



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 11*

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME 473 President LLC

ADDRESS c/o Avery Hall Investments, 51 East 12th Street, 7th Floor

CITY/TOWN New York, New York

ZIP CODE 10003

PHONE (917) 826-2847

FAX

E-MAIL jesse@averyhallinvestments.com

Is the requestor authorized to conduct business in New York State (NYS)?

☒

Yes

☐

No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. **Please note:** If the requestor is an LLC, the members/owners names need to be provided on a separate attachment. **Attachment A**

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

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of [DER-10: Technical Guidance for Site Investigation and Remediation](#) and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP.**

Section II. Project Description **Attachment B**

1. What stage is the project starting at?

☒

Investigation

☐

Remediation

NOTE: If the project is proposed to start at the remediation stage, a Remedial Investigation Report (RIR) at a minimum is required to be attached, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Work Plan are also attached (see DER-10 / Technical Guidance for Site Investigation and Remediation for further guidance) then a 45-day public comment period is required.

2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☐ No

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 Attachment C

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that the site requires remediation and 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). Please do not submit paper copies of supporting documents.**

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

*Please describe: See Attachment C

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 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: _____

Section IV. Property Information - See Instructions for Further Guidance Attachment D				
PROPOSED SITE NAME 514 Union Street				
ADDRESS/LOCATION 514 Union Street				
CITY/TOWN Brooklyn		ZIP CODE 11215		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): New York City				
COUNTY Kings		SITE SIZE (ACRES) 0.39		
LATITUDE (degrees/minutes/seconds) 40 ° 40 ' 43.2N "		LONGITUDE (degrees/minutes/seconds) 73 ° 59 ' 13.0W "		
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	Attachment D	Section No.	Block No.	Lot No. Acreage
514 Union Street		3	440	12 .39
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? Attachment D <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 DEC's website for more information) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, identify census tract : _____ Percentage of property in En-zone (check one): <input type="checkbox"/> 0-49% <input type="checkbox"/> 50-99% <input type="checkbox"/> 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)? <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

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?** Attachment D

☒ 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: JW _____

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

Section V. Additional Requestor Information See Instructions for Further Guidance		DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Jesse Wark			
ADDRESS 51 East 12th Street, 7th Floor			
CITY/TOWN New York		ZIP CODE 10003	
PHONE (917) 826-2847	FAX	E-MAIL jesse@averyhallinvestments.com	
NAME OF REQUESTOR'S CONSULTANT Michale D. Burke, 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 mburke@langan.com	
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 (212) 421-2150	FAX	E-MAIL dyudelson@sprlaw.com	
Section VI. Current Property Owner/Operator Information – if not a Requestor			Attachment E
CURRENT OWNER'S NAME		OWNERSHIP START DATE:	
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
CURRENT OPERATOR'S NAME			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".			
IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.			
Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)			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? <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 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? M1-2

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 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 MANAGING MEMBER (title) of 473 PRESIDENT 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: 12/23/21

Signature: 

Print Name: SESSE WARK

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 11

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
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see DEC's website for more information.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2. Is the property upside down or underutilized as defined below?	Upside Down? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Underutilized? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>From ECL 27-1405(31):</p> <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> <p>From 6 NYCRR 375-3.2(I) as of August 12, 2016: (Please note: Eligibility determination for the underutilized category can only be made at the time of application)</p> <p>375-3.2:</p> <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: 514 Union Street

City: Brooklyn

Site Address: 514 Union Street

County: Kings

Zip: 11215

Tax Block & Lot

Section (if applicable): 3

Block: 440

Lot: 12

Requestor Name: 473 President LLC

City: New York, New York

Requestor Address: c/o Avery Hall Investments, 51 East 12th Street, 7th Floor

Zip: 10003

Email: jesse@averyhallinvestments.com

Requestor's Representative (for billing purposes)

Name: Jesse Wark

Address: 51 East 12th Street, 7th Floor

City: New York

Zip: 10003

Email: jesse@averyhallinvestments.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: Michale D. Burke, Langan Engineering, Environmental, Surveying, Landscape Architecture **Address:** 21 Penn Plaza, 360 West 31st Street, 8th Floor

City: New York

Zip: 10001

Email: mburke@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

ATTACHMENT A

SECTION I: REQUESTOR INFORMATION

A copy of the entity information for 473 President LLC (the Requestor) from the New York State Department of State Division of Corporations is included with this attachment. The Requestor is a domestic limited liability company. The sole member of 473 President LLC is 473 President Partners LLC. Jesse Wark is an authorized signatory for 473 President Partners LLC.

The Requestor is the property owner and has access to investigate and remediate the site. The property deed for the site is included with this attachment. The realignment of the lots referenced on the property deed is discussed in Attachment D.

ATTACHMENT A
SECTION I
ENTITY INFORMATION



NYS Department of State Division of Corporations Entity Information

The information contained in this database is current through December 10, 2020.

Selected Entity Name: 473 PRESIDENT LLC

Selected Entity Status Information

Current Entity Name: 473 PRESIDENT LLC

DOS ID #: 5555409

Initial DOS Filing Date: MAY 20, 2019

County: NEW YORK

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

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

AVERY HALL INVESTMENTS
51 EAST 12TH STREET, 7TH FLOOR
ATTN: MR. AVI FISHER
NEW YORK, NEW YORK, 10003

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

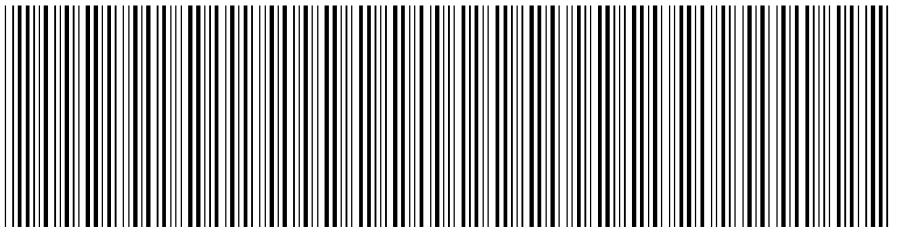
Filing Date	Name Type	Entity Name
MAY 20, 2019	Actual	473 PRESIDENT LLC

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.

ATTACHMENT A
SECTION I
PROPERTY DEED

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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



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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2019091200094001

Document Date: 09-05-2019

Preparation Date: 09-24-2019

Document Type: DEED

Document Page Count: 3

PRESENTER:

TITLEVEST AGENCY
110 EAST 42ND STREET/FAK1694904
10TH FLOOR
NEW YORK, NY 10017
212-757-5800
RECORDINGS@TITLEVEST.COM

RETURN TO:

TITLEVEST AGENCY
110 EAST 42ND STREET/FAK1694904
10TH FLOOR
NEW YORK, NY 10017
212-757-5800
RECORDINGS@TITLEVEST.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	440	1	Entire Lot	469 PRESIDENT STREET

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
BROOKLYN	440	12	Entire Lot	514 UNION STREET

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

MCP PRESIDENT STREET LLC
550 GRAND STREET, FIRST FLOOR
BROOKLYN, NY 11211

GRANTEE/BUYER:

473 PRESIDENT LLC
51 EAST 12TH STREET
NEW YORK, NY 10003

FEES AND TAXES

Mortgage :

Mortgage Amount:	\$	0.00
------------------	----	------

Taxable Mortgage Amount:	\$	0.00
--------------------------	----	------

Exemption:

TAXES: County (Basic):	\$	0.00
------------------------	----	------

City (Additional):	\$	0.00
--------------------	----	------

Spec (Additional):	\$	0.00
--------------------	----	------

TASF:	\$	0.00
-------	----	------

MTA:	\$	0.00
------	----	------

NYCTA:	\$	0.00
--------	----	------

Additional MRT:	\$	0.00
-----------------	----	------

TOTAL:	\$	0.00
--------	----	------

Recording Fee:	\$	55.00
----------------	----	-------

Affidavit Fee:	\$	0.00
----------------	----	------

Filing Fee:

\$	250.00
----	--------

NYC Real Property Transfer Tax:

\$	1,157,625.00
----	--------------

NYS Real Estate Transfer Tax:

\$	286,650.00
----	------------

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 09-24-2019 12:54

City Register File No.(CRFN):

2019000308425



Annette McMill

City Register Official Signature

B: 440
L: 1 & 12

R+R to: GOLDFARB FLEECE
560 Lexington Ave.
NY, NY. 10022
att. Douglas Gladstein

**BARGAIN AND SALE DEED
WITH COVENANTS AGAINST GRANTOR'S ACTS**

THIS INDENTURE, dated as of September 5, 2019, between **MCP PRESIDENT STREET LLC**, a New York limited liability company ("**Grantor**"), 550 Grand Avenue, First Floor, Brooklyn, New York 11211 and **473 PRESIDENT LLC** ("**Grantee**"), having an address at 51 East 12th Street, 7th Floor, New York, New York 10003.

WITNESSETH, that Grantor in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged by Grantor, does hereby grant and release and assign forever unto Grantee, and the heirs or successors and assignees of Grantee, all those certain plots, pieces or parcels of land commonly known as 469-473 President Street and 514 Union Street and located in the Borough of Brooklyn, County of Kings, and State of New York, as more particularly bounded and described in **Exhibit A** attached hereto and made a part hereof (the "**Land**");

TOGETHER with the buildings now located or hereafter erected on the Land (the "**Buildings**") and any and all other fixtures and improvements now located or hereafter erected on the Land (the Buildings and such other fixtures and improvements being hereinafter collectively referred to as the "**Improvements**");

TOGETHER with all right, title and interest, if any, of Grantor in and to the land lying in the bed of any street, highway, road or avenue, opened or proposed, public or private, in front of or adjoining the Land, to the center line thereof, any rights of way, appendages, appurtenances, easements, sidewalks, alleys, gores or strips of land adjoining or appurtenant to the Land and used in conjunction therewith, any development rights appurtenant to the Land and any award or payment made or to be made in lieu of any of the foregoing or any portion thereof and any unpaid award for damage to the Land or any of the Improvements by reason of change of grade or closing of any street, road or avenue (the foregoing rights, together with the Land and the Improvements being hereinafter referred to collectively as the "**Premises**");

TO HAVE AND TO HOLD the Premises herein granted, unto Grantee, and the heirs, successors and assigns of Grantee, 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 whatsoever, except as aforesaid.

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

[Remainder of the page is intentionally left blank]

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

GRANTOR:

MCP PRESIDENT STREET, LLC, a New York limited liability company

By: 

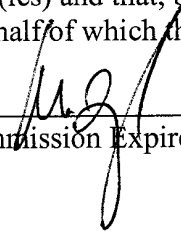
Name: Cynthia Schlegel
Title: Managing Member

By: 

Name: Francois Barthelemy
Title: Member

STATE OF NEW YORK)
)ss. :
COUNTY OF NEW YORK)

On September 5, 2019, before me, the undersigned, a notary public in and for said State, personally appeared, Cynthia Schlegel, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies) and that, by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

 , Notary Public
My Commission Expires:

RONALD M. BEIGEL
Notary Public-State of New York
No. 01BE4861461
Qualified in Nassau County
Commission Expires June 9, 2022

STATE OF NEW YORK)
)ss. :
COUNTY OF NEW YORK)

On September 5, 2019, before me, the undersigned, a notary public in and for said State, personally appeared, Francois Barthelemy, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies) and that, by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

 , Notary Public
My Commission Expires:

RONALD M. BEIGEL
Notary Public-State of New York
No. 01BE4861461
Qualified in Nassau County
Commission Expires June 9, 2022

TitleVest Agency, LLC

SCHEDULE A

(Description)

TITLE NUMBER: FAKI694904

Parcel I (Block 440 Lot 1):

ALL that certain plot, piece or parcel of land, 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 the corner formed by the intersection of the easterly side of Nevins Street with the northerly side of President Street;

RUNNING THENCE northerly along the easterly side of Nevins Street, 160 feet;

THENCE easterly parallel with the northerly side of President Street, 80 feet;

THENCE southerly and parallel with the easterly side of Nevins Street, 160 feet to the northerly side of President Street;

THENCE westerly along the northerly side of President Street, 80 feet to the corner at the point or place of BEGINNING.

Parcel II (Block 440 Lot 12):

ALL that certain plot, piece or parcel of land, 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 northerly side of President Street distant 80 feet easterly from the corner formed by the intersection of the easterly side of Nevins Street with the northerly side of President Street;

RUNNING THENCE easterly along the northerly side of President Street, 200 feet;

THENCE northerly parallel with the easterly side of Nevins Street, 100 feet;

THENCE westerly parallel with the northerly side of President Street, 20 feet 6 inches;

THENCE northerly parallel with the easterly side of Nevins Street and part of the distance through a party wall, 90 feet to the southerly side of Union Street;

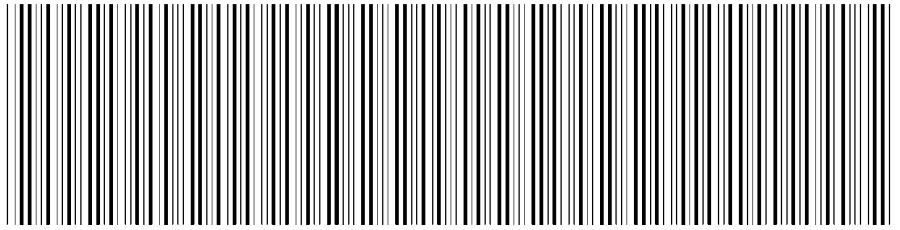
THENCE westerly along the southerly side of Union Street, 179 feet 6 inches;

THENCE southerly and parallel with the easterly side of Nevins Street, 190 feet to the northerly side of President Street at the point or place of BEGINNING.

FOR INFORMATION ONLY: Said premises also known as 469 & 473 President Street, Brooklyn, NY 11215.

FOR CONVEYANCING ONLY, if intended to be conveyed: Together with all rights title and interest of, in and to any streets and roads abutting the above described premises, to the center line thereof.

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**



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SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2019091200094001
Document Type: DEED

Document Date: 09-05-2019

Preparation Date: 09-24-2019

ASSOCIATED TAX FORM ID: 2019082300395

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

2
2



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

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 440 LOT: 1
- (2) Property Address: 469 PRESIDENT STREET, BROOKLYN, NY 11215
- (3) Owner's Name: 473 PRESIDENT LLC

Additional Name:

Affirmation:



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

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

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

Print Name of Owner: Francis Bartelery

Signature: [Signature]

Date (mm/dd/yyyy)

09/05/2019

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

Francis Bartelery

Authorized
Signatory

2019082300395101



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

Customer Registration Form for Water and Sewer Billing

Borough	Block	Lot	Street	City	State	Zip
BROOKLYN	440	12	514 UNION STREET	NY	NY	11215

201908230039510105

FOR CITY USE ONLY

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

C3. Book OR C4. Page
 C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 469 PRESIDENT STREET BROOKLYN 11215
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 473 PRESIDENT LLC
 LAST NAME / COMPANY FIRST NAME

 LAST NAME / COMPANY FIRST NAME

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

 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 2 # of Parcels OR ☐ Part of a Parcel

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

8. Seller Name MCP PRESIDENT STREET LLC
 LAST NAME / COMPANY FIRST NAME

 LAST NAME / COMPANY FIRST NAME

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

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

SALE INFORMATION

10. Sale Contract Date 7 / 23 / 2019
 Month Day Year

11. Date of Sale / Transfer 9 / 5 / 2019
 Month Day Year

12. Full Sale Price \$ 4 4 1 0 0 0 0 0

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

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

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

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

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

15. Building Class F, 4 16. Total Assessed Value (of all parcels in transfer) 2 1 2 6 2 5 0

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

BROOKLYN 440 1 BROOKLYN 440 12

CERTIFICATION

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

BUYER**BUYER'S ATTORNEY**

BUYER SIGNATURE <i>[Signature]</i>		DATE 9/5/19	
C/O AVERY HALL INVESTMENTS 51 EAST 12TH STREET		LAST NAME	
<i>Francois Bertelony</i>		FIRST NAME	
STREET NUMBER	STREET NAME (AFTER SALE)	AREA CODE	TELEPHONE NUMBER
NEW YORK			
CITY OR TOWN	STATE NY	ZIP CODE 10003	
SELLER SIGNATURE <i>[Signature]</i>		DATE 9/5/19	

SELLER

Authorized
Signatory

Cynthia Schlegel

Authorized
Signatory

ATTACHMENT B
SECTION II
PROJECT DESCRIPTION

ATTACHMENT B

SECTION II: PROJECT DESCRIPTION

Item 3 – Project Description

The site is located at 514 Union Street, Brooklyn, New York and is identified as Block 440, Lot 12 on the Brooklyn Borough Tax Map. The site has about 180 feet of frontage along Union Street to the north. New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site No. C224309 adjoins the site to the east and west, and NYSDEC BCP Site No. C224220 adjoins the site to the south.

The site is improved with a one-story brick building occupied by the Royal Palms Shuffleboard Club. The purpose of the project is to investigate and remediate this contaminated brownfield, while implementing remedial measures that are protective of human health and the environment. There are currently no redevelopment plans. Investigation and remediation will be implemented such that a certificate of completion is obtained by December 2025. The remedial program will start with preparation of a Remedial Investigation Work Plan (RIWP) within 30 days of execution of the Brownfield Cleanup Agreement (BCA).

ATTACHMENT C

SECTION III

PROPERTY'S ENVIRONMENTAL HISTORY

ATTACHMENT C

SECTION III: PROPERTY'S ENVIRONMENTAL HISTORY

Item 1 - Environmental Reports and Investigations

Environmental reports prepared for the site and/or the adjacent New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) sites are summarized below and include the following:

- 24 July 2014 *Report on Phase I Environmental Site Assessment*, prepared by Carlin, Simpson & Associates (CSA)
- 16 August 2019 Remedial Investigation Report for 473 President Street, prepared by Langan
- 18 August 2020 Indoor Air Sample Results Technical Memorandum for 514 Union Street, prepared by Langan
- 27 October 2020 Remedial Investigation Report for President Street Portfolio, prepared by Langan
- 30 April 2020 Limited Subsurface Investigation Report for 514 Union Street, prepared by Langan

The previously listed environmental reports are appended to this attachment.

24 July 2014 Phase I Environmental Site Assessment, prepared by CSA

The Phase I Environmental Site Assessment (ESA) was prepared for a larger area that included 514 Union Street. The Phase I ESA identified the following two recognized environmental conditions (REC):

- Historical industrial site use (including Dolin Metal Manufacturing Co., Coca-Cola Bottling Co. of NY, and Albro J. Newton Co. Trim and Planning Mill), with limited information regarding waste management and housekeeping practices, may have contributed to contamination at the site.
- Contaminated groundwater from nearby off-site sources, including the Gowanus Canal (a National Priorities List [NPL] site) and 318 Nevins Street (petroleum-contaminated groundwater attributed to on-site petroleum bulk storage), may have impacted groundwater at the site.

The following REC was identified associated with 473 President Street, an adjacent property to the south currently enrolled in the NYSDEC BCP (BCP Site No. C224220):

- Open NYSDEC Spill No. 9412605 for a petroleum release during a tank test failure that may have impacted groundwater at the site

16 August 2019 Remedial Investigation Report for 473 President Street (BCP Site No. C224220), prepared by Langan

The Remedial Investigation Report (RIR) documents the Remedial Investigation (RI) implemented at 473 President Street, which adjoins the site to the south and is located on the southern portion of the former Lot 12 and in the new Lot 1 (Lot merger information included in Attachment D). The RI was implemented between March 2017 and December 2018, and included the following:

- A geophysical survey to locate potential underground storage tanks (UST) and other subsurface structures
- Advancement of 18 soil borings, installation of 12 groundwater monitoring wells, and installation of five sub-slab vapor points
- Screening of soil borings for indications of contaminants via visual, olfactory, and instrumental (photoionization detector [PID]) methods
- Collection of soil, groundwater, sub-slab vapor and indoor air samples for laboratory analysis

Field observations and laboratory analytical results include:

- Soil Petroleum Impacts: Impacts, as evidenced by odor, staining and PID readings up to 4,195 parts per million (ppm), were observed in the northwestern portion of 473 President Street in soil borings SB07, SB18, SB19, and SB20D between about 11 and 24 feet below grade surface (bgs). Volatile organic compounds (VOC) and pesticides were detected in multiple soil samples at concentrations above Unrestricted Use (UU) Soil Cleanup Objectives (SCOs)¹.
- Fill: Site stratigraphy consists of fill material underlain by native soil generally characterized as fine-grained sand with varying amounts of silt and clay. Fill material, characterized as unconsolidated, fine- to medium-grained sand with varying amounts of gravel, brick, coal, concrete, asphalt, coal ash, slag, and wood, was encountered beneath the surface cover to depths ranging from about 8 to 14 feet bgs. Semivolatile organic compounds (SVOC) and metals were detected in multiple soil samples at concentrations above the Restricted Use Commercial (RUC) SCOs.

¹ SCOs promulgated in the NYSDEC Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375.

- Groundwater Impacts: Groundwater was encountered at elevations ranging from about el. 3.1² to el. 2.2 (corresponding to about 8.5 and 10.7 feet bgs). Impacts, as evidenced by headspace PID readings up to 630 ppm, were observed in the northeastern portion of the 473 President Street site, adjacent and upgradient to the southern boundary of 514 Union Street, in monitoring wells MW07, MW18, MW20S, and MW20. Monitoring wells MW07 and MW18 are the most impacted wells on Lot 1 and are located at the lot line separating Lots 1 and 12 (the site), indicating that petroleum- and chlorinated solvent-impacted groundwater extends beneath Lot 12. The inferred groundwater flow direction is to the west-southwest. A total of 15 petroleum-related VOCs, four chlorinated VOCs (CVOCs), seven SVOCs, and six dissolved metals were detected in multiple groundwater samples at concentrations above the NYSDEC SGVs³.
- Sub-Slab Vapor: Petroleum-related and CVOCs were detected in all five sub-slab vapor samples. Trichloroethene (TCE), tetrachloroethene (PCE), and cis-1,2-dichloroethene (DCE) were detected in multiple sub-slab vapor samples at concentrations above the minimum soil vapor concentrations at which mitigation is recommended as set forth in the NYSDOH Guidance⁴. Soil vapor samples SV01 and SV03 are located at the lot boundary between Lots 1 and 12 and are impacted by CVOCs and petroleum-related compounds, indicating that soil vapor at Lot 12 is also impacted.
- Indoor Air: TCE was detected in all five indoor air samples at concentrations above the NYSDOH Air Guideline Values (AGV) as set forth in the NYSDOH Guidance (updated 2013 and 2015).

18 August 2020 Indoor Air Sample Results Technical Memorandum for 514 Union Street, prepared by Langan

Three indoor air samples and one ambient air sample were collected on 14 July 2020. Indoor air sample locations were selected to be representative of the indoor space and biased to locations close the highest contaminant concentrations found on the adjacent properties. Detected VOC concentrations in the indoor air sample analytical results did not exceed the NYSDOH AGVs. Total CVOc concentrations in the indoor air samples ranged between 2.5 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) in IA02 and 9.5 $\mu\text{g}/\text{m}^3$ in IA01. Total VOC concentrations in the indoor air samples ranged between 39.9 $\mu\text{g}/\text{m}^3$ in IA02 and 933 $\mu\text{g}/\text{m}^3$ in IA01. Isopropanol was identified at a concentration of 660 $\mu\text{g}/\text{m}^3$ in IA01 and is likely due to the use of an alcohol-based hand sanitizer.

² Elevations herein are in feet and referenced to the North American Vertical Datum of 1988 (NAVD88).

³ NYSDEC SGVs promulgated in the NYSDEC 6 NYCRR Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water

⁴ NYSDOH Guidance refers to the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices for Sub-Slab Vapor and Indoor Air and subsequent updates (2017)

27 October 2020 Remedial Investigation Report for President Street Portfolio (BCP Site No. C224309), prepared by Langan

The RIR for President Street Portfolio includes information from the RI implemented at 469 President Street and 532 Union Street. The properties investigated adjoin 514 Union Street (the site) to the east and west. The RI was implemented between July and November 2019 and included the following:

- A geophysical survey to locate potential USTs and other subsurface structures
- Advancement of 49 soil borings, and installation of 14 groundwater monitoring wells and 19 soil vapor points
- Screening of soil borings for indications of contaminants via visual, olfactory, and instrumental PID methods
- Collection of soil, groundwater, soil vapor and indoor air samples for laboratory analysis
- Surveying and gauging of on and off-site groundwater monitoring wells to measure groundwater elevation and establish flow direction

Field observations and laboratory analytical results include:

- Fill: Site stratigraphy consists of fill material underlain by native soil generally characterized as fine- to medium-grained sand with varying amounts of silt, clay, and gravel. Fill material, characterized as unconsolidated, fine-grained sand with varying amounts of gravel, brick, coal, concrete, glass, slag, organics, tar-like material, white ash material, and silt, was encountered beneath the surface cover to depths ranging from about 6 to 14 feet bgs (depths exclude borings advanced in cellars where shallower fill was encountered). SVOCs and metals were detected in multiple soil samples at concentrations above RUC SCOs. VOCs, pesticides, and total PCBs were detected in multiple soil samples at concentrations above UU SCOs.
- Groundwater: Groundwater was encountered at elevations (el) ranging from about 2.6 to 2.1 (corresponding to about 9 to 13 feet bgs). The inferred groundwater flow direction is to the west-northwest toward the Gowanus Canal and former Mill Pond. Six VOCs, six SVOCs, six total metals, four dissolved metals, and total PCBs were detected in multiple groundwater samples at concentrations above the NYSDEC SGVs. Monitoring well MW37 is located at the lot line separating Lots 1 and 12 and is the most CVOC-impacted well. This well is located downgradient of MW18. While there is no groundwater data available for Lot 12, it is evident that groundwater quality beneath Lot 12 between monitoring wells MW37 and MW18 is similarly impacted.
- Soil Vapor: Petroleum-related and chlorinated VOCs were detected in all 19 soil vapor samples. TCE, cis-1,2-DCE and 1,1- DCE were detected in multiple soil vapor samples at

concentrations above the minimum soil vapor concentrations at which mitigation is recommended as set forth in the NYSDOH Guidance. Soil vapor sample SV-37 is the most CVOC-impacted and is downgradient of SV01, which is similarly impacted. While there is no soil vapor data available for Lot 12, it is evident that soil vapor quality beneath Lot 12 between soil vapor sample points SV01 and SV-37 is similarly impacted.

- Indoor Air: TCE was detected in two indoor air samples at concentrations above the NYSDOH (AGVs).

30 April 2021 Limited Subsurface Investigation Report for 514 Union Street, prepared by Langan

The limited subsurface investigation was implemented between 19 and 21 March 2021 to assess the potential for soil vapor intrusion into the existing site building and to meet the environmental assessment requirements of this BCP Application, and included the following:

- Advancement of four soil borings, and installation of four groundwater monitoring wells and four sub-slab vapor points
- Screening of soil borings for indications of contaminants via visual, olfactory, and instrumental PID methods
- Collection of soil, groundwater, sub-slab vapor, indoor air and ambient air samples for laboratory analysis

Field observations and laboratory analytical results include:

- Petroleum, and Chlorinated Solvent Impacts to Soil and Groundwater: The site is underlain by fill generally characterized as brown and black fine-grained sand with varying amounts of coal ash, brick, slag, silt, and gravel. Fill was observed below the concrete slab to depths ranging between 5 and 14 feet bgs. One VOC and five SVOCs were detected at concentrations above RUC SCOs. Additional VOCs, SVOCs, metals, and one pesticide were detected at concentrations above UU SCOs. Herbicides and PCBs were not detected. Of the detected VOCs, eight petroleum-related VOCs were detected in soil sample SB03_19-21 in the south-central portion of the site at concentrations exceeding UU and/or RUC SCOs. One CVOC, TCE, was detected in SB04_1-3 and SB04_7-9 at concentrations above the UU SCO. Multiple VOCs, SVOCs, and dissolved metals were detected at concentrations exceeding the NYSDEC SGVs. One pesticide was detected, but at a concentration below the NYSDEC SGV. Herbicides and PCBs were not detected. The highest petroleum-related VOC concentrations were detected in the groundwater sample collected from monitoring well MW03, located in the south-central portion of the site. One petroleum-related VOC was also detected in the groundwater sample collected from monitoring well MW02 at a concentration above the NYSDEC SGV. The highest

CVOC concentrations were detected in the groundwater sample collected from monitoring well MW02, located in the southwestern portion of the site. CVOCs were also detected in MW01, MW03, and MW04 at concentrations above the NYSDEC SGVs.

- Chlorinated Solvent Impacts to Sub-Slab and Indoor Air: CVOCs and petroleum-related VOCs were detected in all sub-slab vapor and indoor air samples. TCE was detected in sub-slab vapor at concentrations ranging between 0.23 and 21,000 $\mu\text{g}/\text{m}^3$, and in indoor air at concentrations ranging between 1.9 and 43 $\mu\text{g}/\text{m}^3$. Evaluation of TCE concentrations using the NYSDOH Decision Matrices yielded recommendations ranging from identification of source(s) and resampling to mitigation. Maximum TCE concentrations were detected in the SSV04 and IA04 locations in the southeastern portion of the site. TCE concentrations in two of the four indoor air samples exceeded the NYSDOH AGV of 2 $\mu\text{g}/\text{m}^3$. Evaluation of PCE and methylene chloride using the NYSDOH Decision Matrices yielded a recommendation of identification of source(s) and resampling or mitigation. Detected PCE and methylene chloride concentrations in indoor air samples were below the NYSDOH AGVs.

Item 2 - Sampling Data

Tables and figures summarizing the detected concentrations of each contaminant by media type at the site and adjacent sites are included in this attachment. Sampling data from the site and adjacent properties has been reviewed to identify contaminants of concern at the site.

A limited subsurface investigation was conducted at the site in March 2021. Sample analytical results are compared to the following criteria and summarized by matrix.

- Soil sample results were compared to the UU and RUC SCOs. Analytes with concentrations detected **above RUC SCOs are bolded**
- Groundwater sample results were compared to the NYSDEC SGVs
- Co-located sub-slab vapor and indoor air sample results were evaluated using the NYSDOH Guidance Decision Matrices and the indoor air sample results were also compared to the NYSDOH AGVs

Soil

- VOCs – **1,2,4-TMB**, 1,3,5-TMB, benzene, ethylbenzene, n-butylbenzene, n-propylbenzene, toluene, total xylenes and TCE
- SVOCs – **benzo(a)anthracene**, **benzo(a)pyrene**, **benzo(b)fluoranthene**, benzo(k)fluoranthene, chrysene, **dibenz(a,h)anthracene**, **indeno(1,2,3-cd)pyrene**, and phenanthrene
- Pesticides – 4,4'-DDD

- Metals – cadmium, copper, lead, mercury, zinc

Groundwater

- VOCs – 1,1-DCE, 1,2,4,5-tetramethylbenzene, 1,2,4-TMB, 1,2,5-TMB, benzene, cis-1,2-DCE, cymene, ethylbenzene, isopropylbenzene, m,p-xylene, n-butylbenzene, n-propylbenzene, o-xylene, sec-butylbenzene, toluene, total xylenes, TCE, and vinyl chloride
- SVOCs – benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, indeno(1,2,3-cd)pyrene, and naphthalene
- Dissolved Metals – iron, lead, magnesium, selenium, and sodium

Sub-Slab Vapor and Indoor

- Evaluation of TCE, PCE and methylene chloride concentrations using the NYSDOH Decision Matrices yielded recommendations ranging from identification of source(s) and resampling to mitigation.
- TCE concentrations in two of the four indoor air samples exceeded the NYSDOH AGV.

An indoor air sampling event was performed at the site in July 2020 and no analytes exceeded the NYSDOH AGVs.

Item 3 – Attachments

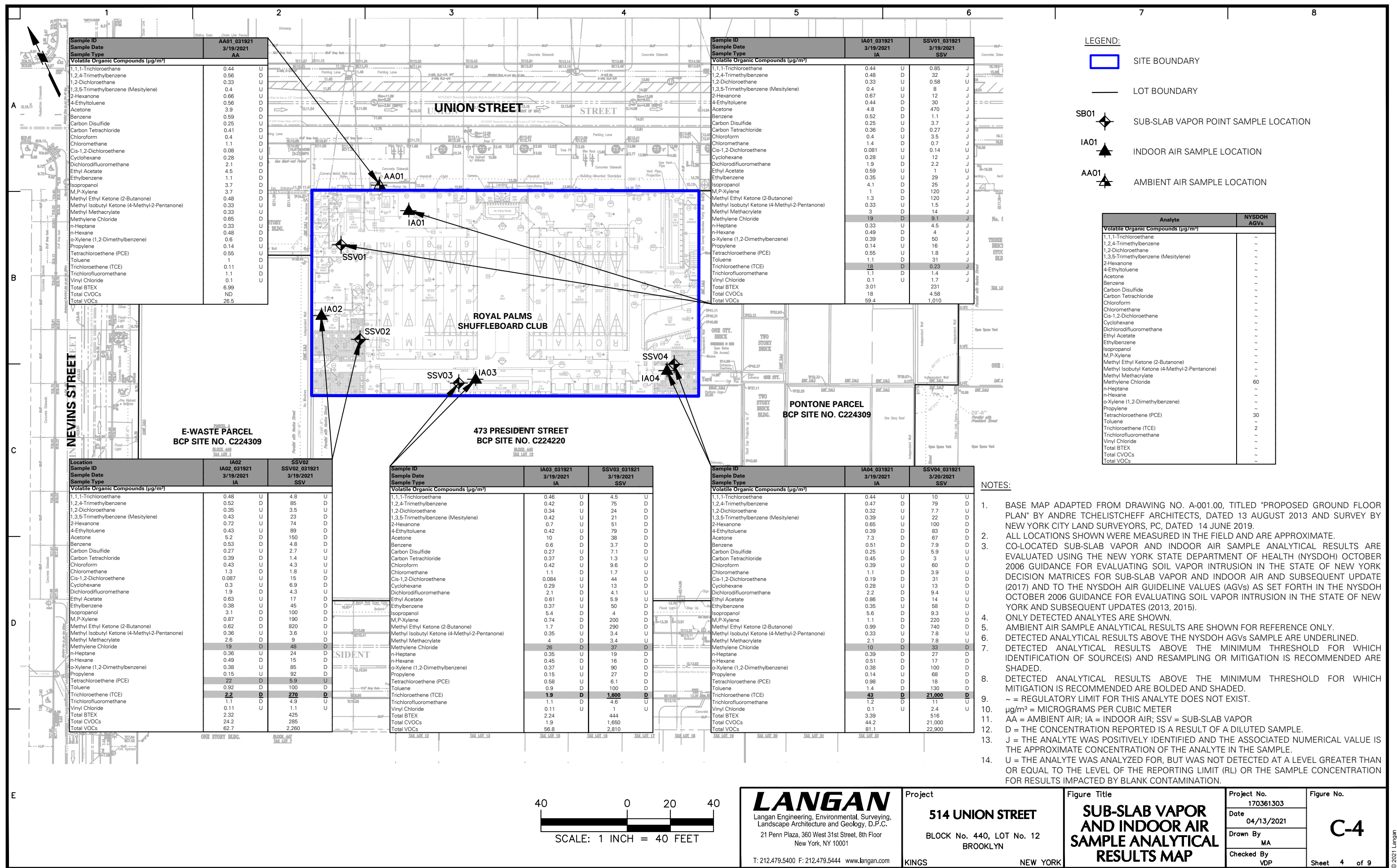
- Figure C-1 – Environmental Conditions Map
- Figure C-2 – Soil Sample Analytical Results Map
- Figure C-3 – Groundwater Sample Analytical Results Map
- Figure C-4 – Soil Vapor and Indoor Air Sample Analytical Results Map
- Figure C-5 – Indoor Air Sample Analytical Results Map – July 2020
- Figure C-6 – Groundwater Contour Map – Adjoining Properties
- Figure C-7 – Soil Sample Analytical Results Map – Adjoining Properties
- Figure C-8 – Groundwater Sample Analytical Results Map – Adjoining Properties
- Figure C-9 – Soil Vapor and Indoor Air Sample Analytical Results Map – Adjoining Properties
- Table 1 – Soil Sample Analytical Results Summary
- Table 2 – Groundwater Sample Analytical Results Summary

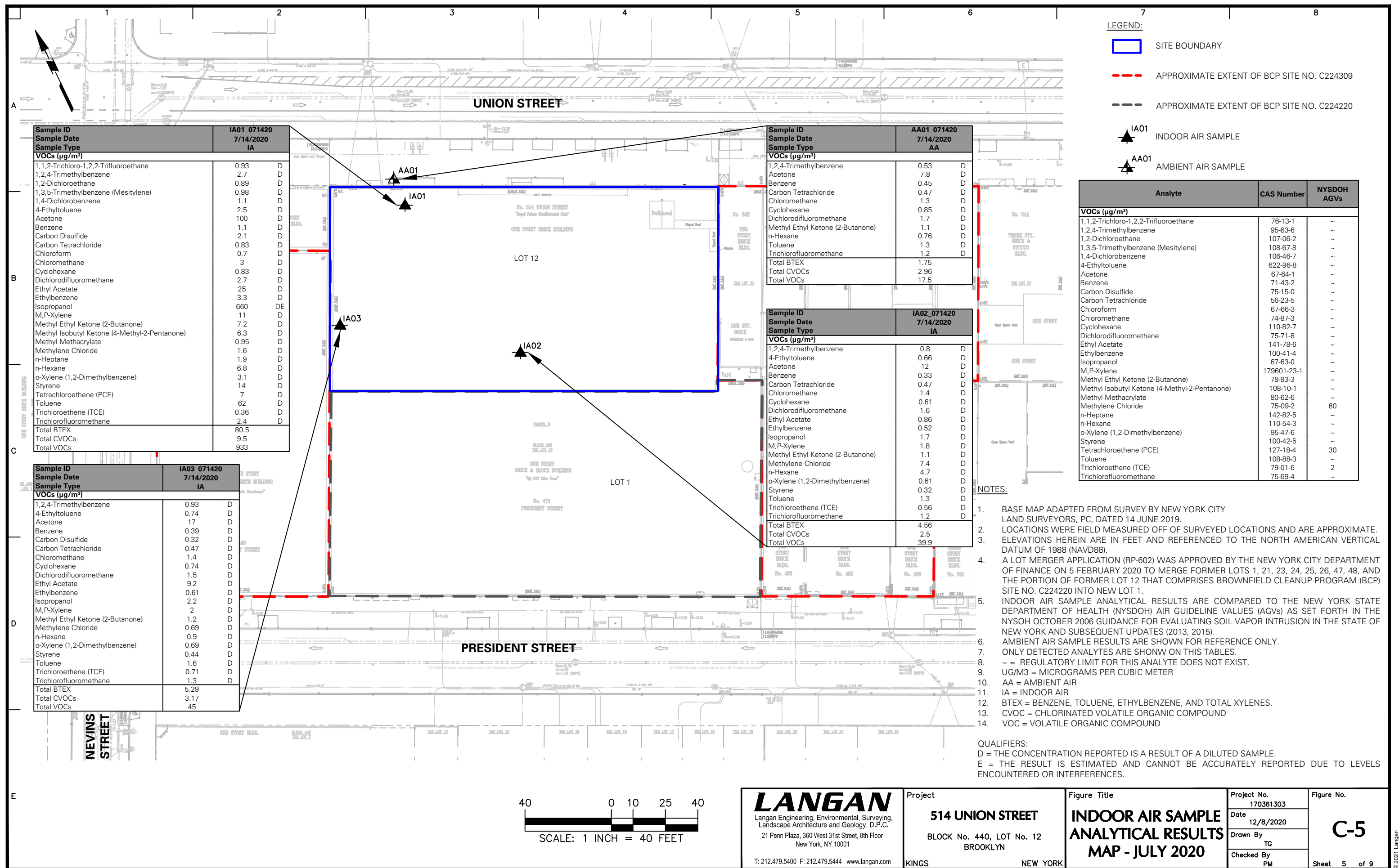
- Table 3 – Sub-Slab Vapor and Indoor Air Sample Analytical Results Summary
- Table 4 – Indoor Air Sample Analytical Results Summary – July 2020
- 24 July 2014 *Report on Phase I Environmental Site Assessment*, prepared by CSA
- 16 August 2019 Remedial Investigation Report for 473 President Street, prepared by Langan
- 18 August 2020 Indoor Air Sample Results Technical Memorandum, prepared by Langan
- 27 October 2020 Remedial Investigation Report for President Street Portfolio, prepared by Langan
- 30 April 2021 Limited Subsurface Investigation Report for 514 Union Street, prepared by Langan

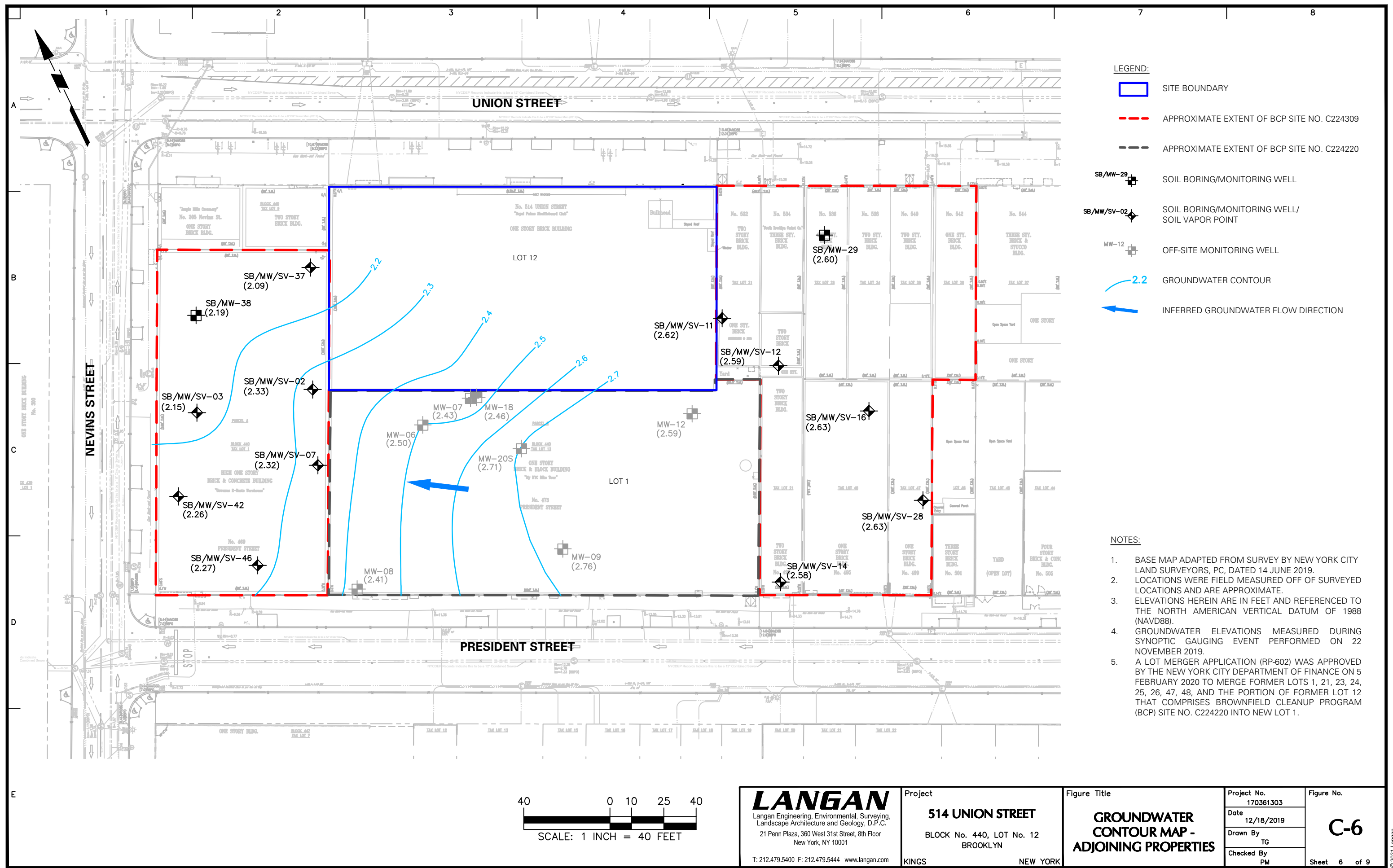
Item 4 – Past and Current Land Uses

- The Royal Palms Shuffleboard Club (2014 – present)
- Manufacturing and Storage (1993 – 2007)
- Dolin Metal Manufacturing Co. (1969 – 1992)
- Coca-Cola Bottling Co. of NY (1938 – 1950)
- Albro J. Newton Co. Trim and Planing Mill (1904 – 1915)
- Kenyon and Newton Sash and Door Factory (1886)

ATTACHMENT C
SECTION III
FIGURES

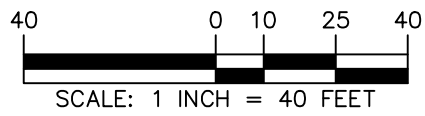




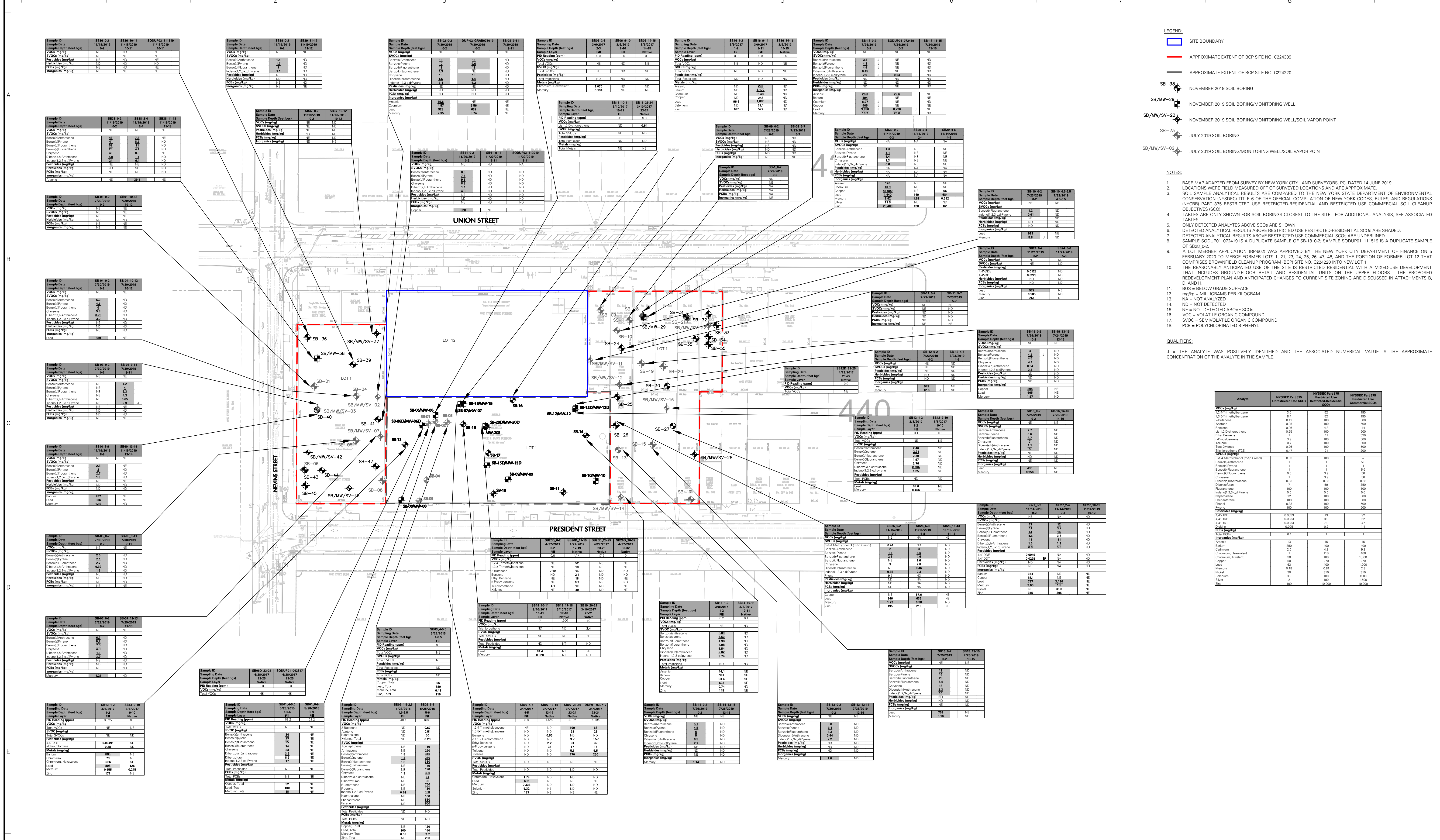


- LEGEND:
- SITE BOUNDARY
 - APPROXIMATE EXTENT OF BCP SITE NO. C224309
 - APPROXIMATE EXTENT OF BCP SITE NO. C224220
 - SOIL BORING/MONITORING WELL
 - SOIL BORING/MONITORING WELL/
SOIL VAPOR POINT
 - OFF-SITE MONITORING WELL
 - GROUNDWATER CONTOUR
 - INFERRED GROUNDWATER FLOW DIRECTION

- NOTES:
- BASE MAP ADAPTED FROM SURVEY BY NEW YORK CITY LAND SURVEYORS, PC, DATED 14 JUNE 2019.
 - LOCATIONS WERE FIELD MEASURED OFF OF SURVEYED LOCATIONS AND ARE APPROXIMATE.
 - ELEVATIONS HEREIN ARE IN FEET AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - GROUNDWATER ELEVATIONS MEASURED DURING SYNOPSIS GAUGING EVENT PERFORMED ON 22 NOVEMBER 2019.
 - A LOT MERGER APPLICATION (RP-602) WAS APPROVED BY THE NEW YORK CITY DEPARTMENT OF FINANCE ON 5 FEBRUARY 2020 TO MERGE FORMER LOTS 1, 21, 23, 24, 25, 26, 47, 48, AND THE PORTION OF FORMER LOT 12 THAT COMPRISES BROWNFIELD CLEANUP PROGRAM (BCP) SITE NO. C224220 INTO NEW LOT 1.



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	Figure Title	Project No. 170361303	Figure No. C-6
	514 UNION STREET	GROUNDWATER CONTOUR MAP - ADJOINING PROPERTIES	Date 12/18/2019	
	BLOCK No. 440, LOT No. 12 BROOKLYN		Drawn By TG	
	KINGS NEW YORK		Checked By PM	



Project

514 UNION STREET

BLOCK No. 440, LOT No. 12

BROOKLYN

NEW YORK

T: 212.479.5400 F: 212.479.5444 www.langan.com

Figure Title

SOIL SAMPLE ANALYTICAL RESULTS MAP - ADJOINING PROPERTIES

Project No.

170361303

Date

07/07/2020

Drawn By

AS

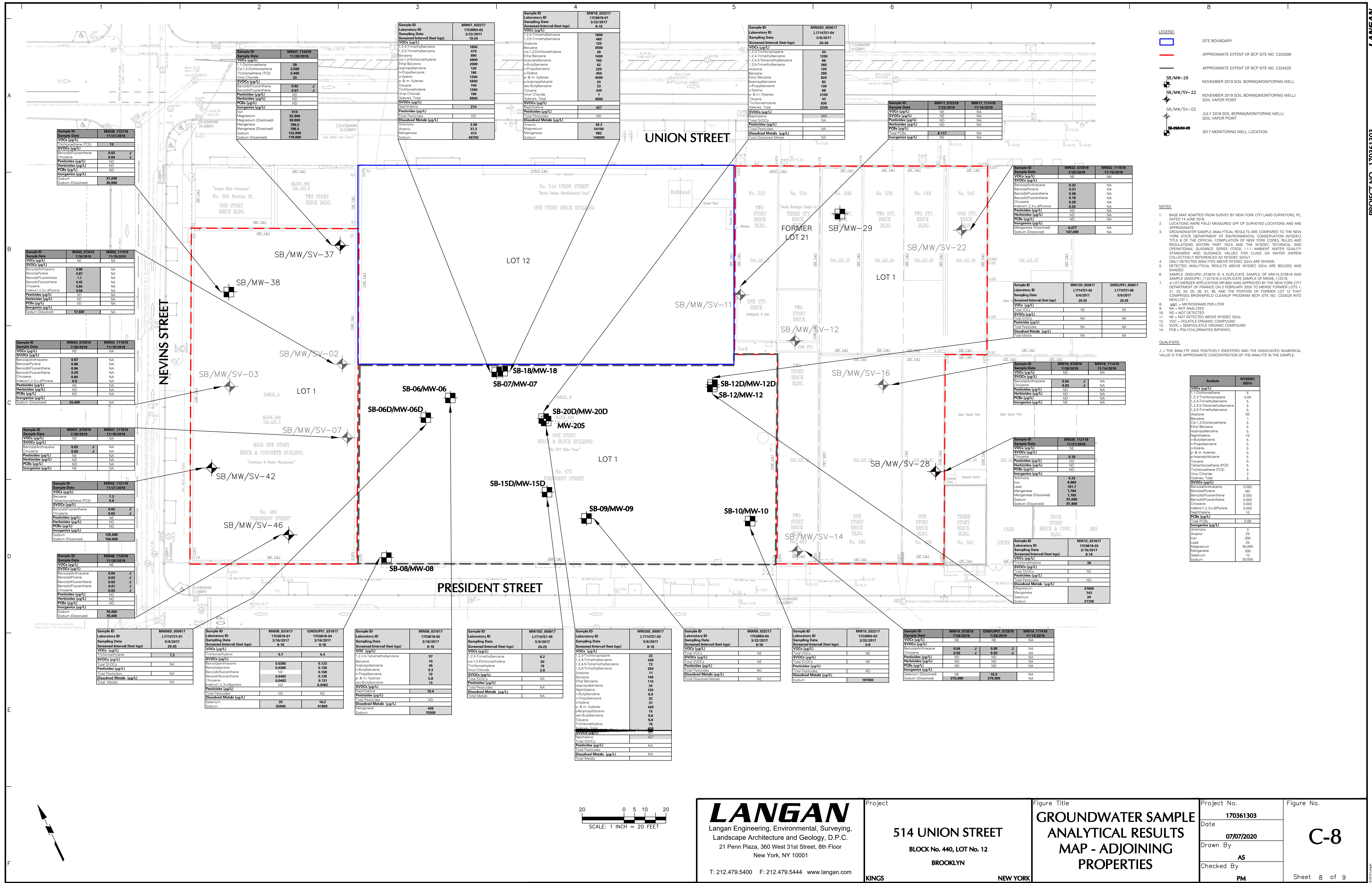
Checked By

PM

Figure No.

C-7

Sheet 7 of 9



ATTACHMENT C
SECTION III
TABLES

Table 1
Soil Sample Analytical Results Summary

514 Union Street
Brooklyn, New York
NYSDEC BCP Site No.: C224318
Langan Project No.: 170361303

Location Sample ID Laboratory ID Sample Date Sample Depth (feet bgs)	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted Use Residential SCOs	NYSDEC Part 375 Restricted Use Commercial SCOs	SB01 SB01 3-5 L2113990-01 3/19/2021 3-5	SB01 SODUP02_032021 L2114067-10 3/20/2021 3-5	SB01 SB01 9-11 L2113990-02 3/19/2021 9-11	SB02 SB02 4-6 L2114067-07 3/20/2021 4-6	SB02 SB02 7-9 L2114067-08 3/20/2021 7-9	SB03 SB03 4-6 L2114067-04 3/20/2021 4-6	SB03 SODUP01_032021 L2114067-09 3/20/2021 4-6	SB03 SB03 9-11 L2114067-05 3/20/2021 9-11	SB03 SB03 19-21 L2114067-06 3/20/2021 19-21	SB04 SB04 1-3 L2114067-02 3/20/2021 1-3	SB04 SB04 7-9 L2114067-03 3/20/2021 7-9
Volatile Organic Compounds (mg/kg)														
1,2,4,5-Tetramethylbenzene	~	~	~	0.0029 U	NA	0.002 U	0.002 U	0.0022 UJ	0.0023 U	0.002 UJ	0.00054 J	34 J	0.61 U	0.23 U
1,2,4-Trimethylbenzene	3.6	52	190	0.0029 U	NA	0.002 U	0.002 U	0.0022 UJ	0.0023 U	0.002 UJ	0.0022 UJ	260 J	0.61 U	0.23 U
1,3,5-Trimethylbenzene (Mesitylene)	8.4	52	190	0.0029 U	NA	0.002 U	0.002 U	0.0022 UJ	0.0023 U	0.002 UJ	0.0022 UJ	11 J	0.61 U	0.23 U
1,4-Diethyl Benzene	~	~	~	0.0029 U	NA	0.002 U	0.002 U	0.0022 UJ	0.0023 U	0.002 UJ	0.0022 UJ	11 J	0.61 U	0.23 U
4-Ethyltoluene	~	~	~	0.0029 U	NA	0.002 U	0.002 U	0.0022 UJ	0.0023 U	0.002 UJ	0.0022 UJ	140 J	0.61 U	0.23 U
Acetone	0.05	100	500	0.014 UJ	NA	0.01 UJ	0.0098 U	0.011 UJ	0.012 U	0.01 UJ	0.01 J	6.6 UJ	3.7 U	1.2 U
Benzene	0.06	4.8	44	0.00072 U	NA	0.0005 U	0.00049 U	0.00056 UJ	0.00058 U	0.00051 UJ	0.00021 J	7.8 J	0.75 U	0.058 U
Chloroform	0.37	49	350	0.0022 U	NA	0.0015 U	0.0015 U	0.0017 UJ	0.0017 U	0.0015 UJ	0.0017 UJ	0.99 UJ	0.045 J	0.18 U
Cis-1,2-Dichloroethene	0.25	100	500	0.0014 U	NA	0.001 U	0.00098 U	0.0011 UJ	0.0012 U	0.001 UJ	0.0011 UJ	0.66 UJ	0.061 J	0.12 U
Cymene	~	~	~	0.0014 U	NA	0.001 U	0.00098 U	0.0011 UJ	0.0012 U	0.001 UJ	0.0011 UJ	8.5 J	0.31 U	0.12 U
Ethylbenzene	1	41	390	0.0014 U	NA	0.001 U	0.00098 U	0.0011 UJ	0.0012 U	0.001 UJ	0.0011 UJ	85 J	0.31 U	0.12 U
Isopropylbenzene (Cumene)	~	~	~	0.0014 U	NA	0.001 U	0.00098 U	0.0011 UJ	0.0012 U	0.001 UJ	0.00055 J	18 J	0.31 U	0.12 U
M,P-Xylene	~	~	~	0.0029 U	NA	0.002 U	0.002 U	0.0022 UJ	0.0023 U	0.002 UJ	0.0022 UJ	210 J	0.61 U	0.23 U
Naphthalene	~	100	500	0.0057 U	NA	0.0011 J	0.0039 U	0.0045 UJ	0.0046 U	0.0041 UJ	0.0044 UJ	42 J	1.2 U	0.47 U
n-Butylbenzene	12	100	500	0.0014 U	NA	0.001 U	0.00098 U	0.0011 UJ	0.0012 UJ	0.001 UJ	0.0011 UJ	16 J	0.31 UJ	0.12 UJ
n-Propylbenzene	3.9	100	500	0.0014 U	NA	0.001 U	0.00098 U	0.0011 UJ	0.0012 U	0.001 UJ	0.0011 UJ	36 J	0.31 U	0.12 U
o-Xylene (1,2-Dimethylbenzene)	~	~	~	0.0014 U	NA	0.001 U	0.00098 U	0.0011 UJ	0.0012 U	0.001 UJ	0.0011 UJ	4.9 J	0.31 U	0.12 U
Sec-Butylbenzene	11	100	500	0.0014 U	NA	0.001 U	0.00098 U	0.0011 UJ	0.0012 U	0.001 UJ	0.00018 J	7.1 J	0.31 U	0.12 U
T-Butylbenzene	5.9	100	500	0.0029 U	NA	0.002 U	0.002 U	0.0022 UJ	0.0023 U	0.002 UJ	0.00013 J	1.3 UJ	0.61 U	0.23 U
Tetrachloroethene (PCE)	1.3	19	150	0.00072 U	NA	0.0005 U	0.00049 U	0.00056 UJ	0.00058 U	0.00051 UJ	0.0016 J	0.33 UJ	0.49 U	0.2 U
Toluene	0.7	100	500	0.0014 U	NA	0.001 U	0.00098 U	0.0011 UJ	0.0012 U	0.001 UJ	0.0011 UJ	3.6 J	0.31 U	0.12 U
Total 1,2-Dichloroethene (Cis and Trans)	~	~	~	0.0014 U	NA	0.001 U	0.00098 U	0.0011 UJ	0.0012 U	0.001 UJ	0.0011 UJ	0.66 UJ	0.061 J	0.12 U
Total Xylenes	0.26	100	500	0.0014 U	NA	0.001 U	0.00098 U	0.0011 UJ	0.0012 U	0.001 UJ	0.0011 UJ	210 J	0.31 U	0.12 U
Trichloroethene (TCE)	0.47	21	200	0.00072 U	NA	0.0005 U	0.00089 J	0.00056 UJ	0.0013 U	0.002 J	0.0055 J	0.33 UJ	140 J	12 J
Semivolatile Organic Compounds (mg/kg)														
2-Methylnaphthalene	~	~	~	0.12 J	0.23 U	0.13 J	2.2 J	0.23 U	0.24 U	NA	0.23 U	NA	1.1 J	1.4 J
Acenaphthene	20	100	500	0.23 J	0.16 U	0.22 J	1.9 J	0.16 U	0.16 U	NA	0.16 U	NA	2.7 J	3.8 J
Acenaphthylene	100	100	500	0.14 J	0.16 U	0.075 J	12 J	0.16 U	0.16 U	NA	0.16 U	NA	1.9 J	2.2 J
Acetophenone	~	~	~	0.041 J	0.19 U	0.19 U	1.9 U	0.19 U	0.2 U	NA	0.2 U	NA	1.8 U	1.9 U
Anthracene	100	100	500	0.45 J	0.044 J	0.48 J	14 J	0.12 U	0.12 U	NA	0.12 U	NA	8 U	11 U
Benzol(a)anthracene	1	1	5.6	1.2 J	0.13 J	0.57 J	25 J	0.11 J	0.099 J	J	0.12 U	NA	18 J	21 J
Benzol(a)pyrene	1	1	1	1 J	0.12 J	0.37 J	13 J	0.091 J	0.12 J	J	0.16 U	NA	14 J	16 J
Benzol(b)fluoranthene	1	1	5.6	1.4 J	0.14 J	0.42 J	21 J	0.11 J	0.15 J	NA	0.12 U	NA	19 J	21 J
Benzo(g,h,i)Perylene	100	100	500	0.96 J	0.07 J	0.16 J	11 J	0.058 J	0.095 J	J	0.16 U	NA	9.2 J	9.5 J
Benzo(k)fluoranthene	0.8	3.9	56	0.33 J	0.052 J	0.22 J	7.1 J	0.044 J	0.051 J	J	0.12 U	NA	5.8 J	7.1 J
Biphenyl (Diphenyl)	~	~	~	0.047 J	0.44 U	0.44 U	1.1 J	0.44 U	0.46 U	U	0.44 U	NA	4.2 U	0.48 J
Bis(2-ethylhexyl) phthalate	~	~	~	0.075 J	0.19 U	0.19 U	1.9 U	0.19 U	0.2 U	U	0.2 U	NA	1.8 U	1.9 U
Carbazole	~	~	~	0.16 J	0.19 U	0.18 J	1.9 J	0.19 U	0.2 U	U	0.2 U	NA	2.9 J	2.5 J
Chrysene	1	3.9	56	1.2 J	0.12 J	0.44 J	26 J	0.12 J	0.11 J	J	0.12 U	NA	17 J	18 J
Dibenz(a,h)anthracene	0.33	0.33	0.56	0.17 J	0.12 U	0.052 J	2.1 J	0.12 U	0.024 J	J	0.12 U	NA	2.1 J	2.4 J
Dibenzofuran	7	59	350	0.17 J	0.19 U	0.22 J	2 J	0.19 U	0.2 U	U	0.2 U	NA	2.5 J	2.8 J
Dibutyl phthalate	~	~	~	0.055 J	0.19 U	0.19 U	1.9 U	0.19 U	0.2 U	U	0.2 U	NA	1.8 U	1.9 U
Fluoranthene	100	100	500	2.3 J	0.24 J	1.2 J	73 J	0.23 U	0.1 J	J	0.12 U	NA	40 J	46 J
Fluorene	30	100	500	0.18 J	0.19 U	0.26 J	4 J	0.19 U	0.2 U	U	0.2 U	NA	2.5 J	3.9 J
Indeno(1,2,3-cd)pyrene	0.5	0.5	5.6	0.89 J	0.075 J	0.2 J	11 J	0.06 J	0.091 J	J	0.16 U	NA	9.7 J	10 J
Naphthalene	12	100	500	0.31 J	0.19 U	0.33 J	5.4 J	0.19 U	0.2 U	U	0.2 U	NA	2.1 J	1.3 J
Phenanthrene	100	100	500	1.9 J	0.18 J	1.5 J	120 J	0.22 J	0.038 J	J	0.12 U	NA	38 J	43 J
Pyrene	100	100	500	2.1 J	0.2 J	0.96 J	84 J	0.22 J	0.1 J	J	0.12 U	NA	36 J	40 J
Pesticides (mg/kg)														
4,4'-DDD	0.0033	13	92	0.00184 U	0.00181 U	NA	0.73 J	NA	0.00187 U	U	NA	NA	0.00169 U	NA
Herbicides (mg/kg)														
~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Polychlorinated Biphenyls (mg/kg)														
~	~	~	~	~	~	~	~	~	~	~	~	~	~	~
Inorganics (mg/kg)														
Aluminum	~	~	~	5,840	5,790	8,060	8,190	7,360	6,810	NA	9,130	NA	3,280	3,830
Antimony	~	~	~	1.63 J	4.58 U	4.65 U	4.52 U	4.44 U	4.76 J	J	4.68 U	U	4.35 U	2.68 J
Arsenic	13	16	16	7.01 J	3.64 J	2.6 J	3.6 J	2.88 J	7.78 J	NA	3.53 J	NA	10.9 J	5.18 J
Barium	350	400	400	182 J	107 J	30.4 J	29.7 J	22.4 J	59.6 J	NA	31.5 J	NA	105 J	71.7 J
Beryllium	7.2	72	590	0.228 J	0.339 J	0.372 J	0.416 J	0.391 J	0.34 J	J	0.318 J	J	0.357 J	0.15 J
Cadmium	2.5	4.3	9.3	1.06 J	0.348 J	0.27 J	0.28 J	0.24 J	0.836 J	J	0.309 J	J	8.13 J	1.02 J
Calcium	~	~	~	46,400	24,500	541	635	824	3,650	NA	1,960	NA	16,500	37,200
Chromium, Hexavalent	1	110	400	0.929 U	0.948 U	NA	0.934 U	NA	0.983 U	U	NA	NA	0.287 J	NA
Chromium, Total	~	~	~	13	13.7	12.5	11.6	10.8	12	NA	14.2	NA	10.7 J	21.8 J
Chromium, Trivalent	30	180	1,500	13	14	NA	12	NA	12	NA	NA	NA	10 J	NA
Cobalt	~	~	~	5.42	6.12	4.5	4.98	4.48	5.57	NA	4.94	NA	4.97 J	4.44 J
Copper	50	270	270	45.6 J	20.3 J	5.82 J	7.37 J	6.14 J	97.7 J	NA	14.1 J	NA	48.4 J	30.6 J
Cyanide	27	27	27	1.1 UJ	1.1 UJ	NA	1.4 J	NA	1.2 UJ	UJ	NA	NA	1.1 UJ	NA
Iron	~	~	~	9,980	12,600	14,400	14,300	12,300	15,200	UJ	14,400	NA	9,010	26,700
Lead	63	400	1,000	310 J	54.4 J	9.25 J	13.2 J	16.8 J	143 J	NA				

Table 1
Soil Sample Analytical Results Summary

514 Union Street
Brooklyn, New York
NYSDEC BCP Site No.: C224318
Langan Project No.: 170361303

Notes:

1. Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use, Restricted Use Restricted-Residential and Restricted Use Commercial Soil Cleanup Objectives (SCO).
2. Criterion comparisons for total chromium are provided for reference. Promulgated SCOs shown are for trivalent chromium.
3. Only detected analytes are shown in the table.
4. Detected analytical results above Unrestricted Use SCOs are bolded.
5. Detected analytical results above Restricted Use Restricted-Residential SCOs are shaded.
6. Detected analytical results above Restricted Use Commercial SCOs are underlined.
7. Analytical results with reporting limits (RL) above the lowest applicable criteria are italicized.
8. Sample SODUP02_032021 is a duplicate sample of SB01_3-5 and sample SODUP01_032021 is a duplicate sample of SB03_4-6.
9. ~ = Regulatory limit for this analyte does not exist
10. bgs = below grade surface
11. mg/kg = milligrams per kilogram
12. % = percent
13. NA = Not analyzed
14. ND = Not detected

Qualifiers:

J = The analyte was positively identified and the associated numerical value is the approximate concentration of the analyte in the sample.
UJ = The analyte was not detected at a level greater than or equal to the RL; however, the reported RL is approximate and may be inaccurate or imprecise.
U = The analyte was analyzed for, but was not detected at a level greater than or equal to the level of the RL or the sample concentration for results impacted by blank contamination.

Table 2
Groundwater Sample Analytical Results Summary

514 Union Street
Brooklyn, New York
NYSDEC BCP Site No.: C224318
Langan Project No.: 170361303

Location Sample ID Laboratory ID Sample Date	NYSDEC SGVs	MW01 MW01_032021 L2114066-01 3/20/2021	MW01 GWDUP01_032021 L2114066-02 3/20/2021	MW02 MW02_032121 L2114070-01 3/21/2021	MW03 MW03_032121 L2114070-02 3/21/2021	MW04 MW04_032121 L2114070-03 3/21/2021
Volatile Organic Compounds (µg/L)						
1,1-Dichloroethene	5	0.5 U	0.5 U	9	5 U	0.5 U
1,2,4,5-Tetramethylbenzene	5	2 U	2 U	10 U	120	2 U
1,2,4-Trimethylbenzene	5	2.5 U	2.5 U	12 U	1,500	2.5 U
1,3,5-Trimethylbenzene (Mesitylene)	5	2.5 U	2.5 U	12 U	430	2.5 U
1,4-Diethyl Benzene	~	2 U	2 U	10 U	250	2 U
4-Ethyltoluene	~	2 U	2 U	10 U	880	2 U
Acetone	50	2.4 J	2.5 J	40 J	48 J	5 UJ
Benzene	1	0.5 U	0.5 U	37	1,200	0.5 U
Cis-1,2-Dichloroethene	5	6.6	7	540	25 U	2.5 U
Cymene	5	2.5 U	2.5 U	12 U	15 J	2.5 U
Ethylbenzene	5	2.5 U	2.5 U	12 U	1,300	2.5 U
Isopropylbenzene (Cumene)	5	2.5 U	2.5 U	12 U	130	2.5 U
M,P-Xylene	5	2.5 U	2.5 U	12 U	3,500	2.5 U
Naphthalene	~	2.5 UJ	2.5 UJ	4 J	420 J	0.96 J
n-Butylbenzene	5	2.5 U	2.5 U	12 U	28	2.5 U
n-Propylbenzene	5	2.5 U	2.5 U	12 U	190	2.5 U
o-Xylene (1,2-Dimethylbenzene)	5	2.5 U	2.5 U	12 U	150	2.5 U
Sec-Butylbenzene	5	2.5 U	2.5 U	12 U	20 J	2.5 U
Toluene	5	2.5 U	2.5 U	3.6 J	170	2.5 U
Total 1,2-Dichloroethene (Cis and Trans)	~	6.6	7	540	25 U	2.5 U
Total Xylenes	5	2.5 U	2.5 U	12 U	3,700	2.5 U
Trichloroethene (TCE)	5	2.5 J	2.4 J	140 J	14 J	18 J
Vinyl Chloride	2	2	1.9	170	10 U	1 U
Semivolatile Organic Compounds (µg/L)						
1,2-Dichlorobenzene	3	2 U	2 U	2 U	0.53 J	2 U
2-Methylnaphthalene	~	0.12	0.11	1.6	99	0.49
Acenaphthene	20	0.2	0.19	0.65	0.54	0.95
Acenaphthylene	~	0.02 J	0.02 J	1	0.08 J	0.09 J
Acetophenone	~	5 U	5 U	1.9 J	5 U	5 U
Anthracene	50	0.14	0.16	1.5	0.33	0.57
Benzo(a)anthracene	0.002	0.22	0.28	0.84	0.73	0.55
Benzo(a)pyrene	0	0.17	0.2	0.36	0.46	0.45
Benzo(b)fluoranthene	0.002	0.21	0.27	0.62	0.64	0.54
Benzo(g,h,i)Perylene	~	0.09 J	0.12	0.39	0.36	0.29
Benzo(k)fluoranthene	0.002	0.07 J	0.07 J	0.27	0.23	0.18
Benzoic Acid	~	50 U	50 U	17 J	50 U	50 U
Benzyl Alcohol	~	2 U	2 U	0.9 J	2 U	2 U
Biphenyl (Diphenyl)	5	2 U	2 U	1.9 J	0.65 J	2 U
Carbazole	~	2 U	2 U	0.73 J	2 U	0.51 J
Chrysene	0.002	0.17	0.23	1.9	0.57	0.46
Dibenz(a,h)anthracene	~	0.03 J	0.03 J	0.08 J	0.09 J	0.06 J
Dibenzofuran	~	2 U	2 U	1.4 J	2 U	2 U
Dibutyl phthalate	50	5 U	5 U	0.66 J	5 U	5 U
Fluoranthene	50	0.47	0.61	4.4	1.6	1.8
Fluorene	50	0.13	0.13	2.2	0.49	0.7
Indeno(1,2,3-cd)pyrene	0.002	0.11	0.14	0.4	0.41	0.32
Naphthalene	10	0.48	0.43	3.2	350	1
Phenanthrene	50	0.51	0.61	31	1.8	2.8
Phenol	1	5 U	5 U	0.9 J	5 U	5 U
Pyrene	50	0.4	0.51	5.1	1.5	1.5
Pesticides (µg/L)						
4,4'-DDT	0.2	0.007 J	0.008 J	NA	NA	0.029 UJ
Herbicides (µg/L)						
	~	ND	ND	NA	NA	ND
Polychlorinated Biphenyls (µg/L)						
	~	ND	ND	NA	NA	ND
Inorganics - Dissolved (µg/L)						
Aluminum	~	9,240	7.91 J	NA	NA	50.4
Antimony	3	0.63 J	4 U	NA	NA	1.11 J
Arsenic	25	5.59	0.49 J	NA	NA	1.41
Barium	1,000	151.1 J	18.58 J	NA	NA	20.71
Beryllium	3	0.66	0.5 U	NA	NA	0.5 U
Cadmium	5	0.44	0.2 U	NA	NA	0.1 J
Calcium	~	76,900	58,400	NA	NA	100,000
Chromium, Total	50	16.42	0.41 J	NA	NA	1.49
Chromium, Trivalent (Total)	~	16	10 U	NA	NA	10 U
Cobalt	~	10.75	0.54	NA	NA	0.24 J
Copper	200	40.41	1.2	NA	NA	3.35
Iron	300	7,790	31.4 J	NA	NA	82
Lead	25	151.2	1 U	NA	NA	2.67
Magnesium	35,000	31,100	27,800	NA	NA	11,400
Manganese	300	1,275 J	362.2 J	NA	NA	16.92
Mercury	0.7	0.17 J	0.2 U	NA	NA	0.2 U
Nickel	100	15.33	0.77 J	NA	NA	0.86 J
Potassium	~	22,300	20,100	NA	NA	9,910
Selenium	10	4.55 J	2.21 J	NA	NA	29.5
Sodium	20,000	122,000	116,000	NA	NA	15,600
Vanadium	~	16.76	5 U	NA	NA	1.88 J
Zinc	2,000	90.58	10 U	NA	NA	9.47 J

Notes:

- Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water (herein collectively referenced as "NYSDEC SGVs").
- Criterion comparisons for total xylenes and m,p-xylene are provided for reference. Promulgated NYSDEC SGVs are for o-xylene, m-xylene, and p-xylene.
- Only detected analytes are shown in the table.
- Detected analytical results above NYSDEC SGVs are bolded and shaded.
- Analytical results with reporting limits (RL) above NYSDEC SGVs are italicized.
- Sample GWDUP01_032021 is a duplicate sample of MW01_032021.
- ~ = Regulatory limit for this analyte does
- µg/L = micrograms per liter
- NA = Not analyzed
- ND = Not detected

Qualifiers:

- J = The analyte was positively identified and the associated numerical value is the approximate concentration of the analyte in the sample.
UJ = The analyte was not detected at a level greater than or equal to the RL; however, the reported RL is approximate and may be inaccurate or imprecise.
U = The analyte was analyzed for, but was not detected at a level greater than or equal to the level of the RL or the sample concentration for results impacted by blank contamination.

Table 3
Sub-Slab Vapor and Indoor Air Sample Analytical Results Summary

514 Union Street
Brooklyn, New York
NYSDEC BCP Site No.: C224318
Langan Project No.: 170361303

Location		AA01	IA01	SSV01	IA02	SSV02	IA03	SSV03	IA04	SSV04
Sample ID		AA01_031921	IA01_031921	SSV01_031921	IA02_031921	SSV02_031921	IA03_031921	SSV03_031921	IA04_031921	SSV04_031921
Laboratory ID	NYSDOH	21C1032-09	21C1032-05	21C1032-01	21C1032-06	21C1032-02	21C1032-07	21C1032-03	21C1032-08	21C1032-04
Sample Date	AGVs	3/19/2021	3/19/2021	3/19/2021	3/19/2021	3/19/2021	3/19/2021	3/19/2021	3/19/2021	3/20/2021
Sample Type		AA	IA	SSV	IA	SSV	IA	SSV	IA	SSV
Volatile Organic Compounds (µg/m³)										
1,1,1-Trichloroethane	~	0.44 U	0.44 U	0.85 J	0.48 U	4.8 U	0.46 U	4.5 U	0.44 U	10 U
1,2,4-Trimethylbenzene	~	0.56 D	0.48 D	32 J	0.52 D	85 D	0.42 D	75 D	0.47 D	79 D
1,2-Dichloroethane	~	0.33 U	0.33 U	0.58 U	0.35 U	3.5 U	0.34 U	24 D	0.32 U	7.7 U
1,3,5-Trimethylbenzene (Mesitylene)	~	0.4 U	0.4 U	8 J	0.43 U	23 D	0.42 U	21 D	0.39 U	22 D
2-Hexanone	~	0.66 U	0.67 U	12 J	0.72 U	74 D	0.7 U	51 D	0.65 U	100 D
4-Ethyltoluene	~	0.56 D	0.44 D	30 J	0.43 U	89 D	0.42 U	79 D	0.39 D	83 D
Acetone	~	3.9 D	4.8 D	470 J	5.2 D	150 D	10 D	38 D	7.3 D	67 D
Benzene	~	0.59 D	0.52 D	1.1 J	0.53 D	4.8 D	0.6 D	3.7 D	0.51 D	7.9 D
Carbon Disulfide	~	0.25 U	0.25 U	3.7 J	0.27 U	2.7 U	0.27 U	7.1 D	0.25 U	5.9 U
Carbon Tetrachloride	~	0.41 D	0.36 D	0.27 J	0.39 D	1.4 U	0.37 D	1.3 U	0.45 D	3 U
Chloroform	~	0.4 U	0.4 U	3.5 J	0.43 U	4.3 U	0.42 U	9.6 D	0.39 U	60 D
Chloromethane	~	1.1 D	1.4 D	0.7 J	1.3 D	1.8 U	1.1 D	1.7 U	1.1 D	3.9 U
Cis-1,2-Dichloroethene	~	0.08 U	0.081 U	0.14 U	0.087 U	15 D	0.084 U	44 D	0.19 D	31 D
Cyclohexane	~	0.28 U	0.28 U	12 J	0.3 U	6.9 D	0.29 U	13 D	0.28 U	13 D
Dichlorodifluoromethane	~	2.1 D	1.9 D	2.2 J	1.9 D	4.3 U	2.1 D	4.1 U	2.2 D	9.4 U
Ethyl Acetate	~	4.5 D	0.59 U	1 U	0.63 U	17 D	0.61 U	5.9 U	0.86 D	14 U
Ethylbenzene	~	1.1 D	0.35 U	29 J	0.38 U	45 D	0.37 U	50 D	0.35 U	58 D
Isopropanol	~	3.7 D	4.1 D	25 J	3.1 D	100 D	5.4 D	4 D	5.6 D	9.3 U
M,P-Xylene	~	3.7 D	1 D	120 J	0.87 D	190 D	0.74 D	200 D	1.1 D	220 D
Methyl Ethyl Ketone (2-Butanone)	~	0.48 D	1.3 D	120 J	0.62 D	820 D	1.7 D	290 D	0.99 D	740 D
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	~	0.33 U	0.33 U	1.5 J	0.36 U	3.6 U	0.35 U	3.4 U	0.33 U	7.8 U
Methyl Methacrylate	~	0.33 U	3 D	14 J	2.6 D	9 D	4 D	3.4 U	2.1 D	7.8 U
Methylene Chloride	60	0.65 D	19 D	9.1 J	19 D	48 D	26 D	37 D	10 D	33 D
n-Heptane	~	0.33 U	0.33 U	4.5 J	0.36 U	24 D	0.35 U	19 D	0.39 D	27 D
n-Hexane	~	0.48 D	0.49 D	4 J	0.49 D	15 D	0.45 D	16 D	0.51 D	17 D
o-Xylene (1,2-Dimethylbenzene)	~	0.6 D	0.39 D	50 J	0.38 U	85 D	0.37 U	90 D	0.38 D	100 D
Propylene	~	0.14 U	0.14 U	16 J	0.15 U	92 D	0.15 U	27 D	0.14 U	68 D
Tetrachloroethene (PCE)	30	0.55 U	0.55 U	1.8 J	22 D	5.9 U	0.58 U	6.1 D	0.98 D	18 D
Toluene	~	1 D	1.1 D	31 J	0.92 D	100 D	0.9 D	100 D	1.4 D	130 D
Trichloroethene (TCE)	2	0.11 U	18 D	0.23 J	2.2 D	270 D	1.9 D	1,600 D	43 D	21,000 D
Trichlorofluoromethane	~	1.1 D	1.1 D	1.4 J	1.1 D	4.9 U	1.1 D	4.6 U	1.2 D	11 U
Vinyl Chloride	~	0.1 U	0.1 U	1.7 J	0.11 U	1.1 U	0.11 U	1 U	0.1 U	2.4 U
Total BTEX	~	6.99	3.01	231	2.32	425	2.24	444	3.39	516
Total CVOCs	~	ND	18	4.58	24.2	285	1.9	1,650	44.2	21,000
Total VOCs	~	26.5	59.4	1,010	62.7	2,260	56.8	2,810	81.1	22,900

- Notes:**
- Co-located sub-slab vapor and indoor air sample analytical results are evaluated using the New York State Department of Health (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices for Sub-Slab Vapor and Indoor Air and subsequent updates (2017) and to the NYSDOH Air Guideline Values (AGVs) as set forth in the New York State Department of Health (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York and subsequent updates (2013, 2015).
 - Ambient air sample analytical results are shown for reference only.
 - Only detected analytes are shown in the table.
 - Detected analytical results above the NYSDOH AGVs sample are underlined.
 - Detected analytical results above the minimum threshold for which identification of source(s) and resampling or mitigation is recommended are shaded.
 - Detected analytical results above the minimum threshold for which mitigation is recommended are bolded and shaded.
 - ~ = Regulatory limit for this analyte does not exist
 - µg/m³ = Micrograms per cubic meter
 - AA = Ambient air
 - IA = Indoor air
 - SSV = Sub-slab vapor
 - ND = Not detected

Qualifiers:

D = The concentration reported is a result of a diluted sample.
J = The analyte was positively identified and the associated numerical value is the approximate concentration of the analyte in the sample.
U = The analyte was analyzed for, but was not detected at a level greater than or equal to the level of the reporting limit (RL) or the sample concentration for results impacted by blank contamination.

Table 4
Indoor Air Sample Analytical Results Summary - July 2020

514 Union Street
Brooklyn, New York
NYSDEC BCP Site No.: C224318
Langan Project No.: 170361303

Location Sample ID Laboratory ID Sample Date Sample Type	NYSDOH AGVs	AA01 AA01_071420 20G0952-01 7/14/2020 AA	IA01 IA01_071420 20G0952-02 7/14/2020 IA	IA02 IA02_071420 20G0952-03 7/14/2020 IA	IA03 IA03_071420 20G0952-04 7/14/2020 IA
Volatile Organic Compounds (µg/m³)					
1,1,2-Trichloro-1,2,2-Trifluoroethane	~	0.82 U	0.93 D	0.57 U	0.72 U
1,2,4-Trimethylbenzene	~	0.53 D	2.7 D	0.8 D	0.93 D
1,2-Dichloroethane	~	0.43 U	0.89 D	0.3 U	0.38 U
1,3,5-Trimethylbenzene (Mesitylene)	~	0.53 U	0.98 D	0.37 U	0.46 U
1,4-Dichlorobenzene	~	0.65 U	1.1 D	0.45 U	0.57 U
4-Ethyltoluene	~	0.53 U	2.5 D	0.66 D	0.74 D
Acetone	~	7.8 D	100 D	12 D	17 D
Benzene	~	0.45 D	1.1 D	0.33 D	0.39 D
Carbon Disulfide	~	0.33 U	2.1 D	0.23 U	0.32 D
Carbon Tetrachloride	~	0.47 D	0.83 D	0.47 D	0.47 D
Chloroform	~	0.52 U	0.7 D	0.36 U	0.46 U
Chloromethane	~	1.3 D	3 D	1.4 D	1.4 D
Cyclohexane	~	0.85 D	0.83 D	0.61 D	0.74 D
Dichlorodifluoromethane	~	1.7 D	2.7 D	1.6 D	1.5 D
Ethyl Acetate	~	0.77 U	25 D	0.86 D	9.2 D
Ethylbenzene	~	0.47 U	3.3 D	0.52 D	0.61 D
Isopropanol	~	0.53 U	660 DE	1.7 D	2.2 D
M,P-Xylene	~	0.93 U	11 D	1.8 D	2 D
Methyl Ethyl Ketone (2-Butanone)	~	1.1 D	7.2 D	1.1 D	1.2 D
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	~	0.44 U	6.3 D	0.3 U	0.39 U
Methyl Methacrylate	~	0.44 U	0.95 D	0.3 U	0.39 U
Methylene Chloride	60	0.75 U	1.6 D	7.4 D	0.69 D
n-Heptane	~	0.44 U	1.9 D	0.3 U	0.39 U
n-Hexane	~	0.76 D	6.8 D	4.7 D	0.9 D
o-Xylene (1,2-Dimethylbenzene)	~	0.47 U	3.1 D	0.61 D	0.69 D
Styrene	~	0.46 U	14 D	0.32 D	0.44 D
Tetrachloroethene (PCE)	30	0.73 U	7 D	0.5 U	0.64 U
Toluene	~	1.3 D	62 D	1.3 D	1.6 D
Trichloroethene (TCE)	2	0.14 U	0.36 D	0.56 D	0.71 D
Trichlorofluoromethane	~	1.2 D	2.4 D	1.2 D	1.3 D
Total BTEX	~	1.75	80.5	4.56	5.29
Total CVOCs	~	2.96	9.5	2.5	3.17
Total VOCs	~	17.5	933	39.9	45

Notes:

- Indoor air sample analytical results are compared the New York State Department of Health (NYSDOH) Air Guideline Values (AGVs) as set forth in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York and subsequent updates (2013, 2015).
- Ambient air sample analytical results are shown for reference only.
- Only detected analytes are shown in the table.
- ~ = Regulatory limit for this analyte does not exist
- µg/m3 = micrograms per cubic meter
- AA = Ambient Air
- IA = Indoor Air

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.
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.

ATTACHMENT D
SECTION IV
PROPERTY INFORMATION

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 provides the Brooklyn Borough Tax Map.

Item 10 – Property Description and Environmental Assessment Narrative

Location

The approximately 0.39-acre (17,000-square-foot) site is located in an urban area in the Gowanus neighborhood of Brooklyn, New York, and consists of a one-story brick building occupied by the Royal Palms Shuffleboard Club. The site is located at 514 Union Street and is located at the northern portion of Brooklyn Borough Tax Block 440, Lot 12. The south-adjoining property (p/o Lot 1; formerly the southern portion of Lot 12) is in the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) (BCP Site No. C224220). The east- and west-adjoining parcels are also in the NYSDEC BCP (BCP Site No. C224309). A lot merger application (RP-602 included) was approved by the New York City (NYC) Department of Finance (DOF) on 5 February 2020 to merge former Lots 1, 21, 23 to 26, 47, 48, and the portion of former Lot 12 that comprises BCP Site No. C224220 into new Lot 1. The property at 514 Union Street remained Lot 12.

The site is located on the block bound by Union Street to the north, 3rd Street to the east, President Street to the south, and Nevins Street to the west. Surrounding properties include single- and multi-story buildings occupied by industrial, commercial and residential occupants. The Gowanus Canal (a National Priorities List [NPL] site) is located about 375 feet west of the site.

Site Features

The site is improved with a one-story brick building occupied by The Royal Palms Shuffleboard Club.

Current Zoning and Land Use

According to the New York City (NYC) Planning Commission Zoning Map 16c, the site is located in an M1-2 manufacturing zoning district. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale and storage facilities. Offices, hotels and most retail uses are also permitted in M1 districts. The 30 January 2019 draft Gowanus zoning proposal by the NYC Department of City Planning (DCP), if approved, would rezone the site to a mixed-use district that permits residential uses (M1(3)/R7A).

Past and Current Use of the Site

The site has been occupied by commercial and industrial facilities since as early as 1886. The site is currently occupied by The Royal Palms Shuffleboard Club. The historical and current site uses include:

- The Royal Palms Shuffleboard Club (2014 – present)
- Manufacturing and Storage (1993 – 2007)
- Dolin Metal Manufacturing Co. (1969 – 1992)
- Coca-Cola Bottling Co. of NY (1938 – 1950)
- Albro J. Newton Co. Trim and Planing Mill (1904 – 1915)
- Kenyon and Newton Sash and Door Factory (1886)

Site Geology and Hydrogeology

Soil and bedrock stratigraphy throughout Brooklyn typically consists of a layer of fill material that overlies glacial till, decomposed unconsolidated bedrock, and bedrock. The United State Geological Survey (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” indicate the bedrock underlying the site is part of the Hartland Formation. The Hartland Formation is comprised of mica schist and quartz-feldspar granulite, with localized intrusions of granite and pegmatite. Based on a previous Langan geotechnical study, bedrock was encountered at about 200 feet below grade surface (bgs) at property located 250 feet northwest of the site.

A limited subsurface investigation was implemented between 19 and 21 March 2021 to assess the potential for soil vapor intrusion into the existing site building and to meet the environmental assessment requirements of this BCP Application. The site is underlain by fill generally characterized as brown and black fine-grained sand with varying amounts of coal ash, brick, slag, silt, and gravel. Fill was observed below the concrete slab to depths ranging from 5 to 14 feet bgs. Native fine-grained sand with varying amounts of silt, clay, and gravel was observed below the fill layer to the boring termination depths (16 to 21 feet bgs). Groundwater was encountered at about 10 feet bgs. The inferred regional groundwater flow direction is to the west-northwest, towards the Gowanus Canal. Bedrock was not encountered.

Environmental Assessment

A limited subsurface investigation was implemented between 19 and 21 March 2021 to assess the potential for soil vapor intrusion into the existing site building and to meet the environmental assessment requirements of this BCP Application.

The following is a summary of environmental conditions at the site:

- The site is underlain by fill generally characterized as brown and black fine-grained sand with varying amounts of coal ash, brick, slag, silt, and gravel. Fill was observed below the concrete slab to depths ranging from 5 to 14 feet bgs. One volatile organic compound (VOC) and five semivolatile organic compound (SVOCs) were detected at concentrations above Restricted Use Commercial (RUC) Soil Cleanup Objectives (SCO)¹. Additional VOCs, SVOCs, metals, and one pesticide were detected at concentrations above Unrestricted Use (UU) SCOs. Of the detected VOCs, eight petroleum-related VOCs were detected in soil sample SB03_19-21 in the south-central portion of the site at concentrations exceeding UU and/or RUC SCOs. One chlorinated VOC (CVOC), trichloroethene (TCE), was detected in SB04_1-3 and SB04_7-9 at concentrations above the UU SCO.
- Multiple VOCs, SVOCs, and dissolved metals were detected in groundwater at concentrations exceeding the NYSDEC SGVs². One pesticide was detected, but at a concentration below the NYSDEC SGV. The highest petroleum-related VOC concentrations were detected in the MW03 groundwater sample in the south-central portion of the site. One petroleum-related VOC was also detected in the MW02 groundwater sample at a concentration above the NYSDEC SGV. The highest CVOC concentrations were detected in the MW02 groundwater sample in the southwestern portion of the site. CVOCs were also detected in MW01, MW03, and MW04 at concentrations above the NYSDEC SGVs.
- CVOCs and petroleum-related VOCs were detected in all sub-slab vapor and indoor air samples. TCE was detected in sub-slab vapor at concentrations ranging between 0.23 and 21,000 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) and in indoor air at concentrations ranging between 1.9 and 43 $\mu\text{g}/\text{m}^3$. Evaluation of TCE concentrations using the NYSDOH Decision Matrices³ yielded recommendations ranging from identification of source(s) and resampling to mitigation. Maximum TCE concentrations were detected in the SSV04 and

¹ SCOs promulgated in the NYSDEC Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375.

² NYSDEC SGVs promulgated in the NYSDEC 6 NYCRR Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water

³ NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices for Sub-Slab Vapor and Indoor Air and subsequent updates (2017)

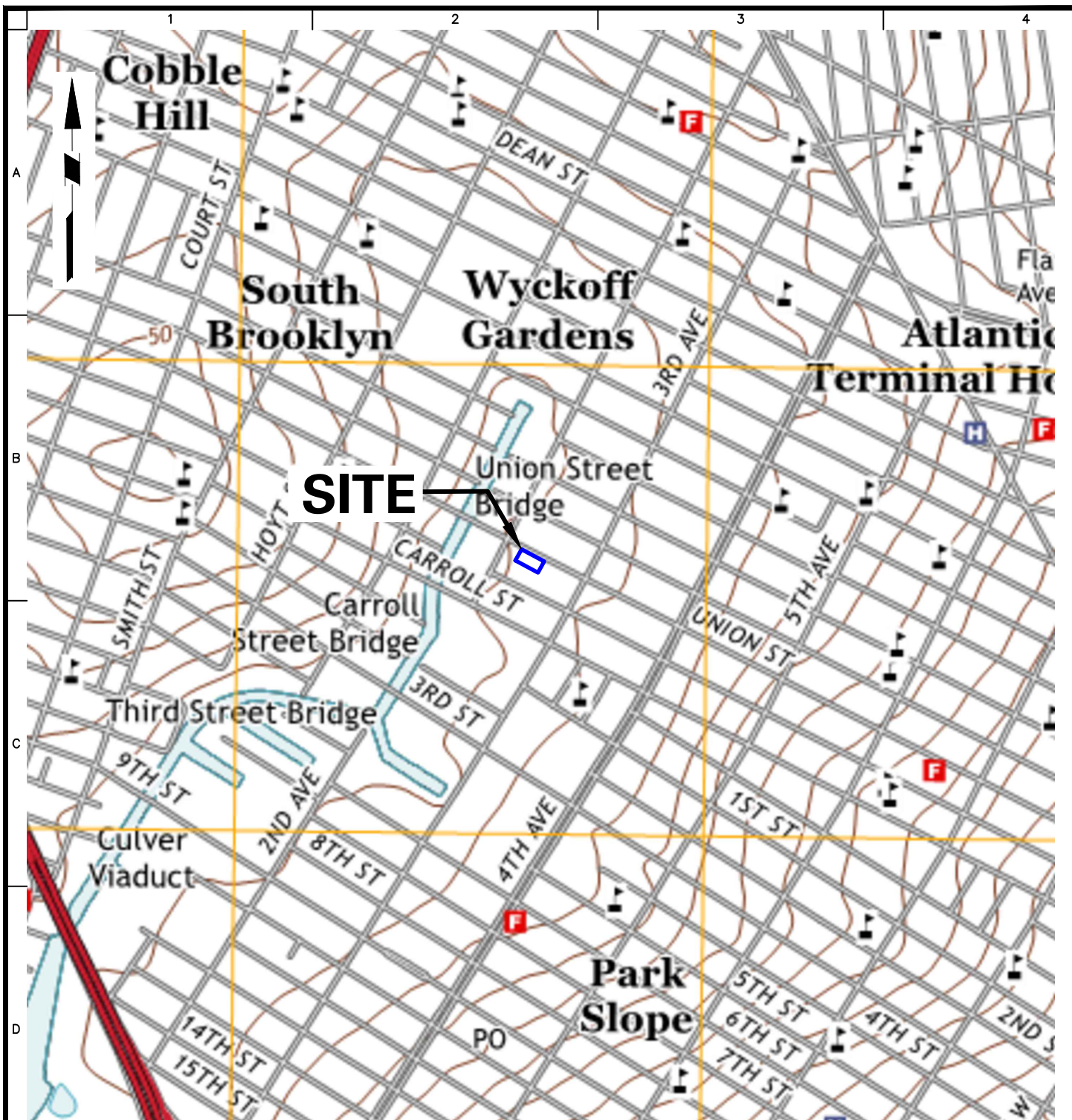
IA04 locations in the southeastern portion of the site. TCE concentrations in two of the four indoor air samples exceeded the NYSDOH Air Guideline Value (AGV) of 2 $\mu\text{g}/\text{m}^3$. Evaluation of tetrachloroethene (PCE) and methylene chloride using the NYSDOH Decision Matrices yielded a recommendation of identification of source(s) and resampling or mitigation. Detected PCE and methylene chloride concentrations in indoor air samples were below the NYSDOH AGVs.

Contaminant Sources

Potential sources of contamination have been identified and include soil and historical use of the site and surrounding properties.

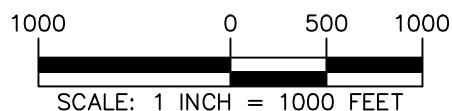
- Soil at the site is a potential source of VOCs, SVOCs, pesticides, and metals in soil. In addition to soil, possible sources of metals in soil include historic adjoining property uses such as dental manufacturing, machine shop, bottling facility, blacksmith, auto repair, and painting.
- Chlorinated VOCs (CVOC) were detected in soil, groundwater, sub-slab vapor, and indoor air samples at concentrations above applicable standards or guidance values. Historical site and adjoining property uses included manufacturing, auto repair, die cutting, and/or bottling. The historical industrial uses on the site and the adjacent and surrounding properties have been established as potential sources of CVOC contamination in groundwater, sub-slab vapor, and indoor air.
- Petroleum-like odor was observed between 10 and 21 feet bgs at soil boring SB03. Photoionization detector (PID) readings in this interval ranged between 20.3 and 1,400 parts per million (ppm), with the maximum reading detected at 21 feet bgs (boring termination depth). Petroleum-related VOCs were detected in soil, groundwater, and sub-slab vapor samples collected from the SB03/MW03/SSV03 location. A site source of the petroleum release has not been identified.

ATTACHMENT D
SECTION IV
FIGURES

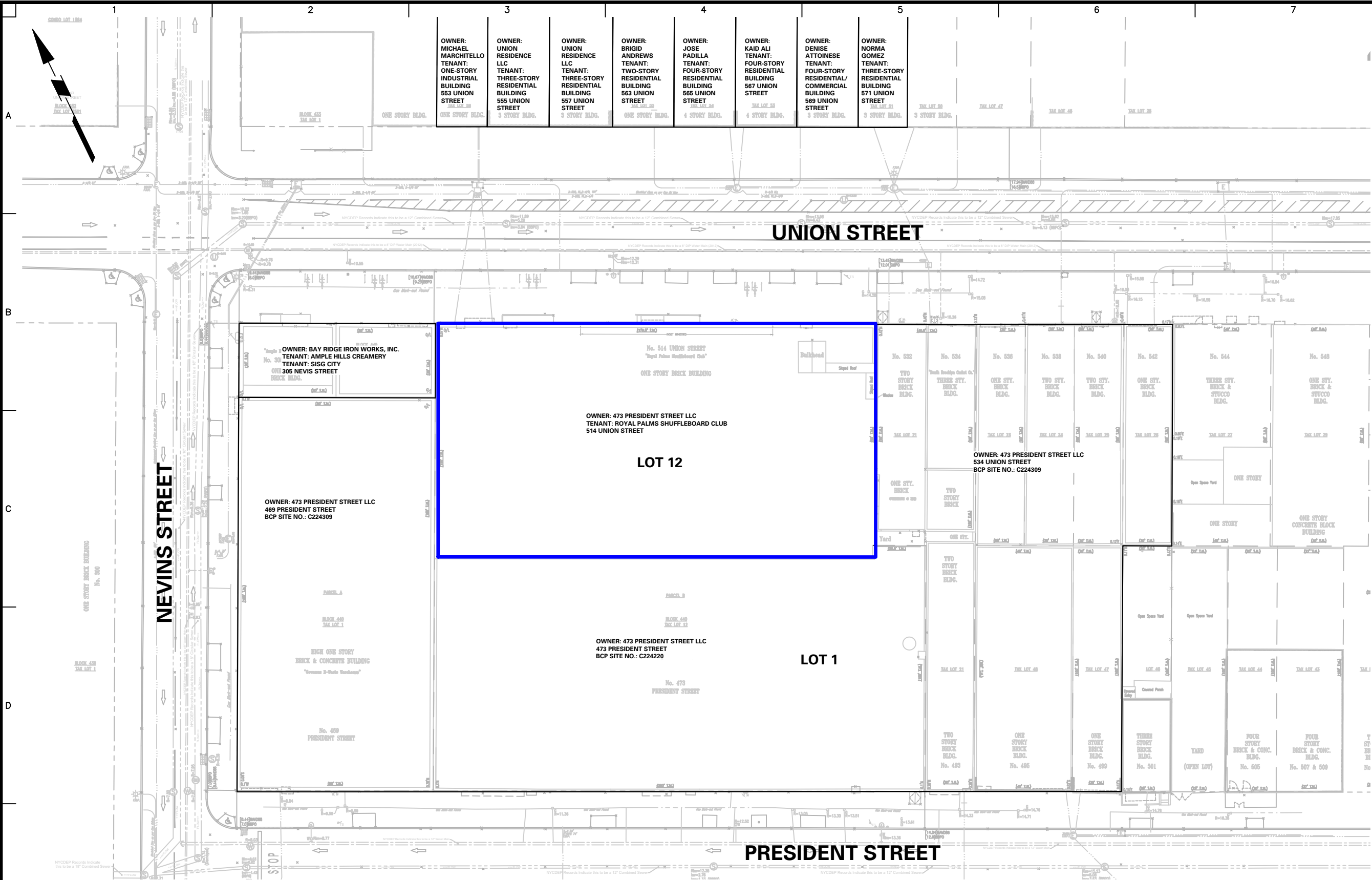


NOTES:

1. BASEMAP ADAPTED FROM UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5-MINUTE SERIES TOPOGRAPHICAL MAPS, JERSEY CITY, NJ AND BROOKLYN, NY QUADRANGLES, DATED 2016.



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 514 UNION STREET BLOCK No. 440, LOT No. 12 BROOKLYN KINGS NEW YORK	Figure Title SITE LOCATION MAP	Project No. 170361303	Figure No. D-1 Sheet 1 of 4
			Date 07/07/2020	
			Drawn By AS	
			Checked By PM	

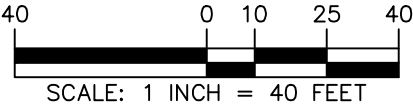


LEGEND:

SITE BOUNDARY

LOT BOUNDARY

- NOTES:
- BASE MAP ADAPTED FROM SURVEY BY NEW YORK CITY LAND SURVEYORS, PC, DATED 14 JUNE 2019.
 - THE CENTRAL PORTION OF LOT 1, IDENTIFIED AS 473 PRESIDENT STREET, IS ENROLLED IN THE BROWNFIELD CLEANUP PROGRAM (BCP SITE NO. C224220). THE EASTERN AND WESTERN PORTIONS OF LOT 1, IDENTIFIED AS THE PONTONE PARCEL AND E-WASTE PARCEL, RESPECTIVELY, ARE ASSOCIATED WITH BCP SITE NO. C224309.
 - A LOT MERGER APPLICATION (RP-602) WAS APPROVED BY THE NEW YORK CITY DEPARTMENT OF FINANCE ON 5 FEBRUARY 2020 TO MERGE FORMER LOTS 1, 21, 23, 24, 25, 26, 47, 48, AND THE PORTION OF FORMER LOT 12 THAT COMPRISES BCP SITE NO. C224220 INTO NEW LOT 1. BASEMAP ADAPTED TO REFLECT THE APPROVED LOT MERGER.



<div><div>LANGAN</div><div>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</div></div>	<div>Project</div> <div>514 UNION STREET</div> <div>BLOCK No. 440, LOT No. 12</div> <div>BROOKLYN</div> <div>KINGSNEW YORK</div>	<div>Figure Title</div> <div>SITE PLAN</div>	<div>Project No.</div> <div>170361303</div>	<div>Figure No.</div> <div>D-2</div>
			<div>Date</div> <div>07/07/2020</div>	
			<div>Drawn By</div> <div>AS</div>	
			<div>Checked By</div> <div>PM</div>	



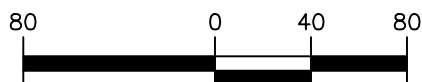
NOTES:

1. BASEMAP ADAPTED FROM THE NEW YORK CITY DEPARTMENT OF FINANCE BROOKLYN BOROUGH TAX MAP.

LEGEND:

APPROXIMATE SITE BOUNDARY

--- Borough Boundary	C50 Condo Flag/Condo Number
--- Tax Block Boundary	A50 Air Right Flag/Lot Number
50 Tax Block Number	S50 Subterranean Right Flag/Lot Number
--- Tax Lot Boundary	R REUC Flag
50 Tax Lot Number	--- Under Water Tax Lot Boundary
-50- Condo FKA Tax Lot Number	--- Other Boundary
90.5 Tax Lot Dimension	↓ Possession Hook
415.5 Approximate Tax Lot Dimension	Misc Miscellaneous Text
100-100 Condo Units Range Label	○ Small Tax Lot Dimension
Building Footprint	Surface Water



SCALE: 1 INCH = 1000 FEET

LANGAN

Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com

Project

514 UNION STREET

BLOCK No. 440, LOT No. 12
BROOKLYN

KINGS

NEW YORK

Figure Title

**TAX BLOCK AND
LOT MAP**

Project No.

170361303

Date

07/07/2020

Drawn By

AS

Checked By

PM

Figure No.

D-4

Sheet 4 of 4

ATTACHMENT D
SECTION IV
APPROVED RP602

**APPLICATION FOR APPORTIONMENTS OR MERGERS**

Instructions: Please complete this application and submit in person to: **Department of Finance, Property Division - Tax Map Office, 66 John Street, 2nd floor, New York, NY 10038.** Please read the instructions for further details before completing this form. Print clearly.

SECTION A: PROPERTY INFORMATIONBorough: BrooklynBlock: 4401, 12, 21, 23, 24, 25, 26, 47&48
Present Lot(s): _____

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

☒ Merger☐ ApportionmentNumber of
Lots Requested 2Lot Number: 1, 12☐ Air☐ SubterraneanLot(s) Usage:
(check one)☐ Residential
Building Gross
Sq/Ft: _____☒ Commercial
Building Gross
Sq/Ft: 76,045☐ Mix (Residential & Commercial)
Building Gross
Sq/Ft: _____

Property

1. Owner's Name (as per Deed): _____

LAST NAME

FIRST NAME

OR

Company Name: 473 President, LLC

Property

2. Address: 51 East 12th StreetNew YorkNY10003

NUMBER AND STREET

CITY

STATE

ZIP CODE

3. Filing Representative (if applicable): Alice Ramos**SECTION B: CERTIFICATION**1. Architect/Engineer/Applicant's Name: Laudenschlager

LAST NAME

Robert

FIRST NAME

2. Address: 1359 BroadwayNew YorkNY10018

NUMBER AND STREET

CITY

STATE

ZIP CODE

3. Telephone Number: 212-979-84004. Email Address: rlaudenschlager@slcsearch.com

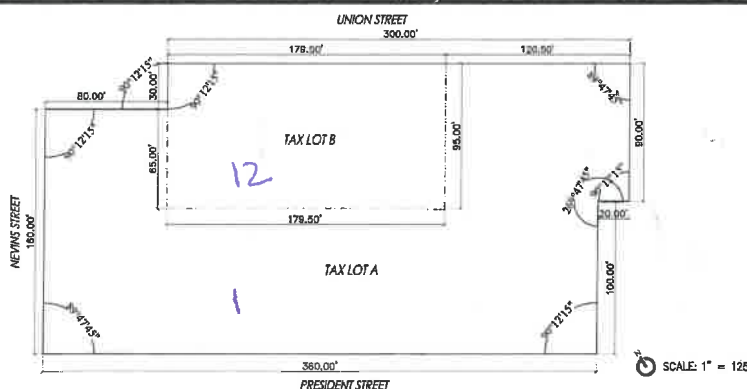
The applicant hereby certifies that, in making this application for merger/apportionment, s/he is the owner, or acting under the direction of the owner.

Signature of Architect/ Engineer/Applicant: _____

Date: 02 / 03 / 2020

TAX MAP CHANGE WILL NOT BE MADE UNTIL PRESENTATION OF REQUIRED DOCUMENTS (see reverse for the required documents)

DRAW SKETCH TO SCALE 1" = 50', IF POSSIBLE INDICATE NORTH ARROW



SCALE: 1" = 125'

(Architect or Engineer's seal)

Tentative Lot(s) issued:

Customer Service Representative: P. BradleyDate: 2 / 5 / 2020

New Lot(s): _____

Lot(s) Affected: 1, 12Lot(s) Dropped: 21, 23, 24, 25, 26, 47, 48

Please note: Map changes will not be made until presentation of all required documents is reviewed and approved by the Specialist.
Lots are tentative until final approval is received from the Tax Map Office.

Map Updated:

Tax Map Specialist: _____ Date: ____/____/____

ATTACHMENT E
SECTION VI
CURRENT PROPERTY OWNER/OPERATION
INFORMATION

ATTACHMENT E

SECTION VI: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Property Owners:

The following table is based on review of records obtained from the New York City Department of Finance Automated City Register Information System (ACRIS).

Document Type	Date	Owner	Relationship to Requestor
Deed	24 September 2019	473 President LLC c/o Avery Hall Investments LLC 51 East 12 th Street, 7 th Floor New York, NY 10003	Requestor
	9 October 2014	MCP President Street LLC 550 Grand Street, 1 st Floor Brooklyn, NY 11211	Seller
	1 March 2000	473 President Street Company, LLC c/o Associates Management 624 Court Street Brooklyn, NY 11231	None
	17 January 1995 (Corrected Deed)	James Ribellino, Jr. and Lita Ribellino 4 Continental Court Marlboro, NJ 07746	None
	27 May 1983	James Ribellino, Jr. and Lita Ribellino 4 Continental Court Marlboro, NJ 07746	None
	5 October 1979	Jalita Realty Corp. 473 President Street Brooklyn, NY 11215	None
	19 April 1974	Milton P. Lansky 201 East 28 th Street New York, NY 10016	None
	24 October 1972	Lansky Die Cutting Corp. c/o Milton P. Lansky 201 East 28 th Street New York, NY 10016	None
	Unknown	530 Union Street Co. c/o Milton P. Lansky 201 East 28 th Street New York, NY 10016	None

Property Operators:

The following table is based on a review of:

- 24 July 2014 Report on Phase I Environmental Site Assessment, prepared by Carlin Simpson & Associates
- Local newspaper articles

Lot No.	Operator	Relationship to Property	Relationship to Requestor
12	The Royal Palms Shuffleboard Club (347) 223-4410	Tenant (2014 – present)	Tenant
	Manufacturing and Storage	Tenant (1993 – 2007)	None
	Dolin Metal Manufacturing Co.	Tenant (1969 – 1992)	None
	Coca-Cola Bottling Co. of NY, Inc.	Tenant (1938 – 1950)	None
	Albro J. Newton Co. Trim and Planning Mill	Tenant (1904 – 1915)	None
	Kenyon and Newton Sash and Door Factory	Tenant (1886)	None

ATTACHMENT F
SECTION VII
REQUESTOR ELIGIBILITY INFORMATION

ATTACHMENT F

SECTION VII: REQUESTOR ELIGIBILITY INFORMATION

Volunteer Status

Pursuant to ECL § 27-1405(1), the Requestor, 473 President LLC, is properly designated as a Volunteer because they conducted all appropriate inquire prior to purchasing the site and any 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 took ownership of the site on 24 September 2019. The requestor had no relationship with the prior owners or operators of the site. The Requestor has dispatched and continues to dispatch its obligations of due care with respect to the site, including confirming there is no human health hazard at the site and seeking entry to the Brownfield Cleanup Program (BCP). For the foregoing reasons, the Requestor qualifies as a Volunteer.

ATTACHMENT G
SECTION IX
CONTACT LIST INFORMATION

ATTACHMENT G

SECTION IX: CONTACT LIST INFORMATION

The following pages include the site's contact list and letters sent to the repositories acknowledging that they agree to act as document repositories for the site.

ATTACHMENT G
SECTION IX
CONTACT LIST

**514 Union Street
Brooklyn, NY**

Site Contact List

Site Contact Person	Department or Business Name	Street Address	City	State	Zip
Mayor Bill de Blasio	City Hall		New York	New York	10007
Marisa Lago - Commissioner	NYC Department of City Planning	120 Broadway, 31st Floor	New York	New York	10271
Eric L. Adams	Brooklyn Borough President	209 Joralemon Street	Brooklyn	New York	11201
Winston Von Engel	Department of Planning and Development	16 Court Street, 7th Floor	Brooklyn	New York	11241
Whom It May Concern	Royal Palms Shuffleboard Club	514 Union Street	Brooklyn	New York	11215
Whom It May Concern	Bay Ridge Iron Works, Inc.	553 Union Street	Brooklyn	New York	11215
Whom It May Concern	Ample Hills Creamery	305 Nevins Street	Brooklyn	New York	11215
Whom It May Concern	Crusader Candle Co Inc.	325 Nevins Street	Staten Island	New York	11215
Current Residents		478 President Street	Brooklyn	New York	11215
Whom It May Concern	Katsina Inc.	482 President Street	Brooklyn	New York	11215
Current Residents		482 President Street	Brooklyn	New York	11215
Current Residents		484 President Street	Brooklyn	New York	11215
Current Residents		486 President Street	Brooklyn	New York	11215
Current Residents		488 President Street	Brooklyn	New York	11215
Current Residents		490 President Street	Brooklyn	New York	11215
Grace Orrecchio		582 Ovington Avenue	Brooklyn	New York	11228
Current Residents		494 President Street #1	Brooklyn	New York	11215
Current Residents		494 President Street #2	Brooklyn	New York	11215
Current Residents		494 President Street #3	Brooklyn	New York	11215
Whom It May Concern	South Brooklyn Realty	270 4th Avenue	Brooklyn	New York	11215
Current Residents		496 President Street	Brooklyn	New York	11215
Vincent Sapienza, Commissioner	NYC Department of Environmental Protection	59-17 Junction Boulevard	Flushing	New York	11373
New York City Water Board	Department of Environmental Protection	59-17 Junction Boulevard	Flushing	New York	11373
Whom It May Concern	New York City Municipal Water Finance Authority	255 Greenwich Street, 6th Floor	New York	New York	10007
Denise Watson-Adin	P.S. 32 Samuel Mills Sprole School	317 Hoyt Street	Brooklyn	New York	11231
Katy Hill, Executive Director	Rivendell School	277 3rd Avenue	Brooklyn	New York	11215
Rosa Amato, Principal	P.S. 372 - The Children's School	512 Carroll Street	Brooklyn	New York	11215
Nicole Nash, Head of School	Hannah Senesh Community Day School	342 Smith Street	Brooklyn	New York	11231
Katherine Dellostretto, Principal	P.S. 058 The Carroll	330 Smith Street	Brooklyn	New York	11231
Lenny Librizzi	John Jay HS Annex - School Garden	347 Baltic Street	Brooklyn	New York	11201
Martin Handler	Bumble Bee Daycare	258 4th Avenue	Brooklyn	New York	11218
Joyce Heller	Preschool of America, Inc.	378 Baltic Street	Brooklyn	New York	11201
Eladia Causil-Rodriguez	Eladia's Kids	147 5th Avenue	Brooklyn	New York	11217
Natania Blumenkehl	Kumon Math and Reading Center of Carroll Gardens	337 Smith Street	Brooklyn	New York	11231
Carlos and Yvette	Raindrops	314 5th Street	Brooklyn	New York	11215
Anna Maria Mule, Principal	Cobble Hill School for American Studies	347 Baltic Street	Brooklyn	New York	11201
Deborah Capone, Executive Director	Carroll Gardens - Hudson's House	413 Smith Street	Brooklyn	New York	11231
Patricia Major and Bernice Stewart-Alleyne	St. John's Kidz	34 Saint Johns Place	Brooklyn	New York	11217
Deanna Butler	Helen Owen Carey Child Day Care	71 Lincoln Place	Brooklyn	New York	11217
Dr. Luis Alvarez	Park Slope Christian Academy	98 5th Avenue	Brooklyn	New York	11217
Margaret Lacey Berman	Brooklyn High School of the Arts	345 Dean Street	Brooklyn	New York	11217
Arin M. Rusch	The Math and Science Exploratory School	345 Dean Street	Brooklyn	New York	11217
Elizabeth Garraway	St. Thomas Aquinas School	211 8th Street	Brooklyn	New York	11215
Gloria Martinez	Warren Street Center for Children and Families	343 Warren Street	Brooklyn	New York	11201
Pascale Setbon	The Language and Laughter Studio	137 Nevins Street	Brooklyn	New York	11217
Heather Foster Mann, Principal	P.S. 133 William A. Butler	610 Baltic Street	Brooklyn	New York	11217
Rashan Hoke	PS/MS 282	180 6th Avenue	Brooklyn	New York	11217
Natalia Baechko	Sunflower Child Care	238 5th Avenue	Brooklyn	New York	11215

**514 Union Street
Brooklyn, NY**

Site Contact List

Site Contact Person	Department or Business Name	Street Address	City	State	Zip
Eileen Shannon, Director	Open House Nursery School	318 Warren Street	Brooklyn	New York	11201
Yolanda Ramirez, Principal	P.S. 38	450 Pacific Street	Brooklyn	New York	11217
Principal	Our Lady of Peace School	522 Carroll Street	Brooklyn	New York	11215
Mike Raccioppo, District Manager	Brooklyn Community Board 6	250 Baltic Street	Brooklyn	New York	11201
John Grathwol	NYSDEC	625 Broadway	Albany	New York	12233
Richard Mustico	NYSDEC	625 Broadway	Albany	New York	12233
Angela Martin	NYSDOH	Empire State Plaza, Corning Tower Room 1787	Albany	New York	12237
Hon. Charles Schumer	U.S. Senator	780 Third Avenue, Suite 2301	New York	New York	10017
Hon. Kirsten Gillibrand	U.S. Senator	780 Third Avenue, Suite 2301	New York	New York	10017
Hon. Nydia M. Velazquez	U.S. House of Representatives	266 Broadway, Suite 201	Brooklyn	New York	11211
Hon. Jesse Hamilton	NYS Senator	1669 Bedford Avenue, 2nd Floor	Brooklyn	New York	11225
Heide Dudek	NYSDEC Section Chief	625 Broadway	Albany	New York	12233
Thomas V. Panzone	NYSDEC Regional Citizen Participation Specialist	47-40 21st Street	Long Island City	New York	11101
Joe DeMarco	NYSDEC	625 Broadway	Albany	New York	12233
Hon. Scott Stringer	NYC Comptroller	1 Centre Street	New York	New York	10007
Hon. Brad Lander	NYC Councilmember	456 5th Avenue	Brooklyn	New York	11215
Hon. Jumanne Williams	Public Advocate	1 Centre Street, 15th Floor	New York	New York	10007
Mark McIntyre	NYC Office of Environmental Remediation	100 Gold Street, 2 nd Floor	New York	New York	10038
Peter Fleming, Chairperson	Brooklyn Community Board 6	250 Baltic Street	Brooklyn	New York	11201
Hildegard Link, Environmental Committee Chairman	Brooklyn Community Board 6	250 Baltic Street	Brooklyn	New York	11201
Hon. Velmanette Montgomery	NYS Senator	30 Third Avenue	Brooklyn	New York	11217
Hon. Jo Anne Simon	NYS Assemblymember	341 Smith Street	Brooklyn	New York	11231
Polly Trottenberg, Commissioner	NYC Department of Transportation	55 Water Street, 9th Floor	New York	New York	10041
Julie Stein	NYC Department of Environmental Protection	96-05 Horace Harding Expressway	Flushing	New York	11373
Nancy T. Sunshine, County Clerk	Kings County Clerk's Office	360 Adams Street, Room 189	Brooklyn	New York	11201
Whom It May Concern	New York Daily News	4 New York Plaza	New York	New York	10004
Whom It May Concern	Hoy Nueva York	1 MetroTech Center, 18th Floor	Brooklyn	New York	11201
Whom It May Concern	El Diario La Prensa	1 MetroTech Center, 18th Floor	Brooklyn	New York	11201
Whom It May Concern	Impacto New York	225 West 35th Street, Suite 305	New York	New York	10001
Whom It May Concern	La Voz Hispana NY	159 East 116th Street	New York	New York	10029
Whom It May Concern	New York Post	1211 Avenue of the Americas	New York	New York	10036
Whom It May Concern	The Brooklyn Paper	1 MetroTech Center, Suite 1001	Brooklyn	New York	11201
Whom It May Concern	Courier-Life Publications	1 MetroTech Center North - 10th Floor	Brooklyn	New York	11201
Whom It May Concern	NY 1 News	75 Ninth Avenue	New York	New York	10017
Whom It May Concern	Brooklyn Daily Eagle	30 Henry Street	Brooklyn	New York	11201
Jesse Wark	473 President LLC	51 East 12th Street, 7th Floor	Brooklyn	New York	10003
Whom It May Concern	Royal Palms Shuffleboard Club	514 Union Street	Brooklyn	New York	11215
Whom It May Concern	Crusader Candle Co Inc.	325 Nevins Street	Brooklyn	New York	11215
Current Resident		478 President Street	Brooklyn	New York	11215
Whom It May Concern	Bay Ridge Iron Works, Inc.	553 Union Street	Brooklyn	New York	11215
Whom It May Concern	Ample Hills Creamery	305 Nevins Street	Brooklyn	New York	11215
Faizal Karmali, Chairman	Gowanus Canal Conservancy	P.O. Box 150-652	Brooklyn	New York	11215
Mike Raccioppo, Executive Director	Gowanus Canal Community Development Corporation	515 Court Street	Brooklyn	New York	11231
Brad Vogel, Captain	The Gowanus Dredgers	P.O. Box 24403	Brooklyn	New York	11202
Paul Basile, President	Gowanus Alliance	135 13 th Street	Brooklyn	New York	11215
Marilyn Oliva, Acting Representative	Friends & Residents of Greater Gowanus	268 Smith Street	Brooklyn	New York	11231
John Leighton	Brooklyn Public Library - Carroll Gardens Branch	396 Clinton Street	Brooklyn	New York	11231

ATTACHMENT G
SECTION IX
REPOSITORY LETTERS

16 July 2020

Mike Racioppo
Brooklyn Community Board 6
250 Baltic Street
Brooklyn, NY 11201

**Re: Brownfield Cleanup Program Application
514 Union Street (the "site")
Block 440, Lot 12
Brooklyn, NY 11215**

Dear Mr. Racioppo,


We represent 473 President LLC in their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced 0.37-acre site that is comprised of Brooklyn Borough (Kings County) Tax Block 440, Lot 12. The site is located in the Gowanus neighborhood of Brooklyn. 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. Following NYSDEC review of each document, Langan will provide the local community board with a link or CD containing the files, which it will make available to the public for the duration of the site's involvement with the BCP. Please sign below if you are able to certify that your community board would be willing and able to act as the temporary public repository for this BCP project.

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



Vinicius De Paula, EIT
Senior Staff Engineer

Yes, the Brooklyn Community Board 6 is willing and able to act as a public repository on behalf of 473 President LLC in their cleanup of the site under the NYSDEC BCP.

Michael Racioppo

(Name)

July 30, 2020
(Date)

District Manager - Brooklyn Community Board 6
(Title)



Technical Excellence
Practical Experience
Client Responsiveness

16 July 2020

John Leighton
Brooklyn Public Library – Carroll Gardens Branch
396 Clinton Street
Brooklyn, NY 11231

**Re: Brownfield Cleanup Program Application
514 Union Street (the "site")
Block 440, Lot 12
Brooklyn, NY 11215**

Dear Mr. Leighton,

We represent 473 President LLC in their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced 0.37-acre site that is comprised of Brooklyn Borough (Kings County) Tax Block 440, Lot 12. The site is located in the Gowanus neighborhood of Brooklyn. 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. Following NYSDEC review of each document, Langan will provide the local library with a link or CD containing the files, which it will make available to the public for the duration of the site's involvement with the BCP. Please sign below if you are able to certify that your library would be willing and able to act as the temporary public repository for this BCP project.

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

Vinicius De Paula, EIT
Senior Staff Engineer

Yes, the Brooklyn Public Library – Carroll Gardens Branch is willing and able to act as a public repository on behalf of 473 President LLC in their cleanup of the site under the NYSDEC BCP.

(Name)

(Title)

7/17/20

(Date)

ATTACHMENT H
SECTION X
LAND USE FACTORS

ATTACHMENT H

SECTION X: LAND USE FACTORS

Item 1 – Current Zoning

According to the New York City (NYC) Planning Commission Zoning Map 16c, the site is located in an M1-2 manufacturing zoning district. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale and storage facilities. Offices, hotels and most retail uses are also permitted in M1 districts.

Item 2 – Current Use

The site is improved with a one-story brick building occupied by The Royal Palms Shuffleboard Club.

Item 3 – Intended Use Post-Remediation

There are currently no redevelopment plans for the site. The post-remediation use will comply with the applicable zoning. The current zoning allows for commercial use at the site (see Item 1), and the anticipated rezoning will allow commercial and residential use at the site (see Item 4).

Item 4 – Historical and/or Recent Development Patterns

The current site use is consistent with the draft Gowanus zoning proposal released by the NYC Department of City Planning (DCP) on 30 January 2019. The zoning proposal seeks to achieve the goals outlined in the Gowanus Framework (*Gowanus: A Framework for a Sustainable, Inclusive, Mixed-use Neighborhood*), which was published in June 2018 by the New York City Department of Planning. The Gowanus Framework is a roadmap for potential goals and strategies for the neighborhood, including recommended land use changes for residential and affordable housing developments. According to the DCP, the draft Gowanus zoning proposal is based on extensive outreach and planning with local elected officials and community members.

Under the draft Gowanus zoning proposal, the site would be zoned M1-4/R7A. Copies of the DCP's 28 February 2019 presentation of the draft Gowanus zoning proposal and the Gowanus Framework are included in this attachment.

Item 5 – Consistency with Applicable Zoning Laws/Maps

The current site use is consistent with current zoning laws/maps; additionally, the 30 January 2019 draft Gowanus zoning proposal would rezone the site to a mixed-use district (M1-43/R7A), which is also consistent with the current site use. The proposed zoning map is included in this attachment.

Item 6 – Consistency with Comprehensive Community Master Plans


The current use of the site is consistent with the goals outlined in the 30 January 2019 draft Gowanus zoning proposal.

ATTACHMENT H
SECTION X
CURRENT ZONING MAP



THE NEW YORK CITY PLANNING COMMISSION

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

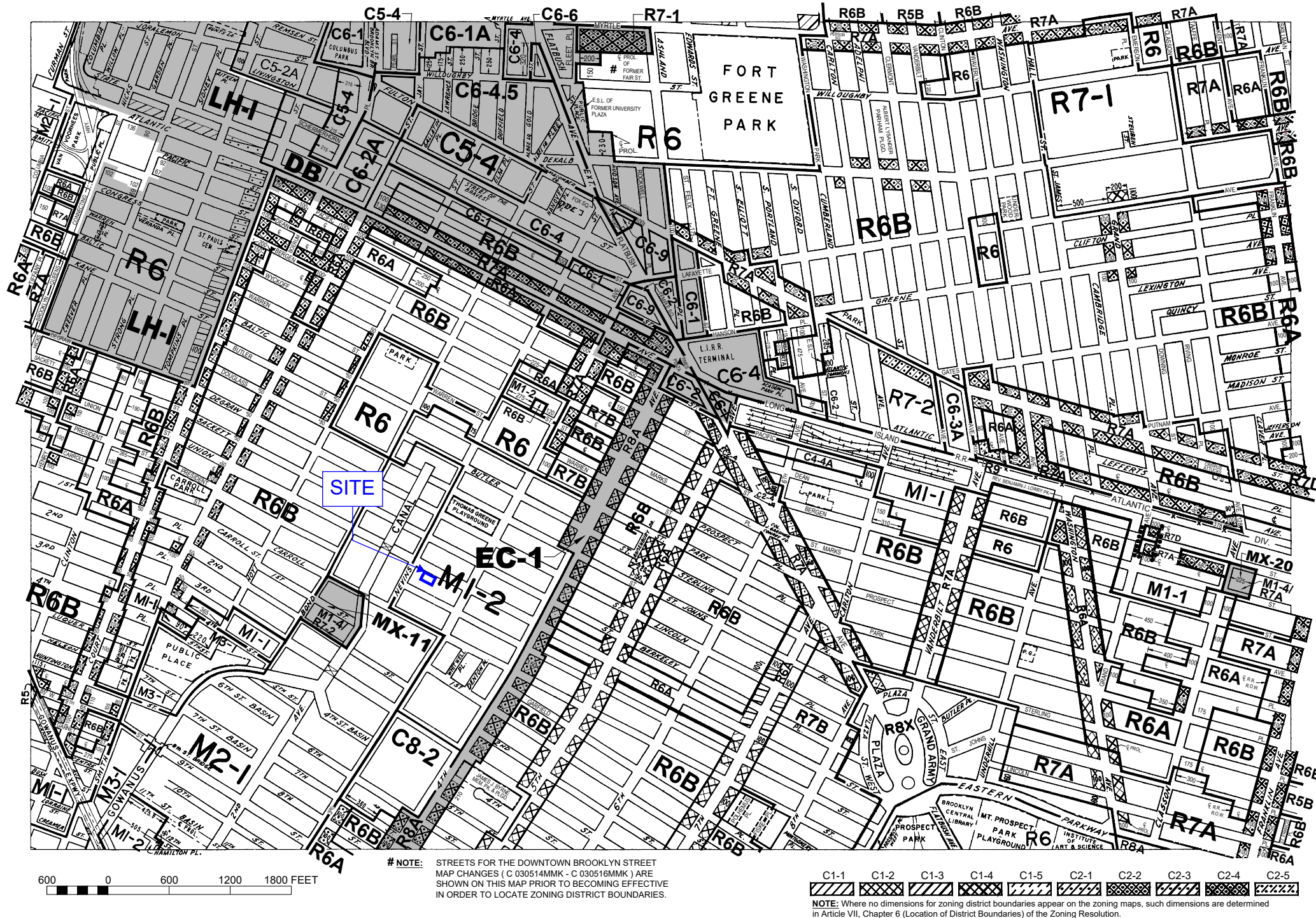
 SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

08-27-2020 C 190256 ZMK

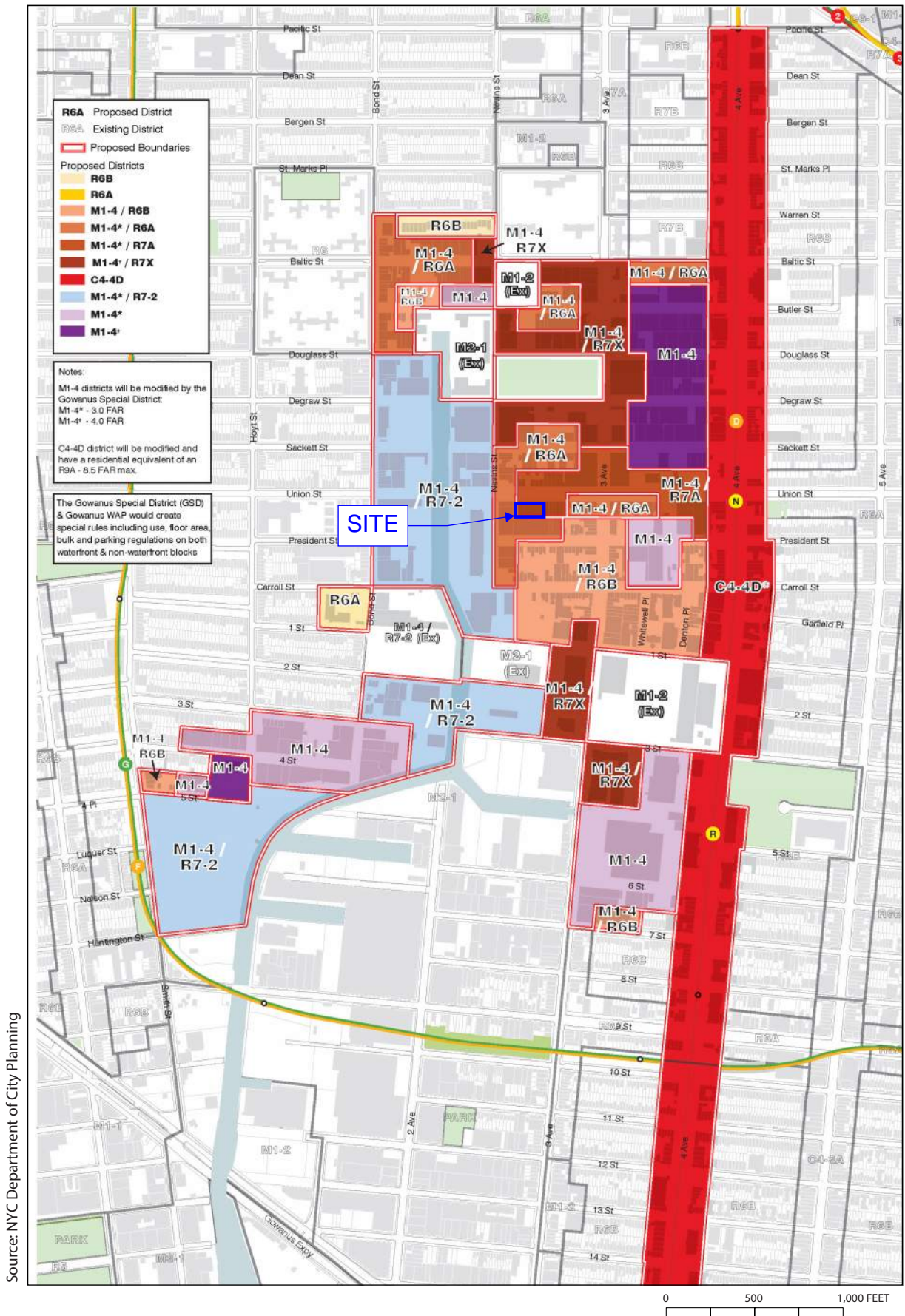
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

© Copyrighted by the City of New York

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



ATTACHMENT H
SECTION X
PROPOSED ZONING MAP



ATTACHMENT H
SECTION X
DRAFT ZONING PROPOSAL PRESENTATION

Gowanus Neighborhood Planning Study

Draft Zoning Proposal



CB 6 – Land Use Committee // February 28, 2019

Facilitate Community Priorities

- *Thousands of new homes, including thousands for lower-income New Yorkers*
- *New jobs across a variety of sectors*
- *New open space and new schools*
- *A resilient shoreline and cleaned-up brownfields*
- *An expanded, greener urban canopy*



Make Broader Investments & Community Goals Possible

- **Equitable, sustainable future**
 - Planning for climate change
 - Lowering carbon footprint
 - Remediating Land
 - New open spaces and expanded urban tree canopy
- **NYCHA**
 - \$4M for Community Center
- **Gowanus IBZ study**
- **Infrastructure**
 - Schools, transit, open space, etc...



“

Housing

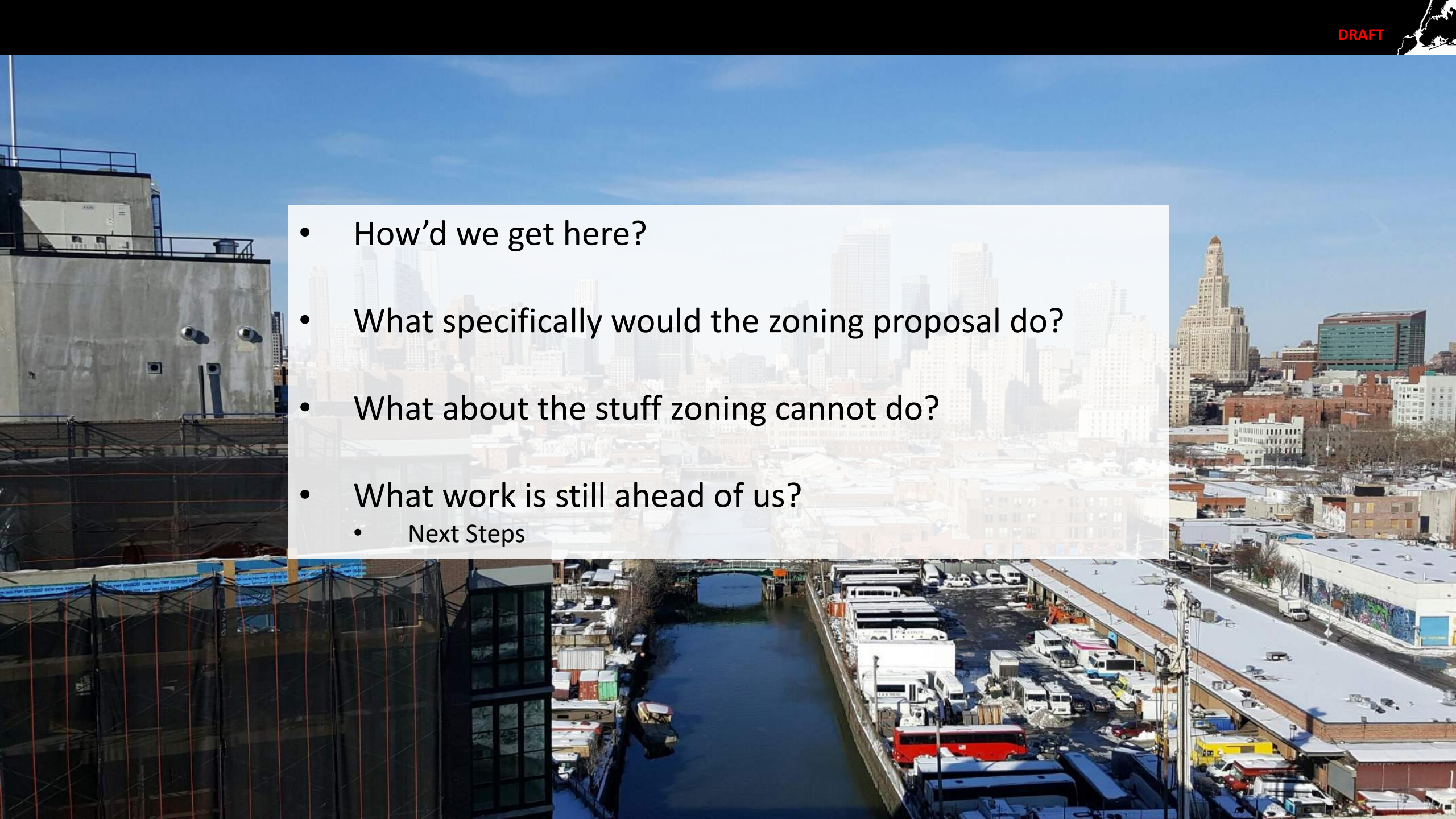
Make improvements to NYCHA campuses by preserving and developing affordable housing

- The City will consider funding improvements to Gowanus Houses, Wyckoff Gardens, and Warren Street Houses during the rezoning process. Capital needs will be evaluated via an assessment of improvements needed in these developments, in the context of broader investments in NYCHA.”



- **Disposition Approval and Urban Development Action Area Project (UDAAP)**



- 
- An aerial photograph of an industrial district in New York City, likely the Hudson River waterfront. The scene features a wide river with a small bridge in the distance. The right bank is filled with numerous white semi-trucks parked in rows, alongside large industrial buildings with flat roofs. The left bank shows a mix of older brick buildings and modern glass-fronted structures. In the background, the dense Manhattan skyline is visible under a clear blue sky. A semi-transparent white box containing a bulleted list is overlaid on the center of the image.
- How'd we get here?
 - What specifically would the zoning proposal do?
 - What about the stuff zoning cannot do?
 - What work is still ahead of us?
 - Next Steps

Issues and Opportunities

- City-wide **housing crisis** + thriving and **diversifying economy**
- Thriving nearby neighborhoods **without room to grow**
- **Former industrial** waterway and surrounding area lacks critical infrastructure, and floods regularly
- Market **pressure** and development interest around Canal
- Infrastructure needed **to support growth**, which is typically ad hoc
- A sustainable future **requires** more **efficient land use** near mass transit



1924 Aerial View of Gowanus Canal

Issues and Opportunities

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1924 Aerial View of Gowanus Canal

Issues and Opportunities

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- Market **pressure** and development interest around Canal
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- A sustainable future **requires** more **efficient land use** near mass transit



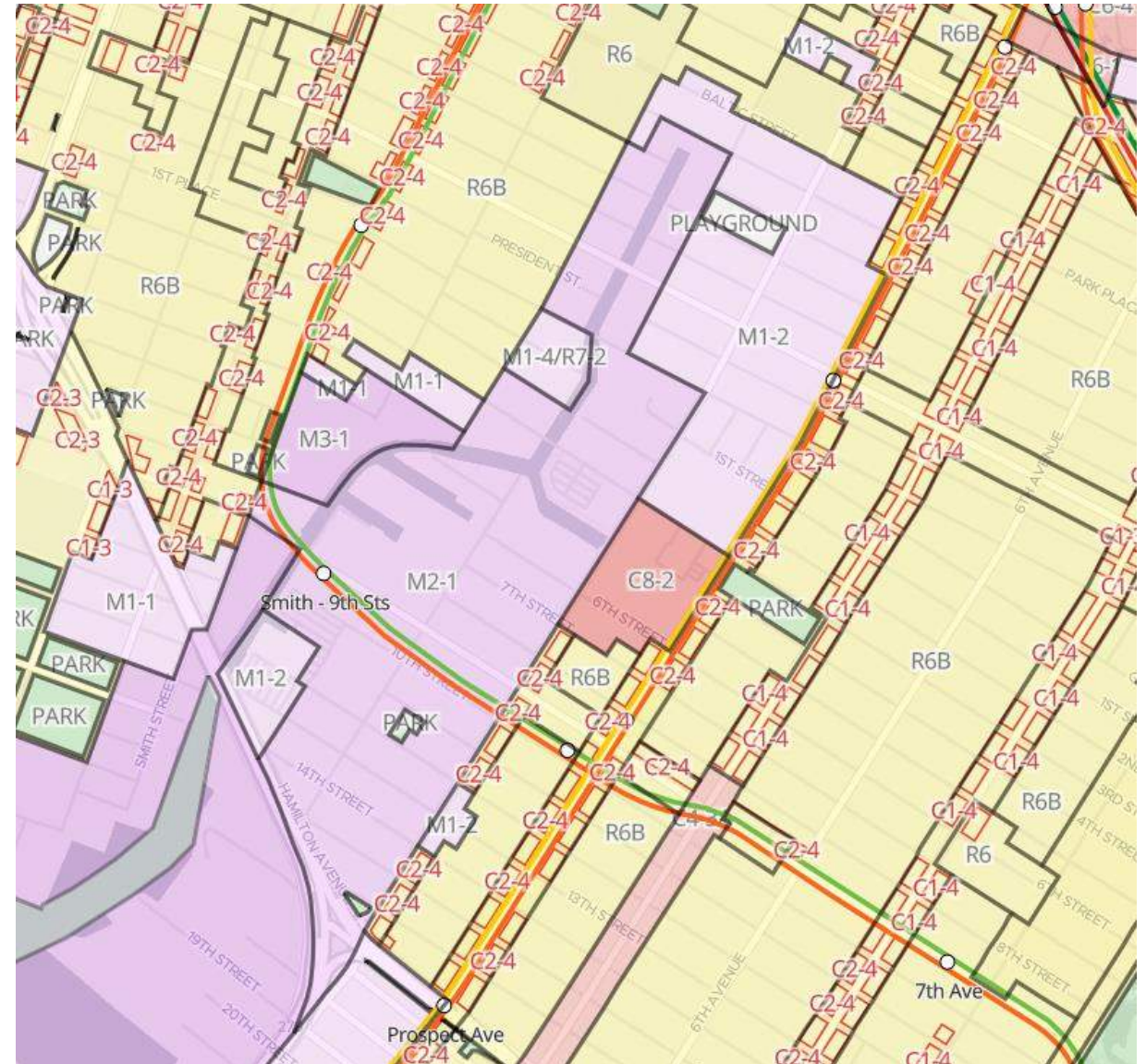
1924 Aerial View of Gowanus Canal

Outdated Existing Zoning

- Largely in place **since 1961**
- Relatively **low densities**
- **Outdated** parking & loading requirements
- **Limited** range of uses permitted
- **No new residential** uses allowed
- **Disincentive** to remediate brownfields

Existing Zoning Districts

Zoning District	Residential FAR	Industrial/Commercial FAR	Community Facility FAR
M1-1	-	1.0	2.4
M1-2	-	2.0	4.8
M2-1	-	2.0	-
M3-1	-	2.0	-
C8-2	-	2.0	4.8
R8A/C2-4	6.02	2.0	6.50



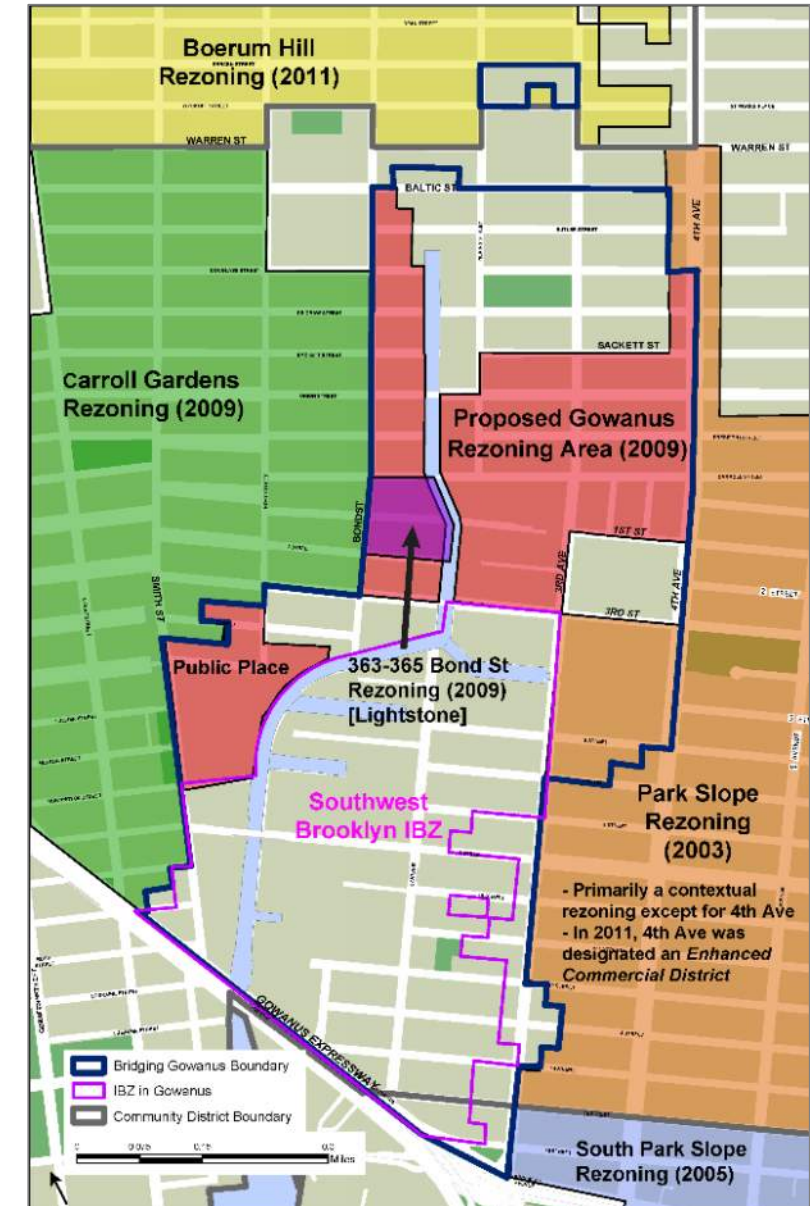
Existing Zoning

How'd we get here?



October 2016 – Kickoff Event

- 2006 Gowanus Canal Community Development Corporation (GCCDC) Plan
- 2007 'Platform' for Responsible Development of the Gowanus Canal Area
- NYC DCP Rezoning Study Begins
- 2008 NYC DEP Waterbody/Watershed Report
- 2010 EPA designates Canal as a Superfund site
- NYC DCP Rezoning Study put on hold
- 'Reconsidering Gowanus' report released
- 2011 Gowanus Works: Preserving Place and Production (Pratt Institute)
- 2012 *Superstorm Sandy*
- 2013 Brownfield Opportunity Area (BOA) Nomination Study
- A Stronger, More Resilient New York report*
- 2014 Bridging Gowanus
- 2015 CB6 adopts BG recommendations



Make Broader Investments & Community Goals Possible

- **Equitable, sustainable future**
 - Planning for climate change
 - Lowering carbon footprint
 - Remediating Land
 - New open spaces and expanded urban tree canopy
- **NYCHA**
 - \$4M for Community Center
- **Gowanus IBZ**
- **Infrastructure**
 - Schools, transit, open space, etc...



“

Housing

Make improvements to NYCHA campuses by preserving and developing affordable housing

- The City will consider funding improvements to Gowanus Houses, Wyckoff Gardens, and Warren Street Houses during the rezoning process. Capital needs will be evaluated via an assessment of improvements needed in these developments, in the context of broader investments in NYCHA.”



At the same time that we are working toward a draft Plan, we are about to begin a thorough environmental review to better understand the potential impacts of this rezoning proposal.

Begin Environmental Review

- Issue Draft Scope of Work
- Hold Public Scoping Meeting – **Tentative April 2019**
- Receive Community Input on Methodology and Scope of Work for Environmental Review

Gowanus Neighborhood Plan

- Meet with community stakeholders and property owners to share and learn more about how the proposal can help shape the future of Gowanus
- Continue to work with community partners and stakeholders to advance zoning and non-zoning neighborhood priorities



Listen & Learn

Public Meetings & Workshops

NYCHA & Targeted Outreach

Sustainability & Resiliency
Industry & Economic Dev.

Working Groups

Public Realm
Arts & Culture
Housing

Plangowanus.com

- 100+ hours of workshops and meetings
- 26 working group meetings
- Large public events
- CB6 Meetings
- NYCHA Tenant Association meetings
- Over 17,000 total page visits on PlanGowanus.com
- Community roundtables and pop-up events

Listen & Learn

Public Meetings & Workshops

NYCHA & Targeted Outreach

Sustainability & Resiliency
Industry & Economic Dev.

Working Groups

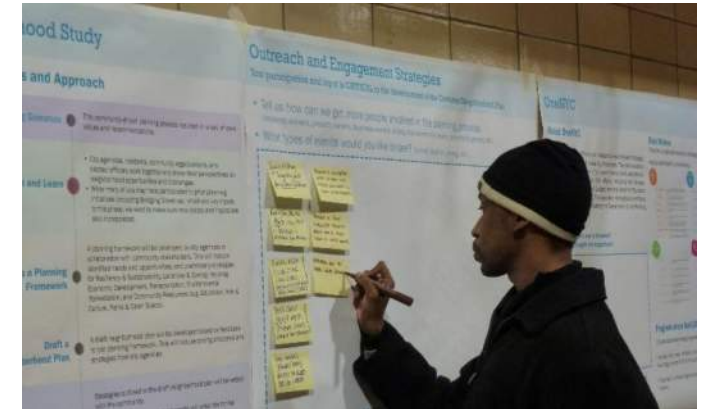
Public Realm
Arts & Culture
Housing

Plangowanus.com

- Large format events since 2016 gathering input, feedback
- Sharing out results



March 2017 Urban Design Workshop



October 2016 Kick-off Meeting



Gowanus Framework Open House



July 2017 Working Group Summit



December 2016 Sustainability & Resiliency

Listen & Learn

Public Meetings & Workshops

NYCHA & Targeted Outreach

Sustainability & Resiliency
Industry & Economic Dev.

Working Groups

Public Realm
Arts & Culture
Housing

Plangowanus.com

- Regularly attended NYCHA Tenant
- Association Meetings
- Individual and group stakeholders
 - Community-based organizations
 - Elected officials
 - Businesses and property owners
 - Residents and citizens
- CB6 Outreach



Help shape the future of Gowanus in a Working Group

Working Groups will be held in order to identify strategies and recommendations in five topic areas:

RESILIENCY & SUSTAINABILITY

HOUSING

ARTS & CULTURE

PUBLIC REALM

INDUSTRY & ECONOMIC DEVELOPMENT

Anyone can join!

Time Commitment:

// 5 to 10 hours each month, for approximately 6 months



For more information, please visit nyc.gov/gowanus



Listen & Learn

Public Meetings & Workshops

NYCHA & Targeted Outreach

Sustainability & Resiliency
Industry & Economic Dev.

Working Groups

Public Realm
Arts & Culture
Housing

Plangowanus.com

- 5 Groups / 5 Meetings – 80+ hours
- Developed mutually shared priorities and objectives
- Discussed tradeoffs and hard questions
- Shared out to community on website and at Fall 2017 public event



Listen & Learn

Public Meetings & Workshops

NYCHA & Targeted Outreach

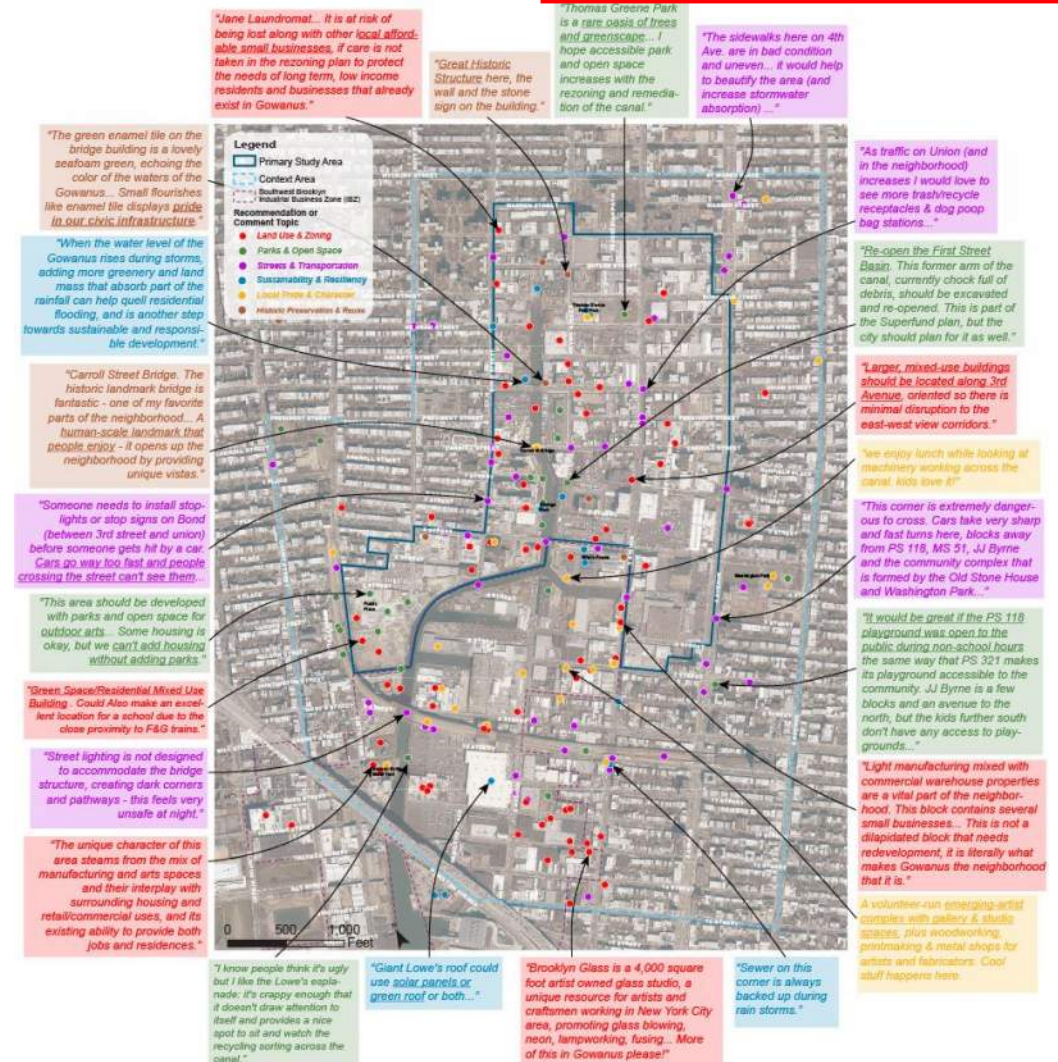
Sustainability & Resiliency
Industry & Economic Dev.

Working Groups

Public Realm
Arts & Culture
Housing

Plangowanus.com

- DCP Pilot used during listen and learn phase
- Topical Pages
- Interactive tools to gather feedback / ideas
- >17,000 visitors
- Used to share and archive information with Working Groups



Led to Planning and Land Use Framework

DRAFT

Listen & Learn

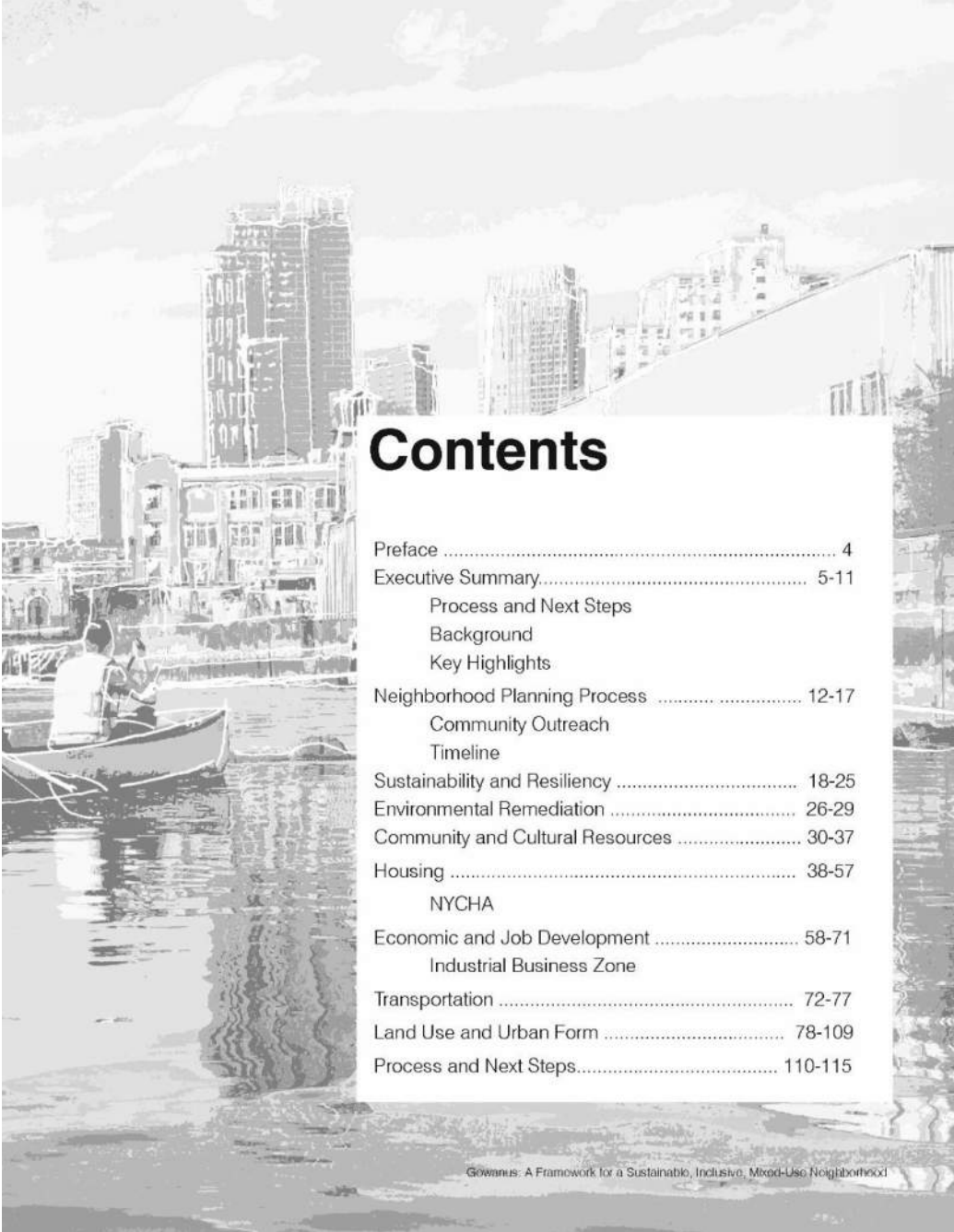


Develop Framework



Gowanus: A Framework For A Sustainable, Inclusive, Mixed-use Neighborhood

- Snapshot in time
- Structured around community priorities
- Includes some elements of a nabe plan based on what we heard so far
 1. Sustainability & Resiliency
 2. Environmental Remediation
 3. Community and Cultural Resources
 4. Housing
 5. Economic and Job Development
 6. Transportation
 7. Land Use and Urban Form
- Organized by goals and strategies



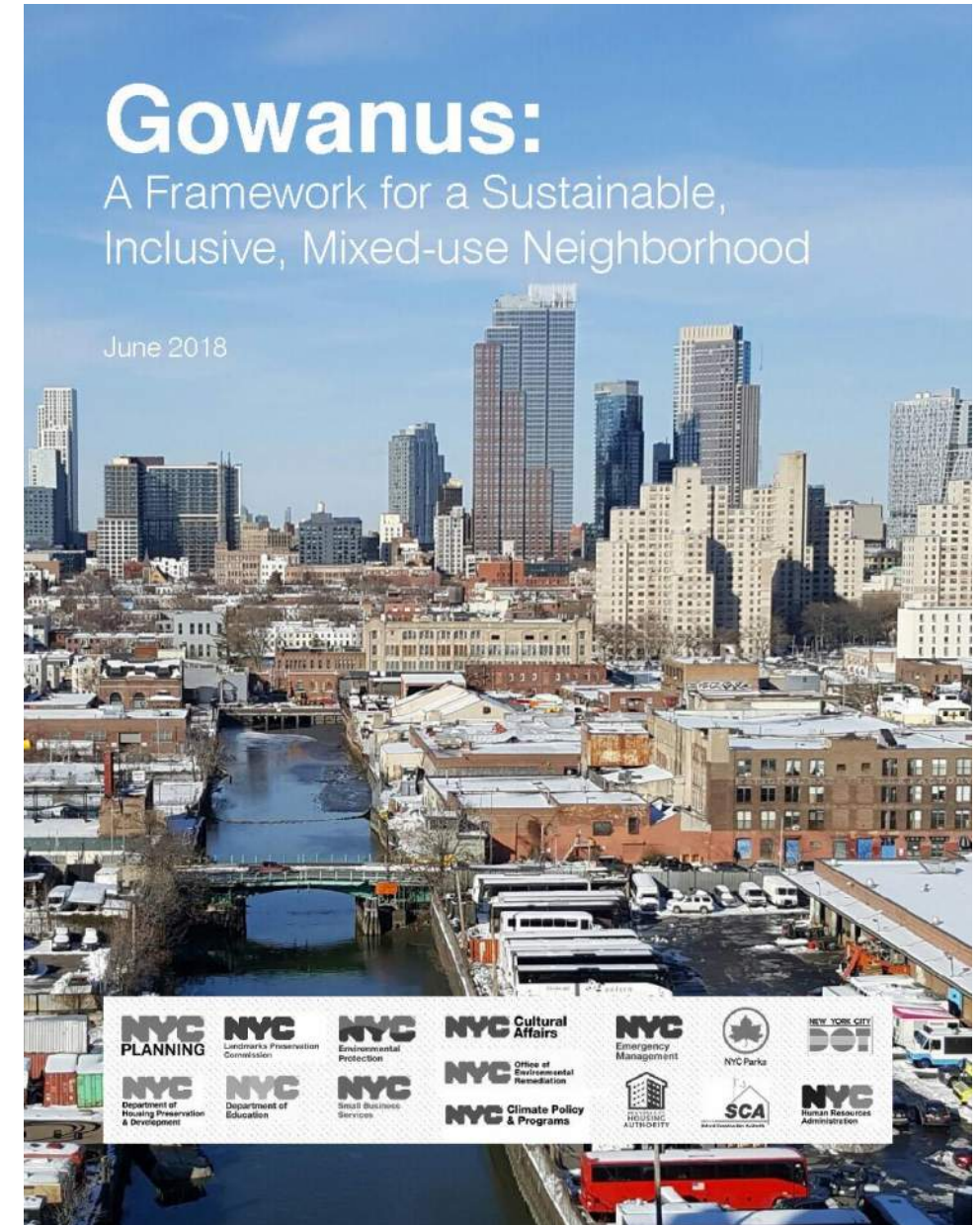
Contents

Preface	4
Executive Summary.....	5-11
Process and Next Steps	
Background	
Key Highlights	
Neighborhood Planning Process	12-17
Community Outreach	
Timeline	
Sustainability and Resiliency	18-25
Environmental Remediation	26-29
Community and Cultural Resources	30-37
Housing	38-57
NYCHA	
Economic and Job Development	58-71
Industrial Business Zone	
Transportation	72-77
Land Use and Urban Form	78-109
Process and Next Steps.....	110-115

How is the Framework Used?

DRAFT

- Roadmap to achieving a shared vision
 - Requires collective action
 - All levels of society
 - Agencies, CBs, CBOs, developers, businesses, etc...
- Engagement and organizing around priorities
- Check-in with community on direction
- Alignment of city tools and resources
- In drafting detailed Zoning Proposal
- Tool for evaluating existing and future projects or programs



What progress has been made since it was released?

DRAFT

*Since June 2018, the City and community partners have continued to work around community priorities.
More details on nyc.gov/gowanus*

Sustainability & Resiliency

- High-level storm sewers
- Incorporate in draft zoning
 - WAP

Community & Cultural Resources

- St. Mary's and Ennis Playgrounds
- Develop supportive zoning proposal
- Evaluate historic resources

Economic Development & Jobs

- Develop supportive zoning proposal
- Advance IBZ vision study
- SBS Mobile Outreach Unit launch

Environmental Remediation

- Support continued Canal & upland remediation efforts
- E-designations

Housing & NYCHA

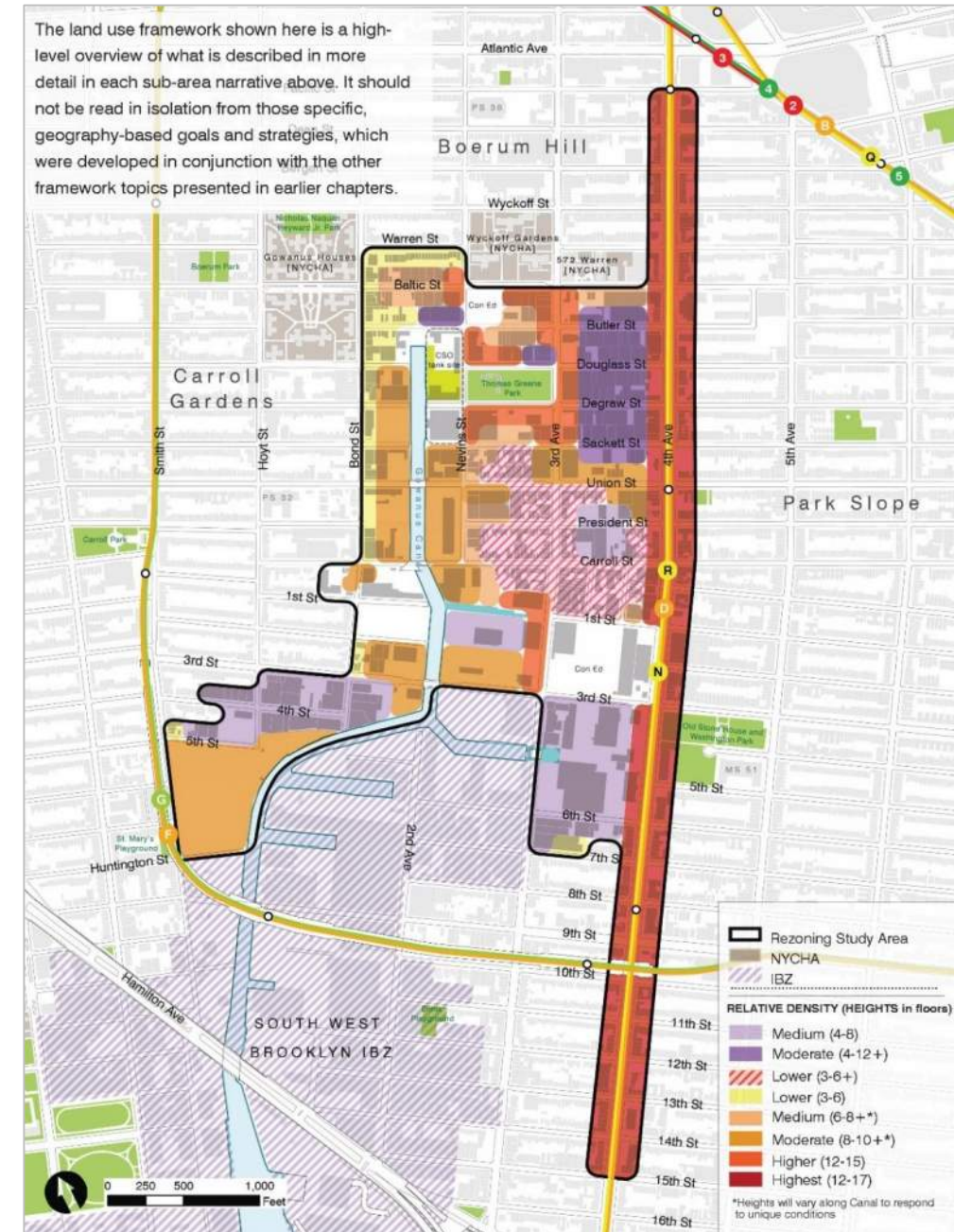
- Public Place Workshop
- Gowanus Community Center
- Meeting on Fair Housing

Transportation

- Map transit easements along 4th Avenue
- Assess connectivity across Nevins Street by existing and planned open space

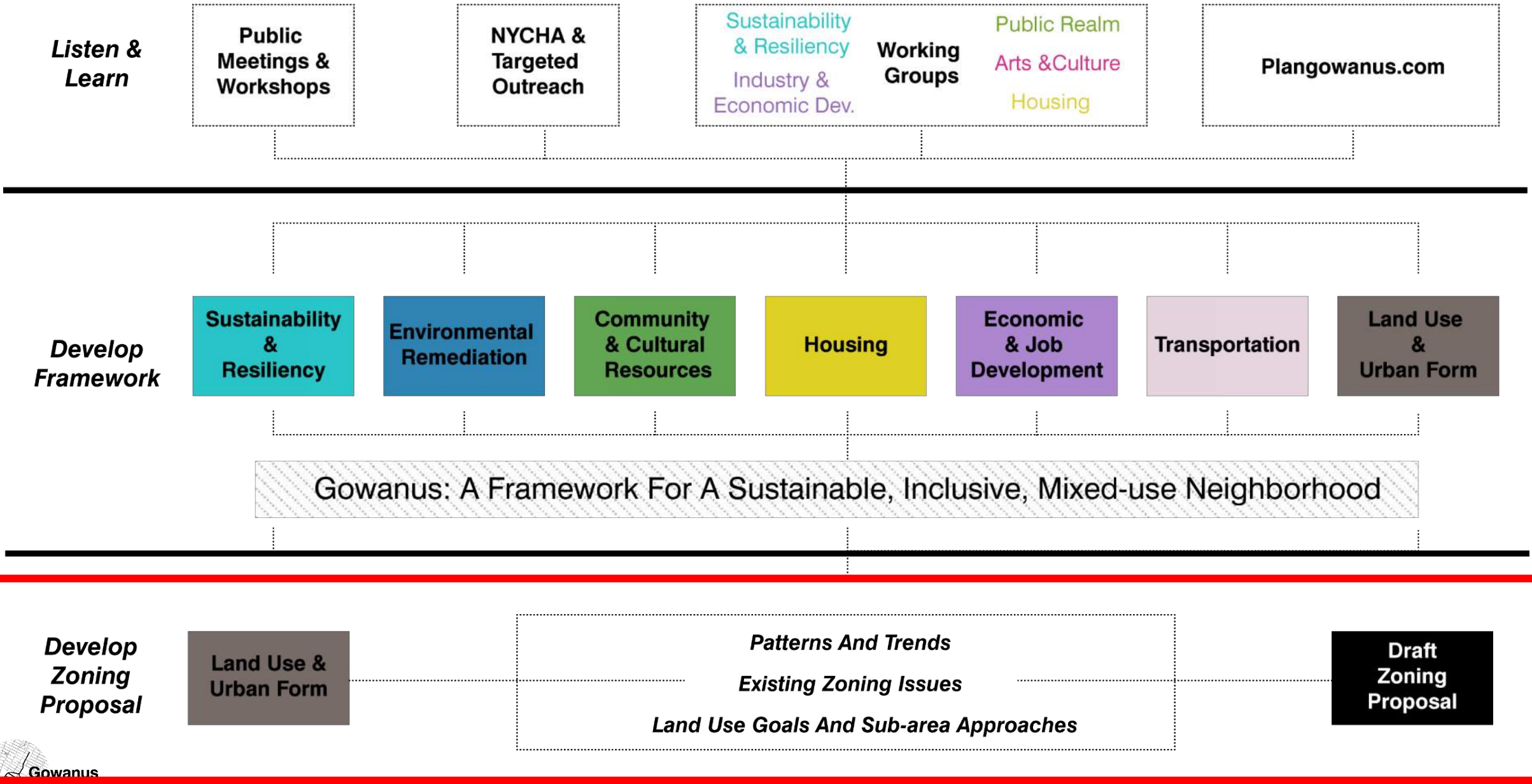
Goals:

- Support **Sustainability and Resiliency** efforts to make Gowanus a model green neighborhood
- Strengthen / **promote clusters** of non-residential activity
- Allow housing in key areas and **require affordable housing** in new development
- Leverage and focus **density** in appropriate locations
- Promote active, accessible, **resilient waterfront**
- Strengthen / **extend** commercial **corridors**
- Encourage and reinforce a vibrant, **live-work neighborhood**
- Be responsive to key elements of **character/scale**



Develop Zoning Proposal

DRAFT





How // Proposal Overview



Proposed Zoning // Industrial and Commercial

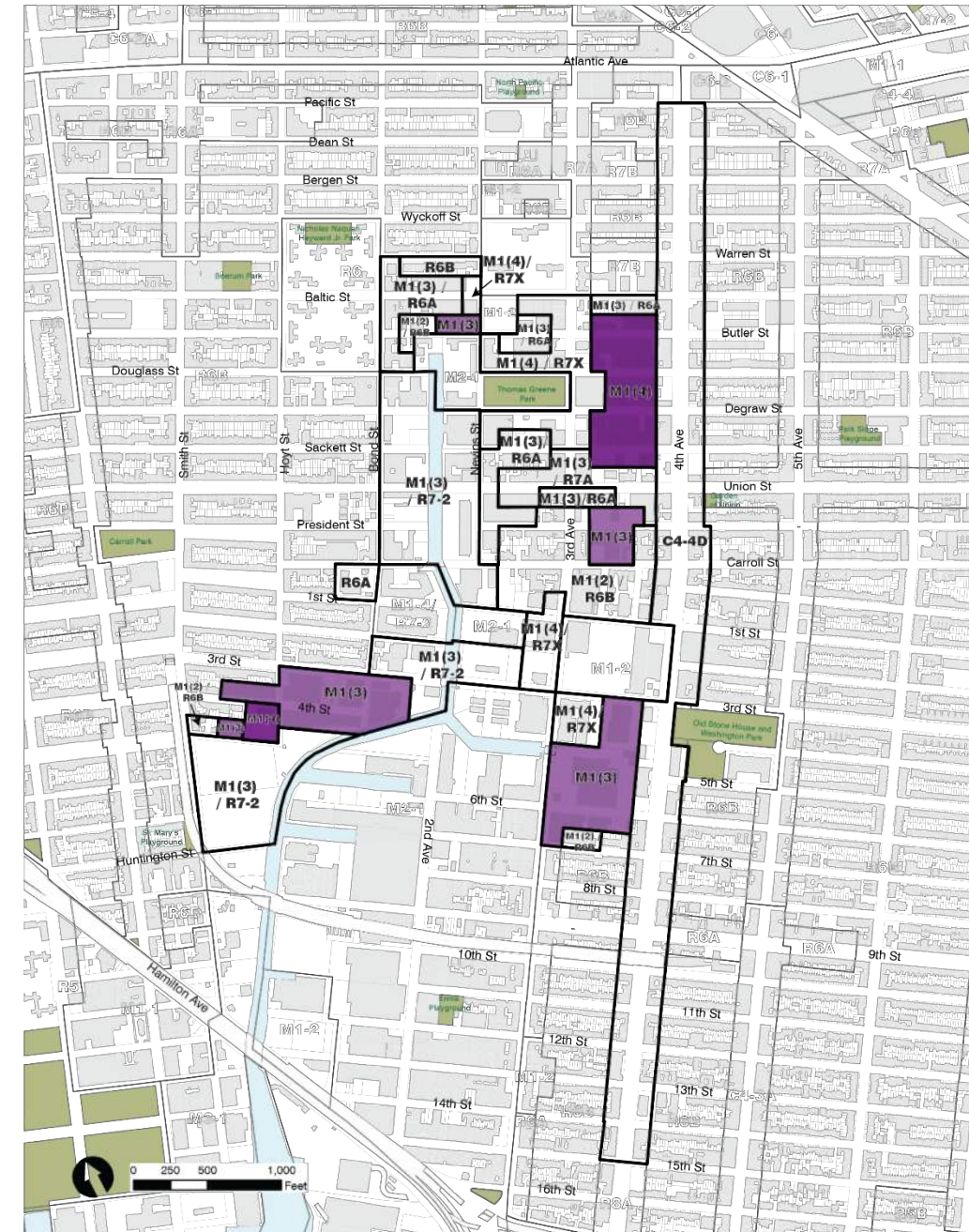
Proposed Zoning: M1(2), M1(3) & M1(4)*

Context:

- Active clusters of non-residential activity
- Near transit and major corridors

Goals:

- Maintain the prohibition on residential use
- Promote non-residential in new mixed-use developments
- Make off-street parking regulations more flexible
- Update bulk regulations
- Encourage retention and reuse of key loft buildings

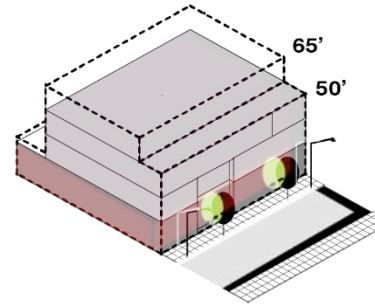


Proposed Zoning: M1(2), M1(3) & M1(4)*

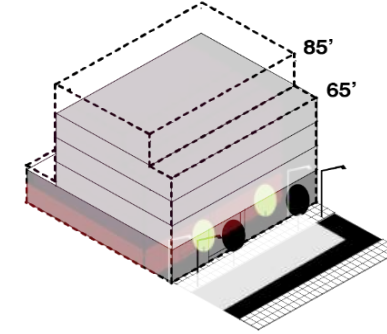
Key Specs:

- New mid-density loft districts
- Retail/Entertainment at 2 FAR across all
- Other uses increased to 3 or 4 (industrial, community facility, other commercial)
- No parking requirements for non-residential

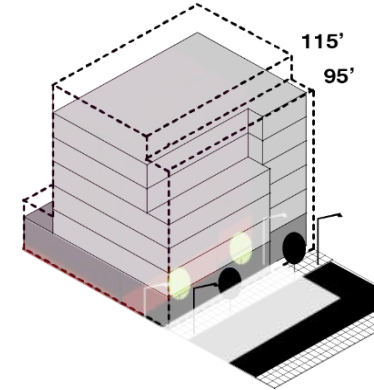
M1 (2FAR)



M1 (3FAR)



M1 (4FAR)



Degraw Street

For sites over 20,000 sf in area, an additional 30 feet in height will be provided for added flexibility to accommodate office and other job-generating uses



Proposed Zoning // Upland Mixed-Use

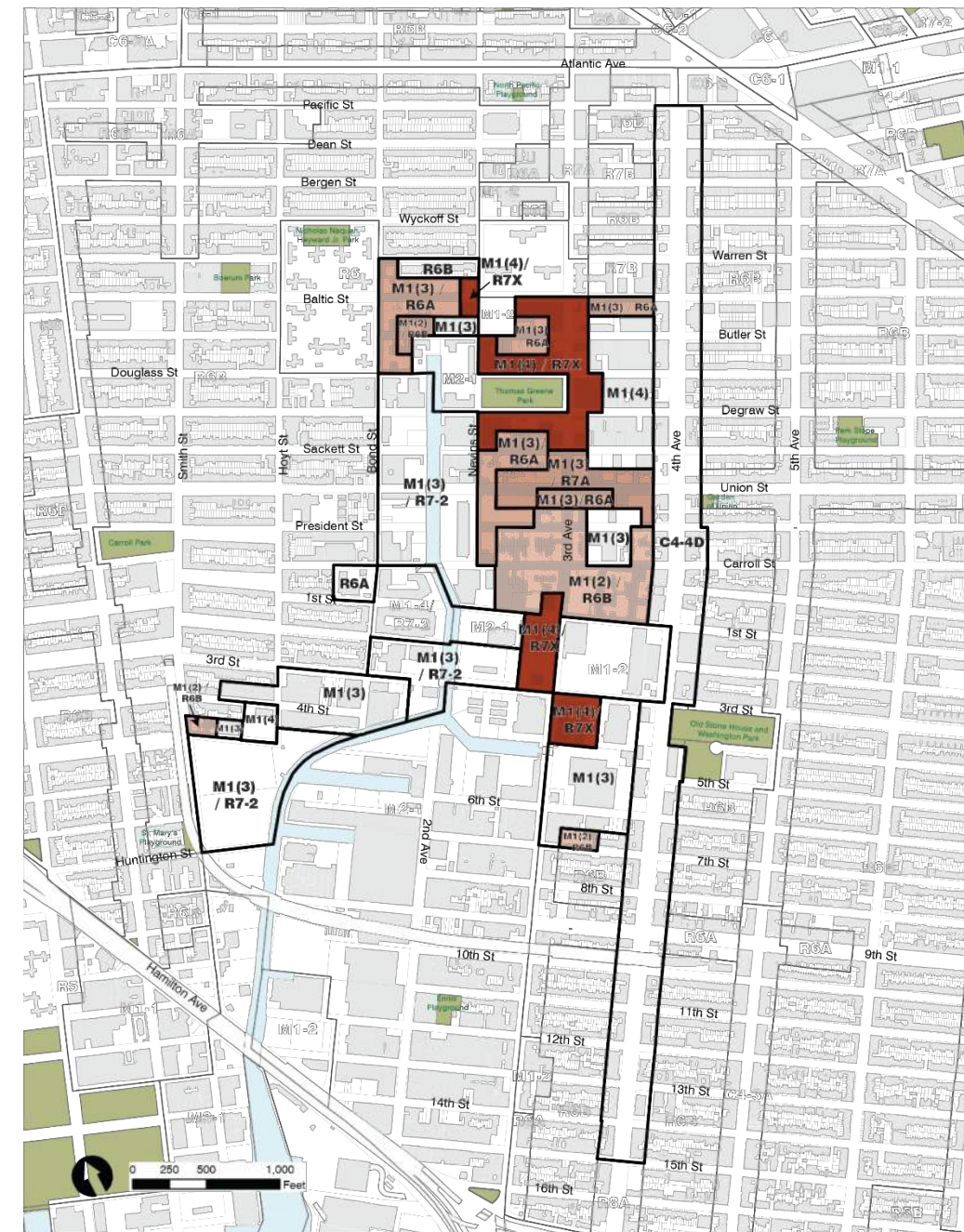
Proposed Zoning: M1(2)/R6B, M1(3)/R6A, M1(3)/R7A, M1(4)/R7X

Context:

- Mix of uses, open storage, parking, vacancies
- Existing residences & NYCHA communities
- Upland brownfields outside EPA or DEC jurisdiction

Goals:

- Encourage vibrant, live-work neighborhood
- Balance neighborhood scale, growth and shared goals
- New mixed-income housing, market-rate and permanently affordable
- Promote a mixing of uses
- Bring existing residences into conformance with zoning

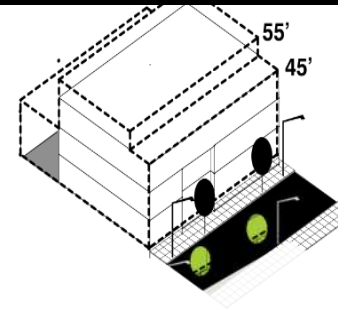


Proposed Zoning: M1(2)/R6B,
M1(3)/R6A, M1(3)/R7A

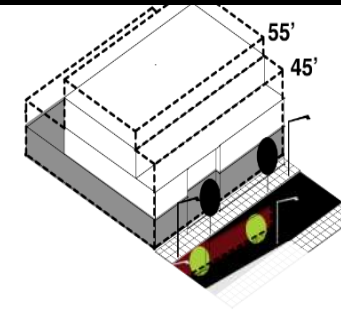
Key Specs:

- Parity with mid-density loft districts
- MIH: 20 to 30% required permanently affordable housing
- Residential FAR:
 - R6B: 2.2
 - R6A: 3.6
 - R7A: 4.6
- Market-rate residential parking requirements to 20%

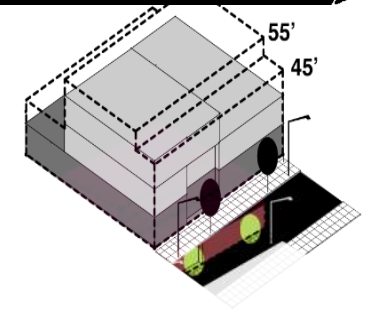
M1(2)/R6B



Residential Scenario

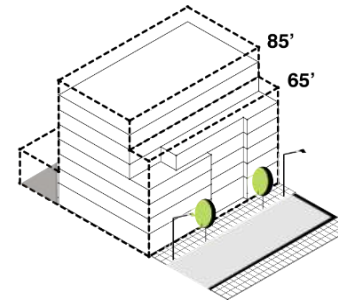


Mixed-use Scenario

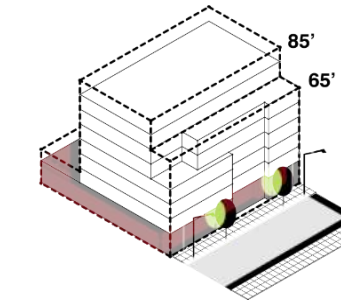


Non-Residential Scenario

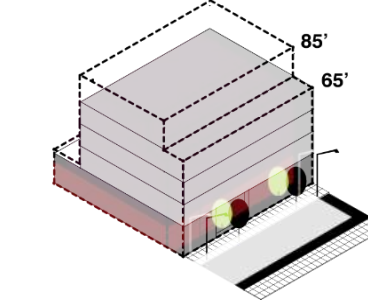
M1(3)/R6A



Residential Scenario

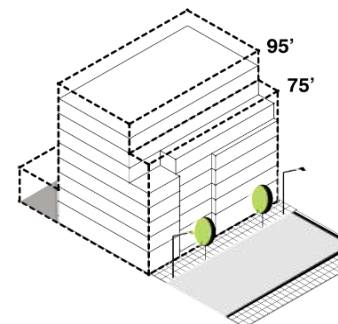


Mixed-use Scenario

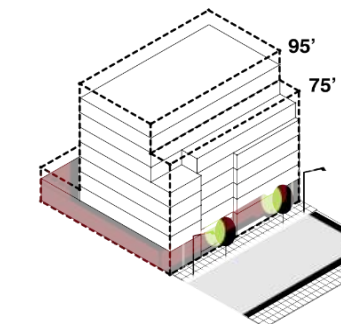


Non-Residential Scenario

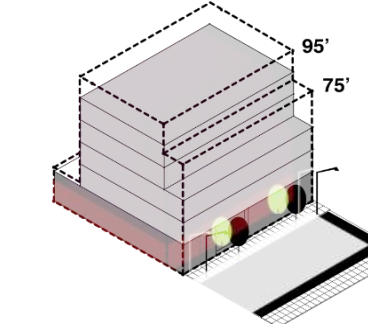
M1(3)/R7A



Residential Scenario



Mixed-use Scenario



Non-Residential Scenario



Proposed Zoning // Enhanced Mixed-Use

Proposed Zoning: M1(4)/R7X

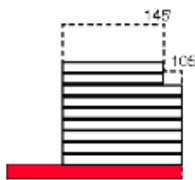
Purpose: Incentivize the development of mixed-use projects that include new, permanently affordable housing as well as commercial, artist, civic, and cultural space. Re-envision a new fabric around a remediated and reconstructed Thomas Greene Playground

Incentive FAR by Use
[Total 0.4]

0.2 FAR Light-Industrial, arts-related, cultural, civic and repair and production service

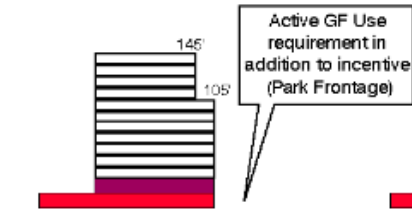
0.2 FAR All Non-Residential Uses

Baseline Mixed Building
Max 5.6 FAR

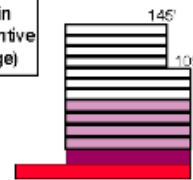


Max 5.6
Residential

Enhanced Mixed-Use Scenarios
Max 6.0 FAR

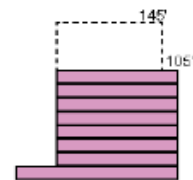


Max 5.6
Residential + Active GF
0.4
Incentive Non-Residential

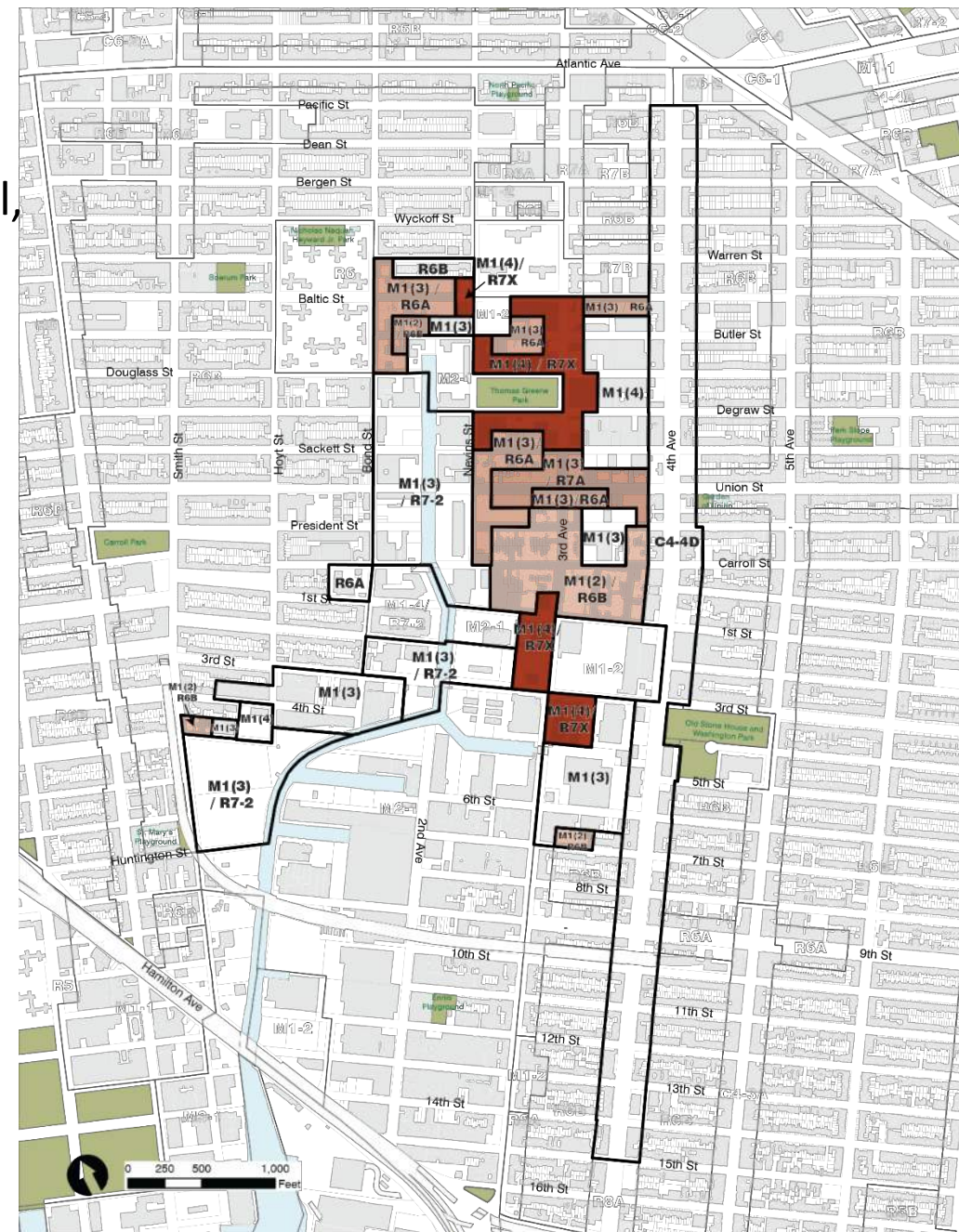


2.0
Residential + Active GF
Max 4.0
(With Incentive Non-Residential)

Non-Residential Building
Max. 4.0 FAR



Max 4.0
Non-Residential
Commercial, Industrial
or Community Facility

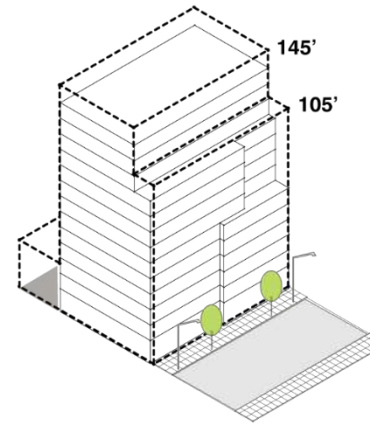


Proposed Zoning: M1(4)/R7X

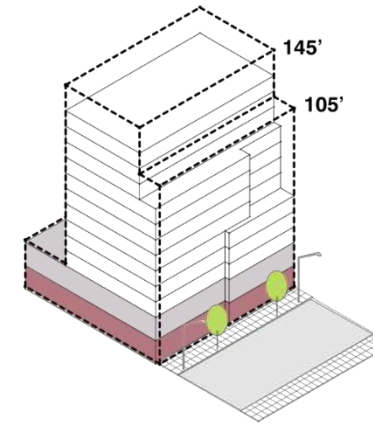
- **Key Specs:**

- Parity with mid-density loft districts
- MIH: 20 to 30% permanently affordable housing
- Residential FAR:
 - R7X: 5.6
- Total Max FAR: 6.0
 - Achieved only in buildings with non-residential and Gowanus mix of uses
- Required Non-Residential Ground Floor Use in select areas
- Market-rate residential parking requirements to 20%

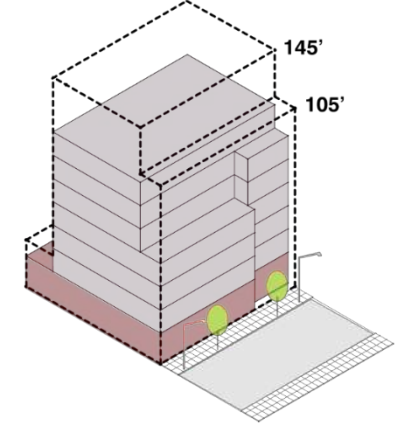
M1(4)/R7X



Residential Scenario



Mixed-use Scenario



Non-Residential Scenario



3rd Avenue and Degraw Street @ Thomas Greene Playground

Proposed Zoning: R6B, R6A

Key Specs:

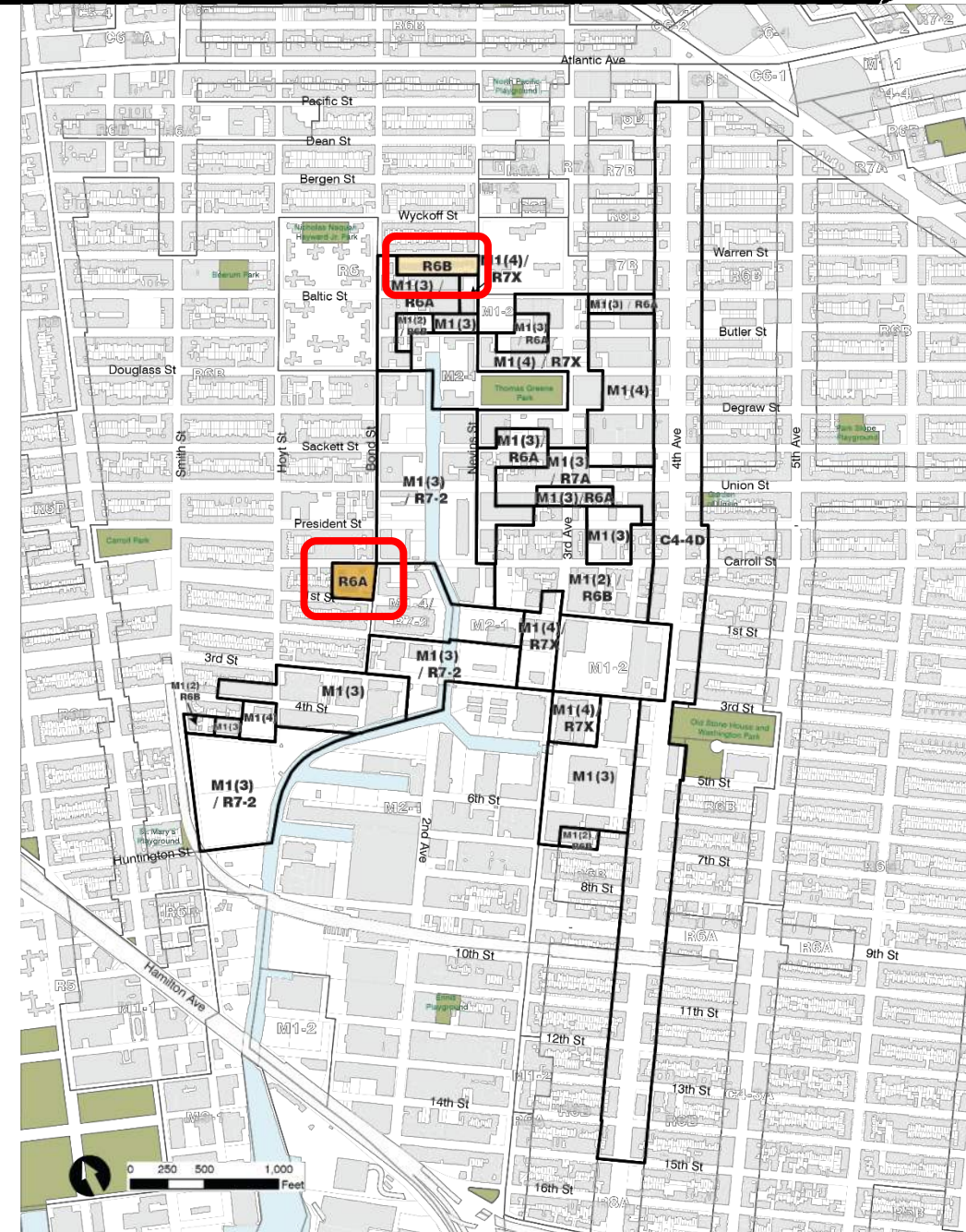
- Residential FAR:
 - R6B: 2.2
 - R6A: 3.6
- AIRS* FAR: 3.9 (*Affordable Independent Residences for Seniors)

Goals:

- Provide opportunities low-income senior housing on Mary Star of the Sea's parking lot
- Bring existing residences into conformance with zoning



Mary Star of the Sea @ Bond and Carroll Streets





Proposed Zoning // 4th Avenue

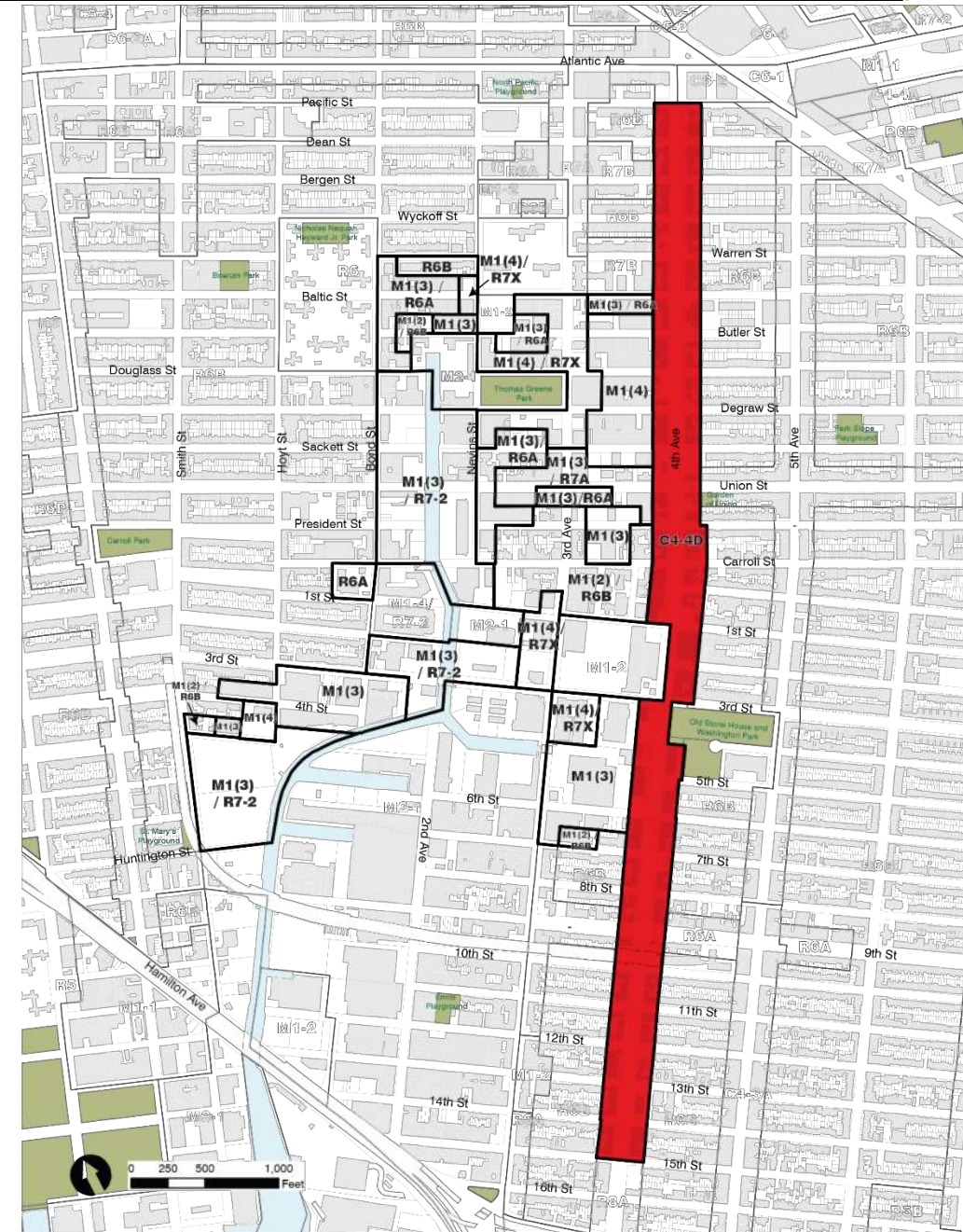
Proposed Zoning: C4-4D (R9A equivalent)

Context:

- Rezoned in 2003, 2011 – no affordable housing
- Major boro-wide corridor with a mix of uses
- Local R subway stops at Union Street & 4th Avenue/9th St.

Goals:

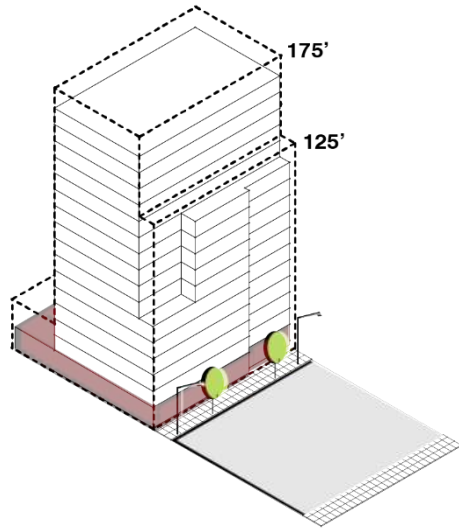
- New mixed income housing, market-rate and affordable
- Allow existing parking to be replaced by active uses
- Apply transit easement zones along 4th Avenue to support new entrances, ADA accessibility and other station improvements



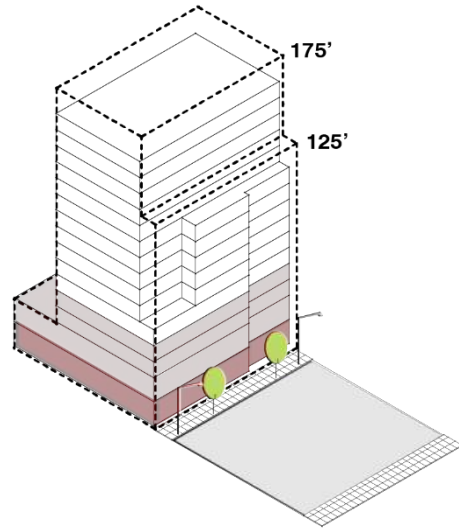
Proposed Zoning: C4-4D

Key Specs:

- Max FAR by Use
 - Commercial: 3.4
 - Community Facility FAR: 6.5
 - Residential FAR: 8.5
- MIH: 20 to 30% required permanently affordable housing
- Required Non-Residential Ground Floor Use
- Market-rate residential parking requirements to 20%



Mixed-use Scenario



Mixed-use (multiple floors) Scenario



Looking north on 4th Avenue at 2nd Street

*Special District modification for an R9A equivalent for a C4-4 District

Proposed Zoning: Gowanus Mixed-Use Special District

Purpose:

- Create special rules for both waterfront and non-waterfront blocks. Establish special height and setback regulations for buildings on waterfront blocks and key corridors.

Key Specs:

- Use and Floor Area Regulations
 - Ground Floor Requirements
 - Ensure a desirable mix of uses area wide
 - Special regulations to promote schools
- Streetwall Location and Envelopes
 - Sidewalk widenings (Nevins Street and 3rd Avenue)
- Parking and Loading Modifications

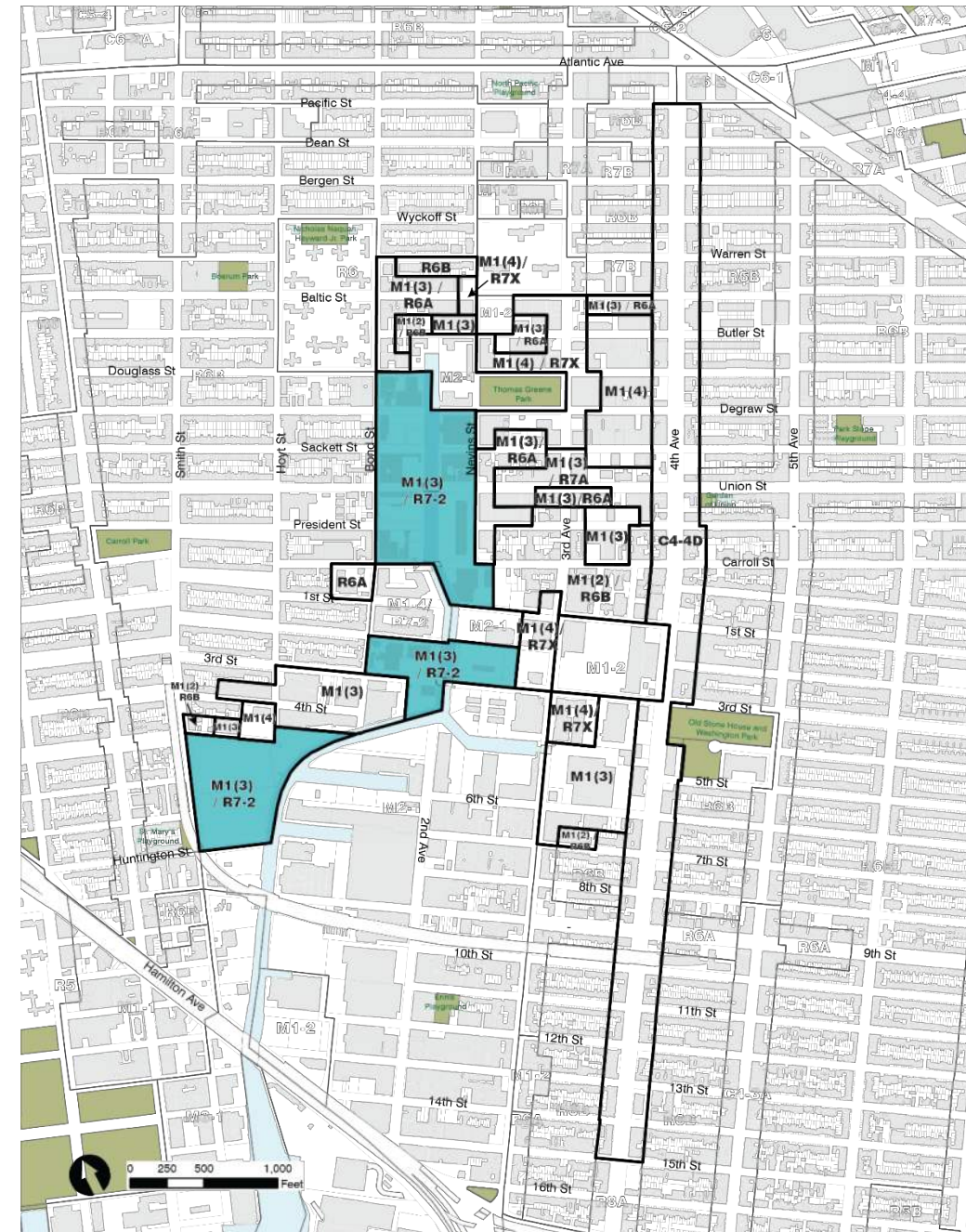




Proposed Zoning // Canal Sub-District

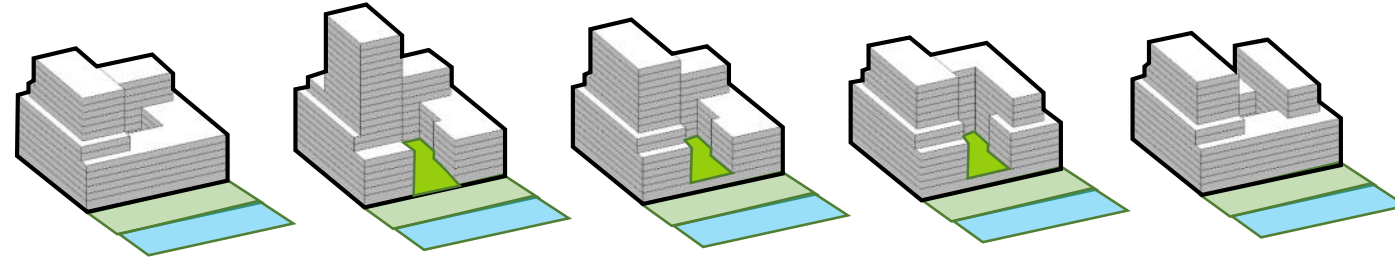
Key Specs:

- Parity with mid-density loft districts
- MIH: 20 to 30%
- Residential FAR: 4.4
- Non-Residential FAR: 3.0
- Total Max FAR: 5.0
 - Achieved only in buildings with non-residential and Gowanus mix of uses
- Required Non-Residential Ground Floor Use at canal crossings
- Market-rate residential parking requirements to 20%

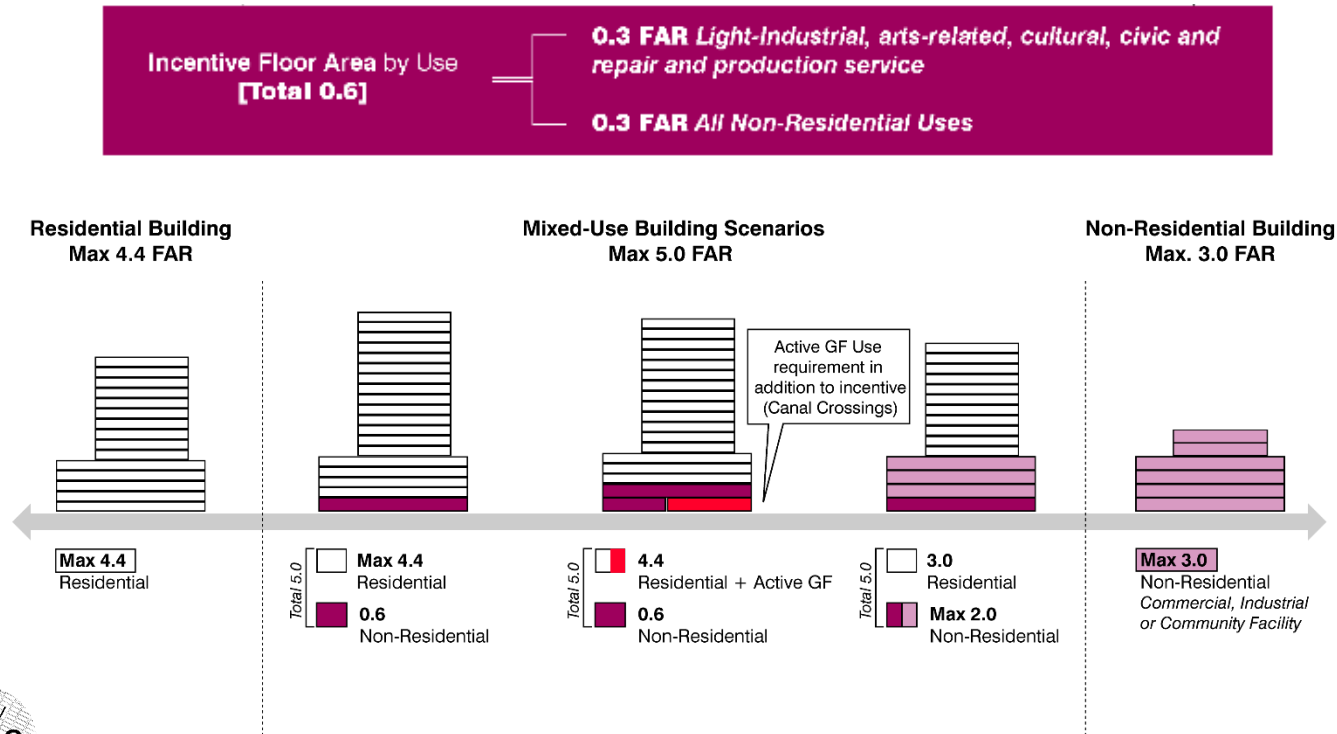


Proposed Zoning: M1(3) / R7-2*

Purpose: Leverage the unique nature of the Canal to create a vibrant, accessible, resilient and diverse waterfront esplanade with a mix of uses, new housing, including new permanently affordable housing, commercial, artist and maker space.



An envelope that ensures sufficient flexibility





Proposed Zoning // Public Place

Proposed Zoning: M1(3)/R7-2

Context:

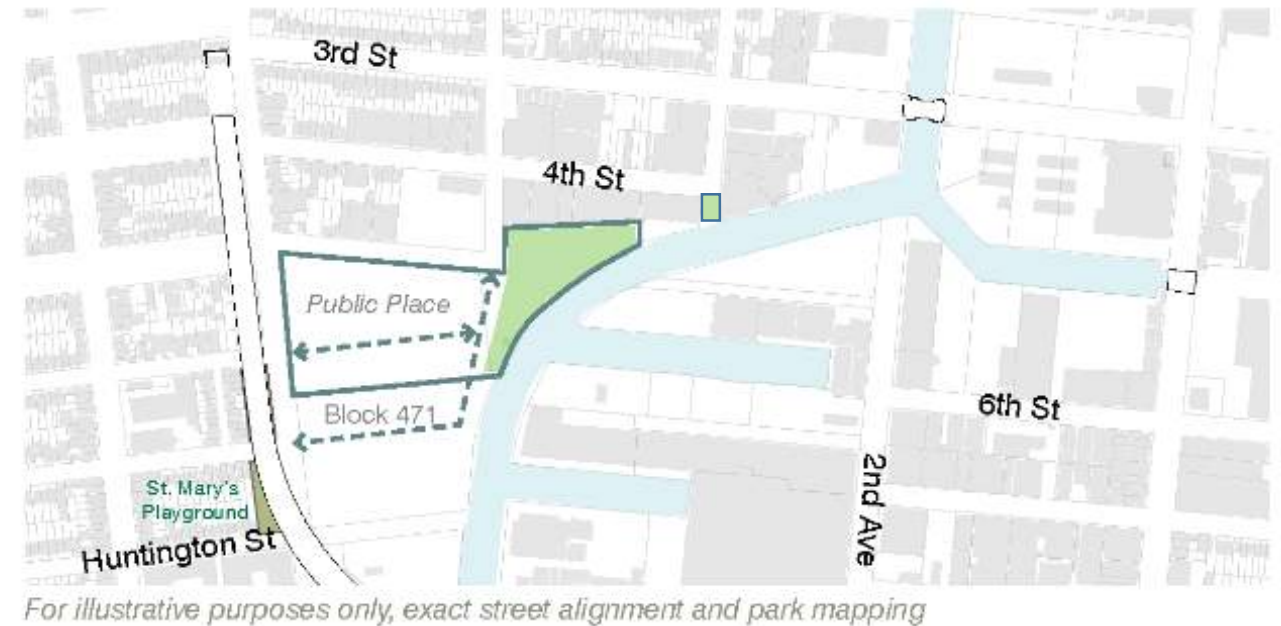
- City-owned site
- Brownfield, National Grid to remediate
- Currently vacant
- F/G stations at Carroll Street & Smith/9th Street
- **Goals:**
 - Update vision with community for mixed-use development with affordable housing, community facilities, open space
 - Facilitate new waterfront neighborhood parks
 - Support remediation of sites adjacent to the Canal



Purpose:

Reconnect the community to the Gowanus Canal and improve neighborhood livability by increasing access to publicly accessible open space and the waterfront, and facilitate public realm improvements in connection with planned private and public investments

- Remove Public Place designation on Block 471
- Map parkland on Block 471
- Map new public streets on Block 471
- De-map whole or partial segments of streets
- Map parkland on Bond Street streetend

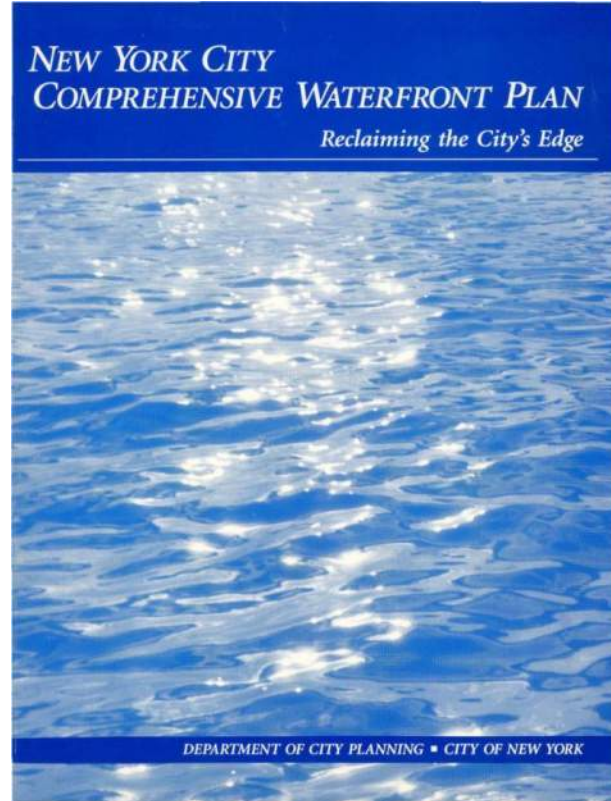




Proposed Zoning // Waterfront Access Plan

Waterfront zoning applies city-wide and has the following over-arching goals:

- Inviting waterfront public access areas
- High-quality design elements
- Greening of our waterfront
- Function ecologically
 - Planting
 - Edge conditions
- Variety of amenities and programs
- Variety of designs
- Improved connectivity to upland streets



Applicability

What types of development would require waterfront access

Bulk Controls

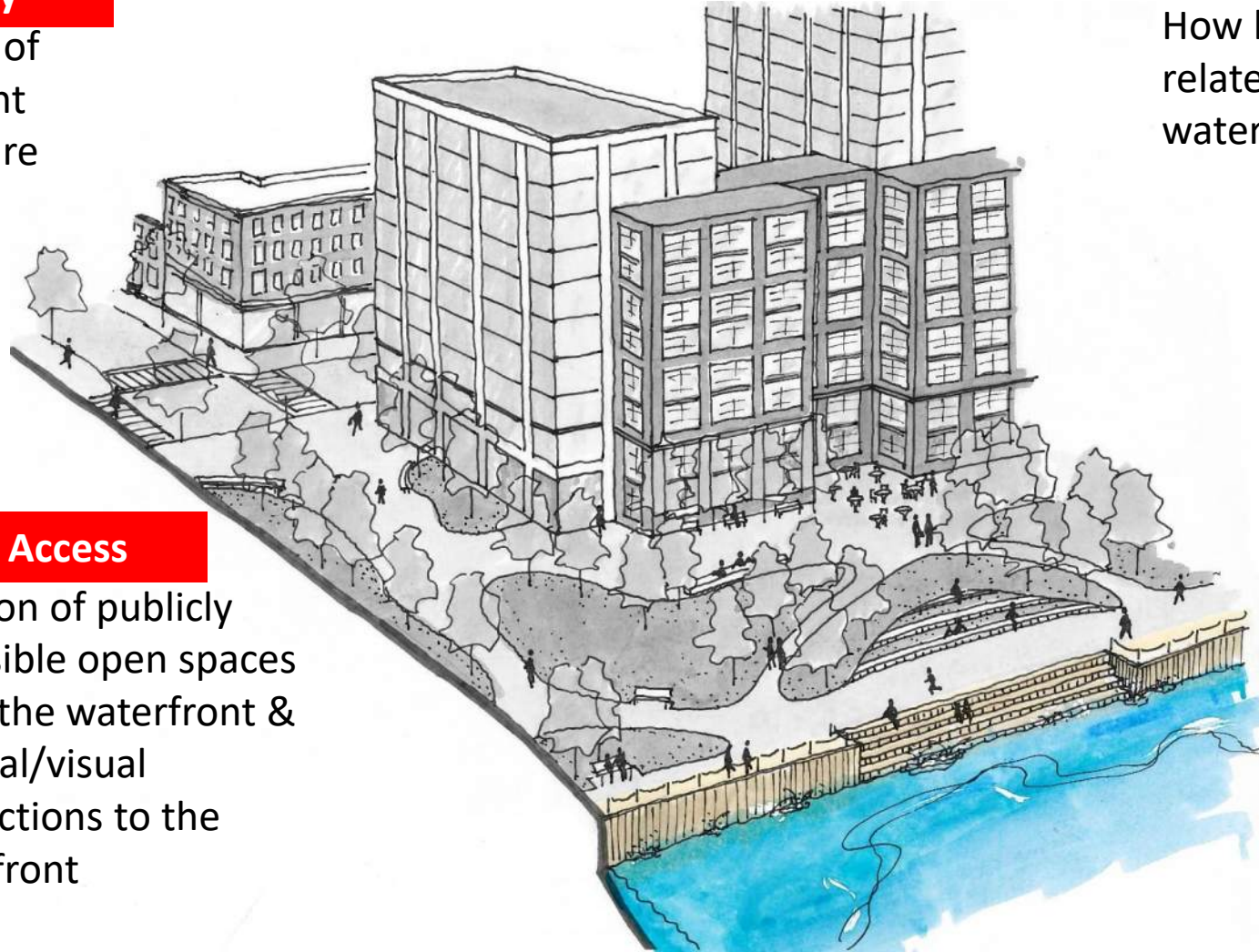
How buildings relate to the waterfront

Design Requirements & Standards

Include minimum design requirements and standards to ensure spaces are accessible to a variety of users while allowing for flexibility in design outcomes

Public Access

Creation of publicly accessible open spaces along the waterfront & physical/visual connections to the waterfront



Applicability

What types of development would require waterfront access

Bulk Controls

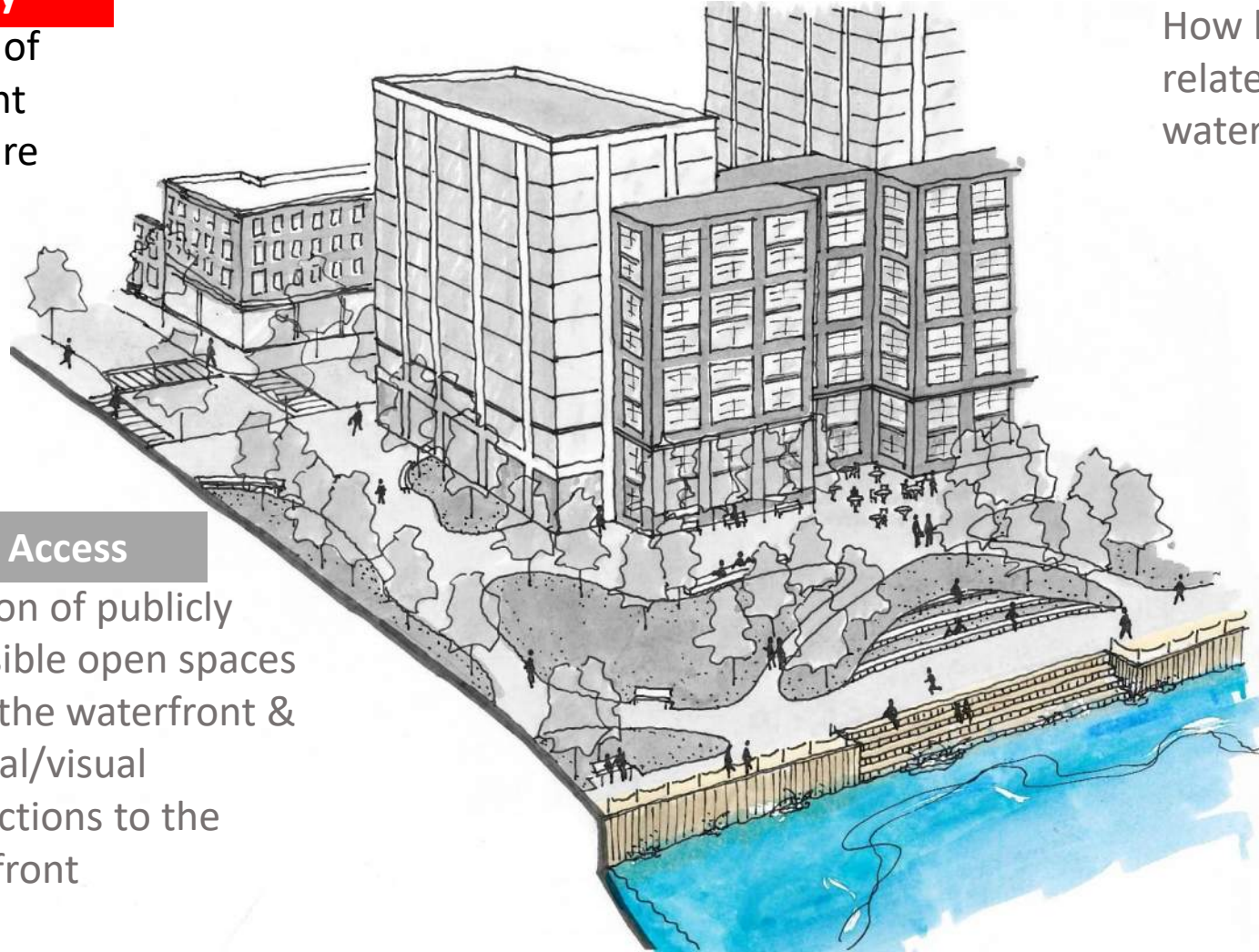
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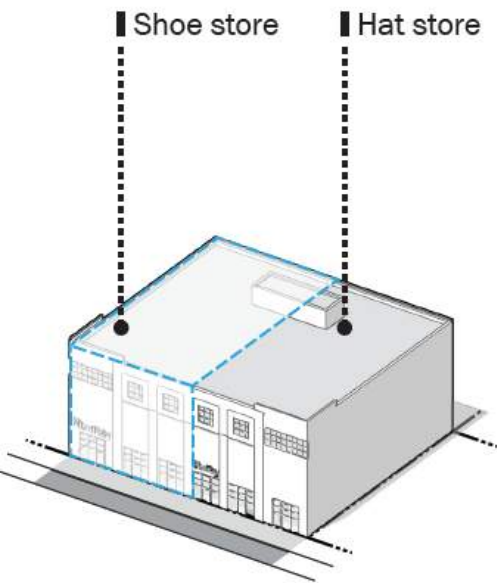
Creation of publicly accessible open spaces along the waterfront & physical/visual connections to the waterfront



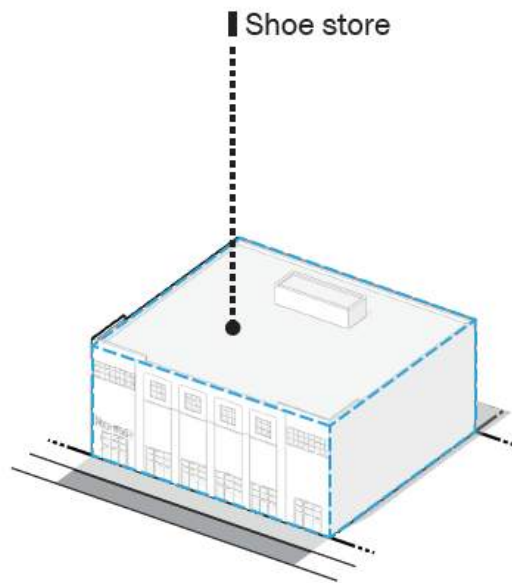
When/Where does Waterfront Zoning Apply?

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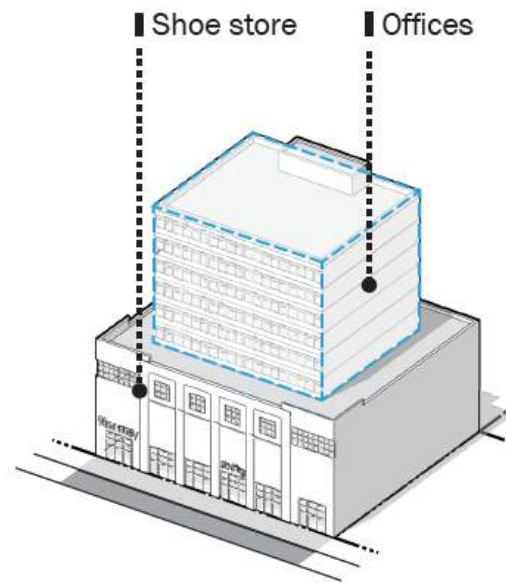
A “development” includes: new buildings, *enlargements*; *extensions*; any *change of use*; or alterations that increase *height* or *coverage* of an existing building.



Existing building



Use extension

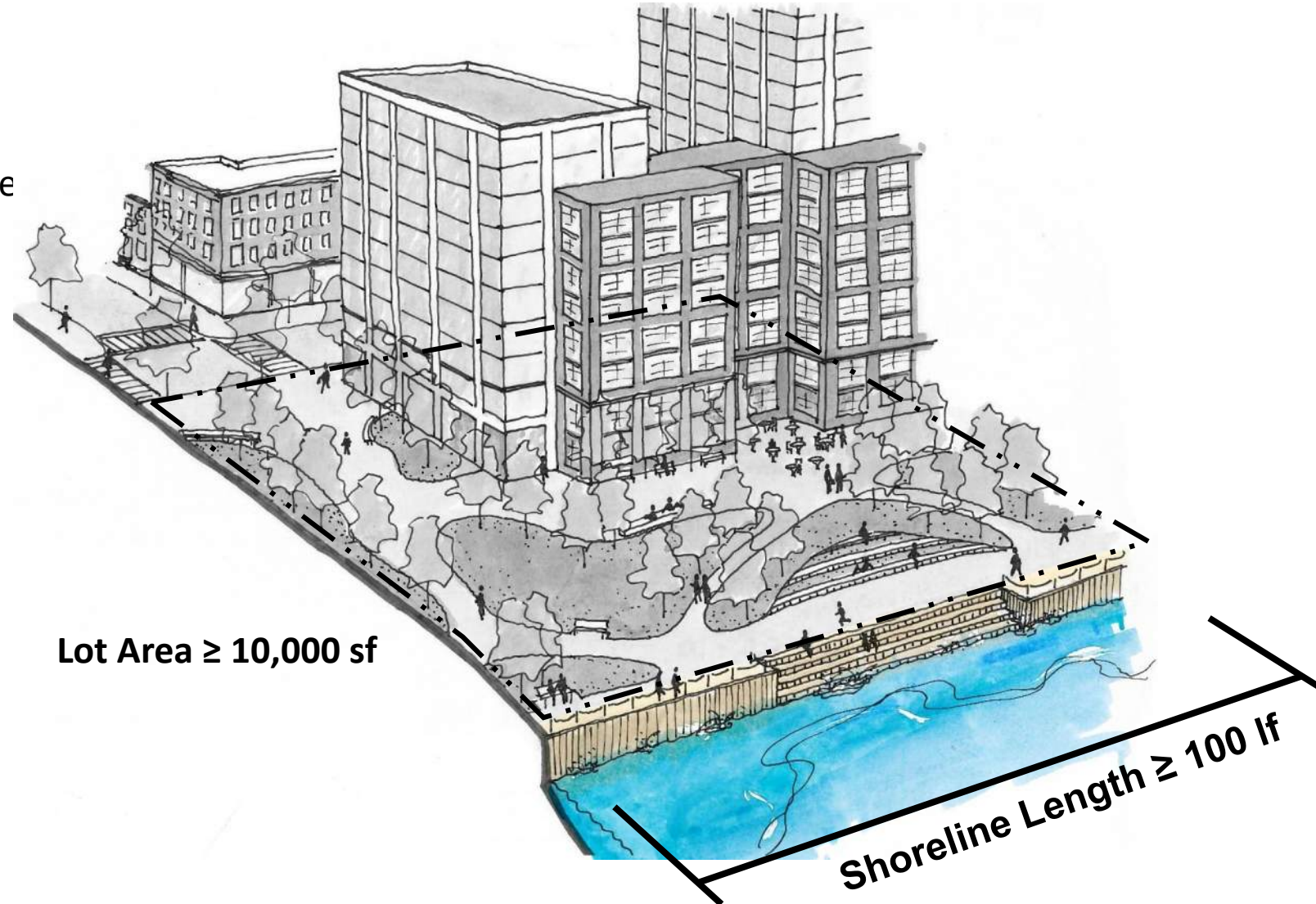


Building enlargement



Public Access is required when:

- Lot Area is greater than 10,000 SF
- Shoreline length is greater than 100 feet in length



Applicability

What types of development would require waterfront access

Bulk Controls

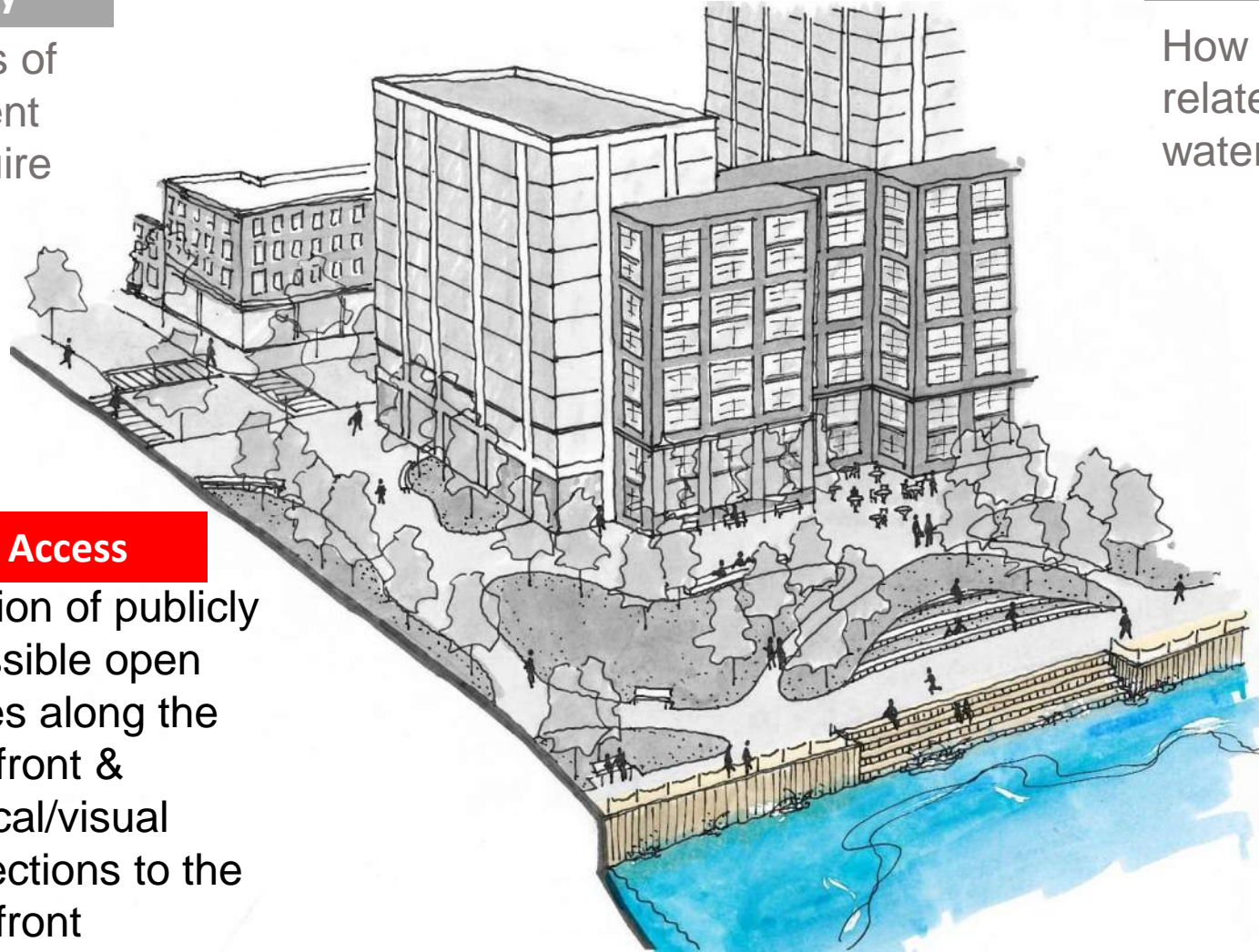
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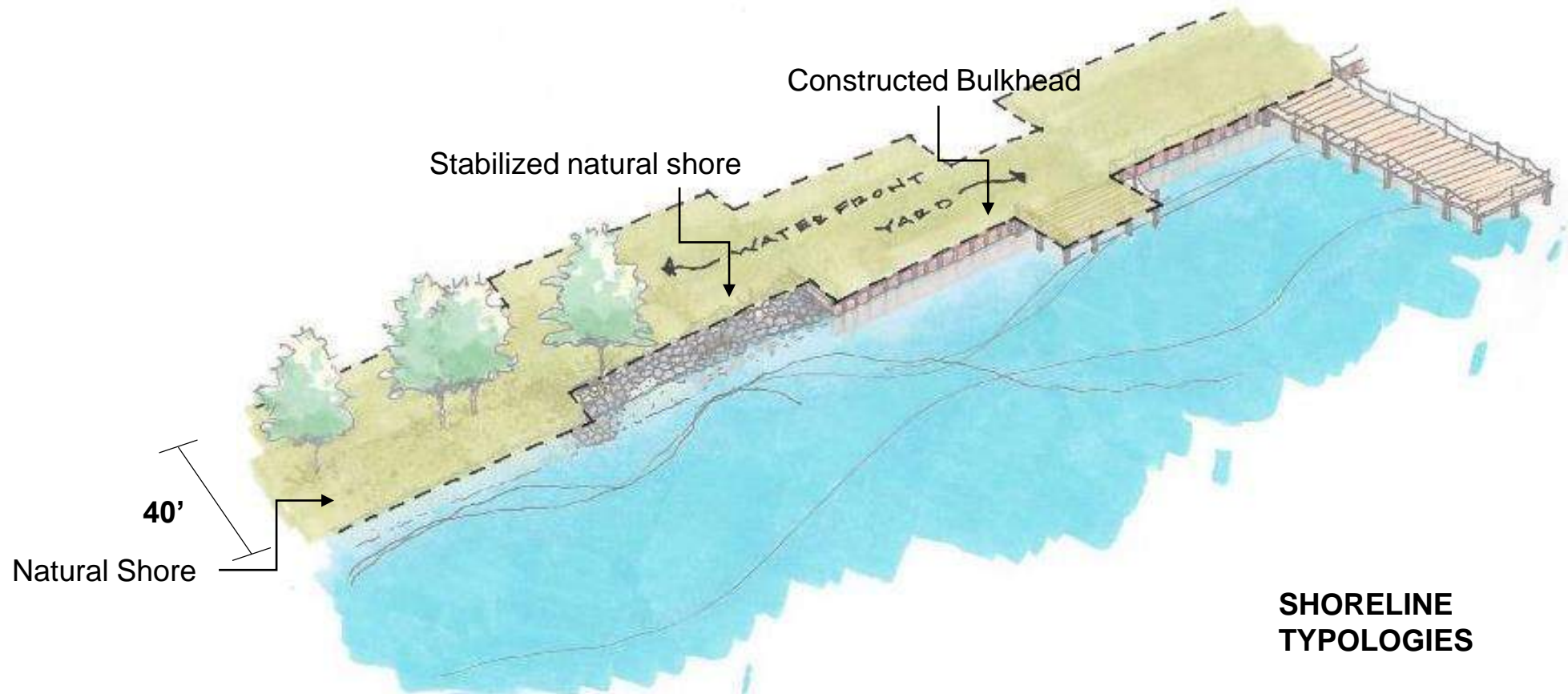
Public Access

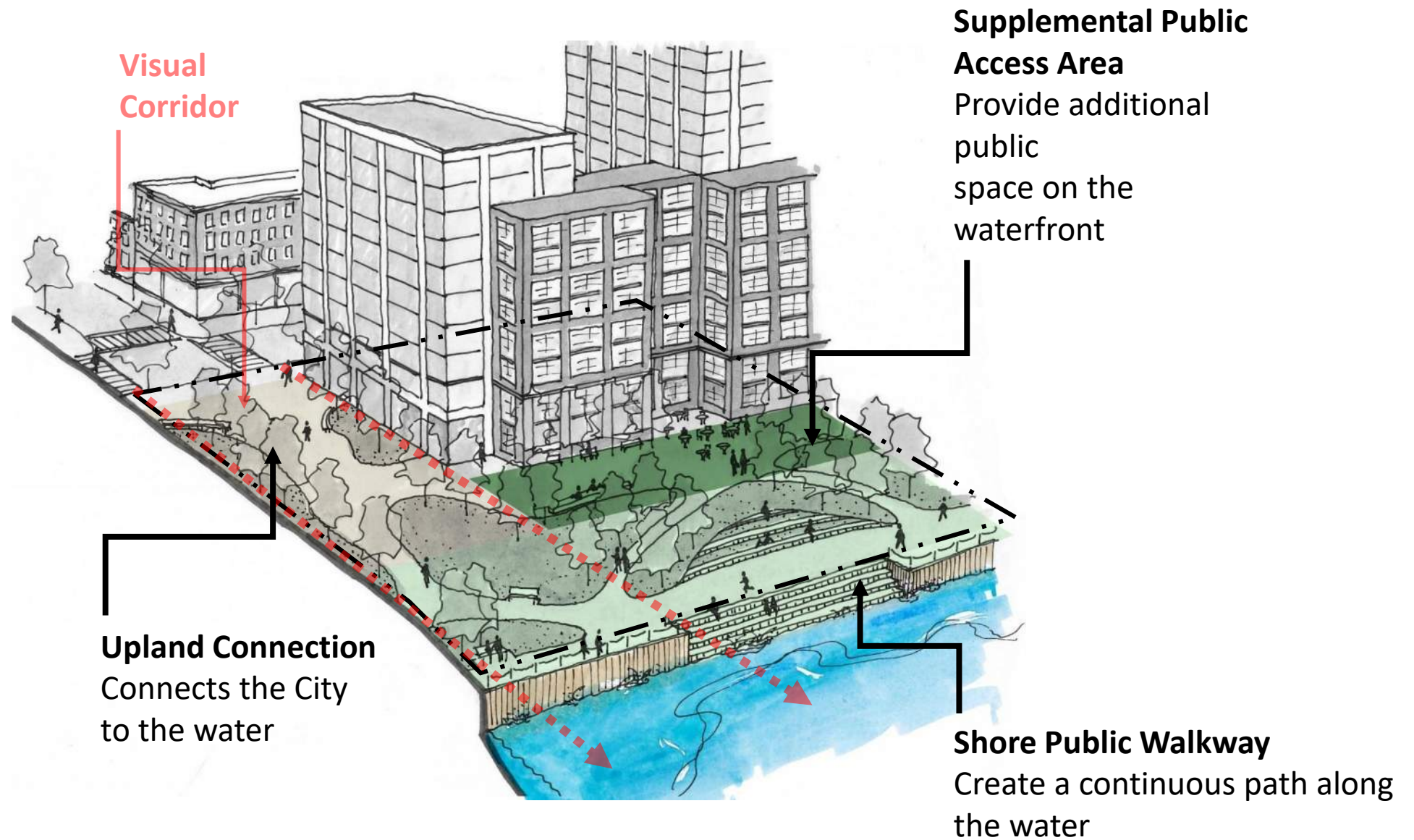
Creation of publicly accessible open spaces along the waterfront & physical/visual connections to the waterfront



Waterfront zoning lots must provide **waterfront yards**

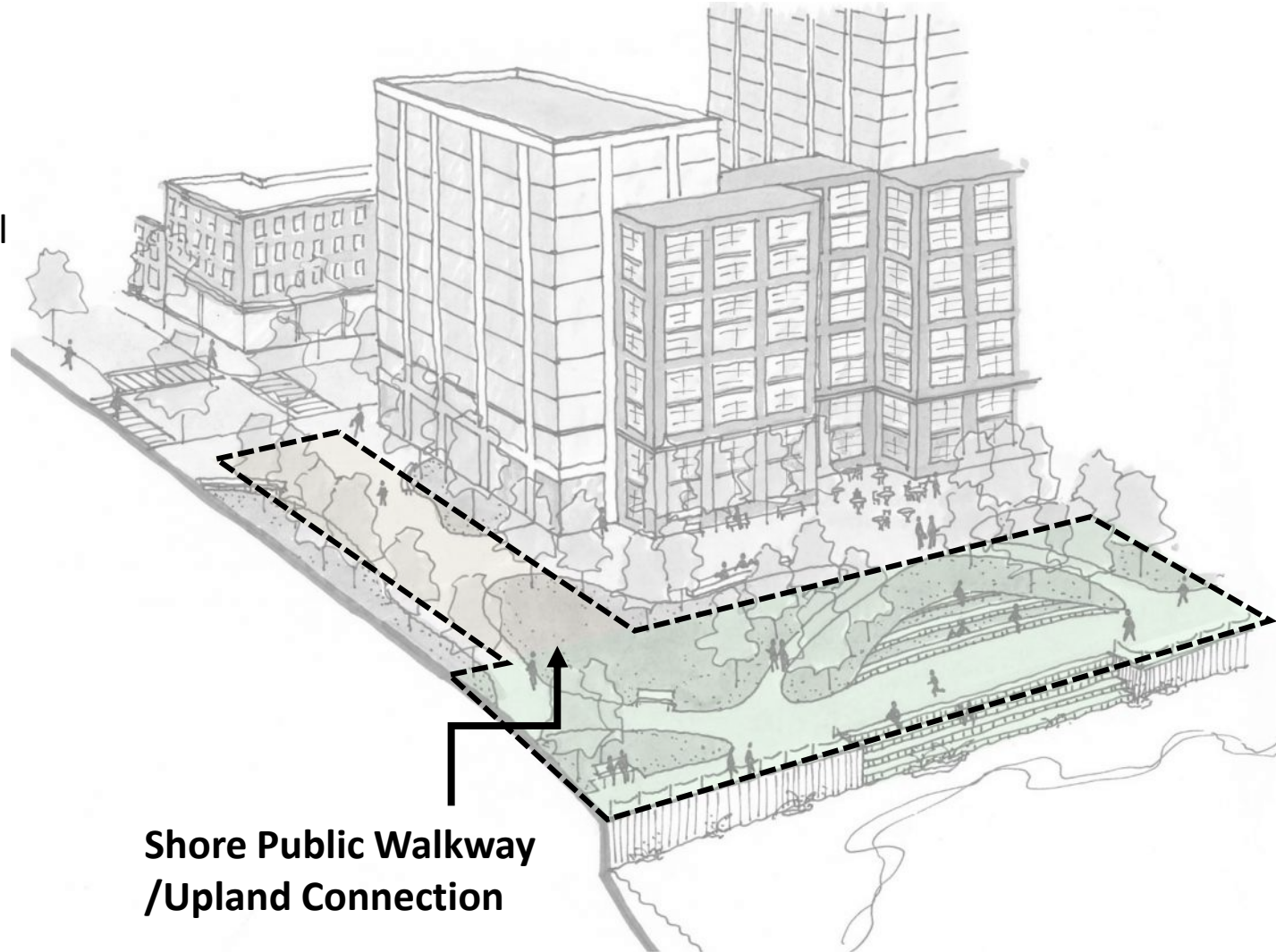
They are typically 40 feet, measured from a stabilized shoreline
(or mean high water line)





Zoning lots must provide 15-20% of the lot area as WPAA.

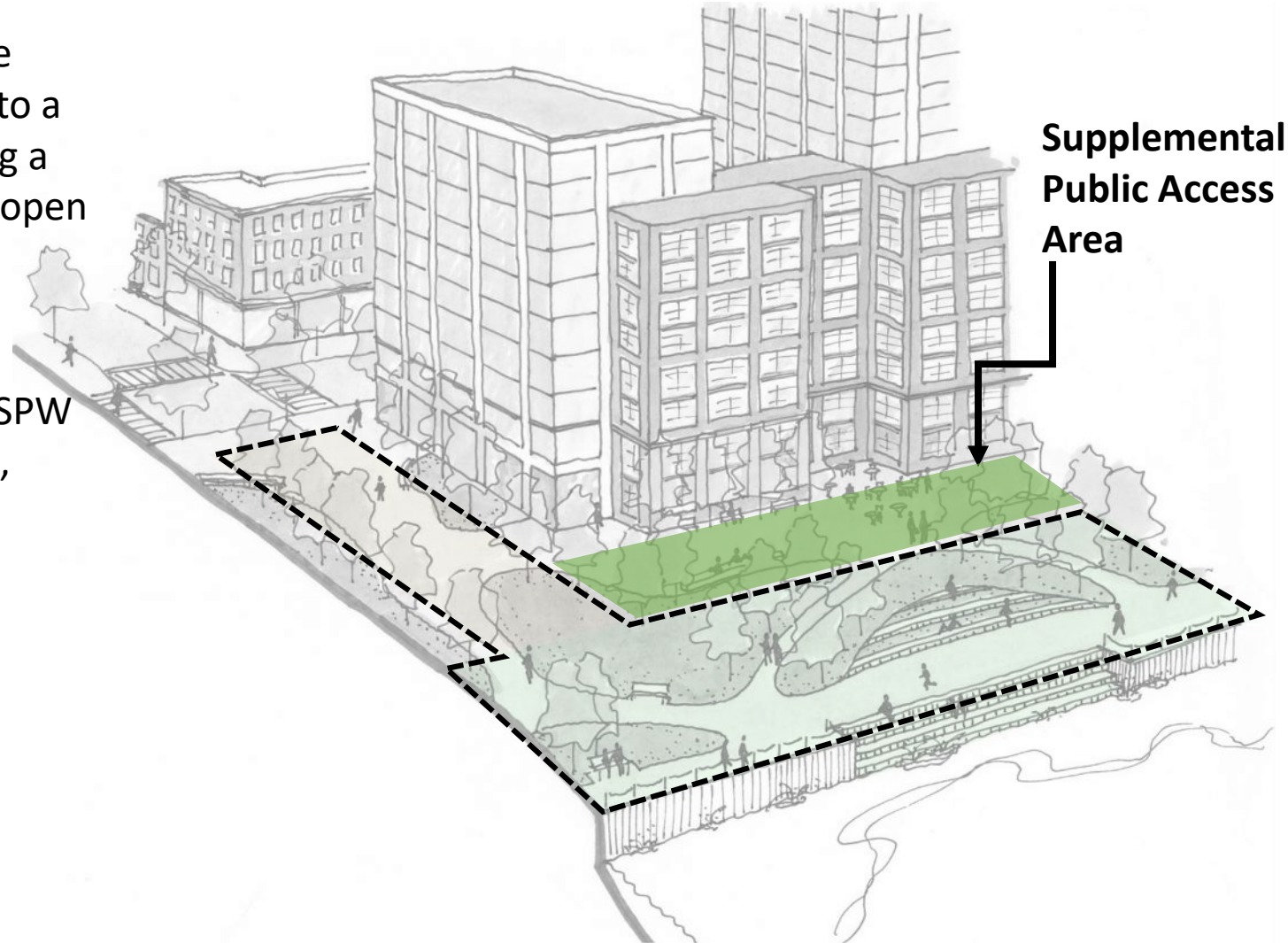
If the Shore Public Walkway and Upland Connection do not equal this required amount of WPAA, **Supplemental Public Access Areas** are required.



Shore Public Walkway
/Upland Connection

Supplemental Public Access regulations:

- Any SPAA must be located adjacent to a streetend or along a SPW, maximizing open areas
- Requires same amenities as the SPW (planting, seating, lighting, etc.)



Applicability

What types of development would require waterfront access

Bulk Controls

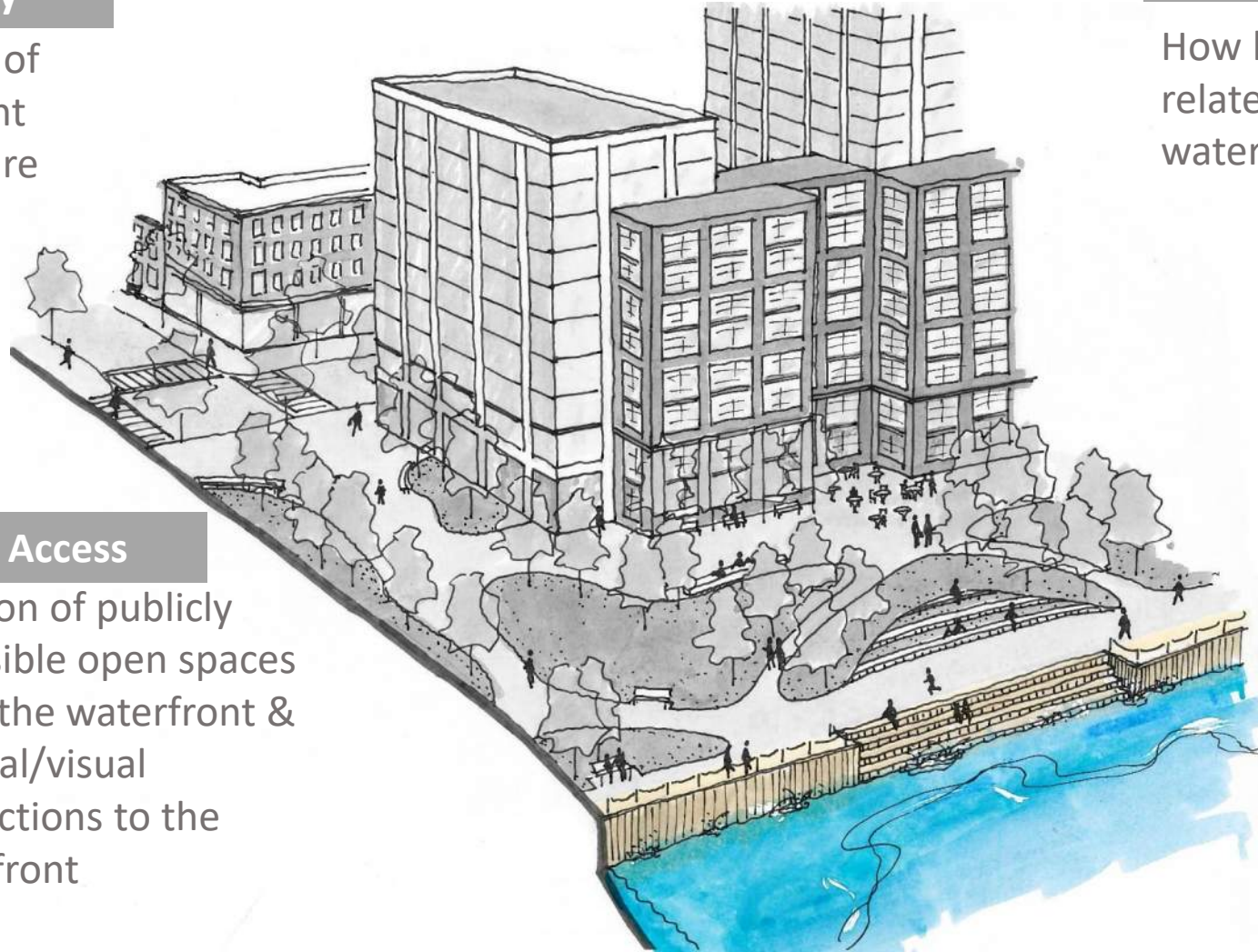
How buildings relate to the waterfront

Design Requirements & Standards

Include minimum design requirements and standards to ensure spaces are accessible to a variety of users while allowing for flexibility in design outcomes

Public Access

Creation of publicly accessible open spaces along the waterfront & physical/visual connections to the waterfront



Waterfront Public Access Design Requirements

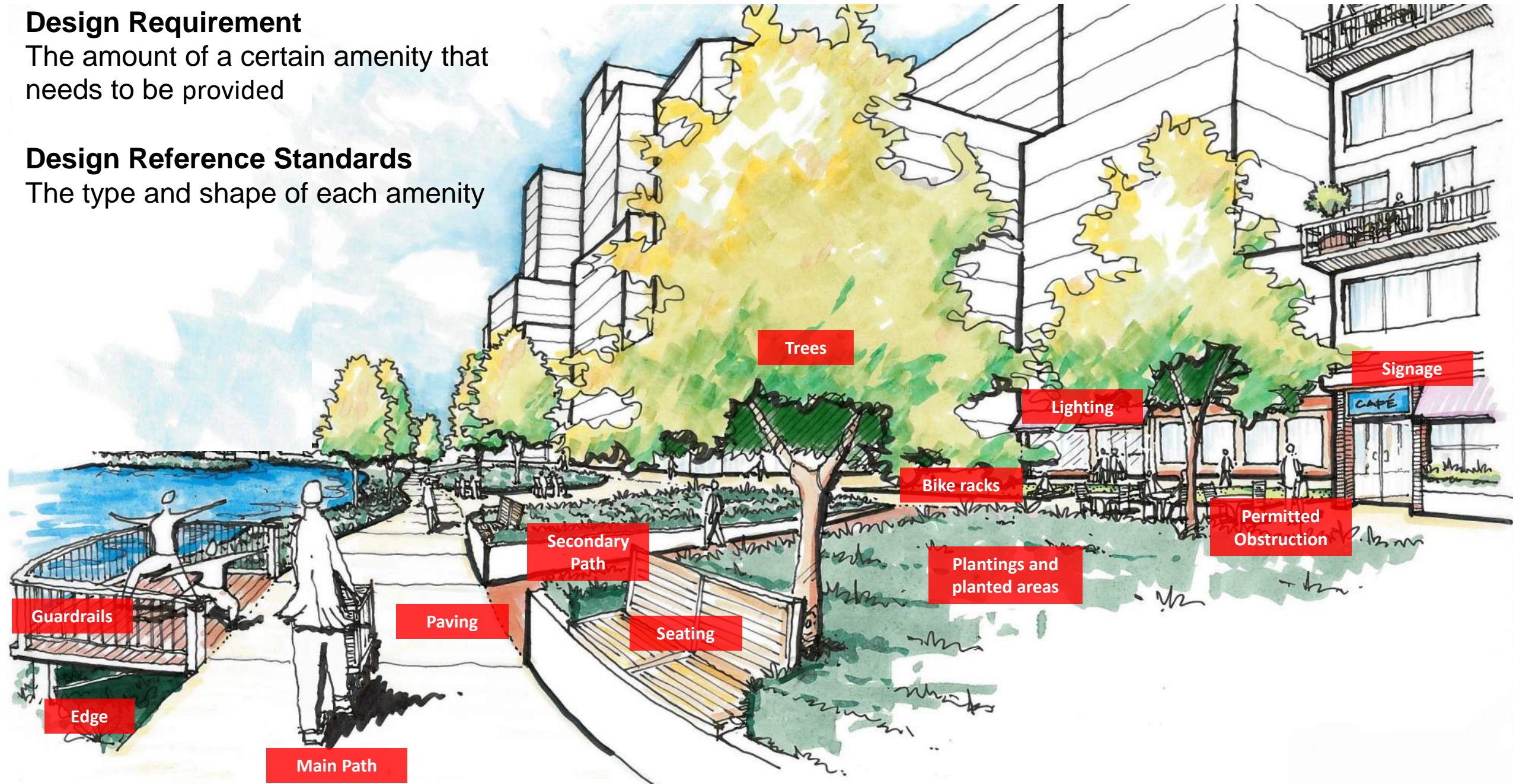
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Design Requirement

The amount of a certain amenity that needs to be provided

Design Reference Standards

The type and shape of each amenity



Applicability

What types of development would require waterfront access

Bulk Controls

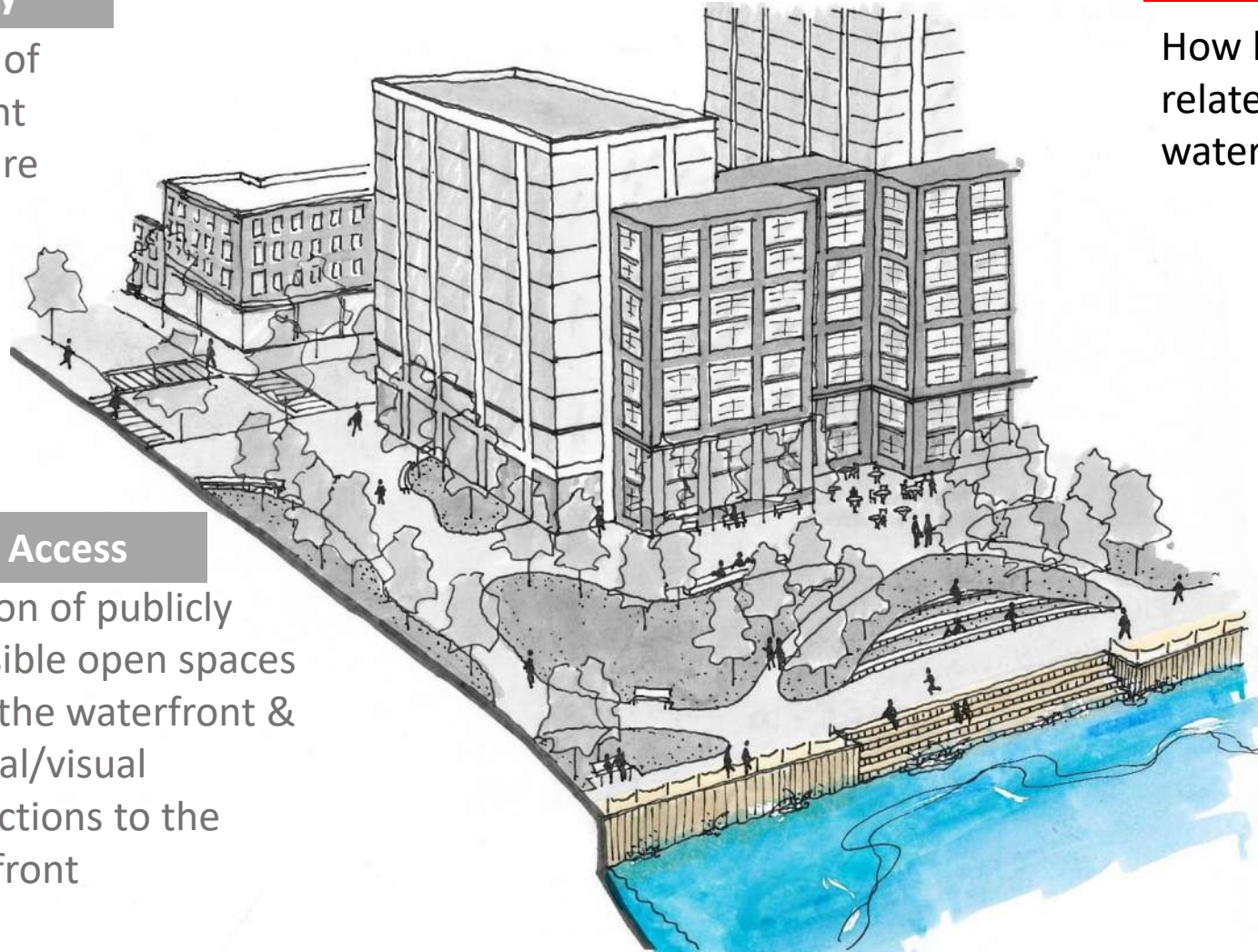
How buildings relate to the waterfront

Design Requirements & Standards

Include minimum design requirements and standards to ensure spaces are accessible to a variety of users while allowing for flexibility in design outcomes

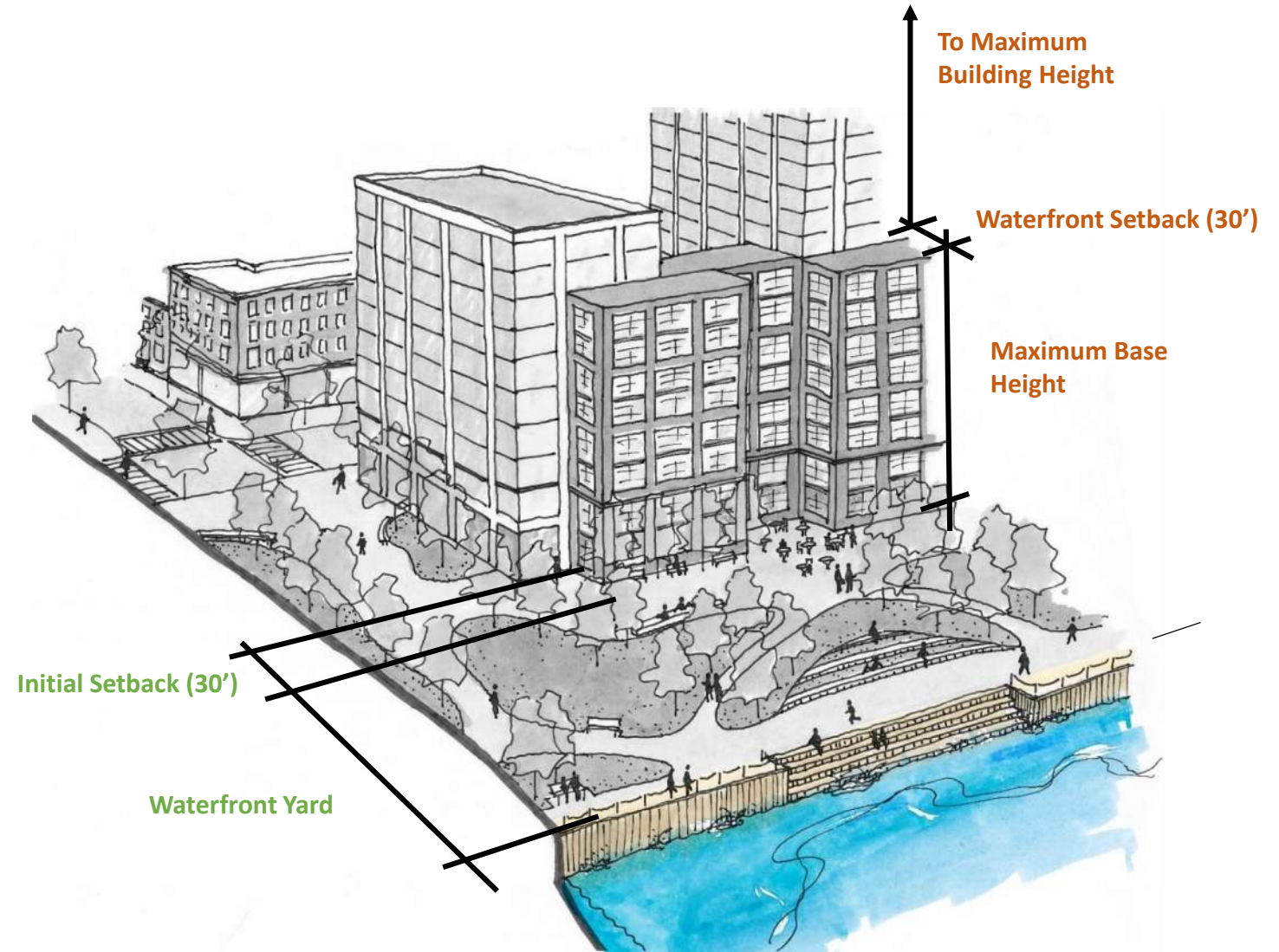
Public Access

Creation of publicly accessible open spaces along the waterfront & physical/visual connections to the waterfront



Height and setback regulations

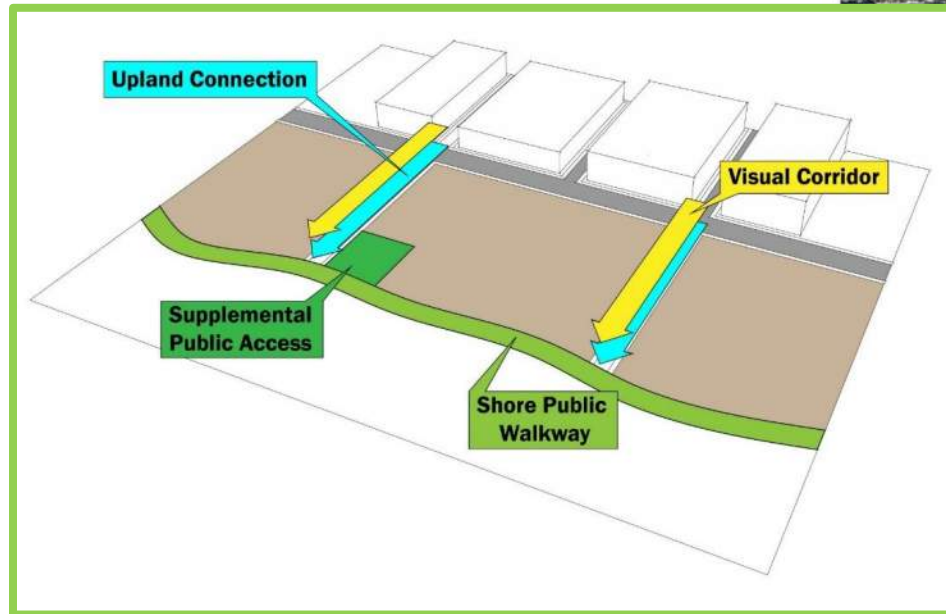
- **Maximum heights**
 - Height is measured from the Design Flood Elevation when in the flood zone
- **Setbacks**
 - 30' setback from waterfront yard line
- **Ground floor streetscape requirements** to prevent blank walls
 - Active uses
 - Screening
 - Transparency



What is a Waterfront Access Plan (WAP)?

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A Waterfront Access Plan (WAP) is a detailed framework in zoning that tailors waterfront bulk regulations, visual corridors, and public access requirements to the specific conditions of a particular geography.



Development of individual waterfront parcels governed by the plan triggers a requirement to build and maintain public access areas in accordance with the WAP.

Waterfront Access Plans in New York City

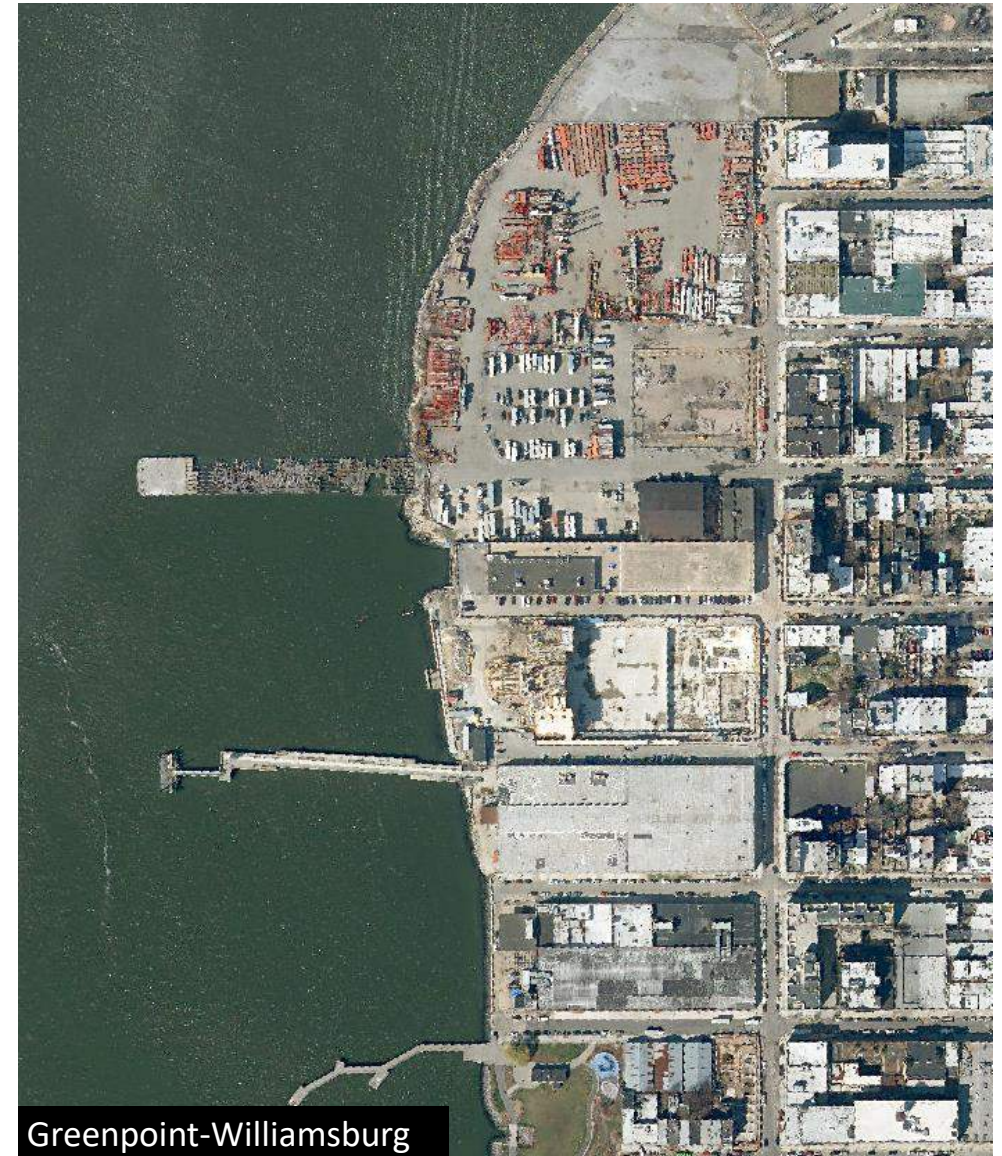
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It is a plan used to develop specialized requirements along a waterfront area to address unique conditions





Gowanus



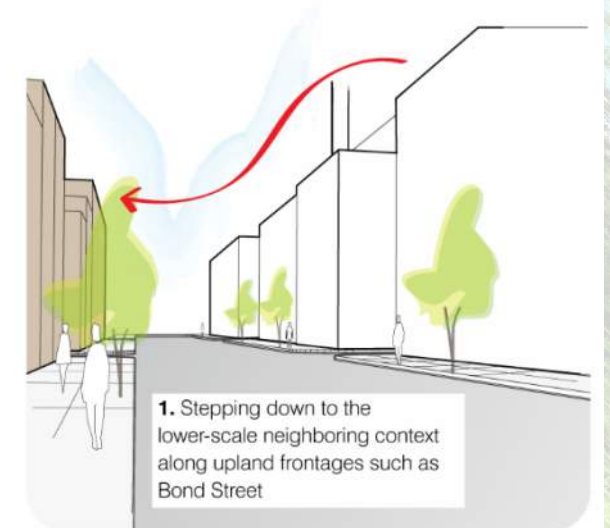
Greenpoint-Williamsburg

What guided the development of the Waterfront Access Plan for Gowanus?

DRAFT



- Maintain consistency with **city-wide waterfront zoning**
- Ensure buildings along the canal **complement its open space**
- Relate to the **unique character** of the Canal
- Allow for **additional flexibility** with public access requirements
 - site constraints and adjacencies
 - Site-planning in flood zones
- Support **variety of experiences** and programs
- Protect against **long-term daily tidal flooding**
- Support designs that have **ecological and performative benefits**
 - softer edge conditions and natural shoreline
 - Interaction with the water's edge
 - Performative landscapes
 - Storm water management



Existing Conditions

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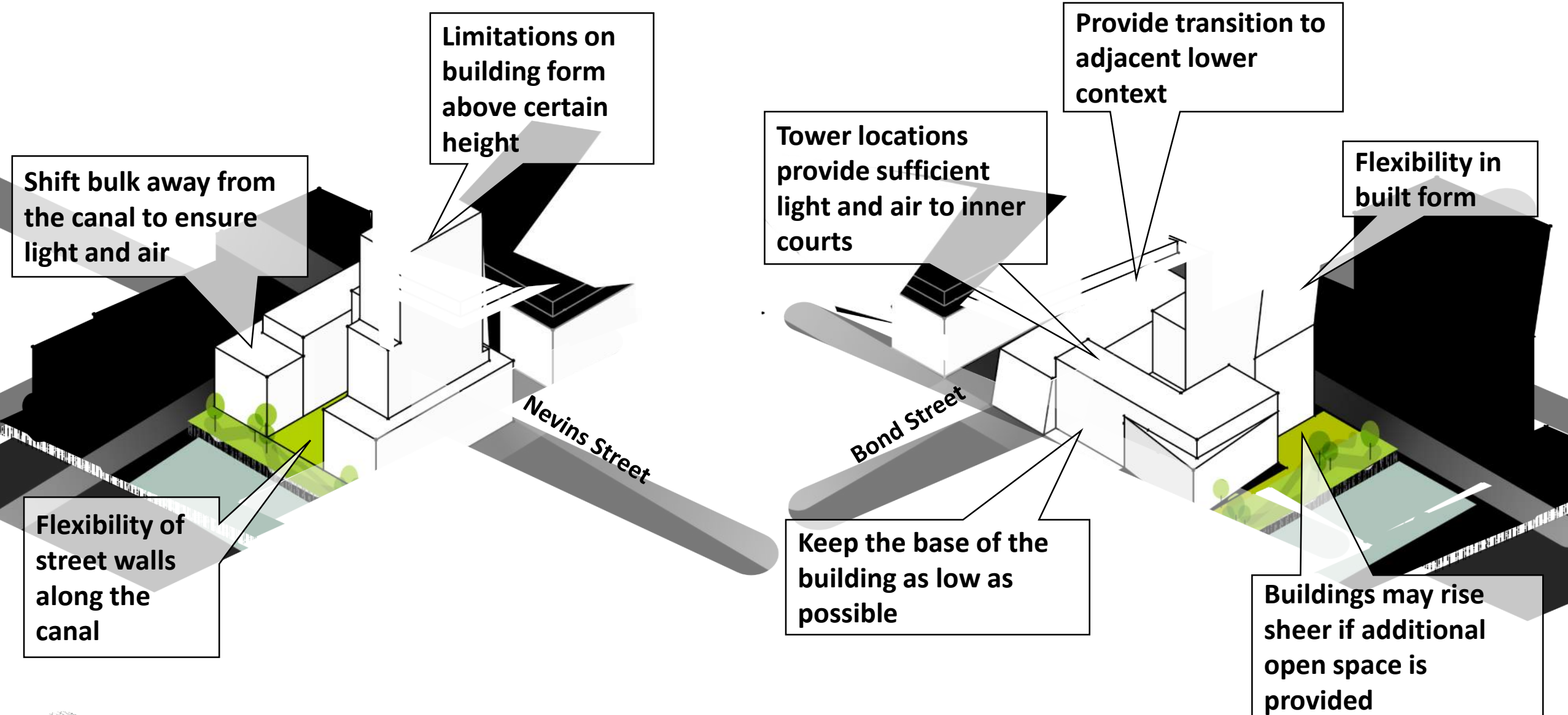
Generally the canal can be divided into three distinct segments, each providing variety of open space opportunities and experiences along the canal



Bulk Controls

How buildings
relate to the
waterfront ?

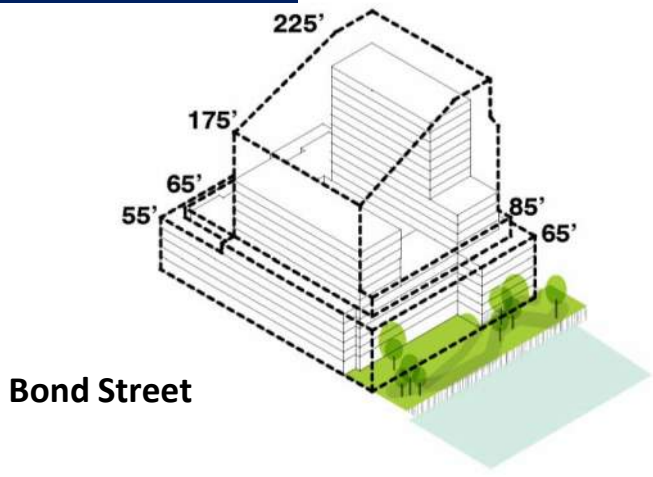




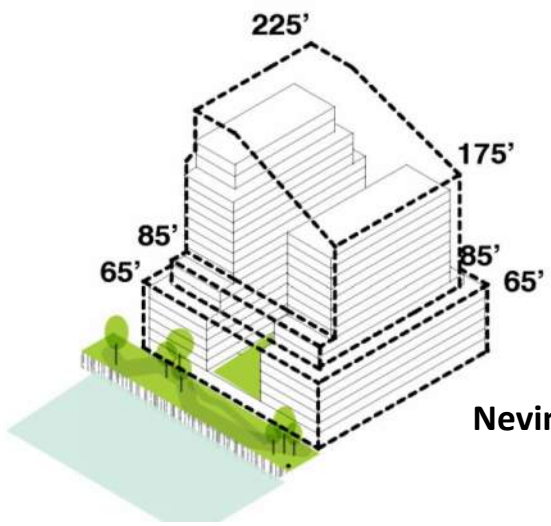
Conceptual Bulk Envelopes

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Upper Canal

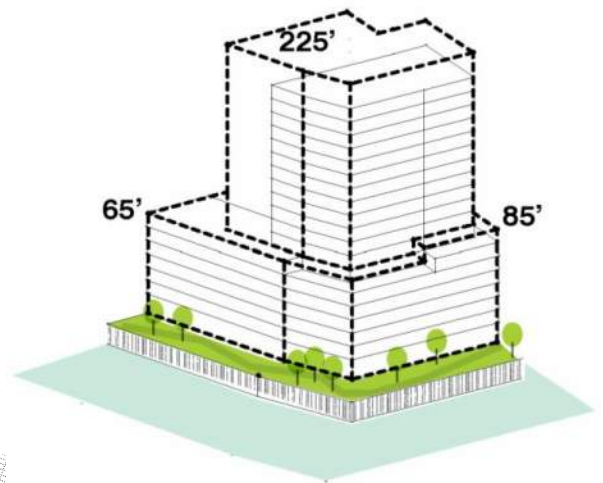


Bond Street



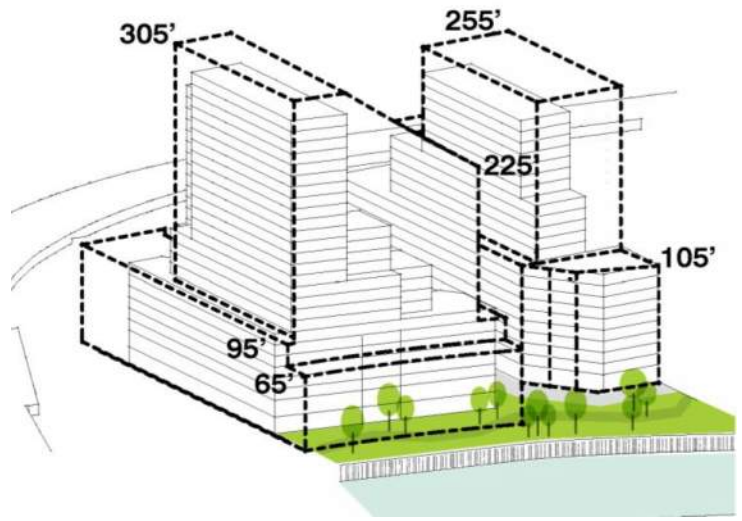
Nevins Street

Mid Canal

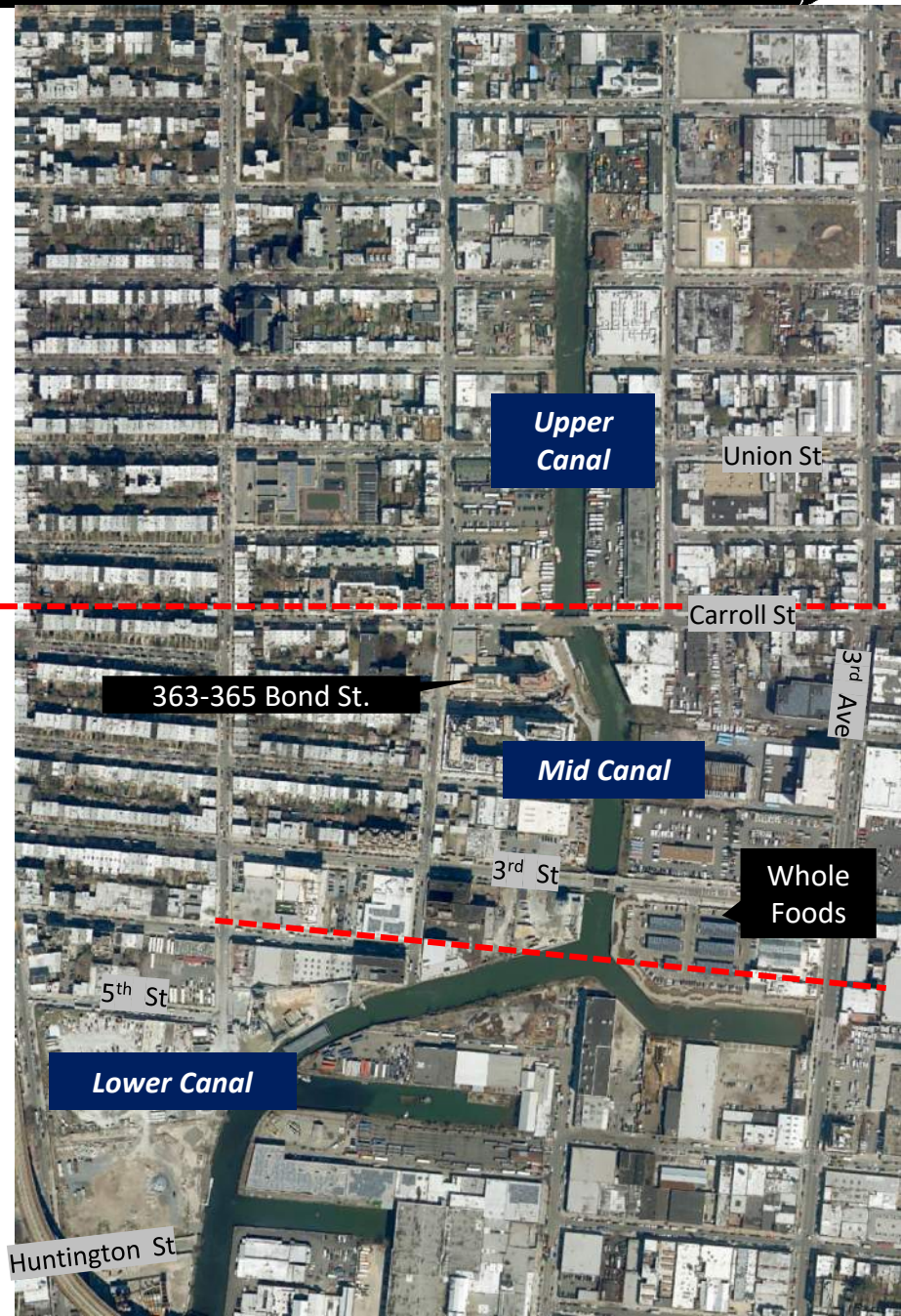


3rd Street

Lower Canal



Huntington Street



Bulk envelopes shaped from the pedestrian perspective:

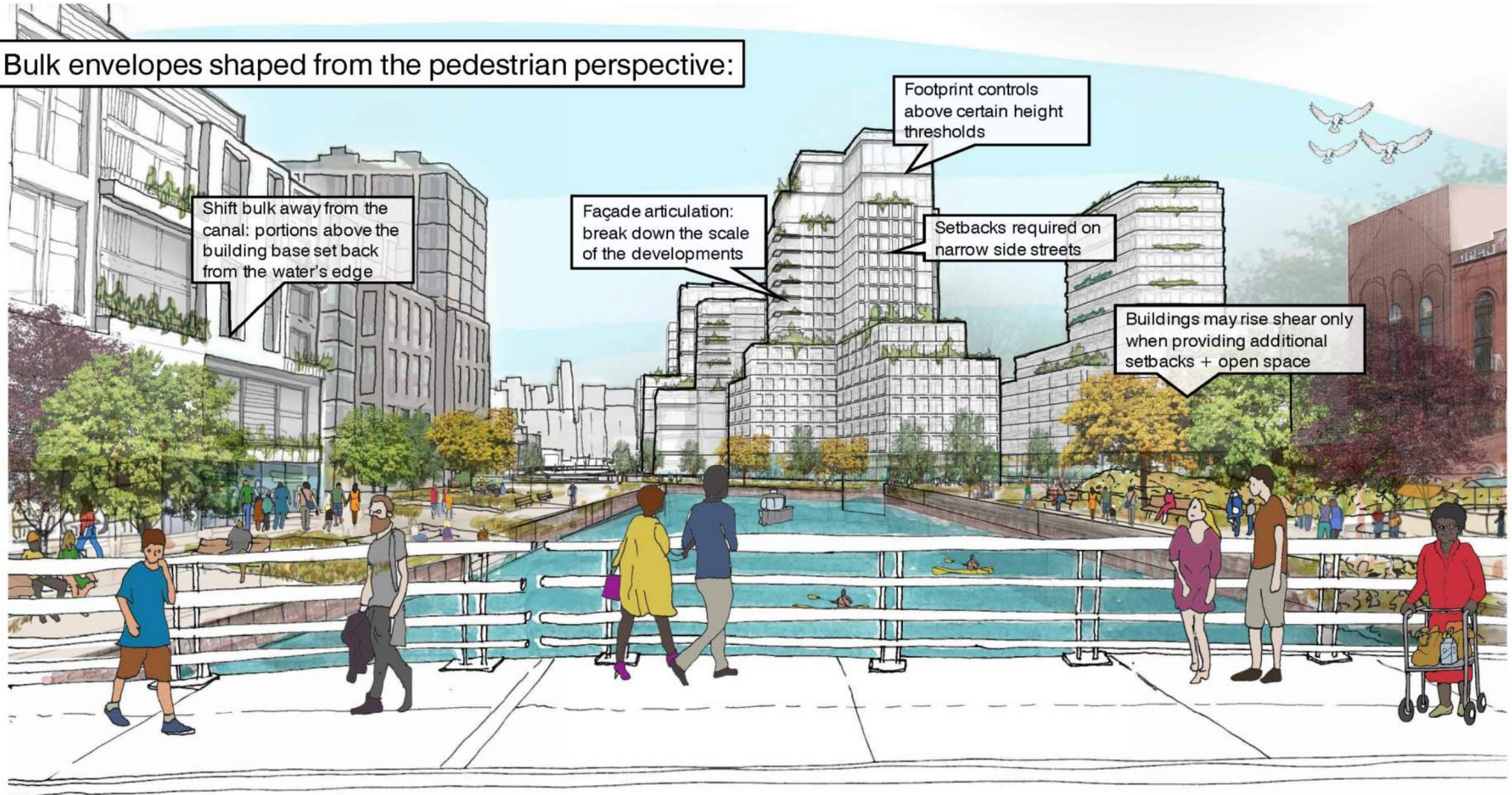
Shift bulk away from the canal: portions above the building base set back from the water's edge

Facade articulation: break down the scale of the developments

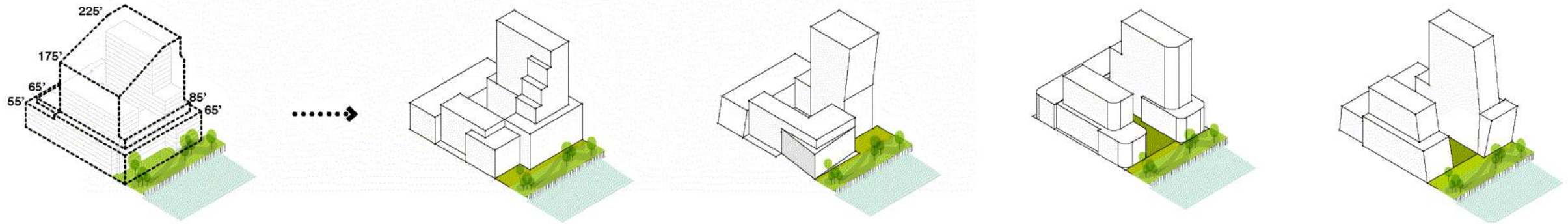
Footprint controls above certain height thresholds

Setbacks required on narrow side streets

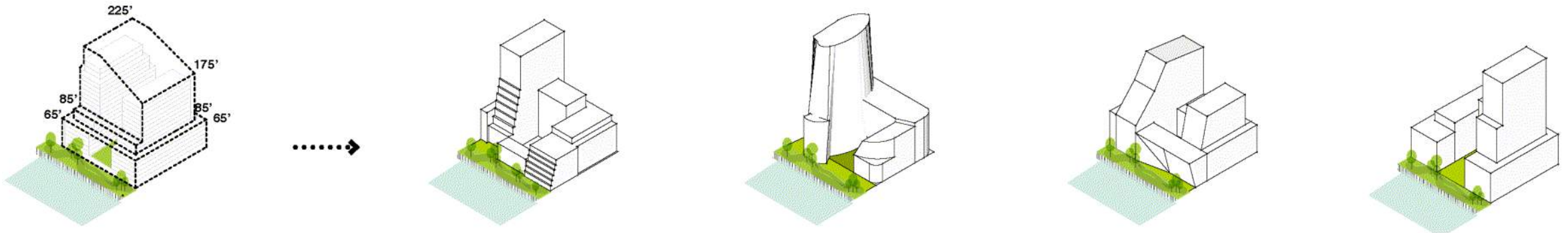
Buildings may rise sheer only when providing additional setbacks + open space



- Encourage excellent and varied building designs
- Encourage a unique and resilient waterfront



Proposed envelopes along the western side of the canal (Bond Street)



Proposed envelopes along the eastern side of the canal (Nevins Street)

Bulk envelopes with design flexibility:

Allowing for variety in building heights, typologies and uses across the canal

Lower base heights along the shore public walkway

Flexibility with street wall location along the canal



Illustrative sketch looking north from Union Street

Public Access

Where would access be required and how much ?



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For Canal sites with FAR of 5.0: 20% requirement

For Canal Sites with FAR of 3.0: 15% requirement





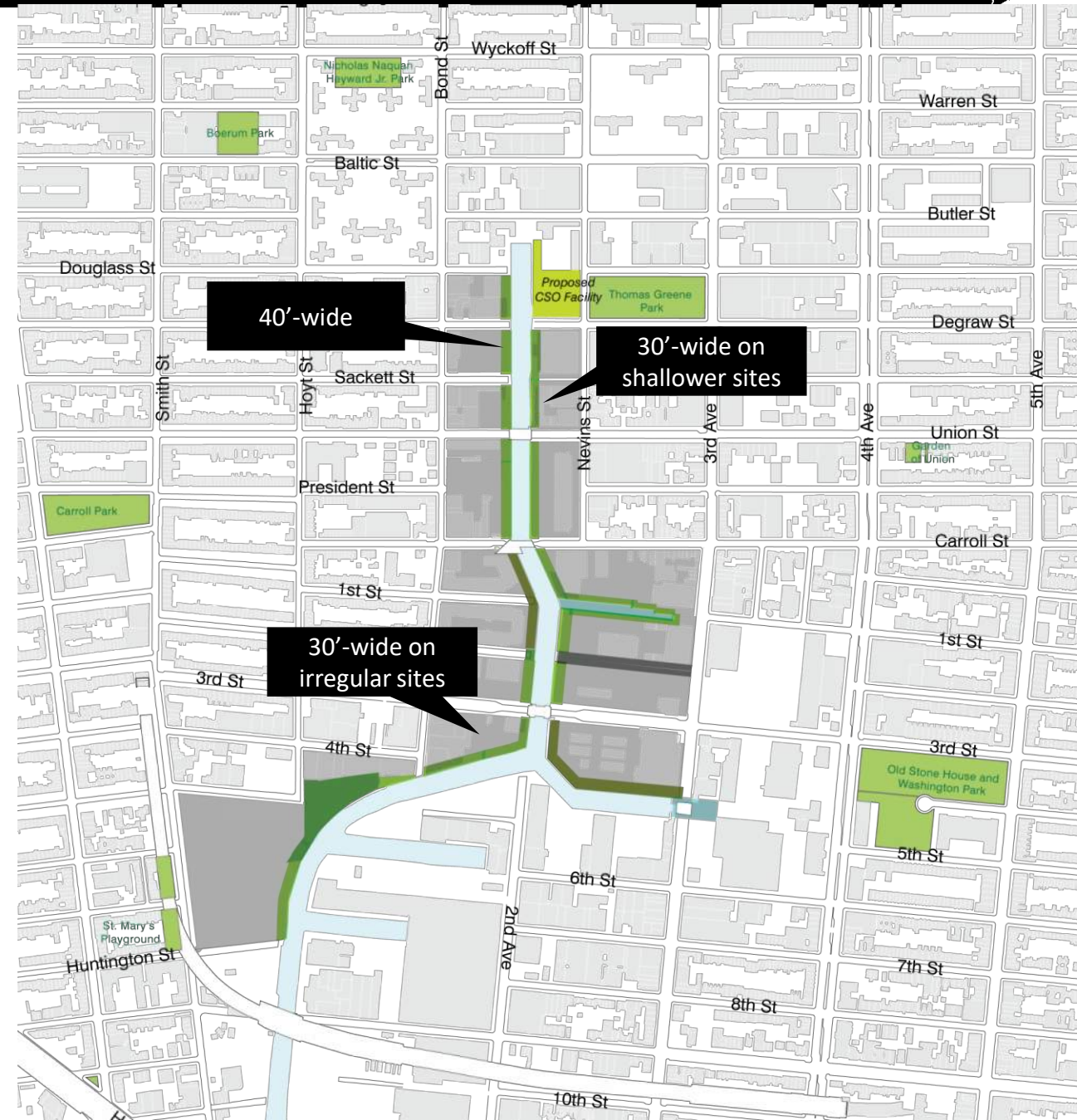
Shore Public Walkway

Shore Public Walkways:

Create a continuous path along the water

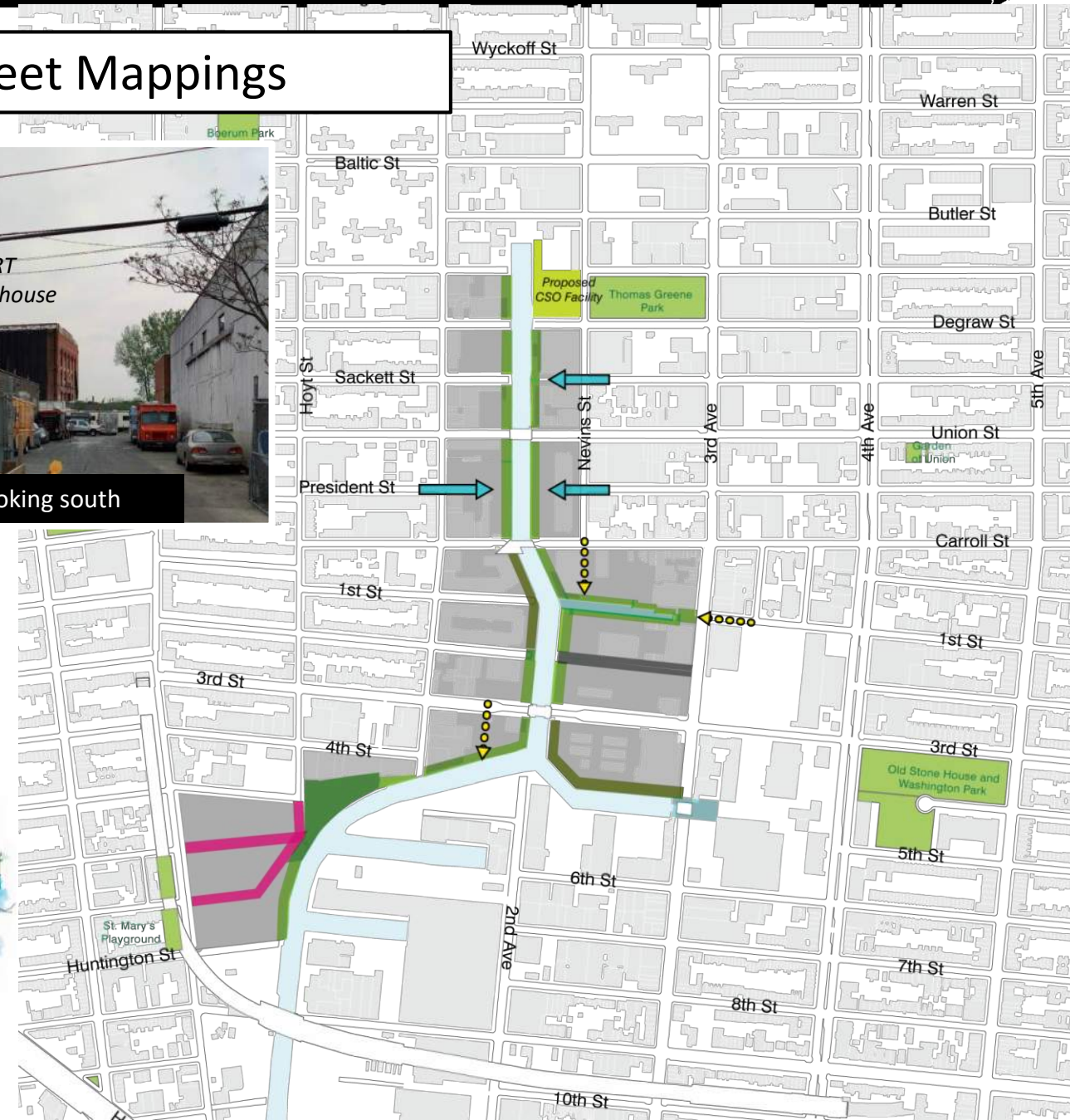
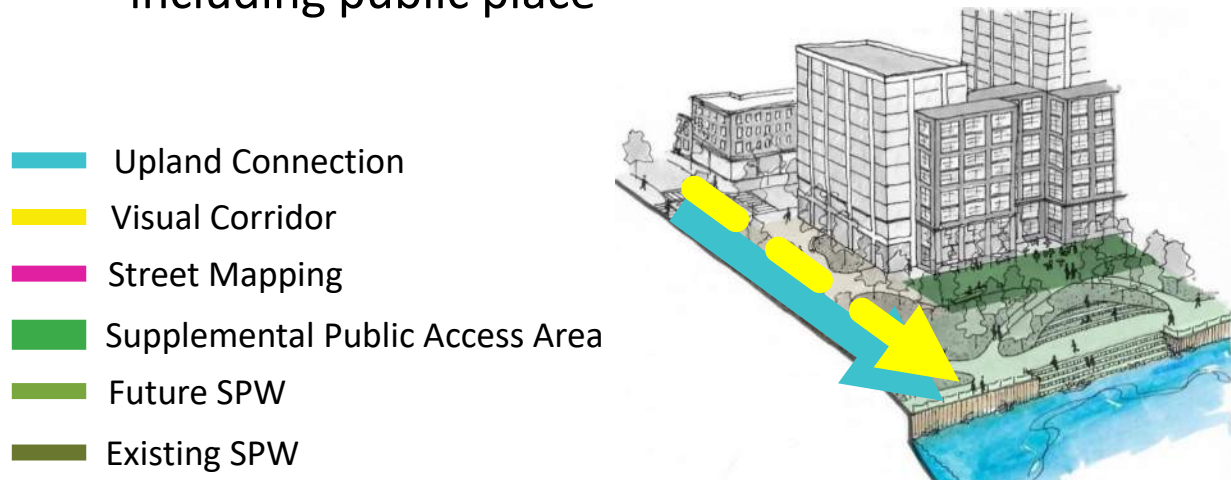


-  Future SPW
-  Existing SPW



Upland Connections, Visual Corridors and Street Mappings




- Upland connections at prolongation of the street grid
- Visual corridors to visual resources such as the turning basin and BRT Powerhouse
- Street mapping on largest sites including public place

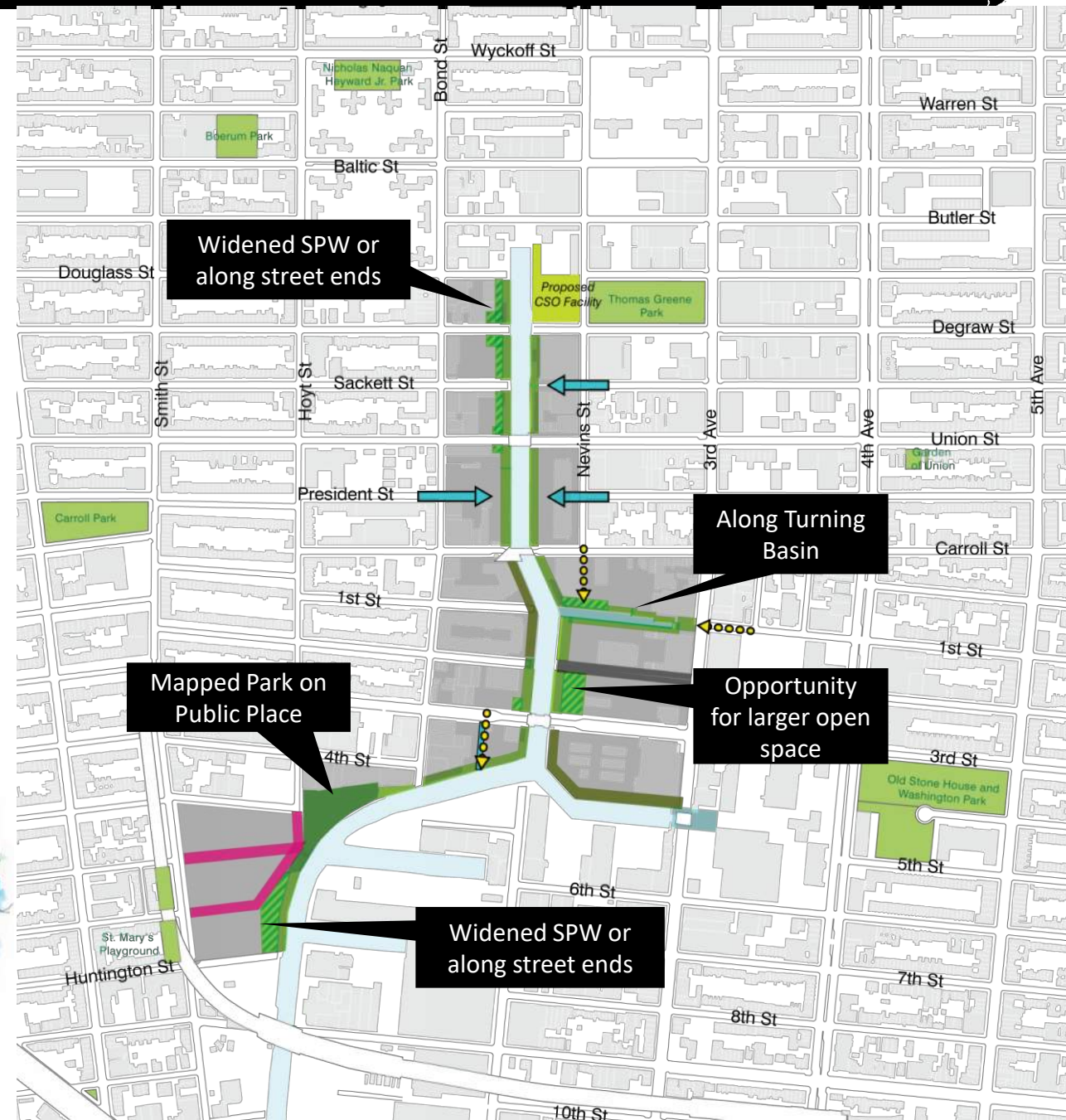


Supplemental Public Access Areas

- Over half of sites along the waterfront will require a supplemental public access area
- Any SPAA must be located adjacent to a street end or along a SPW → maximizing open areas
- Requires same amenities as the SPW (planting, seating, lighting, etc.)



-  Supplemental Public Access Area
-  Future SPW
-  Existing SPW



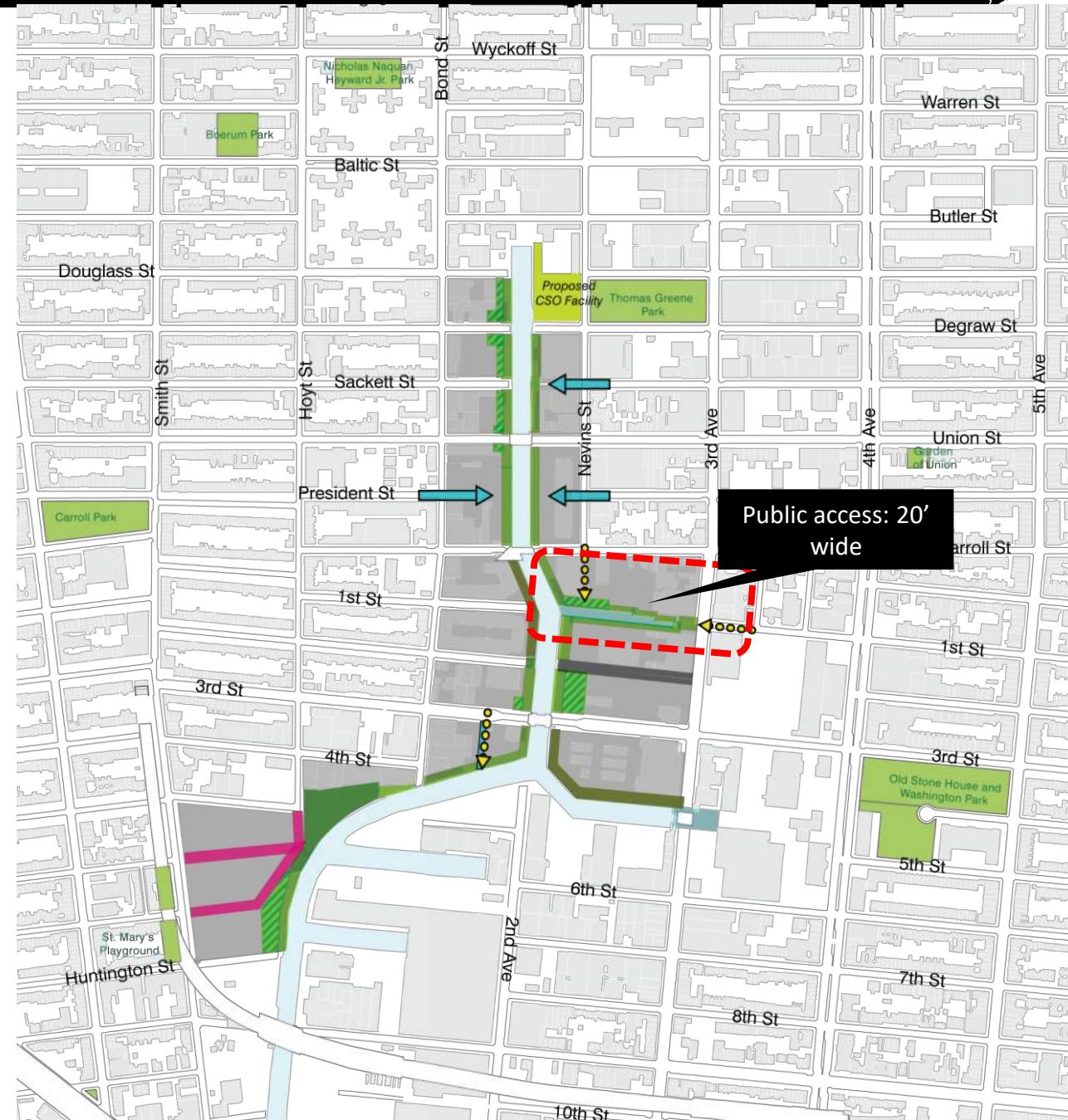
Additional Required Access: 1st St Turning Basin

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- Will be excavated and restored as part of the superfund cleanup
- The basin will be 50 feet wide
- Required access: 20' wide



- Upland Connection
- Visual Corridor
- Street Mapping
- Supplemental Public Access Area
- Future SPW
- Existing SPW



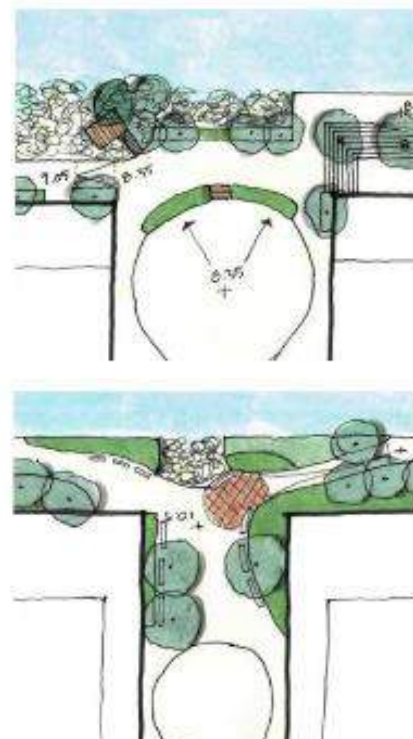
Street Ends

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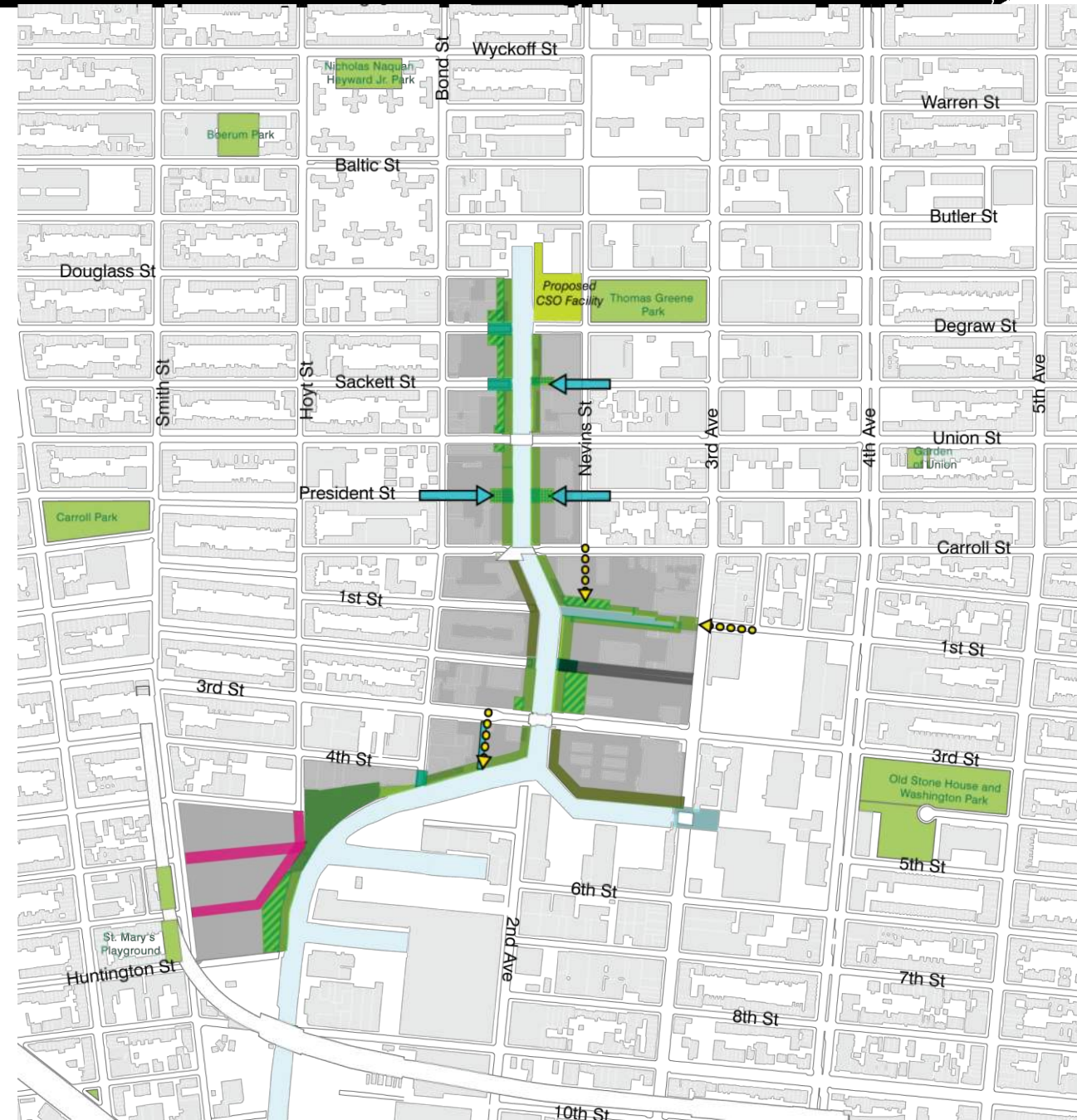
- Critical connections between properties along the waterfront
- Facilitate its build-out as a continuation of the Shore Public Walkway
- Function as additional resiliency and drainage strategy



City Mapped, built as public street, recently improved by City – Sponge Park



- Upland Connection
- Visual Corridor
- Street Mapping
- Supplemental Public Access Area
- Future SPW
- Existing SPW



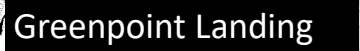
Design Requirements

How would the waterfront be designed?



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- # ent waterfront
- DRAFT**
-
- Target Elevation (Sea-Level-Rise)**
- ~Mean-High-Water
- Min. 12' -wide primary path
- 30' - 40' Waterfront Yard



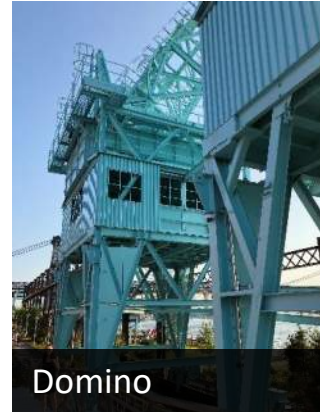
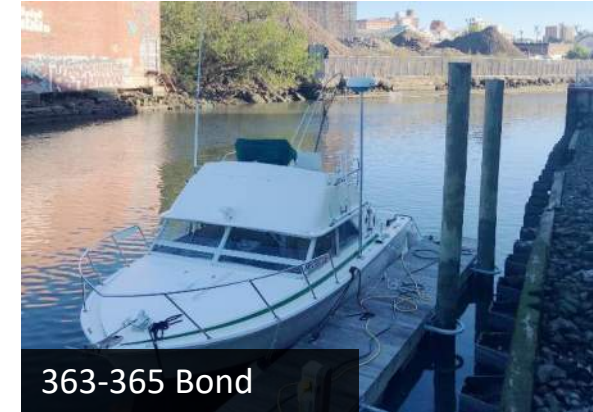
- Rightsize planting requirements to accommodate resilient designs associated with grade changes
- Expand definition of planting to encourage softer edge conditions
- Promote vegetation that has ecological benefits
- Allow for flexibility in design outcomes
- Ensure physical access to the water's edge is achievable



Design requirements to promote variety and other programming

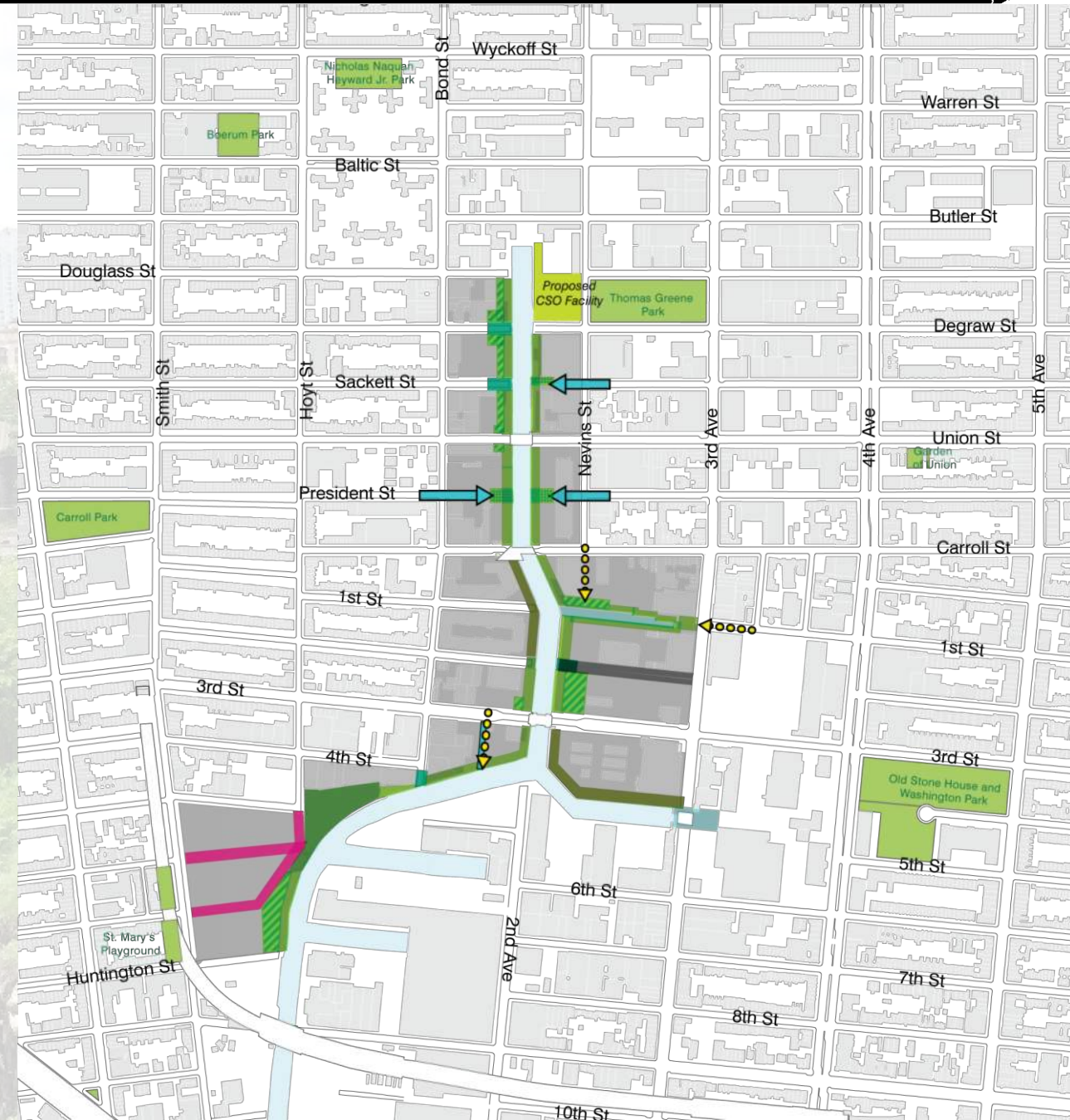
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- Rightsize planting requirements to facilitate a variety of experiences
- Allow for flexibility to locate various programs such as:
 - Art
 - Play Areas
 - Water/boat access
 - Dog runs
 - Historic interpretation and placemaking strategies
- Require companion ADA compliant companion seating



It is a plan used to develop specialized requirements along a waterfront area to address unique conditions and includes:

- Upland connections & visual corridors
- Requirement for additional access
 - Supplemental access areas
 - Turning basins
- Special design requirements & standards
 - Variety
 - program
- Resiliency measures
 - Elevation (SLR) of portions of shore public walkway
- Continuity across sites and bridges

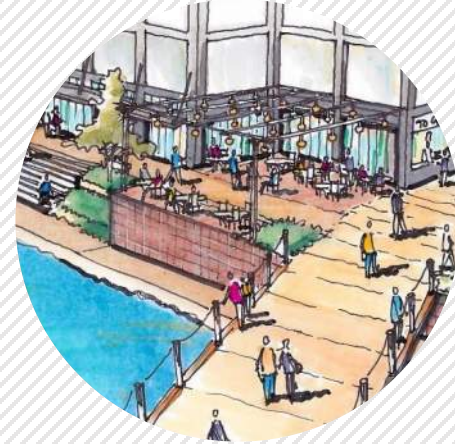


- **Zoning Map Amendment**
 - » Promote mixed-use growth in key areas
 - » Preserve and strengthen clusters of non-residential activity
- **Zoning Text Amendment**
 - » Establish the Special Gowanus Mixed-Use District
 - » Create the Gowanus Waterfront Access Plan
 - » Apply Mandatory Affordable Housing (MIH)
- **City Map Changes**
 - » New parkland and streets
- **Disposition Approval and Urban Development Action Area Project (UDAAP)**
 - » Facilitate redevelopment on city-owned sites



Facilitate Community Priorities

- ***Thousands of new homes**, including thousands for lower-income New Yorkers*
- ***New jobs** across a variety of sectors*
- ***New open space** and new **schools***
- ***A resilient** shoreline and **cleaned-up** brownfields*
- ***An expanded, greener urban canopy***



Make Broader Investments & Community Goals Possible

- **Equitable, sustainable future**
 - Planning for climate change
 - Lowering carbon footprint
 - Remediating Land
 - New open spaces and expanded urban tree canopy
- **NYCHA**
 - \$4M for Community Center
- **Gowanus IBZ**
- **Infrastructure**
 - Schools, transit, open space, etc...



“

Housing

Make improvements to NYCHA campuses by preserving and developing affordable housing

- The City will consider funding improvements to Gowanus Houses, Wyckoff Gardens, and Warren Street Houses during the rezoning process. Capital needs will be evaluated via an assessment of improvements needed in these developments, in the context of broader investments in NYCHA.”



At the same time that we are working toward a draft Plan, we are about to begin a thorough environmental review to better understand the potential impacts of this rezoning proposal.

Begin Environmental Review

- Issue Draft Scope of Work
- Hold Public Scoping Meeting – **Tentative April 2019**
- Receive Community Input on Methodology and Scope of Work for Environmental Review

Gowanus Neighborhood Plan

- Meet with community stakeholders and property owners to share and learn more about how the proposal can help shape the future of Gowanus
- Continue to work with community partners and stakeholders to advance zoning and non-zoning neighborhood priorities