



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 Unified Neighborhood Partners LLC

ADDRESS 2 Kingsland Avenue

CITY/TOWN Brooklyn

ZIP CODE 11211

PHONE 718-366-3800 x 1039

FAX 718-366-8740

E-MAIL dvanderburg@riseboro.org

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. **Appendix 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 **Appendix 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 **Not Applicable**

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

*Please describe: _____

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

See Figures 6, 7, and 8

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

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

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*

(*answering No will result in an incomplete application)

☒ Yes ☐ No

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

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

Other: Automotive Repair, Tailor, Undertaker, Commercial, Residential

Section IV. Property Information - See Instructions for Further Guidance Appendix D				
PROPOSED SITE NAME Broadway Triangle Site C				
ADDRESS/LOCATION 59-69 Bartlett Street, 84-100 Throop Avenue, and 90-100 Gerry Street				
CITY/TOWN Brooklyn		ZIP CODE 11206		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): New York City				
COUNTY Kings		SITE SIZE (ACRES) 0.63		
LATITUDE (degrees/minutes/seconds) 40 ° 42 ' 06.7 "		LONGITUDE (degrees/minutes/seconds) 73 ° 56 ' 46.3 "		
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. Site includes additional lots. See Appendix D for complete lot listing.				
Parcel Address	Section No.	Block No.	Lot No.	Acreage
90 Gerry Street		2269	25	0.126
84 Throop Avenue		2269	27	0.040
1. Do the proposed site boundaries correspond to tax map metes and bounds? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, please attach an accurate map of the proposed site.				
2. Is the required property map attached to the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (application will not be processed without map) See Figure 2				
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 checked="" type="checkbox"/> No <input type="checkbox"/> <div style="text-align: right;">If yes, identify census tract : <u>507</u></div> <div> Percentage of property in En-zone (check one): <input type="checkbox"/> 0-49% <input type="checkbox"/> 50-99% <input checked="" type="checkbox"/> 100% </div>				
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, identify name of properties (and site numbers if available) in related BCP applications: _____				
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach relevant supporting documentation.				
7. Are there any lands under water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, these lands should be clearly delineated on the site map.				

Section IV. Property Information (continued)

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

Easement/Right-of-way Holder

Description

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

Type

Issuing Agency

Description

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

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**?

Yes No

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

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

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

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

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

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

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

Initials of each Requestor: ER _____

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 Drew E. Vanderburg/Riseboro Community Partnership			
ADDRESS 217 Wyckoff Avenue			
CITY/TOWN Brooklyn		ZIP CODE 11237	
PHONE 718-366-3800 x 1039	FAX 718-366-8740	E-MAIL dvanderburg@riseboro.org	
NAME OF REQUESTOR'S CONSULTANT Jessica L. Taylor, P.G./Roux Environmental Engineering and Geology, D.P.C.			
ADDRESS 209 Shafter Street			
CITY/TOWN Islandia		ZIP CODE 11749	
PHONE 631-232-223955	FAX	E-MAIL jtaylor@rouxinc.com	
NAME OF REQUESTOR'S ATTORNEY George C. D. Duke, Esq., P.G./BROWN DUKE & FOGEL, P.C.			
ADDRESS 350 Fifth Ave, Suite 4640			
CITY/TOWN New York		ZIP CODE 10118	
PHONE 201-915-0236	FAX 646-219-2601	E-MAIL gduke@bdflegal.com	
Section VI. Current Property Owner/Operator Information – if not a Requestor Appendix E			
CURRENT OWNER'S NAME New York City Department of Housing Preservation and Development OWNERSHIP START DATE:			
ADDRESS 100 Gold Street			
CITY/TOWN New York		ZIP CODE 10038	
PHONE 212-863-6300	FAX	E-MAIL	
CURRENT OPERATOR'S NAME Mr. Felipe Cortes/New York City Department of Housing Preservation and Development			
ADDRESS 100 Gold Street			
CITY/TOWN New York		ZIP CODE 10038	
PHONE 212-863-8566	FAX	E-MAIL cortesf@hpd.nyc.gov	
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) Appendix 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 **Appendix 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)

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 **Appendix F**

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 **Appendix 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 Appendix H

1. What is the current municipal zoning designation for the site? R7A, C2-4 overlay

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

☒ Residential ☒ Commercial ☐ Industrial

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

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

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

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

If residential, does it qualify as single family housing?

☐ Yes ☒ No

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

☒ Yes ☐ No

See attached Appendix 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 attached Appendix 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 attached Appendix 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 VP of the Member (title) of Unified Neighborhood Partners 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: 4.12.21 Signature: 

Print Name: Emily Kurtz

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable 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

PLEASE DO NOT SUBMIT PAPER COPIES OF SUPPORTING DOCUMENTS. Please provide a hard copy of ONLY the application form and a table of contents.

FOR DEC USE ONLY

BCP SITE T&A CODE: _____ **LEAD OFFICE:** _____

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

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

City: Brooklyn

Site Address: 59-69 Bartlett Street, 84-100 Throop Avenue, and 90-100 Gerry Street

County: Kings

Zip: 11206

Tax Block & Lot

Section (if applicable):

Block: 2269

Lot: 25

Requestor Name: Unified Neighborhood Partners LLC **Requestor Address:** 2 Kingsland Avenue

City: Brooklyn

Zip: 11211

Email: dvanderburg@riseboro.org

Requestor's Representative (for billing purposes)

Name: Drew E. Vanderburg/Riseboro Community Partnership **Address:** 217 Wyckoff Avenue

City: Brooklyn

Zip: 11237

Email: dvanderburg@riseboro.org

Requestor's Attorney

Name: George C. D. Duke, Esq., P.G./BROWN DUKE & FOGEL, P.C. **Address:** 350 Fifth Ave, Suite 4640

City: New York

Zip: 10118

Email: gduke@bdflegal.com

Requestor's Consultant

Name: Jessica L. Taylor, P.G./Roux Environmental Engineering and Geology, D.P.C. **Address:** 209 Shafter Street

City: Islandia

Zip: 11749

Email: jtaylor@rouxinc.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:

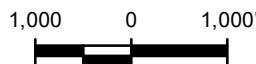
Brownfield Cleanup Program Application
Broadway Triangle Site C

FIGURES

1. Site Location Map
2. Tax Map
3. Existing Conditions
4. Adjacent Property Owners
5. Surrounding Land Use
6. Soil Sample Locations and Exceedances
7. Groundwater Sample Locations and Exceedances
8. Soil Vapor Sample Locations and Detections



QUADRANGLE LOCATION



Title:

SITE LOCATION MAP

BROADWAY TRIANGLE SITE C
59-69 BARTLETT ST, 84-100 THROOP AVE
AND 90-100 GERRY ST, BROOKLYN NY

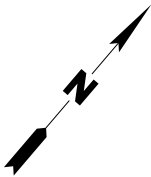
Prepared for:

UNIFIED NEIGHBORHOOD PARTNERS LLC



Compiled by: B.V.	Date: 02/22/21	FIGURE 1
Prepared by: M.S.R.	Scale: AS SHOWN	
Project Mgr: B.V.	Project: 3605.0001Y003	
File: 3605.0001Y110.1.mxd		

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LEGEND

BCP SITE BOUNDARY

2269
1

BLOCK
LOT

NOTE

1. SOURCE - NEW YORK CITY DEPARTMENT OF
INFORMATION AND TECHNOLOGY

50050'

Title:

TAX MAP

BROADWAY TRIANGLE SITE C
59-69 BARTLETT ST, 84-100 THROOP AVE
AND 90-100 GERRY ST, BROOKLYN NY

Prepared for:

UNIFIED NEIGHBORHOOD PARTNERS LLC

ROUX

Compiled by: B.V.

Prepared by: M.S.R.

Project Mgr: B.V.

File: 3605.0001Y110.2.mxd

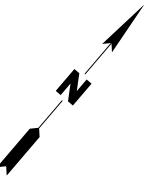
Date: 02/22/21

Scale: AS SHOWN

Project: 3605.0001Y003

FIGURE

2



LEGEND

BCP SITE BOUNDARY



Title:

EXISTING CONDITIONS

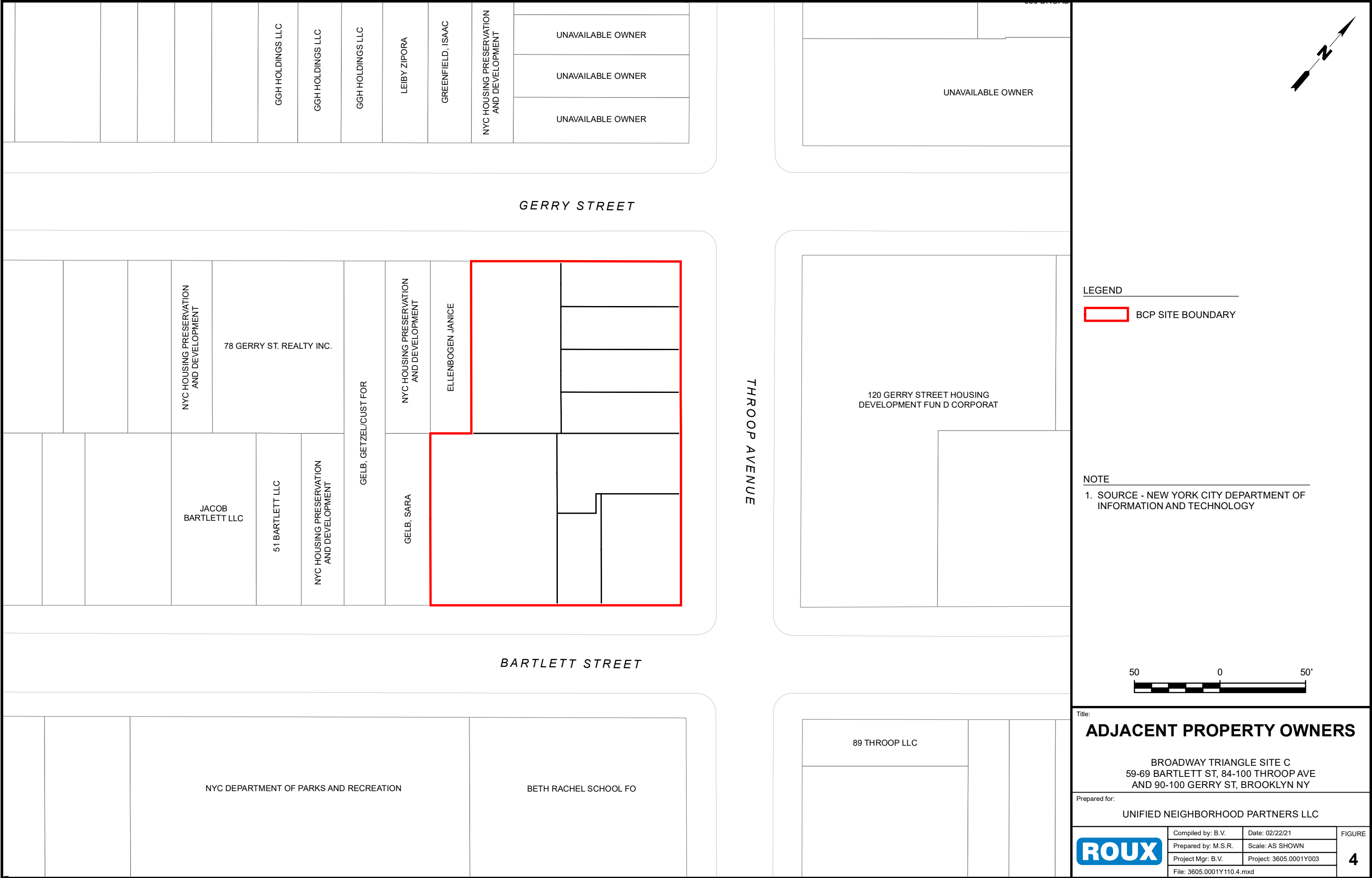
BROADWAY TRIANGLE SITE C
59-69 BARTLETT ST, 84-100 THROOP AVE
AND 90-100 GERRY ST, BROOKLYN NY

Prepared for:

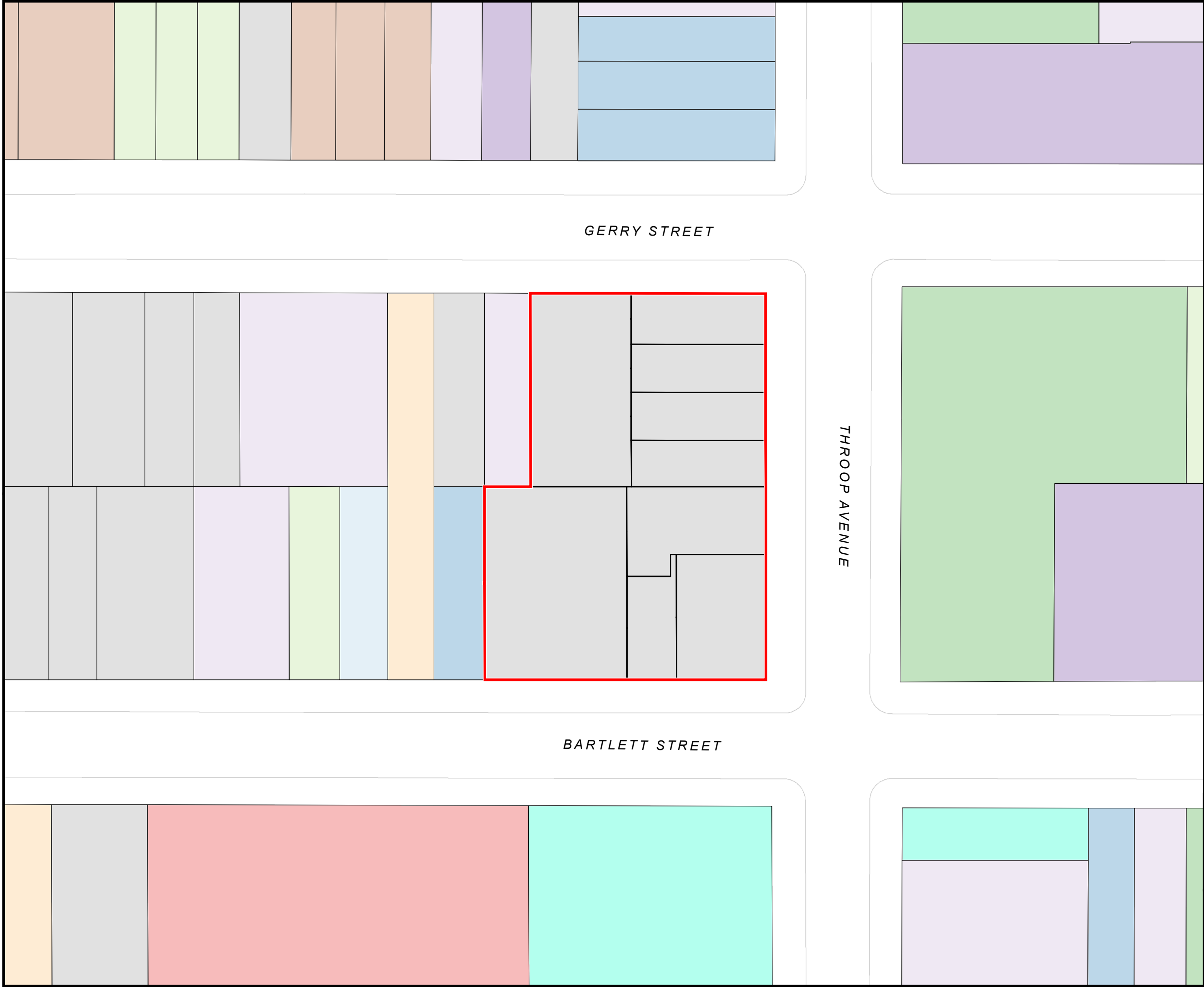
UNIFIED NEIGHBORHOOD PARTNERS LLC

	Compiled by: B.V.	Date: 02/22/21	FIGURE 3
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: B.V.	Project: 3605.0001Y003	
	File: 3605.0001Y110.3.mxd		

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LEGEND

- BCP SITE BOUNDARY
- ONE & TWO FAMILY BUILDINGS
- MULTI-FAMILY WALK-UP BUILDINGS
- MULTI-FAMILY ELEVATOR BUILDINGS
- MIXED RESIDENTIAL & COMMERCIAL BUILDINGS
- INDUSTRIAL & MANUFACTURING
- TRANSPORTATION & UTILITY
- PUBLIC FACILITIES AND INSTITUTIONS
- OPEN SPACE & OUTDOOR RECREATION
- PARKING FACILITIES
- VACANT LAND
- UNKNOWN

NOTE

1. SOURCE - NEW YORK CITY DEPARTMENT OF INFORMATION AND TECHNOLOGY

50 0 50'

Title:

SURROUNDING LAND USE

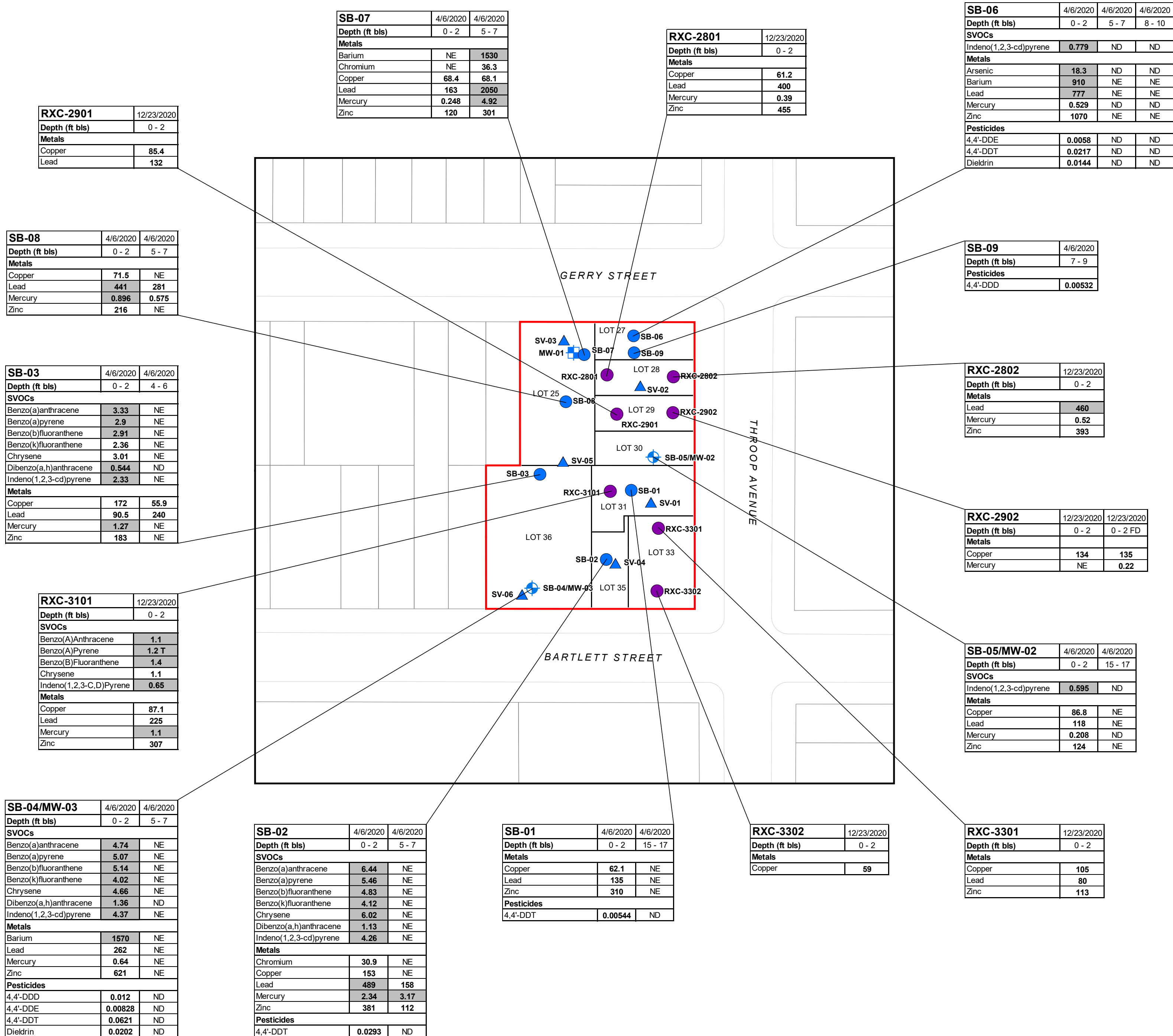
BROADWAY TRIANGLE SITE C
59-69 BARTLETT ST, 84-100 THROOP AVE
AND 90-100 GERRY ST, BROOKLYN NY

Prepared for:

UNIFIED NEIGHBORHOOD PARTNERS LLC

	Compiled by: B.V.	Date: 02/22/21	FIGURE 5
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: B.V.	Project: 3605.0001Y003	
	File: 3605.0001Y110.5.mxd		

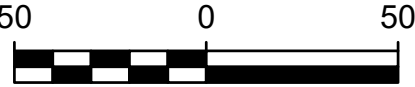
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- LEGEND
- LOCATION OF ROUX SOIL BORING
 - LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL BORING COLLECTED IN 2020
 - LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL BORING AND GROUNDWATER SAMPLE COLLECTED IN 2020
 - LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES MONITORING WELL COLLECTED IN 2020
 - LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL VAPOR POINT COLLECTED IN 2020
 - BCP SITE BOUNDARY

Parameter	NYSDEC Part 375 UUSCOs	NYSDEC Part 375 RRSCOs
SVOCs		
Benzo(A)Anthracene	1	1
Benzo(A)Pyrene	1	1
Benzo(B)Fluoranthene	1	1
Benzo(K)Fluoranthene	0.8	3.9
Chrysene	1	3.9
Dibenz(A,H)Anthracene	0.33	0.33
Indeno(1,2,3-C,D)Pyrene	0.5	0.5
Metals		
Arsenic	13	16
Barium	350	400
Chromium, Total	30	180
Copper	50	270
Lead	63	400
Mercury	0.18	0.81
Zinc	109	10000
Pesticides		
4,4'-DDD	0.0033	13
4,4'-DDE	0.0033	8.9
4,4'-DDT	0.0033	7.9
Dieldrin	0.005	0.2

- NOTES
- ALL CONCENTRATIONS SHOWN IN MILLIGRAMS PER KILOGRAM
 - BOLD DATA INDICATES AN EXCEEDANCE OF NYSDEC PART 375 UUSCO
 - SHADED DATA INDICATES AN EXCEEDANCE OF NYSDEC PART 375 RRSCO
- FD- DUPLICATE SAMPLE
FT BLS - FEET BELOW LAND SURFACE
ND - NO DETECTION
NE - NO EXCEEDANCE
NYSDEC - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
PCBS - POLYCHLORINATED BIPHENYLS
RRSCOs - RESTRICTED RESIDENTIAL SOIL CLEANUP OBJECTIVES
SVOCs - SEMIVOLATILE ORGANIC COMPOUNDS
UUSCOS - UNRESTRICTED USE SOIL CLEANUP OBJECTIVES
VOCs - VOLATILE ORGANIC COMPOUNDS



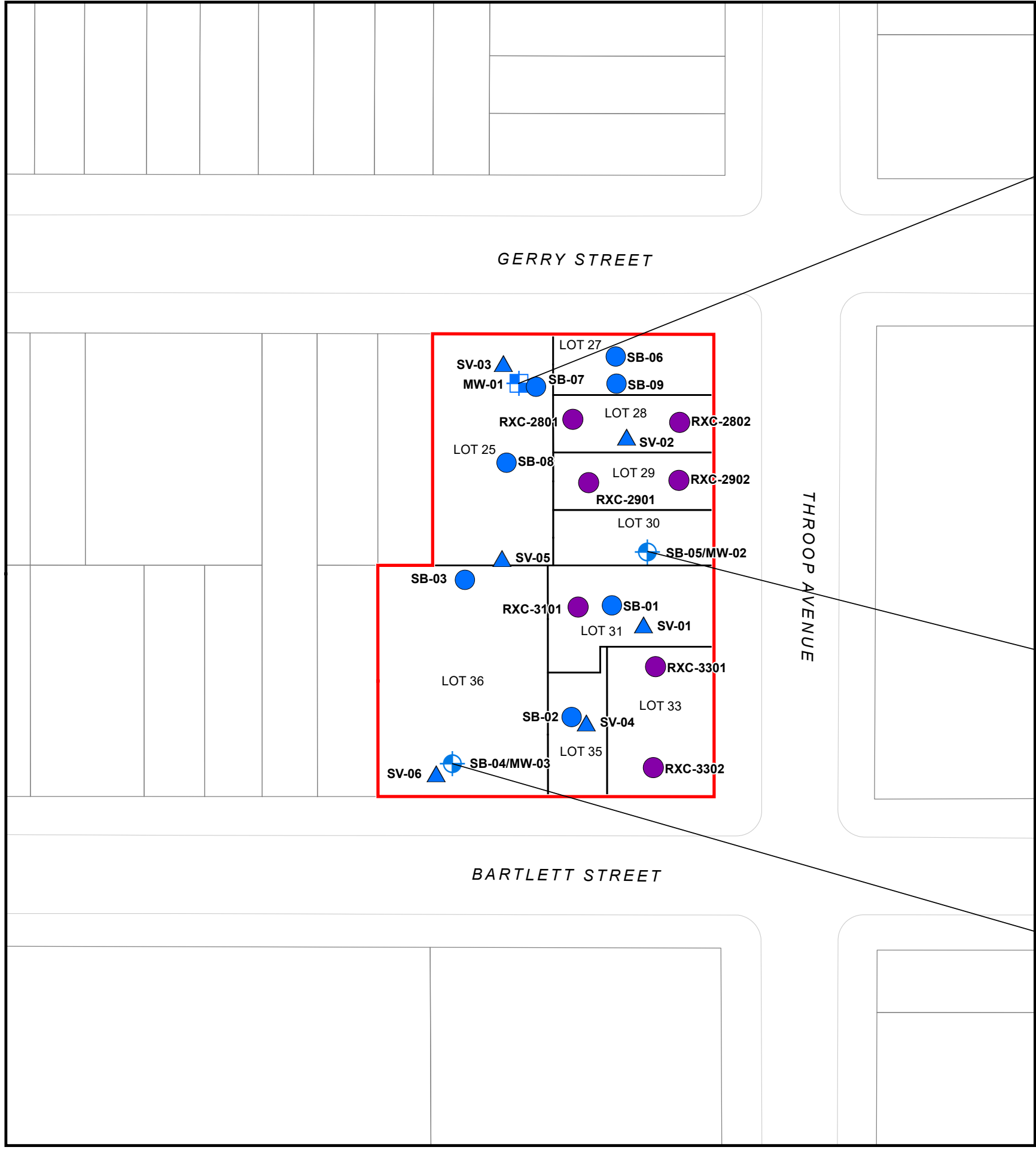
Title: **SOIL SAMPLE LOCATIONS AND EXCEEDANCES**

BROADWAY TRIANGLE SITE C
59-69 BARTLETT ST, 84-100 THROOP AVE
AND 90-100 GERRY ST, BROOKLYN NY

Prepared for: **UNIFIED NEIGHBORHOOD PARTNERS LLC**

Compiled by: B.V.	Date: 02/22/21	FIGURE 6
Prepared by: M.S.R.	Scale: AS SHOWN	
Project Mgr: B.V.	Project: 3605.0001Y003	
File: 3605.0001Y110.6.mxd		

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MW-01	4/14/2020
SVOCs	
Benzo(a)anthracene	0.08
Benzo(a)pyrene	0.07
Benzo(b)fluoranthene	0.09
Benzo(k)fluoranthene	0.04
Chrysene	0.06
Indeno(1,2,3-cd)pyrene	0.05
Metals (Total)	
Manganese	496.5
Metals (Dissolved)	
Manganese	499.3

MW-02	4/14/2020
Metals (Total)	
Manganese	2103
Sodium	25800
Metals (Dissolved)	
Manganese	2115
Sodium	26200

MW-03	4/14/2020
Metals (Total)	
Iron	1380
Magnesium	71200
Manganese	537.4
Metals (Dissolved)	
Magnesium	71200
Manganese	526.5

LEGEND

LOCATION OF ROUX SOIL BORING

LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL BORING COLLECTED IN 2020

LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL BORING AND GROUNDWATER SAMPLE COLLECTED IN 2020

LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES MONITORING WELL COLLECTED IN 2020

LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL VAPOR POINT COLLECTED IN 2020

BCP SITE BOUNDARY

Parameter	NYSDEC AWQSGVs
SVOCs	
Benzo(a)anthracene	0.002
Benzo(a)pyrene	0.002
Benzo(b)fluoranthene	0.002
Benzo(k)fluoranthene	0.002
Chrysene	0.002
Indeno(1,2,3-cd)pyrene	0.002
Metals (Total)	
Iron	300
Magnesium	35000
Manganese	300
Sodium	20000
Metals (Dissolved)	
Magnesium	35000
Manganese	300
Sodium	20000

- NOTES
1. ALL CONCENTRATIONS SHOWN IN MICROGRAMS PER LITER

2. BOLD DATA INDICATES AN EXCEEDANCE OF NYSDEC AWQSGV
- AWQSGV - AMBIENT WATER-QUALITY STANDARDS AND GUIDANCE VALUES

NYSDEC - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

SVOCs - SEMIVOLATILE ORGANIC COMPOUNDS



Title:

GROUNDWATER SAMPLE LOCATIONS AND EXCEEDANCES

BROADWAY TRIANGLE SITE C
59-69 BARTLETT ST, 84-100 THROOP AVE
AND 90-100 GERRY ST, BROOKLYN NY

Prepared for:

UNIFIED NEIGHBORHOOD PARTNERS LLC

Compiled by: B.V.
Prepared by: M.S.R.
Project Mgr: B.V.
File: 3605.0001Y110.7.mxd

Date: 02/22/21
Scale: AS SHOWN
Project: 3605.0001Y003

FIGURE
7

SV-02	4/6/2020
VOCs	
1,3-Butadiene	93
2-Butanone	50
Acetone	510
Benzene	31
Carbon disulfide	20
Cyclohexane	3.9
Dichlorodifluoromethane	3.5
Ethylbenzene	4.6
Isopropanol	8.9
n-Heptane	23
n-Hexane	41
p/m-Xylene	9.8
Propylene	530
Tetrachloroethene	30
Toluene	11
Trichloroethene	5.3
Trichlorofluoromethane	4.8

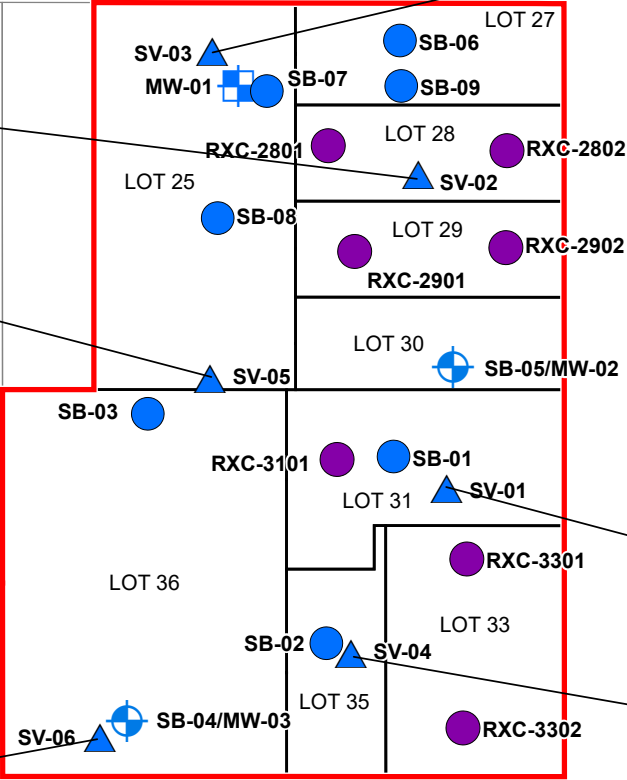
SV-05	4/6/2020
VOCs	
1,2,4-Trimethylbenzene	2
2-Butanone	15
Acetone	300
Carbon disulfide	20
Chloroform	3.2
Cyclohexane	3.8
Dichlorodifluoromethane	3.1
Ethylbenzene	7.5
Isopropanol	7.3
Methyl Methacrylate	1.4
n-Heptane	2.1
n-Hexane	2.2
Propylene	6.8
Tetrachloroethene	53
Toluene	1.7
Trichlorofluoromethane	2.7

SV-06	4/6/2020
VOCs	
1,3-Butadiene	12
2-Butanone	26
Acetone	430
Benzene	4
Carbon disulfide	4.7
Ethylbenzene	4
Isopropanol	8.5
n-Heptane	4.1
n-Hexane	5.9
o-Xylene	4.7
p/m-Xylene	12
Toluene	4.1

SV-03	4/6/2020
VOCs	
1,1,1-trichloroethane	3.4
2-Butanone	19
Acetone	380
Dichlorodifluoromethane	2.8
Ethylbenzene	20.0
Isopropanol	6.7
n-Heptane	1.7
Tetrachloroethene	5
Toluene	2.7

SV-01	4/6/2020
VOCs	
1,1,1-Trichloroethane	1.1
1,2,4-Trimethylbenzene	2.2
2-Butanone	29
2-Hexanone	4.4
4-Methyl-2-pentanone	3.3
Acetone	540
Benzene	1.9
Carbon disulfide	1.9
Chloroform	2.4
cis-1,2-Dichloroethene	1.4
Dichlorodifluoromethane	2.1
Ethylbenzene	1.6
Isopropanol	7
n-Heptane	3
n-Hexane	1.4
o-Xylene	1.8
p/m-Xylene	4.5
p-Ethyltoluene	1.6
Tetrachloroethene	260
Toluene	10
Trichloroethene	18
Trichlorofluoromethane	11

SV-04	4/6/2020
VOCs	
1,2,4-Trimethylbenzene	1.8
1,3-Butadiene	3.2
2-Butanone	18
4-Methyl-2-pentanone	1.6
Acetone	340
Carbon disulfide	7.3
Chloroform	4
Dichlorodifluoromethane	2.8
Isopropanol	2.9
n-Heptane	5.4
n-Hexane	12
Tetrachloroethene	53
Toluene	2
Trichlorofluoromethane	11



LEGEND

- LOCATION OF ROUX SOIL BORING
- LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL BORING COLLECTED IN 2020
- ⊕ LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL BORING AND GROUNDWATER SAMPLE COLLECTED IN 2020
- ⊕ LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES MONITORING WELL COLLECTED IN 2020
- ▲ LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL VAPOR POINT COLLECTED IN 2020
- ▭ BCP SITE BOUNDARY

NOTES

1. ALL CONCENTRATIONS SHOWN IN MICROGRAMS PER CUBIC METER

VOCs - VOLATILE ORGANIC COMPOUNDS



Title: **SOIL VAPOR SAMPLE LOCATIONS AND DETECTIONS**

BROADWAY TRIANGLE SITE C
59-69 BARTLETT ST, 84-100 THROOP AVE
AND 90-100 GERRY ST, BROOKLYN NY

Prepared for: **UNIFIED NEIGHBORHOOD PARTNERS LLC**

ROUX	Compiled by: B.V.	Date: 02/22/21	FIGURE 8
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: B.V.	Project: 3605.0001Y003	
	File: 3605.0001Y110.8.mxd		

Brownfield Cleanup Program Application
Broadway Triangle Site C

APPENDICES

- A. Requestor Information
- B. Property Description
- C. Property's Environmental History
- D. Property Information
- E. Current Property Owner-Operator Information
- F. Requestor Eligibility Information
- G. Contact List Information
- H. Land Use Factors

Brownfield Cleanup Program Application
Broadway Triangle Site C

APPENDIX A

Requestor Information

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through January 21, 2021.

Selected Entity Name: UNIFIED NEIGHBORHOOD PARTNERS LLC

Selected Entity Status Information

Current Entity Name: UNIFIED NEIGHBORHOOD PARTNERS LLC

DOS ID #: 5599456

Initial DOS Filing Date: AUGUST 06, 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)

UNIFIED NEIGHBORHOOD PARTNERS LLC

2 KINGSLAND AVENUE

BROOKLYN, NEW YORK, 11211

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

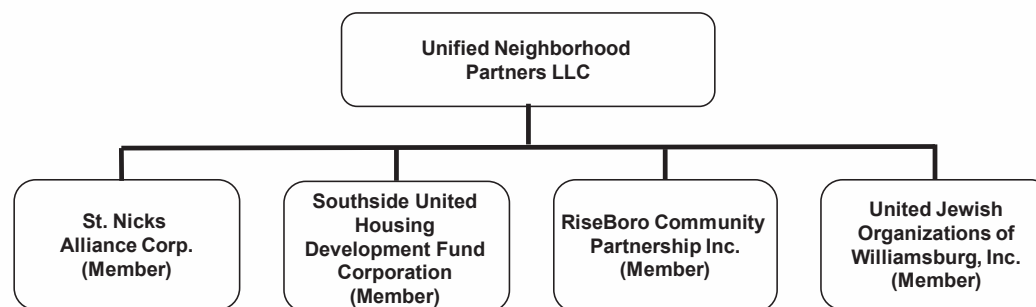
Filing Date	Name Type	Entity Name
AUG 06, 2019	Actual	UNIFIED NEIGHBORHOOD PARTNERS LLC

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

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

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Brownfield Cleanup Program Application
Broadway Triangle Site C

APPENDIX B

Property Description

Appendix B – Project Description

Broadway Triangle Site C

59-69 Bartlett Street, 84-100 Throop Avenue, and 90-100 Gerry Street, Brooklyn, New York 11206
BCP Application – Section II, Question 3

The Site proposed for entry into the Brownfield Cleanup Program (BCP) is located at 59-69 Bartlett Street, 84-100 Throop Avenue, and 90-100 Gerry Street in the Broadway Triangle section of Brooklyn, New York (Site), as shown on Figure 1. The Site is Tax Block 2269 and Lots 25, 27, 28, 29, 30, 31, 33, 35, and 36 in Kings County and encompasses approximately 0.63-acres, as shown on Figure 2, as well as the attached survey dated December 18, 2019 (Appendix B). The Site is currently comprised of vacant, overgrown land with several patches of exposed concrete as shown on Figure 3. The Site is bounded by Gerry Street to the north, Throop Avenue to the east, Bartlett Street to the south, and an unoccupied manufacturing structure and multi-family residential structure to the west. Owners and land use descriptions for properties in the surrounding area are shown on Figures 4 and 5, respectively.

Proposed Development Plan

The development proposal plan includes a 9-story building consisting of 140 affordable housing dwelling units, a rooftop terrace accessible to residents, laundry room, children's playroom, community room, and bike storage. Additionally, 7,725 square feet will be dedicated as a workforce development office.

Projected Schedule

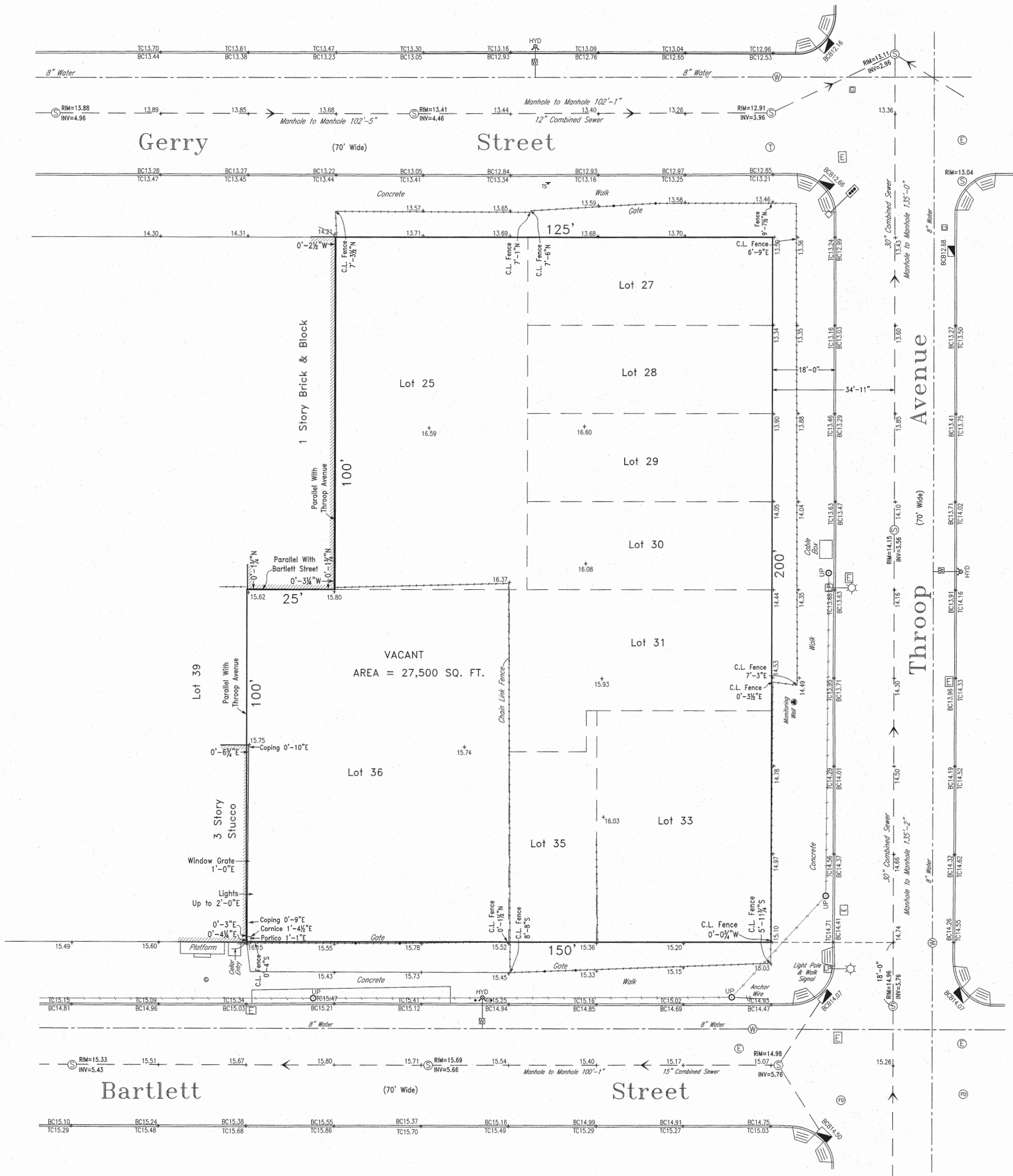
Timeframe	Description
February 2021	Submit BCP Application and Remedial Investigation Work Plan (RIWP)
December 2021	Close on Construction Financing
January 2022	Commence Remedial Action
December 2022	Anticipated issuance of Certificate of Completion

LEGEND

Sewer Manhole	⊙	Top Curb Elevation	TC48.65
Water Manhole	⊙	Bottom Curb Elevation	BC48.40
Electric Manhole	⊙	Legal Grade	LG49.52
Monitoring Well	⊙	Rim Elevation	RM=48.97
Tree & Caliper	⊙	Invert	INV=36.9
Catch Basin	⊙	Top Catch Basin Elevation	TCB48.65
Water Valve	⊙	Bottom Catch Basin Elevation	BCB48.40
Gas Valve	⊙	Spot Elevation	48.56
Fire Hydrant	⊙	Chain Link Fence	—
Light Pole	⊙	Steel Face Curb	—
Traffic Signal	⊙	Concrete or Stone Curb	—
Traffic Sign	⊙	Drop Curb	—
Pedestrian Ramp	⊙	Sewer Line	—
		Water Line	—
		Gas Line	—

Notes:

- 1) ALL ELEVATIONS SHOWN HEREON REFER TO THE NAVD 1988 DATUM.
- 2) ALL SUBSURFACE UTILITIES SHOWN HEREON WERE OBTAINED FROM CITY DEPARTMENTS AND PRIVATE UTILITY COMPANIES AND SAID UTILITIES ARE APPROXIMATE ONLY AND NOT GUARANTEED BY THE SURVEYOR. CONSULT APPROPRIATE DEPARTMENT OR COMPANY BEFORE DESIGNING ANY CONNECTIONS.
- 3) NONVISIBLE EASEMENTS, RECORDED OR UNRECORDED, NOT SHOWN.
- 4) THERE ARE NO VISIBLE STREAMS OR WATERCOURSES ON THE PROPERTY AS SHOWN ON THIS SURVEY.
- 5) UNDERGROUND FOUNDATIONS OR SUBSTRUCTURES NOT VISIBLE NOT SHOWN.



UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF THE SURVEY MAPS ACT OF THE STATE OF NEW YORK. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL OR EMPLOYED SEAL, SHALL BE CONSIDERED A VALID COPY. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

TAX BLOCK 2269, LOTS 25, 27, 28, 29, 30, 31, 33, 35 & 36
BOROUGH OF BROOKLYN, CITY OF NEW YORK

ERLANDSEN-CROWELL & SHAW
FOUNDED IN 1852 BY E.W. CONKLIN
Civil Engineers & City Surveyors
241 JERICHO TPKE NEW HYDE PARK, NY 11040 516-326-4353
718-526-0339

DATE: December 18, 2019

Scale: 1"=20'

69897
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THROOP CORNERS DESIGN OPTIONS

NOVEMBER 16, 2020



FLUSHING AV **G**

HARRISON AVE

GERRY STREET

CONG. SHAAR
HATFLASH RUZLE

J **M** LORIMER ST

SITE
A-2

SITE B

SITE C

THROOP AVE

BROADWAY

BARTLETT STREET

BARTLETT
PLAYGROUND

FLUSHING AV **G**

TOMPKINS AVE

SITE A-1

WHIPPLE STREET

ALL SAINTS
ELEMENTARY SCHOOL

J **M** FLUSHING AV

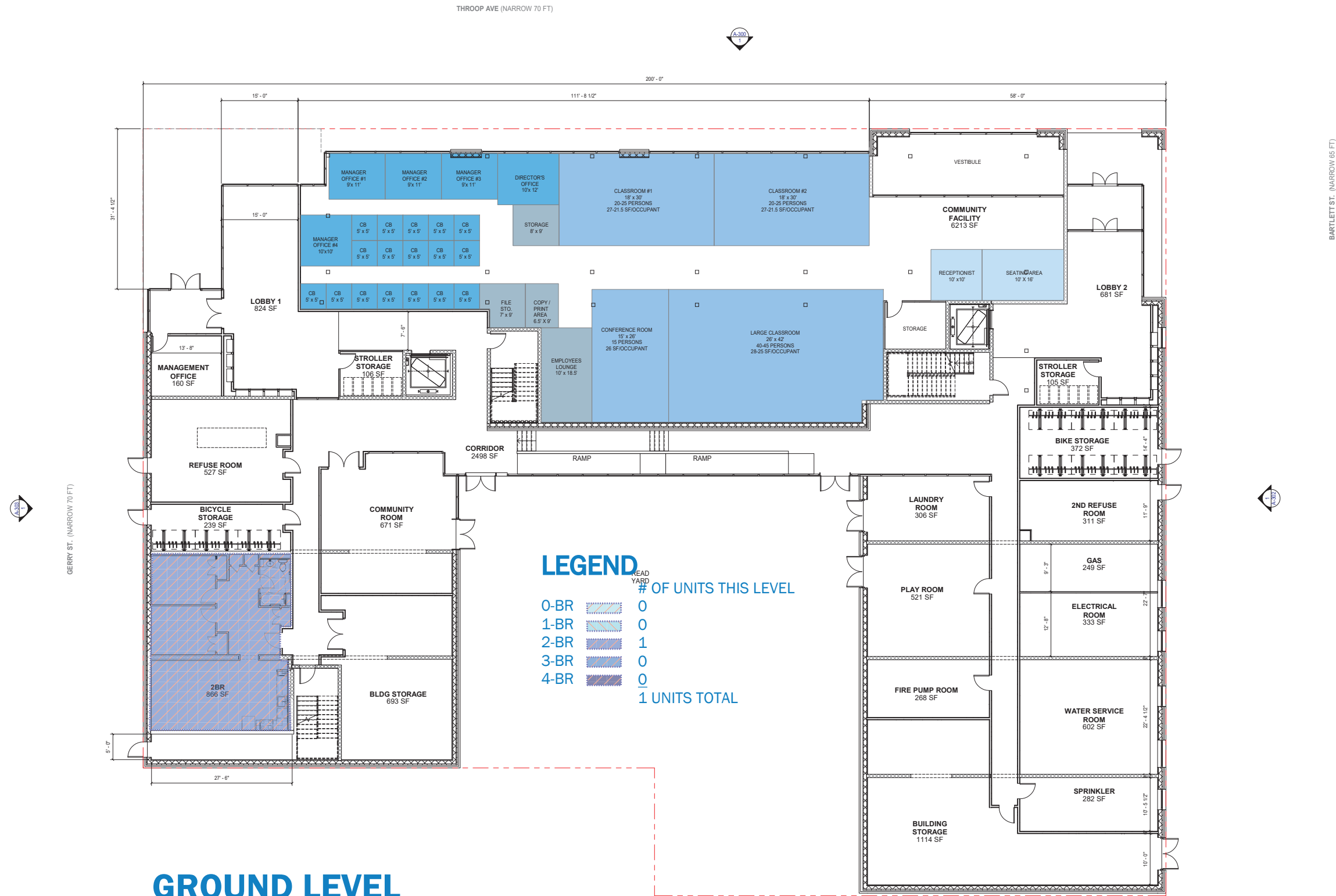
ALL SAINTS

0' 10' 25' 50' 100'





OPTION 1: INTERIOR BEARING WALLS



GROUND LEVEL
FLOOR PLAN

OPTION 1: INTERIOR BEARING WALLS



LEVELS 2-5
FLOOR PLAN

OPTION 1: INTERIOR BEARING WALLS



**LEVELS 6
FLOOR PLAN**

OPTION 1: INTERIOR BEARING WALLS



LEVEL 7
FLOOR PLAN

OPTION 1: INTERIOR BEARING WALLS



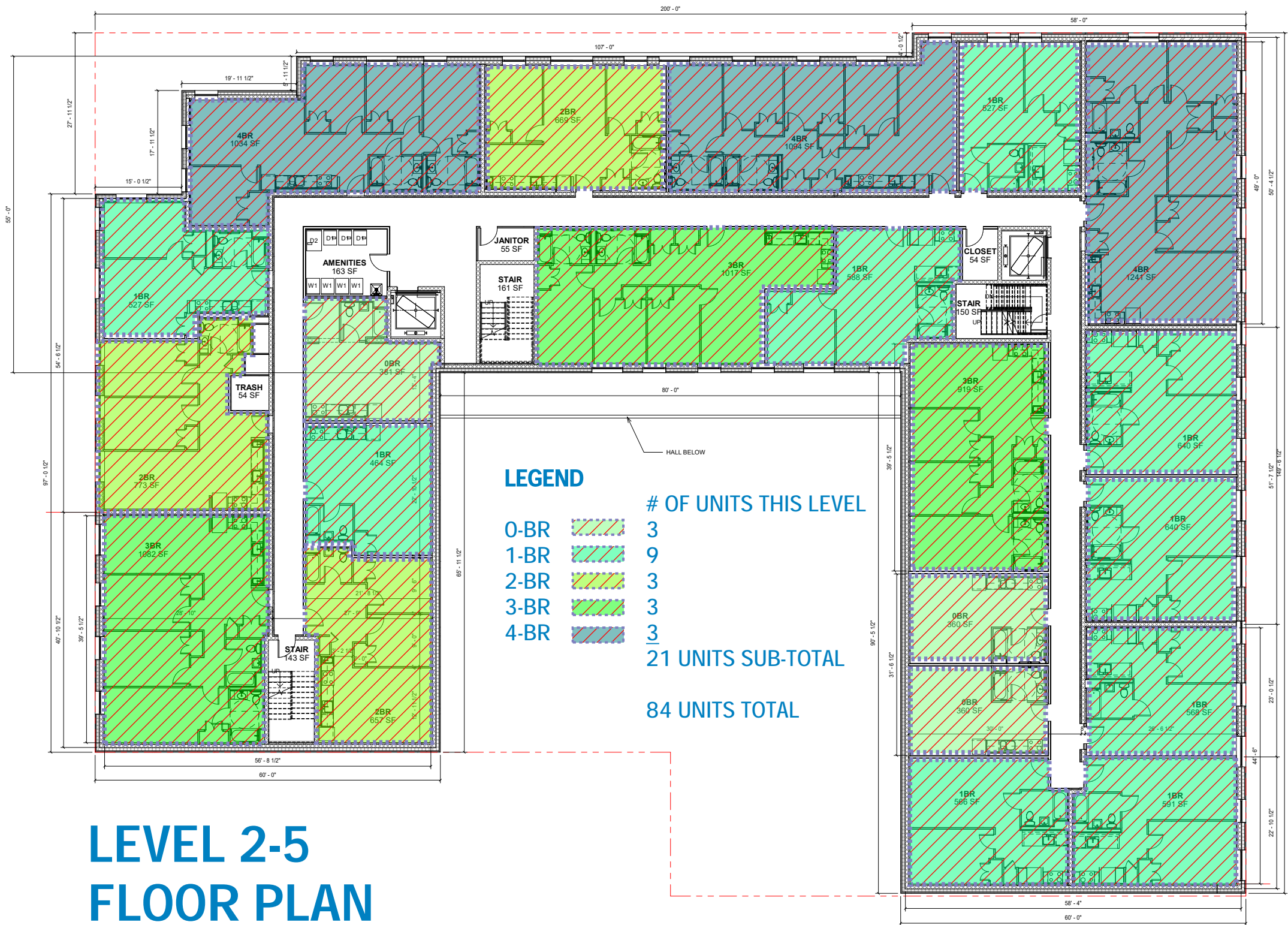
**LEVEL 8 & ROOF
TERRACE FLOOR PLAN**

OPTION 2: INTERIOR BEARING WALLS

OPTION G _ Unit Distribution & Count Matrix_IBW_2020-11-16						
	0-BR	1-BR	2-BR	3-BR	4-BR	Units per Level
1st Level	0	0	1	0	0	1
2nd Level	6	8	2	3	3	22
3rd Level	6	8	2	3	3	22
4th Level	6	8	2	3	3	22
5th Level	6	8	2	3	3	22
6th Level	3	5	2	5	3	18
7th Level	9	6	2	3	2	22
8th Level	5	3	0	0	1	9
Unit type total	41	46	13	20	18	138
	29%	33%	9%	14%	13%	TOTAL

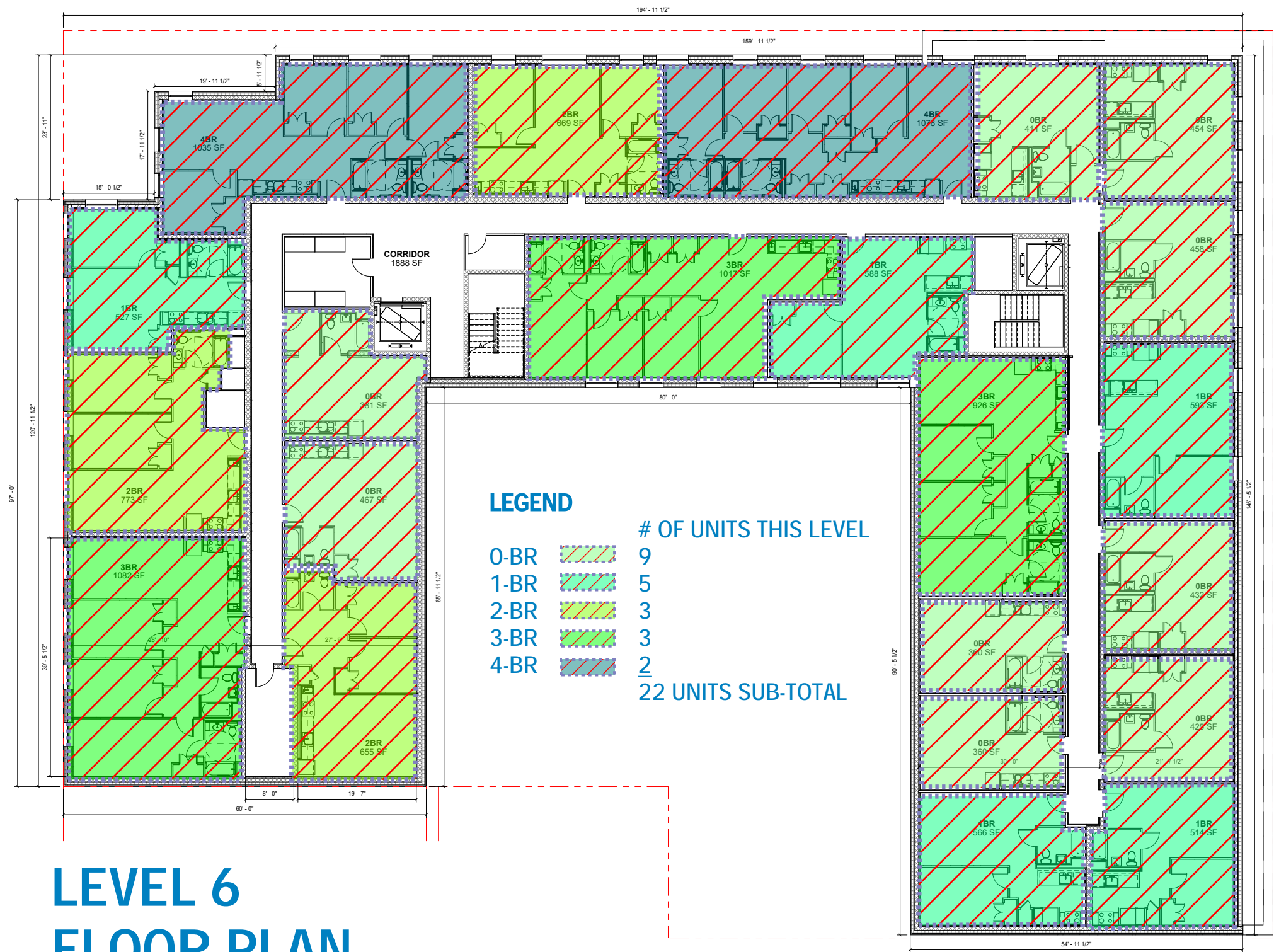
Previous Unit Mix	31	53	19	19	18	140
-	41	46	13	20	18	138
=	-10	7	6	-1	0	2

OPTION 2: EXTERIOR BEARING WALLS

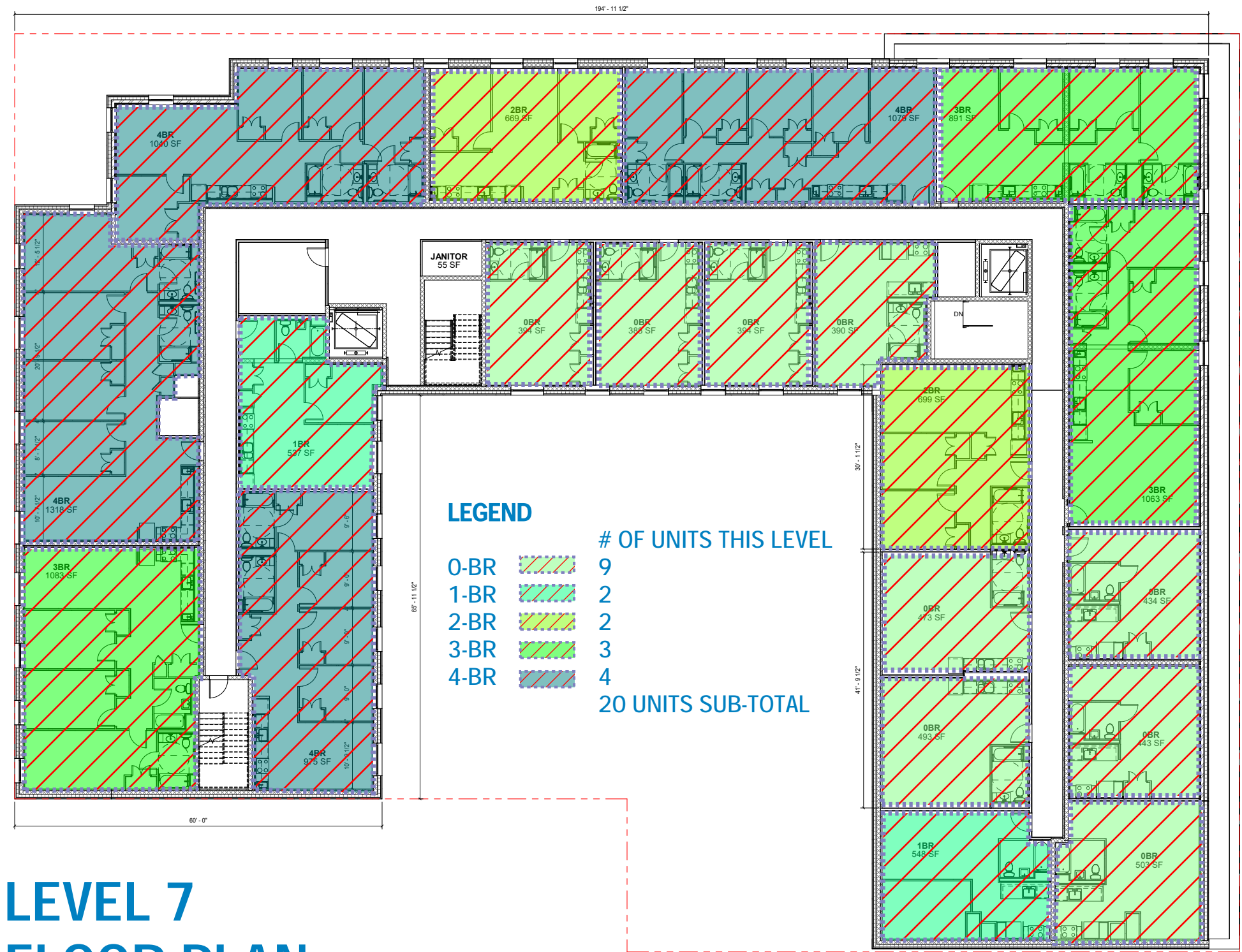


LEVEL 2-5
FLOOR PLAN

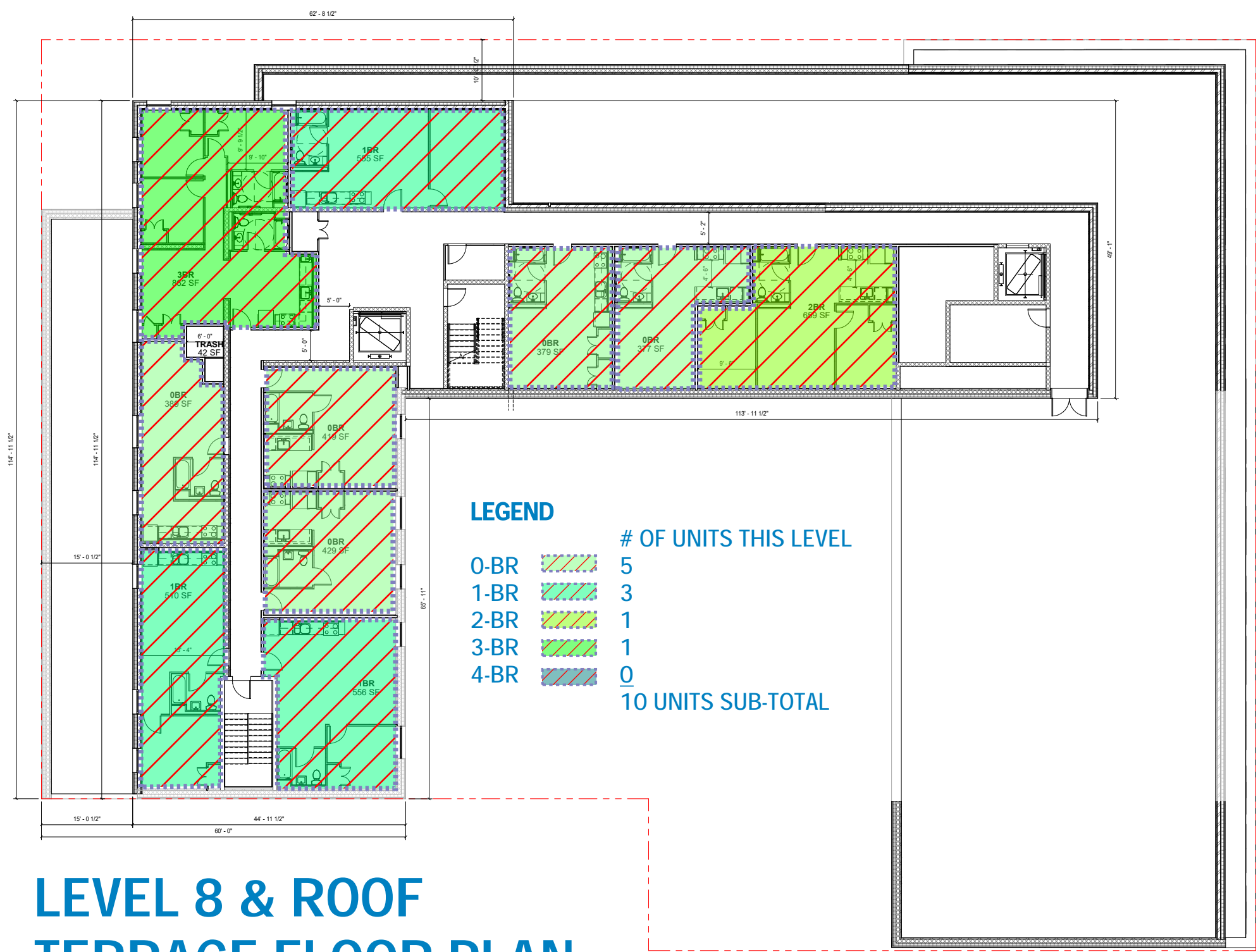
OPTION 2: EXTERIOR BEARING WALLS



OPTION 2: EXTERIOR BEARING WALLS



OPTION 2: EXTERIOR BEARING WALLS



OPTION 2: EXTERIOR BEARING WALLS

OPTION G _ Unit Distribution & Count Matrix_ Exterior Bearing Wall_60ft-60ft_11-02-2020						
	0-BR	1-BR	2-BR	3-BR	4-BR	Units per Level
1st Level	0	0	1	0	0	1
2nd Level	3	9	3	3	3	21
3rd Level	3	9	3	3	3	21
4th Level	3	9	3	3	3	21
5th Level	3	9	3	3	3	21
6th Level	9	5	3	3	2	22
7th Level	9	2	2	3	4	20
8th Level	5	3	1	1	0	10
Unit type total	35	46	19	19	18	137
	25%	33%	14%	14%	13%	TOTAL

PREVIOUS UNIT MIX	31	53	19	19	18	140
-	35	46	19	19	18	137
=	-4	7	0	0	0	3

Brownfield Cleanup Program Application
Broadway Triangle Site C

APPENDIX C

Property's Environmental History
(Previous Reports Provided as Separate Files)

Appendix C – Property’s Environmental History

Broadway Triangle Site C

59-69 Bartlett Street, 84-100 Throop Avenue, and 90-100 Gerry Street, Brooklyn, NY 11206

BCP Application - Section III

The following previous environmental investigations have been conducted at the Site and are attached for review in Appendix C and on the enclosed CD:

- **Phase I Environmental Site Assessment (ESA)**, prepared by Environmental Business Consultants (EBC), dated November 6, 2019
- **Remedial Investigation Report**, prepared by Gallagher Bassett Technical Services, dated June 2020
- **BCP Eligibility Soil Sampling Summary**, prepared by Roux Environmental Engineering and Geology, D.P.C., dated January 20, 2021

A summary of the findings from the Site is provided below.

Phase I Environmental Site Assessment (ESA), prepared by EBC, dated November 6, 2019

One recognized environmental condition (REC) was identified in the EBC Phase I ESA. RECs are those conditions, which could adversely affect the environmental integrity of the property. EBC also identified two historic recognized environmental conditions (HRECs) and several environmental concerns (ASTM Non-Scope issues and Business Environmental Risks [BERs]). The REC, HRECs, and BERs are summarized below:

REC

- **Historic Site Use:** Information from various historical sources indicate that a portion of the Site (65 Bartlett Street, Lot 35) was utilized as an auto repair shop from at least 1965 through 1989. Given the long-term use of the property as an auto repair shop, there is a potential for historic operations to have impacted soil, groundwater, and/or soil vapor quality beneath the Site.

HRECs

- The Site (Throop Avenue and Bartlett Street) was listed on the petroleum bulk storage (PBS) underground storage tank (UST) database as having four 550-gallon steel USTs containing an unspecified product which were removed in 1994. Available records did not indicate the exact address(es) or lot(s) from which the USTs were removed. Although a copy of the tank closure report was not provided, given their closed status and the lack of a corresponding spill incident, EBC considered the listing on the PBS database and the four removed USTs to be a HREC that did not warrant further investigation. It should also be noted that these USTs were not listed on the LTANKS database in connection with any reported NYSDEC Spill incidents.
- The Site was listed on the NY SPILLS database in connection with two minor spill incidents. The first incident (Spill No. 9212706) occurred on January 31, 1993, is related to the discovery of petroleum impacted soil during the collection of soil samples. No additional information is provided regarding the exact address or Lot on which the spill occurred, and it was closed on June 28, 1999. The second incident (Spill No. 0411773) occurred on February 3, 2005 and is related to the discovery of a buried 20-gallon drum containing an unknown oil identified on-Site at the address 90-92 Gerry Street (Lot 25) during a Phase II investigation. The drum was removed along with 35 tons of impacted soils, and a post-excavation soil sample did not exhibit evidence of contamination and the spill was closed on June 26, 2008. Given the nature of these releases and their closed status, EBC considered the closed NYSDEC spill incidents to be a HREC that did not warrant further investigation.

BERs

- As most of the Site was formerly developed with multiple buildings, there is a potential for fill materials to be present (utilized to backfill the foundations and/or basements of the former structures following their demolition). As no information regarding the nature or source of the

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fill materials was available for review, EBC identified the potential for contaminated and/or structurally unsuitable fill materials to be present on the Site.

- The Site is identified as having E-Designations for Air Quality (E-238), which were determined during the Broadway Triangle Rezoning completed by the City in December 2009 (CEQR 09HPD019K). In addition, Lot 25 is identified as having an E-Designation for Hazardous Materials. The Hazardous Materials designation indicates that there is a potential for soil and groundwater beneath the Site to be impacted by historic operations associated with the Site or adjacent properties. As such, the property requires an environmental assessment and review by the New York City Office of Environmental Remediation (NYCOER) to determine if the current and/or historic use of the property has impacted the subsurface and if additional investigation/remediation is warranted. The Air Quality E-Designation requires that any new residential and/or commercial development on Lots 27 through 31, 33, 35, and 36 utilize natural gas for the heating, ventilation and air conditioning and that stacks must be 55 feet from the western lot line or utilize No. 2 fuel oil with stacks a minimum 70 feet from the western lot line to avoid any potential significant adverse air quality impacts. The HazMat and Air E-designations require the issuance of a Notice to Proceed by the NYCOER before the property can be redeveloped. EBC considered the presence of E-HazMat and Air designations to be a BER.

Remedial Investigation Report , prepared by GBTS, dated June 2020

GBTS performed a remedial investigation at the Site in April 2020, which is described in the Remedial Investigation Report (RIR) provided in Appendix C. A summary of findings is provided below:

Soil/Fill

According to the GBTS RIR, the following analytes are present at concentrations in exceedance of the NYSDEC Part 375 Restricted Residential Soil Cleanup Objectives (RRSCOs):

Semivolatile Organic Compounds (SVOCs):

- Benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene

Metals:

- Arsenic, barium, lead, and mercury

Exceedances of the RRSCOs Unrestricted Use Soil Cleanup Objectives (UUSCOs) within the boundaries of the Site are depicted on Figure 6. In addition to these exceedances, the presence of petroleum odors, staining and elevated PID readings were observed at boring SB-06 (peak value 89.4 ppm at 8 feet below land surface [ft bls]) and at SB-09 (peak value 60.2 ppm at 8 ft bls) from approximately 7-11 ft bls. An additional sample was collected from SB-06 at 8-10 ft bls based on these observations. Slight odors and elevated PID readings (peak value 10.8 ppm) were observed at SB-08 from 3-6 ft bls. Low PID readings (ranging from 0.3 ppm at SB-04 to 3.8 ppm at SB-05) were observed at SB-01, SB-03, SB-04, SB-05 and SB-07, with slight petroleum odors and staining at SB-04 at approximately 3 ft bls. No other positive PID readings or field evidence of contamination was noted at any other soil boring location. Based on these observations, which are consistent with a historical petroleum release at the northeastern corner of the Site, GBTS reported NYSDEC Spill No. 2001570 on June 3, 2020.

Groundwater

According to the GBTS RIR for the Site, the following analytes are in exceedance of NYSDEC Ambient Water Quality Standards and Guidance Values (AWQSGVs):

SVOCs:

- Benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, and indeno(1,2,3-cd)pyrene

Metals (total):

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Broadway Triangle Site C

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- Iron, magnesium, manganese, and sodium

Metals (dissolved):

- Magnesium, manganese, and sodium

Exceedances of the AWQSGVs within the boundaries of the Site are depicted in Figure 7.

Soil Vapor

According to the GBTS RIR for the Site, the following analytes were detected in soil vapor:

Volatile Organic Compounds (VOCs):

- 1,1,1-trichloroethane, 1,2,4-trimethylbenzene, 1,3-butadiene, 2-butanone, 2-hexanone, 4-methyl-2-pentanone, acetone, benzene, carbon disulfide, chloroform, cis-1,2-dichloroethene, cyclohexane, dichlorodifluoromethane, ethylbenzene, isopropanol, methyl methacrylate, n-heptane, n-hexane, o-xylene, p/m-xylene, p-ethyltoluene, propylene, tetrachloroethene, toluene, trichloroethene, and trichlorofluoromethane

Detections of analytes in soil vapor within the boundaries of the Site are depicted in Figure 8.

BCP Eligibility Soil Sampling Summary, prepared by Roux Environmental Engineering and Geology, D.P.C, dated January 20, 2021

Roux performed a shallow soil investigation in December 2020, which is described in the Brownfield Cleanup Program (BCP) Eligibility Soil Sampling Summary Report and is attached to this application (Appendix C).

Soil

According to the Roux Site investigation the following analytes are in exceedance of the NYSDEC Part 375 RRSCOs:

SVOCs:

- Benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, and indeno(1,2,3-c,d)pyrene

Metals:

- Lead and mercury

Exceedances of the RRSCOs and UUSCOs within the boundaries of the proposed Site are graphically depicted on Figure 6.

SOIL RRSCO EXCEEDANCE SUMMARY

The proposed Site redevelopment plan is to provide affordable multifamily housing, therefore the available soil data was compared to the NYSDEC Restricted Residential Soil Cleanup Objectives (RRSCOs). Based on the proposed post-redevelopment Site use, soil exceedances of RRSCOs serve as the threshold for the Site’s entry into the NYSDEC BCP. A summary of the RRSCO exceedances in soil is presented below. Additional soil sampling and analysis is planned as part of the Remedial Investigation upon acceptance into the NYSDEC Brownfields Cleanup Program. Exceedances of the RRSCOs within the boundaries of the proposed Site are graphically depicted on Figure 6.

Semivolatile Organic Compounds (SVOCs)

Laboratory analytical data for the exceedances of RRSCOs for SVOCs are summarized below with the maximum concentration and location noted in red text.

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Analyte	Number of RRSCO Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	RRSCO (mg/kg or ppm)
Benzo(a)anthracene	4	SB-02 (0-2 ft bls) – Lot 35 SB-03 (0-2 ft bls) – Lot 36 SB-04/MW-03 (0-2 ft bls) – Lot 36 RXC-3101 (0-2 ft bls) – Lot 31	6.44 3.33 4.74 1.1	1
Benzo(a)pyrene	4	SB-02 (0-2 ft bls) – Lot 35 SB-03 (0-2 ft bls) – Lot 36 SB-04/MW-03 (0-2 ft bls) – Lot 36 RXC-3101 (0-2 ft bls) – Lot 31	5.46 2.9 5.07 1.2	1
Benzo(b)fluoranthene	4	SB-02 (0-2 ft bls) – Lot 35 SB-03 (0-2 ft bls) – Lot 36 SB-04/MW-03 – Lot 36 RXC-3101 (0-2 ft bls) – Lot 31	4.83 2.91 5.14 1.4	1
Benzo(k)fluoranthene	2	SB-02 (0-2 ft bls) – Lot 35 SB-04/MW-03 (0-2 ft bls) – Lot 36	4.12 4.02	3.9
Chrysene	2	SB-02 (0-2 ft bls) – Lot 35 SB-04/MW-03 (0-2 ft bls) – Lot 36	6.02 4.66	3.9
Dibenzo(a,h)anthracene	3	SB-02 (0-2 ft bls) – Lot 35 SB-03 (0-2 ft bls) – Lot 36 SB-04/MW-03 (0-2 ft bls) – Lot 36	1.13 0.533 1.36	0.33
Indeno(1,2,3-c,d)pyrene	6	SB-02 (0-2 ft bls) – Lot 35 SB-03 (0-2 ft bls) – Lot 36 SB-04/MW-03 (0-2 ft bls) – Lot 36 SB-05/MW-02 (0-2 ft bls) – Lot 30 SB-06 (0-2 ft bls) – Lot 27 RXC-3101 (0-2 ft bls) – Lot 31	4.26 2.33 4.37 0.595 0.779 0.65	0.5

Metals

Laboratory analytical data for the exceedances of RRSCOs for metals are summarized below with the maximum concentration and location noted in red text.

Analyte	Number of RRSCO Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	RRSCO (mg/kg or ppm)
Arsenic	1	SB-06 (0-2 ft bls) – Lot 27	18.3	16
Barium	3	SB-04/MW-03 (0-2 ft bls) – Lot 35 SB-06 (0-2 ft bls) – Lot 27 SB-07 (5-7 ft bls) – Lot 25	1570 910 1530	400
Lead	5	SB-02 (0-2 ft bls) – Lot 35 SB-06 (0-2 ft bls) – Lot 27 SB-07 (5-7 ft bls) – Lot 25	489 777 2050	400

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Analyte	Number of RRSCO Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	RRSCO (mg/kg or ppm)
		SB-08 (0-2 ft bls) – Lot 25 RXC-2802 (0-2 ft bls) – Lot 28	441 460	
Mercury	6	SB-02 (0-2 ft bls) – Lot 35 SB-02 (5-7 ft bls) – Lot 35 SB-03 (0-2 ft bls) – Lot 36 SB-07 (5-7 ft bls) – Lot 25 SB-08 (0-2 ft bls) – Lot 25 RXC-3101 (0-2 ft bls) – Lot 31	2.34 3.17 1.27 4.92 0.896 1.1	0.81

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Broadway Triangle Site C

APPENDIX D

Property Information

Appendix D – Property Description Narrative

Broadway Triangle Site C

59-69 Bartlett Street, 84-100 Throop Avenue and 90-100 Gerry Street, Brooklyn, New York 11206
BCP Application - Section IV, Question 10

Location

The Site is located at 59-69 Bartlett Street, 84-100 Throop Avenue, and 90-100 Gerry Street, Brooklyn, New York and is identified on the Kings County Tax Map as Block 2269 Lots 25, 27, 28, 29, 30, 31, 33, 35, and 36. The Site is bounded by Gerry Street to the north, Throop Avenue to the east, Bartlett Street to the south, and an unoccupied manufacturing structure and multi-family residential structure to the west. A Site Location Map is provided as Figure 1.

Parcel Address	Block No.	Lot No.	Acreage
90 Gerry Street	2269	25	0.126
84 Throop Avenue	2269	27	0.040
86 Throop Avenue	2269	28	0.040
88 Throop Avenue	2269	29	0.040
90 Throop Avenue	2269	30	0.040
92-94 Throop Avenue	2269	31	0.065
96-100 Throop Avenue and 67 Bartlett Street	2269	33	0.075
65 Bartlett Street	2269	35	0.032
59-63 Bartlett Street	2269	36	0.172

Site Features

The Site is 0.63 acres and is currently comprised of vacant, overgrown land with several patches of exposed concrete, likely from former on-Site structures (Figure 3). Further details on historic Site use are discussed in the *Past Use of the Site* section below.

Current Zoning and Land Use

The current property zoning is R7A for residential use with a C2-4 commercial overlay. R7 districts are medium-density apartment house districts. The height factor regulations for R7 districts encourage lower apartment buildings on smaller zoning lots and, on larger lots, taller buildings with less lot coverage. As an alternative, developers may choose the optional Quality Housing regulations to build lower buildings with greater lot coverage. Typical retail uses included in C2-4 commercial overlay areas include neighborhood grocery stores, restaurants and beauty parlors and may also include uses such as funeral homes and repair services. In mixed residential / commercial buildings, commercial uses are limited to one or two floors and must always be located below the residential use.

The area surrounding the Site consists primarily of commercial and multi-family residential properties and vacant land (Figure 5). The Site is adjoined by the following: an unoccupied manufacturing structure and a multi-family residential structure to the west; the United Talmudical Academy and Bartlett Playground to the

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south (across Bartlett Street); a multi-family residential structure and vacant, overgrown land to the north (across Berry Street); and a multi-family residential structure (formerly a filling station) to the east (across Throop Avenue).

Past Use of the Site

Based on a review of Historic Sanborn fire insurance maps, aerial photographs, city directories, and New York City Assessor's and Building Department records, the following Site history was established. The Site was developed as early as 1887 with several commercial and residential structures (including several outbuildings). Commercial uses have included a tailor, undertakers, and a club. The southern-central portion of the Site was occupied by an automotive repair facility (65 Bartlett Street; Lot 35) from at least 1965 to 1989; no other significant on-Site commercial uses were noted. The Site has been vacant since circa 2008 when all buildings were demolished. The eastern adjoining property located on the opposite side of Throop Avenue (currently a multi-family residential structure) was identified as a former gasoline filling station from at least 1935 to 1984. Several other nearby properties were identified as automotive repair facilities. All nine Site lots are currently owned by NYC Housing Preservation and Development.

Site Geology & Hydrogeology

Based on the June 2020 Remedial Investigation performed by Gallagher Basset Technical Services, subsurface materials throughout the Site generally contain fill materials (unsorted sand, gravel, and debris [e.g., brick, ash, concrete, and glass]) to depths ranging from 6 to 11 ft bls. No ash was reported in the shallow soil samples collected during the 2020 Roux BCP eligibility soil sampling event. Fill materials overlie native brown sandy silt with trace to some clay and gravel at the northern and eastern portions and brown clay with trace silt at the southern and western-central portions. Depth to bedrock is unknown. No bedrock was encountered to a maximum depth of 18 ft bls during the RI.

Groundwater, when encountered, was generally between approximately 9 and 11 ft bls. Groundwater flow direction is likely influenced by subsurface utilities, lithology, and other subsurface features. For the purposes of assigning gradients, the assumed groundwater flow direction is west to east in the area of the Site.

Environmental Assessment

Based upon investigations conducted to date, the primary contaminants of concern for the Site include a subset of semivolatile organic compounds (SVOCs) known as polycyclic aromatic hydrocarbons (PAHs) and metals in soil and chlorinated volatile organic compounds (CVOCs) in soil vapor.

Soil – PAHs including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, and indeno(1,2,3-c,d)pyrene were detected above their respective RRSCOs in shallow soil (0-2 ft bls) predominantly on Lots 27, 31, 35, and 36. Metals including arsenic, barium, lead, and mercury were detected above their respective RRSCOs across multiple lots in the shallow soil samples collected (0-2 ft bls and 5-7 ft bls). The highest concentrations of PAHs were detected in shallow soils at SB-02 and SB-04/MW-03, including a maximum detection of 6.02 milligrams per kilogram (mg/kg) for Chrysene in SB-02 (Lot 35). The metals arsenic, barium, and lead also exceeded RRSCOs on Lots 25, 27, and 35. The highest detection of lead and second highest detection of barium were found in SB-07 (5-7 ft bls) collected on Lot 25, at concentrations of 2,050 mg/kg and 1,530 mg/kg, respectively. The impacts observed on Lot 35 are likely related to the historic automotive repair activities.

Groundwater – Groundwater samples collected at the Site exceeded the Ambient Water Quality Standards and Guidance Values (AWQSGVs) for metals including iron, magnesium, manganese, and sodium. Both

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Broadway Triangle Site C

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total and dissolved manganese exceeded the AWQSGV at MW-01 (Lot 25), detected at concentrations measuring 496.5 and 499.3 micrograms per liter [ug/L], respectively. Magnesium was detected at a concentration of 71,200 ug/L in both the total and dissolved groundwater samples collected from MW-03 (Lot 36). Additionally, groundwater sample MW-01 (Lot also exceeded the AWQSGVs for multiple PAHs (benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, and indeno(1,2,3-c,d)pyrene) ranging in concentration from 0.05 to 0.09 ug/L.

Soil Vapor – Soil vapor samples collected at the Site detected numerous volatile organic compounds. Among the compounds detected at multiple soil vapor sample locations were acetone, as well as the chlorinated volatile organic compounds trichloroethene (TCE) and tetrachloroethene (PCE). Concentrations of TCE ranged from to 5.3 micrograms per cubic meter (ug/m³) at SV-02 (Lot 28) to 18 ug/m³ at SV-01 (Lot 31). Concentrations of PCE ranged from 5 ug/m³ at SV-03 (Lot 25) to 260 ug/m³ at SV-01 (Lot 31).

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APPENDIX E

Current Property Owner-Operator Information

Appendix E – Previous Property Owners and Operators

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Unified Neighborhood Partners LLC has no relationship to previous owners and operators.

PREVIOUS OWNER'S INFORMATION FROM JUNE 2020 REMEDIAL INVESTIGATION REPORT

Broadway Triangle Site C

Block 2269, Lots 25, 27, 28, 29, 30, 31, 33, 35, 36

59-69 Bartlett Street, 84-100 Throop Avenue, and 90-100 Gerry Street, Brooklyn, New York

Period	Tax Parcel	Owner	Source	Relationship to Requestor
Unknown - 11/30/1970	Block 2269, Lot 25	Max Klahr -Contact Information Not Available	RIR	None
11/30/1970 - Unknown	Block 2269, Lot 25	90-92 Gerry St, Inc. -Contact Information Not Available	RIR	None
Unknown - 12/27/1973	Block 2269, Lot 25	Finance Administration of City of NY 212-863-6800	RIR	None
12/27/1973-3/21/1975	Block 2269, Lot 25	City of NY 212-863-6800	RIR	None
3/21/1975 - Unknown	Block 2269, Lot 25	NU Creative Tones Co, Inc. -Contact Information Not Available	RIR	None
Unknown - 6/14/1979	Block 2269, Lot 25	Commissioner of Finance of the City of New York 212-863-6800	RIR	None
Unknown - 4/17/2002	Block 2269, Lot 25	90-92 Gerry St, Inc. -Contact Information Not Available	RIR	None
4/17/2002 - 9/6/2002	Block 2269, Lot 25	Mei Hau -Contact Information Not Available	RIR	None
9/6/2002 - Unknown	Block 2269, Lot 25	Golden Wan International Group -Contact Information Not Available	RIR	None
6/14/1979 – Present	Block 2269, Lot 25	The City of New York 212-863-6800	RIR	None
Unknown - 5/28/1986	Block 2269, Lot 27	Commissioner of Finance of the City of New York 212-863-6800	RIR	None
5/28/1986 - Present	Block 2269, Lot 27	The City of New York 212-863-6800	RIR	None
Unknown - 11/7/1966	Block 2269, Lot 28 and 29	Ali Marian -Contact Information Not Available	RIR	None
11/7/1966-4/29/1970	Block 2269, Lot 28 and 29	31 Schaeffer St Corp. -Contact Information Not Available	RIR	None

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Period	Tax Parcel	Owner	Source	Relationship to Requestor
4/29/1970-2/2/1973	Block 2269, Lot 28 and 29	Dextra Realty Corp. -Contact Information Not Available	RIR	None
2/2/1973 - Unknown	Block 2269, Lot 28 and 29	Inster Realty Corp. -Contact Information Not Available	RIR	None
Unknown - 9/16/1976	Block 2269, Lot 28 and 29	Ivan Irizarry -Contact Information Not Available	RIR	None
9/16/1976 - 8/18/1982	Block 2269, Lot 28 and 29	Commissioner of Finance of the City of New York 212-863-6800	RIR	None
8/18/1982 - Present	Block 2269, Lot 28 and 29	The City of New York 212-863-6800	RIR	None
Unknown - 7/11/1966	Block 2269, Lot 30	Anna Bauer -Contact Information Not Available	RIR	None
7/11/1966 - 5/9/1967	Block 2269, Lot 30	Rosden Realty Co, Inc. -Contact Information Not Available	RIR	None
5/9/1967 - Unknown	Block 2269, Lot 30	Carmen Rivera -Contact Information Not Available	RIR	None
Unknown - 12/27/1973	Block 2269, Lot 30	Finance Administration of City of NY 212-863-6800	RIR	None
12/27/1973-11/9/1976	Block 2269, Lot 30	City of NY 212-863-6800	RIR	None
11/9/1976 - Unknown	Block 2269, Lot 30	Juan Gonzalez -Contact Information Not Available	RIR	None
Unknown - 6/14/1979	Block 2269, Lot 30	Commissioner of Finance of the City of New York 212-863-6800	RIR	None
6/14/1979-7/16/1982	Block 2269, Lot 30	The City of New York 212-863-6800	RIR	None
7/16/1982-4/8/1998	Block 2269, Lot 30	Ado Williams -Contact Information Not Available	RIR	None
4/8/1998-Present	Block 2269, Lot 30	City of New York 212-863-6800	RIR	None
Unknown - 11/17/1966	Block 2269, Lot 31	Izan Realty Corp. -Contact Information Not Available	RIR	None
11/17/1966-Unknown	Block 2269, Lot 31	Lily Polakoff -Contact Information Not Available	RIR	None

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Period	Tax Parcel	Owner	Source	Relationship to Requestor
Unknown - 6/14/1979	Block 2269, Lot 31	Commissioner of Finance of the City of New York 212-863-6800	RIR	None
6/14/1979-7/16/1982	Block 2269, Lot 31	The City of New York 212-863-6800	RIR	None
7/16/1982-4/8/1998	Block 2269, Lot 31	Ado Williams -Contact Information Not Available	RIR	None
4/8/1998 - Present	Block 2269, Lot 31	City of New York 212-863-6800	RIR	None
Unknown - 2/21/1966	Block 2269, Lot 33	Ella Polakoff -Contact Information Not Available	RIR	None
2/21/1966 - Unknown	Block 2269, Lot 33	Samuel Polakoff Nathan Pollard Ida Starr -Contact Information Not Available	RIR	None
Unknown - 6/14/1979	Block 2269, Lot 33	Commissioner of Finance of the City of New York 212-863-6800	RIR	None
6/14/1979 - Present	Block 2269, Lot 33	The City of New York 212-863-6800	RIR	None
Unknown - 10/22/1976	Block 2269, Lot 35	Hendel Mark Realty Corp. -Contact Information Not Available	RIR	None
10/22/1976-10/24/1979	Block 2269, Lot 35	Elissa Markowitz -Contact Information Not Available	RIR	None
10/24/1979-4/8/1998	Block 2269, Lot 35	Ado Williams -Contact Information Not Available	RIR	None
4/8/1998 - Present	Block 2269, Lot 35	City of New York 212-863-6800	RIR	None
Unknown - 10/3/1972	Block 2269, Lot 36	Ben Arron Elazar Decd. -Contact Information Not Available	RIR	None
10/3/1972 – Unknown	Block 2269, Lot 36	Aaron Zaveloff -Contact Information Not Available	RIR	None
Unknown - 6/14/1979	Block 2269, Lot 36	Commissioner of Finance of the City of New York 212-863-6800	RIR	None
6/14/1979 - Present	Block 2269, Lot 36	The City of New York 212-863-6800	RIR	None

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PREVIOUS OWNERS' INFORMATION FROM NEW YORK CITY TAX RECORDS

Block 2269 Lot 25

90 Gerry Street

Period	Tax Parcel	Owner	Source	Relationship to Requestor
Unknown - 11/30/1970	Block 2269, Lot 25	Max Klahr <i>-Contact Information Not Available</i>	NYC ACRIS	None
11/30/1970-11/24/1970	Block 2269, Lot 25	90-92 Gerry St, Inc. <i>-Contact Information Not Available</i>	NYC ACRIS	None
11/24/1970 – Unknown	Block 2269, Lot 25	Aaron Nathan and Carolyn Nathan <i>-Contact Information Not Available</i>	NYC ACRIS	None
Unknown - 12/27/1973	Block 2269, Lot 25	Finance Administration of City of NY 212-863-6800	NYC ACRIS	None
12/27/1973 - 2/28/1975	Block 2269, Lot 25	City of NY 212-863-6800	NYC ACRIS	None
2/28/1975 - Unknown	Block 2269, Lot 25	NU Creative Tones Co, Inc. <i>-Contact Information Not Available</i>	NYC ACRIS	None
12/29/1975 - Unknown	Block 2269, Lot 25	The Chase Manhattan Bank (National Association) <i>-Contact Information Not Available</i>	NYC ACRIS	None
Unknown -6/14/1979	Block 2269, Lot 25	Commissioner of Finance of the City of New York 212-863-6800	NYC ACRIS	None
6/14/1979 - Present	Block 2269, Lot 25	The City of New York 212-863-6800	NYC ACRIS	None
Unknown -4/17/2002	Block 2269, Lot 25	90-92 Gerry St, Inc. <i>-Contact Information Not Available</i>	NYC ACRIS	None
4/17/2002-9/25/2002	Block 2269, Lot 25	Mei Hau and Yan Kwong <i>-Contact Information Not Available</i>	NYC ACRIS	None
9/25/2002 - Unknown	Block 2269, Lot 25	Golden Wan International Group <i>-Contact Information Not Available</i>	NYC ACRIS	None
Unknown -Present	Block 2269, Lot 25	The City of NY 212-863-6800	NYC ACRIS	None

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PREVIOUS OWNERS' INFORMATION FROM NEW YORK CITY TAX RECORDS

Block 2269 Lot 27

84 Throop Ave

Period	Tax Parcel	Owner	Source	Relationship to Requestor
05/18/1966 - Unknown	Block 2269, Lot 27	Joel Zalisky and Sylvia Zalisky <i>-Contact Information Not Available</i>	NYC ACRIS	None
Unknown - 5/18/1966	Block 2269, Lot 27	Emelkay Construction Corp <i>-Contact Information Not Available</i>	NYC ACRIS	None
Unknown - 5/28/1986	Block 2269, Lot 27	Commissioner of Finance of the City of New York 212-863-6800	NYC ACRIS	None
5/28/1986 - Present	Block 2269, Lot 27	The City of New York 212-863-6800	NYC ACRIS	None

PREVIOUS OWNERS' INFORMATION FROM NEW YORK CITY TAX RECORDS

Block 2269 Lot 28

86 Throop Ave

Period	Tax Parcel	Owner	Source	Relationship to Requestor
Unknown - 05/27/1966	Block 2269, Lot 28	Emelkay Construction Corp <i>-Contact Information Not Available</i>	NYC ACRIS	None
05/18/1966 – Unknown	Block 2269, Lot 28	Joel Zalisky and Sylvia Zalisky <i>-Contact Information Not Available</i>	NYC ACRIS	None
Unknown - 11/7/1966	Block 2269, Lot 28 and 29	Ali Marian <i>-Contact Information Not Available</i>	NYC ACRIS	None
11/7/1966-4/29/1970	Block 2269, Lot 28 and 29	31 Schaeffer St Corp. <i>-Contact Information Not Available</i>	NYC ACRIS	None
4/29/1970-2/2/1973	Block 2269, Lot 28 and 29	Dextra Realty Corp. <i>-Contact Information Not Available</i>	NYC ACRIS	None
2/2/1973 - Unknown	Block 2269, Lot 28 and 29	Instler Realty Corp. <i>-Contact Information Not Available</i>	NYC ACRIS	None
9/16/1976-8/18/1982	Block 2269, Lot 28 and 29	Commissioner of Finance of the City of New York (Ivan Irizarry) 212-863-6800	NYC ACRIS	None
8/18/1982 - Present	Block 2269, Lot 28 and 29	The City of New York 212-863-6800	NYC ACRIS	None

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Block 2269 Lot 29

88 Throop Ave

Period	Tax Parcel	Owner	Source	Relationship to Requestor
Unknown - 05/27/1966	Block 2269, Lot 29	Emelkay Construction Corp -Contact Information Not Available	NYC ACRIS	None
05/18/1966 – Unknown	Block 2269, Lot 29	Joel Zalisky and Sylvia Zalisky -Contact Information Not Available	NYC ACRIS	None
Unknown - 11/7/1966	Block 2269, Lot 28 and 29	Ali Marian -Contact Information Not Available	NYC ACRIS	None
11/7/1966-4/29/1970	Block 2269, Lot 28 and 29	31 Schaeffer St Corp. -Contact Information Not Available	NYC ACRIS	None
4/29/1970-2/2/1973	Block 2269, Lot 28 and 29	Dextra Realty Corp. -Contact Information Not Available	NYC ACRIS	None
2/2/1973 – Unknown	Block 2269, Lot 28 and 29	Instert Realty Corp. -Contact Information Not Available	NYC ACRIS	None
9/16/1976-8/18/1982	Block 2269, Lot 28 and 29	Commissioner of Finance of the City of New York (Ivan Irizarry) 212-863-6800	NYC ACRIS	None
8/18/1982 - Present	Block 2269, Lot 28 and 29	The City of New York 212-863-6800	NYC ACRIS	None

PREVIOUS OWNERS' INFORMATION FROM NEW YORK CITY TAX RECORDS

Block 2269 Lot 30

90 Throop Ave

Period	Tax Parcel	Owner	Source	Relationship to Requestor
Unknown -7/08/1966	Block 2269, Lot 30	Anna Bauer -Contact Information Not Available	NYC ACRIS	None
7/08/1966-5/9/1967	Block 2269, Lot 30	Rosden Realty Co, Inc. -Contact Information Not Available	NYC ACRIS	None
5/01/1967 - Unknown	Block 2269, Lot 30	Carmen Rivera -Contact Information Not Available	NYC ACRIS	None
05/01/1967-11/14/1967	Block 2269, Lot 30	Mac Dave Oil Burner Co, Inc. -Contact Information Not Available	NYC ACRIS	None

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11/14/1967-1/14/1970	Block 2269, Lot 30	Manufacturers Hanover Trust Co <i>-Contact Information Not Available</i>	NYC ACRIS	None
01/14/1970-12/27/1973	Block 2269, Lot 30	Finance Administration of City of NY 212-863-6800	NYC ACRIS	None
12/27/1973-11/9/1976	Block 2269, Lot 30	City of NY 212-863-6800	NYC ACRIS	None
11/9/1976 - Unknown	Block 2269, Lot 30	Juan Gonzalez <i>-Contact Information Not Available</i>	NYC ACRIS	None
Unknown -6/14/1979	Block 2269, Lot 30	Commissioner of Finance of the City of New York 212-863-6800	NYC ACRIS	None
7/16/1982 -4/8/1998	Block 2269, Lot 30	Ado Williams and Dolly Williams <i>-Contact Information Not Available</i>	NYC ACRIS	None
4/8/1998 - Present	Block 2269, Lot 30	City of New York 212-863-6800	NYC ACRIS	None

PREVIOUS OWNERS' INFORMATION FROM NEW YORK CITY TAX RECORDS

Block 2269 Lot 31

92-94 Throop Ave

Period	Tax Parcel	Owner	Source	Relationship to Requestor
Unknown - 5/27/1966	Block 2269, Lot 31	Emelkay Construction Corp <i>-Contact Information Not Available</i>	NYC ACRIS	None
05/18/1966 – Unknown	Block 2269, Lot 31	Joel Zalisky and Sylvia Zalisky <i>-Contact Information Not Available</i>	NYC ACRIS	None
Unknown - 11/17/1966	Block 2269, Lot 31	Izan Realty Corp. <i>-Contact Information Not Available</i>	NYC ACRIS	None
11/17/1966 – Unknown	Block 2269, Lot 31	Lily H Polakoff and Herbert J Starr <i>-Contact Information Not Available</i>	NYC ACRIS	None
Unknown -6/14/1979	Block 2269, Lot 31	Commissioner of Finance of the City of New York 212-863-6800	NYC ACRIS	None
6/14/1979-7/16/1982	Block 2269, Lot 31	The City of New York 212-863-6800	NYC ACRIS	None
7/16/1982-4/8/1998	Block 2269, Lot 31	Ado Williams and Dolly Williams <i>-Contact Information Not Available</i>	NYC ACRIS	None

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Period	Tax Parcel	Owner	Source	Relationship to Requestor
4/8/1998 -Present	Block 2269, Lot 31	City of New York 212-863-6800	NYC ACRIS	None

PREVIOUS OWNERS' INFORMATION FROM NEW YORK CITY TAX RECORDS

Block 2269 Lot 33

96-100Throop Ave and 67 Bartlett St

Period	Tax Parcel	Owner	Source	Relationship to Requestor
Unknown -2/21/1966	Block 2269, Lot 33	Ella Polakoff -Contact Information Not Available	NYC ACRIS	None
2/21/1966- 11/15/1973	Block 2269, Lot 33	Samuel Polakoff Nathan Pollard Ida Starr -Contact Information Not Available	NYC ACRIS	None
11/15/1973 - Unknown	Block 2269, Lot 33	Ella Polakoff -Contact Information Not Available	NYC ACRIS	None
Unknown -6/14/1979	Block 2269, Lot 33	Commissioner of Finance of the City of New York 212-863-6800	NYC ACRIS	None
6/14/1979 - Present	Block 2269, Lot 33	The City of New York 212-863-6800	NYC ACRIS	None

PREVIOUS OWNERS' INFORMATION FROM NEW YORK CITY TAX RECORDS

Block 2269 Lot 35

65 Bartlett Street

Period	Tax Parcel	Owner	Source	Relationship to Requestor
Unknown - 05/27/1966	Block 2269, Lot 35	Emelkay Construction Corp -Contact Information Not Available	NYC ACRIS	None
05/18/1966 - Unknown	Block 2269, Lot 35	Joel Zalisky and Sylvia Zalisky -Contact Information Not Available	NYC ACRIS	None
Unknown - 10/22/1976	Block 2269, Lot 35	Hendel Mark Realty Corp. -Contact Information Not Available	NYC ACRIS	None
10/22/1976- 10/24/1979	Block 2269, Lot 35	Elissa Markowitz -Contact Information Not Available	NYC ACRIS	None

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Period	Tax Parcel	Owner	Source	Relationship to Requestor
10/24/1979 - Unknown	Block 2269, Lot 35	Ado Williams and Dolly Williams <i>-Contact Information Not Available</i>	NYC ACRIS	None
Unknown - Present	Block 2269, Lot 35	The City of New York 212-863-6800	NYC ACRIS	None

PREVIOUS OWNERS' INFORMATION FROM NEW YORK CITY TAX RECORDS

Block 2269 Lot 36

59-63 Bartlett Street

Period	Tax Parcel	Operator	Source	Relationship to Requestor
Unknown - 05/27/1966	Block 2269, Lot 36	Emelkay Construction Corp <i>-Contact Information Not Available</i>	NYC ACRIS	None
05/18/1966 – Unknown	Block 2269, Lot 36	Joel Zalisky and Sylvia Zalisky <i>-Contact Information Not Available</i>	NYC ACRIS	None
Unknown -10/2/1972	Block 2269, Lot 36	Rose Ben Arron Elazar. <i>-Contact Information Not Available</i>	NYC ACRIS	None
10/2/1972-Unknown	Block 2269, Lot 36	Aaron Zaveloff <i>-Contact Information Not Available</i>	NYC ACRIS	None
Unknown -6/14/1979	Block 2269, Lot 36	Commissioner of Finance of the City of New York 212-863-6800	NYC ACRIS	None
6/14/1979 -Present	Block 2269, Lot 36	The City of New York 212-863-6800	NYC ACRIS	None

PREVIOUS OPERATORS' INFORMATION FROM SANBORN FIRE INSURANCE MAPS

Block 2269, Lots 25, 27 28, 29, 30, 31, 33, 35, 36

59-69 Bartlett Street, 84-100 Throop Avenue, and 90-100 Gerry Street, Brooklyn, New York

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1887	Block 2269, Lots 25, 27 28, 29, 30, 31, 33, 35, 36	Commercial and residential structures (including several outbuildings) Commercial uses include a tailor, bakery, undertakers, and a club Each of the parcels is developed with one or more low-rise (1- to 3-story) residences or	Sanborn Maps	None

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Period	Tax Parcel	Operator	Source	Relationship to Requestor
		retail buildings and most lots have undeveloped rear yard areas		
1894	Block 2269, Lots 25, 27 28, 29, 30, 31, 33, 35, 36	Northern and eastern portions: redeveloped with several larger 2-, 3- and 5-story retail and residential buildings Commercial uses include a stable along Gerry Street, an undertaker at the northeastern corner and several multi-tenant retail stores (east and southeast), including a tailor and knitting shop	Sanborn Maps	None
1918	Block 2269, Lots 25, 27 28, 29, 30, 31, 33, 35, 36	Same as above (S.A.A) except: -Southwestern portions redeveloped with two 5-story retail store buildings	Sanborn Maps	None
1935-1950	Block 2269, Lots 25, 27 28, 29, 30, 31, 33, 35, 36	Same as above (S.A.A) except: -North stable building expanded into a loft building -Southeastern corner building identified as a mixed-use (retail/loft) building -Undertaker identified as a retail store	Sanborn Maps	None
1947	Block 2269, Lots 25, 27 28, 29, 30, 31, 33, 35, 36	Same as above (S.A.A) plus: -Undeveloped parcel along Bartlett Street (former 2-story retail building) -Southeastern corner retail building includes a club	Sanborn Maps	None
1965	Block 2269, Lots 25, 27 28, 29, 30, 31, 33, 35, 36	Same as above (S.A.A) except: -North loft building along Gerry Street includes a junk shop on the first floor -Undeveloped parcel along Bartlett Street now developed with a 1-story repair shop -Undeveloped parcel identified along Throop Avenue (east-central)	Sanborn Maps	None
1965-1989	Block 2269, Lot 35	Automotive repair facility	Sanborn Maps	None
1977-1982	Block 2269, Lots 25, 27 28, 29, 30, 31, 33, 35, 36	Same as 1965 description plus: -Three undeveloped (former residences) lots identified at the east-central portion along Throop Avenue	Sanborn Maps	None
1884-1992	Block 2269, Lots 25, 27 28, 29, 30, 31, 33, 35, 36	Same as above (S.A.A) except:	Sanborn Maps	None

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Period	Tax Parcel	Operator	Source	Relationship to Requestor
		-Two 5-story retail buildings (southwest) demolished and lots shown as undeveloped land -Southern auto repair shop identified as non-specific commercial use as of 1991		
1993-2007	Block 2269, Lots 25, 27 28, 29, 30, 31, 33, 35, 36	Undeveloped land except for a 1-story commercial building at the south-central portion Northwestern structures demolished	Sanborn Maps	None
2008	Block 2269, Lots 25, 27 28, 29, 30, 31, 33, 35, 36	Vacant	Sanborn Maps	None

PREVIOUS OPERATORS' INFORMATION FROM CITY DIRECTORIES

**Block 2269 Lot 25
90 Gerry Street**

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1934	Block 2269, Lot 25	ESTREICH LOUIS ESTREICH MAX MORRELL STELLA RESNICK JACK <i>-Contact Information Not Available</i>	R. L. Polk & Co.	None
1965-1973	Block 2269, Lot 25	Martinez Maria M Mrs <i>-Contact Information Not Available</i>	New York Telephone	None
1973	Block 2269, Lot 25	Saldana Frank <i>-Contact Information Not Available</i>	New York Telephone	None

PREVIOUS OPERATORS' INFORMATION FROM CITY DIRECTORIES

**Block 2269 Lot 25
92 Gerry Street**

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1934	Block 2269, Lot 25	GERRY DRESS CO ROSEN BROS NEWS AGENCY INC ROSEN NATHANIEL	R.L. Polk & Co.	None

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Period	Tax Parcel	Operator	Source	Relationship to Requestor
		ROSEN SAML -Contact Information Not Available		
1934-1940	Block 2269, Lot 25	GERRY DRESS CO -Contact Information Not Available	R.L. Polk & Co. & New York Telephone	None
1945	Block 2269, Lot 25	Gerry Mfg Corp -Contact Information Not Available	New York Telephone	None
1960	Block 2269, Lot 25	R R R BLOUSE & SPORTSWR CO -Contact Information Not Available	New York Telephone & New York Telephone Company	None
1960-1965	Block 2269, Lot 25	M & G EXPRT CLOTHING CO INC M & G TRADG -Contact Information Not Available	New York Telephone & New York Telephone Company	None
1965-1976	Block 2269, Lot 25	LIBBY INC -Contact Information Not Available	New York Telephone	None

PREVIOUS OPERATORS' INFORMATION FROM CITY DIRECTORIES

**Block 2269 Lot 27
84 Throop Ave**

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1928	Block 2269, Lot 27	David R Black Landesberg Engineering Co Landesberg Martin M -Contact Information Not Available	New York Telephone	None
1934	Block 2269, Lot 27	Stepchuck Saml -Contact Information Not Available	R.L. Polk & Co.	None
1934	Block 2269, Lot 27	Andreyko Steven Andreyko Theo Walter Landsberg Engineering Co Inc Saml Landesberg -Contact Information Not Available	R.L. Polk & Co.	None
1945	Block 2269, Lot 27	Landesberg Engnmg Co Landesberg Sweing Maching Co Marland Lead Seal Co Sol Schneider -Contact Information Not Available	New York Telephone	None
1949	Block 2269, Lot 27	Honig Geo Co Landesberg Engnmg Co Marland Lead Seal Co	New York Telephone	None

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Period	Tax Parcel	Operator	Source	Relationship to Requestor
		Alice B Simchik -Contact Information Not Available		
1960	Block 2269, Lot 27	Saez Michl E Saez Wilson B Zarin Herbert -Contact Information Not Available	New York Telephone	None
1965	Block 2269, Lot 27	Mrs. Ana M Aponte -Contact Information Not Available	New York Telephone	None
1970-1973	Block 2269, Lot 27	Raul Calderon -Contact Information Not Available	New York Telephone	None
1976	Block 2269, Lot 27	Marrero S Grocery Store Santiago Leonides S -Contact Information Not Available	New York Telephone	None

PREVIOUS OPERATORS' INFORMATION FROM CITY DIRECTORIES

Block 2269 Lot 28

86 Throop Ave

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1928	Block 2269, Lot 28	Mrs Anna Asnass -Contact Information Not Available	New York Telephone	None
1934	Block 2269, Lot 28	Beatrice Belsky Eva Belsky Gerardo Bisceglia Lena Finkelstein Lena Finklestein Peter Hawnelok Mach Opr Nathan A Rosen Phys & Surg -Contact Information Not Available	R.L. Polk & Co.	None
1960-1965	Block 2269, Lot 28	Earnest Ferran -Contact Information Not Available	New York Telephone	None
1970	Block 2269, Lot 28	Jose E Belardo -Contact Information Not Available	New York Telephone	None
1973	Block 2269, Lot 28	Luis Diaz -Contact Information Not Available	New York Telephone	None
1976	Block 2269, Lot 28	Eufemia Lopez -Contact Information Not Available	New York Telephone	None

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Block 2269 Lot 29

88 Throop Ave

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1934	Block 2269, Lot 29	Baker Jensen Barney Lenard Jos Sapartio Danl Simpson <i>-Contact Information Not Available</i>	R.L. Polk & Co.	None
1973	Block 2269, Lot 29	L Martinez Andrea Molina <i>-Contact Information Not Available</i>	New York Telephone	None
1973-1976	Block 2269, Lot 29	Jose E Belardo <i>-Contact Information Not Available</i>	New York Telephone	None

PREVIOUS OPERATORS' INFORMATION FROM CITY DIRECTORIES

Block 2269 Lot 30

90 Throop Ave

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1934	Block 2269, Lot 30	Anthony Alloro Andrew Bloth Frank Desanto Kath Sterling WM Wenzel <i>-Contact Information Not Available</i>	R.L. Polk & Co.	None
1960	Block 2269, Lot 30	Philip Wierstak <i>-Contact Information Not Available</i>	New York Telephone	None
1970-1973	Block 2269, Lot 30	Neida Castro <i>-Contact Information Not Available</i>	New York Telephone	None

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Block 2269 Lot 31

92 Throop Ave

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1928-1934	Block 2269, Lot 31	D Jackson Co <i>-Contact Information Not Available</i>	New York Telephone, R.L. Polk & Co.	None
1934	Block 2269, Lot 31	Max Finkelstein Bessie Finkelstein Jacob Jacobsen Heating Julius Klien Rose Mele Sophie Mele Philip Novick Louis J Perry Jackson Co Dennis Watz <i>-Contact Information Not Available</i>	R.L. Polk & Co.	None

PREVIOUS OPERATORS' INFORMATION FROM CITY DIRECTORIES

Block 2269 Lot 31

94 Throop Ave

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1985-1992	Block 2269, Lot 31	UNITED TALMUDICAL ACADEMY INC <i>-Address: 82 Lee Ave Brooklyn, NY 11211 -Phone: (718) 963-9260</i>	NYNEX Information Resources Company	None

PREVIOUS OPERATORS' INFORMATION FROM CITY DIRECTORIES

Block 2269 Lot 33

96 Throop Ave

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1928	Block 2269, Lot 33	FRIEDFELD MAX PANTS ROTHMAN & OBEL PANTS SLWPSKY BROS & GREEN PANTS <i>-Contact Information Not Available</i>	New York Telephone & R. L. Polk & Co.	None

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Period	Tax Parcel	Operator	Source	Relationship to Requestor
1928-1940	Block 2269, Lot 33	GOODMAN H & L FOREIGN EXCH <i>-Contact Information Not Available</i>	New York Telephone & R. L. Polk & Co.	None
1928-1949	Block 2269, Lot 33	HELLER ISAAC CIGARS <i>-Contact Information Not Available</i>	New York Telephone & R. L. Polk & Co.	None
1934	Block 2269, Lot 33	HOFFMAN & FRIEDFELD MODERN MAID FROCK CO POLLACK & HOLTZ POLLACK MAX ROTHMAN LOUIS SAFT GUTSTEIN & MANCO SAFT SAML SCHWARTZ CARL SCIRICA JOS SHAPIRO HYMAN WEXLER JACOB WOLF TOBIAS <i>-Contact Information Not Available</i>	R. L. Polk & Co.	None
1940	Block 2269, Lot 33	Becker Morris Lombardo G <i>-Contact Information Not Available</i>	New York Telephone	None
1940-1945	Block 2269, Lot 33	G&R Pants Corp Roth Bros <i>-Contact Information Not Available</i>	New York Telephone	None
1940-1960	Block 2269, Lot 33	Suydam Pants Co <i>-Contact Information Not Available</i>	New York Telephone	None
1945	Block 2269, Lot 33	G&R Pants Corp Rabinowitz Nathan <i>-Contact Information Not Available</i>	New York Telephone	None
1945-1949	Block 2269, Lot 33	Goodman Herman <i>-Contact Information Not Available</i>	New York Telephone Company	None
1949	Block 2269, Lot 33	Goodman Travel Agency <i>-Contact Information Not Available</i>	New York Telephone Company	None
1960	Block 2269, Lot 33	May Rose Suydam Pants Co Valentin Aida <i>-Contact Information Not Available</i>	New York Telephone Company	None
1960-1976	Block 2269, Lot 33	Tyrol Sportwear <i>-Contact Information Not Available</i>	New York Telephone Company & New York Telephone	None

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Period	Tax Parcel	Operator	Source	Relationship to Requestor
1965	Block 2269, Lot 33	Gallo Rose -Contact Information Not Available	New York Telephone	None
1965-1976	Block 2269, Lot 33	Capri Knitwear Inc -Contact Information Not Available	New York Telephone	None

PREVIOUS OPERATORS' INFORMATION FROM CITY DIRECTORIES

Block 2269 Lot 33
100 Throop Ave

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1949	Block 2269, Lot 31	Sunrise Sportwr Co -Contact Information Not Available	New York Telephone Company	None

PREVIOUS OPERATORS' INFORMATION FROM CITY DIRECTORIES

Block 2269 Lot 33
67 Bartlett Street

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1934	Block 2269, Lot 33	SHAPIRO MAX -Contact Information Not Available	R.L. Polk & Co.	None

PREVIOUS OPERATORS' INFORMATION FROM CITY DIRECTORIES

Block 2269 Lot 35
65 Bartlett Street

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1934	Block 2269, Lot 35	Gurian Morris -Contact Information Not Available	R.L. Polk & Co.	None
1940	Block 2269, Lot 35	Minnie Pollinger -Contact Information Not Available	New York Telephone	None
1965	Block 2269, Lot 35	Ralph B Cruz -Contact Information Not Available	New York Telephone	None
1970	Block 2269, Lot 35	Corso Brothers Auto Collision Shop -Contact Information Not Available	New York Telephone	None

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Period	Tax Parcel	Operator	Source	Relationship to Requestor
1985	Block 2269, Lot 35	A Williams -Contact Information Not Available	NYNYX Information Resource Company	None
1992-2000	Block 2269, Lot 35	A Williams Trucking & Trenching Inc. -Address: 225 3rd Ave Brooklyn, NY 11217 -Phone: (718) 923-9600	NYNYX Information Resource Company, Cole Information Services	None

PREVIOUS OPERATORS' INFORMATION FROM CITY DIRECTORIES

Block 2269 Lot 36

59 Bartlett Street

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1934	Block 2269, Lot 36	ALPERT MONROE ALPERT MORRIS BECK HARRY GELLER DORA GLASSER LOUIS GOLDBERG HELEN GOLDBERG JOS E HELLER ABR HELLER ISAAC LISPENER PUDNA LUGO CONSUELO MEVISSON THEO ORTEGA HARRY RACHEVSKY JACK RODRIQUEZ LUCANO SCHEPPS ABR SCHEPPS ISAAC SEGARRA MANUEL SEGARRA PAUL SEGARRA RALPH SHERMAN MORIS TAUB GLADYS TAUB GOLDIE TAUB SAUL TORRES PETER WEINER CHAUF -Contact Information Not Available	R.L. Polk & Co.	None

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Period	Tax Parcel	Operator	Source	Relationship to Requestor
1940	Block 2269, Lot 36	Antin Goldstein Esther Mrs <i>-Contact Information Not Available</i>	New York Telephone	None
1945	Block 2269, Lot 36	Cohen Esther <i>-Contact Information Not Available</i>	New York Telephone	None
1949	Block 2269, Lot 36	Cohen Louis Gonchor Phillip <i>-Contact Information Not Available</i>	New York Telephone	None
1960	Block 2269, Lot 36	ANDRILLON JULIA NAVARRO JOHN Perez Gennaro <i>-Contact Information Not Available</i>	New York Telephone & New York Telephone Company	None
1960-1965	Block 2269, Lot 36	Feliciano Thos <i>-Contact Information Not Available</i>	New York Telephone & New York Telephone Company	None
1960-1970	Block 2269, Lot 36	Cid Carmen Mrs <i>-Contact Information Not Available</i>	New York Telephone & New York Telephone Company	None
1973	Block 2269, Lot 36	Nieves Iris Santiago E <i>-Contact Information Not Available</i>	New York Telephone	None
1976	Block 2269, Lot 36	DIDI TOMASA SANTIAGO J <i>-Contact Information Not Available</i>	New York Telephone	None

PREVIOUS OPERATORS' INFORMATION FROM CITY DIRECTORIES

**Block 2269 Lot 36
63 Bartlett Street**

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1934	Block 2266, Lot 36	Barkan Ike Max Barkan Julius Bart Morris Bart Saml Bart Sarah Sten Bart Abr Brooks Jos Brooks Saml Brooks Salm Hauser	R.L. Polk & Co.	None

Appendix E – Previous Property Owners and Operators

Broadway Triangle Site C
59-69 Bartlett Street, 84-100 Throop Avenue, and 90-100 Gerry Street, Brooklyn, New York 11206
BCP Application - Section VI

Period	Tax Parcel	Operator	Source	Relationship to Requestor
		Isidore Janofsky Jos Janofsky Morris Kusklansky Ecclesiastico Navarra Abr Selfert Skurnik Wm Stone Rubnin Wallace <i>-Contact Information Not Available</i>		
1940-1945	Block 2266, Lot 36	Abe Brooks <i>-Contact Information Not Available</i>	New York Telephone	None
1945	Block 2266, Lot 36	Mary Negron <i>-Contact Information Not Available</i>	New York Telephone	None
1949	Block 2266, Lot 36	Aba Brooks Henry B Coloma Sarah Feldman Andrea Gonzalez <i>-Contact Information Not Available</i>	New York Telephone	None
1960	Block 2269, Lot 36	Genara Melendez Raymond Rivera Elias Arguelles Max Bugarin Carmen Diaz Marie Feliciano Nicholas Ketzko John Malachowsky Raymond Montalvo <i>-Contact Information Not Available</i>	New York Telephone	None
1965	Block 2269, Lot 36	Marie Feliciano Nicholas Ketzko Melendez Genara <i>-Contact Information Not Available</i>	New York Telephone	None
1970	Block 2269, Lot 36	Javaer Melendez Anibal B Perez Maria Rodriguez <i>-Contact Information Not Available</i>	New York Telephone	None
1973	Block 2269, Lot 36	Domingo Lasscille Ivan Maldonado <i>-Contact Information Not Available</i>	New York Telephone	None

Appendix E – Previous Property Owners and Operators

Broadway Triangle Site C

59-69 Bartlett Street, 84-100 Throop Avenue, and 90-100 Gerry Street, Brooklyn, New York 11206

BCP Application - Section VI

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1976	Block 2269, Lot 36	Carmen Casiano Leonida Cortez <i>-Contact Information Not Available</i>	New York Telephone	None
1980	Block 2269, Lot 36	Jesus Walle <i>-Contact Information Not Available</i>	New York Telephone	None

Brownfield Cleanup Program Application
Broadway Triangle Site C

APPENDIX F

Requestor Eligibility Information

Appendix F – Requestor Eligibility Information

Broadway Triangle Site C

59-69 Bartlett Street, 84-100 Throop Avenue and 90-100 Gerry Street, Brooklyn, New York 11206

BCP Application – Section VII

Based on the environmental history discussed in the preceding Appendix, the Site was developed as early as 1887 with several commercial and residential structures (including several outbuildings). Commercial uses have included a tailor, undertakers, and a club. The southern-central portion of the Site was occupied by an automotive repair facility (65 Bartlett Street; Lot 35) from at least 1965 to 1989; no other significant on-Site commercial uses were noted. The Site has been vacant since circa 2008 and is currently unpaved and overgrown with vegetation. All nine Site lots are currently owned by New York City (NYC) Housing Preservation and Development (HPD).

Contaminants present in impacted Site soils consist predominantly of semivolatile organic compounds (SVOCs) and metals in exceedance of Restricted Residential Soil Cleanup Objectives (RRSCOs). Those contaminants in surficial material do not include any known volatile organic compounds (VOCs), pesticides, herbicides, or polychlorinated biphenyls (PCBs) in excess of RRSCOs.

The Site is secured by a chain link fence with locking access gates. Unified Neighborhood Partners LLC (Requestor), upon taking ownership of the Site, will maintain the Site fence to preclude potential public contact with impacted shallow Site soils. Accordingly, the Requestor's liability would arise solely as a result of its ownership. Furthermore, the Requestor has no connection with any previous release of hazardous substances on the Site. As such the Requestor is a Volunteer.



LOUISE CARROLL
Commissioner
ALEXANDRA WARREN
Acting Deputy Commissioner
PERRIS STRAUGHTER
Assistant Commissioner

Office of Neighborhood Strategies
Division of Planning & Predevelopment
100 Gold Street
New York, NY 10038

October 5, 2020

Kelly A. Lewandowski, P.E.
Site Control Section
New York State Department of Environmental Conservation
650 Broadway - 11th Floor
Albany, New York 12233

Re: Proof of Site Access
Block 2272, Lots 49, 51, 52, 53, 108
Block 2269, Lots 14, 16, 17, 18, 25, 27, 28, 29, 30
31, 33, 35, 36, 45, 47, 48, 49, 50, and 52
Borough of Brooklyn


Dear Ms. Lewandowski,

I am writing regarding Unified Neighborhood Partners ("UNP") LLC's application to the Brownfield Cleanup Program ("BCP"). Unified Neighborhood Partners and its contractors will have access to the above referenced lots also known as the Broadway Triangle project (the "Development Sites") as described in this letter.

The Development Sites are currently owned by the City of New York (the "City"). The City, acting by and through its Department of Housing Preservation and Development ("HPD") selected Unified Neighborhood Partners, as part of a competitive Requests for Proposal process to develop the Sites, and is working with the team toward a closing of project financing and the commencement of remediation and construction. In accordance with a license agreement between UNP, acting by and through its general contractor, ("Roux, Inc."), and the City, HPD will provide Roux, Inc. access to the Development Sites to complete investigation activities required by the New York State Department of Environmental Conservation under the BCP prior to the City's conveyance of the site and the commencement of remediation and construction.

Please accept this letter to serve as **proof of site access**. If you have any further questions, please feel free to contact the HPD Project Manager, Felipe Cortes at 212 863-8566, or via email at: Cortesf@hpd.nyc.gov

Sincerely,


Arielle Goldberg
HPD Director of Land Use and Policy



Contact List Information

Appendix G - Site Contact List

Broadway Triangle Site C

59-69 Bartlett Street, 84-100 Throop Avenue, and 90-100 Gerry Street, Brooklyn, New York 11206
BCP Application – Section IX

i. Local and State Officials

Councilman Stephen T. Levin
33rd Council District
410 Atlantic Avenue
Brooklyn, NY 11217
Tel: 718-875-5200
Fax: 718-643-6620

Senator Julia Salazar
18th Senatorial District
212 Evergreen Avenue
Brooklyn, NY 11221
718-573-1726
Fax: 418-426-6947

Assemblywoman Maritza Davila
53rd Assembly District
249 Wilson Avenue
Brooklyn, NY 107
718-443-1205
Fax: 718-443-1424

Hon. Kirsten E. Gillibrand
U.S. Senator
780 Third Avenue, Suite 2601
New York, NY 10017
212-688-6262
Fax: 866-824-6340

Acting District Attorney Eric Gonzalez
Kings County District Attorney
350 Jay Street
Brooklyn, NY 11201
718-250-2000
Fax: 718-250-3187

Hon. Andrew M. Cuomo
Governor of New York State
NYS State Capital Building
State Street and Washington Avenue
Albany, NY 12224

Congresswoman Nydia Velasquez
7th Congressional District
266 Broadway, Suite 201
Brooklyn, NY 11211
718-599-3658

Brooklyn Borough President
Eric Adams
209 Joralemon Street
Brooklyn, NY 11201
718-802-3700
Fax: 718-802-3920

NYS Comptroller Thomas DiNapoli
59 Maiden Lane-30th Floor
New York, NY 10038
212-417-5180
Fax: 212-417-5176

Hon. Mayor Bill de Blasio
New York City Hall
New York, NY 10007
Phone: 212-718-7585
Fax: 212-406-3587

NYC Comptroller Scott Stringer
1 Centre Street
New York, NY 10007
212-669-3916

Public Advocate Jumaane D. Williams
Community Affairs
1 Centre Street, 15th Floor
New York, NY 10007
212-669-7200
Fax: 212-669-4701

Hon. Charles E. Schumer
U.S. Senator
780 Third Avenue, Suite 2301
New York, NY 10017-2110
212-486-4430
Fax: 212-486-7693

Appendix G - Site Contact List

Broadway Triangle Site C

59-69 Bartlett Street, 84-100 Throop Avenue, and 90-100 Gerry Street, Brooklyn, New York 11206
BCP Application – Section IX

ii. Current Site Owner

Subject Site

Block 2269, Lot 35

NYC HOUSING PRESERVATION AND
DEVELOPMENT
100 Gold Street
New York, NY 10038

Subject Site

Block 2269, Lot 28

NYC HOUSING PRESERVATION AND
DEVELOPMENT
100 Gold Street
New York, NY 10038

Subject Site

Block 2269, Lot 33

NYC HOUSING PRESERVATION AND
DEVELOPMENT
100 Gold Street
New York, NY 10038

Subject Site

Block 2269, Lot 27

NYC HOUSING PRESERVATION AND
DEVELOPMENT
100 Gold Street
New York, NY 10038

Subject Site

Block 2269, Lot 31

NYC HOUSING PRESERVATION AND
DEVELOPMENT
100 Gold Street
New York, NY 10038

Subject Site

Block 2269, Lot 25

NYC HOUSING PRESERVATION AND
DEVELOPMENT
100 Gold Street
New York, NY 10038

Subject Site

Block 2269, Lot 30

NYC HOUSING PRESERVATION AND
DEVELOPMENT
100 Gold Street
New York, NY 10038

Subject Site

Block 2269, Lot 36

NYC DEPARTMENT OF PARKS AND
RECREATION
830 Fifth Avenue,
New York, NY 1006

Subject Site

Block 2269, Lot 29

NYC HOUSING PRESERVATION AND
DEVELOPMENT
100 Gold Street
New York, NY 10038

iii. Current Owners and Occupants of Adjacent Sites

Adjacent Properties

To the North

Block 2266, Lot 36

NYC HOUSING PRESERVATION AND
DEVELOPMENT
100 Gold Street
New York, NY 10038

Block 2267, Lot 1

11-133 GERRY STREET CONDOMINIUM
543 Bedford Avenue
Brooklyn, NY 11211

Block 2266, Lot 34

THE 82 THROOP AVENUE CONDOMINIUM
Throop Avenue
Brooklyn, NY 11206

Adjacent Properties

To the South

Block 2272, Lot 21

BETH RACHEL SCHOOL FOR GIRLS
82 Lee Avenue
Brooklyn, NY 11211

Appendix G - Site Contact List

Broadway Triangle Site C

59-69 Bartlett Street, 84-100 Throop Avenue, and 90-100 Gerry Street, Brooklyn, New York 11206
BCP Application – Section IX

Block 2272, Lot 13

NYC HOUSING PRESERVATION AND
DEVELOPMENT
100 Gold Street
New York, NY 10038

Adjacent Properties To the West

Block 2269, Lot 24
ELLENBOGEN JANICE
1170 Ocean Parkway
Brooklyn, NY 11230

Block 2269, Lot 39

GELB, SARA
1170 Ocean Parkway
Brooklyn, NY 11230

Adjacent Properties To the East

Block 2273, Lot 33

89 THROOP LLC
89 Throop Avenue
Brooklyn, NY 11206

Block 2270, Lot 1

120 GERRY STREET HOUSING
DEVELOPMENT FUND CORP.
2 Kingsland Ave, First Floor
Brooklyn, NY 11211

iv. Community, Religious, Civic and other Authorities

FDNY Engine 237
43 Morgan Ave
Brooklyn, NY 11237

All Saints Catholic Church
115 Throop Ave
Brooklyn, NY 11206

The Universal Church
7 Debevoise St
Brooklyn, NY 11206

CityLight Church Brooklyn
105 Montrose Ave
Brooklyn, NY 11206

Fountain of Life Church
147 Walton St
Brooklyn, NY 11206

Holy Trinity Roman Catholic Church
138 Montrose Ave
Brooklyn, NY 11206

Legacy Brooklyn Church
7 Marcus Garvey Blvd
Brooklyn, NY 11206

Pentecostal Church of Jesus Christ of Brooklyn
21 Marcus Garvey Blvd
Brooklyn, NY 11206

First Mennonite Church
23 Marcus Garvey Blvd
Brooklyn, NY 11206

New York City Police Department 88th Precinct
298 Classon Ave
Brooklyn, NY 11205

Central Brooklyn Spanish SDA Church
130 Boerum St
Brooklyn, NY 11206

Galileo Temple
19 Montrose Ave
Brooklyn, NY 11206

Cong. Shaar Hatfiah Ruzle
133 Gerry St
Brooklyn, NY 11206

Congregation Tehilas Moshe
215 Middleton St
Brooklyn, NY 11206

Congregation Sheima Shlomo D'Kozove
198 Middleton St
Brooklyn, NY 11206

Cong. Yetev Lev Satmar- Hisachdus Avreichim
52 Bartlett St
Brooklyn, NY 11206

Divrei Yoel Satmar
161 Harrison Ave
Brooklyn, NY 11206

Appendix G - Site Contact List

Broadway Triangle Site C

59-69 Bartlett Street, 84-100 Throop Avenue, and 90-100 Gerry Street, Brooklyn, New York 11206
BCP Application – Section IX

v. Parks and Recreation

NYC Parks and Recreation
Sternberg Park
c/o 830 Fifth Avenue
New York, NY 10065

NYC Parks and Recreation
Bartlett Playground
c/o 830 Fifth Avenue
New York, NY 10065

vi. Day Cares and School

The Baby Play Place Preschool & Daycare
Administrator: Tiffany Taylor
25 Boerum St STE 7S
Brooklyn, NY 11206

UTA Stamar Girls High School
366 Wallabout St
Brooklyn, NY 11206

Tender Tots ChildCare, Preschool & Programs
Administrator: Stephanie Goicochea
810 Flushing Ave
Brooklyn, NY 11206

Public School 380
Principal: Victoria Prisinzano
370 Marcy Ave
Brooklyn, NY 11206

New York City Housing Authority's Marcy Day
Care Center
494 Marcy Ave
Brooklyn, NY 11206

Success Academy Myrtle Middle School
Principal: Denae Howard
700 Park Ave
Brooklyn, NY 11206

New York City Housing Authority's Sumner Day
Care Center
880 Park Ave
Brooklyn, NY 11206

Success Academy Bed-Stuy 2
Principal: Alisha Neptune
211 Throop Ave
Brooklyn, NY 11206
Phone: 718-704-1439

4 Future Generations WeeCare
Administrator: Kenesha Traynham-Cooper
744 Park Ave
Brooklyn, NY 11206

Public School 148
185 Ellery St
Brooklyn, NY 11206

Intermediate School 318
Principal: Leander Windley
101 Walton St
Brooklyn, NY 11206

Central Brooklyn Seventh Day Adventist School
130 Boerum St
Brooklyn, NY 11206

Public School 403
760 Broadway
Brooklyn, NY 11206

P.S. 257 John F. Hylan
Principal: Idalys Tolentino
60 Cook St
Brooklyn, NY 11206

BWCCS2 MIDDLE SCHOOL
Principal: Edwin Santiago
11 Bartlett St
Brooklyn, NY 11206

Intermediate School 71
Principal: Howard Fineman
215 Heyward St
Brooklyn, NY 11206

vii. Local Water Supply

New York City Water Supply
9605 Horace Harding Expressway

Appendix G - Site Contact List

Broadway Triangle Site C

59-69 Bartlett Street, 84-100 Throop Avenue, and 90-100 Gerry Street, Brooklyn, New York 11206
BCP Application – Section IX

Queens, NY 11368

viii. Local News and Media

Brooklyn Reporter
16 Court Street, 30th Floor
Brooklyn, NY 11241

Courier-Life Publications
1 Metrotech Center #10T
Brooklyn, NY 11202

The Brooklyn Papers
1 Metrotech Center, Suite 1001
Brooklyn, NY 11201

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

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

El Diario
1 MetroTech Center, 18th Floor
Brooklyn, NY 11201

New York Daily News
4 New York Plaza
New York, NY 10004

Hoy Nueva York
1 MetroTech Center, 18th Floor
Brooklyn, NY 11201

Spectrum NY 1 News
75 Ninth Avenue
New York, NY 10011

ix. Any Person, Community Based Organization, BOA Group, or Local Media Who Has Requested to be placed on the contact list

No persons have requested to be on the Site Contact List.

x. Document Repository

Brooklyn Public Library- Bushwick Branch
340 Bushwick Avenue
Brooklyn, NY 11206
Phone: 718-602-1348

Brooklyn Community Board District 1
Chairperson: Dealice Fuller
District Manager: Gerald A. Esposito
435 Graham Avenue
Brooklyn, New York 11211
Phone: 718-389-0009
Fax: 718-389-0098
E-Mail: bk01@cb.nyc.gov

*Brooklyn Community Board District 1 has verbally refused to grant permission to be used as a document repository without first reviewing and approving documents to be housed. Brooklyn Community Board District 1 has refused to issue a written statement regarding their refusal or document review and approval policies.

See attached documentation confirming acceptance as document repositories in Appendix G.

From: [Brooke Hildebrand](#)
To: bk01@cb.nyc.gov
Cc: [Brandon Vella](#)
Subject: Permission for Brooklyn Community Board 1 Use as Document Repository
Date: Friday, January 15, 2021 4:53:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good afternoon,

Roux Environmental Engineering and Geology, D.P.C. (Roux) on behalf of UNP Site A Developer LLC, UNP Site B Developer LLC, and UNP Site C Developer LLC, requests permission to use Brooklyn Community Board 1 as a document repository for future reports and correspondence associated with the proposed New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) projects located at the following Sites:

- Parcel A: 663-667 Flushing Avenue and 29-31 Bartlett Street, Brooklyn, NY 11206;
- Parcel B: 35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, NY 11206;
- Parcel C: 59-69 Bartlett Street, 84-100 Throop Avenue, and 90-100 Gerry Street, Brooklyn, NY 11206.

As part of the Site's BCP Application, NYSDEC requires Roux to provide proof of "acknowledgement from the repositories listed that they agree to act as a document repository for the project".

Please reply with confirmation that Brooklyn Community Board 1 permits to its use as a document repository for these BCP Sites.

My contact information is provided below if you have any questions regarding this request. Thank you for your time and attention.

Sincerely,

Brooke Hildebrand | Staff Scientist

209 Shafter Street, Islandia, New York 11749

Main: 631.232.2600 | Direct: 631.630.2373 | Mobile: 631.356.3719

Email: bhildebrand@rouxinc.com | Website: www.rouxinc.com



California | Illinois | Massachusetts | New Jersey | New York | Texas



From: [Brooke Hildebrand](#)
To: mbalsan@bklynlibrary.org
Cc: [Brandon Vella](#)
Subject: Permission for Bushwick Library Use as Document Repository
Date: Thursday, January 21, 2021 2:37:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good afternoon,

Roux Environmental Engineering and Geology, D.P.C. (Roux) on behalf of UNP Site A Developer LLC, UNP Site B Developer LLC, and UNP Site C Developer LLC, requests permission to use Bushwick Library as a document repository for future reports and correspondence associated with the proposed New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) projects located at the following Sites:

- Parcel A: 663-667 Flushing Avenue and 29-31 Bartlett Street, Brooklyn, NY 11206;
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My contact information is provided below if you have any questions regarding this request. Thank you for your time and attention.

Sincerely,

Brooke Hildebrand | Staff Scientist

209 Shafter Street, Islandia, New York 11749

Main: 631.232.2600 | Direct: 631.630.2373 | Mobile: 631.356.3719

Email: bhildebrand@rouxinc.com | Website: www.rouxinc.com



Brandon Vella

From: Brooke Hildebrand
Sent: Saturday, January 30, 2021 2:51 PM
To: Brandon Vella
Subject: FW: Depository Site

Brooke Hildebrand | Staff Scientist

209 Shafter Street, Islandia, New York 11749
Main: 631.232.2600 | Direct: 631.630.2373 | Mobile: 631.356.3719
Email: bhildebrand@rouxinc.com | Website: www.rouxinc.com



California | Illinois | Massachusetts | New Jersey | New York | Texas



From: Balsan, Michelle <MBalsan@bklynlibrary.org>
Sent: Saturday, January 30, 2021 2:50 PM
To: Brooke Hildebrand <bhildebrand@rouxinc.com>
Cc: Waldron, Marc <mwaldron@bklynlibrary.org>
Subject: Depository Site

This message originated outside your organization. Please use caution!

Good afternoon Brooke,

You're more than welcome to use this location as a depository site! Just be aware that people looking to view any material left here will not be able to view it inside the building at this time due to Covid protocols at BPL Locations.

Feel free to drop off whatever materials need to be placed here and to reach out if you have any further questions!

Enjoy the rest of the weekend,

**Michelle Balsan | Library Information Supervisor, Bushwick
Brooklyn Public Library**
Tel: 718.602.1348
bklynlibrary.org

Land Use Factors

Appendix H –Land Use Factors

Broadway Triangle Site C
59-69 Bartlett Street, 84-100 Throop Avenue and 90-100 Gerry Street, Brooklyn, NY 11206
BCP Application - Section X

2. Current Use –The most recent Site use was an automotive repair facility in 1989; however, operations have ceased, all buildings were demolished, and the Site has been vacant since 2008.

3. Reasonably Anticipated Use Post Remediation – The development proposal plan includes a 9-story building consisting of 140 affordable housing units, a rooftop terrace accessible to residents, laundry room, children's play room, community room, and bike storage, and 7,725 square feet dedicated as a workforce development office.

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

The contemplated future use as an affordable housing unit and community facility supports the current development patterns promoting a revitalized neighborhood and promoting neighborhood needs.

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

Yes, the proposed mixed-use as affordable housing and community facility/office space is consistent with the current property zoning. The building will be 9-stories with a terrace which is also consistent with the allowable development height for the building.

6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans?

The NYCHPD Broadway Triangle Redevelopment Plan was released in 2007 and positions this vibrant, multicultural neighborhood in northern Brooklyn as a future nucleus of a revitalized neighborhood in the Broadway Triangle area. NYCHPD aims to: 1. Facilitate the development of affordable housing and foster inclusive communities. 2. Properly serve formerly homeless, senior households, and households in need of supportive services. 3. Relieve the trend towards increased rents in the Broadway Triangle area. 4. Contribute to the economic and social vibrancy of the neighborhood and enhance the current inventory of commercial and community uses within the neighborhood.