



# 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*

<b>Section I. Requestor Information - See Instructions for Further Guidance</b>		DEC USE ONLY BCP SITE #:
NAME 300 Huntington Street LLC		
ADDRESS 155 Third Street		
CITY/TOWN Brooklyn		ZIP CODE 11231
PHONE 718-576-3701	FAX	E-MAIL zlongmore@monadnockdevelopment.com
<p>Is the requestor authorized to conduct business in New York State (NYS)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> <li>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 <a href="#">NYS Department of State's Corporation &amp; Business Entity Database</a>. 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. <b>Please note:</b> If the requestor is an LLC, the members/owners names need to be provided on a separate attachment. <b>Attachment A</b></li> </ul> <p>Do all individuals that will be certifying documents meet the requirements detailed below? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> <li>Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of <a href="#">DER-10: Technical Guidance for Site Investigation and Remediation</a> and Article 145 of New York State Education Law. <b>Documents that are not properly certified will be not approved under the BCP.</b></li> </ul>		

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

**Section III. Property's Environmental History** Attachment C

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

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

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

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

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

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

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

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

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

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

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

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

Other: concrete mixing plant, automobile house with gasoline storage tank, blacksmith

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

PROPOSED SITE NAME 240 Huntington Street

ADDRESS/LOCATION 240 Huntington Street

CITY/TOWN Brooklyn ZIP CODE 11231

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

COUNTY Kings SITE SIZE (ACRES) 1.15

LATITUDE (degrees/minutes/seconds)	LONGITUDE (degrees/minutes/seconds)
40 ° 40 ' 29.6N "	73 ° 59 ' 14.1W "

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

Parcel Address		Section No.	Block No.	Lot No.	Acreage
240 Huntington Street	<span style="border: 1px solid red; padding: 2px;">Attachment D</span>		477	8	1.15

1. Do the proposed site boundaries correspond to tax map metes and bounds?  Yes  No  
If no, please attach an accurate map of the proposed site.
  
2. Is the required property map attached to the application? Attachment D  Yes  No  
(application will not be processed without map)
  
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)?  
(See [DEC's website](#) for more information) Yes  No   
  
If yes, identify census tract : \_\_\_\_\_  
  
Percentage of property in En-zone (check one):  0-49%  50-99%  100%
  
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)?  Yes  No  
  
If yes, identify name of properties (and site numbers if available) in related BCP applications: \_\_\_\_\_
  
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?  Yes  No
  
6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law?  Yes  No  
If yes, attach relevant supporting documentation.
  
7. Are there any lands under water?  Yes  No  
If yes, these lands should be clearly delineated on the site map.

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

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

Easement/Right-of-way Holder

Description

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

Type

Issuing Agency

Description

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  
**Attachment D**

**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 #: _____
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NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Zachary Somsel-Longmore

ADDRESS 155 3rd Street

CITY/TOWN Brooklyn ZIP CODE 11231

PHONE 718-576-3701	FAX	E-MAIL zlongmore@monadnockdevelopment.com
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NAME OF REQUESTOR'S CONSULTANT Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.

ADDRESS 21 Penn Plaza, 360 West 31st Street, 8th Floor

CITY/TOWN New York ZIP CODE 10001

PHONE (212) 479-5400	FAX	E-MAIL mraygorodetsky@langan.com
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NAME OF REQUESTOR'S ATTORNEY David Yudelson, Sive Paget & Riesel, P.C.

ADDRESS 560 Lexington Avenue, 15th Floor

CITY/TOWN New York ZIP CODE 10022

PHONE 646-378-7219	FAX	E-MAIL dyudelson@sprlaw.com
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**Section VI. Current Property Owner/Operator Information – if not a Requestor** Attachment E

CURRENT OWNER'S NAME 300 Huntington Street LLC OWNERSHIP START DATE: 05/01/2017

ADDRESS 155 Third Street

CITY/TOWN Brooklyn ZIP CODE 11231

PHONE 718-576-3701	FAX	E-MAIL zlongmore@monadnockdevelopment.com
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CURRENT OPERATOR'S NAME Minor Buses Inc

ADDRESS 1 Coffey Street

CITY/TOWN Brooklyn ZIP CODE 11231

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

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

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

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

**Section VII. Requestor Eligibility Information (continued)**

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

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

PARTICIPANT

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

VOLUNTEER Attachment F

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)**

**Attachment E**

Requestor Relationship to Property (check one):

- Previous Owner
- Current Owner
- Potential /Future Purchaser
- Other \_\_\_\_\_

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

- Yes
- No

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

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

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

**Section IX. Contact List Information**

**Attachment G**

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

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

**Section X. Land Use Factors** Attachment H

1. What is the current municipal zoning designation for the site? M2-1

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 Attachment H

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 Attachment H

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 Attachment H



**XI. Statement of Certification and Signatures**

(By requestor who is an individual)

If this application is approved, I hererby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

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

Print Name: \_\_\_\_\_

(By a requestor other than an individual)

I hereby affirm that I am Manager (title) of 300 Huntington Street 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: 6/26/2020 Signature: 

Print Name: Nicholas Lembo

**SUBMITTAL INFORMATION:**

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF), must be sent to:
  - Chief, Site Control Section
  - New York State Department of Environmental Conservation
  - Division of Environmental Remediation
  - 625 Broadway
  - Albany, NY 12233-7020

**FOR DEC USE ONLY**  
BCP SITE T&A CODE: \_\_\_\_\_

LEAD OFFICE: \_\_\_\_\_

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

**BCP App Rev 10**

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	<input 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2. Is the property upside down or underutilized as defined below? <b>Attachment I</b>	Upside Down? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Underutilized? <input checked="" type="checkbox"/> Yes <input 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:** 240 Huntington Street  
**City:** Brooklyn

**Site Address:** 240 Huntington Street  
**County:** Kings **Zip:** 11231

**Tax Block & Lot**  
**Section (if applicable):** **Block:** 477 **Lot:** 8

**Requestor Name:** 300 Huntington Street LLC  
**City:** Brooklyn **Requestor Address:** 155 Third Street  
**Zip:** 11231 **Email:** zlongmore@monadnockdevelopment.com

**Requestor's Representative (for billing purposes)**  
**Name:** Zachary Somsel-Longmore **Address:** 155 3rd Street  
**City:** Brooklyn **Zip:** 11231 **Email:** zlongmore@monadnockdevelopment.com

**Requestor's Attorney**  
**Name:** David Yudelson, Sive Paget & Riesel, P.C. **Address:** 560 Lexington Avenue, 15th Floor  
**City:** New York **Zip:** 10022 **Email:** dyudelson@sprlaw.com

**Requestor's Consultant**  
**Name:** Langan Engineering, Environmental, Surveying, Landscape Architecture and Geotechnical **Address:** 21 Penn Plaza, 360 West 31st Street, 8th Floor  
**City:** New York **Zip:** 10001 **Email:** mraygorodetsky@langan.com

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

**DER Determination:**  Agree  Disagree

**Requestor's Requested Status:**  Volunteer  Participant

**DER/OGC Determination:**  Agree  Disagree  
Notes:

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

**Does Requestor Claim Property is Upside Down:**  Yes  No

**DER/OGC Determination:**  Agree  Disagree  Undetermined

Notes:

**Does Requestor Claim Property is Underutilized:**  Yes  No

**DER/OGC Determination:**  Agree  Disagree  Undetermined

Notes:

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

**DER/OGC Determination:**  Agree  Disagree  Undetermined

Notes:

## **ATTACHMENT A**

### **SECTION I: REQUESTOR INFORMATION**

# NYS Department of State

## Division of Corporations

### Entity Information

The information contained in this database is current through May 22, 2020.

Selected Entity Name: 300 HUNTINGTON STREET LLC

Selected Entity Status Information

**Current Entity Name:** 300 HUNTINGTON STREET LLC

**DOS ID #:** 4930230

**Initial DOS Filing Date:** APRIL 14, 2016

**County:** KINGS

**Jurisdiction:** NEW YORK

**Entity Type:** DOMESTIC LIMITED LIABILITY COMPANY

**Current Entity Status:** ACTIVE

Selected Entity Address Information

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

NICHOLAS LEMBO  
155 THIRD STREET  
BROOKLYN, NEW YORK, 11231

**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
APR 14, 2016	Actual	300 HUNTINGTON STREET 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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## **ATTACHMENT B**

### **SECTION II: PROJECT DESCRIPTION**

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## **ATTACHMENT B**

### **SECTION II: PROJECT DESCRIPTION**

#### Item 1 – Project Stage

The project is starting at the investigation stage. A Remedial Investigation Work Plan (RIWP) is being submitted concurrently with this application.

#### Item 4 – Project Description

##### **Purpose and Scope of Project**

The purpose of the project is to remediate and redevelop an underutilized and contaminated brownfield into a six-story, mixed-use commercial/industrial building. The proposed redevelopment will include a building with a 20,924-square-foot footprint, a 14,852-square-foot contractor's yard, and a 50-foot-wide public esplanade along the Gowanus Canal. The proposed uses will include retail and light industrial (contractor's shop) on the ground floor and offices above.

##### **Estimated Project Schedule**

Remediation is planned to be conducted concurrently with redevelopment and is anticipated to start in the first quarter of 2021. The Certificate of Completion is anticipated in December 2021.

**ATTACHMENT C**

**SECTION III: PROPERTY'S ENVIRONMENTAL  
HISTORY**



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## **ATTACHMENT C**

### **SECTION III: PROPERTY'S ENVIRONMENTAL HISTORY**

#### Item 1 - Environmental Reports

Environmental reports prepared for the site are included in this attachment and are summarized below.

1. November 23, 2016 Phase I Environmental Site Assessment (ESA), prepared by Langan
2. November 7, 2019, Technical Report, prepared by York Analytical Laboratories, Inc.
3. May 8, 2020 Final Report for 300 Huntington Street Bulkhead, prepared by Langan
4. June 2020 Limited Subsurface Investigation, prepared by Langan

#### **November 23, 2016 Phase I ESA, prepared by Langan**

The Phase I ESA, which was prepared in accordance with the ASTM International Standard E1527-13, identified the following RECs:

##### REC 1 – Historical Use of Subject Property

Historical use of the proposed BCP site included a contractor's yard with concrete mixing plant equipment from as early as 1915, an automobile house with a gasoline tank from as early as 1938 until at least 1950, and a blacksmith from as early as 1938 until at least 1969. At the time of the site reconnaissance, various chemicals were stored throughout the proposed BCP site in labeled and unlabeled containers. The labeled containers included various concrete admixtures and motor oil.

##### REC 2 – Adjoining Former Manufactured Gas Plant Site

The northern adjoining property, the Former Citizens Gas Works Manufactured Gas Plant (MGP) Site, was listed in the Voluntary Cleanup Program (VCP), Brownfields, and MGP databases. The site was an MGP for about 100 years and the site and surrounding properties (including the proposed BCP site) are impacted by MGP residues. The BCP site is divided into four parcels, I through IV, and the proposed BCP site adjoins the southernmost parcel (Parcel III). Coal tar is present as a non-aqueous phase liquid (NAPL) throughout the portion of the former MGP site that borders the Gowanus Canal and extends to about 120 feet below grade surface. MGP-related contaminants have impacted soil, groundwater, and soil vapor at the proposed BCP site. The off-site portion of the remedial investigation of this MGP site included one boring and three monitoring wells on the southern Huntington Street sidewalk, adjacent to the proposed BCP site. The soil boring observations and soil and groundwater sample results revealed subsurface petroleum- and tar-impacted soil and groundwater originating from the adjoining former MGP site.

### REC 3 – Adjoining National Priorities List (i.e., Superfund) Site

The Gowanus Canal, which adjoins the proposed BCP site to the east, is listed in the National Priorities List (NPL), Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), and State Hazardous Waste Site (SHWS) databases in relation to sediments contaminated with polychlorinated biphenyls (PCBs) and coal tar. Known contamination associated with this Superfund site may have impacted soil, soil vapor, or groundwater at the proposed BCP site.

### REC 4 – Historical Use of Adjoining and Surrounding Properties

Historical uses of adjoining and surrounding properties include various industrial, manufacturing, and commercial uses since at least 1886. Adjoining and surrounding uses included, but were not limited, to a chemical fertilizer plant (1886-1904), a boiler cleaning compound factory (1896-1904), an electrical power station (1904), a dextrin gum plant (1915), a substation with an oil house (1915-1938), an inks and dyes manufacturer (1928), an auto repair shop (1928), a paint manufacturing facility (1928 and 1938), a candy factory (1950-1969), a filling station (1969-2007), a wrought iron furniture manufacturer (1977-1991), and unspecified manufacturing (1977-2007). Suspected contamination associated with historical uses of these adjoining and surrounding properties may have impacted soil, soil vapor, or groundwater at the proposed BCP site.

Together, these RECs indicate that inadvertent releases of coal tar, petroleum products, solvents, chemicals, and/or other hazardous substances at the site and at these adjoining and surrounding properties may have impacted soil, groundwater and soil vapor at the Subject Property.

### **November 7, 2019 Technical Report, prepared by York Analytical Laboratories, Inc.**

During excavation of a trench for construction of a new bulkhead (described below), two areas of soils exhibiting impacts were encountered at about 4 feet bgs at the base of the trench. The soils were dark gray to black, exhibited petroleum-like odors, and returned PID readings up to 103 ppm. Based on these findings, a spill was reported and assigned NYSDEC Spill No. 1908119. Per general disposal facility requirements, two grab samples were collected and analyzed for VOCs and total petroleum hydrocarbons (TPH) diesel range organics (DRO) and gasoline range organics (GRO). Additionally, two composite samples were analyzed for Resource Conservation and Recovery Act (RCRA) characteristics, SVOCs, metals, PCBs, pesticides and Toxicity Characteristic Leaching Procedure (TCLP) metals.

Seven VOCs (1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, cyclohexane, methylcyclohexane, n-propylbenzene, sec-butylbenzene, and xylenes) exceeded New York State Department of Environmental Conservation (NYSDEC) Title 6 of the New York Codes, Rules and Regulations (6 NYCRR) Part 375 Protection of Groundwater (PGW) Soil Cleanup Objectives (SCOs).

---

**May 8, 2020 Final Report for 300 Huntington Street Bulkhead, prepared by Langan**

The final bulkhead report documents new bulkhead installation at the proposed BCP site in accordance with the requirements of the “Administrative Settlement Agreement and Consent for a Removal Action” (Index No. CERCLA-02-2019-2021) between the United States Environmental Protection Agency (USEPA) and 300 Huntington Street LLC, executed by the USEPA and Monadnock on July 22, 2019. Langan provided engineering oversight for the installation of a new sheet pile bulkhead at the proposed BCP site from October 25, 2019 to January 21, 2020. Bulkhead installation was necessary to accommodate the planned remediation of the Gowanus Canal, a USEPA National Priorities List site. The bulkhead was installed in general accordance with the Construction Documents, which include the following USEPA-approved Plans:

1. 300 Huntington Street Bulkhead Plans, prepared by Langan, revised 11 February 2019 (15 sheets identified as MA-001 through MA-504), as approved by USEPA; and
2. The Removals and Bulkhead Replacement Work Plan for 300 Huntington Street, LLC, 300 Huntington Street, Brooklyn, New York, prepared by Langan, 15 June 2018, as approved by USEPA.

Bulkhead installation included steel sheet piling along the canal to about el -35 and steel sheet piling inland for the deadman anchors to about el 0.25. Wales were attached to the bulkhead and deadman piles and tie rods were subsequently attached to them.

**June 2020 Limited Subsurface Investigation (LSI), prepared by Langan**

Langan completed an LSI on May 20, 2020 that included the following:

- Installation of one soil boring to 36 feet below grade surface (bgs)
- Collection of grab soil samples from 5 to 7 feet bgs, 9 to 10 feet bgs, and 31 to 32 bgs for laboratory analysis

Subsurface Observations: The site is underlain by historic fill material predominantly consisting of fine- to medium-grained sand with varying amounts of silt, gravel, concrete, brick, wood, asphalt, and slag. The historic fill was observed from surface grade to a depth of about 8 feet bgs, intersected by an approximately 8-inch concrete slab at about 4 feet bgs. The fill was underlain by fine sand with varying amounts of silt. An approximately 4 foot layer of dark gray clay was observed from approximately 22 to 26 feet bgs. Bedrock was not encountered.

Evidence of impacts (e.g., staining, odors, and PID readings up to 88 parts per million [ppm]) were observed at approximately 5 to 13 feet bgs. The observed shallow impacts were characterized as petroleum-like but may also be the result of lighter-phase coal tar impacts partitioning from the deeper observed coal tar. Coal tar-like odors, staining, and PID readings up to 14,796 ppm

were observed at approximately 28 to 36 feet bgs (boring terminus). Coal tar and potential petroleum impacts will be further evaluated as part of a pending remedial investigation.

Soil Sample Analytical Results: The three grab soil samples were analyzed for volatile organic compounds (VOC), semivolatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCB), pesticides, and herbicides. VOCs, SVOCs, and metals were detected at concentrations above 6 NYCRR Part 375 PGW SCOs in soil samples SB01\_5-7 and SB08\_31-32. One VOC and multiple SVOCs were detected at concentrations above Part 375 Commercial Use (CU) SCOs in samples SB01\_5-7 and SB01\_31-32.

### Item 2 - Sampling Data

Tables and figures summarizing the concentrations of each detected contaminant in the Langan 2020 LSI boring are included in this attachment. An October 2005 off-site investigation at the northern-adjointing property, as described in the Final Remedial Investigation Report for Carroll Gardens/Public Place prepared by GEI Consultants (GEI), included installation of a soil boring and monitoring well triplet (shallow/intermediate/deep) in the south sidewalk of Huntington Street, about 5 feet north of the proposed BCP site boundary. Soil and groundwater laboratory analytical results from this boring are also summarized below. Sampling data is compared to the following criteria and summarized below.

- Soil sample results were compared to the 6NYCRR Part 375 PGW and CU SCOs.
- Groundwater sample results were compare to the 6 NYCRR Part 703.5 Water Quality Standards for Class GA waters and the NYSDEC Division of Water Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values (SGVs) for Class GA water (collectively referred to as SGVs).

### **Soil**

- VOCs, SVOCs, and metals were detected at concentrations above the 6NYCRR Part 375 PGW SCOs in soil samples SB01\_5-7 and SB01\_31-32. SVOCs, particularly polycyclic aromatic hydrocarbons (PAH) were detected above Part 375 CU SCOs. One VOC, naphthalene, exceeded CU SCOs by two orders of magnitude at a concentration of 11,000 mg/kg in soil sample SB01\_31-32. Total PAH were detected at a maximum concentration of 5,599 milligrams per kilogram (mg/kg).
- VOCs and SVOCs were detected above CU SCOs at the soil boring installed in the Huntington Street sidewalk. Total benzene, toluene, ethylbenzene, and xylenes (BTEX) concentrations ranged from 588 mg/kg to 1,240 mg/kg. Total PAH concentrations in soil ranged from 10,082 mg/kg to 36,360 mg/kg in this soil boring.

### **Groundwater**

- VOCs (including BTEX) and SVOCs (including PAHs) were detected at concentrations above the 6NYCRR 703.5 SGVs in shallow and deep groundwater samples.

### Item 3 – Attachments

#### **Figures**

- Figure C-1: Environmental Conditions Map
- Figure C-2: Soil Sample Location and Results Map

#### **Previous Reports**

1. November 23, 2016 Phase I Environmental Site Assessment (ESA), prepared by Langan
2. November 7, 2019, Technical Report, prepared by York Analytical Laboratories, Inc.
3. May 8, 2020 Final Report for 300 Huntington Street Bulkhead, prepared by Langan
4. June 2020 Limited Subsurface Investigation, prepared by Langan

### Item 4 – Past Land Uses

The site historically operated as a contractor's yard with concrete mixing plant equipment from as early as 1915, an automobile house with a gasoline tank from as early as 1938 until at least 1950, and a blacksmith from as early as 1938 until at least 1969. The concrete mixing activities ended around 2012. The site is currently vacant and used for parking.

Concrete equipment demolished in 2017. A new bulkhead along the eastern portion of the site was constructed and completed in February 2020.





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



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Project  
**240 HUNTINGTON STREET**

BLOCK No. 477, LOT No. 8

NEW YORK

BROOKLYN NEW YORK NEW YORK

Figure Title

**ENVIRONMENTAL CONDITIONS MAP**

Project No.  
170430001

Date  
6/23/2020

Scale  
1"=100'

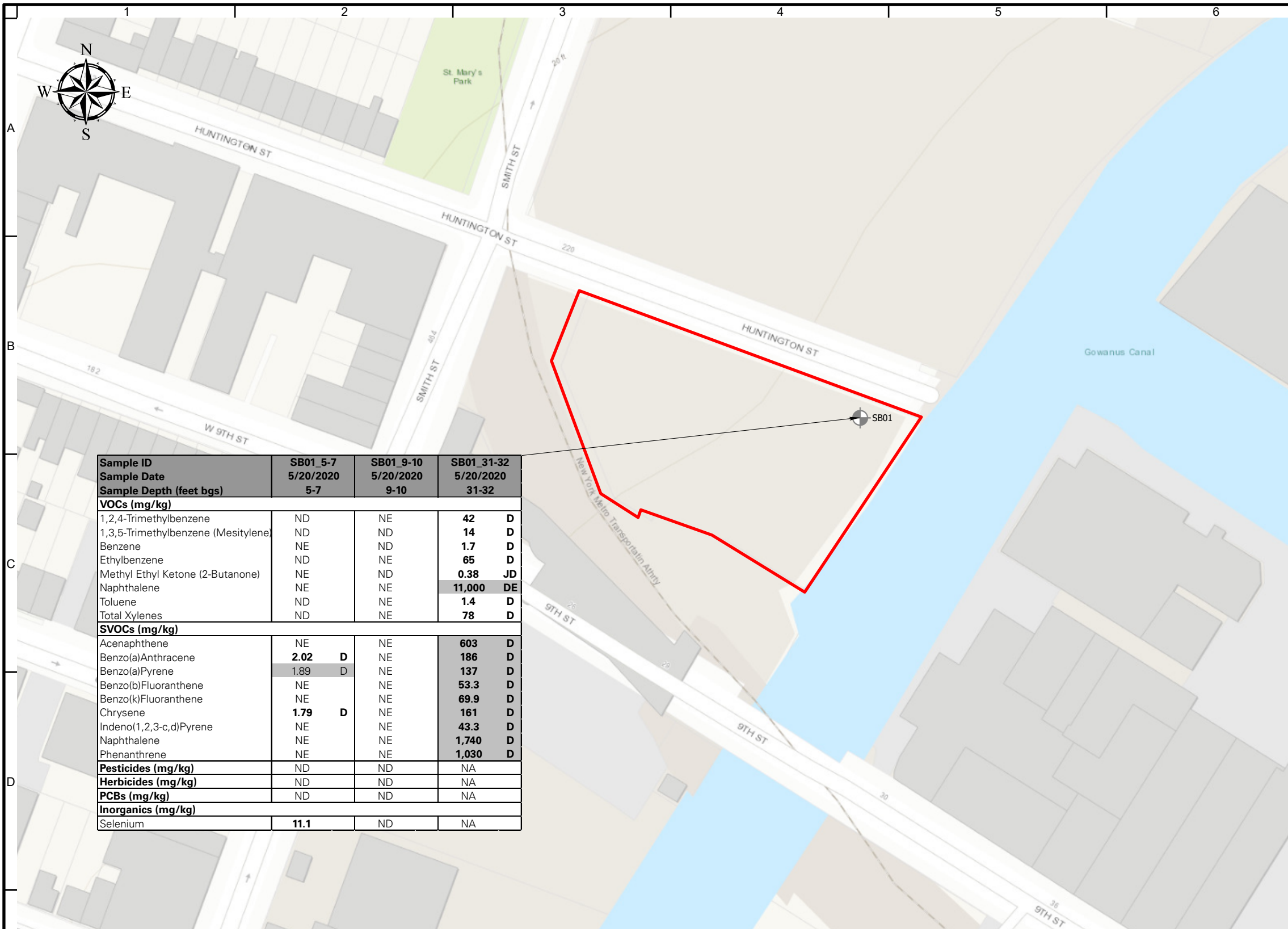
Drawn By  
TZ

Figure No.

**C-1**

Sheet 1 of 2





Sample ID	SB01_5-7	SB01_9-10	SB01_31-32
Sample Date	5/20/2020	5/20/2020	5/20/2020
Sample Depth (feet bgs)	5-7	9-10	31-32
<b>VOCs (mg/kg)</b>			
1,2,4-Trimethylbenzene	ND	NE	<b>42 D</b>
1,3,5-Trimethylbenzene (Mesitylene)	ND	ND	<b>14 D</b>
Benzene	NE	ND	<b>1.7 D</b>
Ethylbenzene	ND	NE	<b>65 D</b>
Methyl Ethyl Ketone (2-Butanone)	NE	ND	<b>0.38 JD</b>
Naphthalene	NE	NE	<b>11,000 DE</b>
Toluene	ND	NE	<b>1.4 D</b>
Total Xylenes	ND	NE	<b>78 D</b>
<b>SVOCs (mg/kg)</b>			
Acenaphthene	NE	NE	<b>603 D</b>
Benzo(a)Anthracene	<b>2.02 D</b>	NE	<b>186 D</b>
Benzo(a)Pyrene	1.89 D	NE	<b>137 D</b>
Benzo(b)Fluoranthene	NE	NE	<b>53.3 D</b>
Benzo(k)Fluoranthene	NE	NE	<b>69.9 D</b>
Chrysene	<b>1.79 D</b>	NE	<b>161 D</b>
Indeno(1,2,3-c,d)Pyrene	NE	NE	<b>43.3 D</b>
Naphthalene	NE	NE	<b>1,740 D</b>
Phenanthrene	NE	NE	<b>1,030 D</b>
<b>Pesticides (mg/kg)</b>	ND	ND	NA
<b>Herbicides (mg/kg)</b>	ND	ND	NA
<b>PCBs (mg/kg)</b>	ND	ND	NA
<b>Inorganics (mg/kg)</b>			
Selenium	<b>11.1</b>	ND	NA

### Legend

Approximate Site Boundary

### Sample Locations

Approximate Soil Boring Location (Langan)

Analyte	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Commercial Use SCOs
<b>VOCs (mg/kg)</b>		
1,2,4-Trimethylbenzene	3.6	190
1,3,5-Trimethylbenzene (Mesitylene)	8.4	190
Benzene	0.06	44
Ethylbenzene	1	390
Methyl Ethyl Ketone (2-Butanone)	0.12	500
Naphthalene	12	500
Toluene	0.7	500
Total Xylenes	1.6	500
<b>SVOCs (mg/kg)</b>		
Acenaphthene	98	500
Benzo(a)Anthracene	1	5.6
Benzo(a)Pyrene	22	1
Benzo(b)Fluoranthene	1.7	5.6
Benzo(k)Fluoranthene	1.7	56
Chrysene	1	56
Indeno(1,2,3-c,d)Pyrene	8.2	5.6
Naphthalene	12	500
Phenanthrene	1,000	500
<b>Inorganics (mg/kg)</b>		
Selenium	4	1,500

### NOTES:

1. WORLD STREET BASEMAP IS PROVIDED THROUGH LANGAN'S ESRI AND ARCGIS SOFTWARE LICENSING AND ARCGIS ONLINE.
2. SOIL SAMPLE ANALYTICAL RESULTS ARE COMPARED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) AND REGULATIONS (NYCRR) PART 375 PROTECTION OF GROUNDWATER AND RESTRICTED USE COMMERCIAL SOIL CLEANUP OBJECTIVES (SCO).
3. DETECTED ANALYTICAL RESULTS ABOVE PROTECTION OF GROUNDWATER SCOS ARE BOLDED.
4. DETECTED ANALYTICAL RESULTS ABOVE RESTRICTED USE COMMERCIAL SCOS ARE SHADED.
5. BGS = BELOW GRADE SURFACE
6. MG/KG = MILLIGRAMS PER KILOGRAM
7. NA = NOT ANALYZED
8. ND = NOT DETECTED
9. NE = CONCENTRATIONS DO NOT EXCEED APPLICABLE SCOS
10. VOC = VOLATILE ORGANIC COMPOUND
11. SVOC = SEMIVOLATILE ORGANIC COMPOUND
12. PCB = POLYCHLORINATED BIPHENYL

### QUALIFIERS

D = THE CONCENTRATION REPORTED IS A RESULT OF A DILUTED SAMPLE.  
 E = THE RESULT IS ESTIMATED AND CANNOT BE ACCURATELY REPORTED DUE TO LEVELS ENCOUNTERED OR INTERFERENCES.  
 J = THE ANALYTE WAS DETECTED ABOVE THE METHOD DETECTION LIMIT (MDL), BUT BELOW THE RL; THEREFORE, THE RESULT IS AN ESTIMATED CONCENTRATION.

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



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Project  
**240 HUNTINGTON STREET**  
 BLOCK No. 477, LOT No. 8  
 NEW YORK  
 BROOKLYN NEW YORK

Figure Title  
**SOIL SAMPLE LOCATION AND RESULTS MAP**

Project No. 170430001	Figure No. <b>C-2</b>
Date 6/22/2020	
Scale 1"=100'	
Drawn By TZ	Sheet 2 of 2



**Table 1**  
**Brownfield Cleanup Program Application**  
**Soil Sample Analytical Results Summary**

240 Huntington Street  
 Brooklyn, New York  
 Langan Project No.: 170430001

Location	NYSDEC Part 375		SB01		SB01		SB01	
Sample ID	Protection of	Restricted Use	SB01_5-7		SB01_9-10		SB01_31-32	
Laboratory ID	Groundwater SCOs	Commercial SCOs	20E0627-02		20E0627-03		20E0627-06	
Sample Date			5/20/2020		5/20/2020		5/20/2020	
Sample Depth (feet bgs)			5-7		9-10		31-32	
<b>Volatile Organic Compounds (mg/kg)</b>								
1,2,4-Trimethylbenzene	3.6	190	0.0023	U	0.33	JD	<b>42</b>	D
1,3,5-Trimethylbenzene (Mesitylene)	8.4	190	0.0023	U	0.23	U	<b>14</b>	D
Acetone	0.05	500	0.022	B	0.45	U	0.44	U
Benzene	0.06	44	0.0051		0.23	U	<b>1.7</b>	D
Ethylbenzene	1	390	0.0023	U	0.33	JD	<b>65</b>	D
M,P-Xylene	~	~	0.0047	U	0.56	JD	52	D
Methyl Ethyl Ketone (2-Butanone)	0.12	500	0.004	J	0.23	U	<b>0.38</b>	JD
Naphthalene	12	500	0.029		0.36	JD	<b>11,000</b>	DE
n-Butylbenzene	12	500	0.0023	U	0.61	D	3.5	D
n-Propylbenzene	3.9	500	0.0023	U	0.34	JD	3.1	D
o-Xylene (1,2-Dimethylbenzene)	~	~	0.0023	U	0.32	JD	25	D
Sec-Butylbenzene	11	500	0.0023	U	0.36	JD	0.24	JD
Toluene	0.7	500	0.0023	U	0.6	D	<b>1.4</b>	D
Total Xylenes	1.6	500	0.007	U	0.88	JD	<b>78</b>	D
<b>Semivolatile Organic Compounds (mg/kg)</b>								
Acenaphthene	98	500	0.583	D	0.223	D	<b>603</b>	D
Acenaphthylene	107	500	0.17	D	0.0512	U	95.8	D
Anthracene	1,000	500	1.34	D	0.148	D	320	D
Benzo(a)Anthracene	1	5.6	<b>2.02</b>	D	0.183	D	<b>186</b>	D
Benzo(a)Pyrene	22	1	<b>1.89</b>	D	0.114	D	<b>137</b>	D
Benzo(b)Fluoranthene	1.7	5.6	1.44	D	0.122	D	<b>53.3</b>	D
Benzo(g,h,i)Perylene	1,000	500	0.965	D	0.127	D	43.1	D
Benzo(k)Fluoranthene	1.7	56	1.48	D	0.0995	JD	<b>69.9</b>	D
Chrysene	1	56	<b>1.79</b>	D	0.206	D	<b>161</b>	D
Dibenz(a,h)Anthracene	1,000	0.56	0.256	D	0.0512	U	15.8	D
Dibenzofuran	210	350	0.515	D	0.0579	JD	33	D
Fluoranthene	1,000	500	4.67	D	0.499	D	344	D
Fluorene	386	500	0.694	D	0.0922	JD	325	D
Indeno(1,2,3-c,d)Pyrene	8.2	5.6	1.15	D	0.115	D	<b>43.3</b>	D
Naphthalene	12	500	0.633	D	0.385	D	<b>1,740</b>	D
Phenanthrene	1,000	500	4.63	D	0.136	D	<b>1,030</b>	D
Pyrene	1,000	500	3.66	D	0.503	D	432	D
<b>Pesticides (mg/kg)</b>	~	~	ND		ND		NA	
<b>Herbicides (mg/kg)</b>	~	~	ND		ND		NA	
<b>Polychlorinated Biphenyls (mg/kg)</b>	~	~	ND		ND		NA	
<b>Inorganics (mg/kg)</b>								
Arsenic	16	16	5.95		1.84	U	NA	
Barium	820	400	120		80.3		NA	
Cadmium	7.5	9.3	0.373		0.368	U	NA	
Chromium, Total	~	~	33.3		12.6		NA	
Chromium, Trivalent	~	1,500	33.3		12.6		NA	
Copper	1,720	270	32.8		36.7		NA	
Lead	450	1,000	337		104		NA	
Manganese	2,000	10,000	289		83.7		NA	
Mercury	0.73	2.8	0.0486		0.147		NA	
Nickel	130	310	15.2		9.51		NA	
Selenium	4	1,500	<b>11.1</b>		3.07	U	NA	
Zinc	2,480	10,000	136		115		NA	
<b>General Chemistry (%)</b>								
Solids, Percent	~	~	86.8		81.4		87.8	

**Notes:**

- Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Protection of Groundwater and Restricted Use Commercial Soil Cleanup Objectives (SCO).
- Only detected analytes are shown in the table.
- Detected analytical results above Protection of Groundwater SCOs are bolded.
- Detected analytical results above Restricted Use Commercial SCOs are shaded.
- Analytical results with reporting limits (RL) above the lowest applicable criteria are italicized.
- ~ = Regulatory limit for this analyte does not exist
- bgs = below grade surface
- mg/kg = milligrams per kilogram
- % = percent
- NA = Not analyzed
- ND = Not detected

**Qualifiers:**

- D = The concentration reported is a result of a diluted sample.
- E = The result is estimated and cannot be accurately reported due to levels encountered or interferences.
- J = The analyte was detected above the Method Detection Limit (MDL), but below the RL; therefore, the result is an estimated concentration.
- U = The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.
- B = The analyte was found in the associated analysis batch blank.

## **ATTACHMENT D**

### **SECTION IV: PROPERTY INFORMATION**

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**ATTACHMENT D**  
**SECTION IV: PROPERTY INFORMATION**

*Item 2 – Property Map*

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

Figure D-2 provides a site base map that shows map scale, north arrow orientation, date, and location of the site with respect to adjacent streets and roadways.

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

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

*Item 10 – Property Description and Environmental Assessment Narrative*

*Location*

The site is identified as Brooklyn Tax Block 477, Lot 8 and is located on the city block bound by Huntington Street to the north, the Gowanus Canal to the east, 9<sup>th</sup> Street to the south, and Smith Street to the west. The Subject Property occupies an area of 49,854 square feet (about 1.15 acres) in the northeastern portion of a city block, and is bound to the south and west by a Metropolitan Transit Authority (MTA) easement containing an elevated New York City Transit (NYCT) structure.

*Site Features*

The site is currently vacant and has been used for parking since February 1, 2018. The site cover consists of about 6 inches of gravel. Based on the July 19, 2016 site survey prepared by Bartlett, Ludlam & Dill Associates, the site elevation ranges from approximately elevation (el) 10.5 to el 16.<sup>1</sup> The site is generally flat and slopes down gradually to the east; the general topographic gradient of the surrounding area slopes gradually to the east towards the Gowanus Canal.

A new steel sheet pile bulkhead was installed along the eastern portion of the site and completed in February 2020. As part of the construction, dead man piles were installed about 50 feet inland of the canal, connected to the bulkhead with double channel wales. Sheet piles were installed to approximately el -45.

*Current Zoning and Land Use*

The site is zoned for industrial/manufacturing use. The entire site is located in the M2-1 manufacturing district. The surrounding area includes commercial, industrial, residential, and

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<sup>1</sup> Elevations reported herein are given in reference to the North American Vertical Datum of 1988 (NAVD88)

transportation/utility buildings, as well as vacant lots, construction sites, and open space.

### *Past Use of the Site*

Historical use of the site includes a contractor's yard with concrete mixing plant equipment from as early as 1915, an automobile house with a gasoline tank from as early as 1938 until at least 1950, and a blacksmith from as early as 1938 until at least 1969.

Concrete equipment was demolished by the end of 2017. A new bulkhead along the eastern portion of the site was constructed and completed in February 2020. During excavation of a trench for the installation of dead man piles, two areas of soils exhibiting petroleum-like impacts were encountered at about 4 feet below grade surface (bgs) at the base of the trench. The soils were dark gray to black, exhibited petroleum-like odors, and returned photoionization detector (PID) readings up to 103 parts per million (ppm). Based on these findings, a spill was reported the assigned NYSDEC Spill No. 1908119.

### *Site Geology and Hydrogeology*

Langan's June 2020 Limited Site Investigation (LSI) at the property identified historic fill from surface grade to about 8 feet bgs, intersected by an approximately 8-inch concrete slab about 4 feet bgs. The fill was underlain by fine sand with varying amounts of silt. An approximately 4 foot layer of dark gray clay was observed from approximately 22 to 26 feet bgs was observed in the June 2020 LSI boring. Beneath the clay, the soil consisted of dark brown to black, fine- to medium-grained sands with varying amounts of silt.

A February 2018 Geotechnical Memorandum prepared by Langan described the fill layer as about 9 to 23 feet thick across the site and consisting of gray-brown sand with varying amounts of silt, gravel, cobbles, bricks, roots, and wood. Fill was underlain by estuarine deposits consisting of dark gray clay. Glacial deposits were encountered below the estuarine deposits in both investigations. The top of the glacial deposit was observed about 17 to 20 feet below the top of the existing bulkhead (corresponding to el -14 to -17); all of the geotechnical borings were terminated in this layer. The glacial deposits consisted typically of dark-brown to gray-brown medium to fine sand with varying amounts of silt, clay, and gravel. Lenses of fine sandy silt were occasionally encountered at the top of this layer.

Based on the findings of previous investigation at the northern adjoining property (Final Remedial Investigation Report Carroll Gardens Public Place by GEI Consultants, Inc., 2005), historic fill was identified from surface grade to about 8 to 12 feet bgs, underlain by an alluvial deposit followed by glacial outwash, Gardiner's Clay, and Jameco Gravel. The USGS "Bedrock and Engineering Geologic Maps of New York County and Parts of Kings and Queens Counties, New York, and Parts of Bergen and Hudson Counties, New Jersey" indicates that the bedrock in the area is part

of the Hartland Formation. Based on Langan's experience at nearby properties, bedrock is expected at about 150 feet bgs.

The groundwater flow direction for the area surrounding the site is tidally influenced. Shallow, intermediate, and deep groundwater flow east towards Gowanus Canal. Groundwater underlying the site was observed at about 8 feet bgs.

### *Environmental Assessment*

#### **Contaminant Sources**

Known and potential sources of contamination have been identified at the proposed BCP site and include historic fill material, environmental impacts, and on-site coal tar impacts from the north adjoining former Citizens Gas Works MGP.

- Historic fill material is a known source of semivolatile organic compound (SVOCs) and metals contamination in soil in urban areas. Historic fill is assumed to be present site-wide and is a possible source of volatile organic compounds (VOCs), SVOC, pesticides, polychlorinated biphenyls (PCBs) and metals.
- Evidence of environmental impacts (e.g., staining, odors, and PID readings) were observed during the LSI at approximately 5 to 13 feet bgs (maximum PID reading 88 parts per million [ppm], and during bulkhead replacement at about 4 feet bgs (maximum PID reading 103 ppm). Based on the findings during the bulkhead installation, a spill was reported and assigned NYSDEC Spill No. 1908119. Historical Sanborn maps, as described in the 2016 Phase I ESA prepared by Langan, document a historical gasoline tank on the north portion of the property that is a possible source for petroleum contamination on-site.
- Soil at the site has been impacted by waste by-products of the gas manufacturing process – most notably, coal tar. Coal tar is a reddish-brown to black dense non-aqueous phase liquid (DNAPL) and contains a complex mixture of organic chemicals, including VOCs and SVOCs. During the June 2020 LSI by Langan, coal tar-like odors, staining, and PID readings up to 14,796 ppm were observed at approximately 28 to 36 feet bgs. Further, concentrations of VOCs and SVOCs were detected above NYSDEC Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Commercial Use (CU) Soil Cleanup Objectives (SCOs) in soil from the coal tar depth interval. Possible sources of coal tar contamination are the north adjoining former Citizen Gas Works MGP, also known as 459 Smith Street site (BCP Site No. C224012), and the east adjoining EPA superfund site, the Gowanus Canal.

#### **Contaminants of Concern**

The primary contaminants associated with historic fill are SVOCs and metals, however, VOCs, pesticides and PCBs may also be constituents of historic fill. The primary contaminants

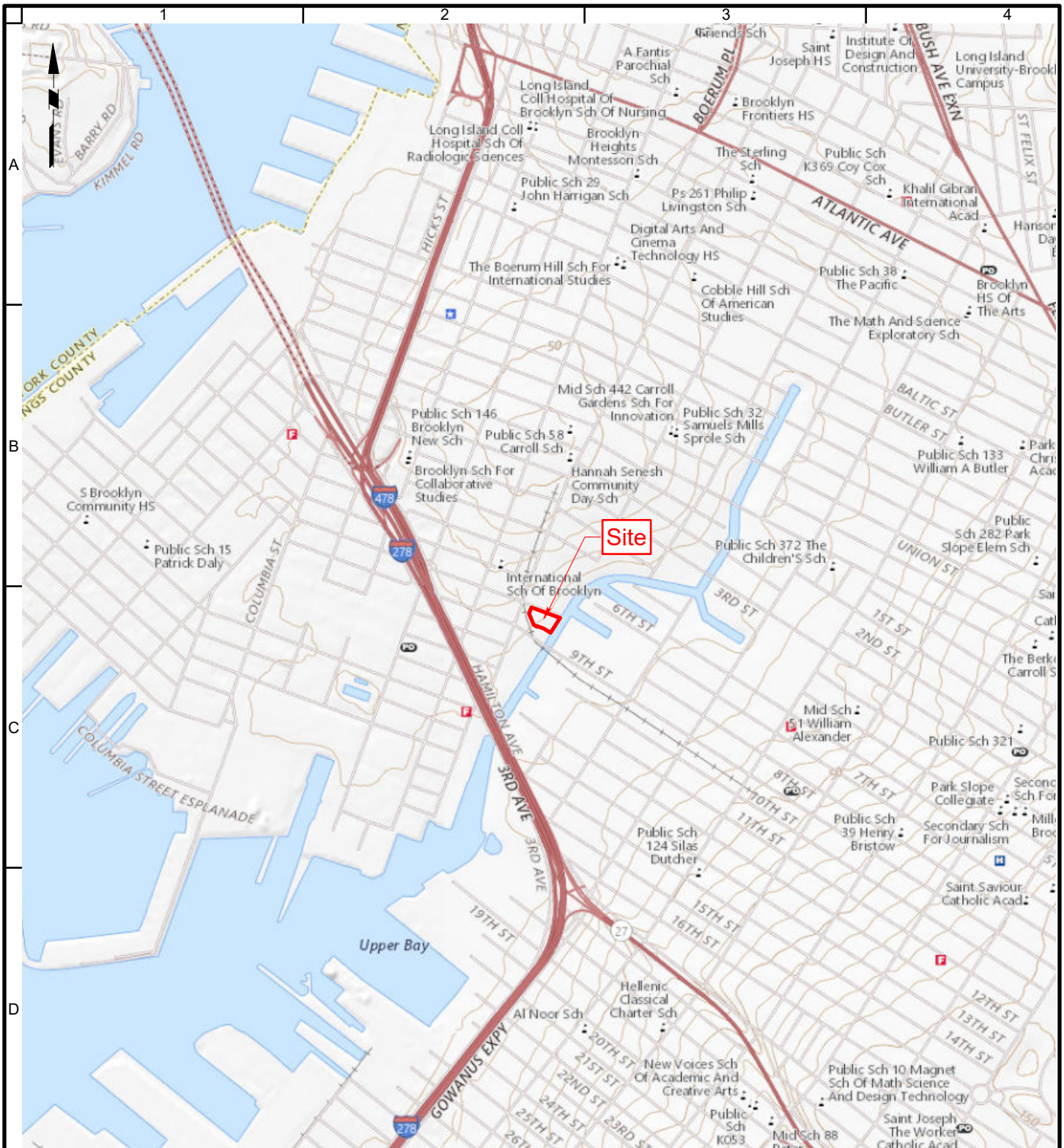
associated with petroleum spills are petroleum-related VOCs and SVOCs. The primary contaminants of concern associated with coal tar are benzene, toluene, ethylbenzene, and xylenes (BTEX), naphthalene and SVOCs.

### **Soil Sample Results**

SVOCs, specifically polycyclic aromatic hydrocarbons (PAHs), were detected at the site during the LSI in the shallow fill sample and deep coal tar-impacted sample above the NYSDEC Part 375 PGW and CU SCOs. In the fill sample (SB01\_5-7), the PAH benzo(a)pyrene was detected above CU SCOs, and benzo(a)anthracene and chrysene were detected above PGW SCOs. In the coal tar-impacted sample (SB01\_31-32), PAHs detected at least one order of magnitude above the NYSDEC Part 375 CU SCOs include benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, indeno(1,2,3-cd)pyrene, naphthalene, and phenanthrene. Acenaphthene and dibenzo(a,h)anthracene also exceeded CU SCOs. Maximum total PAH concentrations were detected at 5,599 milligrams per kilogram (mg/kg) in SB01\_31-32. One VOC, naphthalene, exceeded its CU SCO by two orders of magnitude with a concentration of 11,000 mg/kg in SB01\_31-32. One metal, selenium, exceeded its 6 NYCRR Part 375 Protection of Groundwater SCO in SB01\_5-7.

An October 2005 off-site investigation at the northern-adjointing property, as described in the Final Remedial Investigation Report for Carroll Gardens/Public Place, prepared by GEI Consultants, identified VOCs and SVOCs above CU SCOs in a soil boring installed in the south sidewalk of Huntington Street, about 5 feet north of the proposed BCP site boundary. Total PAH concentrations in soil ranged from 10,082 mg/kg to 36,360 mg/kg in this soil boring. Total BTEX concentrations ranged from 588 mg/kg to 1,240 mg/kg.

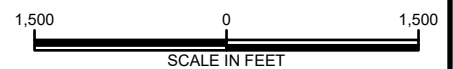
Collectively, naphthalene, BTEX, PAHs, and metals are considered the primary site-related contaminants of concern and are expected to be widespread across the property. A summary of the environmental findings is included in Attachment C.



BASEMAP SOURCE: BROOKLYN, 7.5-MINUTE SERIES, TOPOGRAPHIC QUADRANGLE MAPS, DATED 2019.

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

Approximate Site Boundary



**LANGAN**  
 21 Penn Plaza, 360 West 31st Street, 8th Floor  
 New York, NY 10001-2727  
 T: 212.479.5400 F: 212.479.5444 www.langan.com

Langan Engineering & Environmental Services, Inc.  
 Langan Engineering, Environmental, Surveying,  
 Landscape Architecture and Geology, D.P.C.  
 Langan International LLC  
 Collectively known as Langan

Project  
**240 HUNTINGTON STREET**  
 BLOCK No. 477, LOT No. 8  
 NEW YORK

BROOKLYN NEW YORK

Figure Title  
**SITE LOCATION MAP**

Project No.  
170430001  
 Date  
6/22/2020  
 Scale  
1"=1,500'  
 Drawn By  
TZ

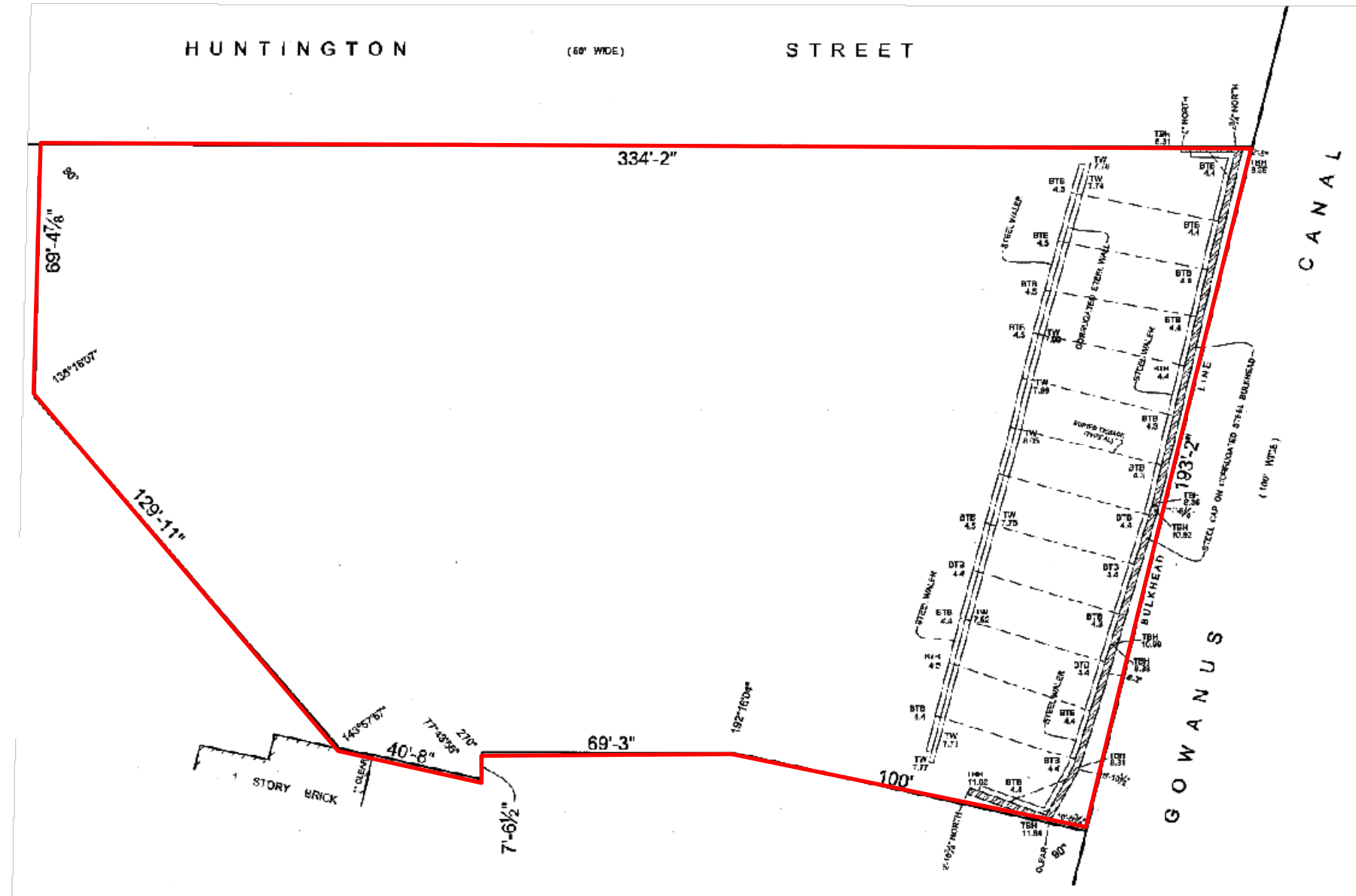
Figure No.  
D-1

Sheet 1 of 4





Legend  
 Approximate Site Boundary



NOTES:  
 1. BASE MAP REFERENCED FROM ORDER NO. 112129-B, PREPARED BY BLD LAND SURVEYORS LLP, DATED DECEMBER 18, 2019

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



**LANGAN**

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

21 Penn Plaza, 360 West 31st Street, 8th Floor  
 New York, NY 10001

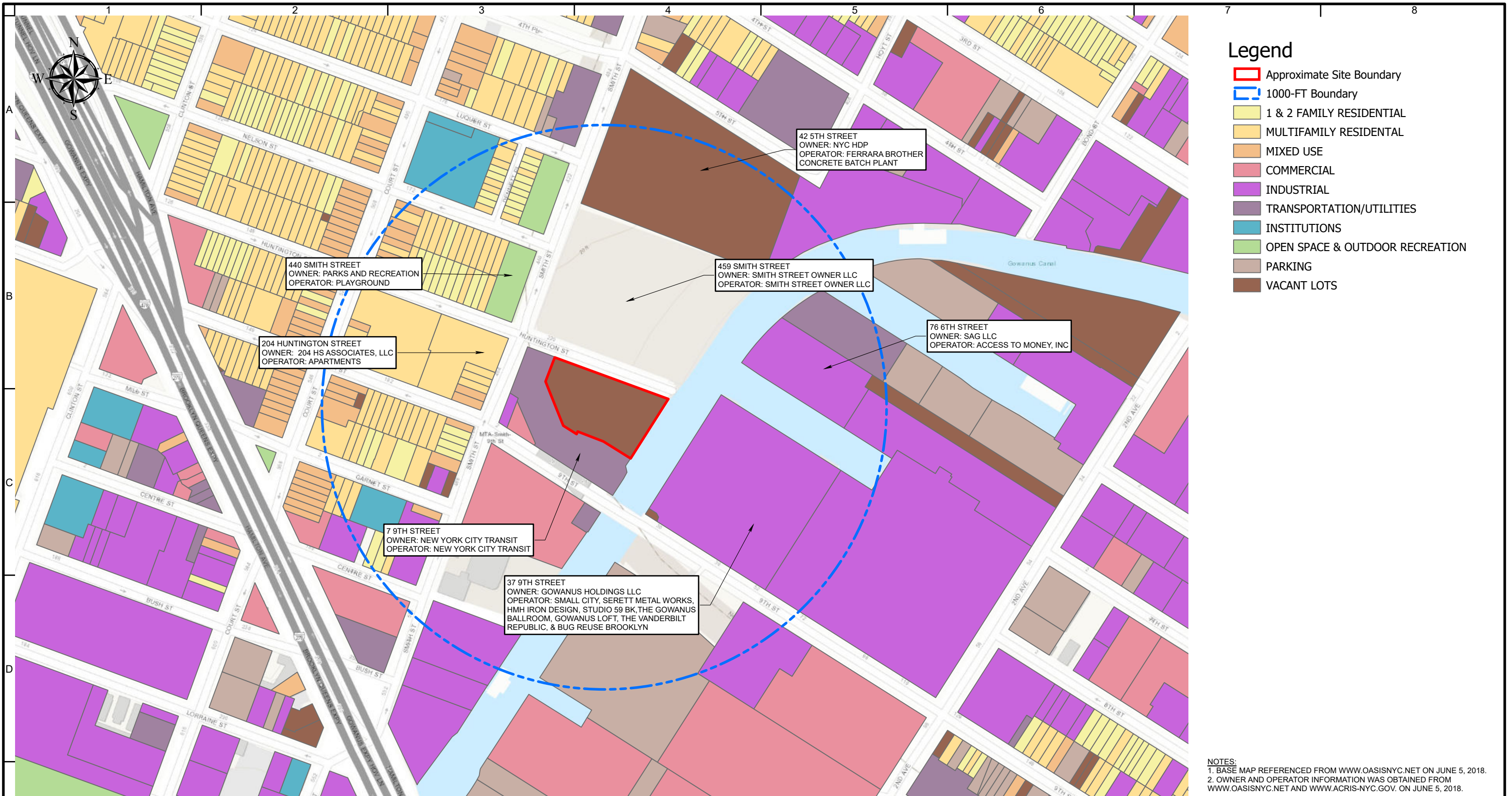
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project  
**240 HUNTINGTON STREET**  
 BLOCK No. 477, LOT No. 8  
 NEW YORK  
 BROOKLYN NEW YORK

Figure Title  
**SITE PLAN**

Project No.  
170430001  
 Date  
6/22/2020  
 Scale  
1"=40'  
 Drawn By  
TZ

Figure No.  
D-2  
 Sheet 2 of 4



- ### Legend
- Approximate Site Boundary
  - 1000-FT Boundary
  - 1 & 2 FAMILY RESIDENTIAL
  - MULTIFAMILY RESIDENTIAL
  - MIXED USE
  - COMMERCIAL
  - INDUSTRIAL
  - TRANSPORTATION/UTILITIES
  - INSTITUTIONS
  - OPEN SPACE & OUTDOOR RECREATION
  - PARKING
  - VACANT LOTS

NOTES:  
 1. BASE MAP REFERENCED FROM WWW.OASISNYC.NET ON JUNE 5, 2018.  
 2. OWNER AND OPERATOR INFORMATION WAS OBTAINED FROM WWW.OASISNYC.NET AND WWW.ACRIS-NYC.GOV. ON JUNE 5, 2018.

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



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

Project  
**240 HUNTINGTON STREET**  
 BLOCK No. 477, LOT No. 8  
 NEW YORK  
 BROOKLYN NEW YORK

Figure Title  
**SURROUNDING LAND USE MAP**

Project No. 170430001	Figure No. D-3
Date 6/22/2020	
Scale 1"=250'	
Drawn By TZ	Sheet 3 of 4





- Legend**
- Approximate Site Boundary
  - Tax Lot Boundary
  - 477 Tax Block Number
  - 8 Tax Lot Number

NOTES:  
 1. BASE MAP TAKEN FROM NEW YORK CITY DEPARTMENT OF FINANCE (NYC DOF) DIGITAL TAX MAP DATABASE ON JUNE 05, 2020.

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



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

Project  
**240 HUNTINGTON STREET**  
 BLOCK No. 477, LOT No. 8  
 NEW YORK  
 BROOKLYN NEW YORK

Figure Title  
**TAX BLOCK AND LOT MAP**

Project No. 170430001	Figure No.
Date 6/22/2020	<b>D-4</b>
Scale 1"=100'	
Drawn By TZ	Sheet 4 of 4

**ATTACHMENT E**

**SECTION VI: CURRENT PROPERTY OWNER AND  
OPERATOR**

**ATTACHMENT E**  
**SECTION VI: CURRENT PROPERTY OWNER/OPERATOR INFORMATION**

**Property Owners**

300 Huntington Street LLC, a Requestor, is the owner of the site. There is no relationship between 300 Huntington Street LLC and previous owners and occupants. The following table of previous owners is based on a review of the New York City Department of Finance - Office of the City Register databases.

<b>Block 477</b>					
<b>Lot Number</b>	<b>Document Type</b>	<b>Date</b>	<b>First Party</b>	<b>Second Party</b>	<b>Relationship to Applicant</b>
8	Deed	May 1, 2017	Red Hook Concrete Loading Corp.  Contact: Catherine Quadrozzi 226 Huntington Street Brooklyn, NY 11231 516-415-4962	300 Huntington Street LLC	None
	Deed	March 30, 1990	David M. Brodsky as Trustee of Marine Pollution Service Inc., T/A Certified Concrete Co, and Transit-Mix Concrete Corp.  Contact: c/o Schulte Roth & Zabel 900 Third Avenue New York, NY 10022	Red Hook Concrete Loading Corp.	None
	Deed	July 15, 1984	Joseph J. Ryan and Mary V. Ryan  Contact: Unknown	Transit-Mix Concrete Corporation	None
	Deed	November 6, 1974	Earl J. Mockler  Contact: Unknown	Edward J. Mockler	None
	Deed	August 15, 1966	Earl J. Mockler and Jeremiah J. Dalton as Executors and Trustees of Elizabeth A. Mockler  Contact: Unknown	Earl J. Mockler	None

**Property Operators**

The following table is based on a review of the November 23, 2016 Phase I Environmental Site Assessment, prepared by Langan.

<b>Operator Name</b>	<b>Relationship to Property</b>	<b>Address and Phone Number</b>	<b>Relationship to Applicant</b>
<b>Block 477, Lot 8</b>			
Minor Buses Inc.	Operator (2018 to present, month to month tenant)	1 Coffey Street, Brooklyn, NY 11231 Phone: Unknown	None
Red Hook Concrete Loading Corp.	Owner and Operator (1990 to 1917)	Catherine Quadrozzi 226 Huntington Street Brooklyn, NY 11231 516-415-4962	None
Transit-Mix Concrete Corporation	Owner and Operator (1984-1990)	c/o Schulte Roth & Zabel 900 Third Avenue New York, NY 10022	None
N. Ryan Contractor	Operator (1904 to 1984)	Unknown	None
Blacksmith	Operator (1938 to 1969)	Unknown	None
Auto House with Gasoline Tanks	Operator (1938 to 1950)	Unknown	None

## **ATTACHMENT F**

### **SECTION VII: REQUESTOR ELIGIBILITY INFORMATION**

**ATTACHMENT F**  
**SECTION VII: REQUESTOR ELIGIBILITY INFORMATION**

*Volunteer Status*

Pursuant to ECL § 27-1405(1), 300 Huntington Street LLC is a Volunteer because their liability arises solely from involvement with the site after discharge or disposal of contaminants at the site. There is no indication of any contribution to or exacerbation of site conditions during the time of Requestor's ownership or involvement with the site.

The Requestor, 300 Huntington Street LLC, is a single-member limited liability company. Nicholas Lembo is the sole owner and member of 300 Huntington Street LLC. The Requestor has taken appropriate care with respect to current site conditions in that it has kept the site secure and voluntarily installed a new bulkhead pursuant to a Removal Order with the USEPA to contain the site and facilitate the dredging of the Gowanus Canal National Priorities List (NPL) site. There are no continuing discharges or threatened future releases to prevent; and Requestor has prevented or limited human, environmental or natural resource exposures to any previously released contamination. As such, the Requestor qualifies as a Volunteer in the Brownfield Cleanup Program.



## **ATTACHMENT G**

### **SECTION IX: CONTACT LIST INFORMATION**

---

**ATTACHMENT G**  
**SECTION IX: CONTACT LIST INFORMATION**

Item 1

**Chief Executive Officer**

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

**New York City Planning Commission**

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

**Borough of Brooklyn, Borough President**

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

**Borough of Brooklyn, Department of Planning and Development**

Joseph Douek  
16 Court Street, 7<sup>th</sup> Floor  
Brooklyn, NY 11241-0103

Item 2

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

There are no residents at the site. The site is currently used as a parking lot.

Tenant (month to month):

Minor Buses Inc.  
1 Coffey Street  
Brooklyn, NY 11231

Adjacent properties include:

Smith Street Owner LLC  
Block: 471 Lot: 200  
459 Smith Street  
Brooklyn 11231

Gowanus Holdings LLC  
Block: 990 Lot: 50  
37 9th Street  
Brooklyn 11215  
(718) 435-2603

NYC TRANSIT  
Block: 477 Lot: 1  
7 9th Street  
Brooklyn 11231  
Contact Info:  
Angela Szu  
MTA, Real Estate Department  
2 Broadway, 4<sup>th</sup> Floor (A4.73)  
New York, NY 10004  
212-878-7262

Item 3

**Local news media from which the community typically obtains information**

Brooklyn Eagle  
16 Court Street, Suite 1208  
Brooklyn, NY 11241

Item 4

**Public Water Supply**

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

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

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

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

Item 5

**Request for Contact**

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

Item 6

**Schools and Day Care Facilities**

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

<p>Ladybug Family Inc          (about 240 feet W from the site)          468 Smith Street # 1          Brooklyn, NY 11231          (718) 797-5616</p>	<p>Sunflower Child Care          (about 340 feet SW from the site)          484 Smith Street          Brooklyn, NY 11231          (646) 642-3439</p>
<p>International School of Brooklyn          (about 650 feet NW from the site)          477 Court Street          Brooklyn, NY 11231          (718) 369-3023</p>	<p>Choo Choo Train Daycare, Inc.          (about 720 feet SW from the site)          539 Court St          Brooklyn, NY 11231          (718) 797-9050</p>
<p>The Olive Treehouse Group, LLC          (about 990 feet N from the site)          Ashley Marsh Sobel, Executive Director          413 Smith St          Brooklyn, NY 11231          (718) 499-2080</p>	<p>Strong Place Daycare Center, Inc.          (about 1,180 feet SW from the site)          595 Clinton St          Brooklyn, NY 11231          (718) 624-2993</p>
<p>New Playground Daycare          (about 1,300 feet W from the site)          458 Court Street #1          Brooklyn, NY 11231          (347) 743-6121</p>	<p>PAL Miccio Head Start          (about 1,350 feet W from the site)          120 West 9th Street          Brooklyn, NY 11231          (718) 624-6223</p>
<p>Bambi Child Care          (about 1,600 feet NW from the site)          73 3rd Place          Brooklyn, NY 11231          (718) 802-1016</p>	<p>Pave Academy Charter School          (about 1,800 feet W from the site)          Ashley Ferguson, Principal          732 Henry Street          Brooklyn, NY 11231          (718) 858-7813</p>
<p>PS 058          (about 2,000 feet N from the site)          Katie Dello Stritto, Principal          330 Smith Street          Brooklyn NY 11231          (718) 330-9322</p>	<p>Brooklyn School for Collaborative Studies          (about 2,100 feet NW from the site)          Scill Chan, Principal          610 Henry Street          Brooklyn, NY 11231          (718) 923-4700</p>
<p>PS 146          (about 2,200 feet NW from the site)          Anna Allanbrook, Principal          610 Henry Street (&amp; 2nd Place)          Brooklyn, New York 11231          (718) 923-4750</p>	<p>The New School of Brooklyn          (about 2,200 feet NW from the site)          Anna Allanbrook, Principal          610 Henry Street          Brooklyn, NY 11231          (718) 923-4750</p>

<p>Irina's Childcare          (about 2,260 feet W from the site)          36 1st Place #1          Brooklyn, NY 11231          (347) 524-8451</p>	<p>Al Madinah School, Inc.          (about 2,320 feet E from the site)          Ahmed Jammoudy, High School Principal          Farhana Masood, Middle School Principal          Zenab El Kady, Elementary School Principal          383 3rd Avenue          Brooklyn, NY 11215          (718) 222-4986</p>
<p>PS 032 Samuel Mills Sprole          (about 2,360 feet NE from the site)          Denise Watson, Principal          317 Hoyt Street          Brooklyn, NY 11231          718-222-6400</p>	<p>Smith Street Workshop          (about 2,360 feet NW from the site)          Olivia Ramsey, Founder &amp; Executive Director          607 Henry Street          Brooklyn, NY 11231          (347) 335-0026</p>
<p>PS 027 Agnes Y Humphrey          (about 2,530 feet NW from the site)          P. Figueroa, Principal          27 Huntington Street          Brooklyn, NY 11231          (718) 330-9285</p>	<p>Agnes Y Humphrey School of Leadership          (about 2,540 feet NW from the site)          Sara Belcher-Barnes          27 Huntington Street          Brooklyn, NY 11231          (718) 330-9285</p>
<p>Summit Academy Charter School/ Redhook          Neighborhood School          (about 2,540 feet NW from the site)          27 Huntington Street          Brooklyn, NY 11231          (718) 875-1403</p>	<p>Cobble Hill Playschool Inc.          (about 2,540 feet NW from the site)          Kristin Brady, Director          93 Rapelye Street          Brooklyn, NY 11231          (718) 243-0440</p>
<p>Cobble Hill Playschool          (about 2,550 feet NW from the site)          Carol M. Troha, Director          653 Hicks Street          Brooklyn, NY 11231          (718) 243-0440</p>	<p>Little Royals Daycare          (about 2,600 feet W from the site)          79 Lorraine Street          Brooklyn, NY 11231          (718) 797-2684</p>
<p>Hannah Senesh Community School          (about 2,690 feet N from the site)          Nicole Nash, Head of School          342 Smith Street          Brooklyn, NY 11231          (718) 858-8663</p>	

Item 7

**Document Repository (e.g. local library):**

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

Brooklyn Community Board 6  
Michael Racioppo, District Manager  
250 Baltic Street  
Brooklyn, NY 11201-6401  
Phone: 718-643-3027

A letter sent to the community board repository acknowledging that it agrees to act as a document repository for the project is included in this attachment. The nearest public library is the Brooklyn Public Library Carroll Gardens Branch. All Brooklyn Public Library locations currently closed due to the COVID-19 pandemic. An email acknowledging that it agrees to act as a document repository for the project is included in this attachment in lieu of a signed letter.

Item 8

**Brooklyn Community Board 6**

Peter D. Fleming, Chairperson  
250 Baltic Street  
Brooklyn, NY 11201-6401  
Phone: 718-643-3027

May 21, 2020

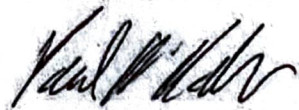
Michael Racioppo  
Brooklyn Community Board 6  
250 Baltic Street  
Brooklyn, NY 11201-6401  
Phone: 718-643-3027

**RE: Brownfield Cleanup Program Application  
300 Huntington Street,  
Brooklyn, New York 11231**

To Mr. Racioppo:

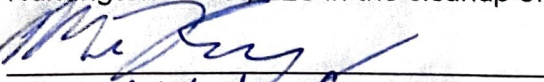
We represent 300 Huntington Street, LLC for their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced site at 300 Huntington Street in Brooklyn, New York. It is a NYSDEC requirement that we supply them a letter certifying that the local community board is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below and return if you are able to certify that your community board will be willing and able to act as the temporary public repository for this BCP project.

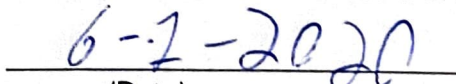
Sincerely,  
**Langan Engineering, Environmental, Surveying and Landscape  
Architecture, D.P.C.**



Paul McMahon, PE  
Senior Project Engineer

Yes, the Brooklyn Community Board 6 is willing and able to act as a public repository on behalf of 300 Huntington Street, LLC in the cleanup of 300 Huntington Street under the NYSDEC BCP.

  
\_\_\_\_\_  
(Name) Michael Racioppo

  
\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Title) District Manager

May 27, 2020

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

**RE:      Brownfield Cleanup Program Application  
          300 Huntington Street,  
          Brooklyn, New York 11231**

To whom it may concern:

We represent 300 Huntington Street, LLC for their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced site at 300 Huntington Street in Brooklyn, New York. It is a NYSDEC requirement that we supply them a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below and return if you are able to certify that your library will be willing and able to act as the temporary public repository for this BCP project.

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



Paul McMahon, PE  
Senior Project Engineer

Yes, the Carroll Gardens Branch Library is willing and able to act as a public repository on behalf of 300 Huntington Street, LLC in the cleanup of 300 Huntington Street under the NYSDEC BCP.

X\*

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Title)

\*Please see attached email for Library agreement to this letter.



Elizabeth Burgess

---

**From:** Leighton, John <jleighton@bklynlibrary.org>  
**Sent:** Thursday, May 28, 2020 3:44 PM  
**To:** Elizabeth Burgess  
**Subject:** Re: Repository Request Letter - Langan

Hi Ms. Burgess,

We are happy to act as repository for this project. Please let me know if the files need any particular directions.

I am unable to sign this PDF because I am away from the office, but I give my agreement and you may mark an X by proxy on the form with a note of this email. We have no problem handling these type of requests.

Please let me know if that works for you. Enjoy the day.

John Leighton

**John Leighton | Neighborhood Library Supervisor, Carroll Gardens Branch  
Brooklyn Public Library**

718.596.6972  
Internal extension: 31116  
bklynlibrary.org

---

**From:** Elizabeth Burgess <eburgess@langan.com>  
**Sent:** Wednesday, May 27, 2020 1:21 PM  
**To:** Leighton, John <jleighton@bklynlibrary.org>  
**Cc:** Paul McMahon <PMcMahon@Langan.com>  
**Subject:** Repository Request Letter - Langan

Hello Mr. Leighton,

We have a site in the process of applying to the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) and it is required that we supply them a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign the attached letter and return to us at your earliest convenience if you are able to certify that your library would be willing and able to act as the public repository for this BCP project. We will submit these documents to you electronically.

Thank you for your time,  
**Elizabeth Burgess, EIT  
Senior Staff Engineer**

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**ATTACHMENT H**

**SECTION X: LAND USE FACTORS**

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## **ATTACHMENT H**

### **SECTION X: LAND USE FACTORS**

#### *Item 1 - Current Zoning*

The site is located in the M2-1 manufacturing district. M2 districts occupy the middle ground between light and heavy industrial areas and are typically mapped in older industrial areas near the waterfront.

The Requestor is seeking a zoning map amendment to rezone the site from an M2-1 to an M2-3 district for the proposed six-story development, which would include office space, ground-level retail space, and a contractor shop and yard. The City Environmental Quality Review (CEQR) Environmental Assessment Statement (EAS) is included in this Attachment.

#### *Item 2 - Current Use*

The site is currently vacant with no structures and used as a parking lot. The site most recently was developed as a concrete mixing facility that ceased operation around 2012. Minor Buses Inc. began leasing the vacant site for parking on February 1, 2018.

#### *Item 3 - Intended Use Post-Remediation*

The proposed redevelopment will consist of a six-story building, which would include office space, ground-level retail space, and a contractor shop and yard. The proposed six-story building will have a footprint of 20,924 square feet, with the remainder of the site occupied by a 14,852-square-foot contractor's yard and a 50-foot set-back from the Gowanus canal for a public walkway.

#### *Item 4 – Current Historical and/or Recent Development Patterns*

The proposed use of the site is consistent with current allowable uses, and the proposed increase in density is consistent with the goals outlined in the draft Gowanus zoning proposal released by the NYC Department of City Planning (DCP) on January 30, 2019. The site borders the boundary of the Gowanus zoning proposal.

#### *Item 5 - Consistency with Applicable Zoning Laws/Maps*

The proposed redevelopment is inconsistent with current zoning laws/maps. The Requestor is seeking a zoning map amendment to rezone the site from an M2-1 to an M2-3 district.

#### *Item 6 - Comprehensive Plans*

The site borders the boundary of the proposed rezoning of the Gowanus Canal Corridor. The proposed use is consistent with the surrounding community and waterfront plans, and is cohesive with the adjacent draft zoning proposal for the Gowanus Canal Corridor.

## **ATTACHMENT I**

# **SUPPLEMENTAL QUESTIONS FOR SITES SEEKING TANGIBLE PROPERTY CREDITS**

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**ATTACHMENT I**  
**SUPPLEMENTAL QUESTIONS FOR SITES SEEKING TANGILBE PROPERTY**  
**CREDITS**

Underutilized Information

1. There are no structures on the site.
2. There have not been any buildings using permissible floor area under applicable base zoning on the site for in excess of 20 years and that zoning has been in effect for more than 3 years.
3. The site is proposed to be used for at least 75 percent commercial and industrial uses.
4. The proposed development could not be undertaken without substantial government assistance in the form of tax credits and energy cost abatements under the Industrial and Commercial Abatement Program ("ICAP") and Energy Cost Savings Program ("ECSP"), respectively. Without these subsidies the project could not be undertaken because it would only provide 50% of the standard accepted levered internal rate of return ("IRR") of 16-18% for projects in New York City. See attached data and calculations establishing an IRR of 9.3% and a marginally acceptable IRR of 12.3% with the aforementioned subsidies. There would be 13.3% IRR with the anticipated BCP tax credits. The required formal certification from the City of New York is pending.

Calculations

- A. Initial Annual Income = \$45,166,534
- B. Initial Annual Expenses (incl. RE taxes, CapEx) = \$1,874,537\*
- C. Initial Net Property Level Operating Income (NOI) = \$3,291,997\*
- D. Return on Cost (ROC) = 5.51%
- E. Levered Internal Rate of Return (IRR) = 9.3%

\*Comparatively, with ICAP and ECSP, the project expenses and operating income are respectively decreased, and increased, by \$748,177

300 Huntington St  
 Revised: June 22, 2020

### Program and Use-Specific Assumptions

Category	Office	Retail	Shop	Yard
Program Size (RSF <sup>1</sup> )	119,389	14,073	4,851	19,142
Rent Assumptions (per RSF/Yr.)	\$40	\$45	\$25	\$5
Operating Assumptions				
Mgmt. Fee (% EGI)	5%			
M&O - w/o ICAP & ECPS (per RSF/Yr.)	\$12.03			
M&O - w/ ICAP & ECPS (per RSF/Yr.)	\$6.62			
CapEx Reserves (% NOI)	5%			
Stabilized Vacancy	5%			

<sup>1</sup> Rentable Square Footage for Office, Shop & Yard assume a 27% Loss Factor

### Development Assumptions

Category	Assumption
Acquisition Costs	\$10,050,357
Hard Costs	\$37,111,745
Soft Costs	\$12,553,615
Timing Assumptions	
Construction Start	1/1/2021
Lease-Up Period	7/1/2022
Stabilization	7/1/2023
Construction Loan Take-out	10/1/2023

### Financing Assumptions

Category	Assumption
Construction Loan	
Loan-to-Cost Ratio	60%
Interest Rate	4.25%
Permanent Loan	
Loan-to-Value Ratio	60%
Debt Service Coverage	1.25
Loan Closing Costs	1.50%
Interest Rate	5.00%
Amortization Period (Yr.)	30
Loan Term (Yr.)	10
Exit Assumptions	
Exit Year	9
Exit Capitalization Rate	5.50%
Exit Sales Cost	3.60%