil vapor points and the collection of eight composite waste classification soil samples. On October 17, 2019, eight composite soil samples (WC-1 through WC-8) were collected from the soil vapor sampling point locations SG-1 through SG-10 by collecting soil from 6-inches to 4 feet below grade at each location.

Based on these investigations conducted to date, the primary contaminants of concern are SVOC PAHs, pesticides and lead in soil, pesticides and heavy metals in groundwater, and chlorinated volatile organic compounds in soil vapor. *See* Ex. F Site Drawing Spider Map.

#### **Soil:**

There were no *Volatile Organic Compounds (VOCs)* found in exceedance of the NY-UNRES, NY-RESC, or NY-RESGW.

*Semi-Volatile Organic Compounds (SVOCs)* were found to exceed the New York (NY-RESGW). 2,4-Dinitrophenol was discovered at .37 mg/kg compared at 12-12.5 ft and .23 mg/kg at 13.5-14 ft. exceeding the Protection of Groundwater SCOs. In the waste characterization data, benzo[a]anthracene, benzo[b]fluoranthene, and indeno[1,2,3-cd]pyrene were detected in waste classification soil samples above the Restricted Residential Use SCOs.

*Pesticides* were found exceeding the Track 1 SCOs for 4,4-DDD was found at .055 mg/kg at 5.5-6 ft and 4,4'-DDE at .013 mg/kg at 5.5-6ft compared to the Track 1 SCO of .0033 mg/kg.

*Metals* exceedances of the Track 1 SCOs were found for Lead at 121 mg/kg at 5.5-6 ft and 98.1 mg/kg and 67.9 mg/kg at 6-6.5 ft. compare to the Track 1 SCO standard of 63 mg/kg. Zinc was also found at 175 mg/kg at 5.5-6 ft. compared to the Track 1 exceedance of 109 mg/kg.

#### **Groundwater:**

The *VOC* Methyl Chloride was found at 5.3 ug/L to exceed the NY Guidance Value of 5 ug/L.

*SVOCs* did not exceed the NY Guidance Value or the NY TOGS GA GW Standards. However, the laboratory MDLs for compounds benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, and indeno(1,2,3-cd)pyrene were higher than their respective NY Guidance Values, but below the NY TOGS AWQS in all

four samples.

*Pesticides* were found to exceed the NY Guidance Values. Aldrin was found at .034 ug/L compared to the value of .01 ug/L and Dieldrin at .17 ug/L compared to value of .01 ug/L.

*PCBs* concentrations were non-detect in all groundwater samples; however, the laboratory MDL was higher than the NYSDEC Guidance Value.

*Metals* were found to exceed the NY TOGS Class GA GW Standard for Barium found at 113 ug/L - 730 ug/L compared to the standard of 100 ug/L; Chromium was found at 54.7 ug/L compared to 50 ug/L; Iron was found at 23,300 ug/L, 16,500 ug/L, 99,600 ug/L and 731 ug/L compared to standard of 300 ug/L; and Lead was found at 101 ug/L, 58.8 ug/L, and 131 ug/L compared to the standard of 25 ug/L.

### **Soil Vapor:**

Cis-1,2-Dichloroethene was detected as a concentration that exceeded the New York State Department of Health (NYSDOH) revised May 2017 Soil Vapor Intrusion Guidance Matrix level of 6.0 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ) in soil vapor sample SG-1. Trichloroethene (TCE) was detected at a concentration that exceeded the EPA Residential Target Sub-Slab and Exterior Soil Gas Residential 10-5 and 10-6 VISLs, and NYSDOH revised May 2017 Soil Vapor Intrusion Guidance Matrix level of 6.0  $\mu\text{g}/\text{m}^3$  in soil vapor sample SG-7. 1,3-butadiene was detected at concentrations that exceeded the EPA Residential Target Sub-Slab and Exterior Soil Gas Residential 10-6 Vapor Intrusions Screening Levels (VISLs) in soil vapor samples SG-4, SG-6, SG-7, SG-8, SG-9, and SG-10. Benzene was detected at concentrations that exceeded the EPA Residential Target Sub-Slab and Exterior Soil Gas Residential 10-6 VISLs in soil vapor samples SG-3 and SG-9. Chloroform was detected at concentrations that exceeded the EPA Residential Target Sub-Slab and Exterior Soil Gas Residential 10-6 VISLs in soil vapor samples SG-7 and SG-10. Vinyl chloride was detected at a concentration that exceeded the EPA Residential Target Sub-Slab and Exterior Soil Gas Residential 10-6 VISLs in soil vapor sample SG-1. In addition, the laboratory MDLs of several compounds exceeded the EPA Residential Target Sub-Slab and Exterior Soil Gas Residential 10-6 VISLs in soil vapor sample SG-5.

### **Please refer to responses to Questions 11-13 on the BCP Application Form.**

In February 2020 Partner prepared a Remedial Investigation Work Plan (RIWP) to accompany the application. The Draft RIWP is intended to supplement the data and findings of previous investigations, characterize the nature and extent of the contamination at the Site and to conduct an off-site exposure assessment. It is proposed to advance up to seven soil borings to 15 feet below grade in an effort to delineate/characterize soil at the Site and to determine if impacted soil is present in the area of soil gas exceedances identified at SG-1, SG-3, SG-4, SG-7, SG-9 and SG-10 in October 2019.

One proposed soil boring (SB-15) will be advanced in the northeast corner of the Site to the northeast of soil boring SB-1 for the purpose of horizontal delineation along the site

boundary and to further investigate the soil gas exceedance of vinyl chloride in soil gas sample SG-1. One proposed soil boring (SB-16) will be advanced along the eastern boundary of the Site for the purpose of further characterization in the eastern direction and to further investigate the soil gas exceedances of chloroform, TCE, and 1,3-butadiene in soil gas sample SG-7. Another proposed soil boring (SB-17) will be advanced in the southeast corner of the Site for the purpose of further investigating the soil gas exceedances of benzene and 1,3-butadiene in soil gas sample SG-9. One proposed soil boring (SB-18) will be advanced in the southwest portion of the Site for the purpose of horizontal delineation of soil boring SB-14 in the southern direction and to investigate the soil gas exceedances of chloroform and 1,3-butadiene in soil gas sample SG-10. One proposed soil boring (SB-19) will be advanced along the western boundary of the Site for further investigation/characterization along the western site boundary. One proposed soil boring (SB-20) will be advanced in the north-central portion of the Site to investigate the soil gas exceedances of benzene in soil gas sample SG-3. One proposed soil boring (SB-21) will be advanced in the northwest portion of the Site for the purpose of further characterization and horizontal delineation in the northwest direction and to investigate the soil gas exceedance of 1,3-butadiene in soil gas sample SG-4.

For groundwater, Partner's proposes to install up to six shallow permanent monitoring wells (MW-1 through MW-6) to 15 feet below grade throughout the Site. One proposed monitoring well (MW-1) will be advanced in the northeast corner of the Site at the proposed SB-15 boring location to further investigate the soil exceedances in soil sample SB-1 and the soil gas exceedances in soil gas sample SG-1. One proposed monitoring well (MW-2) will be advanced along the eastern boundary of the Site at the location of proposed boring SB-16 for the purpose of further characterization in the eastern direction and to further investigate the groundwater exceedances in temporary well SB-9GW and the soil gas exceedances in soil gas sample SG-7. Another proposed monitoring well (MW-3) will be advanced in the southeast corner of the Site at the location of proposed boring SB-17 for the purpose of further investigating the groundwater exceedances in temporary well SB-11GW and the soil gas exceedances in soil gas sample SG-9. One proposed monitoring well (MW-4) will be advanced along the western boundary of the Site in the location of proposed boring SB-19 for further investigation/characterization along the western site boundary and to further investigate the groundwater exceedances in temporary well SB-6GW. One proposed monitoring well (MW-5) will be advanced in the north-central portion of the Site at the location of proposed boring SB-20 to investigate the soil exceedances in soil boring SB-7 and the soil gas exceedances in soil gas sample SG-3. One proposed monitoring well (MW-6) will be advanced in the northwest portion of the Site at the location of proposed boring SB-21 for the purpose of further characterization in the northwest direction and to investigate the groundwater exceedances in temporary well SB-4GW and the soil gas exceedances in soil gas sample SG-4. All monitoring wells will be 2-inch diameter wells.

For soil vapor, Partner's proposes to install up to three additional soil vapor samples (SG-11 through SG-13) at the Site. One proposed soil vapor sample (SG-11) will be advanced in the northeast corner of the Site at the proposed SB-15 boring location to further investigate the soil vapor exceedances in soil gas sample SG-1. One proposed soil vapor

sample (SG-12) will be advanced in the southwest portion of the Site in the location of proposed boring SB-18 to further investigate the soil vapor exceedances in soil gas sample SG-10. One proposed soil vapor point (SG-13) will be advanced along the western boundary of the Site in the location of proposed boring SB-19 for further investigation/characterization of soil vapor along the western site boundary.

## **PART B**

### **SECTION V- ADDITIONAL REQUESTOR INFORMATION**

*See* Section I, Requestor Information and responses in the Application form. As stated in Section I, the Requestor has no prior relationship with any current or past owners or operators of the Site other than the Requestor and Site Owner have entered into a ground lease but Requestor does not yet physically occupy the Site and will not own the Site. *See also* Exhibit E, Previous Owners and Operators List. The Requestor did not cause any of the contamination of the Site, which predates the Requestor's involvement at the Site.

### **SECTION VI- CURRENT PROPERTY OWNER/OPERATOR INFORMATION**

Sirena Realty Corp. is the title owner of all of the lots that make up the Site. Sirena Realty Corp. has owned the following parcels since the dates specified below:

2910 West 15th St - Block 7063, Lot 12	-	Acquired June 1, 1982
2933 West 16th St - Block 7063, Lot 38	-	Acquired June 1, 1982
2929 West 16th St - Block 7063, Lot 39	-	Acquired June 1, 1982
Surf Avenue Lots Block 7063, Lots 32 and 33	-	Acquired February 4, 1991
2927 West 16th St - Block 7063, Lot 40	-	Acquired March 20, 1986
2925 West 16th St - Block 7063, Lot 41	-	Acquired January 26, 2001

*See* Exhibit C, Deeds. However, the Requestor, as the 99-year ground lessee has complete access and control over the Site through the ground lease. A past owner and operator list is attached as Exhibit E. This Exhibit includes both current and previous property owners and operators by name, last known address, telephone number, and the Requestor's relationship to each owner and operator (all of which are "None" other than the Requestor). Exhibit E also includes the prior operators' use of the Site, which generally included commercial uses.

### **SECTION VII- REQUESTOR ELIGIBILITY INFORMATION**

**Please refer to responses to Questions 1-10 on the BCP Application Form.**



## **11. Unregistered bulk storage tanks**

There are no known tanks to be present on the Site.

### **REQUESTOR CERTIFICATION**

The Requestor certifies it is a Volunteer, since it does hold title to the Site; and does not have nor has ever had a relationship with any of the past owners or operators of the Site, nor did it any have involvement with the Site at the time of disposal. The Requestor has performed all required environmental due diligence prior to entering into the ground lease for the Site.

## **SECTION VIII- PROPERTY ELIGIBILITY INFORMATION**

**Please refer to the responses to the Questions 1-6 on the BCP Application Form, which confirms the site is not ineligible for the BCP.**

In addition to the responses on the application form, which clarify the Site is an eligible brownfield site pursuant to ECL § 27-1405, the following information further demonstrates this Site's eligibility for the BCP.

The Site meets the definition of an eligible "brownfield site" in Environmental Conservation Law § 27-1405(2) as "any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by the department that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations." Environmental investigation results show evidence of impact from the Site's previous commercial and industrial uses, which can be linked to and caused Site contamination above the applicable cleanup standards. See Environmental Reports and the Spider Maps in Exhibit F, providing the data demonstrating exceedances of the cleanup standards for this Site. As a result, the Site meets the definition of a brownfield site pursuant to Environmental Conservation Law §27-1405(2).

## **SECTION IX - CONTACT LIST INFORMATION**

See Exhibit K for the Site Contact List. See Exhibit L, for the Repository Letters.

## **SECTION X- LAND USE FACTORS**

### **1. Current Zoning**

The Site is within the Coney Island District (CI) with a R7A and R7X designation and C2-4 commercial overlay zone. See Exhibit I, Zoning Map.

**2. Current Use**

The subject property is currently developed with an old parking lot for commercial use and is still operated by the Site owner pursuant to a limited license controlled by the Requestor. The only on-Site structure is a parking attendant's booth.

**3. Intended Use Post Remediation**

Post remediation use of the Site will be a ground-up residential multi-family development consisting of approx. 450,000 SF and 450+ Units (30% affordable) in an En-Zone area in Coney Island, Brooklyn with commercial retail on the ground floor. *See* also Section II, Project Scope.

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

Yes, this area needs new affordable housing options. The area has also historically had residential uses in the form of multi-family housing. Therefore, a new housing building in this high poverty/high unemployment area with 30% affordable units is consistent with past and future development patterns.

**5. Is the proposed use consistent with applicable zoning laws/maps?**

Yes, R7A and R7X districts allow for medium-density apartment house development.

**6. Consistent with the Master Plan?**

Yes, the project is consistent with the Coney Island Master Plan, which intends to increase mixed-income residential development. *See* Exhibit M, Coney Island Master Plan. The Master Plan calls for a new vibrant neighborhood with enhanced amusement and seaside resort attractions. This Site is located in the Coney North Residential, Entertainment and Local Retail District.

# **EXHIBIT A**

# NYS Department of State

## Division of Corporations

### Entity Information

The information contained in this database is current through January 31, 2020.

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Selected Entity Name: SURF AVENUE L/CAL LLC

Selected Entity Status Information

**Current Entity Name:** SURF AVENUE L/CAL LLC

**DOS ID #:** 5656147

**Initial DOS Filing Date:** NOVEMBER 14, 2019

**County:** NEW YORK

**Jurisdiction:** DELAWARE

**Entity Type:** FOREIGN 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 CORPORATION SERVICE COMPANY

80 STATE STREET

ALBANY, NEW YORK, 12207-2543

**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 14, 2019	Actual	SURF AVENUE L/CAL 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.

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# **EXHIBIT B**

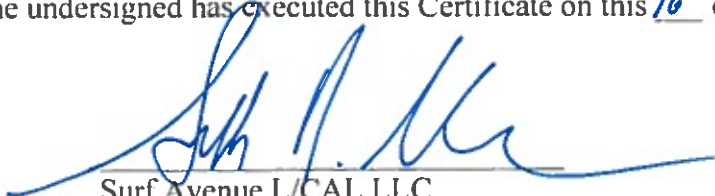
## WRITTEN CONSENT

The undersigned, being a Member of Surf Avenue L/CAL LLC, does hereby certify as follows:

1. Surf Avenue L/CAL LLC is the ground lessee and prospective Brownfield Cleanup Program volunteer for the Surf Avenue Railroad Cleaners Site located at Surf Avenue Lots Block 7063, Lots 32 and 33; 2933 West 16th St - Block 7063, Lot 38; 2929 West 16th St - Block 7063, Lot 39; 2927 West 16th St - Block 7063, Lot 40 2925 West 16th St - Block 7063, Lot 41; 2910 West 15th St - Block 7063, Lot 12 (the "Site").

2. The following person, Anthony A. Tortora, an authorized signatory of Surf Avenue L/CAL LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer Surf Avenue L/CAL LLC.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 16<sup>th</sup> day of March   , 2020.



Surf Avenue L/CAL LLC

By: Seth Landau

Title: General Counsel, Authorized Signatory

# **EXHIBIT C**



**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.**

FILE 2672 PG 2323

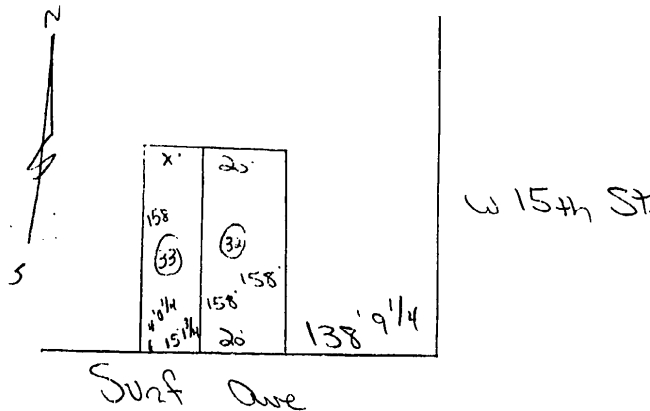
**THIS INDENTURE**, made the 4 day of February, nineteen hundred and ninety one **BETWEEN** STARBURST REALTY CORP., a domestic corporation having its principal place of business c/o Stephen N. Erlitz, Esq., 2623 East 16th Street, Brooklyn, NY 11235

party of the first part, and SIRENA REALTY CORP., a domestic corporation having its principal place of business at 2911 West 15th Street, Brooklyn, NY

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, designated on the Tax Map of the City of New York for the Borough of Brooklyn as Section 21 Block 7063 Lots 33 and 32. ~~Section 21 Block 7063 Lots 33 and 32~~ said Tax Map was on 2/16/72 as Section 21 Block 7063 Lots 33 and 32.



TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid. AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part 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 improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires. **IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

*Stephen N. Erlitz*

STARBURST REALTY CORP.

BY:

*Hal Goldstein*  
Hal Goldstein, Pres.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

2672 PG 2324

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF KINGS

On the 4 day of February 1991, before me personally came Hal Goldstein to me known, who, being by me duly sworn, did depose and say that he resides at No. 665 E 77th Street Brooklyn N.Y. 11236; that he is the President of Starburst Realty Corp.

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

SO IN ORIGINAL

*Hal Goldstein*

DANIEL McLAUGHLIN  
Notary Public, State of New York  
No. 41-4891515  
Qualified in Queens County  
Commission Expires May 11, 1991

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

**Bargain and Sale Deed**  
WITH COVENANT AGAINST GRANOR'S ACIS  
TITLE No. 6621-798K

STARBURST REALTY CORP.

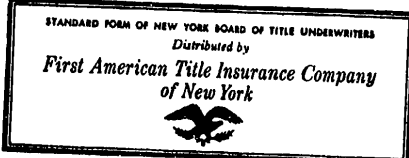
TO  
SIRENA REALTY CORP.

SECTION  
BLOCK 7063  
LOT 33,32  
COUNTY OR TOWN Kings

LOC. VER.  
BY TAX MAP

Recorded At Request of  
First American Title Insurance Company of New York  
RETURN BY MAIL TO:

RETURN TO:



VINTAGE ABSTRACT CORP.  
2672 Flatbush Avenue  
Brooklyn, N.Y. 11234

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

RECORDED IN

KINGS COUNTY

OFFICE OF THE CLERK  
91 MAR -5 PM 12:09



03-05-91  
B-01  
B-01  
D-01  
D-01  
296673  
\$1.00

03-05-91  
720  
02526  
Y-1  
DEED  
DEED  
296672  
\$1.00

# This Deed

Made the 20th day of March, nineteen hundred and eighty-six,

Between HON. SALVATORE DEMATTEO, 360 Adams Street, Brooklyn, New York, Referee  
duly appointed in the action hereinafter mentioned, Grantor

And SIRENA REALTY CORP.,

*Having 14 1/2 principal place of  
business at c/o D. Rosenberg  
16 Ct St.  
Brooklyn 11001*

Witnesseth, that the Grantor, the Referee appointed in an action between  
SIRENA REALTY CORP.,

plaintiff,

and ARMANDO SAGO, INC., PEOPLE OF THE STATE OF NEW YORK, THE CITY OF NEW YORK,  
STATE TAX COMMISSION,

defendants,

foreclosing a mortgage recorded on the 23rd day of December, nineteen hundred  
and seventy-one, in the office of the City Register of the County of  
Kings, in ~~the~~ Reel 527 of mortgages,  
at page 1400, in pursuance of a judgment entered at a special term of the Supreme Court of  
the State of New York, County of Kings, and dated the

on this 11th day of February, nineteen hundred and eighty-six,  
and in consideration of FIVE HUNDRED and 00/100 (\$500.00)

Dollars paid by the Grantee,

being the highest sum bid at the sale under said judgment does hereby grant and convey unto the  
Grantee, all the right, title and interest of the defendants

in and to

**All** that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

**BEGINNING** at a point on the easterly side of West 16th Street, distant 150 feet northerly from the corner formed by the intersection of the easterly side of West 16th Street with the northerly side of Surf Avenue which point of beginning is where the easterly side of West 16th Street is intersected by the northerly line of land now or late of Massa;

running thence northerly along the easterly side of West 16th Street, 16 feet 8 inches;

thence easterly at right angles to West 16th Street and part of the distance through a party wall, 60 feet 9 inches to the westerly side of land now or late of Ellen Tilyou;

thence southerly along the westerly side of said land now or late of Tilyou, 16 feet 8 inches to the northerly line of said land now or late of Massa;

thence westerly along the northerly line of said land of Massa and at right angles to West 16th Street, 60 feet 6-1/4 inches to the easterly side of West 16th Street, at the point or place of **BEGINNING**.

**SAID PREMISES** being known as No. 2927 West 16th Street, Brooklyn, New York.

**TOGETHER** with all the right, title and interest, if any, of the mortgagor, of, in and to the land lying in the street in front of and adjoining the said described premises to the center lines thereof.

**SUBJECT** to covenants, reservations, easements and restrictions contained in prior deeds and/or instruments and agreements of record, if any; to any state of facts an accurate survey and physical inspection may show; to orders and/or notices of violations filed in Municipal, State or U. S. Governmental departments; to zoning restrictions and regulations and any amendments thereof; to rights, if any, of tenants, to the extent only that said rights may be controlling; to conditional bill of sale contracts and/or financing statements of record; to any and all prior mortgages, to the extent they are liens on the premises.

To have and to hold the premises herein granted unto the Grantee its  
and assigns forever.

Whenever the text hereof requires, the singular number as used herein shall include the plural and  
all genders.

In Witness Whereof, the Grantor has hereunto set his hand and seal, the date first above written.

In Presence of:

*Salvatore DeMatteo*  
Referee  
SALVATORE DeMATTEO

STATE OF  
COUNTY OF

NEW YORK  
KINGS } ss.:

On the 20th day of March, nineteen hundred and eighty-six,  
before me came SALVATORE DeMATTEO,

Referee

to me known and known to me to be the individual described in, and who executed, the foregoing  
instrument and acknowledged to me that he executed the same.

DAVID J. ROSENBLUM  
Notary Public, State of New York  
No. 51-374422  
Qualified in Suffolk County  
Commission Expires March 26, 1987

441301-003



REEL 5085 PG 1971

**CITY REGISTER RECORDING AND ENDORSEMENT PAGE**

COUNTY OF KINGS  
THIS PAGE FORMS PART OF THE INSTRUMENT

TOTAL NUMBER OF  
PAGES IN DOCUMENT  
INCLUDING THIS PAGE 4

Block 7063

Lots - ONLY IF ENTIRE LOT 41

Partial Lots ☐  
P/O

Premises 2925 WEST 16TH ST

NAME LAWRENCE GIARDINA

ADDRESS 8910 3RD AVE

CITY BROOKLYN

STATE NY

ZIP 11209

Title/Agent Company Name REGAL TITLE AGENCY

Title Company Number REK-0024882

RECORD &  
RETURN TO

NAME & ADDRESS

PARTY 1 SEYMOUR GOLDBERGER AKA SEYMOUR GOLDHAMMER

ADDITIONAL PARTY 1 3735 MAPLE AVE BROOKLYN NY 11224

PARTY 2 SIRENA REALTY CORP

ADDITIONAL PARTY 2 2911 WEST 15TH ST BROOKLYN NY 11224

CHECK THIS BOX IF THERE ARE MORE THAN 2 OF EITHER PARTY ☐  
**CITY REGISTER'S USE ONLY - DO NOT WRITE BELOW THIS LINE**

FOLD

Examined by (s):

Mtge Tax Serial No. 017352

Mtge Amount \$

Taxable Amount \$

Exemption ( ) YES ☐ NO ☐

Type: [33EE] [255] [OTHER]

Dwelling Type: [1 & 2] [3] [4 & 6] [over 6]

TAX RECEIVED ON ABOVE MORTGAGE

County (basic) \$

City (Add'l) \$

Spec Add'l \$

TASF \$

MTA \$

NYCTA \$

TOTAL TAX \$

Apportionment Mortgage ( ) YES ☐ NO ☐

City Register  
Serial Number

Indexed  
By (s):

Verified  
By (s):

Block(s) and Lot(s) verified by (s):

Address ☒

Tax Map ☐

Extra Block(s)

Lot(s)

Recording Fee \$ 37

Affidavit Fee (C) \$

RPTT Fee (R) \$

HPD-A ☐

HPD-C ☐

New York State Real Estate Transfer Tax

\$ 100

Serial  
Number

014181

New York City Real  
Property Transfer Tax  
Serial Number

04171

FOLD

RECORDED IN THE OFFICE OF THE CITY REGISTER  
OF THE CITY OF NEW YORK



*John J. Larin*

2001 FEB 22 A 10:23

*John J. Larin*

CRGEMEN BPG 0470

REEL 5085 PG 1972

Rek-0024882

NY905 - Bargain and Sale Deed with Covenant against Grantor's Acts Individual or Corporation (Single Sheet) (NYHTF 8002)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 26<sup>th</sup> day of JANUARY, in the year Two Thousand ONE  
BETWEENSeymour Goldheimer A/K/A Seymour Goldhamar, residing at  
3735 Maple Ave Brooklyn NY 1122460 IN  
ORIGINAL

party of the first part, and

Sirena Realty Corp., having it's principal place of business at  
2911 West 15<sup>th</sup> St Brooklyn NY 11224

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

See schedule "A" Attached

Tax Map  
Designation

Dist.

Sec. 21

Blk. 7063

Lot(s) 41

Premises to be known as: 2925 West 16th Street, Brooklyn, New York  
Block: 7063 Lot: 41

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part 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 improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

  
 A.K.A. Seymour Goldhamar  
 Seymour Goldheimer A/K/A Seymour Goldhamar



USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of KINGS } ss.:  
On the 26 day of JAN in the year 2000  
before me, the undersigned, personally appeared

**Seymour Goldheimer A/K/A Seymour Goldhamer**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

*[Signature]*  
**MYLES MACCHIO**  
Notary Public, State of New York  
No. 01MA5021880  
Qualified in Nassau County  
Commission Expires 12-27-01

ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY:

(New York Subscribing Witness Acknowledgment Certificate)

State of New York, County of \_\_\_\_\_ } ss.:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_  
before me, the undersigned, personally appeared \_\_\_\_\_

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in \_\_\_\_\_

(if the place of residence is in a city, include the street and street number, if any, thereof); that he/she/they know(s) \_\_\_\_\_

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said \_\_\_\_\_

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of \_\_\_\_\_ } ss.:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_  
before me, the undersigned, personally appeared \_\_\_\_\_

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY:

(Out of State or Foreign General Acknowledgment Certificate)

\_\_\_\_\_ } ss.:  
(Complete Verue with State, Country, Province or Municipality)

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_  
before me, the undersigned, personally appeared \_\_\_\_\_

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/ their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the \_\_\_\_\_

(Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).

BARGAIN & SALE DEED

WITH COVENANTS AGAINST GRANTOR'S ACTS

TITLE NO. **REK-00-24882**

**Seymour Goldheimer A/K/A Seymour Goldhamer**  
TO

**Sirena Realty Corp.**

DISTRICT  
SECTION  
BLOCK **7063**  
LOT **41**  
COUNTY OR TOWN **KINGS**

**2925 West 16th Street, Brooklyn, New York**

RECORDED AT REQUEST OF

**Fidelity National Title Insurance Company of New York**

RETURN BY MAIL TO

**FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK**



INCORPORATED 1928

"*It's the Fidelity Difference*"  
Member New York State Land Title Association

**Lawrence Giardina, Esq.**  
**8910 3rd Avenue**  
**Brooklyn, New York 11209**

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

REGAL TITLE AGENCY as agent for  
STEWART TITLE INSURANCE COMPANY

SCHEDULE A CONTINUATION

Title Number: REK-00-24882

BLOCK 7063 LOT 41 ON THE TAX MAP OF KINGS COUNTY  
-----

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

BEGINNING at a point on the easterly side of West 16th Street distant 166 feet 8 inches northerly from the northeasterly corner of West 16th Street and Surf Avenue;

RUNNING THENCE easterly, and part of the distance through a party wall, 60 feet 9 inches to the westerly line of land now or late of Ellen Tilyou;

THENCE northerly along the westerly line of said land, 16 feet 8 inches;

THENCE westerly, and part of the distance through a party wall, 60 feet 11 inches to the easterly side of West 16th Street;

THENCE southerly along the easterly side of West 16th Street, 16 feet 8 inches to the point or place of BEGINNING.

THIS INDENTURE, made the 1<sup>st</sup> day of June, nineteen hundred and Eighty-Two  
BETWEEN JOHN ALLEVA, residing at 2914 West 15th Street,  
Brooklyn, New York

party of the first part, and

SIRENA REALTY CORP., a domestic corporation having  
its office and principal place of business at 2911  
West 15th Street, Brooklyn, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of THREE HUNDRED THOUSAND DOLLARS  
(\$300,000.00) - - - - - dollars,

lawful money of the United States,

paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or  
successors and assigns of the party of the second part forever,

LOT 1

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

BEGINNING at a corner of the intersection of the southerly side of Mermaid Avenue  
running with the easterly side of West 16th Street; running thence southerly and  
along the easterly side of West 16th Street 100 feet to the land of the New York,  
Coney Island and Brooklyn Railroad Company; thence easterly parallel with Mermaid  
Avenue 21 feet 9 1/8 inches; thence northerly and parallel with West 16th Street and  
part of the distance through a party wall 100 feet to the southerly side of Mermaid  
Avenue; thence westerly and along the southerly side of Mermaid Avenue 21 feet 9 and  
3/8 inches to the point or place of BEGINNING.

LOT 6

BEGINNING at a point on the southerly side of Neptune Avenue distant 104 feet 3 inches  
westerly from the corner formed by the intersection of the southerly side of Neptune  
Avenue with the westerly side of West 15th Street; RUNNING THENCE southerly at right  
angles to Neptune Avenue 61 feet; THENCE easterly parallel with Neptune Avenue 20  
feet 3 inches; THENCE southerly at right angles to Neptune Avenue 46.55 feet to the  
northerly side of Land of New York and Coney Island Railroad Company; THENCE westerly  
along said land of New York and Coney Island Railroad 54.66 feet; THENCE northerly  
in a straight line 102.42 feet to a point in the southerly side of Neptune Avenue  
which point is distant 134 feet westerly from the corner formed by the intersection  
of the southerly side of Neptune Avenue with the westerly side of West 15th Street;  
THENCE easterly along the southerly side of Neptune Avenue 29 feet 9 inches to the  
point or place of BEGINNING.

LOT 12

BEGINNING at a point on the westerly side of West 15th Street distant 60 feet south-  
erly from the corner formed by the intersection of the westerly side of West 15th  
Street and the southerly side of Mermaid Avenue; RUNNING THENCE westerly at right  
angles to West 15th Street 85.42 feet to land now or late of Rosalina Peters; THENCE  
southerly along said land 20 feet, more or less, to land now or late of Alfonso Bal-  
samo; THENCE easterly along said last mentioned land 86.84 feet, more or less, to  
the westerly side of West 15th Street; THENCE northerly along the westerly side of  
West 15th Street, 20 feet, more or less to the point or place of BEGINNING.

LOT 13

BEGINNING at a point on the westerly side of West 15th Street, where the same is  
intersected by the northerly side of land of the New York and Coney Island Railroad;  
RUNNING THENCE westerly along the northerly side of land of the New York and Coney  
Island Railroad 84.91 feet to land now or formerly of Rosalina Peters; THENCE north-  
erly along the easterly side of land now or formerly of Rosalina Peters 26.55 feet;  
THENCE easterly in a straight line 84 feet to a point on the westerly side of West  
15th Street which point on the westerly side of West 15th Street is distant 38.81  
feet northerly from the point of beginning; THENCE southerly along the westerly side  
of West 15th Street 38.81 feet to the point or place of BEGINNING.

LOT 15

ALL that certain lot, piece or parcel of land, situate, lying and being in the Borough  
of Brooklyn, County of Kings, City and State of New York, more particularly designated

LOT 15  
cont'd  
LOT 38

REEL 132() PAGE 157J

on the tax map of the City of New York for the Borough of Brooklyn as Lot 15 in Block 7063 of Section 21 thereof.

BEGINNING at a point on the Easterly side of West 16th Street distant 130 feet from the corner formed by the intersection of the Easterly side of West 16th Street with the northerly side of Surf Avenue, said point of Beginning being where the Southerly side of land now or formerly of Massa and Ferragola, would intersect with the Easterly side of West 16th Street; running thence Easterly along the southerly side of land now or formerly of Massa and Ferragola 60 feet 4 inches to a point where the Westerly side of land now or formerly of Tillyou would intersect with the same; thence Southerly along the westerly side of land now or formerly of Tillyou 30 feet to a point where the Northerly side of the land now or formerly of Trivigone would intersect with the same; thence Westerly along the Northerly side of land now or formerly of Trivigone along a line extending Westerly in a continuation of said land 60 feet to the Easterly side of West 16th Street; thence Northerly along the Easterly side of West 16th Street 30 feet to the point or place of BEGINNING. TOGETHER with an easement of Light and Air only for so long as the present two story frame house situated on the property herein conveyed remains standing over one foot along Northerly boundary of the property immediately adjoining on the South now owned by party of the first part.

LOT 39

BEGINNING at a point on the easterly side of West 16th Street distant 130 feet northerly from the corner formed by the intersection of the easterly side of West 16th Street with the northerly side of Surf Avenue; RUNNING THENCE easterly at right angles to West 16th Street, 60 feet 4 inches to the land conveyed by George C. Tillyou and another as executors to Antonio Massa and Concetta Ferragola; THENCE northerly along said land 20 feet; THENCE westerly at right angles to West 16th Street 60 feet 6-3/4 inches to a point on the easterly side of West 16th Street which point is distant 100 feet southerly from the southerly side of New York and Coney Island Railroad THENCE southerly along said easterly side of West 16th Street 20 feet to the point or place of BEGINNING.

LOT 42

BEGINNING at a point on the easterly side of West 16th Street, distant 183 feet 4 inches northerly from the corner formed by the intersection of the easterly side of West 16th Street with the northerly side of Surf Avenue; RUNNING THENCE northerly along the easterly side of West 16th Street, 16 feet 8 inches; THENCE easterly at right angles to West 16th Street and part of the distance through a party wall 61 feet 1 1/2 inches to the westerly side of land now or late of Ellen Tillyou; THENCE southerly along the westerly side of said land 16 feet 8 inches to the point where the same would be intersected by a line drawn at right angles to West 16th Street from the point or place of Beginning; THENCE westerly and at right angles with West 16th Street and part of the distance through a party wall 60 feet 11 inches to the easterly side of West 16th Street at the point or place of BEGINNING.

LOT 43

BEGINNING at a point on the easterly side of West 16th Street distant 200 feet north of the corner formed by the intersection of the easterly side of West 16th Street and the northerly side of Surf Avenue; RUNNING THENCE northerly along the easterly side of West 16th Street 16 feet 8 inches; THENCE easterly at right angles to West 16th Street and part of the distance through a party wall 61 feet 3-5/8 inches to the westerly side of land now or late of Ellen Tillyou; THENCE southerly along the westerly side of said land 16 feet 8 inches to a point where the same would be intersected by a line drawn at right angles to West 16th Street from the point or place of Beginning; THENCE westerly at right angles to West 16th Street and part of the distance through a party wall 61 feet 1 1/2 inches to the easterly side of West 16th Street the point or place of BEGINNING.

LOT 44

BEGINNING at a point on the easterly side of West 16th Street distant 216 feet 8 inches northerly from the corner formed by the intersection of the easterly side of West 16th Street with the northerly side of Surf Avenue; RUNNING THENCE northerly along the easterly side of West 16th Street 16 feet 8 inches; THENCE easterly at right angles to West 16th Street and part of the distance through a party wall 61 feet 5-3/4 inches to the westerly side of land now or late of Ellen Tillyou; THENCE southerly along the westerly side of said land, now or late of Ellen Tillyou 16 feet 8 inches to the point where same would be intersected by a line drawn at right angles to West 16th Street to the point of beginning; THENCE westerly at right angles to West 16th Street and part of the distance through a party wall 61 feet 3-5/8 inches to the Easterly side of West 16th Street, at the point or place of BEGINNING.

LOT 45

BEGINNING at a point on the easterly side of West 16th Street distant 233 feet 4 inches northerly from the corner formed by the intersection of the easterly side of West 16th Street and the northerly side of Surf Avenue; RUNNING THENCE easterly at right angles to West 16th Street and part of the distance through a party wall 61 feet 5-3/4 inches to the westerly side of land now or late of Ellen Tillyou; THENCE northerly along said westerly side of land now or late of Ellen Tillyou 16 feet 1-3/4 inches to the southerly side of land of the New York and Coney Island Railroad; THENCE westerly along the southerly side of said land of the New York and Coney Island Railroad 34 feet 9 inches; THENCE westerly still along the southerly side of said land of the New York and Coney Island Railroad 26 feet 11 inches to the easterly side of West 16th Street; THENCE southerly along the easterly side of West 16th Street 16 feet 8 inches to the point or place of BEGINNING.

LOT 46

BEGINNING at a point on the easterly side of West 16th Street distant 100 feet southerly from the corner formed by the intersection of the easterly side of West 16th Street with the southerly side of Mermaid Avenue; RUNNING THENCE easterly at right angles to West 16th Street, 26.92 feet to a point; THENCE easterly along a curve having a radius of 1166.28 feet a distance of 73.13 feet; THENCE southerly parallel with West 16th Street, 40.08 feet; THENCE westerly along a curve having a radius of 1126.28 feet a distance of 73.13 feet to a point; THENCE westerly at right angles to West 16th Street 26.92 feet to the easterly side of West 16th Street; THENCE northerly a-

REEL 1320-1580

long the easterly side of West 16th Street 40 feet to the point or place of BEGINNING

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof.

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**BY THESE PRESENTS** the Seller conveys, transfers and assigns all his right, title and interest in and to any real property he now owns in Block 7063.

**AND** the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part 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 improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

*Ado S. Allewa*  
as witness

*John J. Allewa*  
JOHN J. ALLEWA

REEL 1320-1580

STATE OF NEW YORK, COUNTY OF KINGS

On the 1<sup>st</sup> day of June 1982, before me personally came JOHN J. ALLEVA

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

*Michael R. Boccia*

MICHAEL R. BOCCIA  
Notary Public, State of New York  
No. 24-6362215 Qual. in Kings County  
Commission Expires March 30, 1984

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

**Bargain and Sale Deed**

WITH COVENANT AGAINST GRANTOR'S ACTS

Title No. 8-74-100773

JOHN J. ALLEVA

TO

SIRENA REALTY CORP.

SECTION 21

BLOCK 7063

LOTS 1, 6, 12, 13, 15, 38, 39, 42, 43, 44, 45, 46

COUNTY OR TOWN

16461

Recorded At Request of *WILLIAM WEINTRAUB, ESQ.*

RETURN BY MAIL TO:

WILLIAM WEINTRAUB, ESQ.  
1329 Surf Avenue  
Brooklyn, New York 11224

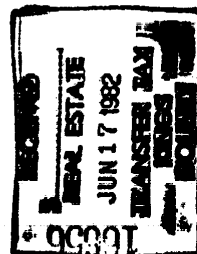
Zip No.



Recorded by: Home Abstract Corp.  
447 Hanson St., Brooklyn, N.Y. 11201

RECEIVED JUN 17 PM 2:37  
RECEIVED THIS OFFICE FOR USE OF RECORDING OFFICE

*1000*  
*COF*  
*14*  
*330*  
*8228*  
REC. #  
SST #  
RPT #



TAX PAID

# **EXHIBIT D**

## SURF AVENUE L/CAL LLC

One Penn Plaza, Suite 1801  
New York, NY 10119

Sirena Realty Corp.  
Attention: Michael Russo  
2911 West 15<sup>th</sup> Street  
Brooklyn, NY 11224

**Re: Site Access to Perform Brownfield Cleanup Program Work**  
**Surf Avenue Lots Block 7063, Lots 32 and 33; 2933 West 16th St - Block 7063, Lot 38; 2929 West 16th St - Block 7063, Lot 39; 2927 West 16th St - Block 7063, Lot 40 2925 West 16th St - Block 7063, Lot 41; 2910 West 15th St - Block 7063, Lot 12 ("Collectively Surf Avenue Project Site")**

Dear Mike:

Pursuant to ¶48(h) in our Agreement of Lease dated December 13, 2019 ("Lease"), Surf Avenue L/CAL LLC c/o LCOR has elected to submit a Brownfield Cleanup Program ("BCP") Application to the New York State Department of Environmental Conservation (the "DEC") to voluntarily investigate and remediate the Surf Avenue Project Site defined above by address and tax block and lot number (the "Site"). As you know, Sirena Realty owns the Site and has agreed in Lease ¶48(h) to provide us with access to the Site for the purpose of performing environmental investigation and remediation work (among other things) pursuant to all terms in the Lease.

In addition, pursuant to Lease ¶6(g), you agreed to execute an environmental easement for the benefit of the DEC substantially similar to the DEC model form of easement attached to the Lease as Schedule G-1 (the "Environmental Easement") if required by the DEC after the remediation of the Site is complete.

Sincerely,



Surf Avenue L/CAL LLC

By: Anthony Tortora  
Senior Vice President

As Vice President of the Site owner, I hereby confirm that the Lease grants access rights to allow Surf Avenue L/CAL LLC c/o LCOR and its agents to enter my property to perform the BCP Investigation and/or remediation work required and requires the Site Owner, Sirena Realty Corp., to execute an Environmental Easement if required.



Sirena Realty Corp.

By: Michael Russo  
Vice President



# **EXHIBIT E**

**PREVIOUS OWNERS & OPERATORS LIST**  
**Surf Avenue Railroad Cleaners Site**  
**2933, 2929, 2927, 2925 West 16 Street, 2910 West 15 Street and Surf Avenue**  
**Brooklyn, New York 11224**

Year	Contact Information	Status	Relation to Requestor
<b>2933 West 16 Street (Lot 38)</b>			
<b>Owner</b>			
1960-1978	Helen J. Hall and Elizabeth C. Hall <b>Address:</b> Unknown <b>Phone:</b> Unknown	Helen Hall Deceased 1978	None
1978-1982	John J. Alleva <b>Address:</b> Unknown <b>Phone:</b> Unknown	Unknown	None
1982-Present	Sirena Realty Corp. Contact Mike Russo <b>Address:</b> 2911 West 15 Street Brooklyn, NY 11224 <b>Phone:</b> & (917) 887-2100	Active	Site Owner
<b>Operator</b>			
1982 - Present	Sirena Realty Corp. operates parking lot Contact Mike Russo <b>Address:</b> 2911 West 15 Street Brooklyn, NY 11224 <b>Phone:</b> (718) 266-4891	Active	Site Owner
1930-1950	2930 West 16th Street was identified as an auto repair facility in 1930 and a machine shop by 1950. Unclear if these uses, based on a slightly different modern-day address, was on this lot, Lot 39 or both.	Inactive	Former Operations
2019-Present	Surf Avenue L/CAL LLC (Entered into a Lease Agreement 12/13/2019, has not yet occupied the site) <b>Address:</b> One Penn Plaza Suite 1801 New York, NY 10119 <b>Phone:</b> (646) 356-0760	Active	Requestor

**PREVIOUS OWNERS & OPERATORS LIST**  
**Surf Avenue Railroad Cleaners Site**  
**2933, 2929, 2927, 2925 West 16 Street, 2910 West 15 Street and Surf Avenue**  
**Brooklyn, New York 11224**

<b>Year</b>	<b>Contact Information</b>	<b>Status</b>	<b>Relation to Requestor</b>
<b>2929 West 16 Street (Lot 39)</b>			
<b>Owner</b>			
Unknown – 1973	Liberty Rose (Executrix of the last will and testament of John Rose) <b>Address:</b> Unknown <b>Phone:</b> Unknown	John Rose Deceased	None
1973-1982	John J. Alleva <b>Address:</b> Unknown <b>Phone:</b> Unknown	Unknown	None
1982-Present	Sirena Realty Corp. Contact: Mike Russo <b>Address:</b> 2911 West 15 Street <b>Phone:</b> (718) 266-4891 Brooklyn, NY 11224	Active	Site Owner
<b>Operator</b>			
1930-1950	2930 West 16th Street was identified as an auto repair facility in 1930 and a machine shop by 1950. Unclear if these uses based on a slightly different modern-day address was on this lot, Lot 39 or both.	Inactive	Former Operators
1982-Present	Sirena Realty Corp. Contact Mike Russo <b>Address:</b> 2911 West 15 Street <b>Phone:</b> (718) 266-4891 Brooklyn, NY 11224	Active	Site Owner
2019-Present	Surf Avenue L/CAL LLC (Entered into a Lease Agreement 12/13/2019, has not yet occupied the site) <b>Address:</b> One Penn Plaza <b>Phone:</b> (646) 356-0760 Suite 1801 New York, NY 10119	Active	Requestor

**PREVIOUS OWNERS & OPERATORS LIST**  
**Surf Avenue Railroad Cleaners Site**  
**2933, 2929, 2927, 2925 West 16 Street, 2910 West 15 Street and Surf Avenue**  
**Brooklyn, New York 11224**

<b>Year</b>	<b>Contact Information</b>	<b>Status</b>	<b>Relation to Requestor</b>
<b>2927 West 16 Street (Lot 40)</b>			
<b>Owner</b>			
Unknown-1969	Dor-Wi Realty Co. Inc. <b>Address:</b> c/o Julius Witzer 1758 East 15 <sup>th</sup> Street Brooklyn, NY 11229 <b>Phone:</b> Unknown	Unknown	None
1969-1971	Rose Sesso <b>Address:</b> 2759 West 16 <sup>th</sup> Street Brooklyn, NY 11224 <b>Phone:</b> Unknown	Unknown	None
1971-1971	Fling Realty Corp <b>Address:</b> 168 Hillside Avenue Jamaica, NY <b>Phone:</b> Unknown	Unknown	None
1971-1972	Roberto Ortiz-Gutierrez <b>Address:</b> 910 Caton Avenue Brooklyn, NY 11218 <b>Phone:</b> Unknown	Unknown	None
1982 - Present	Sirena Realty Corp. Contact: Mike Russo <b>Address:</b> 2911 West 15 Street Brooklyn, NY 11224 <b>Phone:</b> (718) 266-4891	Active	Site Owner
<b>Operator</b>			
1934	Gleisher Benj Mgr Gas & Service Corp R (2927 West 16th Street) <b>Address:</b> Unknown <b>Phone:</b> Unknown	Unknown	None
1982 - Present	Sirena Realty Corp. Contact: Mike Russo <b>Address:</b> 2911 West 15 Street Brooklyn, NY 11224 <b>Phone:</b> (718) 266-4891	Active	Site Owner
2019-Present	Surf Avenue L/CAL LLC (Entered into a Lease Agreement 12/13/2019, has not yet occupied the site) <b>Address:</b> One Penn Plaza Suite 1801 New York, NY 10119 <b>Phone:</b> (646) 356-0760	Active	Requestor

**PREVIOUS OWNERS & OPERATORS LIST**  
**Surf Avenue Railroad Cleaners Site**  
**2933, 2929, 2927, 2925 West 16 Street, 2910 West 15 Street and Surf Avenue**  
**Brooklyn, New York 11224**

<b>Year</b>	<b>Contact Information</b>	<b>Status</b>	<b>Relation to Requestor</b>
<b>2925 West 16 Street (Lot 41)</b>			
<b>Owner</b>			
1934	<b>Botte Anthony A Clo Clnr</b> (2911 West 16 <sup>th</sup> Street) <b>Address:</b> Unknown <b>Phone:</b> Unknown	Unknown	None
Unknown-1976	Tillie Goldhamer <b>Address:</b> Unknown <b>Phone:</b> Unknown	Deceased 1/7/1980	None
1976-2001	Seymour Goldheimer <b>Address:</b> Unknown <b>Phone:</b> Unknown	Deceased 2/21/2011	None
2001-Present	Sirena Realty Corp. <b>Address:</b> 2911 West 15 Street <b>Phone:</b> (718) 266-4891 Brooklyn, NY 11224	Active	Site Owner
<b>Operator</b>			
1982 - Present	Sirena Realty Corp. Contact: Mike Russo <b>Address:</b> 2911 West 15 Street <b>Phone:</b> (718) 266-4891 Brooklyn, NY 11224	Active	Site Owner
2019-Present	Surf Avenue L/CAL LLC (Entered into a Lease Agreement 12/13/2019, has not yet occupied the site) <b>Address:</b> One Penn Plaza <b>Phone:</b> (646) 356-0760 Suite 1801 New York, NY 10119	Active	Requestor

**PREVIOUS OWNERS & OPERATORS LIST**  
**Surf Avenue Railroad Cleaners Site**  
**2933, 2929, 2927, 2925 West 16 Street, 2910 West 15 Street and Surf Avenue**  
**Brooklyn, New York 11224**

Year	Contact Information	Status	Relation to Requestor
<b>2910 West 15 Street (Lot 12) –</b>			
<b>NOTE: This large parking lot portion of the site historically had a number of addresses.</b>			
<b>Owner</b>			
1895-1928	Long Island Railroad Owned Railroad Avenue, which traversed the site in the center <b>Address:</b> Jamaica Station <b>Phone:</b> (718) 217-5477 Jamaica, NY 11435-4380	Active	None
1928	Various Commercial Retailers including S & S Towel Service, Schaffer M Towel Service (2916 West 15th Street); <b>Address:</b> Unknown <b>Phone:</b> Unknown	Unknown	None
1928-1973	Goushewitz & Nyman Tinsmiths & Roofers (2928, 2930 West 15th Street) <b>Address:</b> Unknown <b>Phone:</b> Unknown		
1934	Various Commercial Retailers including Molinari Frank Tailor (2912 West 15th Street); <b>Address:</b> Unknown <b>Phone:</b> Unknown Fong Lee Laundry, (2914 West 15th Street); <b>Address:</b> Unknown <b>Phone:</b> Unknown Tufelski Hans Pntr R (2922 West 15th Street); <b>Address:</b> Unknown <b>Phone:</b> Unknown Govschewitz Abr Tinsmith (2928 West 15th Street); <b>Address:</b> Unknown <b>Phone:</b> Unknown	Unknown	None
1940 - 1973	Various Commercial Retailers including Mermaid Tailor Shop (2912 West 15th Street); <b>Address:</b> Unknown <b>Phone:</b> Unknown Utility Sheet Metal Works (2928 West 15th Street) <b>Address:</b> Unknown <b>Phone:</b> Unknown	Unknown	None
1970-1978	Jerry Ciranni a/k/a Gennaro Ciranni (2910 West 15 Street) <b>Address:</b> 2910 West 15 Street <b>Phone:</b> Unknown Brooklyn, NY 11224	Unknown	None
1973 - 1976	The Empire Publishing & Printing Corp. (2914 West 15th Street) <b>Address:</b> c/o Sales and Sales, ESQS <b>Phone:</b> Unknown 11 West 42 <sup>nd</sup> St New York, NY 10036	Inactive 1996	None
1978-1982	John J. Allewa (2910 West 15 Street) <b>Address:</b> Unknown <b>Phone:</b> Unknown	Unknown	None

**PREVIOUS OWNERS & OPERATORS LIST**  
**Surf Avenue Railroad Cleaners Site**  
**2933, 2929, 2927, 2925 West 16 Street, 2910 West 15 Street and Surf Avenue**  
**Brooklyn, New York 11224**

1982-Present	Sirena Realty Corp. Contact: Mike Russo <b>Address:</b> 2911 West 15 Street <b>Phone:</b> (718) 266-4891 Brooklyn, NY 11224	Active	Site Owner
<b>Operator</b>			
1982-Present	Sirena Realty Corp. parking for Gargiulo's Restaurant at 2911 West 15th Street <b>Address:</b> 2911 West 15 Street <b>Phone:</b> (718) 266-4891 Brooklyn, NY 11224	Active	Site Owner
1984	Sirena Restaurant, Inc. (Easement created 10/1/1984) <b>Address:</b> 2911 West 15 <sup>th</sup> Street <b>Phone:</b> (718) 714-5833 Brooklyn, NY 11224	Active	None
2019-Pesent	Surf Avenue L/CAL LLC (Entered into a Lease Agreement 12/30/2019, has not yet occupied the site) <b>Address:</b> One Penn Plaza <b>Phone:</b> (646) 356-0760 Suite 1801 New York, NY 10119	Active	Requestor

**PREVIOUS OWNERS & OPERATORS LIST**  
**Surf Avenue Railroad Cleaners Site**  
**2933, 2929, 2927, 2925 West 16 Street, 2910 West 15 Street and Surf Avenue**  
**Brooklyn, New York 11224**

Year	Contact Information	Status	Relation to Requestor
<b>Surf Avenue (Lot 32)</b>			
<b>Owner</b>			
Unknown-1973	NYC Department of Finance (Finance Administration of the City of New York) <b>Address:</b> One Centre Street 22 <sup>nd</sup> Floor New York, NY 10007 <b>Phone:</b> (212) 639-9675	Active	None
1973-1976	The City of New York <b>Address:</b> City Hall Park New York, NY 10007 <b>Phone:</b> (212) 639-9675	Active	None
1976-1978	Eli Abady <b>Address:</b> Unknown <b>Phone:</b> Unknown	Deceased 2/13/2017	None
1978-1991	Starburst Realty Corporation (Milburn & Ackerman) <b>Address:</b> 60 East 42 <sup>nd</sup> Street New York, NY 10017 <b>Phone:</b> Unknown	Inactive 9/27/1995	None
1991-Present	Sirena Realty Corp. <b>Address:</b> 2911 West 15 Street Brooklyn, NY 11224 <b>Phone:</b> (718) 266-4891	Active	Site Owner
<b>Operator</b>			
2019-Present	Surf Avenue L/CAL LLC (Entered into a Lease Agreement 12/30/2019, has not yet occupied the site) <b>Address:</b> One Penn Plaza Suite 1801 New York, NY 10119 <b>Phone:</b> (646) 356-0760	Active	Requestor



**PREVIOUS OWNERS & OPERATORS LIST**  
**Surf Avenue Railroad Cleaners Site**  
**2933, 2929, 2927, 2925 West 16 Street, 2910 West 15 Street and Surf Avenue**  
**Brooklyn, New York 11224**

Year	Contact Information	Status	Relation to Requestor
<b>Surf Avenue (Lot 33)</b>			
<b>Owner</b>			
Unknown-1973	NYC Department of Finance (Finance Administration of the City of New York) <b>Address:</b> One Centre Street 22 <sup>nd</sup> Floor New York, NY 10007 <b>Phone:</b> (212) 639-9675	Active	None
1973-1976	The City of New York <b>Address:</b> City Hall Park New York, NY 10007 <b>Phone:</b> (212) 639-9675	Active	None
1976-1978	Eli Abady <b>Address:</b> Unknown <b>Phone:</b> Unknown	Deceased 2/13/2017	None
1978-1991	Starburst Realty Corporation (Milburn & Ackerman) <b>Address:</b> 60 East 42 <sup>nd</sup> Street New York, NY 10017 <b>Phone:</b> Unknown	Inactive 9/27/1995	None
1991-Present	Sirena Realty Corp. <b>Address:</b> 2911 West 15 Street Brooklyn, NY 11224 <b>Phone:</b> (718) 266-4891	Active	Site Owner
<b>Operator</b>			
2019-Present	Surf Avenue L/CAL LLC (Entered into a Lease Agreement 12/30/2019, has not yet occupied the site) <b>Address:</b> One Penn Plaza Suite 1801 New York, NY 10119 <b>Phone:</b> (646) 356-0760	Active	Requestor

# **EXHIBIT F**



Standards	2,4-Dini	B(a)a	B(a)p	B(b)f	B(k)f	Chrysene	Hex	Indeno	Chlordane	Toxa	Total PCBs
ND Exceedance	ND(14)	ND(0.59)	ND(0.41)	ND(1.1)	ND(0.67)	ND(0.91)	ND(0.4)	ND(1.3)	ND(1.3)	ND(1.3)	ND(1.3)

Sample ID	Lead	Iron
SB-4GW	58.8	16,500

Sample ID	Lead	Iron	Barium
SB-6GW	131	9,960	730

Sample ID	Lead	Iron	Barium	Chromium
SB-9GW	101	23,300	113	54.7

Sample ID	Iron	Aldrin	Dieldrin
SB-11GW	731	0.034	0.17

LCOR  
1517 SURF AVENUE  
BROOKLYN, NEW YORK 11224

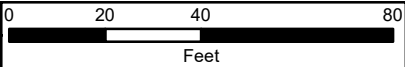
GROUNDWATER  
ISO-CONCENTRATION MAP

- Legend
- Site Boundary
  - 2019-09-18 GW Sample Location (4)
  - Iron Iso-Concentration line
  - Lead Iso-Concentration line
  - Chromium Iso-Concentration line
  - Dieldrin Iso-Concentration line
  - Aldrin Iso-Concentration line
  - Base Netural Iso-Concentration line

Notes:  
-Iso-Concentrations are in micrograms per liter  
-Base Netural exceedance:  
2,4-Dini = 2,4-Dinitrophenol,  
B(a)a= Benzo(a)anthracene,  
B(a)p = Benzo(a)pyrene,  
B(b)f =Benzo(b)fluoranthene,  
B(k)f = Benzo(k)fluorathane,  
Hex = Hexachlorobenzene,  
Indeno = Indeno(1,2,3-cd)pyrene

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

Coordinate System: NAD 1983 StatePlane New York Long Island FIPS 3104 Feet  
Projection: Lambert Conformal Conic  
False Easting: 984,250.0000  
False Northing: 0.0000  
Central Meridian: -74.0000  
Standard Parallel 1: 40.6667  
Standard Parallel 2: 41.0333  
Latitude Of Origin: 40.1667  
Units: Foot US



PSG Engineering, DPC

611 Industrial Way West  
Eatontown, NJ 07724  
Certificate of Authorization No. 24GA27989800

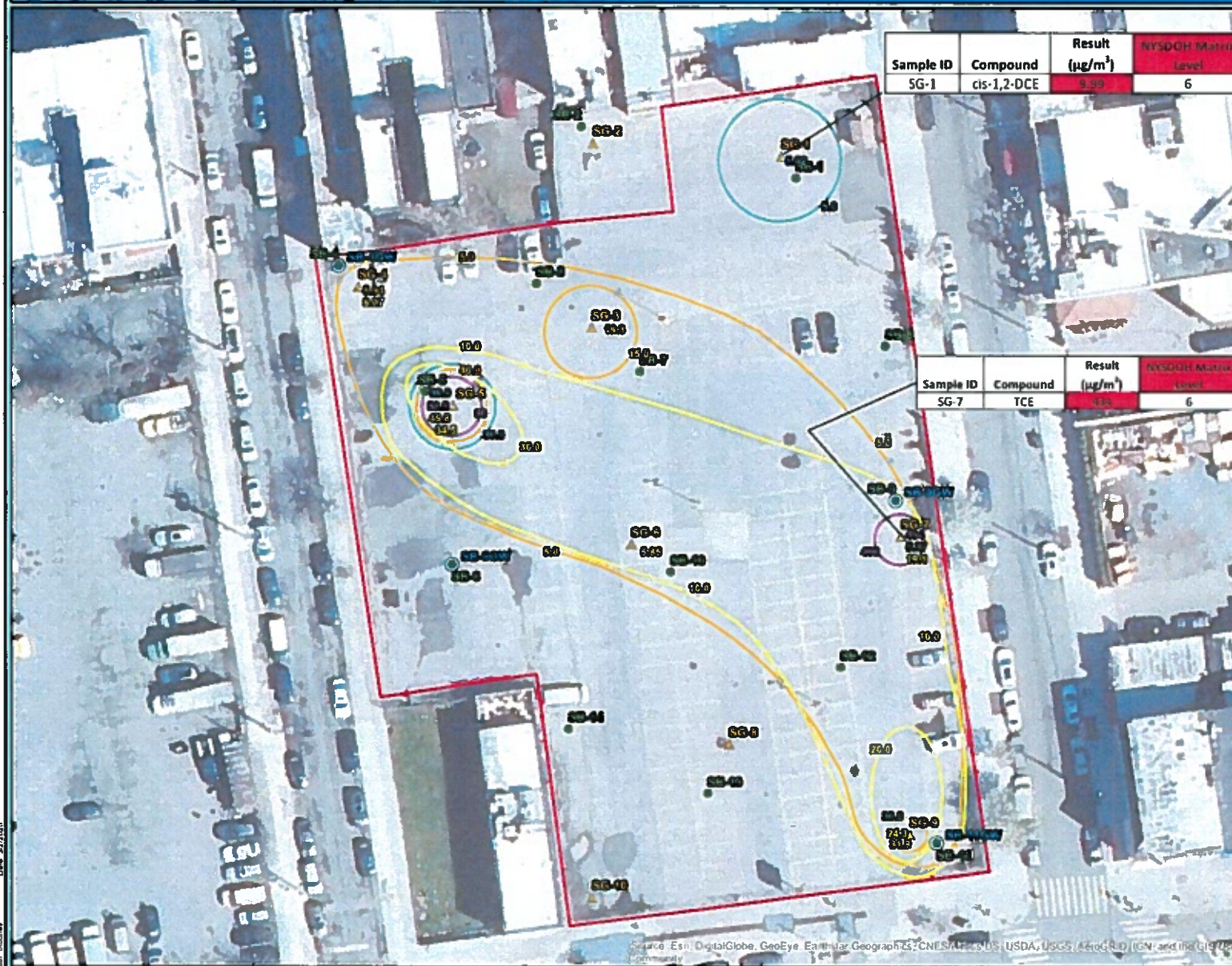
Tel.: 732.380.1700  
Fax.:732.380.1701  
www.partneresi.com

Sources: NYS GIS Clearing House	DRAWN BY BPT	SCALE 1 in = 40 ft
Job No: 19314269 File Name: Iso-Concentration Map	DATE 11/1/2019	



# Iso-Concentration Map

Brooklyn, New York



**LCOR**  
1517 SURF AVENUE  
BROOKLYN, NEW YORK 11224

## SOIL GAS ISO-CONCENTRATION MAP

### Legend

- Site Boundary
- ▲ 2019-10-17 Soil Vapor Sample Location (10)
- 2019-09-18 GW Sample Location (4)
- 2019-09-17 Soil Sample Location (14)
- 1,3-Butadiene Iso-Concentration line
- Benzene Iso-Concentration line
- TCE Iso-Concentration line
- Vinyl Chloride Iso-Concentration line

Notes:  
-Iso-Concentrations are in micrograms per cubic meter;

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

Coordinate System: NAD 1983 StatePlane New York Long Island FIPS 3104 Feet  
Projection: Lambert Conformal Conic  
False Easting: 166,250.0000  
False Northing: 0.0000  
Central Meridian: -74.0000  
Standard Parallel 1: 40.6667  
Standard Parallel 2: 41.5333  
Latitude Of Origin: 40.1667  
Units: Feet US

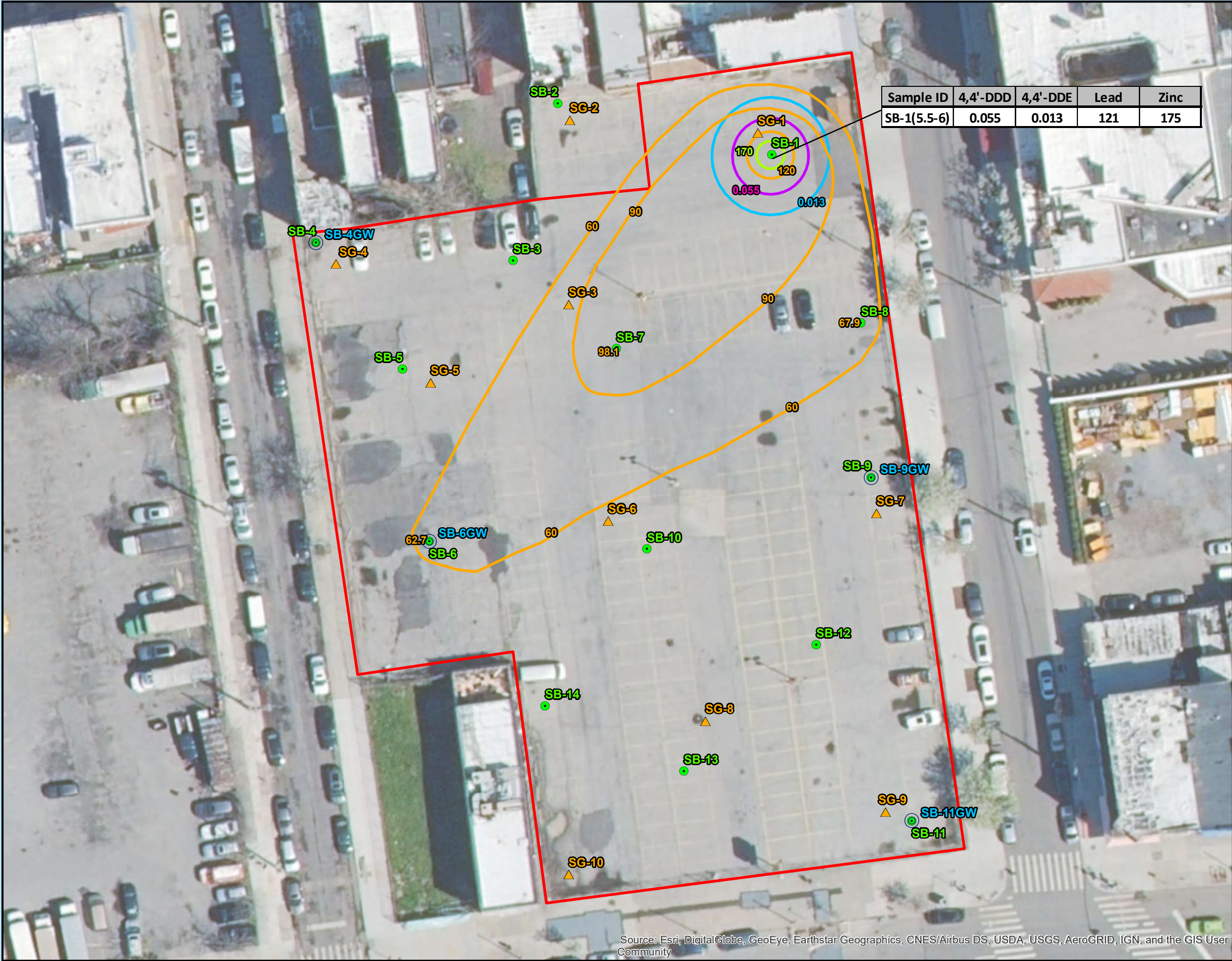


## PSG Engineering, DPC

611 Industrial Way West  
Easton, NJ 07724  
Telephone: 908.279.9500  
Fax: 908.279.9501  
www.psg-engineering.com

Sources: NYS GIS Clearing House	DRAWN BY BPT	SCALE 1 in = 40 ft
Job No: 19314249	DATE 11/1/2019	





LCOR  
1517 SURF AVENUE  
BROOKLYN, NEW YORK 11224

SOIL  
ISO-CONCENTRATION MAP

- Legend**
- Site Boundary
  - 2019-10-17 Soil Vapor Sample Location (10)
  - 2019-09-18 GW Sample Location (4)
  - 2019-09-17 Soil Sample Location (14)
  - Lead Iso-Concentration line
  - Zinc Iso-Concentration line
  - 4,4'-DDD Iso-Concentration line
  - 4,4'-DDE Iso-Concentration line

**Notes:**  
-Iso-Concentrations are in milligram per kilogram and are only shown if concentration exceed Unrestricted Use Soil Standard  
-Soil samples with exceedances were collected from soil range of 5.5-6.5 feet bgs  
-SB-6 Concentration does not exceed the Unrestricted Soil Use Standard

*This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.*

Coordinate System: NAD 1983 StatePlane New York Long Island FIPS 3104 Feet  
Projection: Lambert Conformal Conic  
False Easting: 984,250.0000  
False Northing: 0.0000  
Central Meridian: -74.0000  
Standard Parallel 1: 40.6667  
Standard Parallel 2: 41.0333  
Latitude Of Origin: 40.1667  
Units: Foot US

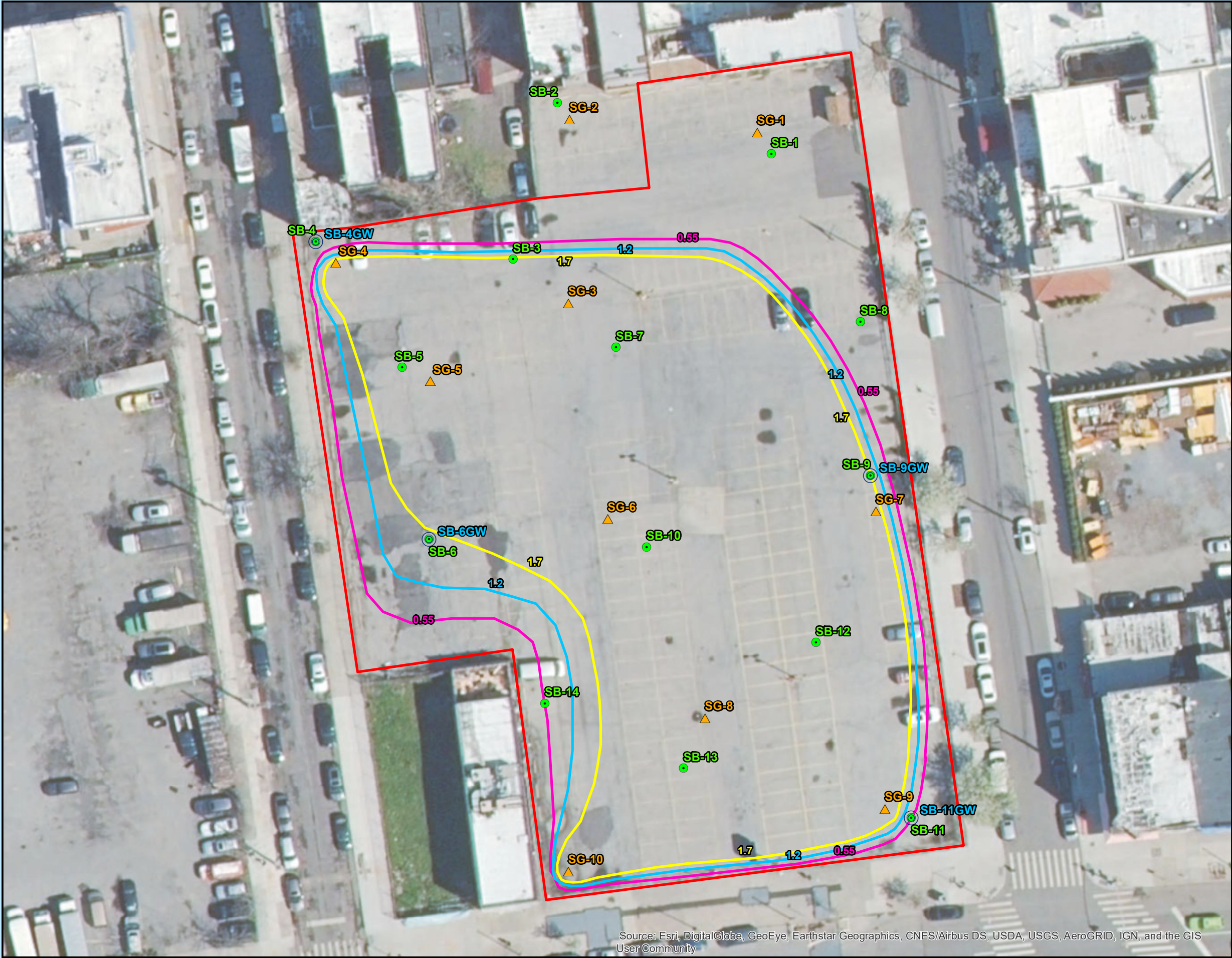
PSG Engineering, DPC

611 Industrial Way West  
Eatontown, NJ 07724  
Certificate of Authorization No. 24GA27989800

Tel.: 732.380.1700  
Fax.: 732.380.1701  
www.partneresi.com

Sources: NYS GIS Clearing House	DRAWN BY BPT	SCALE 1 in = 40 ft
Job No: 19314269 File Name: Iso-Concentration Map	DATE 11/1/2019	





LCOR

1517 SURF AVENUE  
BROOKLYN, NEW YORK 11224

WASTE CLASSIFICATION  
ISO-CONCENTRATION MAP

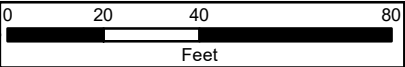
- Legend
- Site Boundary
  - 2019-10-17 Soil Vapor Sample Location (10)
  - 2019-09-18 GW Sample Location (4)
  - 2019-09-17 Soil Sample Location (14)
  - Benzo(b)flouranthene Iso-Concentration line
  - Benzo(a)anthracence Iso-Concentration line
  - Indeno(1,2,3-cd)pyrene Iso-Concentration line

Notes:

- Iso-Concentrations are in milligram per kilogram and are only shown if concentrations exceeded the Restricted Residential Soil Cleanuo Objectives
- Soil samples were composited from 0-4.0' bgs.

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

Coordinate System: NAD 1983 StatePlane New York Long Island FIPS 3104 Fed  
Projection: Lambert Conformal Conic  
False Easting: 984,250.0000  
False Northing: 0.0000  
Central Meridian: -74.0000  
Standard Parallel 1: 40.6667  
Standard Parallel 2: 41.0333  
Latitude Of Origin: 40.1667  
Units: Foot US



PSG Engineering, DPC

611 Industrial Way West  
Eatontown, NJ 07724  
Certificate of Authorization No. 24GA27989800

Tel.: 732.380.1700  
Fax.: 732.380.1701  
www.partneresi.com

Sources: NYS GIS Clearing House	DRAWN BY BPT	SCALE 1 in = 40 ft
------------------------------------	-----------------	-----------------------

Job No: 19314269 File Name: Iso-Concentration Map	DATE 11/1/2019
--	-------------------

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS UserCommunity



# **EXHIBIT G**



BEGINNING at the point formed by the intersection of the westerly side of West 15th. Street (60' Wide) with the northerly side of Surf Avenue (120' Wide).

- To: Land Services USA, Inc.; First American Title Insurance Company, Sills Cummis & Gross P.C.; ALTA Owner (TBD),

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 8, 9 and 13 of Table A thereof, and that the parcels described herein lie entirely within flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration – Special Flood Hazard Area Maps". The field work was completed on September 17, 2019.

[illegible]

5.) BOOK 4940 PAGE 350	AFFECTS PARCEL 1, AS SHOWN
6.) REEL 1546 PAGE 1230	AFFECTS PARCEL 3, BLANKET IN NATURE
7.) REEL 1577 PAGE 1501	AFFECTS PARCELS 2 & 3, BLANKET IN NATURE
8.) REEL 1577 PAGE 1507	AFFECTS PARCELS 4, 5 & 7, BLANKET IN NATURE
9.) REEL 869 PAGE 1607	AFFECTS PARCEL 6, BLANKET IN NATURE
10.) REEL 5201 PAGE 613	AFFECTS PARCEL 7, BLANKET IN NATURE

PARKING SPACE COUNT:  
REGULAR PARKING SPACES: 184  
HANDICAP PARKING SPACES: 0  
TOTAL NUMBER OF PARKING SPACES: 184

IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

Sheet 1 of 4

ALTA/ NSPS TITLE & ARCHITECTURAL SURVEY

SCALE: 1" = 20'		TAX MAP INFORMATION:		BOROUGH OF BROOKLYN CITY OF NEW YORK	
SURVEY # 41927-A		BLOCK 7063 LOTS 1, 6, 12, 32, 33, 38, 39, 40 & 41		SURVEYED: SEPTEMBER 17, 2019	
F.B. #		FILED MAP INFORMATION		WOHL & O'MARA, L.L.P.	
REV. DESCRIPTION		FINAL ELEVATIONS SHOWN THUS: ( )		CIVIL ENGINEERS AND LAND SURVEYORS	
10-04-19	MISC.	EXISTING ELEVATIONS SHOWN THUS: ( )		544 VANDERBILT AVENUE	
10-07-19	MISC.	BOROUGH DATUM ELEVATIONS SHOWN THUS: ( )		S.I., N.Y. 10304 718-448-7456	
10-15-19	ADDITIONAL INFORMATION	ELEVATIONS REFER TO NAVD 88 DATUM.		FOUNDATION LOCATED:	
10-16-19	MISC.	COORDINATES AND BEARINGS ARE IN A SYSTEM ESTABLISHED BY THE USC & GS FOR THE BOROUGH OF BROOKLYN		FINAL LOCATION:	
10-24-19	DESCRIPTORS			THIS SURVEY IS CERTIFIED TO:	
10-28-19	DESCRIPTORS			SEE SURVEYOR NOTIFICATION	
10-31-19	STREET STATUS				
11-04-19	MISC.				
11-06-19	MISC.				
11-13-19	MISC.				

\*Only copies from the original of this survey marked with an original of the land surveyor's embossed and/or blue ink seal shall be considered valid true copies.\*

(CA) CRD#14/10-04-19/7447-7469  
(RB) CRD#14/09-17-19/6540-6614



Tax Map - Digital Tax Map - New York City Dept. of Finance (2/19/2020)



# **EXHIBIT H**

# BASE MAP

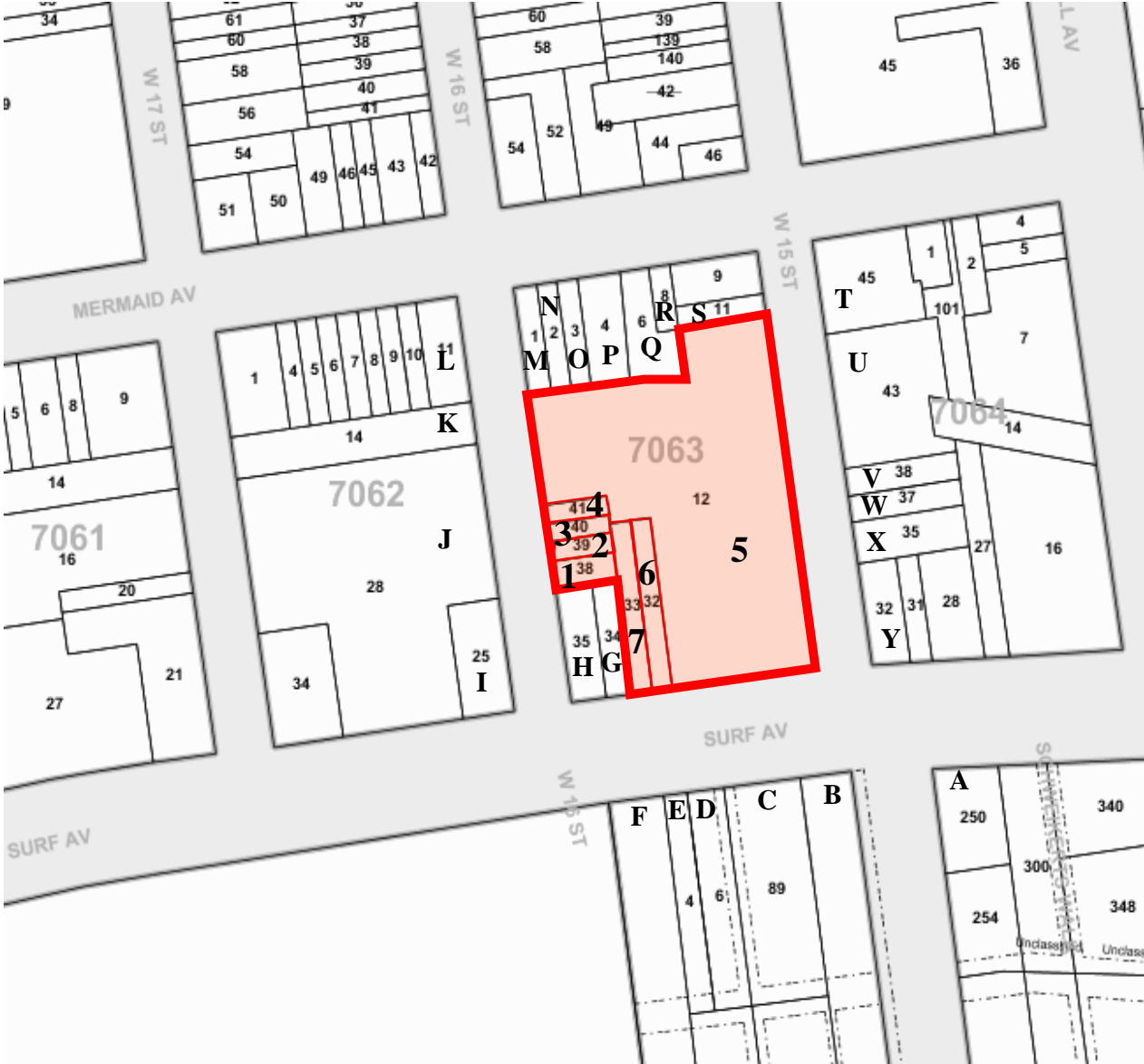
## Surf Avenue Railroad Cleaners Site

2933, 2929, 2927, 2925 West 16 Street, 2910 West 15 Street and 2 Surf Avenue Lots 32 and 33 Brooklyn, New York 11224

**Legend:**  
— Site Property Boundary

Corresponding page lists adjacent property owners by letter A – Y

**February 2020**  
**Source: NYC GIS**  
**Scale: 1" = 100' approximately**



All feature locations are approximate. This map is intended as a schematic to be used in conjunction with associated Application and Support Information and should not be relied upon as a survey for planning and other activities.

Number	Owner	Property Address	Section-Block-Lot
1	Sirena Realty Corp	2933 West 16 Street	Brooklyn-7063-38
2	Sirena Realty Corp	2929 West 16 Street	Brooklyn-7063-39
3	Sirena Realty Corp/DEFS	2927 West 16 Street	Brooklyn-7063-40
4	Sirena Realty Corp	2925 West 16 Street	Brooklyn-7063-41
5	Sirena Realty Corp	2910 West 15 Street	Brooklyn-7063-12
6	Sirena Realty Corp	Surf Avenue	Brooklyn-7063-32
7	Sirena Realty Corp	Surf Avenue	Brooklyn-7063-33

<b>Letter</b>	<b>Adjacent Property Owner(s) Name(s)</b>	<b>Property Address</b>	<b>Section-Block-Lot</b>
<b>A</b>	Scavullo Family Partners, L.P.	1318 Surf Avenue	Brooklyn-7074-250
<b>B</b>	DCAS89	1501 Boardwalk West	Brooklyn-7074-190
<b>C</b>	Wantanabe Realty Corp.	1508 Surf Avenue	Brooklyn-7074-89
<b>D</b>	Wantanabe Realty Corp.	1516 Surf Avenue	Brooklyn-7074-6
<b>E</b>	Wantanabe Realty Corp.	1520 Surf Avenue	Brooklyn-7074-4
<b>F</b>	NYS Department of Transportation	1528 Surf Avenue	Brooklyn-7074-1
<b>G</b>	1521 Square Inc.	1521 Surf Avenue	Brooklyn-7063-34
<b>H</b>	1527 Surf Ave LLC	1527 Surf Avenue	Brooklyn-7063-35
<b>I</b>	Coney Island Associates Phase 2 LLC	1601 Surf Avenue	Brooklyn-7062-25
<b>J</b>	Coney Island Associates Phase 2 LLC	1607 Surf Avenue	Brooklyn-7062-28
<b>K</b>	2909 West 17 <sup>th</sup> Street LLC	2913 West 17 Street	Brooklyn-7062-14
<b>L</b>	1602 Holdings, Inc.	1602 Mermaid Avenue	Brooklyn-7062-11
<b>M</b>	Sirena Realty Corp	1530 Mermaid Avenue	Brooklyn-7063-1
<b>N</b>	1548 Mermaid IG, LLC	1528 Mermaid Avenue	Brooklyn-7063-2
<b>O</b>	Granat Realty Corp.	1526 Mermaid Avenue	Brooklyn-7063-3
<b>P</b>	Quartz Realty Corp.	1518 Mermaid Avenue	Brooklyn-7063-4
<b>Q</b>	Sirena Realty Corp	1514 Mermaid Avenue	Brooklyn-7063-6
<b>R</b>	Zelis Associates LLC	1512 Mermaid Avenue	Brooklyn-7063-8

<b>Letter</b>	<b>Adjacent Property Owner(s) Name(s)</b>	<b>Property Address</b>	<b>Section-Block-Lot</b>
<b>S</b>	Sirena Realty Corp	2906 West 15 Street	Brooklyn-7063-11
<b>T</b>	RLM Realty Corp	1420 Mermaid Avenue	Brooklyn-7064-45
<b>U</b>	DA Luigi Realty Corp.	2911 West 15 Street	Brooklyn-7064-43
<b>V</b>	DA Luigi Realty Corp.	West 15 Street	Brooklyn-7064-38
<b>W</b>	DA Luigi Realty Corp.	2931 West 15 Street	Brooklyn-7064-37
<b>X</b>	DA Luigi Realty Corp.	2937 West 15 Street	Brooklyn-7064-35
<b>Y</b>	DA Luigi Realty Corp.	1329 Surf Avenue	Brooklyn-7064-32



## En-Zone Map

# Surf Avenue Railroad Cleaners Site

2933, 2929, 2927, 2925 West 16  
Street, 2910 West 15 Street and 2  
Surf Avenue Lots 32 and 33  
Brooklyn, New York 11224

## Census Tract: 348





Site Location Map  
 Surf Avenue Railroad  
 Cleaners Site  
 2933, 2929, 2927,  
 2925 West 16 Street,  
 2910 West 15 Street  
 and 2 Surf Avenue  
 Lots 32 & 33  
 Brooklyn, New York  
 11224



U.S. DEPARTMENT OF THE INTERIOR  
 U.S. GEOLOGICAL SURVEY



CONEY ISLAND QUADRANGLE  
 NEW YORK - NEW JERSEY  
 7.5-MINUTE SERIES

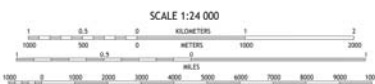
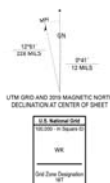
Site



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)  
 World Geodetic System of 1984 (WGS84) Projection and  
 1:50,000 scale grid/contour/feature representation. Zone 18T  
 This map is not a legal document. Boundaries may be  
 generalized for this map scale. Private lands within government  
 reservations may not be shown. Obtain permission before  
 entering private lands.

Images: NAD83, August 2017 - December 2017  
 Roads: U.S. Census Bureau, 2016  
 Names: National Hydrography Dataset, 1999 - 2016  
 Contours: National Elevation Dataset, 2013 - 2016  
 Boundaries: Multiple sources; see metadata file 2017 - 2016  
 Wetlands: FWS National Wetlands Inventory, 2004

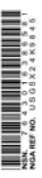


1	2	3
4	5	6
7	8	9

1 Jersey City  
 2 Brooklyn  
 3 Jamaica  
 4 The Narrows  
 5 Far Rockaway  
 6 Sandy Hook West  
 7 Sandy Hook East

ROAD CLASSIFICATION	
Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	Auto
Interstate Route	US Route
	State Route

CONEY ISLAND, NY, NJ  
 2019

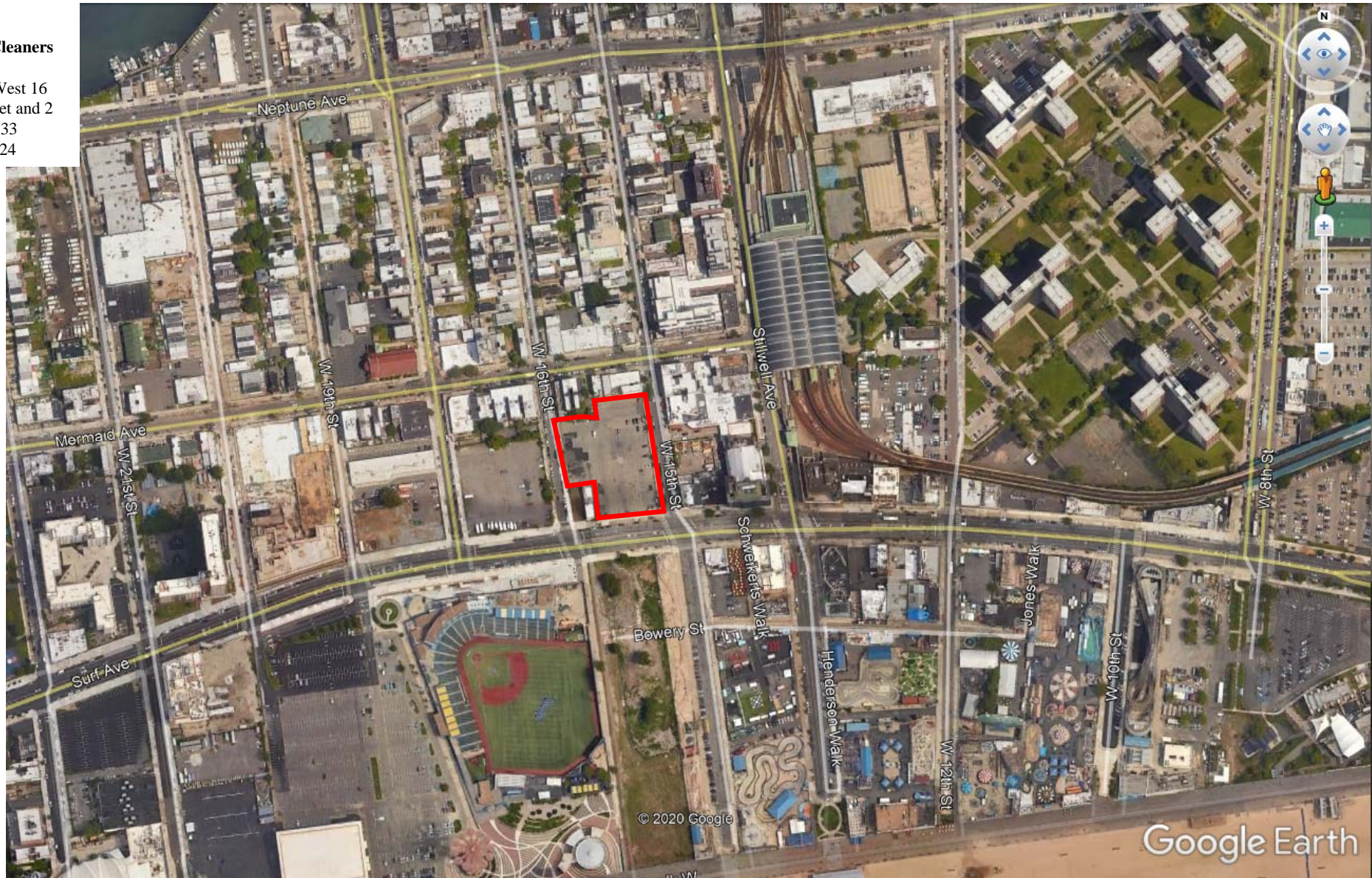




## Street Map

### Surf Avenue Railroad Cleaners Site

2933, 2929, 2927, 2925 West 16 Street, 2910 West 15 Street and 2 Surf Avenue Lots 32 and 33  
Brooklyn, New York 11224



# **Exhibit I**




# ZONING MAP

## Surf Avenue Railroad Cleaners Site

2 Surf Ave Lots with no addresses (lots 32 and 33), 2933, 2929, 2927, and 2925 West 16 Street, & 2910 West 15 Street, Brooklyn, New York 11224

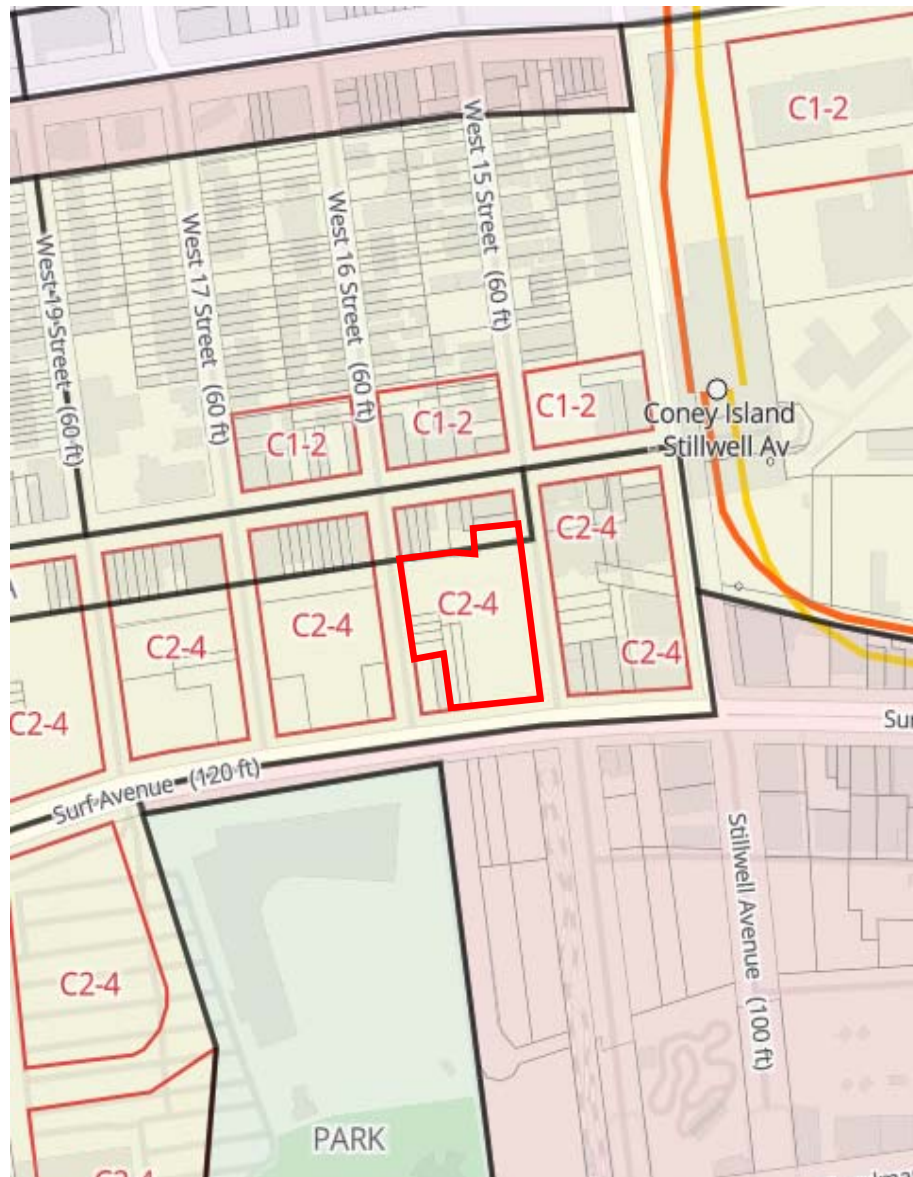
### Legend:

 Site property boundary

January 2020

Source: NYC Zola

Scale: 1" = 100' approximately



## Zoning District: C2-4



All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

[Insert applicable zoning regulation sections]

C1-1 through C1-5 and C2-1 through C2-5 districts are commercial overlays mapped within residence districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city's lower- and medium-density areas and occasionally in higher-density districts.

Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors. C2 districts permit a slightly wider range of uses, such as funeral homes and repair services. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use.

When commercial overlays are mapped in R1 through R5 districts, the maximum commercial floor area ratio (FAR) is 1.0; when mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. Commercial buildings are subject to commercial bulk rules.

Overlay districts differ from other commercial districts in that residential bulk is governed by the residence district within which the overlay is mapped. All other commercial districts that permit residential use are assigned a specific residential district equivalent. Unless otherwise indicated on the zoning maps, the depth of overlay districts ranges from 100 to 200 feet.


Generally, the lower the numerical suffix, the more off-street parking is required. For example, in C1-1 districts, typically mapped in outlying areas of the city, a large food store would require one parking space for every 100 square feet of floor area, whereas no parking is required in C1-5 districts, which are well served by mass transit

# **Exhibit J**

**Surf Avenue Railroad Cleaners Site**  
2933, 2929, 2927, 2925 West 16 Street  
2910 West 15 Street and 2 Surf Avenue  
Lots 32 and 32  
Brooklyn, New York 11224

1000

[illegible]

NATIONAL FLOOD INSURANCE PROGRAM	PANEL 6033F			
	<b>FIRM</b>			
	FLOOD INSURANCE RATE MAP			
	CITY OF NEW YORK, NEW YORK			
	BROOKLYN, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES			
	PANEL 353 OF 457			
	(SEE MAP INDEX FOR FIRST PANEL LAT/UT)			
	CONTAINS:			
	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	R
	NEW YORK, CITY OF	NEWARK	NEWY	
<p>Notice: This map is a reproduction of the original map. The original map is the only one that should be used for insurance applications for the purpose of rating.</p>				
		<b>PANEL NUMBER</b> <b>360497V333F</b>		
		<b>PANEL REVISED</b> <b>SEPTEMBER 5, 2007</b>		
Federal Emergency Management Agency				

**January 2020**  
**Source: FEMA**  
 Scale: 1" = 100" approximately

All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

# **Exhibit K**

# Site Contact List

## Surf Avenue Railroad Cleaners Site

2933, 2929, 2927, 2925 West 16 Street, 2910 West 15 Street and Surf Avenue Brooklyn, New York 11224

Name	Title	Address	City	State	Zip
Hon. Charles Schumer	U.S. Senator	780 Third Ave., Suite 2301	New York	NY	10017
Hon. Kristen Gillibrand	U.S. Senator	780 Third Ave., Suite 2601	New York	NY	10017
Hakeem Jeffries	U.S. House of Representatives, 8th District	55 Hanson Place, Suite 603	Brooklyn	NY	11217
Diane Savino	New York State Senator, 23rd District	2872 West 15th Street	Brooklyn	NY	11224
Nancy T. Sunshone	Kings County Clerk	360 Adams Street, Room 189	Brooklyn	NY	11201
Eric Adams	Kings County Executive (Borough President)	209 Joralemon Street	Brooklyn	NY	11201
Marisa Lago	Chairperson, NYC Planning Commission	16 Court Street, 7th Floor	Brooklyn	NY	11241
Emily Lloyd	New York City Public Water Supply System Department	59-17 Junction Blvd.	Flushing	NY	11373
Alfanzo Carney	Chair of New York City Water Board	59-17 Junction Blvd., 8th Floor	Flushing	NY	11373
Bill de Blasio	Mayor of New York City	City Hall	New York	NY	10007
Andrea Hagelgans	Strategic Planning Advisor, New York City	City Hall	New York	NY	10007
New York Daily News	Media Outlet	4 New York Plaza	New York	NY	10004
Boris Loselev	Managing Librarian, Brooklyn Public Library-Coney Island Library	1901 Mermaid Ave	Brooklyn	NY	11224
Joann Weiss	Chairman, Brooklyn Community Board 13	1201 Surf Avenue, 3rd Floor	Brooklyn	NY	11224
Gretta Hawkins	Principal of P.S. 90 Edna Cohen School	2840 West 12 Street	Brooklyn	NY	11224
Karen Ditolla	Principal of Mark Twan Intermediate School for the Gifted and Talented	2401 Neptune Avenue	Brooklyn	NY	11224
Qadir Dixon	Principal of P.S. 288 the Shirley Tanyhill	2950 West 25 Street	Brooklyn	NY	11224
Vladimir Lavrenyuk	CEO of Dvora Day Care Center	2817 West 12 Street	Brooklyn	NY	11224
Agnes Rashid	Principal of Little Achievers Day Care/ One Step @ a Time	2832 West 23rd Street	Brooklyn	NY	11224
Scavullo Family Partners, L.P.	Adjacent Property Owner of 1318 Surf Avenue	108 South Marion Avenue	Ventnor City	NJ	8406
NYC Economic Development Corporation	Adjacent Property Owner of 1501 Boardwalk West	110 William Street	New York	NY	10038
Wantanabe Realty Corp.	Adjacent Property Owner of 1508, 1516, and 1520 Surf Avenue	120 East 56th Street	New York	NY	10022
The City of New York	Adjacent Property Owner of 1528 Surf Avenue	City Hall	New York	NY	10007
1521 Square, Inc.	Adjacent Property Owner/Operator of 1521 Surf Avenue	1521 Square Avenue	New York	NY	11224
1527 Surf Ave LLC c/o Thor Equities, LLC	Adjacent Property Owner of 1527 Surf Avenue	139 Fifth Avenue	New York	NY	10010
Coney Island Associates Phase 2 LLC	Adjacent Property Owner of 1601 and 1607 Surf Avenue	1865 Palmer Avenue, Suite 203	Larchmont	NY	10538
2909 West 17th Street LLC	Adjacent Property Owner of 2913 West 17 Street	26 Delevan Street	Brooklyn	NY	11231
1602 Holdings, Inc.	Adjacent Property Owner/Operator of 1602 Mermaid Avenue	1602 Mermaid Avenue	Brooklyn	NY	11224
Sirena Realty Corp	Adjacent Property Owner of 1530 and 1514 Mermaid Avenue and 2906 West 15 Street	2911 West 15 Street	Brooklyn	NY	11224
1548 Mermaid IG, LLC	Adjacent Property Owner of 1528 Mermaid Avenue	139-43 86th Avenue	Briarwood	NY	11435
Granat Realty Corp.	Adjacent Property Owner of 1526 Mermaid Avenue	313 10th Avenue	New York	NY	10001
Quartz Realty Corp.	Adjacent Property Owner of 1518 Mermaid Avenue	25 East 86th Street, Apt 9F	New York	NY	10028
Zelis Associates LLC	Adjacent Property Owner of 1512 Mermaid Avenue	1995 Flatbush Avenue	Brooklyn	NY	11234
RLM Realty Corp	Adjacent Property Owner of 1420 Mermaid Avenue	2911 West 15 Street	Brooklyn	NY	11224
DA Luigi Realty Corp.	Adjacent Property Owner of 2911, 2931, and 2937 West 15 Street and 1329 Surf Avenue	2911 West 15th Street	Brooklyn	NY	11224
Footprints Café	Adjacent Property Operator of 1521 Surf Avenue	1521 Surf Avenue	Brooklyn	NY	11224
Rita's Italian Ice & Frozen Custard	Adjacent Property Operator of 1327 Surf Avenue	1327 Surf Avenue	Brooklyn	NY	11224
Gargiulo's	Adjacent Property Operator of 2911 West 15th Street	2911 West 15th Street	Brooklyn	NY	11224
Sneaker Town USA	Adjacent Property Operator of 1504 Mermaid Avenue	1504 Mermaid Avenue	Brooklyn	NY	11224
Vintage USA	Adjacent Property Operator of 1508B Mermaid Avenue	1508B Mermaid Avenue	Brooklyn	NY	11224
Golden Krust Caribbean Restaurant	Adjacent Property Operator of 1516 Mermaid Avenue	1516 Mermaid Avenue	Brooklyn	NY	11224
GoldFinger Precious Metals, Inc.	Adjacent Property Operator of 1528 Mermaid Avenue	1528 Mermaid Avenue	Brooklyn	NY	11224
D & J Laundromat	Adjacent Property Operator of 1602 Mermaid Avenue	1602 Mermaid Avenue	Brooklyn	NY	11224



# **Exhibit L**



February 26, 2020

VIA E-MAIL  
edmark@cb.nyc.gov

Eddie Mark, District Manager  
Brooklyn Community Board 13  
1201 Surf Avenue, 3<sup>rd</sup> Floor  
Brooklyn, New York 11224

**RE: Brownfield Cleanup Program Application Repository Request**  
**Applicant: Surf Avenue L/CAL LLC**  
**Site Name: Surf Avenue Railroad Cleaners Site**  
**Address: 2933, 2929, 2927, 2925 West 16 Street, 2910 West 15 Street and Surf Avenue**  
**Brooklyn, New York 11224**

Dear Mr. Mark:

We represent Surf Avenue L/CAL LLC in its Brownfield Cleanup Program application for the above-referenced site in Brooklyn, New York at 2933 West 16 Street, 2929 West 16 Street, 2927 West 16 Street, 2925 West 16 Street, 2910 West 15 Street and Surf Avenue. It is a requirement of the New York State Department of Environmental Conservation that we supply it with a letter certifying that the local community board is willing and able to serve as one of two public repositories for all documents pertaining to the cleanup of this Site. To avoid significant use of your shelf space, all documents will be sent in CD format.

Please sign below and return the letter as an attachment to an E-mail as soon as possible if you are able to certify that the Brooklyn Community Board No. 13 would be willing and able to act as a temporary public repository for this Brownfield Cleanup Program project.

Thank you.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW

Yes, the Brooklyn Community Board No. 13 is willing and able to act as a public repository for documents related to the cleanup of 2933 West 16 Street, 2929 West 16 Street, 2927 West 16 Street, 2925 West 16 Street, 2910 West 15 Street and Surf Avenue, Brooklyn, New York 11224 under the NYS Brownfield Cleanup Program.

Eddie Mark, District Manager

Date



February 26, 2020

VIA E-MAIL  
bioselev@bklynlibrary.org

Boris Ioselev  
Brooklyn Public Library  
Coney Island Library  
1901 Mermaid Avenue  
Brooklyn, New York 11224

**RE: Brownfield Cleanup Program Application**  
**Applicant: Surf Avenue L/CAL LLC**  
**Site Name: Surf Avenue Railroad Cleaners Site**  
**Site Address: 2933, 2929, 2927, 2925 West 16 Street, 2910 West 15 Street and Surf Avenue**  
**Brooklyn, New York 11224**

Dear Mr. Ioselev:

We represent Surf Avenue L/CAL LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 2933, 2929, 2927, 2925 West 16 Street, 2910 West 15 Street and Surf Avenue in the City of New York, Kings County, New York. Your branch is currently one of the repositories for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with 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. To avoid significant use of your shelf space, all documents will be sent in CD format.

Please sign below and return the letter as an attachment to an E-mail, as soon as you are able, if you are able to certify that your library would be willing and able to act as the temporary public repository for this Brownfield Cleanup Program project.

Thank you.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW

Yes, the Coney Island Branch of the Brooklyn Public Library is willing and able to act as a public repository for documents related to the cleanup of 2933, 2929, 2927, 2925 West 16 Street, 2910 West 15 Street and Surf Avenue in the City of New York, Kings County, New York under the NYS Brownfield Cleanup Program.

Boris Ioselev, Managing Librarian

February 27, 2020  
[Date]

# **Exhibit M**



# CONEY ISLAND COMPREHENSIVE PLAN



**New York City**  
Department of City Planning



**New York City**  
Economic Development  
Corporation



**New York City**  
Department of Parks and  
Recreation



**New York City**  
Department of Housing Preservation  
and Development



**New York City**  
Department of Small Business  
Services

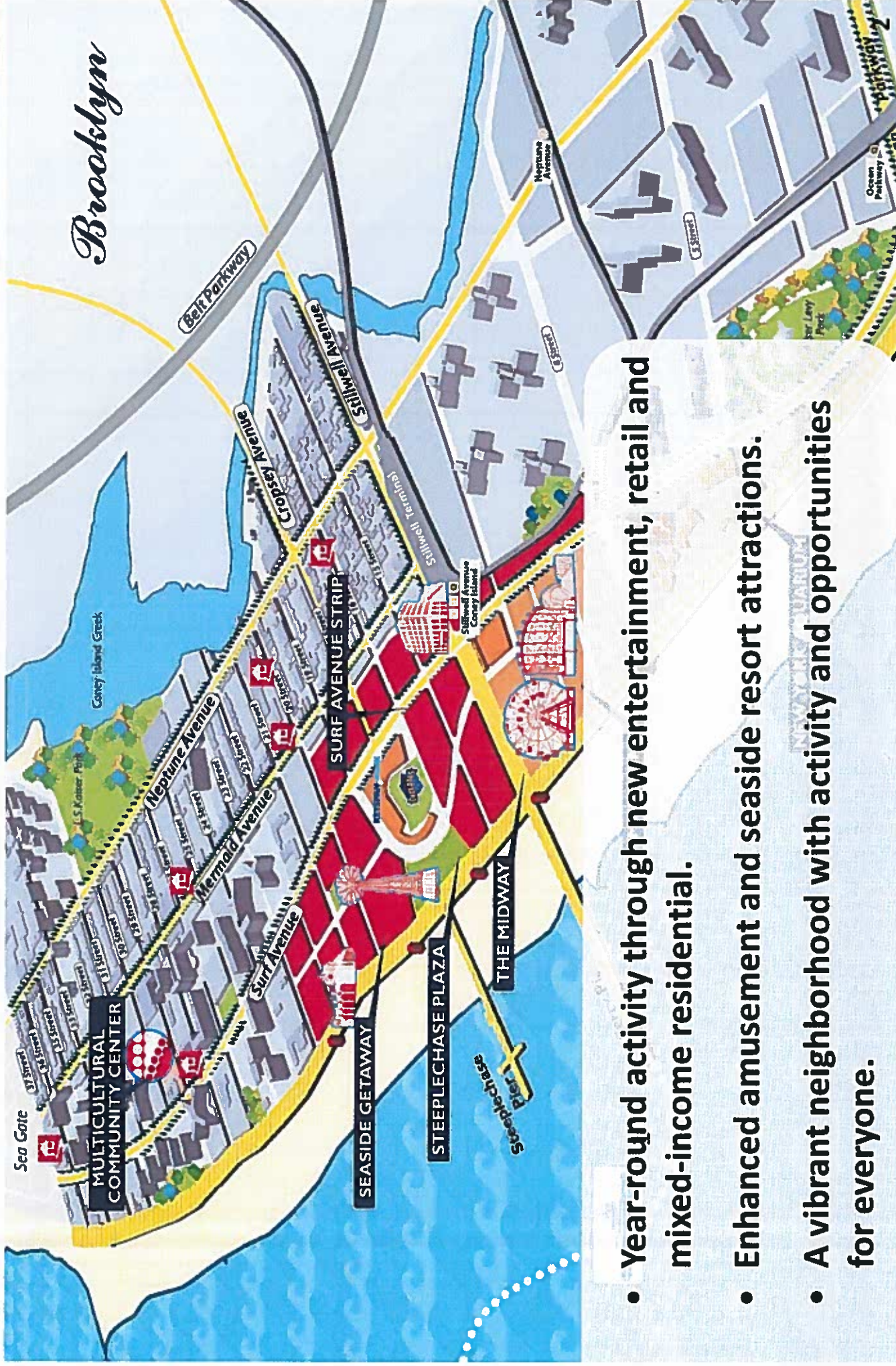


**New York City**  
Department of Citywide  
Administrative Services





# CONEY ISLAND COMPREHENSIVE PLAN THE STRATEGIC PLAN



- Year-round activity through new entertainment, retail and mixed-income residential.
- Enhanced amusement and seaside resort attractions.
- A vibrant neighborhood with activity and opportunities for everyone.



# CONEY ISLAND COMPREHENSIVE PLAN OUTREACH

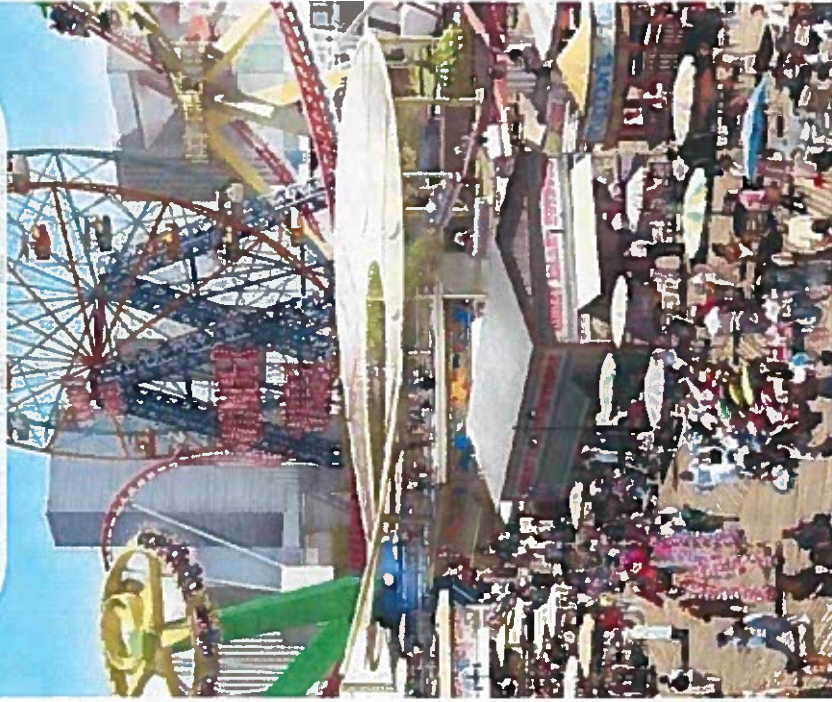


**More than 1,500 people have participated to date in over 300 meetings.**



## OBJECTIVES OF THE PLAN

Create a **27-acre year-round vibrant, open and accessible amusement and entertainment district**



Facilitate the development of new housing, including affordable housing, and commercial space on long-time vacant land.

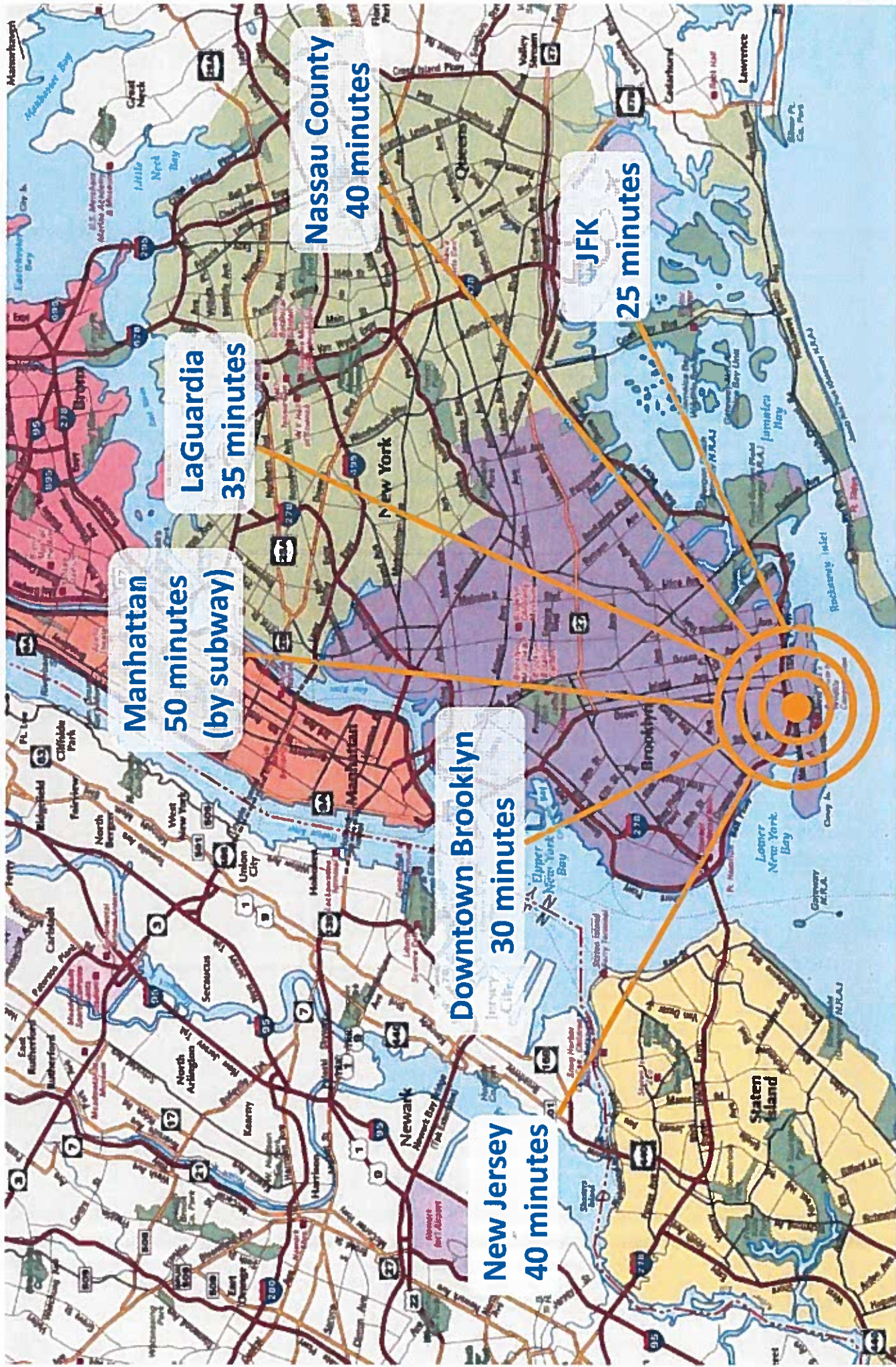


Create jobs and opportunities for local residents and make Coney Island the economic engine of South Brooklyn





## LOCATION AND REGIONAL ACCESS





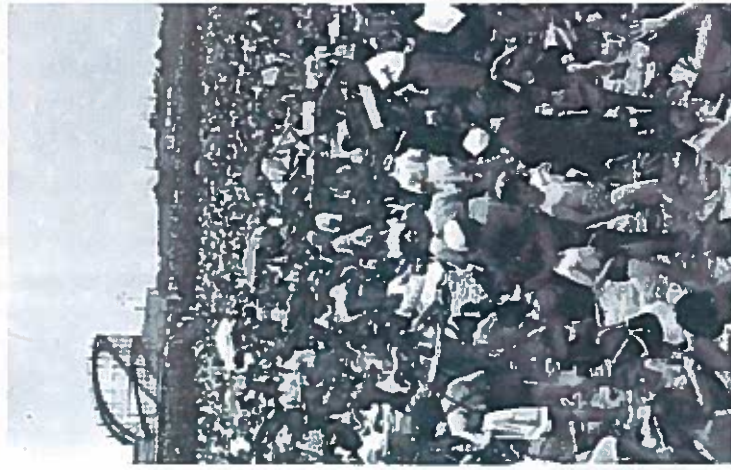
# ACCESS TO THE PENINSULA





CONTEXT

# THE BEACH AND BOARDWALK: UNIQUE ASSETS





# THE REDUCTION OF THE AMUSEMENT AREA OVER TIME

Coney Island: 1910s



Luna Park  
1902-1946

Dreamland  
1904-1911

Steeplechase Park  
1896-1964



Active Amusements



## THE REDUCTION OF THE AMUSEMENT AREA OVER TIME

Coney Island: 1930s



Active Amusements



## THE REDUCTION OF THE AMUSEMENT AREA OVER TIME

Coney Island: 1970s



Active Amusements



## THE REDUCTION OF THE AMUSEMENT AREA OVER TIME

Coney Island: today



Active Amusements



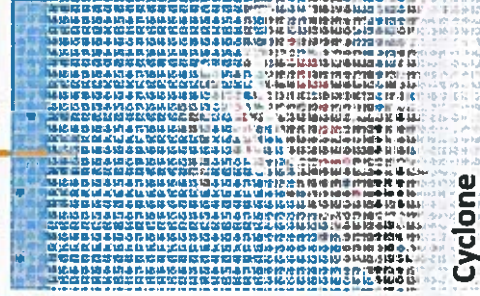
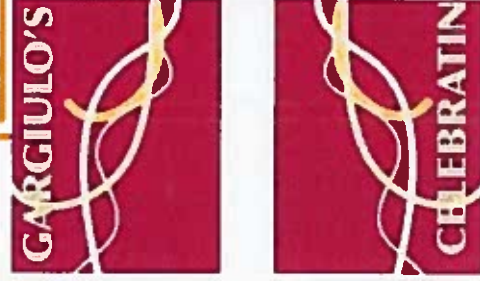
# HISTORIC ICONS



Parachute Jump



Aquarium



Cyclone



Shore Theater



Wonder Wheel



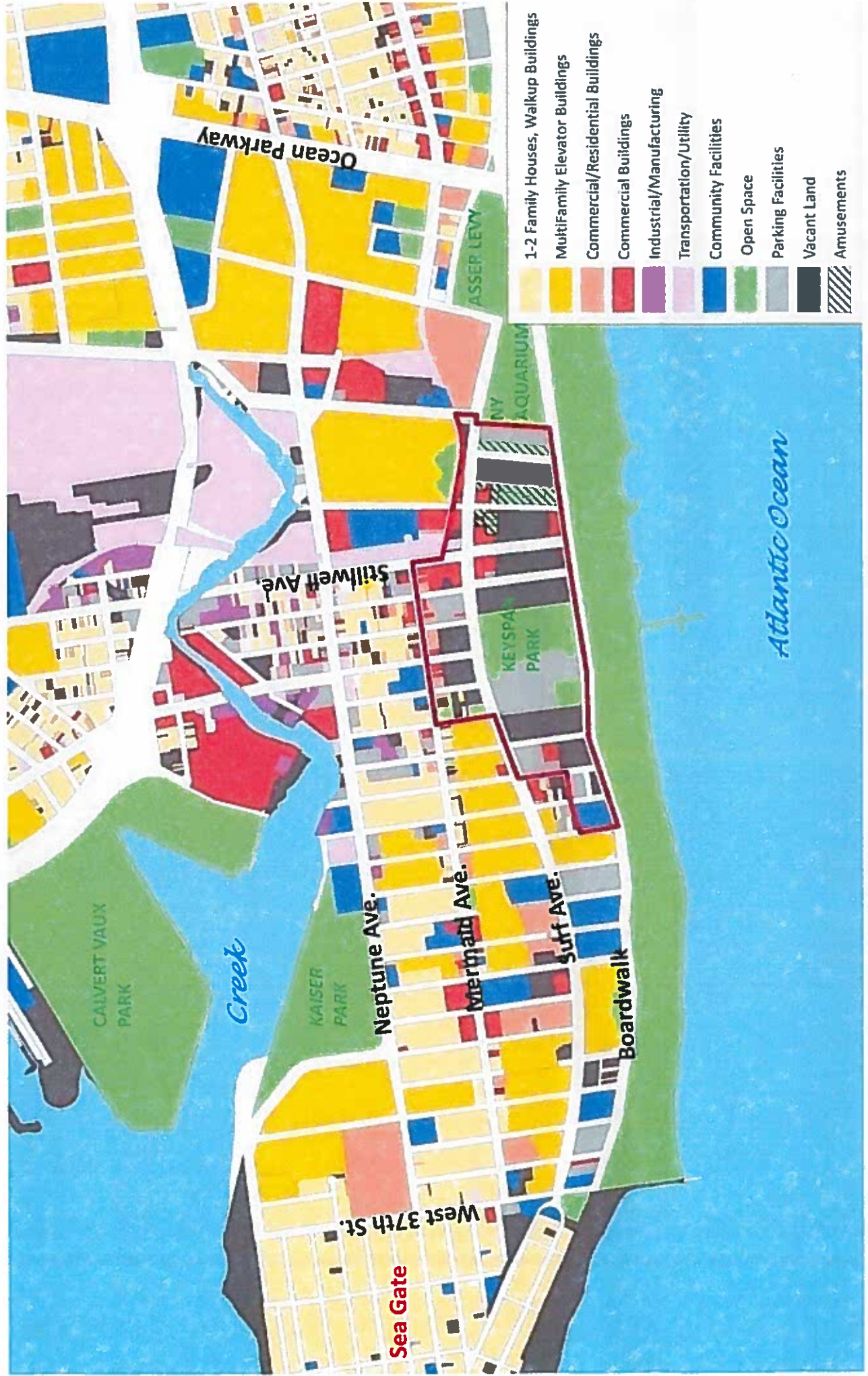
Nathan's



Childs' Building



# EXISTING LAND USE



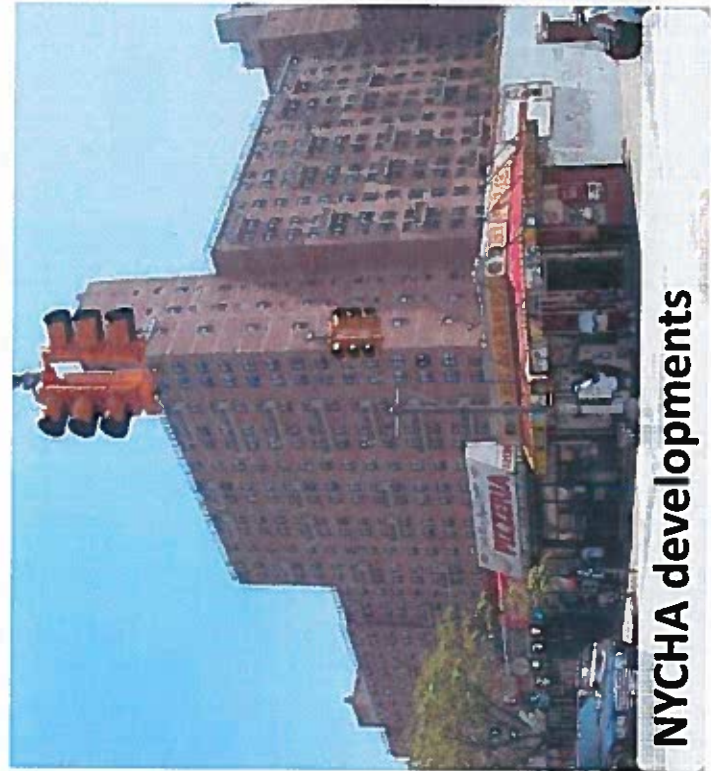


# EXISTING CONDITIONS

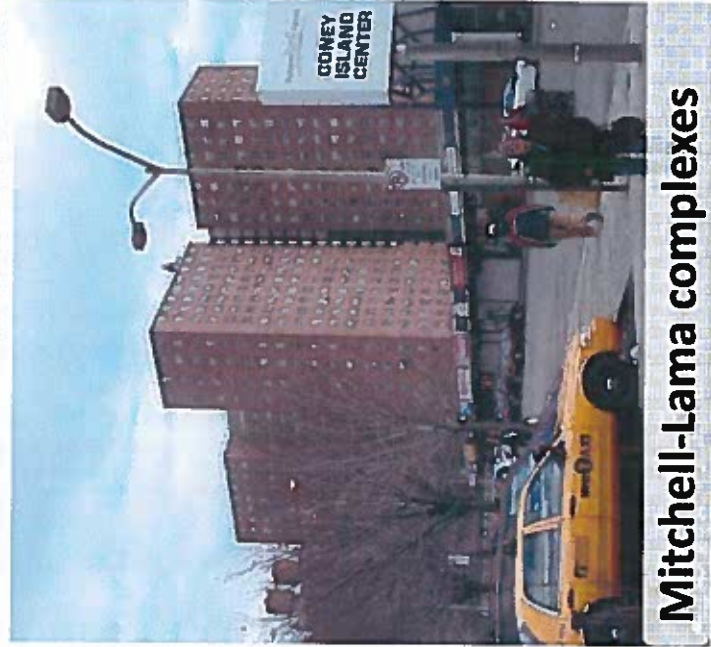
## BUILT CHARACTER



Pre-War Buildings



NYCHA developments



Mitchell-Lama complexes

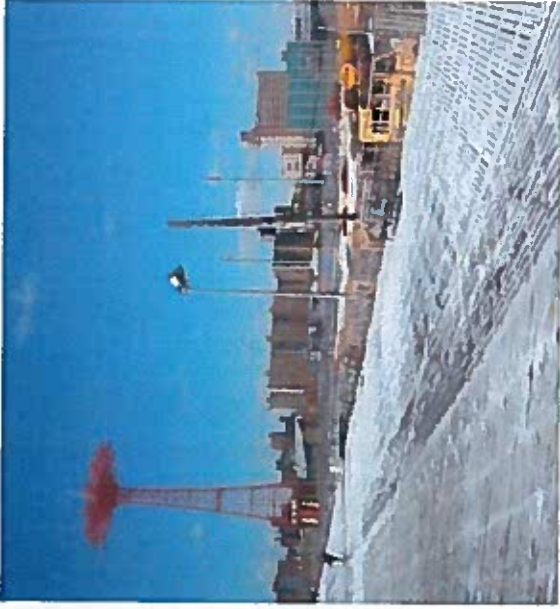


## CONEY ISLAND IS MORE THAN JUST AMUSEMENTS

- Approximately 50,000 residents
- 1 in 6 live in NYCHA developments; neighborhood lacks housing options
- Decrease in population since 1990, in contrast to growth in Borough and NYC
- Over 25% of population is over 60 years old
- Unemployment is approximately 2x the City average
- Residents traveling more than 45min to work is approximately 2x the City average
- Neighborhood is still dramatically underserved for retail and services



## CHALLENGES



**Seasonality**

**Lack of neighborhood retail and services**

**Contraction of the amusement area  
over the past decades**

**Lack of a diversity of housing options for  
residents**

**Disinvestment and speculation under  
restrictive zoning**

**High unemployment and lack of career  
opportunities**



## BUILDING ON CONEY ISLAND'S POTENTIAL



Coney Island's potential is **enormous**. Features that made Coney Island a destination in the past still exist today: **easy access, a spectacular beach, and a unique urban amusement legacy.**



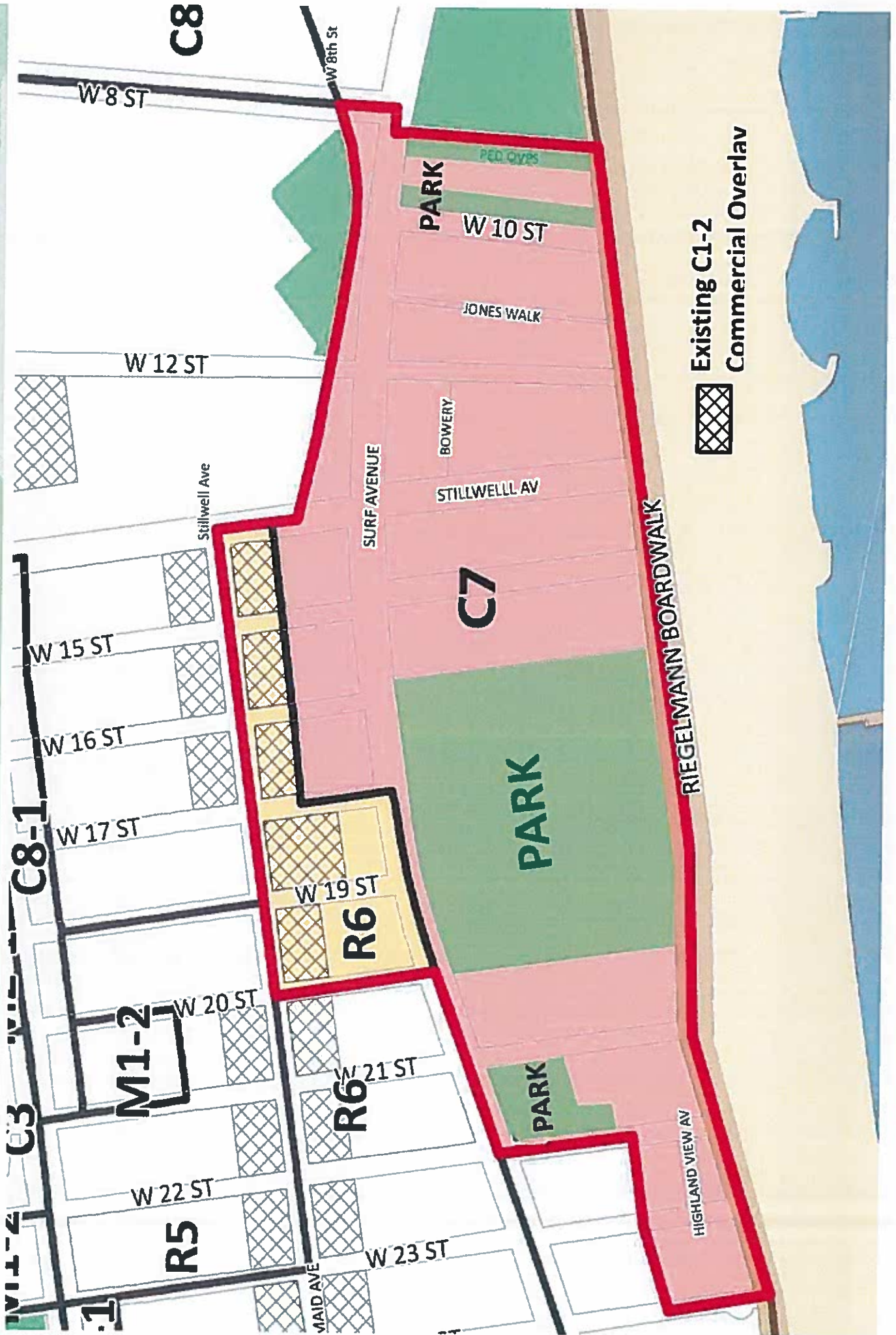
# REZONING AREA BOUNDARY





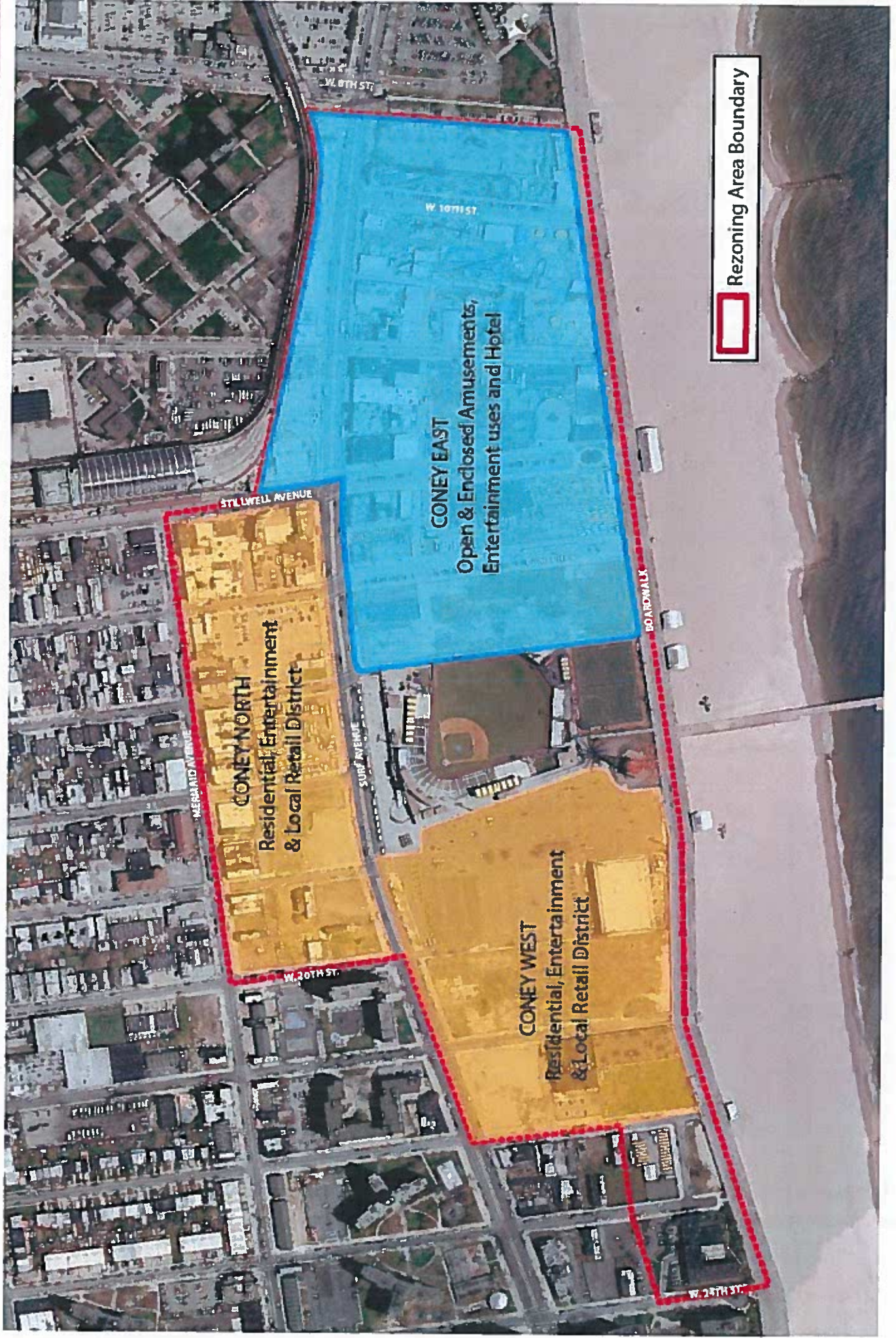
CONTEXT

# EXISTING ZONING



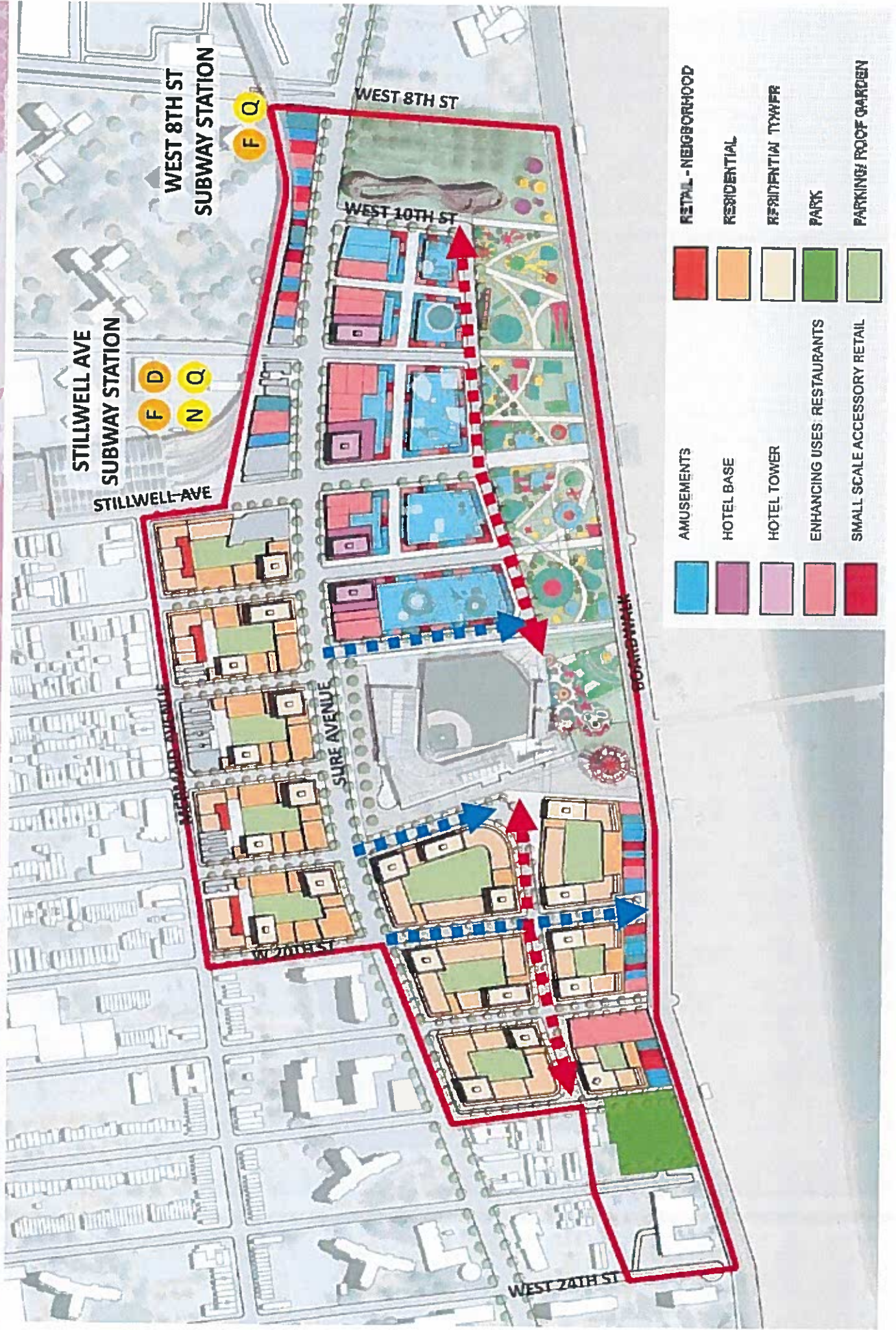


# COMPREHENSIVE REZONING PROPOSAL SPECIAL CONEY ISLAND DISTRICT





# COMPREHENSIVE REZONING PROPOSAL ILLUSTRATIVE PLAN

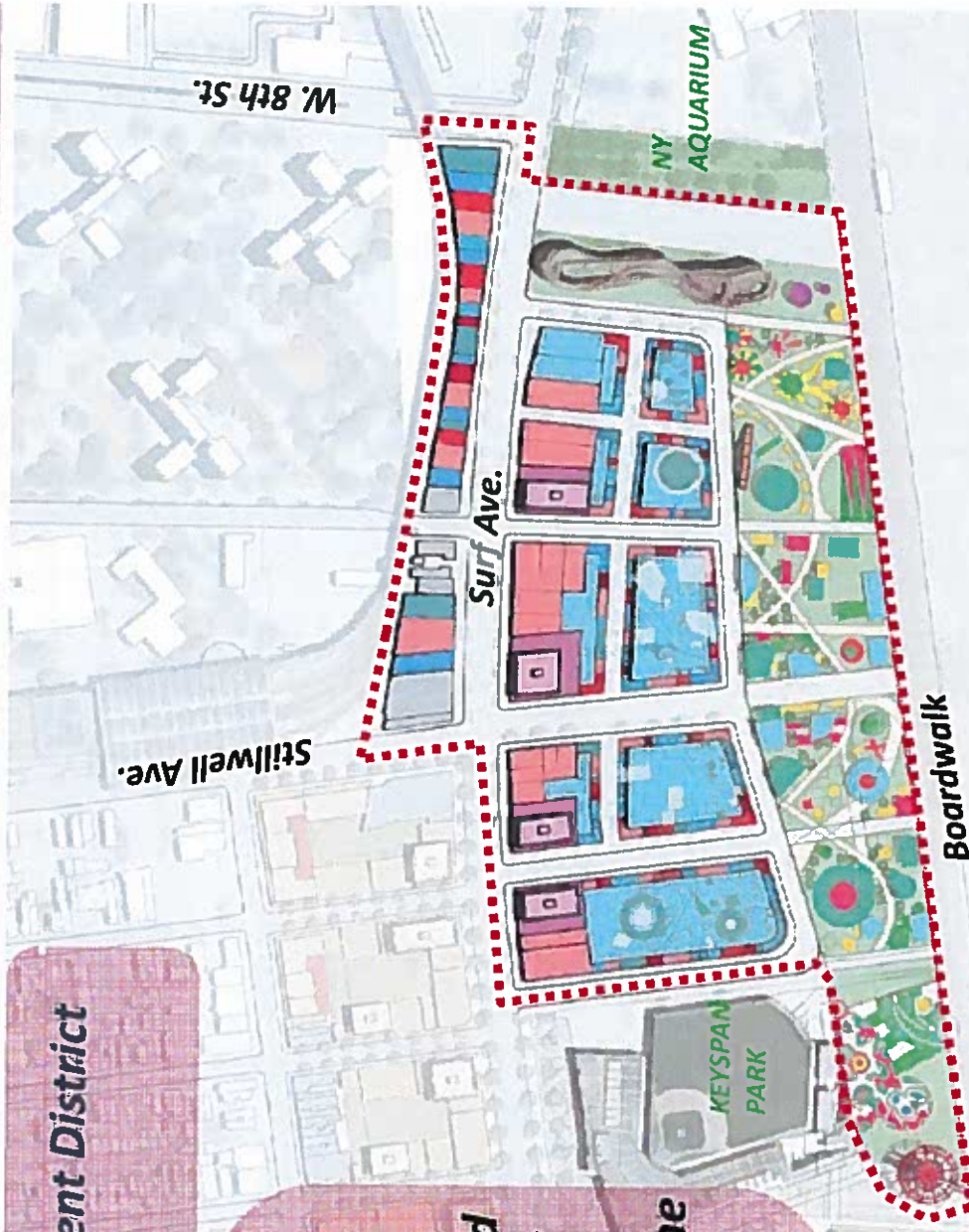




# CONEY EAST SUBDISTRICT

## 27-acre Amusement & Entertainment District C7 district

- Preserve & grow amusement uses in perpetuity through the mapping of parkland
- Update zoning to foster year-round activity and create a vibrant district accessible to all
- Ensure the long-term viability of the amusement district by prohibiting residential and general retail uses

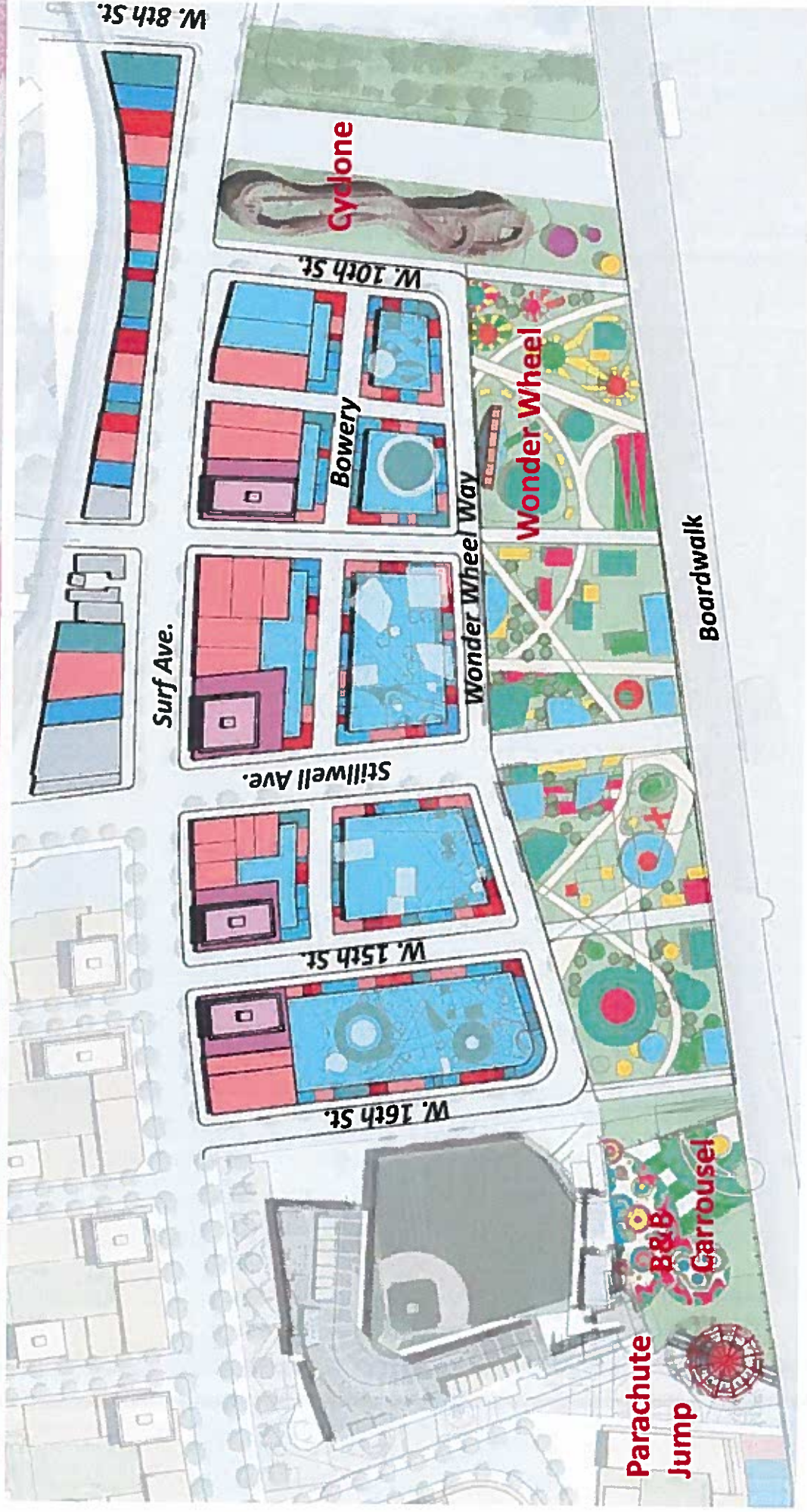


*Atlantic Ocean*



## COMPREHENSIVE REZONING PROPOSAL

# POTENTIAL DEVELOPMENT



**Total Square Footage: ~1.8MSF**

**1.1MSF:** amusements and entertainment uses

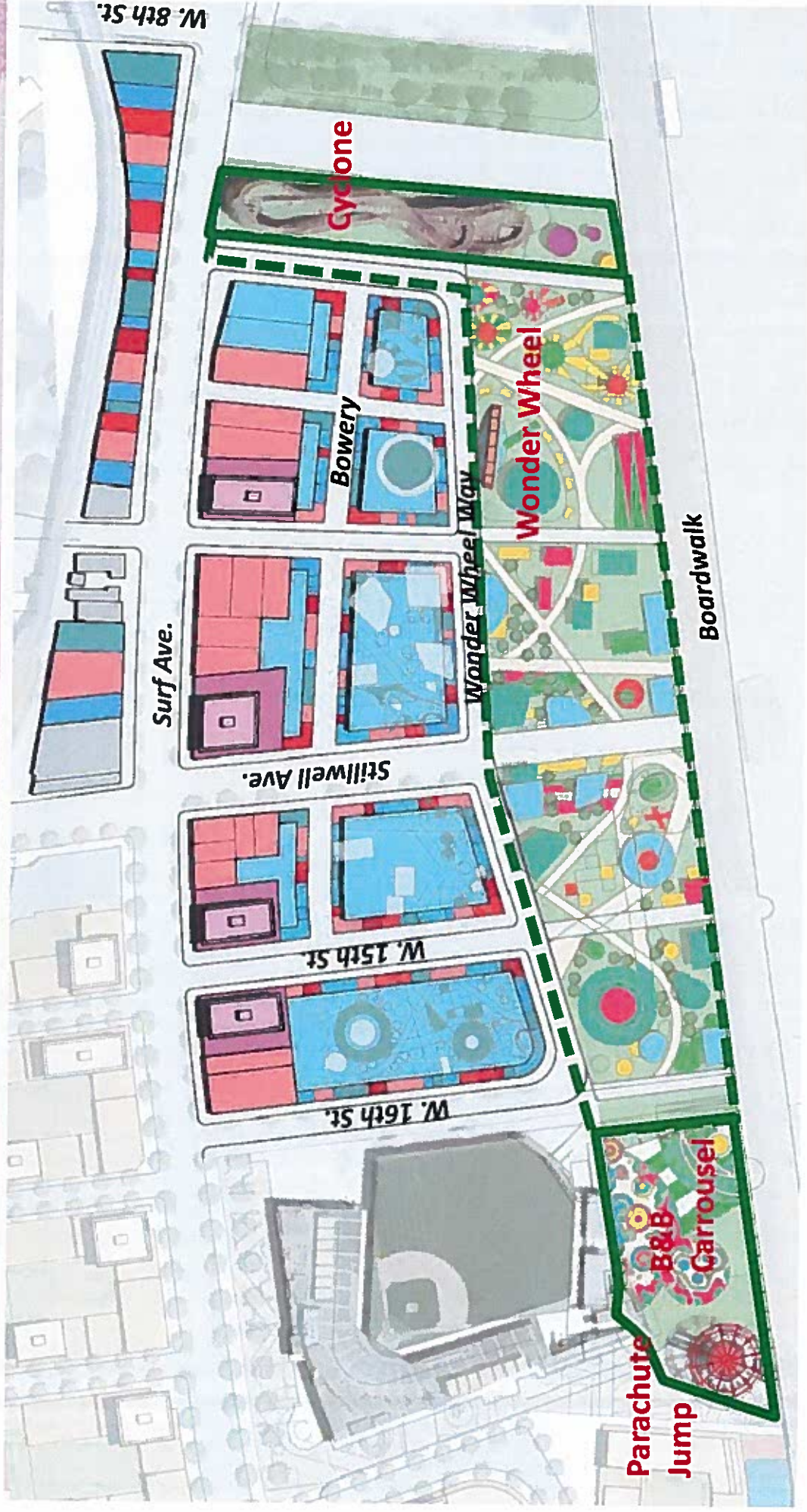
Hotel rooms: ~800 rooms

**PROHIBITED USES :** Residential, Large- scale general retail, Time shares



## COMPREHENSIVE REZONING PROPOSAL

# PRESERVATION OF AMUSEMENTS USES IN PERPETUITY



EXISTING PARKLAND DEDICATED TO AMUSEMENTS: ~3 ACRES  
PROPOSED PARKLAND TO BE DEDICATED TO AMUSEMENTS: 9.39 ACRES



## COMPREHENSIVE REZONING PROPOSAL

# BEACH, BOARDWALK AND AMUSEMENTS





COMPREHENSIVE REZONING PROPOSAL

**BEACH, BOARDWALK AND AMUSEMENTS**





COMPREHENSIVE REZONING PROPOSAL

## HISTORIC CHARACTER AND USES

Enclosed amusements

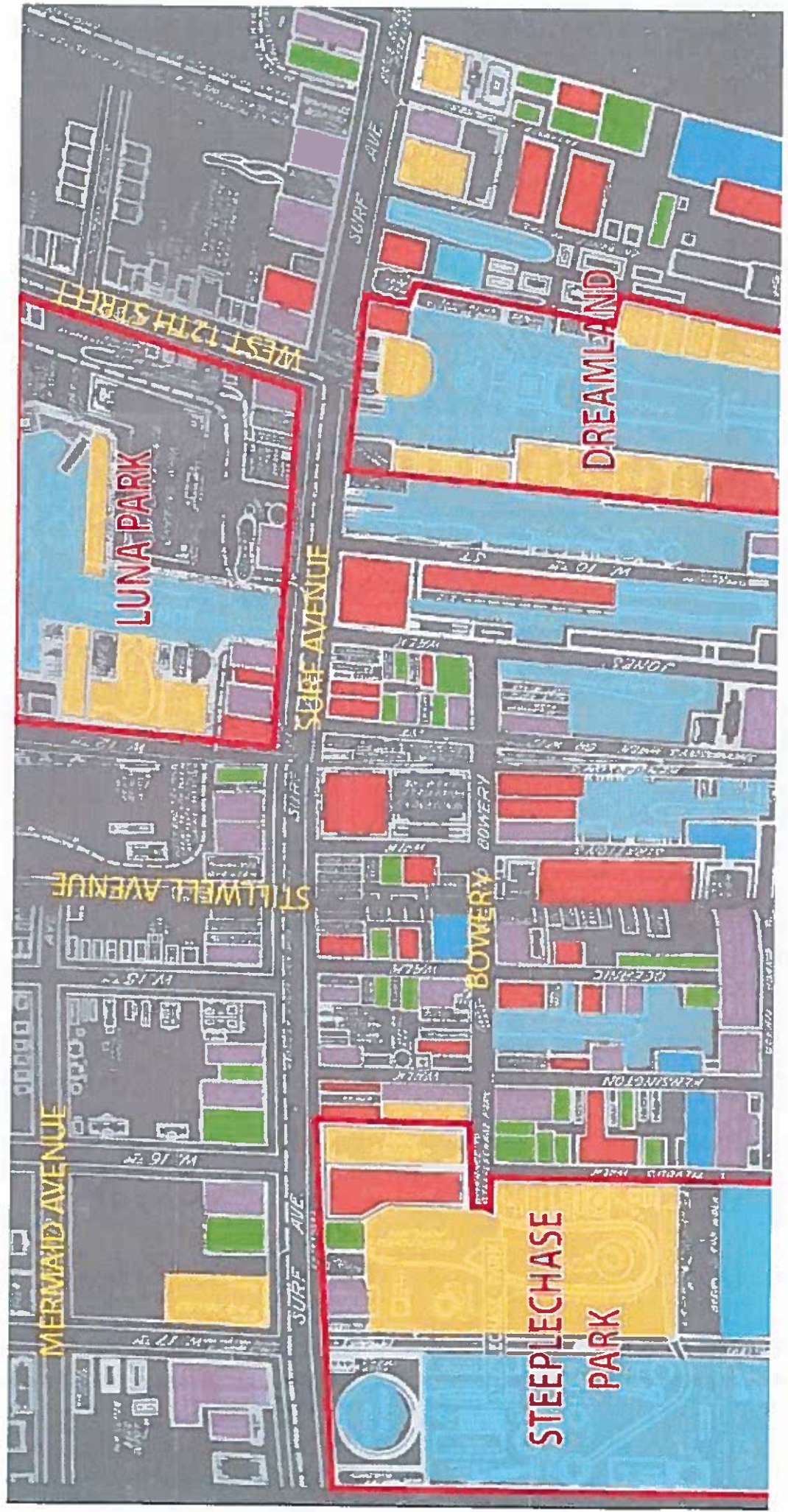
Open amusements

Restaurants

Hotels

Bath houses

Small scale retail and services





## PROPOSED USES

### USE GROUP A:

#### AMUSEMENTS

Arcades

Billiards/ Bowling

Carnivals/ Circuses

Ferris Wheels

Dark rides

Virtual Reality/

Simulated Gaming

Water Parks

Chance/Skill Games

Rinks/ Ice skating

Theatres/ Shows

### USE GROUP B:

#### ENHANCING USES

Restaurants & Bars

Art Gallery

Breweries

Historical Exhibits

Spas/ Bathhouses

Studio/ Music/ Art

Tattoo Parlor

Wedding Chapels

### USE GROUP C:

#### RETAIL / SERVICE

Gift Shop

Bicycle Rental

Beach Equipment

Book Stores

Candy/ Ice cream

Clothing Accessory

Toy Stores

### USE GROUP 5:

#### HOTELS

LIMITED TO  
TRANSIENT HOTELS



# ANIMATING THE STREET FRONTS

- Hotel use allowed only on Surf
- Max. establishment frontage: 60'

30'

**- Use Group C is limited to 2500 SF and 30' frontage**

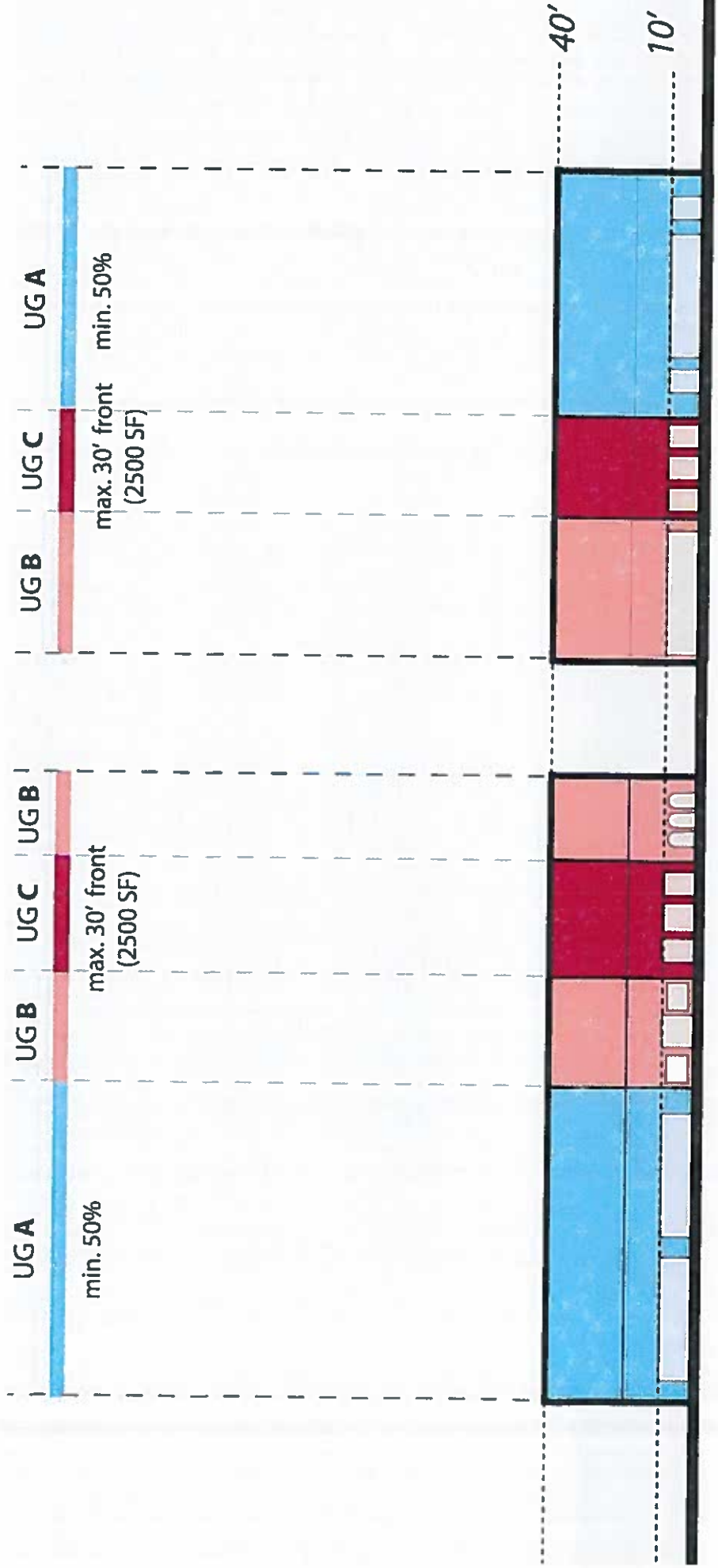
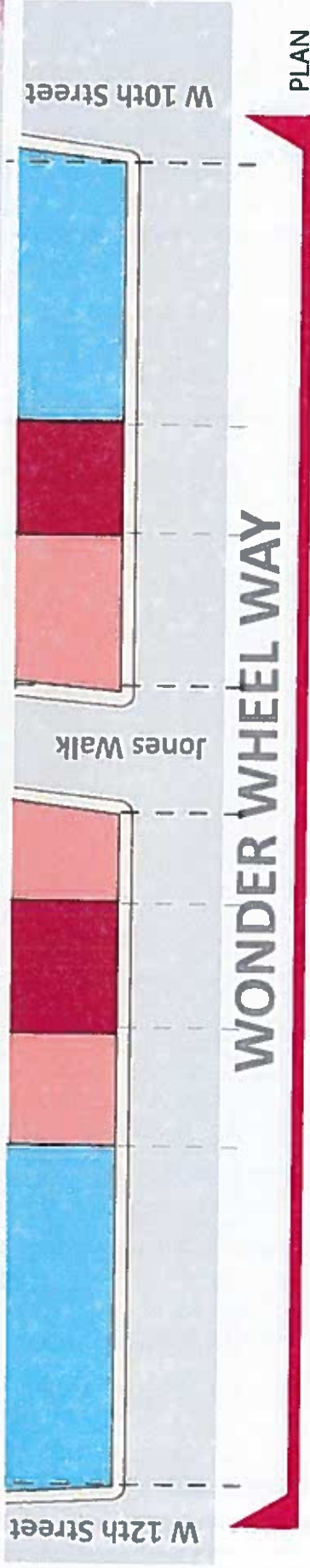
- Remaining may be UG B or C

## GROUND FLOOR PLAN



COMPREHENSIVE REZONING PROPOSAL

WONDER WHEEL WAY ELEVATION

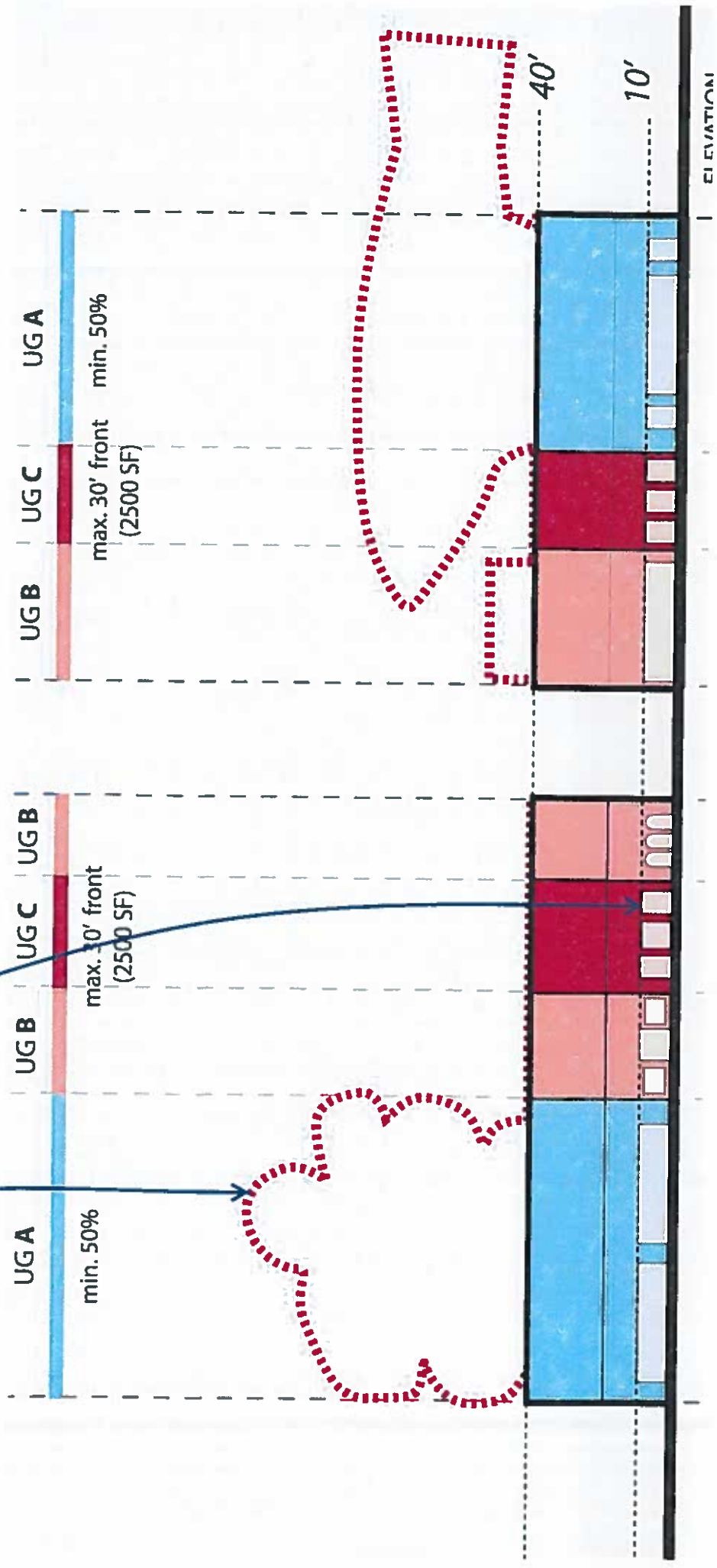




# WONDER WHEEL WAY ELEVATION

Building Front must be 70%  
transparent or open below 10'

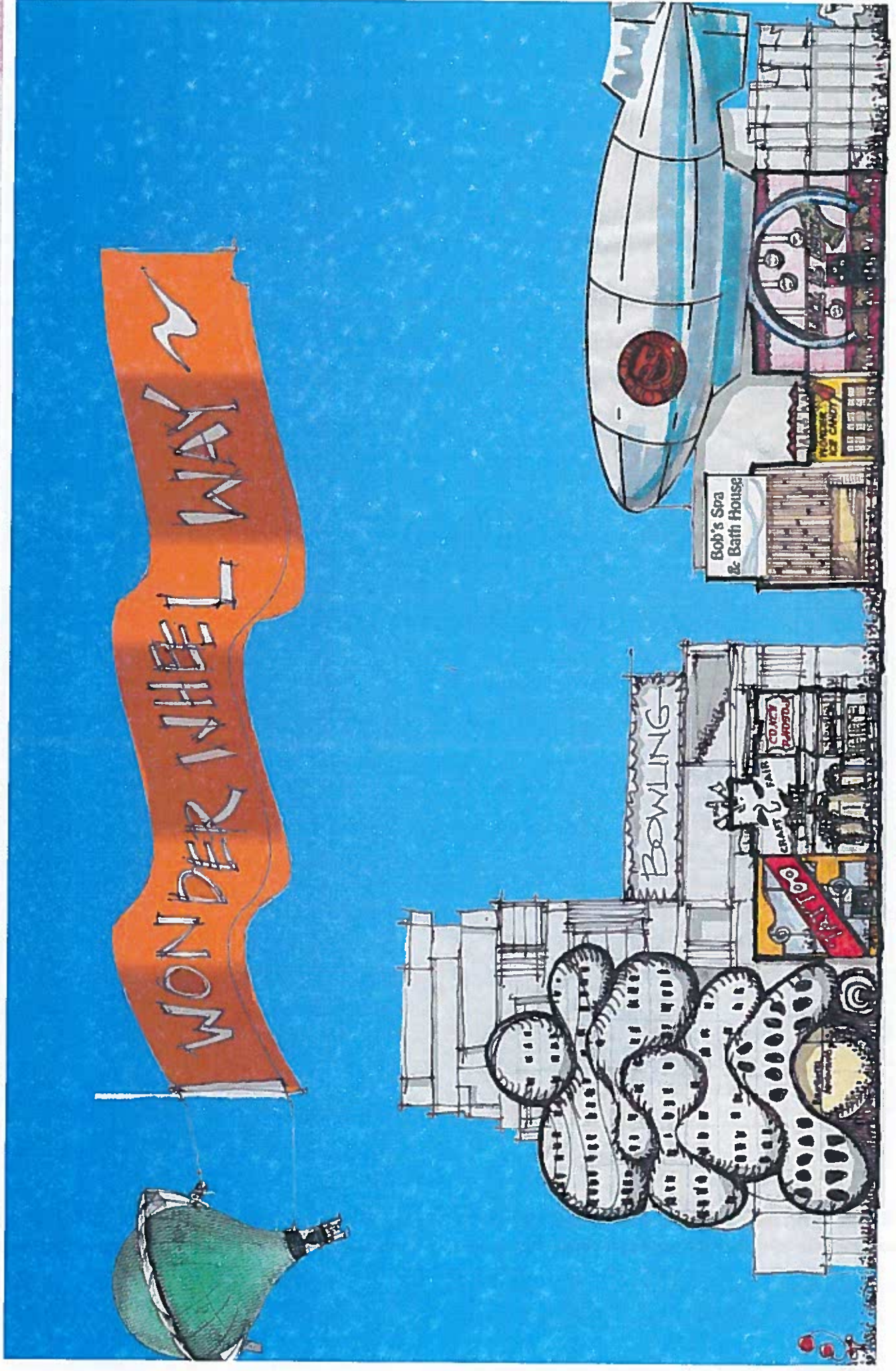
Flexibility for amusements and  
accessory signage





COMPREHENSIVE REZONING PROPOSAL

WONDER WHEEL WAY ELEVATION





COMPREHENSIVE REZONING PROPOSAL

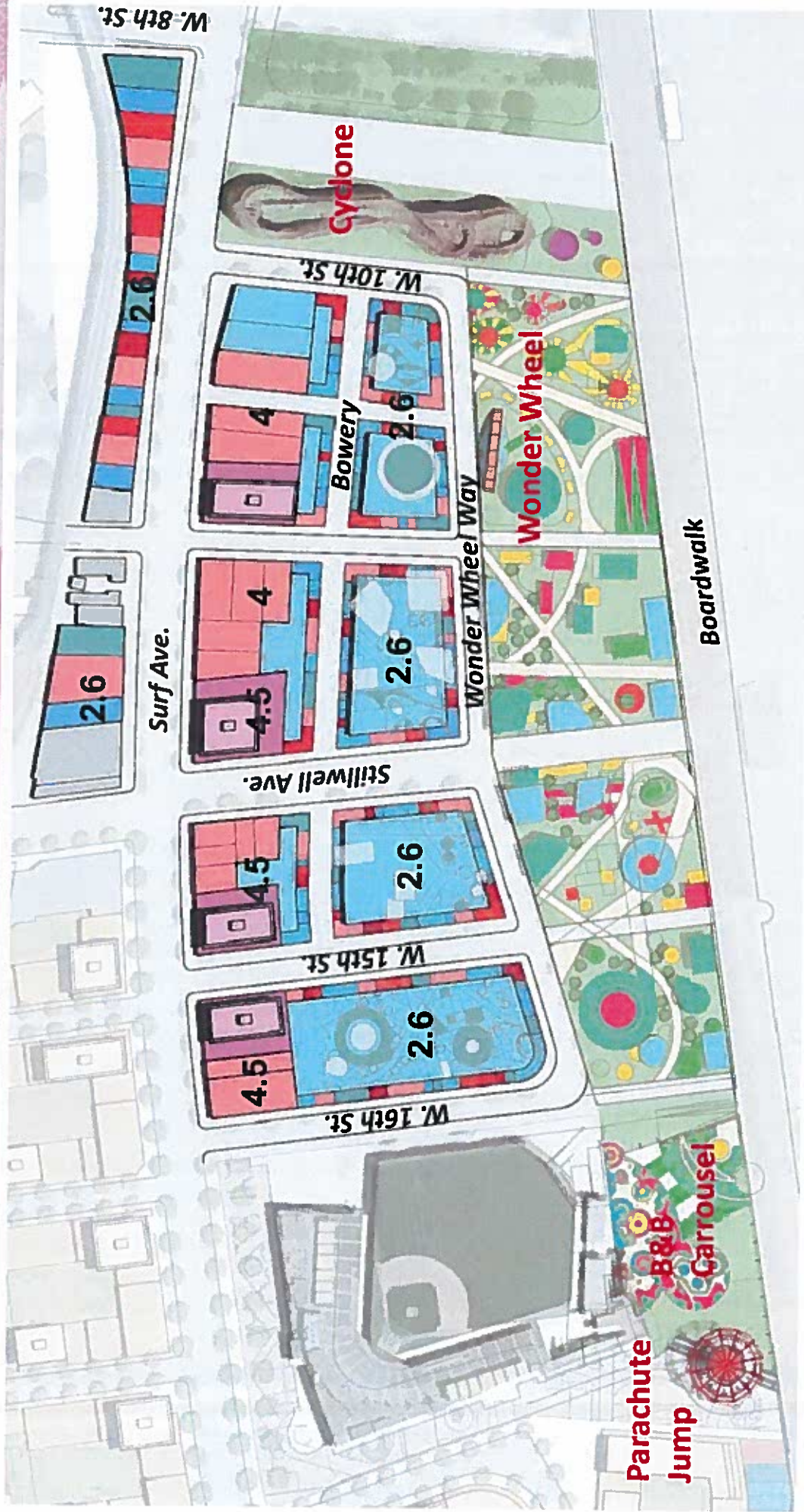
WONDER WHEEL WAY ELEVATION





COMPREHENSIVE REZONING PROPOSAL

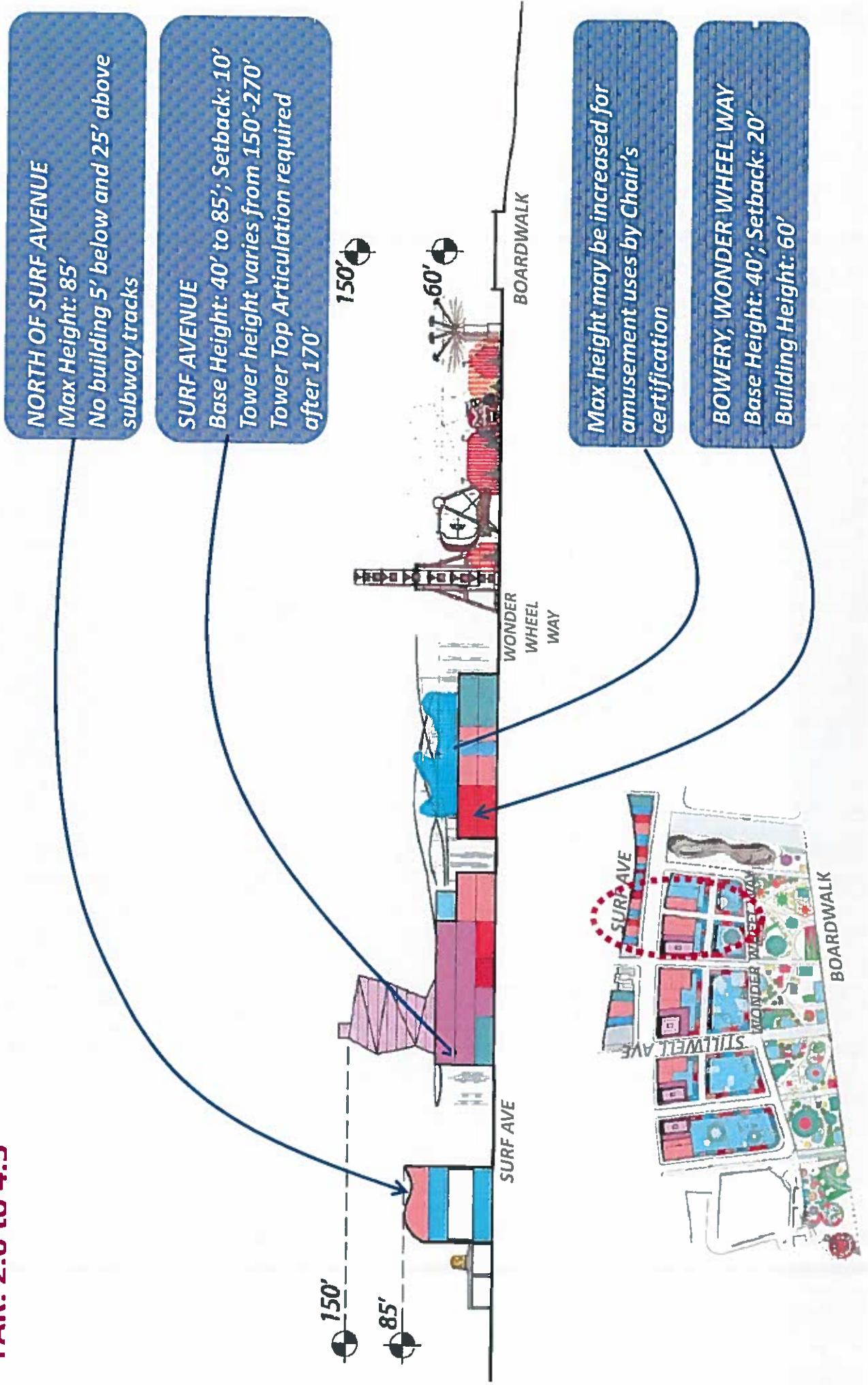
# DENSITY





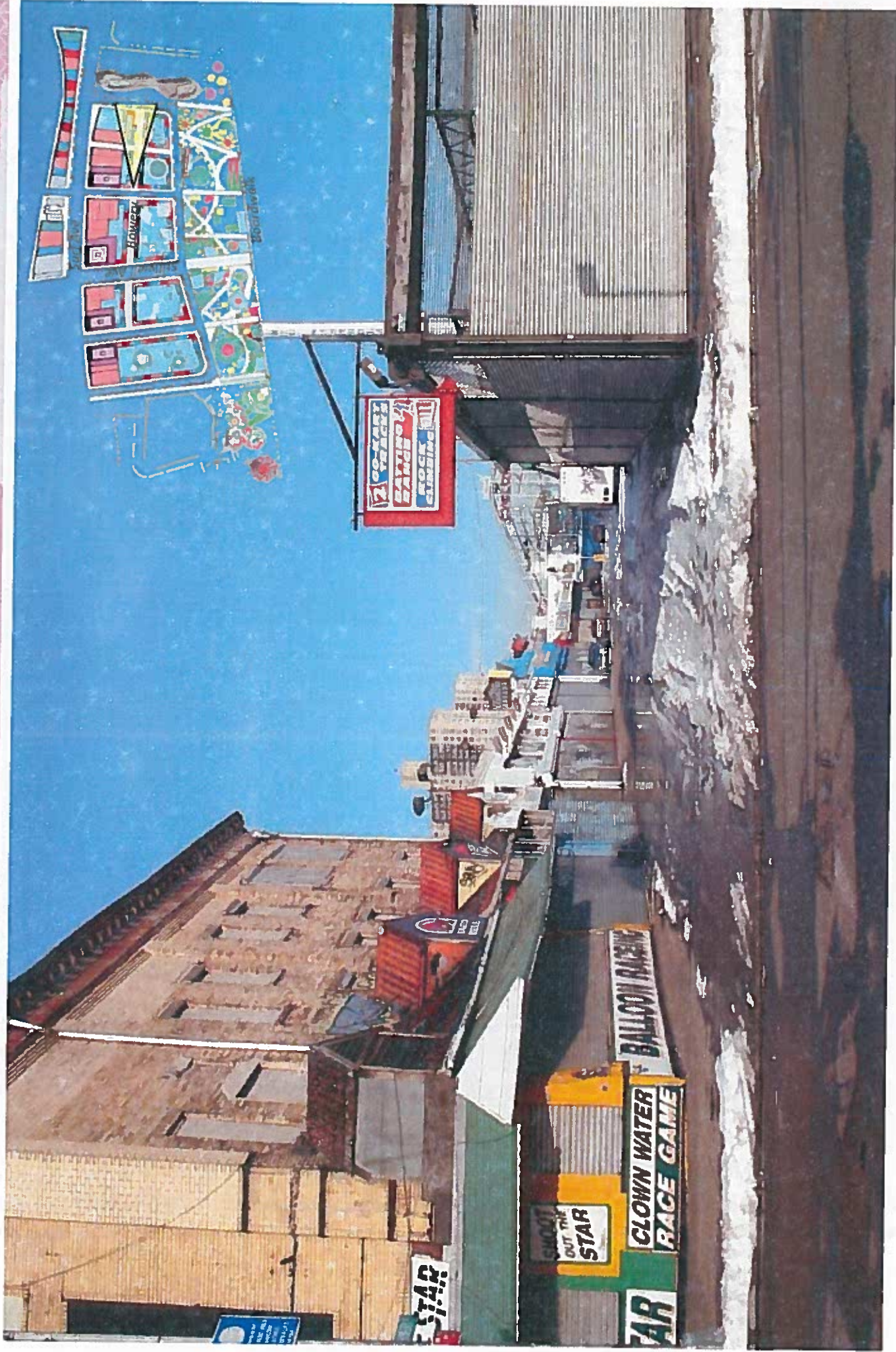
# COMPREHENSIVE REZONING PROPOSAL BULK

FAR: 2.6 to 4.5



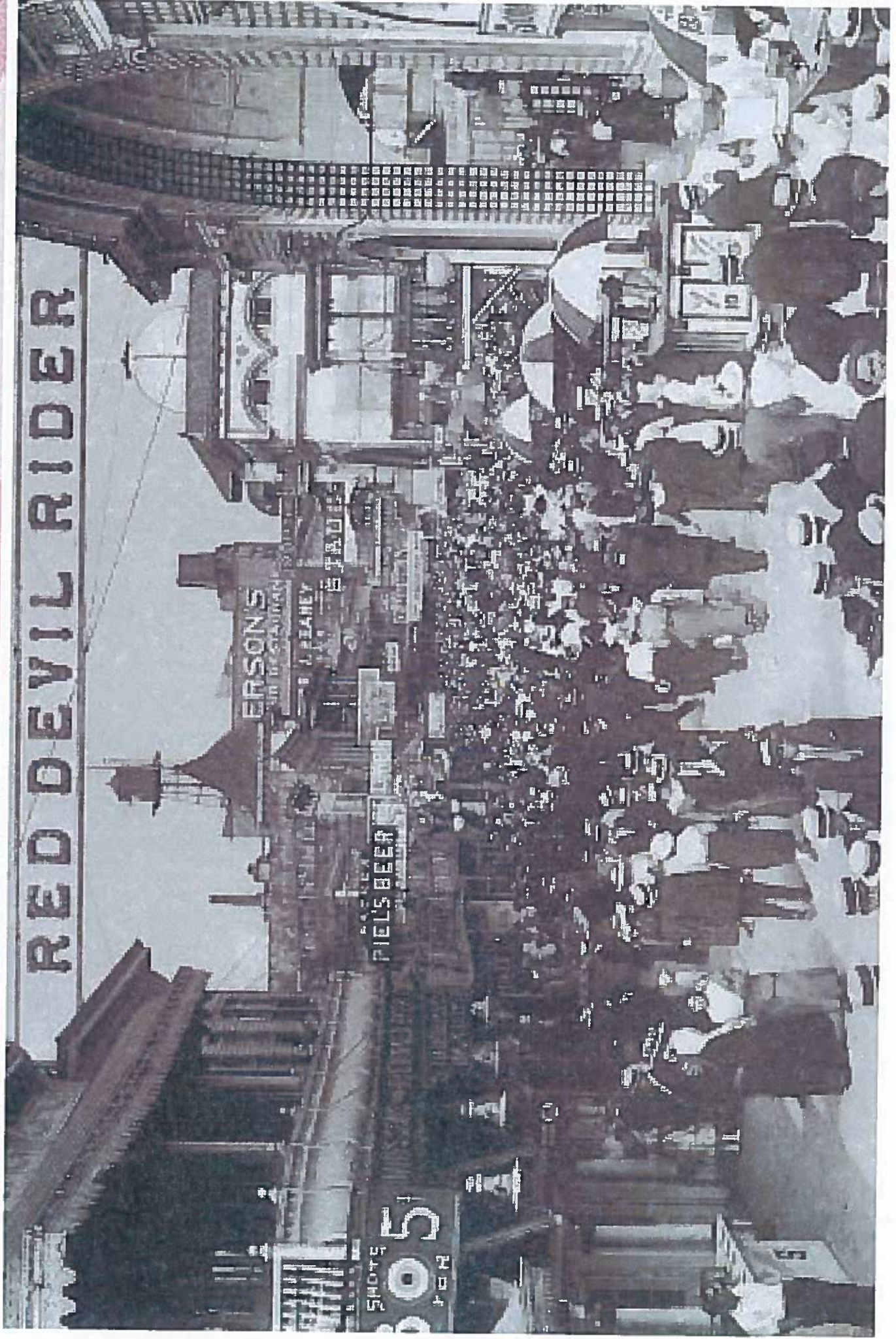


COMPREHENSIVE REZONING PROPOSAL  
**BOWERY TODAY**



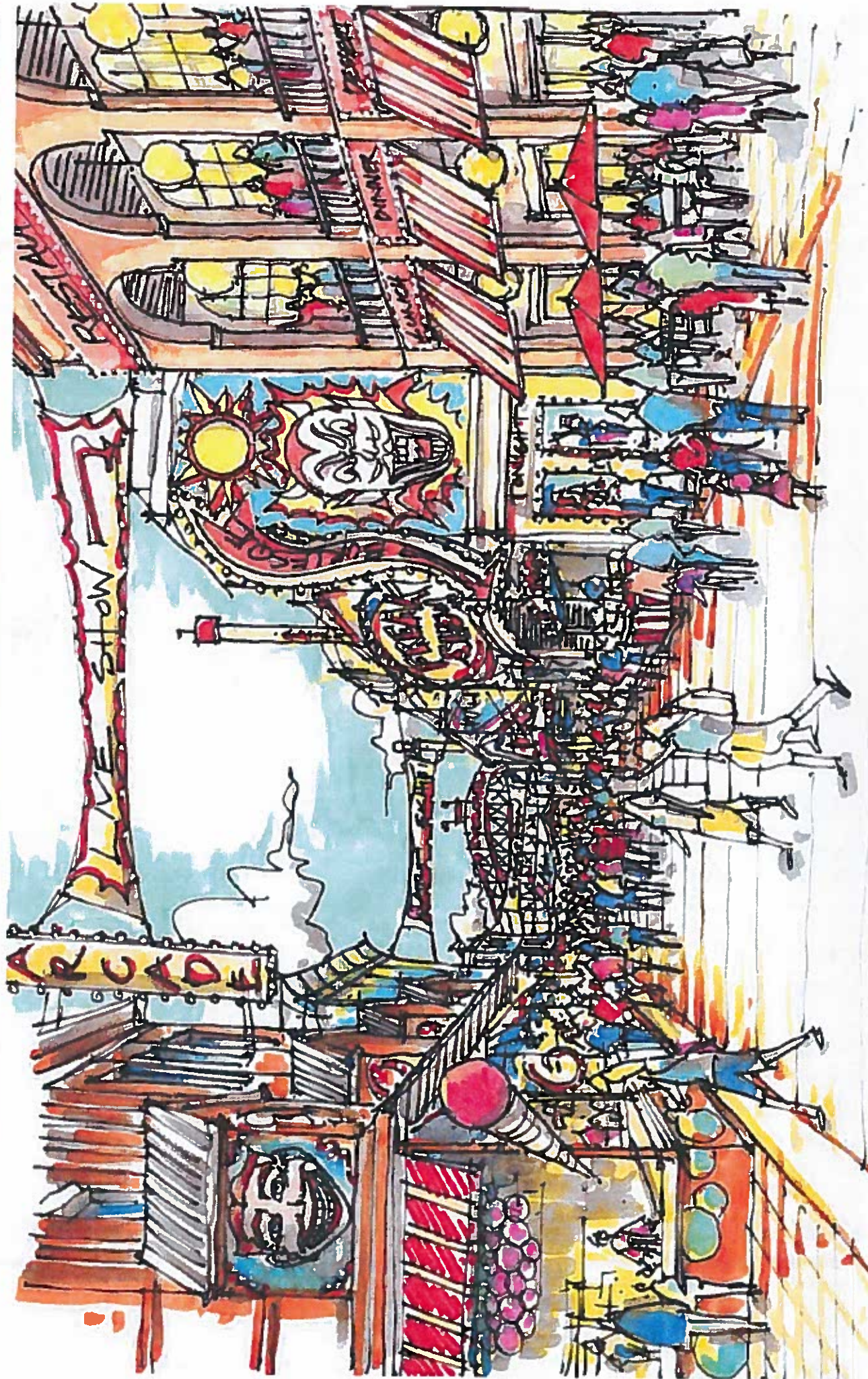


COMPREHENSIVE REZONING PROPOSAL  
**THE HISTORIC BOWERY**





COMPREHENSIVE REZONING PROPOSAL  
**A REACTIVATED BOWERY**





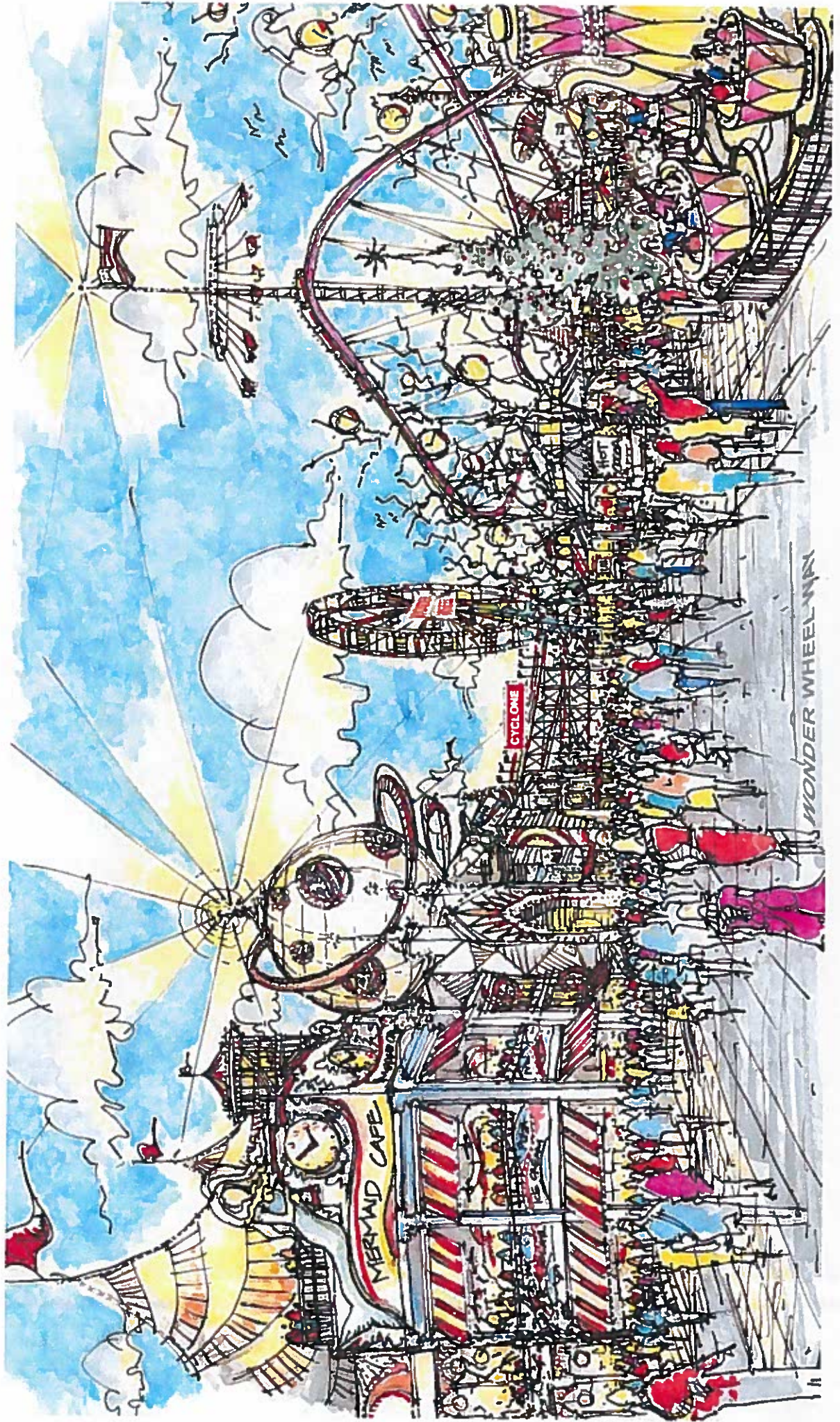
COMPREHENSIVE REZONING PROPOSAL

# WONDER WHEEL WAY TODAY





COMPREHENSIVE REZONING PROPOSAL  
**WONDER WHEEL WAY**





## CONEY WEST SUBDISTRICT: R7D/C2-4



### **6 Blocks created Residential & Retail District**

- Facilitate the development of long-time vacant land and parking lots and extend the existing residential neighborhood
- Incentivize the creation of affordable housing through the Inclusionary Housing Program
- Encourage the development of Surf Ave. as a major retail boulevard linking all three districts
- Extend the beach and amusement-related uses from the amusement district to the Boardwalk to the west



COMPREHENSIVE REZONING PROPOSAL  
**POTENTIAL DEVELOPMENT**

**Total square footage: ~3MSF**

**Residential units: 2,700**

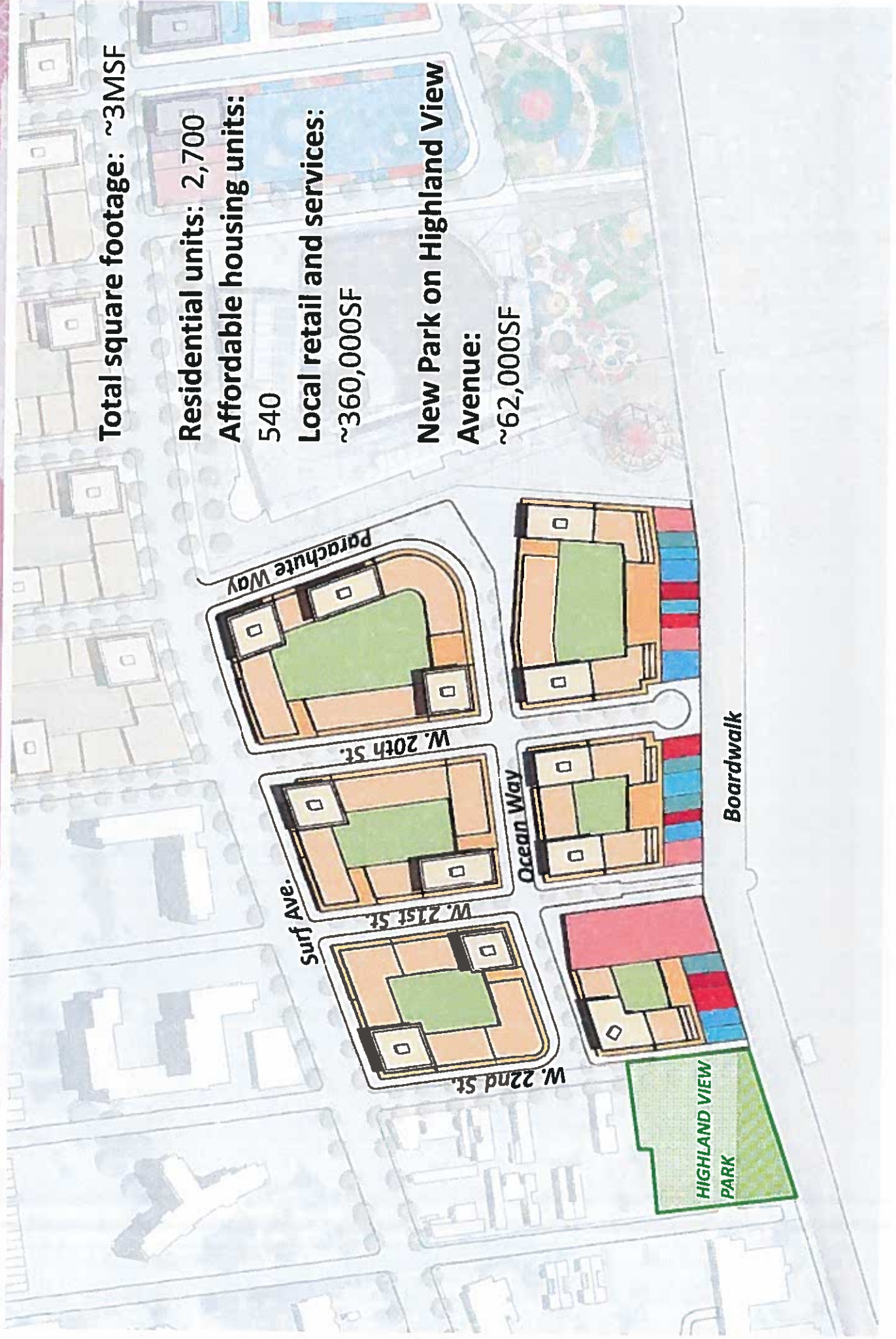
**Affordable housing units:  
540**

**Local retail and services:  
~360,000SF**

**New Park on Highland View**

**Avenue:**

**~62,000SF**



Parachute Way

W. 20th St.

W. 21st St.

W. 22nd St.

Surf Ave.

Ocean Way

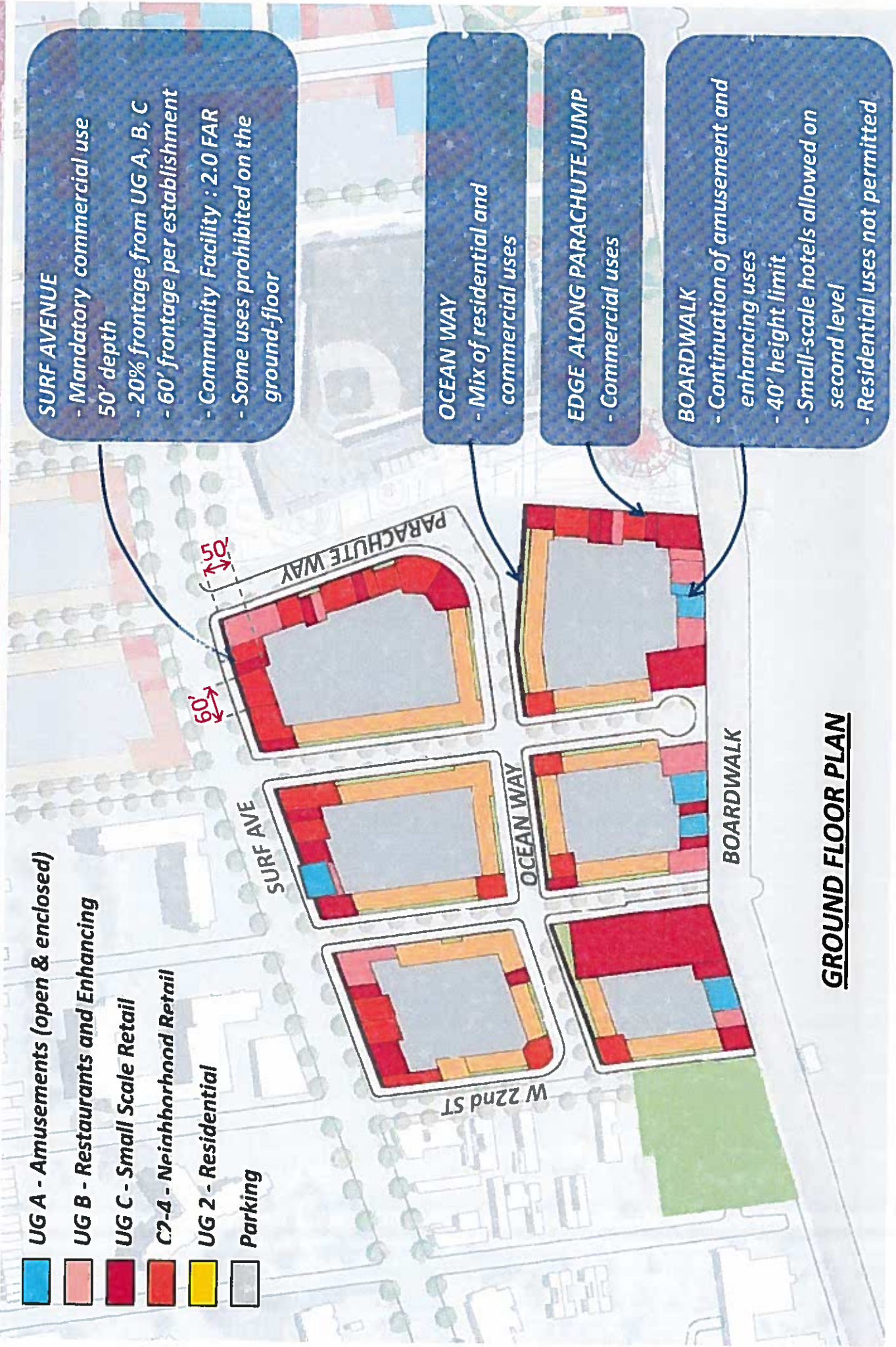
Boardwalk

HIGHLAND VIEW  
PARK



# COMPREHENSIVE REZONING PROPOSAL PROPOSED USES

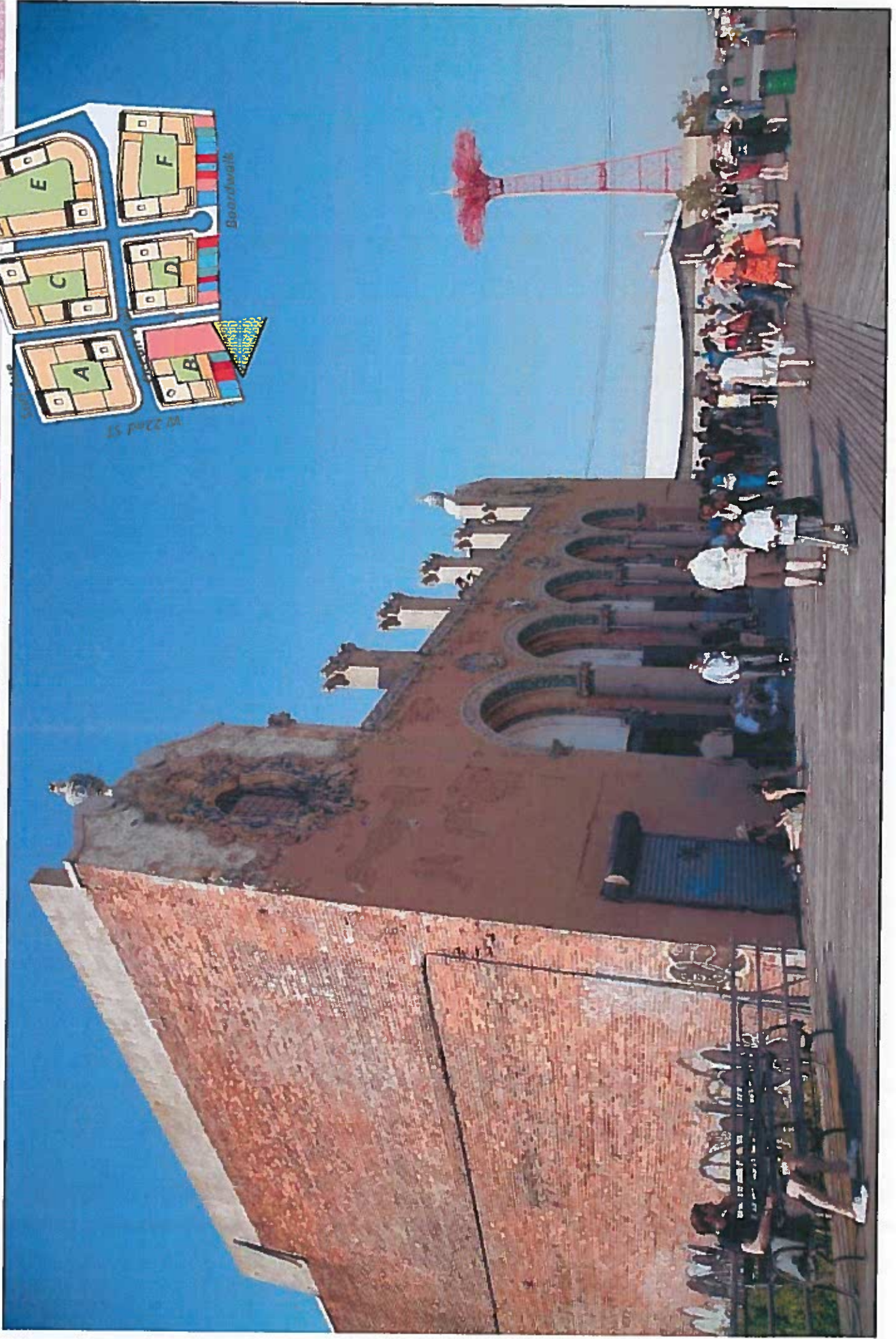
- UG A - Amusements (open & enclosed)
- UG B - Restaurants and Enhancing
- UG C - Small Scale Retail
- C2-4 - Neighborhood Retail
- UG 2 - Residential
- Parking



GROUND FLOOR PLAN



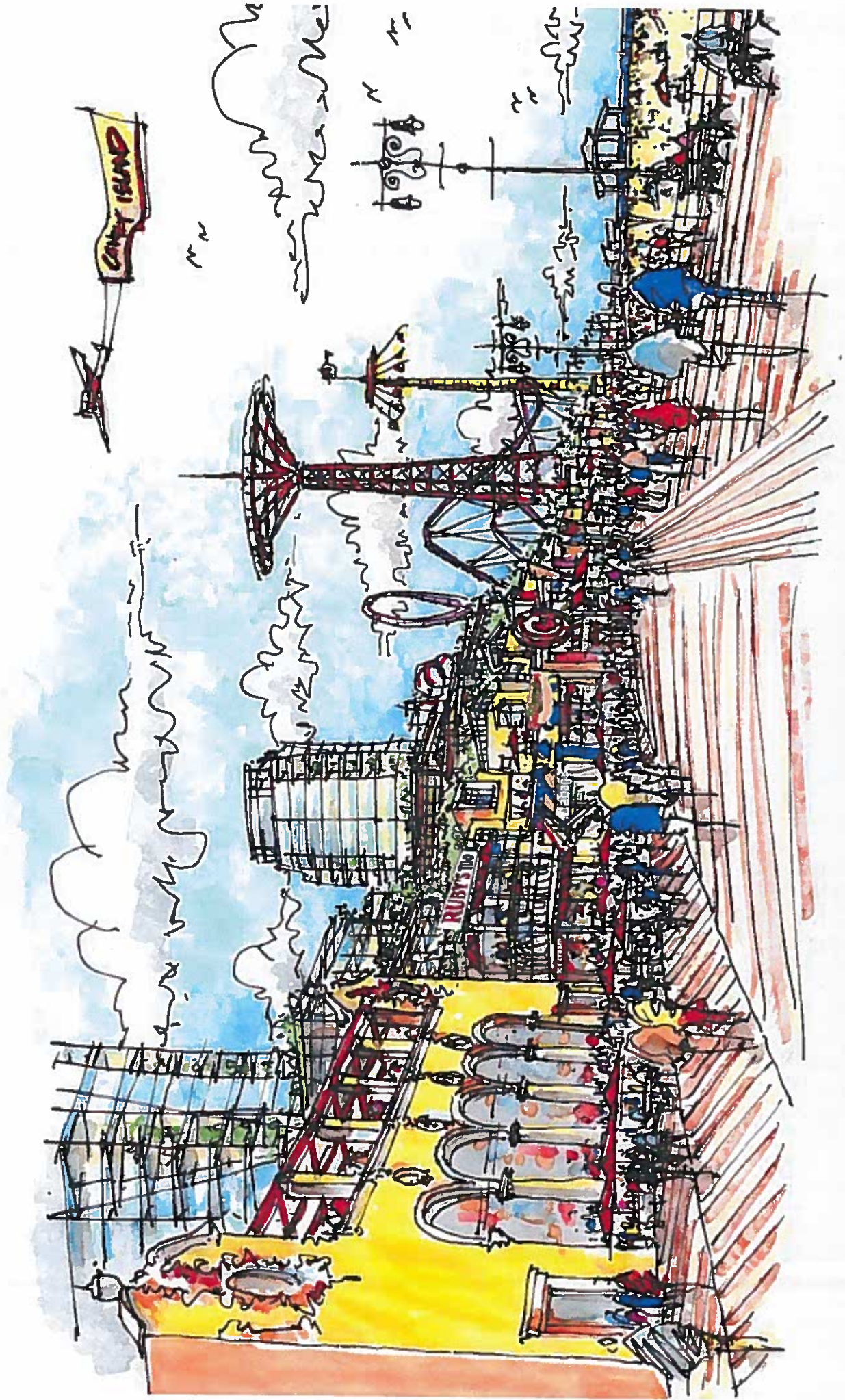
# COMPREHENSIVE REZONING PROPOSAL THE BOARDWALK TODAY





COMPREHENSIVE REZONING PROPOSAL

# A REACTIVATED BOARDWALK

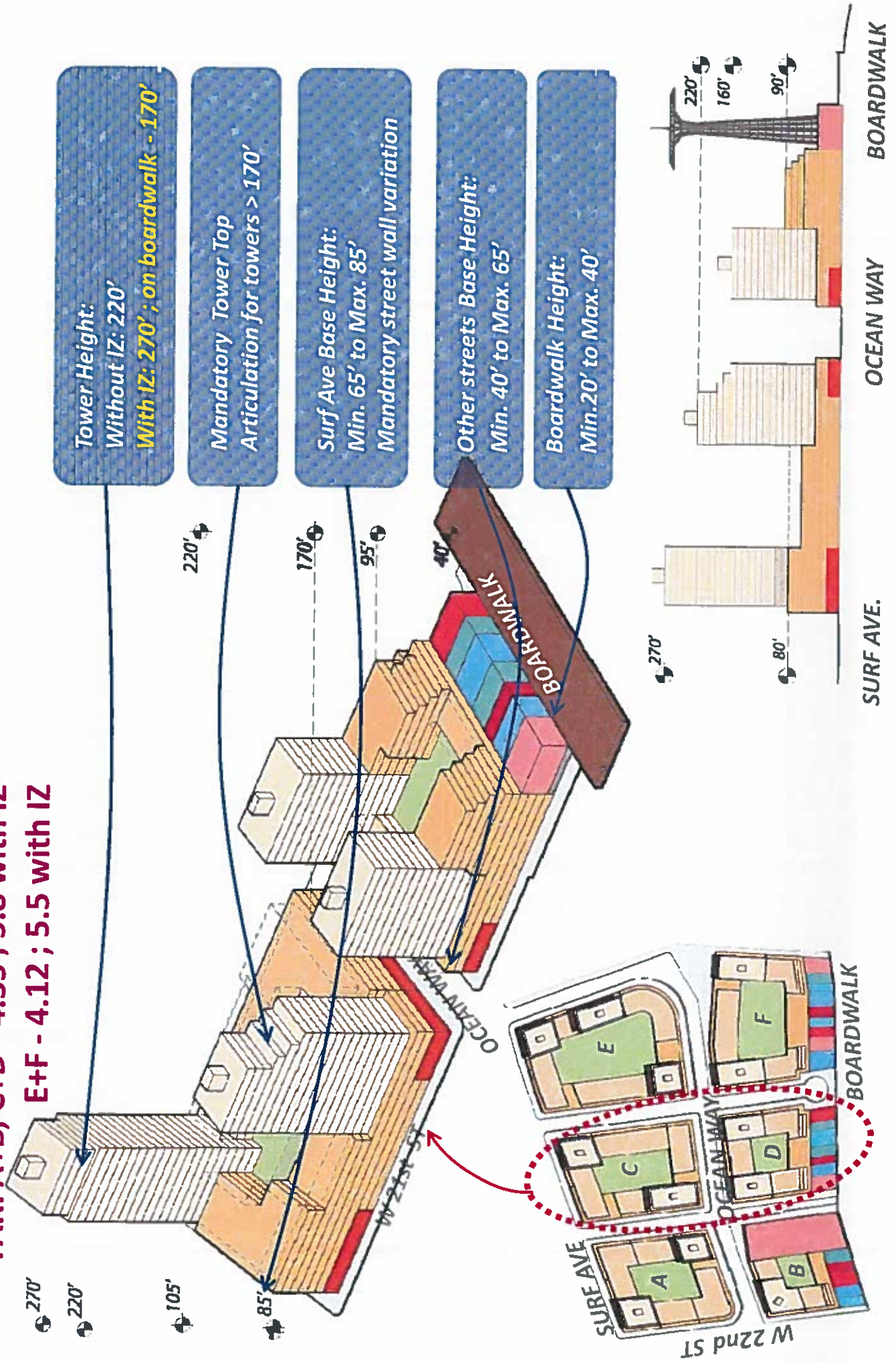




# COMPREHENSIVE REZONING PROPOSAL

## DENSITY AND BULK

FAR: A+B, C+D - 4.35 ; 5.8 with IZ  
E+F - 4.12 ; 5.5 with IZ





COMPREHENSIVE REZONING PROPOSAL

# TOWERS REGULATIONS ACROSS SUBDISTRICTS

## LOCATION

Highest tower on Surf Ave  
Corner location

## FOOTPRINT

8,500 SF  
No side more than 165'  
Broad tower max. height 220'  
Point tower may be 270'

## ARTICULATION

Mandatory for a tower higher  
than 170'

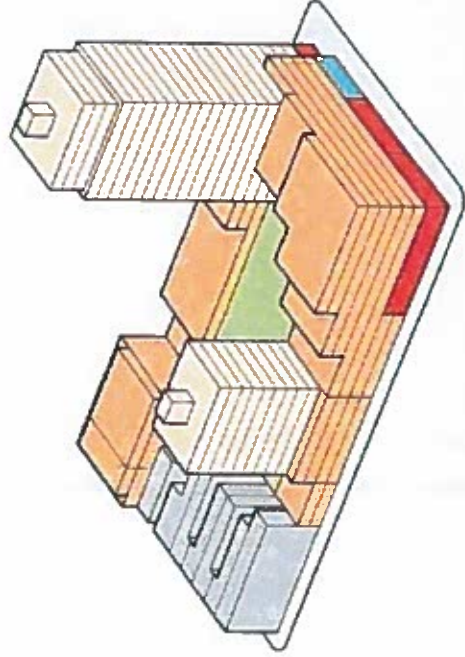




# COMPREHENSIVE REZONING PROPOSAL TOWER TOP ARTICULATION

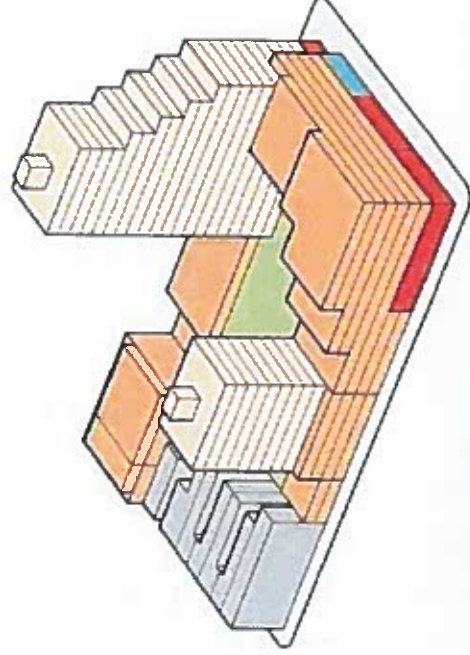
## OPTION 1

*Top three stories must have setbacks on all sides.*



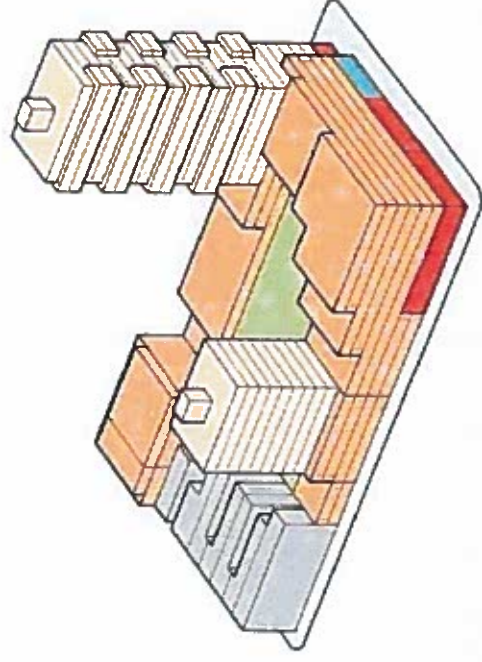
## OPTION 2

*Three setbacks of each 15' above 100' facing the water.*



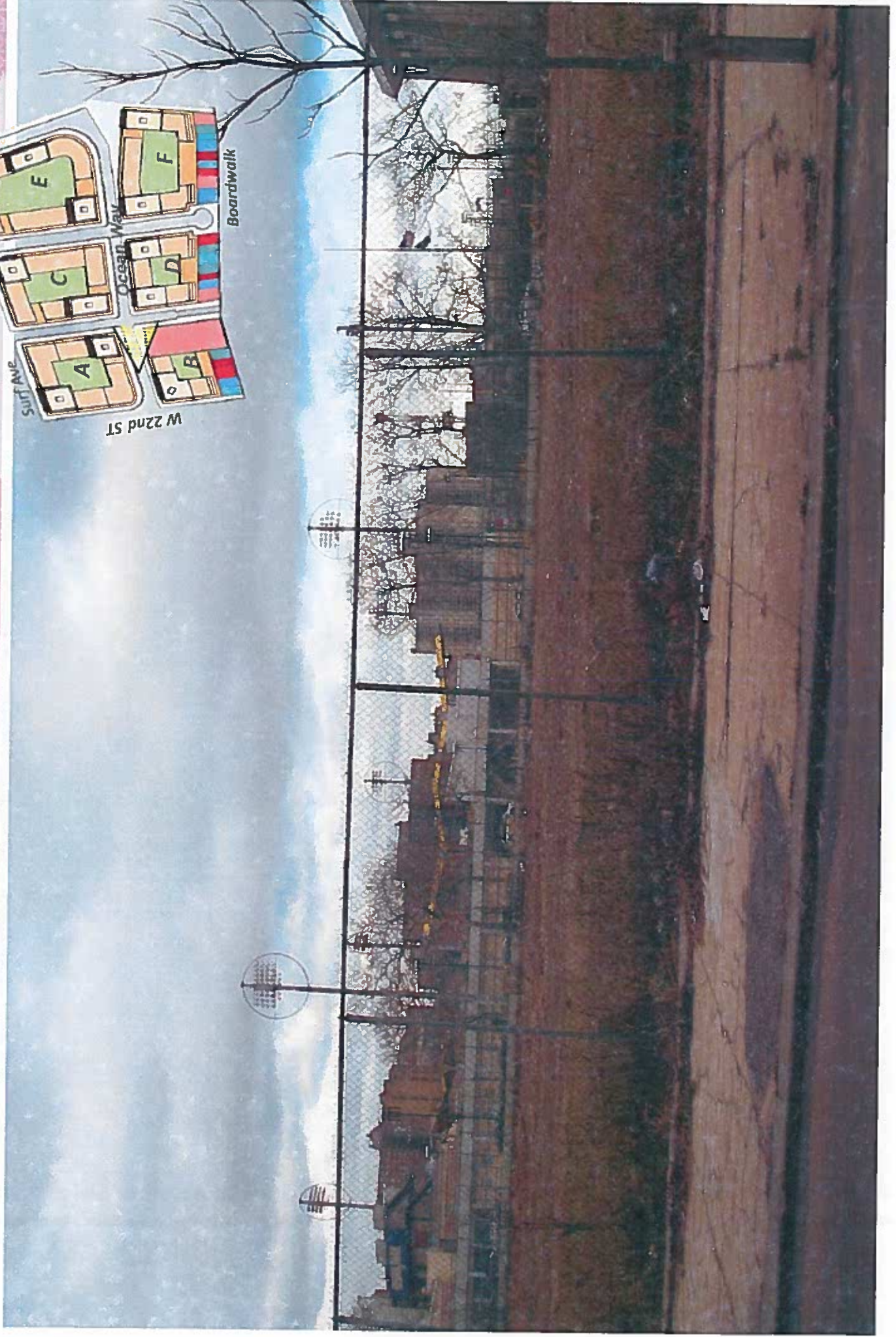
## OPTION 3

*Reverse Setback of max. 5' on at least two tower sides.*



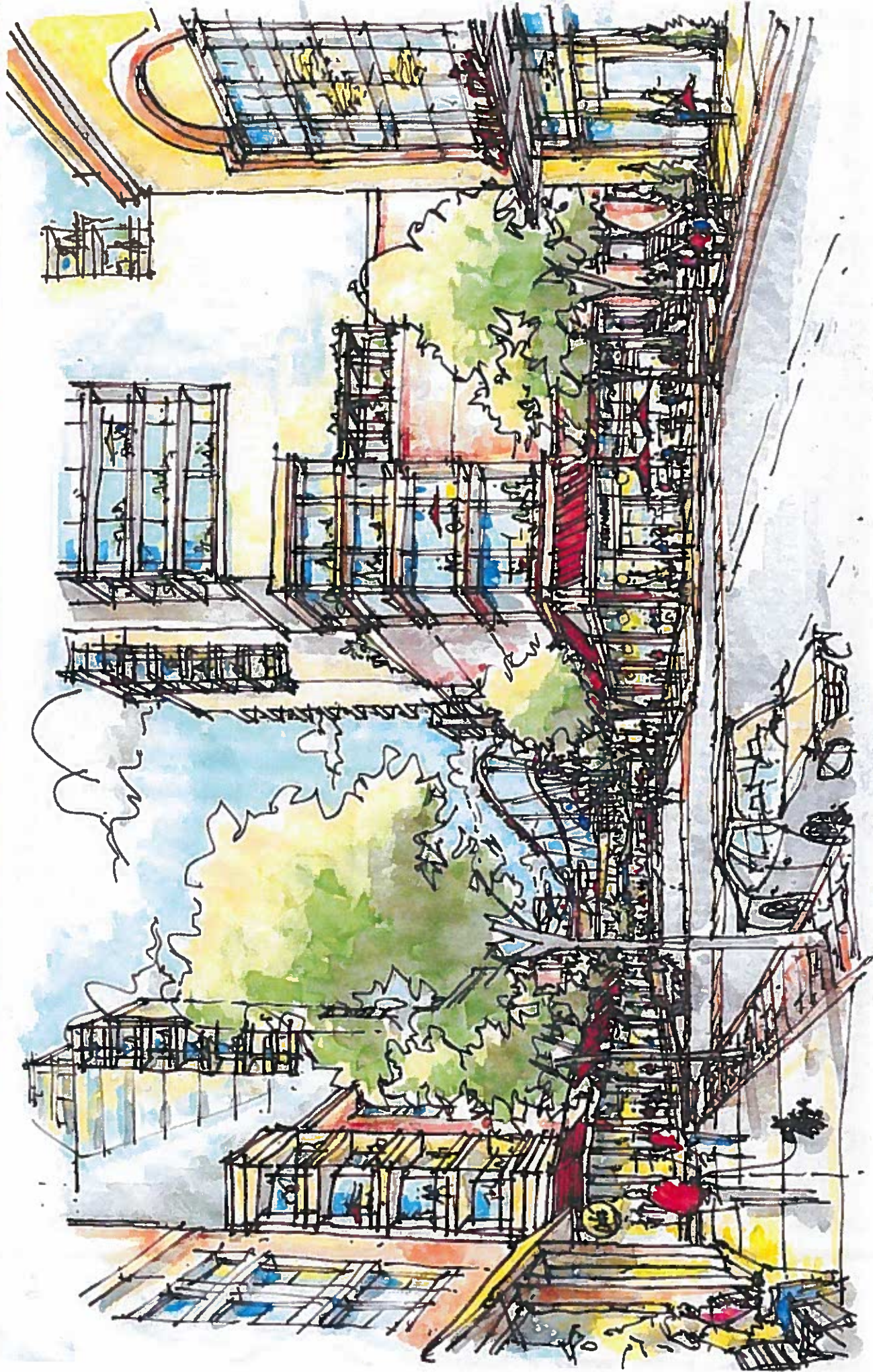


# COMPREHENSIVE REZONING PROPOSAL OCEAN WAY TODAY





COMPREHENSIVE REZONING PROPOSAL  
**OCEAN WAY**





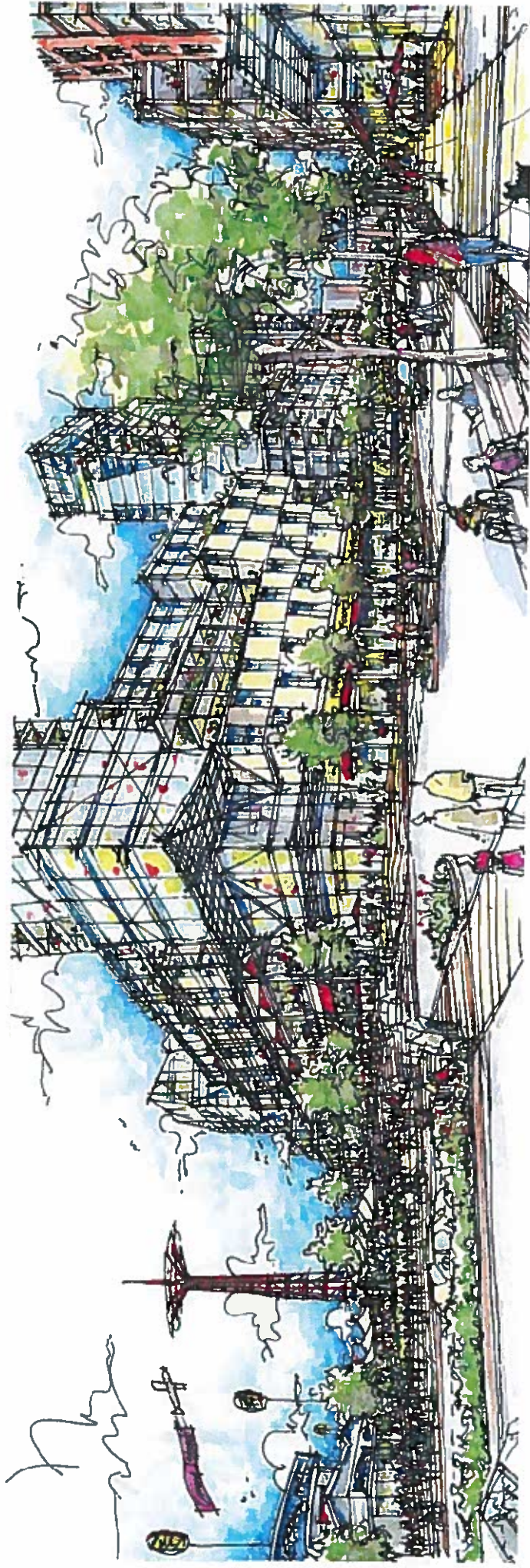
# COMPREHENSIVE REZONING PROPOSAL SURF AVENUE TODAY





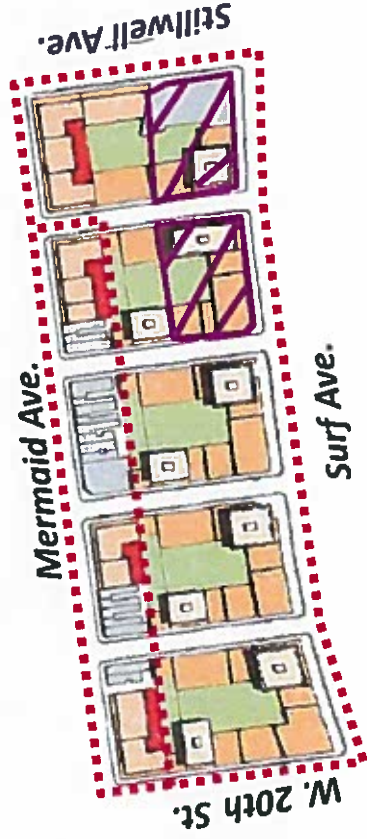
COMPREHENSIVE REZONING PROPOSAL

# SURF AVENUE AS THE SPINE OF THE DISTRICT





## CONEY NORTH & MERMAID AVE. SUBDISTRICTS



**5 Blocks**

**Residential & Retail District**

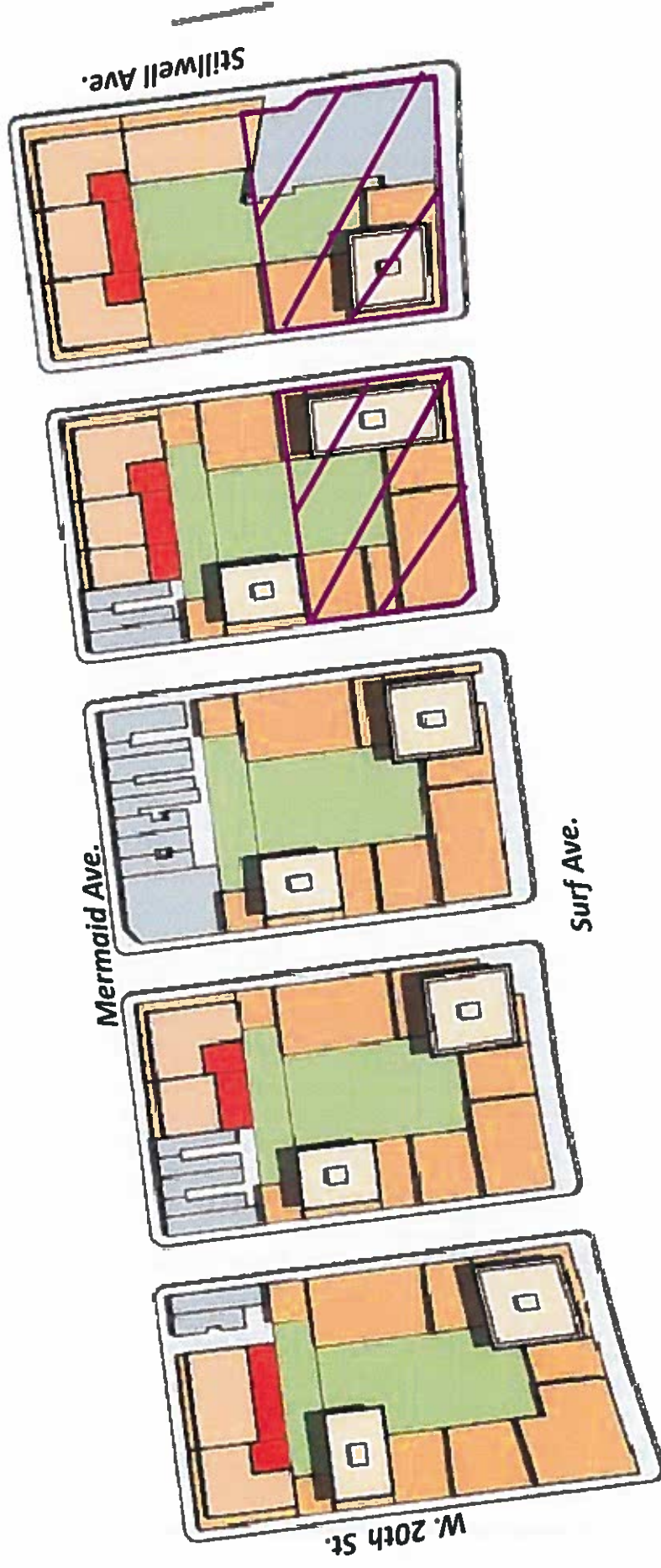
**Coney North: R7X/C2-4**

**Mermaid Ave.: R7A/C2-4**

- *Facilitate the development of long-time vacant land and parking lots and extend the existing residential neighborhood and provide a transition to the amusement district*
- *Incentivize the creation of affordable housing through the Inclusionary Housing Program*
- *Encourage the development of Surf Ave. as a major retail boulevard corridor with hotels, linking all three districts*
- *Strengthen Mermaid Ave. as the local commercial corridor*



# COMPREHENSIVE REZONING PROPOSAL POTENTIAL DEVELOPMENT



**Total square footage: ~1.9M SF**

**Local retail and services: ~140,000 SF**

**Residential units: from 1,650 to 1,800**

**Affordable housing units: from 330 to 360**

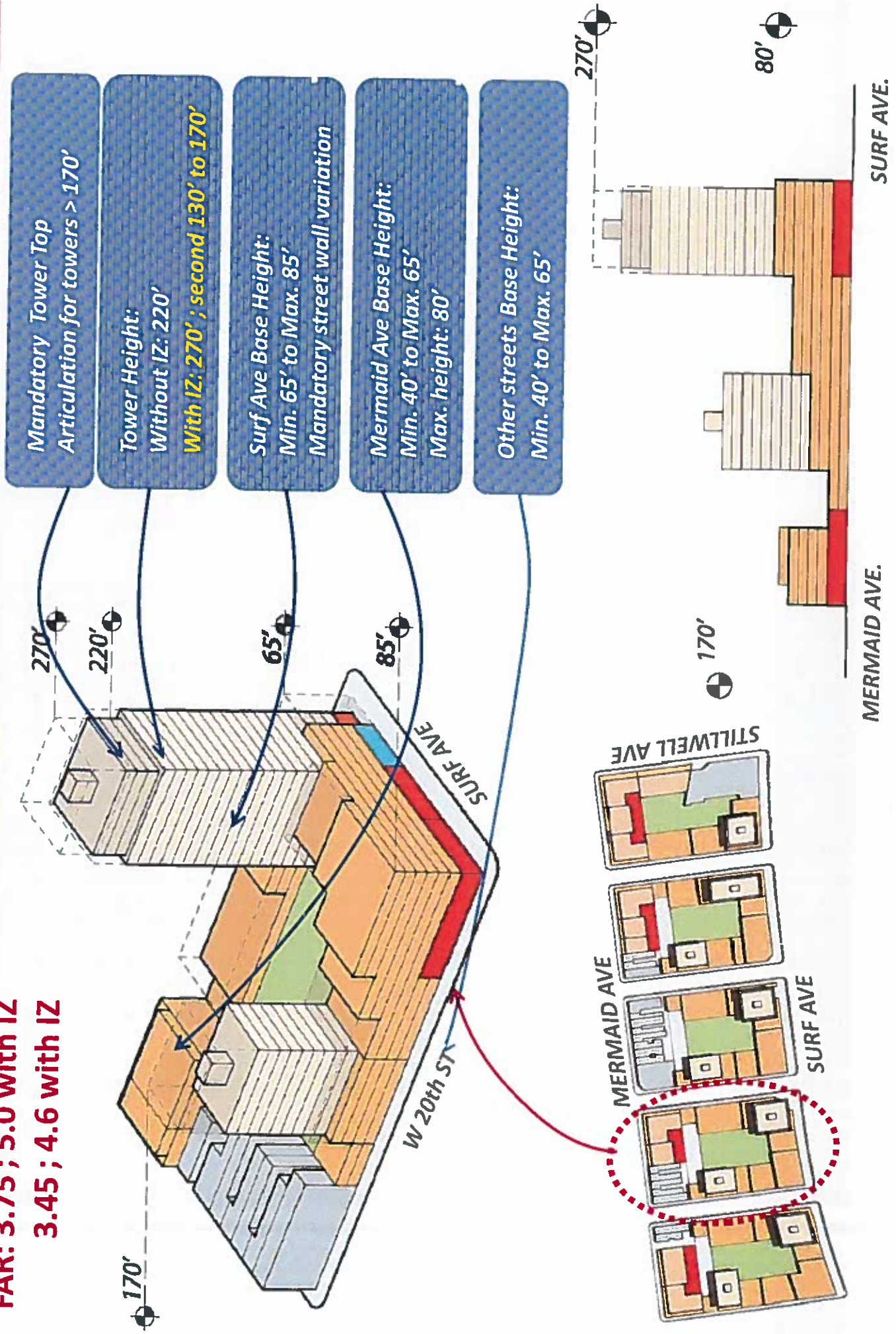


COMPREHENSIVE REZONING PROPOSAL

BULK AND DENSITY

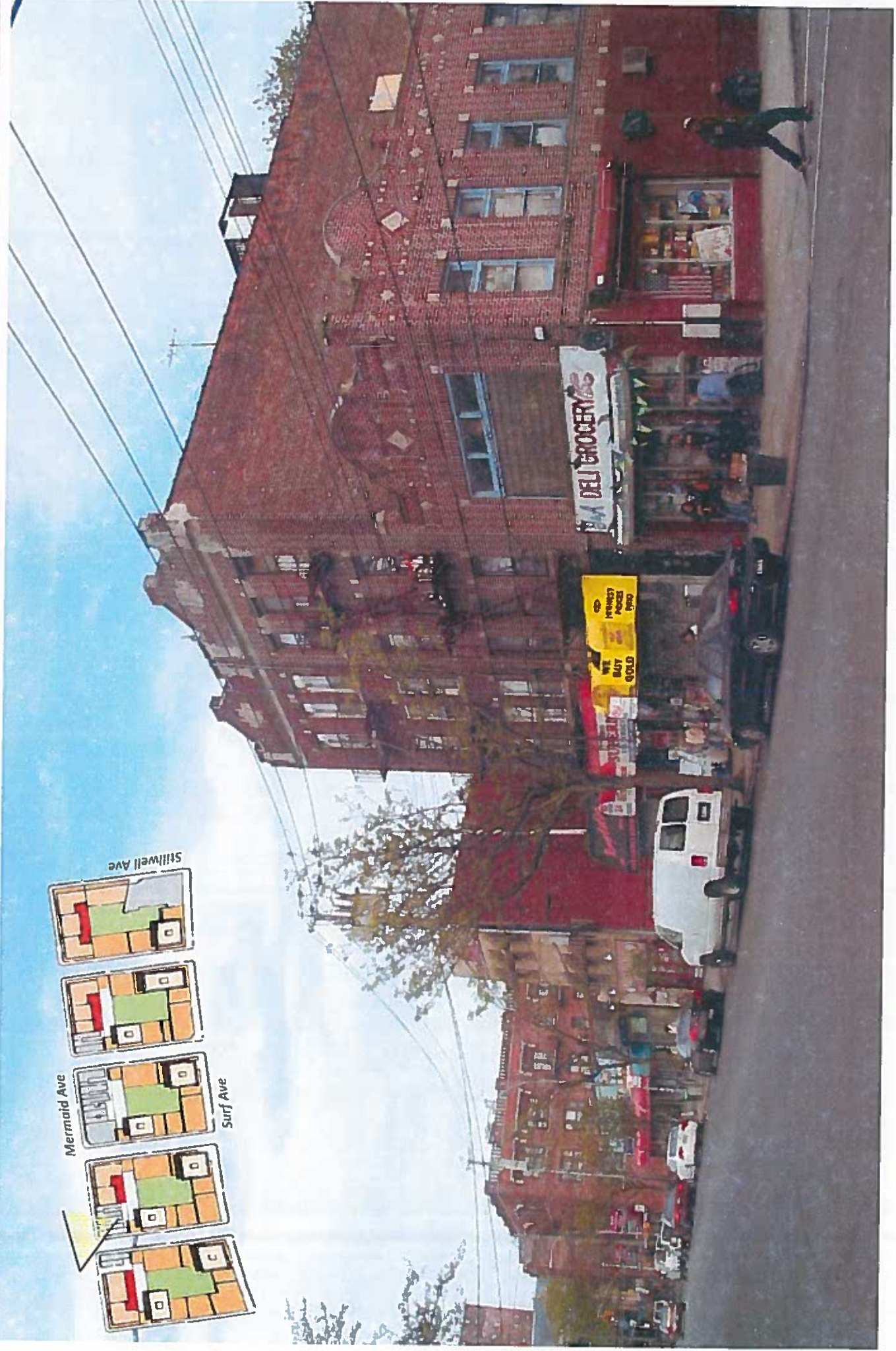
FAR: 3.75 ; 5.0 with IZ

3.45 ; 4.6 with IZ





# COMPREHENSIVE REZONING PROPOSAL MERMAID AVENUE TODAY





COMPREHENSIVE REZONING PROPOSAL

# A STRENGTHENED MERMAID AVENUE





# COMPREHENSIVE REZONING PROPOSAL PARKING STRATEGY

*Parking requirements:*  
- 60% for residential  
- Retail: 1space/ 1,000SF

*Required accessory parking and  
additional public parking not counted  
towards FAR*

*Multi-level structured  
parking garages wrapped  
by active uses*

STILLWELL AVE  
SUBWAY STATION

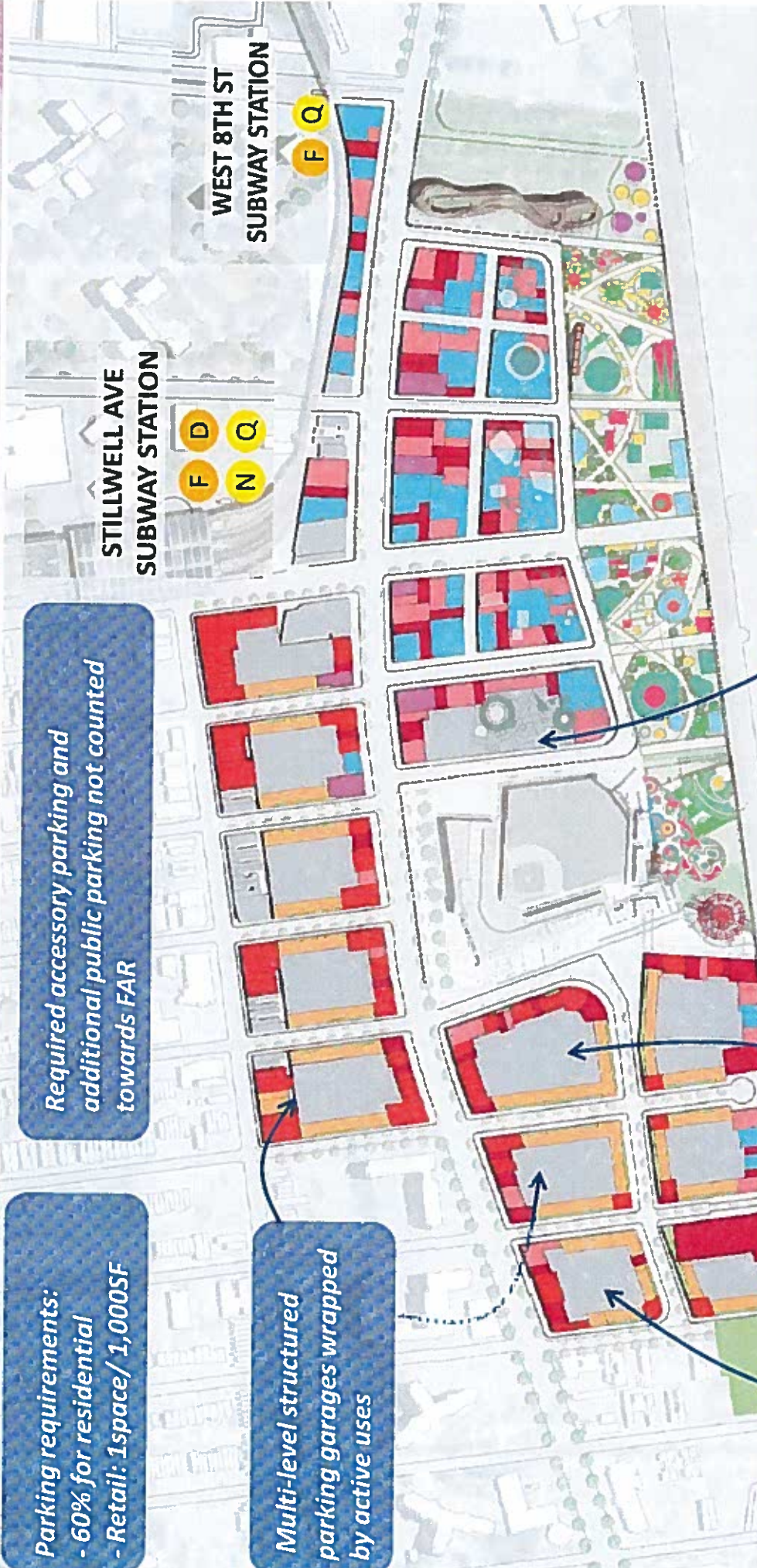
F D  
N Q

WEST 8TH ST  
SUBWAY STATION

F Q

*Parking requirements for Coney East*  
- Vary per uses  
- Offsite provisions

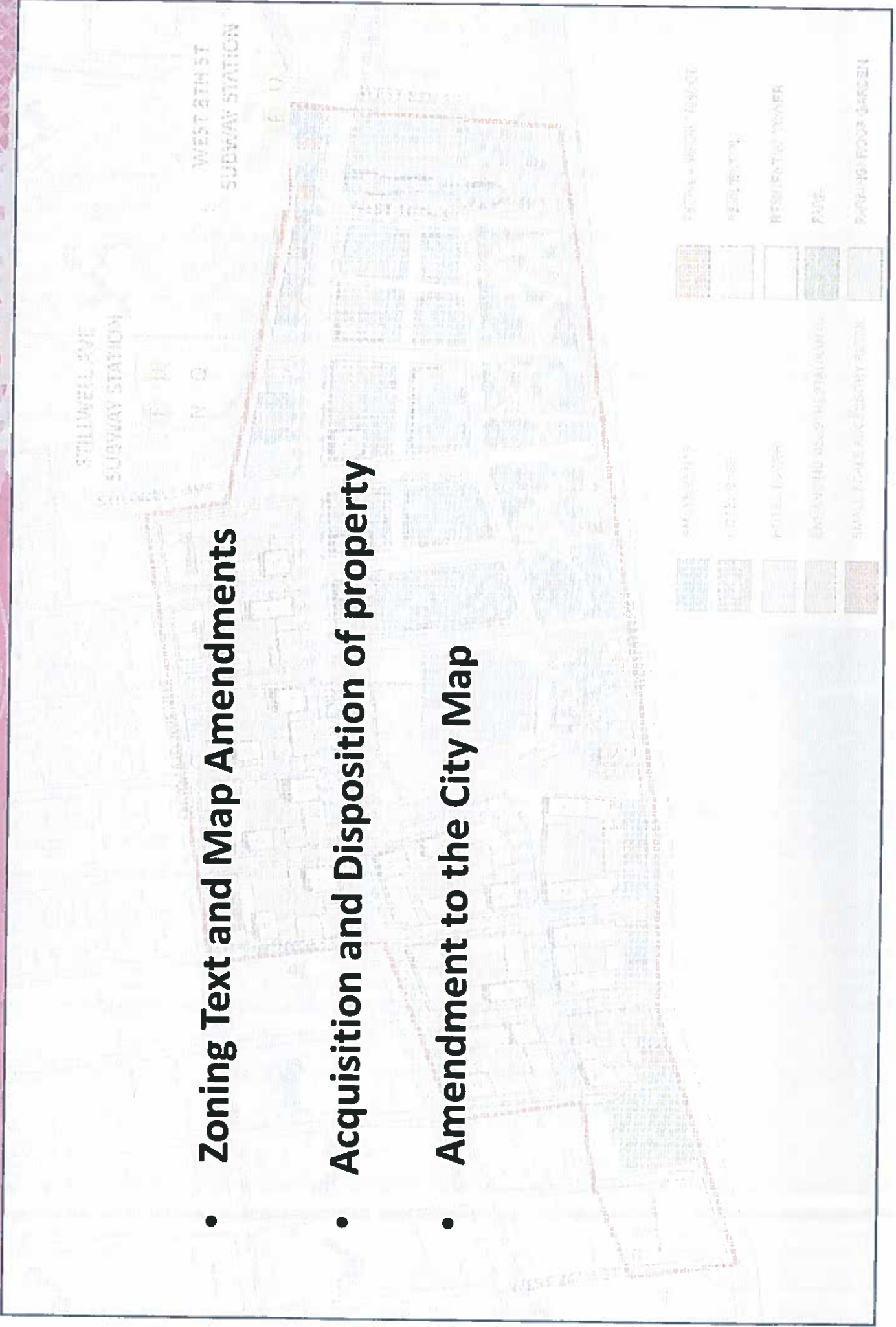
*1,100 replacement parking  
spaces for Keyspan ballpark*








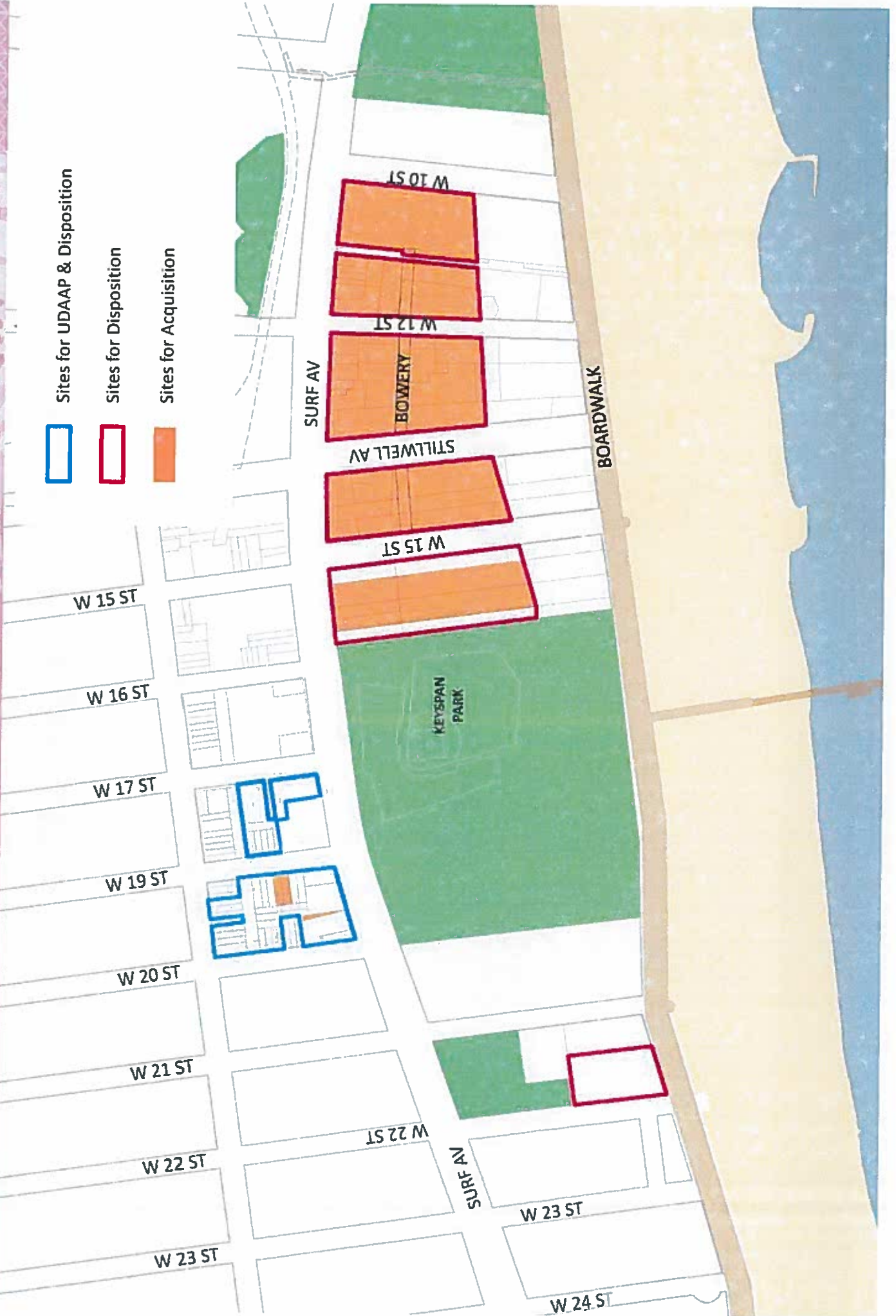
# COMPREHENSIVE REZONING PROPOSAL REQUIRED ACTIONS

- Zoning Text and Map Amendments
- Acquisition and Disposition of property
- Amendment to the City Map



# ACQUISITION AND DISPOSITION OF PROPERTY

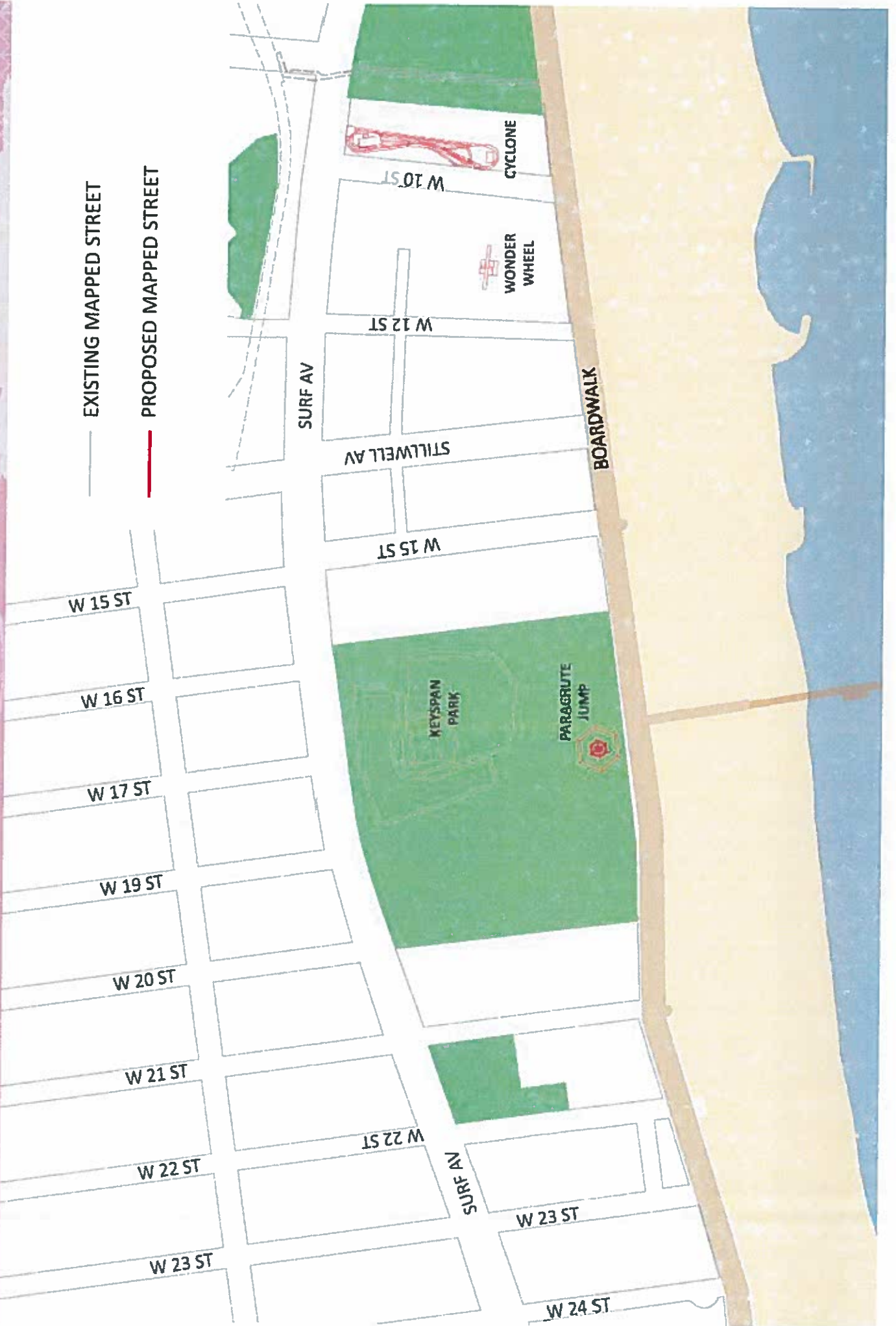
-  Sites for UDAAP & Disposition
-  Sites for Disposition
-  Sites for Acquisition





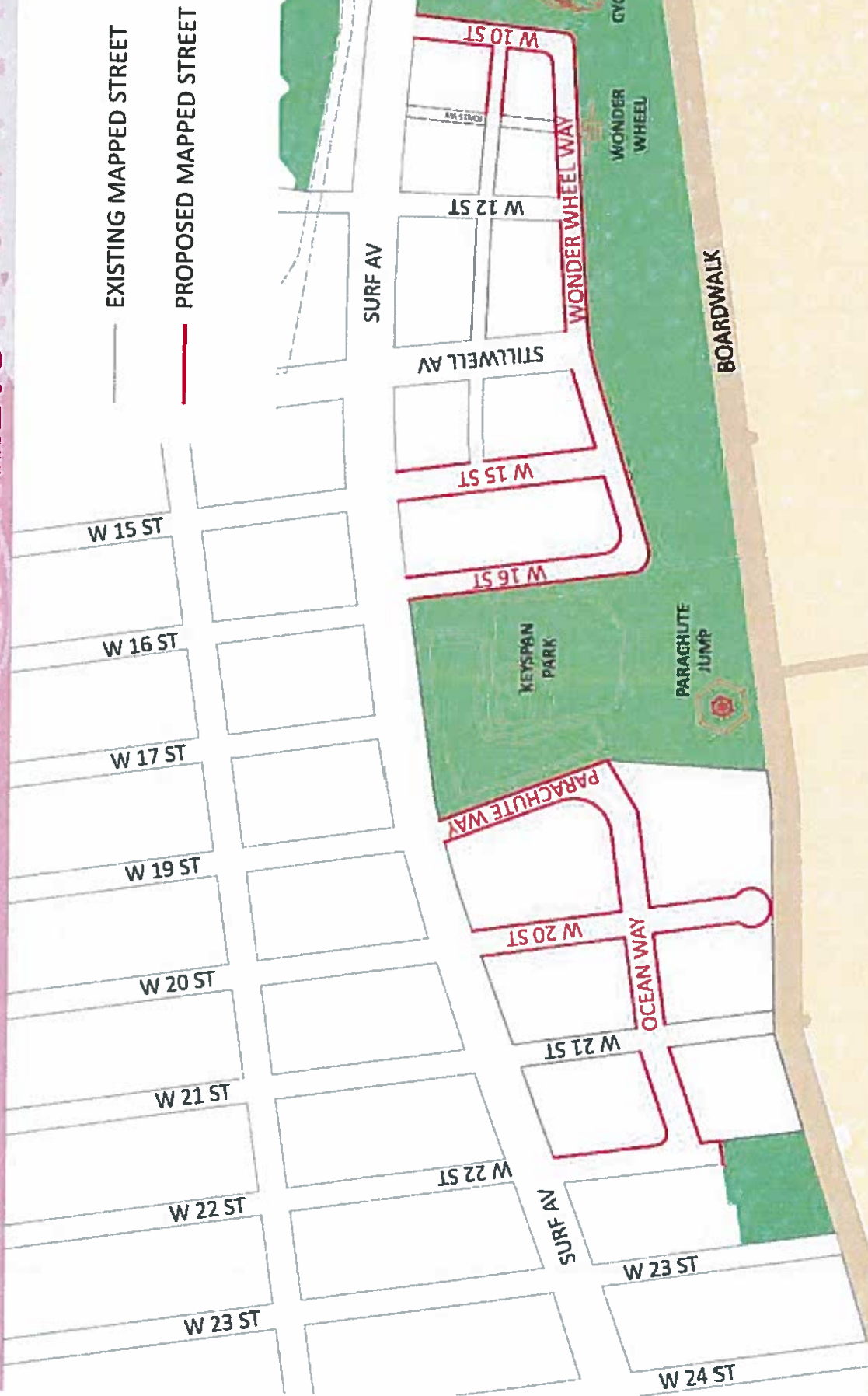
COMPREHENSIVE REZONING PROPOSAL

MAPPING AND DEMAPPING OF STREETS



COMPREHENSIVE REZONING PROPOSAL

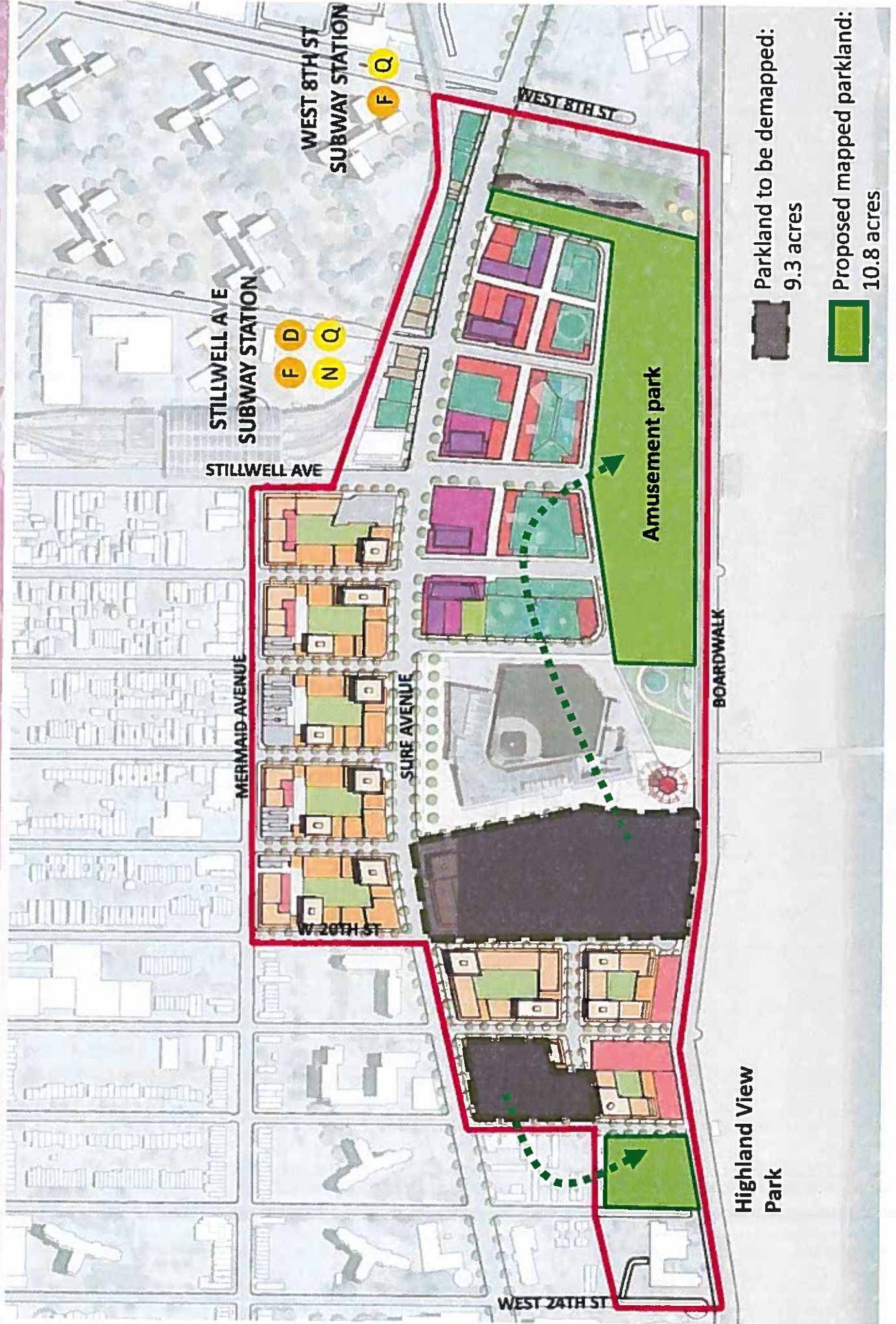
MAPPING AND DEMAPPING OF STREETS





# COMPREHENSIVE REZONING PROPOSAL

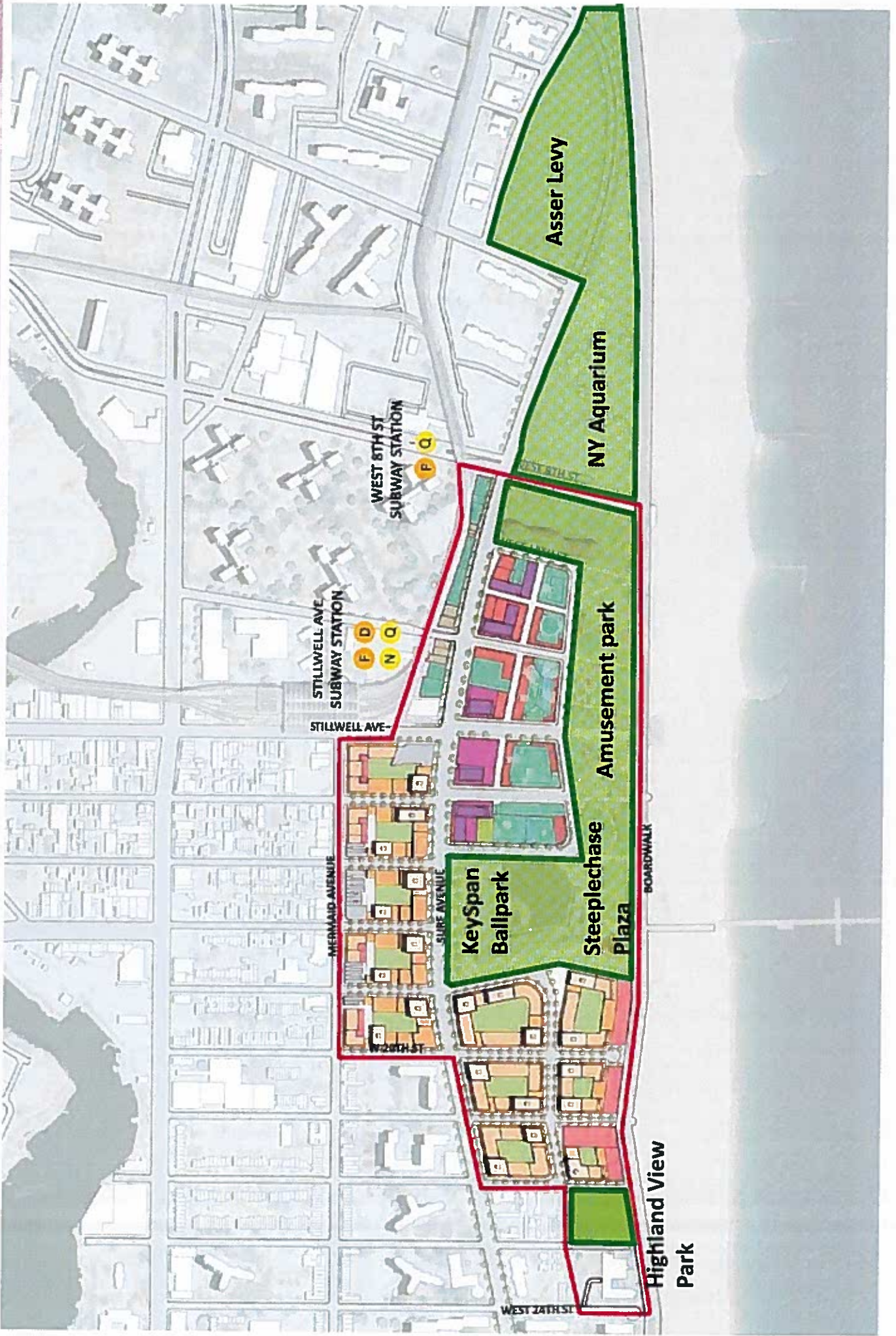
## PARKLAND STRATEGY





COMPREHENSIVE REZONING PROPOSAL

A 44-ACRE NETWORK OF RECREATIONAL PARKS





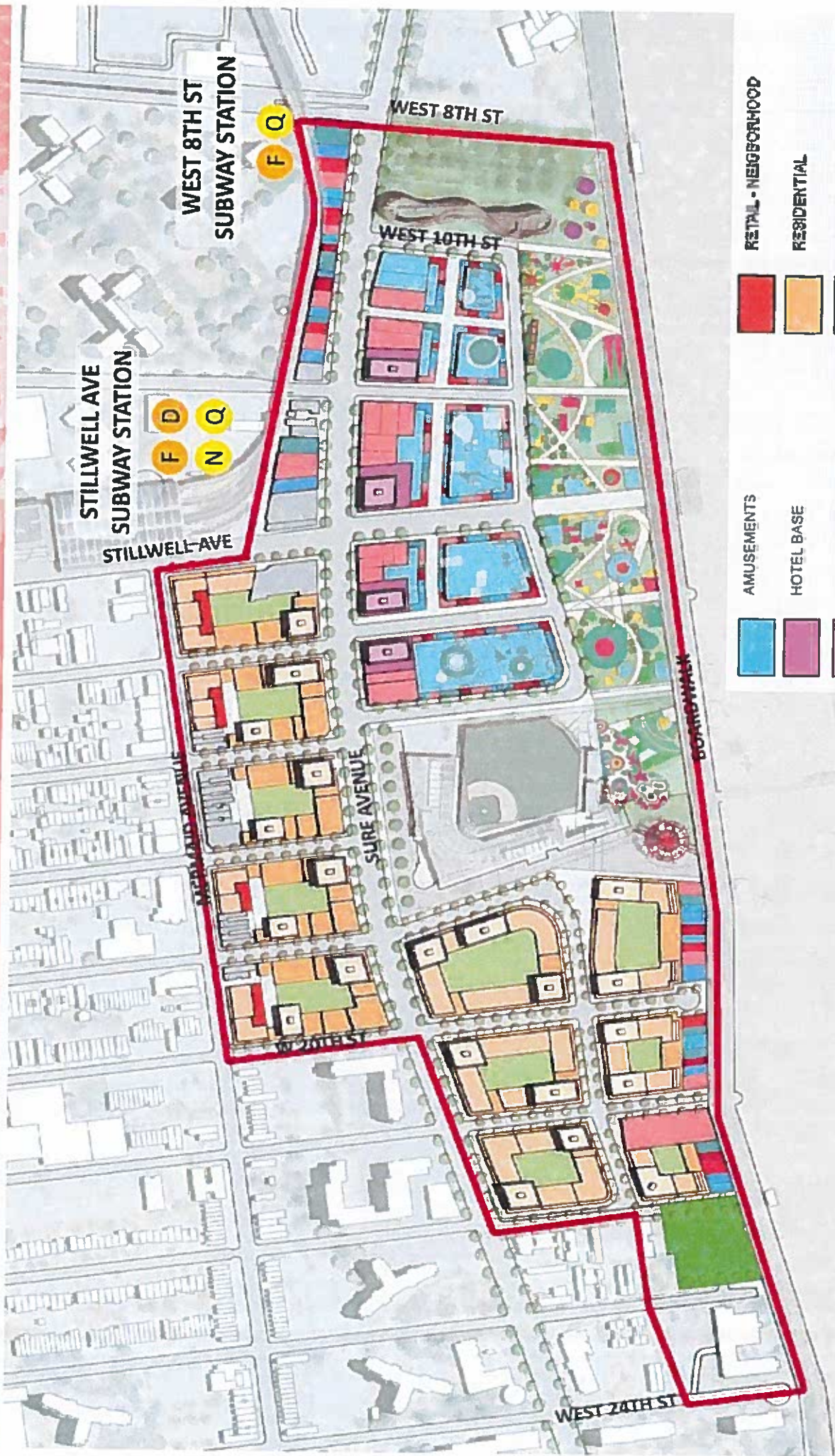
# COMPREHENSIVE REZONING PROPOSAL

## PROPOSED ZONING





# COMPREHENSIVE CONEY ISLAND PLAN



AMUSEMENTS	RETAIL - NEIGHBORHOOD
HOTEL BASE	RESIDENTIAL
HOTEL TOWER	RESIDENTIAL TOWER
ENHANCING USES RESTAURANTS	PARK
SMALL SCALE ACCESSORY RETAIL	PARKING/ ROOF GARDEN