

# **BROWNFIELD CLEANUP PROGRAM APPLICATION**

## **Site Name:**

Former Giuffre Auto Group Site

## **Site Location:**

8802 5th Avenue and 429 89th Street  
Brooklyn, New York 11209  
Block 6065, Lots 28 and 39

**November 2021**

**Prepared by:**



TRC Engineers, Inc.

1430 Broadway, 10th Floor  
New York, NY 10018  
Phone: (212) 221-7822  
Fax: (212) 221-7840  
Attn: Ms. Jennifer Miranda

**Prepared for:**



New York City School Construction  
Authority  
30-30 Thomson Avenue  
Long Island City, NY 11101-3045  
Phone: (718) 472-8502  
Fax: (718) 472-8500  
Attn: Ms. Lee Guterman



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 12

Section I. Requestor Information - See Instructions for Further Guidance DEC USE ONLY BCP SITE #:

NAME New York City School Construction Authority (NYCSCA) ADDRESS 30-30 Thomson Avenue CITY/TOWN Long Island City ZIP CODE 11101 PHONE 718-472-8502 FAX 718-472-8500 E-MAIL dguterman@nycsca.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.
Do all individuals that will be certifying documents meet the requirements detailed below? Yes No
• Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Documents that are not properly certified will be not approved under the BCP.

Section II. Project Description

1. What stage is the project starting at? Investigation Remediation
NOTE: If the project is proposed to start at the remediation stage, a Remedial Investigation Report (RIR) at a minimum is required to be attached, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Work Plan are also attached (see DER-10 / Technical Guidance for Site Investigation and Remediation for further guidance) then a 45-day public comment period is required.
2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): Yes No 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

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. DATA SUMMARY TABLES SHOULD BE INCLUDED, WITH LABORATORY REPORTS REFERENCED AND ALSO INCLUDED.**

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum	(See Note Below)	X	X
Chlorinated Solvents		X	X
Other VOCs			
SVOCs	X	X	
Metals	X	X	
Pesticides			
PCBs			
Other*			

\*Please describe: At one location, black staining, petroleum odors, and elevated PID readings were encountered from approx. 10 to 22 feet bgs.

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

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

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

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?\*

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

Yes  No

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

- |   |  |   |   |
|---|--|---|---|
| <input type="checkbox"/> Coal Gas Manufacturing | <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Agricultural Co-op | <input 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: Lot 28: Low-rise structures prior to current comm. building. Lot 39: Garage/auto repair (1923-2014).

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

PROPOSED SITE NAME Former Giuffre Auto Group Site

ADDRESS/LOCATION 8802 5th Avenue and 429 89th Street

CITY/TOWN Brooklyn

ZIP CODE 11209

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

COUNTY Kings

SITE SIZE (ACRES) 0.73

LATITUDE (degrees/minutes/seconds)

40 ° 37 ' 12.43 "

LONGITUDE (degrees/minutes/seconds)

74 ° 01 ' 40.66 "

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

Parcel Address	Section No.	Block No.	Lot No.	Acreage
8802 5th Avenue	3	6065	28	0.50
429 89th Street	3	6065	39	0.23

1. Do the proposed site boundaries correspond to tax map metes and bounds?  Yes  No  
If no, please attach an accurate map of the proposed site.

2. Is the required property map attached to the application?  Yes  No  
(application will not be processed without map)

3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)?  
(See [DEC's website](#) for more information) Yes  No

If yes, identify census tract : \_\_\_\_\_

Percentage of property in En-zone (check one):  0-49%  50-99%  100%

4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)?  Yes  No

If yes, identify name of properties (and site numbers if available) in related BCP applications: \_\_\_\_\_

5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?  Yes  No

6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law?  Yes  No

If yes, attach relevant supporting documentation.

7. Are there any lands under water?  Yes  No  
If yes, these lands should be clearly delineated on the site map.

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

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

Easement/Right-of-way Holder

Description

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

Type

Issuing Agency

Description

None

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

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**?  Yes  No

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

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

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

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

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

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

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

Initials of each Requestor: \_\_\_\_\_

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

<b>Section V. Additional Requestor Information</b> <b>See Instructions for Further Guidance</b>	DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____
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NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE <b>Lee Guterman</b>		
ADDRESS <b>30-30 Thomson Avenue, IEH Division</b>		
CITY/TOWN <b>Long Island City</b>		ZIP CODE <b>11101</b>
PHONE <b>718-472-8502</b>	FAX <b>718-472-8500</b>	E-MAIL <b>dguterman@nycsca.org</b>
NAME OF REQUESTOR'S CONSULTANT <b>TRC Engineers, Inc.; attn: Jennifer Miranda</b>		
ADDRESS <b>1430 Broadway, 10th Floor</b>		
CITY/TOWN <b>New York</b>		ZIP CODE <b>10018</b>
PHONE <b>212-221-7822</b>	FAX <b>212-221-7840</b>	E-MAIL <b>jmiranda@trccompanies.com</b>
NAME OF REQUESTOR'S ATTORNEY <b>Gayle Mandaro, Esq.</b>		
ADDRESS <b>30-30 Thomson Avenue, Legal Department</b>		
CITY/TOWN <b>Long Island City</b>		ZIP CODE <b>11101</b>
PHONE <b>718-472-8308</b>	FAX <b>718-472-8088</b>	E-MAIL <b>gmandaro@nycsca.org</b>

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

CURRENT OWNER'S NAME		OWNERSHIP START DATE:
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL
CURRENT OPERATOR'S NAME		
ADDRESS		
CITY/TOWN		ZIP CODE
PHONE	FAX	E-MAIL

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

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

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

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

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

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

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

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

PARTICIPANT

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

VOLUNTEER

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

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

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

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

**Section IX. Contact List Information**

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

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



**Section X. Land Use Factors**

1. What is the current municipal zoning designation for the site? C8-2 (Commercial)

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

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

Yes  No

The Site is currently zoned as Commercial (C8-2). The NYCSCA will coordinate zoning changes as needed.

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

The NYCSCA is not aware of any community master plans, local waterfront revitalization plans, or other adopted land use plans for the Site or area. Construction of a new public building and play area (including a playground) will improve the community by providing employment opportunities, a local public school, and park-like facilities. Both Lot 28 and Lot 39 are E-Designated (E-139) for Hazardous Materials and Air Quality.

**XI. Statement of Certification and Signatures**

(By requestor who is an individual)

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

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

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

(By a requestor other than an individual)

I hereby affirm that I am Nina Kubota (title) of President and CEO (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: 11/12/21 Signature: 

Print Name: Nina Kubota

**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.

**BCP App Rev 12**

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

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

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

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

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

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

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

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

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

**BCP Application Summary (for DEC use only)**

**Site Name:** Former Giuffre Auto Group Site  
**City:** Brooklyn

**Site Address:** 8802 5th Avenue and 429 89th Street  
**County:** Kings **Zip:** 11209

**Tax Block & Lot**  
**Section (if applicable):** 3 **Block:** 6065 **Lot:** 28

**Requestor Name:** New York City School Construction Authority (NYCSCA) **Requestor Address:** 30-30 Thomson Avenue  
**City:** Long Island City **Zip:** 11101 **Email:** dguterman@nycsca.org

**Requestor's Representative (for billing purposes)**  
**Name:** Lee Guterman **Address:** 30-30 Thomson Avenue, IEH Division  
**City:** Long Island City **Zip:** 11101 **Email:** dguterman@nycsca.org

**Requestor's Attorney**  
**Name:** Gayle Mandaro, Esq. **Address:** 30-30 Thomson Avenue, Legal Department  
**City:** Long Island City **Zip:** 11101 **Email:** gmandaro@nycsca.org

**Requestor's Consultant**  
**Name:** TRC Engineers, Inc.; attn: Jennifer Miranda **Address:** 1430 Broadway, 10th Floor  
**City:** New York **Zip:** 10018 **Email:** jmiranda@trccompanies.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:



**NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

**SECTION III**

**PROPERTY'S ENVIRONMENTAL HISTORY**

For all sites, an investigation report is required that is sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data includes site drawings and **data summary tables** requested in Section III, #3 of the BCP application form. **Data summary table instructions are attached.**

**SECTION IV**

**PROPERTY INFORMATION**

Proposed Site Name

Provide a name for the proposed site. The name could be an owner's name, current or historical operations (i.e. ABC Furniture) or the general location of the property. Consider whether the property is known by DEC by a particular name, and if so, use that name.

Site Address

Provide a street address, city/town, zip code, and each municipality and county in which the site is located. .

Site Size

Provide the approximate acreage of the site.

GIS Information

Provide the latitude and longitude for the approximate center of the property. Show the latitude and longitude in degrees, minutes and seconds.

Tax Parcel Information

Provide the tax parcel address/section/block/lot information and map. Tax map information may be obtained from the tax assessor's office for all tax parcels that are included in the property boundaries. Attach a county tax map with identifier numbers, along with any figures needed to show the location and boundaries of the property. Include a USGS 7.5 minute quad map on which the property appears and clearly indicate the proposed site's location.

1. Tax Map Boundaries

State whether the boundaries of the site correspond to the tax map boundaries. If no, a metes and bounds description of the property must be attached. The site boundary can occupy less than a tax lot or encompass portions of one or more tax lots and may be larger or smaller than the overall redevelopment/reuse project area. A site survey with metes and bounds will be required to establish the site boundaries before the Certificate of Completion can be issued.

2. Map

Provide a property base map(s) of sufficient detail, clarity and accuracy to show the following: i) map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways; and ii) proposed brownfield property boundary lines, with adjacent property owners clearly identified.

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**SECTION IV (continued)**

3. En-zone

Is any part of the property in an En-zone? If so, what percentage? For information on En-zones, please see [DEC's website](#).

4. Multiple applications

Generally, only one application can be submitted, and one BCA executed, for a development project. In limited circumstances, the DEC may consider multiple applications/BCAs for a development project where 1) the development project spans more than 25 acres; 2) the approach does not negatively impact the remedial program, including timing, ability to appropriately address areas of concern, and management of off-site concerns; and 3) the approach is not advanced to increase the value of future tax credits (i.e., circumvent the tax credit caps provided under New York State Tax Law Section 21).

10. Property Description Narrative

Provide a property description in the format provided below. Each section should be no more than one paragraph long.

Location

Example: "The XYZ Site is located in an {urban, suburban, rural} area." {Add reference points if address is unspecific; e.g., "The site is approximately 3.5 miles east of the intersection of County Route 55 and Industrial Road."}

Site Features:

Example: "The main site features include several large abandoned buildings surrounded by former parking areas and roadways. About one quarter of the site area is wooded. Little Creek passes through the northwest corner."

Current Zoning and Land Use: (Ensure the current zoning is identified.)

Example: "The site is currently inactive, and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial, light industrial, and utility right-of-ways. The nearest residential area is 0.3 miles east on Route 55."

Past Use of the Site: include source(s) of contamination and remedial measures (site characterizations, investigations, Interim Remedial Measures, etc.) completed outside of the current remedial program (e.g., work under a petroleum spill incident).

Example: "Until 1992 the site was used for manufacturing wire and wire products (e.g., conduit, insulators) and warehousing. Prior uses that appear to have led to site contamination include metal plating, machining, disposal in a one-acre landfill north of Building 7, and releases of wastewater into a series of dry wells."

When describing the investigations/actions performed outside of the remedial program, include the major chronological remedial events that lead to the site entering a remedial program. The history should include the first involvement by government to address hazardous waste/petroleum disposal. Do not cite reports. Only include remedial activities which were implemented PRIOR to the BCA. Do not describe sampling information.



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**SECTION IV (continued)**

Property Description Narrative (continued)

Site Geology and Hydrogeology:

As appropriate, provide a very brief summary of the main hydrogeological features of the site including depth to water, groundwater flow direction, etc.

Environmental Assessment

The goal of this section is to describe the nature and extent of contamination at the site. When describing the nature of contamination, identify just the primary contaminants of concern (i.e., those that will likely drive remedial decisions/actions). If there are many contaminants present within a group of contaminants (i.e., volatile organic compounds, semivolatile organic compounds, metals), identify the group(s) and one or two representative contaminants within the group. When addressing the extent of contamination, identify the areas of concern at the site, contaminated media (i.e., soil, groundwater, etc.), relative concentration levels, and a broad-brush description of contaminated areas/depths.

The reader should be able to know if contamination is widespread or limited and if concentrations are marginally or greatly above Standards, Criteria and Guidance (SGCs) for the primary contaminants. If the extent is described qualitatively (e.g., low, medium, high), representative concentrations should be given and compared with appropriate SCGs. For soil contamination, the concentrations should be compared with the soil cleanup objectives (SCOs) for the intended use of the site.

**A typical Environmental Assessment would look like the following:**

Based upon investigations conducted to date, the primary contaminants of concern for the site include cadmium and trichloroethene (TCE).

*Soil* - Cadmium is found in shallow soil, mostly near a dry well at the northeast end of the property. TCE is found in deeper soil, predominantly at the north end of the site. Concentrations of cadmium found on site (approximately 5 ppm) slightly exceed the soil cleanup objective (SCO) for unrestricted use (2.5 ppm). Concentrations of TCE found on site (5 ppm to 300 ppm) significantly exceed the soil cleanup objectives for the protection of groundwater (0.47 ppm).

*Groundwater* - TCE and its associated degradation products are also found in groundwater at the north end of the site, moderately exceeding groundwater standards (typically 5 ppb), with a maximum concentration of 1500 ppb. A moderate amount of TCE from the site has migrated 300 feet down-gradient off-site. The primary contaminant of concern for the off-site area is TCE, which is present at a maximum concentration of 500 ppb, at 10 feet below the groundwater table near Avenue A.

*Soil Vapor & Indoor Air* - TCE was detected in soil vapor at elevated concentrations and was also detected in indoor air at concentrations up to 1,000 micrograms per cubic meter.

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

**SECTION V**

**ADDITIONAL REQUESTOR INFORMATION**

Representative Name, Address, etc.

Provide information for the requestor's authorized representative. This is the person to whom all correspondence, notices, etc. will be sent, and who will be listed as the contact person in the BCA. Invoices will be sent to the representative of Applications determined to be Participants unless another contact name and address is provided with the application.

Consultant and Attorney Name, Address, etc.

Provide requested information.

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**SECTION VI                      CURRENT PROPERTY OWNER/OPERATOR INFORMATION  
(IF NOT A REQUESTOR)**

Owner Name, Address, etc.

Provide requested information of the current owner of the property. List all parties holding an interest in the Property and, if the Requestor is not the current owner, describe the Requestor's relationship to the current owner.

Operator Name, Address, etc.

Provide requested information of the current operator (if different from the requestor or owner).

Provide a list of previous property owners and operators with names, last known addresses, telephone numbers and the Requestor's relationship to each owner and operator as a separate attachment

**SECTION VII                      REQUESTOR ELIGIBILITY INFORMATION**

As a separate attachment, provide complete and detailed information in response to any eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that such information be summarized. For properties with multiple addresses or tax parcels, please include this information for each address or tax parcel.

**SECTION VIII                      PROPERTY ELIGIBILITY INFORMATION**

As a separate attachment, provide complete and detailed information in response to the following eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that that information be summarized.

1. CERCLA / NPL Listing

Has any portion of the property ever been listed on the National Priorities List (NPL) established under CERCLA? If so, provide relevant information.

2. Registry Listing

Has any portion of the property ever been listed on the New York State Registry of Inactive Hazardous Waste Disposal Sites established under ECL 27-1305? If so, please provide the site number and classification. See the Division of Environmental Remediation (DER) [website](#) for a database of sites with classifications.

3. RCRA Listing

Does the property have a Resource Conservation and Recovery Act (RCRA) TSDF Permit in accordance with the ECL 27-0900 *et seq*? If so, please provide the EPA Identification Number, the date the permit was issued, and its expiration date. Note: for purposes of this application, interim status facilities are not deemed to be subject to a RCRA permit.

4. Registry / RCRA sites owned by volunteers

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.

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**SECTION VIII (continued)**

5. Existing Order

Is the property subject to an order for cleanup under Article 12 of the Navigation Law or Article 17 Title 10 of the ECL? If so, please provide information on an attachment. Note: if the property is subject to a stipulation agreement, relevant information should be provided; however, property will not be deemed ineligible solely on the basis of the stipulation agreement.

6. Enforcement Action Pending

Is the property subject to an enforcement action under Article 27, Titles 7 or 9 of the ECL or subject to any other ongoing state or federal enforcement action related to the contamination which is at or emanating from the property? If so, please provide information on an attachment.

**SECTION IX CONTACT LIST INFORMATION**

Provide the names and addresses of the parties on the Site Contact List (SCL) and a letter from the repository acknowledging agreement to act as the document repository for the proposed BCP project.

**SECTION X LAND USE FACTORS**

In addition to eligibility information, site history, and environmental data/reports, the application requires information regarding the current, intended and reasonably anticipated future land use.

1. This information consists of responses to the "land use" factors to be considered relative to the "Land Use" section of the BCP application. The information will be used to determine the appropriate land use in conjunction with the investigation data provided, in order to establish eligibility for the site based on the definition of a "brownfield site" pursuant to ECL 27-1405(2).
2. This land use information will be used by DEC, in addition to all other relevant information provided, to determine whether the proposed use is consistent with the currently identified, intended and reasonably anticipated future land use of the site at this stage. Further, this land use finding is subject to information regarding contamination at the site or other information which could result in the need for a change in this determination being borne out during the remedial investigation.

**SECTION XI SIGNATURE PAGE**

The Requestor must sign the application, or designate a representative who can sign. The requestor's consultant or attorney cannot sign the application. If there are multiple parties applying, then each must sign a signature page. 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 entity's name must appear exactly as given in the NYS Department of State's Corporation & Business Entity Database.

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**DETERMINATION OF A COMPLETE APPLICATION**

1. The first step in the application review and approval process is an evaluation to determine if the application is complete. To help ensure that the application is determined complete, requestors should review the list of [common application deficiencies](#) and carefully read these instructions.
2. DEC will send a notification to the requestor within 30 calendar days of receiving the application, indicating whether such application is complete or incomplete.
3. An application must include the following information relative to the site identified by the application, necessary for making an eligibility determination, or it will be deemed incomplete. (**Please note:** the application as a whole requires more than the information outlined below to be determined complete). The application must include:
  - a. for all sites, an investigation report sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data includes site drawings requested in Section III, #3 of the BCP application form.
  - b. for those sites described below, documentation relative to the volunteer status of all requestors, as well as information on previous owners or operators that may be considered responsible parties **and** their ability to fund remediation of the site. This documentation is required for:
    - i. real property listed in the registry of inactive hazardous waste disposal sites as a class 2 site, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP; or
    - ii. real property that was a hazardous waste treatment, storage or disposal facility having interim status pursuant to the Resource Conservation and Recovery Act (RCRA) program, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP.
  - c. for sites located within the five counties comprising New York City, in addition to (a) and if applicable (b) above, if the application is seeking a determination that the site is eligible for tangible property tax credits, sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a). **If this 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, using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.**
  - d. for sites previously remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law, relevant documentation of this remediation.

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**DETERMINATION OF A COMPLETE APPLICATION (continued)**

4. If the application is found to be incomplete:
  - a. the requestor will be notified via email or phone call regarding minor deficiencies. The requestor must submit information correcting the deficiency to DEC within the 30-day review time frame; or
  - b. the requestor will receive a formal Letter of Incomplete Application (LOI) if an application is substantially deficient, if the information needed to make an eligibility determination identified in #4 above is missing or found to be incomplete, or if a response to a minor deficiency is not received within the 30-day period. The LOI will detail all of the missing information and request submission of the information. If the information is not submitted within 30 days from the date of the LOI, the application will be deemed withdrawn. In this case, the requestor may resubmit the application without prejudice.
  
5. If the application is determined to be complete, DEC will send a Letter of Complete Application (LOC) that includes the dates of the public comment period. The LOC will:
  - a. include an approved public notice to be sent to all parties on the Contact List included with the application;
  - b. provide instructions for publishing the public notice in the newspaper on the date specified in the letter, and instructions for mailing the notice to the Contact List;
  - c. identify the need for a certification of mailing form to be returned to DEC along with proof of publication documentation; and
  - d. specify the deadline for publication of the newspaper notice, which must coincide with, or occur before, the date of publication in the Environmental Notice Bulletin (ENB).
    - i. DEC will send a notice of the application to the ENB. As the ENB is only published on Wednesdays, DEC must submit the notice by the Wednesday before it is to appear in the ENB.
    - ii. The mailing to parties on the Contact List must be completed no later than the Tuesday prior to ENB publication. If the mailings, newspaper notice and ENB notice are not completed within the time-frames established by the LOC, the public comment period on the application will be extended to insure that there will be the required comment period.
    - iii. Marketing literature or brochures are prohibited from being included in mailings to the Contact List.

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**DATA SUMMARY TABLES**

Data summary tables should include the following columns. Example tables are provided on the following page.

**Soil Table:**

Analytes > SCOs <sup>a</sup>	Detections > SCOs <sup>b</sup>	Max. Detection (ppm) <sup>c</sup>	SCO (ppm) <sup>d</sup>	Depth (ft bgs)
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**Groundwater Table:**

Analytes > AWQS <sup>e</sup>	Detections > AWQS <sup>f</sup>	Max. Detection (ppb) <sup>c</sup>	AWQS (ppb) <sup>g</sup>
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**Soil Gas Table:**

Analytes <sup>h</sup>	Total Detections	Max. Detection (ug/m <sup>3</sup> ) <sup>c</sup>	Type <sup>i</sup>
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- <sup>a</sup> Include all contaminants over the applicable soil cleanup objectives (SCOs). Column header should specify which SCOs are being compared to. (i.e. "RRSCOs" for Restricted Residential SCOs)
- <sup>b</sup> Number of detections over applicable SCOs. Specify which SCOs are being compared to in column header.
- <sup>c</sup> Maximum detection in parts per million (ppm) for soil, parts per billion (ppb) for groundwater, or micrograms per cubic meter (ug/m<sup>3</sup>) for soil gas.
- <sup>d</sup> List the respective SCO. Specify which SCOs are being compared to in column header.
- <sup>e</sup> Include all contaminants over Class GA Ambient Water Quality Standards (AWQS).
- <sup>f</sup> Number of detections over AWQS.
- <sup>g</sup> List the respective AWQS.
- <sup>h</sup> Include all chlorinated volatile organic compound (VOCs) detections.
- <sup>i</sup> Specify type: soil vapor, sub-slab or indoor air.

## Example Data Summary Tables

### Soil Table:

Analytes > RR SCOs	Detections > RR SCOs	Maximum Detection (ppm)	RR SCO (ppm)	Depth (ft bgs)
Benzo(a)anthracene	3	11	1	5 – 7
Benzo(a)pyrene	4	15	1	5 – 7
Benzo(b)fluoranthene	5	15	1	5 – 7
Benzo(k)fluoranthene	1	5.3	3.9	5 – 7
Indeno(1,2,3-cd)pyrene	7	8.4	0.5	5 – 7
barium	2	967	400	0.5 – 2.5
cadmium	2	94.1	4.3	6 – 8
lead	3	1,790	400	0.5 – 2.5

### Groundwater Table:

Analytes > AWQS	Detections > AWQS	Max. Detection (ppb)	AWQS (ppb)
Benz(a)anthracene	2	0.2	0.002
Benzo(a)pyrene	2	0.221	ND
Benzo(b)fluoranthene	2	0.179	0.002
Benzo(k)fluoranthene	2	0.189	0.002
Indeno(1,2,3-cd)pyrene	2	0.158	0.002
Tetrachloroethene (PCE)	1	12	5

### Soil Gas Table:

Analytes	Total Detections	Max. Detection ( $\mu\text{g}/\text{m}^3$ )	Type
Carbon tetrachloride	1	0.84	Soil vapor
Methylene chloride	1	2.6 J	Soil vapor
Tetrachloroethene	2	47	Soil vapor
Trichloroethene	1	1.2	Soil vapor
Trichlorofluoromethane	1	21	Soil vapor

**ATTACHMENTS**  
to the  
**Brownfield Cleanup Program Application Form**

**Site Name:**  
Former Giuffre Auto Group Site

**Site Location:**  
8802 5th Avenue and 429 89th Street  
Brooklyn, New York 11209  
Block 6065, Lots 28 and 39

**November 2021**

**Prepared by:**



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**Prepared for:**



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Attn: Ms. Lee Guterman



## List of Application Attachments

<u>Corresponding Section No.</u>	<u>Description</u>
I	No attachment
II	Project Description
III	<b>Property's Environmental History</b> <ul style="list-style-type: none"><li>• Prior Reports</li><li>• Figure III-1 Summary of Parameters in Soil Exceeding Applicable SCOs</li><li>• Figure III-2 Summary of Parameters in Groundwater Exceeding Class GA Values</li><li>• Figure III-3 Summary of VOCs in Soil Vapor and Sub-Slab Vapor Exceeding Published Background Concentrations And /Or Air Guideline Values</li><li>• Data Summary Table</li></ul>
IV	<b>Property Information</b> <ul style="list-style-type: none"><li>• Figure IV-1 County Tax Map</li><li>• Figure IV-2 Site Location Map</li><li>• Figure IV-3 Property Base Map</li></ul>
V	No attachment
VI	<b>Current Property Owners/Operator Information</b>
VII	<b>Requestor Eligibility Information</b>
VIII	No attachment
IX	<b>Contact List Information</b> <ul style="list-style-type: none"><li>• Brownfield Site Contact List</li><li>• Email Correspondence from Document Repository</li></ul>
X	<b>Land Use Factors</b> <ul style="list-style-type: none"><li>• Figure X-1 Proposed Site Development</li></ul>

**Attachment to  
Section II  
Project Description**

### **Section II, Item 3 – Project Description**

The New York City School Construction Authority (NYCSCA) purchased the real property located at 8802 5th Avenue and 429 89th Street, Brooklyn, New York (Block 6065, Lots 28 and 39) (the “Site”) in August 2021 for construction of a Public School Facility. The NYCSCA is seeking acceptance of the Site into the Brownfield Cleanup Program (BCP) as a Volunteer. The NYCSCA will issue a design package for construction of the proposed Public School, which will include required remedial actions. NYCSCA’s objective is to complete the remedy and obtain the Certificate of Completion from the New York State Department of Environmental Conservation (DEC; the Department) by the summer of 2025. It is assumed that the Certificate of Completion will also serve as a Notice of Satisfaction for the Site’s E-Designations allowing for issuance of a certificate of occupancy prior to school opening.

**Attachment to**  
**Section III**  
**Property's Environmental History**

### **Section III, Property's Environmental History**

The former owner of 429 89<sup>th</sup> Street, (Block 6065, Lot 39) obtained a Phase I Environmental Site Assessment (ESA) Report prepared by Merritt Environmental Consulting Corp. (MECC) in May 2014 (partial report provided), a Phase II Environmental Site Assessment (ESA) Report prepared by Environmental Business Consultants (EBC) in July 2014 and a Geophysical Investigation Report (GIR) prepared by Enviroprobe Service Incorporated (ESI) in June 2014. The EBC Phase II concluded that based on the result of their investigation, no further investigation or remediation was warranted unless required under the "E" designation for a redevelopment of the property. The ESI GIR was unable to detect underground metallic objects or record any signals consistent of an underground storage tank (UST).

A Phase I Environmental Site Assessment (ESA) Report for 8802 5<sup>th</sup> Avenue (Block 6065, Lot 28) prepared by Nova Consulting in July 2017 which indicated that there was no evidence of Recognized Environmental Conditions (REC), Controlled Recognized Environmental Conditions (CREC) or Historical Recognized Environmental Conditions (HREC) in connection with the property. No aboveground storage tank (AST) was identified in the Phase I, and it did not recommend a Phase II investigation. The report also indicated that under the "E" designation, should the owner elect to redevelop, further investigation and remediation could be required in compliance with the requirements. Some potential asbestos containing materials were noted to be addressed prior to any demolition or redevelopment provided they remained in good condition. As part of its due diligence for the purchase and development of the Site, the NYCSCA, conducted its own investigation. The NYCSCA environmental reports associated with the Site include a Phase I Environmental Site Assessment (ESA) Report prepared by TRC in October 2019 and a Phase II Environmental Site Investigation (ESI) Report prepared by TRC in February 2020. Brief summaries of these reports are provided below. Additionally, figures showing the exceedances of applicable criteria in soil, groundwater, and soil vapor are provided as Figures III-1, III-2, and III-3, respectively.

#### Phase I Environmental Site Assessment (ESA), October 2019

A Phase I ESA for Block 6065, Lots 28 and 39 (the Site) was completed by TRC in 2019 on behalf of the NYCSCA. The Phase I ESA Report, dated October 15, 2019, identified on-Site RECs associated with the potential presence of historical fill of unknown origin and suspect buried structures; a suspect AST in the basement of the 8802 5th Avenue building; historical use of a portion of the Site (429 89<sup>th</sup> Street building) as a garage with a gasoline tank and auto repair/service station with a potential oil/water separator; the presence of volatile organic compounds (VOCs) and metals in soil above Unrestricted Use Soil Cleanup Objectives (SCOs) and the presence of

chlorinated and petroleum-related VOCs in sub-slab vapor on Lot 39 (based on a Phase II ESI Report); and the Site's listing in the E-Designation database. Off-Site RECs include the current presence of auto repair facilities in close proximity to the Site; the historical presence of auto repair facilities, manufacturing facilities, gasoline filling stations, printers, undertakers, machine shops, bowling alleys, a sub-station, and a dry cleaner on nearby properties; as well as nearby sites identified in the regulatory database listings for spills, petroleum bulk storage tanks, E-designations, hazardous waste generation, and historical auto stations and dry cleaners. Environmental concerns include suspect asbestos-containing material (ACM), lead-based paint (LBP), and polychlorinated biphenyl (PCB)-containing materials, potential air emissions from the automobile repair facility located west of the Site on the Site block, and the potential for mold growth due to water intrusion.

Based on the results of the Phase I ESA, TRC recommended performing a Phase II ESI to determine whether the identified RECs affected the suitability of the Site for the construction of a Public School Facility. Environmental sampling was subsequently completed by TRC and is described below.

#### Phase II Environmental Site Investigation (ESI), February 2020

A Phase II ESI Report for the Site was prepared by TRC in February 2020 on behalf of the NYCSCA to assess the RECs identified in the Phase I ESA. Phase II ESI field activities consisted of a geophysical survey; investigation of an AST and floor drains/underground structures; advancement of soil borings; installation of temporary soil vapor probes and temporary groundwater monitoring wells; installation and development of one permanent monitoring well; and the collection and laboratory analysis of ambient air, sub-slab and soil vapor, soil, floor drain sediment, and groundwater samples.

The results of the geophysical survey revealed an anomaly resembling a potential underground storage tank (UST) in the 429 89th Street building. The anomaly was approximately 4.5 feet wide by 9 feet long. No fill ports or vent pipes were identified in the vicinity of the anomaly. Although several pipes which extend through the roof were identified along the southern wall of the 429 89th Street building, the results of the geophysical survey concluded these pipes were not vent pipes related to underground tanks.

An investigation of the suspect AST in the 8802 5th Avenue building confirmed the presence of an AST; however, the condition and approximate size of the AST could not be confirmed due to the condition of the concrete and cinder block enclosure. In addition, during the geophysical survey, an anomaly was identified below the concrete floor adjacent and parallel to the suspect

AST in the 8802 5th Avenue building. The dimensions of the anomaly could not be confirmed due to interference by the wall and the AST.

Petroleum- and chlorinated solvent-related compounds were detected in soil vapor and sub-slab vapor above screening criteria. Specifically, the VOCs trichloroethene (TCE) and tetrachloroethene (PCE) were detected in sub-slab vapor and soil vapor at concentrations ranging from 0.16 to 710 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ) and 5.3 to 15,000  $\mu\text{g}/\text{m}^3$ , respectively. Comparison of the sub-slab vapor analytical results to the NYSDOH Vapor Intrusion Guidance Matrices indicates that the recommended action would be mitigate, regardless of indoor air sampling results. In addition, VOCs were not detected in the ambient air sample at concentrations above screening criteria.

Two (2) sediment samples were collected from the floor drains in the 429 89th Street building. The VOC cis-1,2-dichloroethene (cis-1,2-DCE) (breakdown product of PCE), several semivolatile organic compounds (SVOCs) and several metals were detected in the sediment samples at concentrations exceeding Unrestricted Use Soil Cleanup Objective (SCOs) which are attributable to historical on-Site operations.

Total xylenes were detected in one (1) soil sample collected from soil boring TRC-SB-06 from 20 to 22 feet below ground surface (bgs) at concentrations marginally exceeding the Unrestricted Use SCO. Since black staining, petroleum odors, and elevated photoionization detector (PID) readings were encountered in one boring, TRC-SB-06, from approximately 10 to 22 feet bgs, total xylenes may be attributable to historical Site uses (i.e., automobile repair facility/garage with a potential UST and subsurface drainage structure). No other petroleum-related VOCs were detected above comparison criteria in the sample. SVOCs and metals were detected in shallow soil samples (i.e., samples collected from 1 to 4 feet bgs/below the bottom of slab [bbos]) at concentrations above comparison criteria and are attributed to the characteristics of fill material at the Site. Polychlorinated biphenyls (PCBs), pesticides, and the herbicide Silvex were not detected in soil at concentrations above the Unrestricted Use SCOs. Perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were not detected above the recommended Part 375 Unrestricted Use SCOs.

Three (3) soil samples and two (2) sediment samples collected from the floor drains were analyzed by the Toxicity Characteristic Leaching Procedure (TCLP) for lead. Lead was not detected at concentrations exceeding the TCLP regulatory limit for toxicity. In addition, one (1) sediment sample collected from the westernmost floor drain was analyzed for chromium by TCLP. Chromium was not detected at a concentration exceeding the TCLP regulatory limit for toxicity.

Note that the sediment from the floor drains was containerized and disposed of off-Site during the implementation of the Phase II ESI.

Chloroform was detected in groundwater at concentrations slightly above the New York State Class GA Groundwater Standard (Class GA Value). Chloroform is commonly found in potable drinking water as a by-product of chlorination and its presence was attributed to historical on-Site operations or an offsite source (i.e., leaking water pipes/drainage features). Benzene, toluene, ethylbenzene, and xylenes (BTEX)-compounds and the SVOC phenol were detected in only one (1) groundwater sample at concentrations above comparison criteria, which may be attributable to historical on-Site operations or an off-Site source. Metals (antimony, lead and manganese) were detected in filtered groundwater at concentrations above comparison criteria which are attributed to the characteristics of Site soil/fill. No PCBs were detected in groundwater at concentrations above the Class GA Value. In addition, perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were not detected in groundwater at concentrations greater than the New York State Drinking Water Quality Council recommended Maximum Contaminant Level (MCL).



1/17 - ATTACHED REFS: Brooklyn - ATTACHED IMAGES: 8802-8824 5th Avenue map image  
 DRAWING NAME: I:\Projects\NYCSCA Contract C00015349\435632 - K20F 8802 5th Ave Brooklyn\BCP App Form\Figures\TRC Working Drawings\Figure III-1 - Sum. of Para. in Soil Ex. App. SCOs (K20F).dwg -- PLOT DATE: May 27, 2021 - 11:06AM -- LAYOUT: 11X17L

SAMPLE NAME	TRC-DRAIN-02
MATRIX	SEDIMENT
VOC (mg/kg)	1/14/2020
CIS-1,2-DCE	<b>0.63</b>
SVOC (mg/kg)	1/14/2020
BENZO(B)FLUORANTHENE	1.3
INDENO(1,2,3-CD)PYRENE	<b>0.62 J</b>
METALS (mg/kg)	1/14/2020
BARIIUM	<b>463</b>
COPPER	<b>295</b>
CHROMIUM	<b>69.4</b>
LEAD	<b>144</b>
MERCURY	<b>0.92</b>
NICKEL	<b>43.6</b>
ZINC	<b>1,130</b>

SAMPLE NAME	TRC-SB-05 (1-4)
MATRIX	SOIL
METAL (mg/kg)	11/7/2019
MERCURY	<b>0.62</b>

SAMPLE NAME	TRC-DRAIN-01
MATRIX	SEDIMENT
SVOC (mg/kg)	11/8/2019
4- METHYLPHENOL	<b>0.35 J</b>
METALS (mg/kg)	11/8/2019
BARIIUM	<b>1,010</b>
COPPER	<b>724</b>
CHROMIUM	<b>248</b>
LEAD	<b>259</b>
MERCURY	<b>0.32</b>
NICKEL	<b>56.0</b>
SILVER	<b>3.5</b>
ZINC	<b>1,180</b>

SAMPLE NAME	TRC-SB-06 (20-22)
MATRIX	SOIL
VOC (mg/kg)	11/8/2019
XYLENE (TOTAL)	<b>0.29</b>

PARAMETERS (mg/kg)	UNRESTRICTED USE SCO (mg/kg)	RESTRICTED RESIDENTIAL USE SCO (mg/kg)	PROTECTION OF GROUNDWATER SCO (mg/kg)
VOCs			
CIS-1,2-DICHLOROETHENE (CIS-1,2-DCE)	0.25	100	0.25
XYLENES (TOTAL)	0.26	100	1.6
SVOCs			
4- METHYLPHENOL	0.33	100	0.33
BENZO(A)ANTHRACENE	1	1	1
BENZO(A)PYRENE	1	1	22
BENZO(B)FLUORANTHENE	1	1	1.7
BENZO(K)FLUORANTHENE	0.8	3.9	1.7
CHRYSENE	1	3.9	1
INDENO(1,2,3-CD)PYRENE	0.5	0.5	8.2
METALS (mg/kg)			
BARIIUM	350	400	820
COPPER	50	270	1,720
CHROMIUM	30	180	NO STANDARD
LEAD	63	400	450
MERCURY	0.18	0.81	0.73
NICKEL	30	310	130
SILVER	2	180	8.3
ZINC	109	10,000	2,480

SAMPLE NAME	TRC-SB-08 (1-4)
MATRIX	SOIL
SVOC (mg/kg)	11/6/2019
BENZO(A)ANTHRACENE	<b>1.9</b>
BENZO(B)FLUORANTHENE	<b>2.1</b>
CHRYSENE	<b>2.0</b>
BENZO(A)PYRENE	<b>1.6</b>
BENZO(K)FLUORANTHENE	<b>0.88</b>
INDENO(1,2,3-CD)PYRENE	<b>1.0</b>
METALS (mg/kg)	11/6/2019
LEAD	<b>265</b>
MERCURY	<b>0.19</b>
ZINC	<b>287</b>

**LEGEND (SYMBOLS NOT TO SCALE):**

- SITE BOUNDARY
- LOT BOUNDARY
- BUILDING FOOTPRINT
- VENT LINE / FILL PORT
- FLOOR DRAIN
- SOIL, SOIL VAPOR, AND GROUNDWATER SAMPLE LOCATION AND IDENTIFICATION NUMBER (NOVEMBER 2019)
- SOIL AND SOIL VAPOR SAMPLE LOCATION AND IDENTIFICATION NUMBER (NOVEMBER 2019)
- SOIL AND SUB-SLAB SOIL VAPOR SAMPLE LOCATION AND IDENTIFICATION NUMBER (NOVEMBER 2019)
- AMBIENT AIR SAMPLE LOCATION AND IDENTIFICATION NUMBER (NOVEMBER 2019)
- FLOOR DRAIN SAMPLE LOCATION AND IDENTIFICATION NUMBER (NOVEMBER 2019)
- FLOOR DRAIN SAMPLE LOCATION AND IDENTIFICATION NUMBER (JANUARY 2020)
- GROUNDWATER SAMPLE LOCATION AND IDENTIFICATION NUMBER (JANUARY 2020)
- SOIL SAMPLE LOCATION AND IDENTIFICATION NUMBER (JANUARY 2020)

SOURCE: BLOCK AND LOT BOUNDARIES DEPICTED FROM WWW.PROPERTYSHARK.COM

NOTE:  
 1. LOCATIONS AND DIMENSIONS OF PHYSICAL FEATURES AND BOUNDARIES ARE APPROXIMATE.  
 2. mg/kg - MILLIGRAMS PER KILOGRAM.  
 3. SCO - SOIL CLEANUP OBJECTIVE.  
 4. BLACK BOLDED TEXT EXCEEDS UNRESTRICTED USE SCO.  
 5. BLACK BOLDED TEXT WITH GREY SHADING EXCEEDS UNRESTRICTED USE AND RESTRICTED RESIDENTIAL USE SCO.  
 6. PARAMETERS OUTLINED IN RED ADDITIONALLY EXCEED THE PROTECTION OF GROUNDWATER USE SCO.  
 7. CONCENTRATIONS OF ACETONE ABOVE REGULATORY CRITERIA, WHICH ARE ATTRIBUTED TO LABORATORY CONTAMINATION, ARE NOT SHOWN.  
 8. UST - UNDERGROUND STORAGE TANK.

SCALE: 1" = 40'  
 SHEET SIZE: 11" BY 17"

ASSUMED GROUNDWATER FLOW DIRECTION

PROJECT: **NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY**  
 8802 5TH AVENUE AND 429 89TH STREET  
 BLOCK: 6065, LOTS: 28 & 39  
 BROOKLYN, NEW YORK 11209

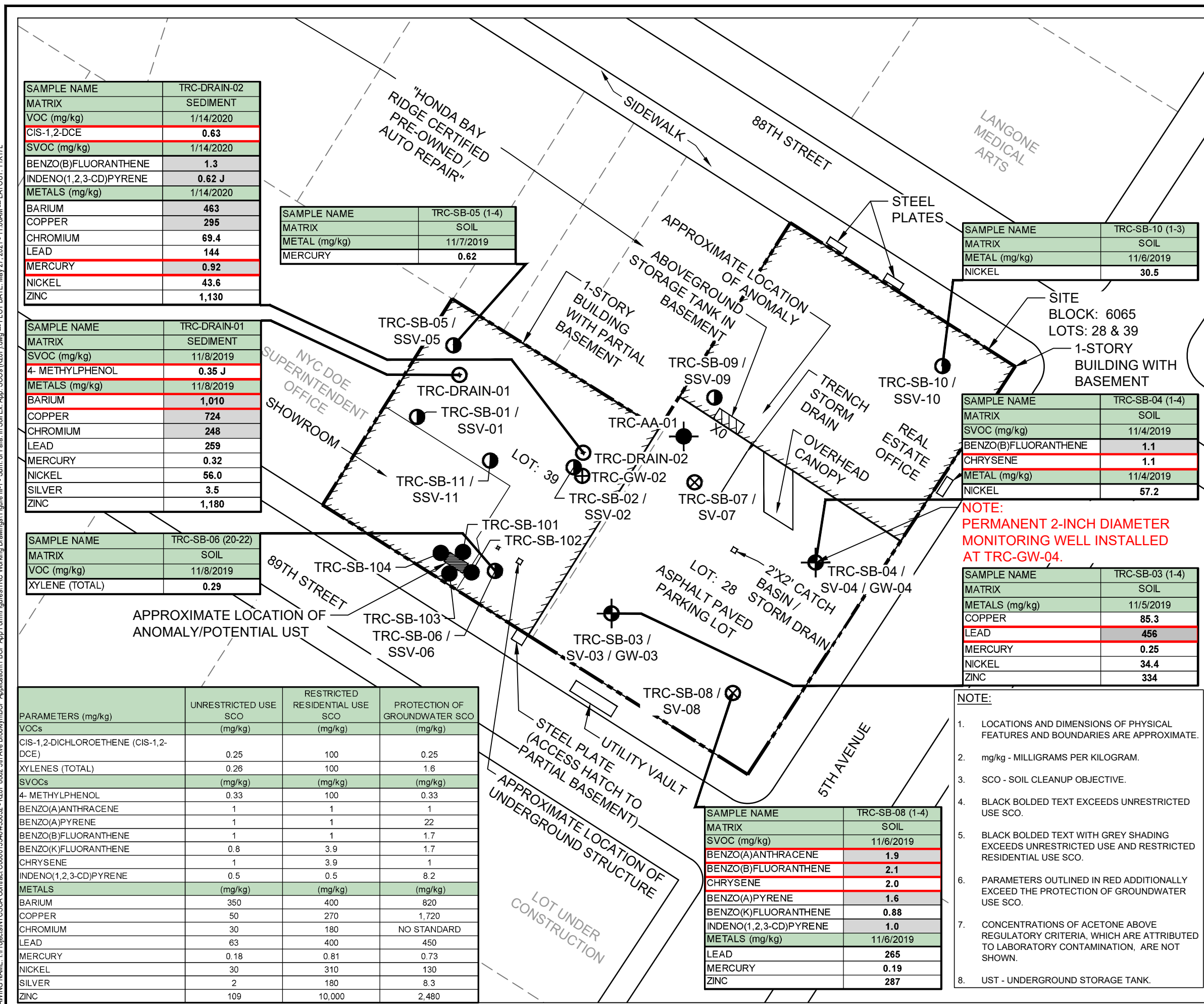
TITLE: **SUMMARY OF PARAMETERS IN SOIL EXCEEDING APPLICABLE SCOs**

DRAWN BY: H. DELGADO    PROJ NO.: 435632  
 CHECKED BY: L. O'HARA  
 APPROVED BY: J. MIRANDA  
 DATE: MAY 2021

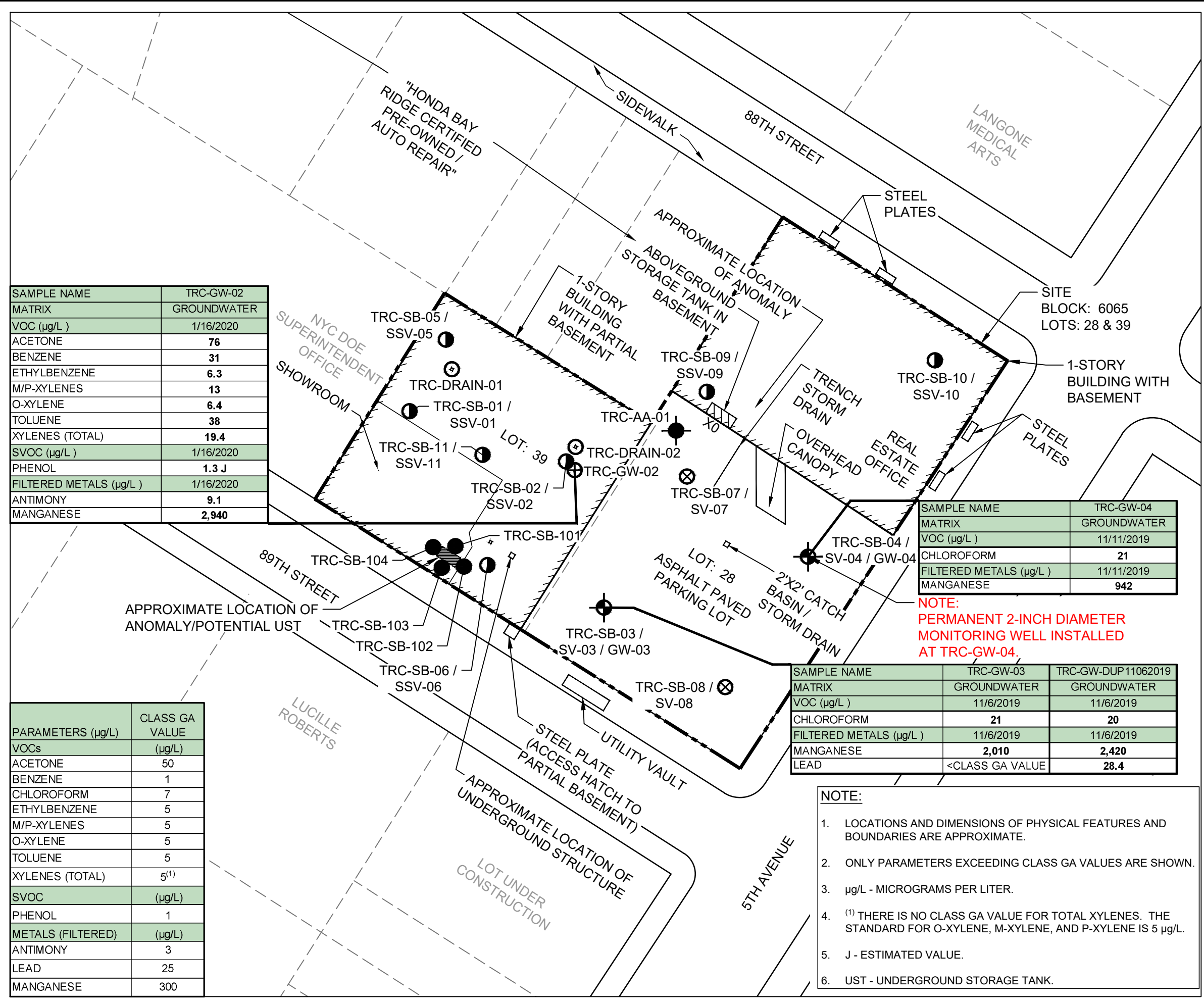
**FIGURE III-1**

1430 Broadway, 10th Floor  
 New York, NY 10018  
 Phone: 212.221.7822  
 www.TRCompanies.com

FILE NO.: Figure III-1 - Sum. of Para. in Soil Ex. App. SCOs (K20F).dwg



1x17 - ATTACHED REFS: Brooklyn - ATTACHED IMAGES: 8802 8802 5th Ave Brooklyn BCP Application 1 BCP App Form Figures TRC Working Drawings Figure III-2 - Sum. of Para. in GW Ex. Class GA Values (K20F).dwg -- PLOT DATE: May 27, 2021 - 11:08AM -- LAYOUT: 11X17L  
 DRAWING NAME: I:\Projects\NYSCA Contract C000015349\435632 - K20F 8802 5th Ave Brooklyn BCP Application 1 BCP App Form Figures TRC Working Drawings Figure III-2 - Sum. of Para. in GW Ex. Class GA Values (K20F).dwg



SAMPLE NAME	TRC-GW-02
MATRIX	GROUNDWATER
VOC (µg/L)	1/16/2020
ACETONE	76
BENZENE	31
ETHYLBENZENE	6.3
M/P-XYLENES	13
O-XYLENE	6.4
TOLUENE	38
XYLENES (TOTAL)	19.4
SVOC (µg/L)	1/16/2020
PHENOL	1.3 J
FILTERED METALS (µg/L)	1/16/2020
ANTIMONY	9.1
MANGANESE	2,940

PARAMETERS (µg/L)	CLASS GA VALUE (µg/L)
VOCs	(µg/L)
ACETONE	50
BENZENE	1
CHLOROFORM	7
ETHYLBENZENE	5
M/P-XYLENES	5
O-XYLENE	5
TOLUENE	5
XYLENES (TOTAL)	5 <sup>(1)</sup>
SVOC	(µg/L)
PHENOL	1
METALS (FILTERED)	(µg/L)
ANTIMONY	3
LEAD	25
MANGANESE	300

SAMPLE NAME	TRC-GW-04
MATRIX	GROUNDWATER
VOC (µg/L)	11/11/2019
CHLOROFORM	21
FILTERED METALS (µg/L)	11/11/2019
MANGANESE	942

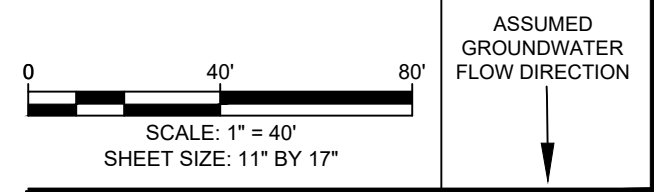
SAMPLE NAME	TRC-GW-03	TRC-GW-DUP11062019
MATRIX	GROUNDWATER	GROUNDWATER
VOC (µg/L)	11/6/2019	11/6/2019
CHLOROFORM	21	20
FILTERED METALS (µg/L)	11/6/2019	11/6/2019
MANGANESE	2,010	2,420
LEAD	<CLASS GA VALUE	28.4

- NOTE:**
- LOCATIONS AND DIMENSIONS OF PHYSICAL FEATURES AND BOUNDARIES ARE APPROXIMATE.
  - ONLY PARAMETERS EXCEEDING CLASS GA VALUES ARE SHOWN.
  - µg/L - MICROGRAMS PER LITER.
  - <sup>(1)</sup> THERE IS NO CLASS GA VALUE FOR TOTAL XYLENES. THE STANDARD FOR O-XYLENE, M-XYLENE, AND P-XYLENE IS 5 µg/L.
  - J - ESTIMATED VALUE.
  - UST - UNDERGROUND STORAGE TANK.

**LEGEND (SYMBOLS NOT TO SCALE):**

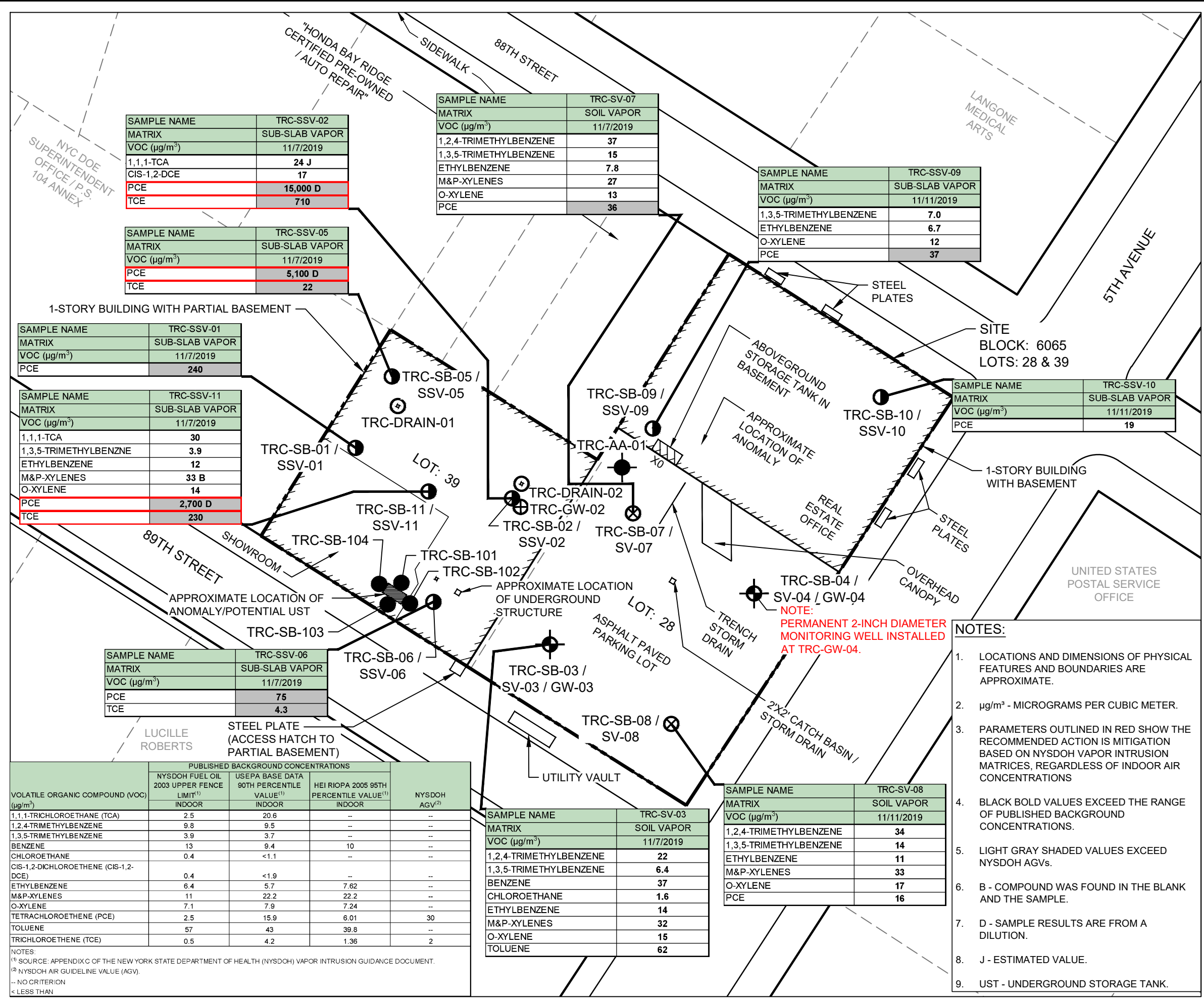
- SITE BOUNDARY
- LOT BOUNDARY
- BUILDING FOOTPRINT
- VENT LINE / FILL PORT
- FLOOR DRAIN
- SOIL, SOIL VAPOR, AND GROUNDWATER SAMPLE LOCATION AND IDENTIFICATION NUMBER (NOVEMBER 2019)
- SOIL AND SOIL VAPOR SAMPLE LOCATION AND IDENTIFICATION NUMBER (NOVEMBER 2019)
- SOIL AND SUB-SLAB SOIL VAPOR SAMPLE LOCATION AND IDENTIFICATION NUMBER (NOVEMBER 2019)
- AMBIENT AIR SAMPLE LOCATION AND IDENTIFICATION NUMBER (NOVEMBER 2019)
- FLOOR DRAIN SAMPLE LOCATION AND IDENTIFICATION NUMBER (NOVEMBER 2019)
- FLOOR DRAIN SAMPLE LOCATION AND IDENTIFICATION NUMBER (JANUARY 2020)
- GROUNDWATER SAMPLE LOCATION AND IDENTIFICATION NUMBER (JANUARY 2020)
- SOIL SAMPLE LOCATION AND IDENTIFICATION NUMBER (JANUARY 2020)

SOURCE:  
BLOCK AND LOT BOUNDARIES DEPICTED FROM  
WWW.PROPERTYSHARK.COM



PROJECT: NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY 8802 5TH AVENUE AND 429 89TH STREET BLOCK: 6065, LOTS: 28 & 39 BROOKLYN, NEW YORK 11209	
TITLE: <b>SUMMARY OF PARAMETERS IN GROUNDWATER EXCEEDING CLASS GA VALUES</b>	
DRAWN BY: H. DELGADO	PROJ NO.: 435632
CHECKED BY: L. O'HARA	<b>FIGURE III-2</b>
APPROVED BY: J. MIRANDA	
DATE: MAY 2021	
1430 Broadway, 10th Floor New York, NY 10018 Phone: 212.221.7822 www.TRCCompanies.com	
FILE NO.: Figure III-2 - Sum. of Para. in GW Ex. Class GA Values (K20F).dwg	

11/17 - ATTACHED REFS: Brooklyn - ATTACHED IMAGES: 8802-8824 5th Avenue map; DRAWING NAME: I:\Projects\NYSCA Contract\00015349\435632 - K20F-8802 5th Ave Brooklyn\BCP Application\1 BCP App Form\Figures\TRC Working Drawings\Figure III-3 - Sum. of VOCs in SV & SSV ex. Bckgnd.Cnc.(K20F).dwg - PLOT DATE: May 27, 2021 - 11:12AM - LAYOUT: 11X17L



**LEGEND (SYMBOLS NOT TO SCALE):**

- SITE BOUNDARY
- - - LOT BOUNDARY
- ▨ BUILDING FOOTPRINT
- X0 VENT LINE / FILL PORT
- ⊕ FLOOR DRAIN
- ⊙ SOIL, SOIL VAPOR, AND GROUNDWATER SAMPLE LOCATION AND IDENTIFICATION NUMBER (NOVEMBER 2019)
- ⊗ SOIL AND SOIL VAPOR SAMPLE LOCATION AND IDENTIFICATION NUMBER (NOVEMBER 2019)
- ⊙ SOIL AND SUB-SLAB SOIL VAPOR SAMPLE LOCATION AND IDENTIFICATION NUMBER (NOVEMBER 2019)
- ⊙ AMBIENT AIR SAMPLE LOCATION AND IDENTIFICATION NUMBER (NOVEMBER 2019)
- ⊙ FLOOR DRAIN SAMPLE LOCATION AND IDENTIFICATION NUMBER (NOVEMBER 2019)
- ⊙ FLOOR DRAIN SAMPLE LOCATION AND IDENTIFICATION NUMBER (JANUARY 2020)
- ⊕ GROUNDWATER SAMPLE LOCATION AND IDENTIFICATION NUMBER (JANUARY 2020)
- SOIL SAMPLE LOCATION AND IDENTIFICATION NUMBER (JANUARY 2020)

**NOTES:**

- LOCATIONS AND DIMENSIONS OF PHYSICAL FEATURES AND BOUNDARIES ARE APPROXIMATE.
- μg/m<sup>3</sup> - MICROGRAMS PER CUBIC METER.
- PARAMETERS OUTLINED IN RED SHOW THE RECOMMENDED ACTION IS MITIGATION BASED ON NYSDOH VAPOR INTRUSION MATRICES, REGARDLESS OF INDOOR AIR CONCENTRATIONS
- BLACK BOLD VALUES EXCEED THE RANGE OF PUBLISHED BACKGROUND CONCENTRATIONS.
- LIGHT GRAY SHADED VALUES EXCEED NYSDOH AGVs.
- B - COMPOUND WAS FOUND IN THE BLANK AND THE SAMPLE.
- D - SAMPLE RESULTS ARE FROM A DILUTION.
- J - ESTIMATED VALUE.
- UST - UNDERGROUND STORAGE TANK.

**SCALE:** 1" = 40'  
SHEET SIZE: 11" BY 17"

**ASSUMED GROUNDWATER FLOW DIRECTION**

**PROJECT:** NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY  
8802 5TH AVENUE AND 429 89TH STREET  
BLOCK: 6065, LOTS: 28 & 39  
BROOKLYN, NEW YORK 11209

**TITLE:** SUMMARY OF VOCs IN SOIL VAPOR AND SUB-SLAB VAPOR EXCEEDING PUBLISHED BACKGROUND CONCENTRATIONS AND/OR AIR GUIDELINE VALUES

**DRAWN BY:** H. DELGADO **PROJ NO.:** 435632

**CHECKED BY:** L. O'HARA

**APPROVED BY:** J. MIRANDA

**DATE:** MAY 2021

**FIGURE III-3**

**TRC** 1430 Broadway, 10th Floor  
New York, NY 10018  
Phone: 212.221.7822  
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**FILE NO.:** Figure III-3 - Sum. of VOCs in SV & SSV ex. Bckgnd.Cnc.(K20F).dwg

New York City School Construction Authority  
8802 5th Avenue and 429 89th Street, Brooklyn, New York  
Summary of Exceedance of Environmental Standards/Guidance Values  
Brownfield Cleanup Program Data Summary Table

Sample Matrix	Parameter	Concentration (Note 1)	Units	Standard or Guidance Value (Notes 2 - 4)	Number of Samples Which Exceed Standard or Guidance Value	Depth (Note 5)	Data Source	
Soil / Sediment (in Floor Drain)	BENZO(A)ANTHRACENE	1.9	mg/kg	1	1	1-4	Phase II ESI Report	
	BENZO(A)PYRENE	1.6	mg/kg	1	1	1-4	Phase II ESI Report	
	BENZO(B)FLUORANTHENE	1.1 - 2.1	mg/kg	1	3	1-4	Phase II ESI Report	
	INDENO(1,2,3-CD)PYRENE	0.62 - 1.0	mg/kg	0.5	2	1-4	Phase II ESI Report	
	BARIIUM	463 - 1,010	mg/kg	400	2	Floor Drain	Phase II ESI Report	
	COPPER	295 - 724	mg/kg	270	2	Floor Drain	Phase II ESI Report	
	CHROMIUM	248	mg/kg	180	1	Floor Drain	Phase II ESI Report	
	LEAD	456	mg/kg	400	1	1-4	Phase II ESI Report	
Groundwater	ACETONE	76	µg/L	50	1	NA	Phase II ESI Report	
	BENZENE	31	µg/L	1	1	NA	Phase II ESI Report	
	CHLOROFORM	20 - 21	µg/L	7	3	NA	Phase II ESI Report	
	ETHYLBENZENE	6.3	µg/L	5	1	NA	Phase II ESI Report	
	M/P-XYLENES	13	µg/L	5	1	NA	Phase II ESI Report	
	O-XYLENE	6.4	µg/L	5	1	NA	Phase II ESI Report	
	TOLUENE	38	µg/L	5	1	NA	Phase II ESI Report	
	XYLENES (TOTAL)	19.4	µg/L	5 <sup>(4)</sup>	1	NA	Phase II ESI Report	
	PHENOL	1.3	µg/L	1	1	NA	Phase II ESI Report	
	ANTIMONY (FILTERED)	9.1	µg/L	3	1	NA	Phase II ESI Report	
	LEAD (FILTERED)	28.4	µg/L	25	1	NA	Phase II ESI Report	
		MANGANESE (FILTERED)	942 - 2,940	µg/L	300	4	NA	Phase II ESI Report
	Soil Vapor / Sub-Slab Vapor	1,1,1-TRICHLOROETHANE (TCA)	24 - 30	µg/m <sup>3</sup>	20.6	2	NA	Phase II ESI Report
1,2,4-TRIMETHYLBENZENE		22 - 37	µg/m <sup>3</sup>	9.8	3	NA	Phase II ESI Report	
1,3,5-TRIMETHYLBENZENE		3.9 - 15	µg/m <sup>3</sup>	3.9	5	NA	Phase II ESI Report	
BENZENE		37	µg/m <sup>3</sup>	13	1	NA	Phase II ESI Report	
CHLOROETHANE		1.6	µg/m <sup>3</sup>	<1.1	1	NA	Phase II ESI Report	
CIS-1,2-DICHLOROETHENE (CIS-1,2-DCE)		17	µg/m <sup>3</sup>	<1.9	1	NA	Phase II ESI Report	
ETHYLBENZENE		7.8 - 14	µg/m <sup>3</sup>	7.62	4	NA	Phase II ESI Report	
M&P-XYLENES		27 - 33	µg/m <sup>3</sup>	22.2	4	NA	Phase II ESI Report	
O-XYLENE		12 - 17	µg/m <sup>3</sup>	7.9	5	NA	Phase II ESI Report	
TETRACHLOROETHENE (PCE)		16 - 15,000	µg/m <sup>3</sup>	15.9 (30)	9	NA	Phase II ESI Report	
TOLUENE		62	µg/m <sup>3</sup>	57	1	NA	Phase II ESI Report	
		TRICHLOROETHENE (TCE)	4.3 - 710	µg/m <sup>3</sup>	4.2 (2)	4	NA	Phase II ESI Report

Notes:

mg/kg - milligrams per kilogram

NA - Not Applicable

µg/L - micrograms per liter

µg/m<sup>3</sup> - micrograms per cubic meter

1. If applicable, range of concentrations exceeding standard or guidance value are shown.
2. Concentration for soil vapor samples represents exceedance of maximum range of published background levels. Highest published background level listed. Refer to Appendix C in the New York State Department of Health (NYSDOH) Guidance for Evaluating Soil Vapor Intrusion in the State of New York (October 2006). NYSDOH Air Guideline Value shown in parenthesis for TCE and PCE.
3. Only parameters which exceed the Restricted Residential Use SCOs are shown.
4. There is no Class GA Value for total xylenes in groundwater. The Standard for o-xylene, m-xylene, and p-xylene is 5 µg/L.
5. Depth listed corresponds to the sample with the highest concentration. Where floor drain is listed indicates the highest concentration was detected in sediment collected from the on-Site floor drain.

**Attachment to  
Section IV  
Property Information**

## **Section IV, Property Information**

### **Items 1 and 2, Tax Parcel Information**

The Kings County Tax Map, USGS 7.5 minute quadrangle map (2013), and the property base map are presented on Figures IV-1, IV-2, and IV-3, respectively. The boundaries of the Site correspond to the Tax Map boundaries.

### **Item 10, Property Description and Environmental Assessment**

#### Location

The Site is located in Bay Ridge, a mixed-use urban area of Brooklyn, New York, which includes residential, commercial, and institutional areas. The legal description of the Site is Block 6065, Lots 28 and 39.

#### Site Features

The Site encompasses approximately 31,659 square feet (sf) and is improved with a one-story commercial building with a basement and an asphalt-paved parking lot on Lot 28 (8802 5th Avenue), and a commercial building with a partial basement on Lot 39 (429 89th Street). Lot 28 is approximately 21,659 sf and contains a one-story commercial building with a gross floor area of approximately 13,835 sf that is currently subdivided into two units which are currently vacant. Lot 39 is approximately 10,000 sf and is improved with a one-story commercial building with a partial basement that is currently vacant and was most recently used by a construction company for storage of tiles and other assorted construction materials.

The Site is bordered to the north by 88th Street followed by a health care facility (“Langone Medical Arts”); to the east by 5th Avenue followed by institutional/commercial buildings (the United States Post Office and an automobile sales facility); to the south by 89th Street, followed by commercial buildings; and to the west by automobile showrooms with repair facilities, NYC Department of Education Superintendent Office, and a commercial building (7-Eleven) followed by 4th Avenue. Beyond the properties immediately adjacent to the Site, property uses are commercial, and institutional.

#### Current Zoning and Land Use

According to the New York City Department of City Planning (NYCDCP) Zoning Map 22b, the Site is zoned for commercial use (C8-2). The NYCSCA will coordinate any zoning changes as needed. Based on a review of the CEQR Environmental Designations as shown on NYCDCP Zoning Map 22b, Lots 28 and 39 are each listed with an “E”-Designation for Underground

Gasoline Storage Tanks Testing Protocol and Air Quality. The NYCSCA intends to merge the Site lots prior to redevelopment.

### Past Use of the Site

Historically, Lot 28 was occupied by several low-rise structures prior to construction of the current one-story commercial building with a basement in 1956. The building was most recently used by a bank and as real estate offices. Lot 39 was improved with the current one-story building with a partial basement since 1923, which was occupied by a garage with gasoline tank and auto repair/service station.

### Site Geology and Hydrogeology

The subsurface geology of Kings County (Brooklyn) is characterized by Cretaceous strata between Precambrian bedrock consisting of gneiss and schist and Precambrian bedrock and Pleistocene glacial deposits. Present day surface features and topography in New York City are primarily attributable to the most recent glaciation event. The area is underlain by deposits of glacial outwash sediments, which are typically comprised of sand and gravel. Soil and bedrock stratigraphy throughout Brooklyn typically consists of a layer of historical fill that overlies glacial outwash sediments, unconsolidated deposits, and bedrock. The depth to bedrock in the area is estimated to be approximately 500 feet bgs.

Bedrock was not encountered during the Phase II ESI. Fill material consisting of brown sand, gravel, trace building materials (i.e., red brick, asphalt, concrete) was encountered in soil borings at the Site to maximum depths of approximately 13 feet bgs. The underlying material below the identified fill generally consists of red/brown poorly graded sand, well-graded gravel, silt, and clay.

Based on review of the *USGS Hydraulic Conditions Map for Long Island, NY 2013 (USGS Long Island Depth to Water Viewer and Geospatial Dataset of Water-Table and Potentiometric-Surface Altitudes in the Upper Glacial, Magothy, and Lloyd Aquifers of Long Island, New York in 2013)*, groundwater flow in the vicinity of the Site is assumed to be southerly. During the Phase II investigation, groundwater was encountered at depths ranging from approximately 66 to 75 feet bgs.

### Environmental Assessment

A Phase II ESI was performed between 2019 and 2020. Based on the results from prior investigations, the primary contaminants of concern include the following:

- Sediment from the Floor Drains (refer to Figure III-1): The volatile organic compound (VOC) cis-1,2-dichloroethene (cis-1,2-DCE) (breakdown product of PCE; Drain-02 only), several semivolatile organic compounds (SVOCs) and several metals were detected above Unrestricted Use SCOs (UUSCOs). Polycyclic aromatic hydrocarbons (PAHs) and metals (barium, copper, chromium) were detected above Restricted Residential Use SCOs (RRSCOs) in the two sediment samples from floor drains.
- Soil (refer to Figure III-1): Total xylenes were detected in one sample marginally above the UUSCO on Lot 39. SVOCs and metals were detected above the UUSCOs in shallow soil/fill on Lot 28 and mercury was detected above the UUSCO in one shallow soil sample in the northwest part of Lot 39.
- Groundwater (refer to Figure III-2): BTEX-compounds and the SVOC phenol were detected in one (1) groundwater sample on Lot 39 at concentrations above the Class GA Values.
- Soil Vapor (refer to Figure III-3): Trichloroethene (TCE) was detected in soil vapor at concentrations ranging between 0.16 and 710 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ) and tetrachloroethene (PCE) was detected at concentrations ranging between 5.3 to 15,000  $\mu\text{g}/\text{m}^3$ . As noted above, PCE and TCE were also detected in sediment in both floor drains and soil at 429 89th Street (Lot 39) at trace concentrations.



**Block 6065, Lot 28 and 39 - Digital Tax Map - New York City Dept. of Finance (3/17/2021)**



- Borough Boundary
- Tax Block Boundary
- 50** Tax Block Number
- Tax Lot Boundary
- 50** Tax Lot Number
- Condo FKA Tax Lot Number
- 50.5** Tax Lot Dimension
- +/-5.5** Approximate Tax Lot Dimension
- Condo Units Range Label
- Building Footprint
- C50** Condo Flag/Condo Number
- A50** Air Right Flag/Lot Number
- S50** Subterranean Right Flag/Lot Number
- R** REUC Flag
- Under Water Tax Lot Boundary
- Other Boundary
- Possession Hook
- Misc** Miscellaneous Text
- Small Tax Lot Dimension
- Surface Water



**NOTE:**

- THE BOUNDARIES OF THE PROPOSED BROWNFIELD CLEANUP PROGRAM SITE CORRESPOND TO THE TAX MAP BOUNDARY (BLOCK 6065, LOTS 28 AND 39).

8.5x11 - ATTACHED XREFS: -- ATTACHED IMAGES: Tax Map; DRAWING NAME: I:\Projects\NYCSCA Contract C000015348\435632 - K20F 8802 5th Ave Brooklyn\BCP Application\1 BCP App Form\Figures\TRC Working Drawings\Figure IV-1 - County Tax Map (K20F).dwg -- PLOT DATE: April 05, 2021 - 4:13PM -- LAYOUT: 8.5x11P

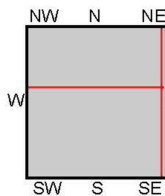
1430 Broadway, 10th Floor  
New York, NY 10018  
Phone: 212.221.7822  
www.TRCompanies.com

PROJECT:	<b>NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY 8802 5TH AVENUE AND 429 89TH STREET BLOCK: 6065, LOTS: 28 &amp; 39 BROOKLYN, NEW YORK 11209</b>
TITLE:	<b>COUNTY TAX MAP</b>

DRAWN BY:	H. DELGADO
CHECKED BY:	L. O'HARA
APPROVED BY:	J. MIRANDA
DATE:	APRIL 2021
PROJ. NO.:	435632
FILE:	Figure IV-1 - County Tax Map (K20F).dwg
<b>FIGURE IV-1</b>	



This report includes information from the following map sheet(s).



TP, The Narrows, 2013, 7.5-minute  
 N, Jersey City, 2014, 7.5-minute  
 NE, Brooklyn, 2013, 7.5-minute  
 SE, Coney Island, 2013, 7.5-minute



SITE NAME: 8802 5th Avenue  
 ADDRESS: 8802 5th Avenue  
 Brooklyn, NY 11209



1430 Broadway, 10th Floor  
 New York, NY 10018  
 Phone: 212.221.7822  
 www.TRCompanies.com

PROJECT:  
**NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY**  
**8802 5TH AVENUE AND 429 89TH STREET**  
**BLOCK: 6065, LOTS: 28 & 39**  
**BROOKLYN, NEW YORK 11209**

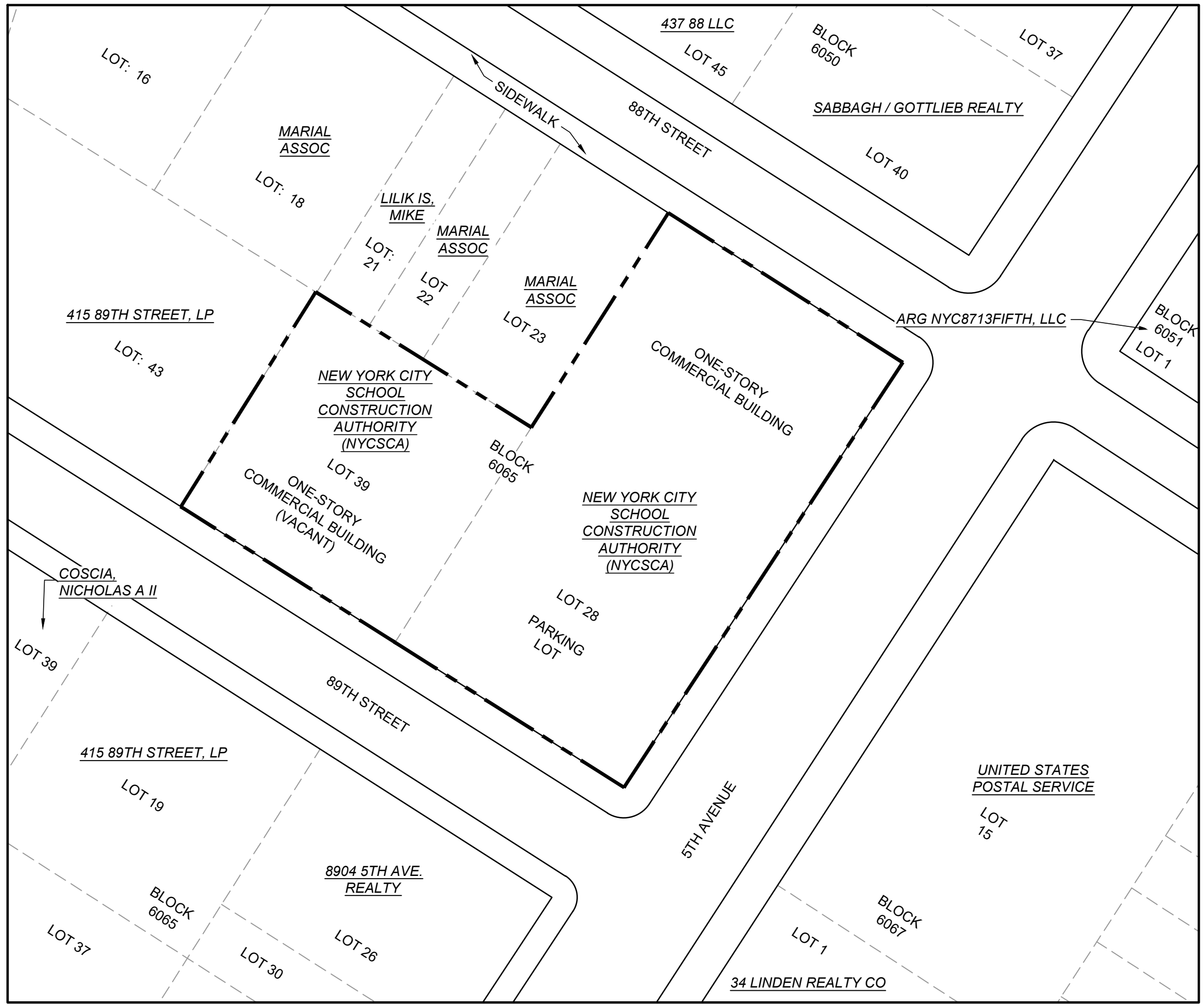
TITLE:

**SITE LOCATION MAP**



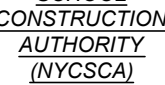
DRAWN BY:	H. DELGADO
CHECKED BY:	L. O'HARA
APPROVED BY:	J. MIRANDA
DATE:	APRIL 2021
PROJ. NO.:	435632
FILE:	Figure IV-2 - Site Location Map (K20F).dwg

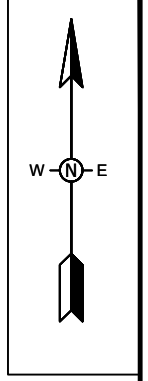
**FIGURE IV-2**

11x17 -- ATTACHED REFS: Brooklyn -- ATTACHED IMAGES: 19720319r Street map image; Arch Assessment Testing Location  
 DRAWING NAME: \\nyc-ftp\Projects\NYSCSA Contract C000015348\435632 - K20F-8802 5th Ave Brooklyn\BCP Application1 BCP App Form\Figures\TRC Working Drawings\Figure IV-3 - Property Base Map (K20F).dwg -- PLOT DATE: October 21, 2021 - 6:18PM -- LAYOUT: 11X17L



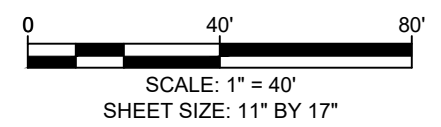
**LEGEND (SYMBOLS NOT TO SCALE):**


-  PROPOSED BROWNFIELD PROPERTY BOUNDARY
-  PROPERTY OWNER
-  NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY (NYCSCA)



**NOTE:**

1. PROPERTY OWNERSHIP BASED ON NEW YORK CITY DEPARTMENT OF FINANCE, OFFICE OF THE CITY REGISTER ONLINE RECORDS. (<http://gis.nyc.gov/taxmap/map.htm>)



PROJECT: NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY 8802 5TH AVENUE AND 429 89TH STREET BLOCK: 6065, LOTS: 28 & 39 BROOKLYN, NEW YORK 11209	
TITLE: <b>PROPERTY BASE MAP</b>	
DRAWN BY: H. DELGADO	PROJ NO.: 435632
CHECKED BY: L. O'HARA	<b>FIGURE IV-3</b>
APPROVED BY: J. MIRANDA	
DATE: MAY 2021	
	
FILE NO.:	Figure IV-3 - Property Base Map (K20F).dwg

1430 Broadway, 10th Floor  
 New York, NY 10018  
 Phone: 212.221.7822  
 www.TRCompanies.com

**Attachment to  
Section VI  
Property Owner/Operator Information**

**Section VI Property Owner/Operator Information**

**Block 6065, Lot 28:** The current owner of Block 6065, Lot 28 is the NYCSCA. The NYCSCA acquired this Lot on August 6, 2021. Previous property owners are summarized in the following table:

<b>Previous Property Owner/Operator</b>	<b>Address</b>	<b>Phone Number</b>	<b>Relationship</b>
8802 LLC (2017 to 2021) <b>(Owner/Operator)</b>	9322 Third Avenue, Brooklyn, NY 11209	718-745-8100	NYCSCA’s relationship with 8802 LLC was limited to access to perform environmental due diligence and the property transaction.
Santander Savings Bank (1997 to 2017) <b>(Owner/Operator)</b>	824 North Market Street, Wilmington, DE	Unknown	None
Independence Savings Bank (1978 to 1997) <b>(Owner/Operator)</b>	195 Montague Street Brooklyn, NY	Unknown	None
8802 5th Avenue Realty Company (1978) <b>(Owner/Operator)</b>	8802 5th Avenue Brooklyn, NY	Unknown	None
Mary Ann Batanjany  Jacqueline Yanez  Rose Marie Gumper and Agnes Maiorana  Martin Maiorana <b>(1978) (Owner/Operators)</b>	10 Scott Lane Englishtown, NJ  42 Mager Road Cedar Knolls, NJ  8602 Narrows Avenue Brooklyn, NY  101 Upton Street Staten Island, NY	Unknown	None
AGSAM Realty Co. LTD (1968) <b>(Owner/Operator)</b>	8602 Narrows Avenue Brooklyn, NY	Unknown	None
Santo Maiorana and Agnes Maiorana (1975) <b>(Owner/Operator)</b>	8602 Narrows Avenue Brooklyn, NY	Unknown	None

Historical operators listed in historical telephone directories and the year of the listing are provided below; however, there is no other contact information for these operators. The NYCSCA has no relationship with these entities.

<b>Year</b>	<b>Business/Operator Name</b>
2019	City RE RE Group (Real Estate), Tank Fitness (Personal Fitness Training)
2014	Sensory Freeway, Santander Bank, and Independence Community Bank
2010	Sovereign Bank
2005	Cool School, Household Finance Corporation, and Independence Commerce Bank
2000	Household Finance Corporation and Independence Commerce Bank
1997	Conet Company, Household Finance Realty Corporation of New York, and Bay Ridge Federal Savings Bank Branches
1992	AT&T Company Local Offices, Household Finance Realty Corporation of New York Bay Ridge and Bay Ridge Federal Savings & Loan Associates
1985	AT&T Phone Center and Household Finance Realty Corporation Bay Ridge

**Block 6065, Lot 39:** The current owner of Block 6065, Lot 39 is the NYCSCA. The NYCSCA acquired this Lot on August 6, 2021. Previous property owners are summarized in the following table:

<b>Previous Property Owner/Operator</b>	<b>Address</b>	<b>Phone Number</b>	<b>Relationship</b>
429 89 LLC (2014 to 2021)	9322 Third Avenue, Brooklyn, NY 11209	718-745- 8100	NYCSCA's relationship with 429 89 LLC was limited to access to perform environmental due diligence and the property transaction.
MCBC Realty, LLC (2003 to 2014) <b>(Owner/Operator)</b>	181 Claremont Road Bernardsville, NJ 07924	Unknown	None
Jeanette Babette Catala and  Marlene Florence Gilliam (1983 to 2003) <b>(Owner/Operator)</b>	337 Kimberly Place West Islip, NY  37 Brown Road Howell Township, NJ	Unknown	None
George Cording (1975 to 1983) <b>(Owner/Operator)</b>	8615 Colonial Road Brooklyn, NY	Unknown	None

Historical operators listed in historical telephone directories and the year of the listing are provided below; however, there is no other contact information for these operators. Guiffre vacated the Lot

at the end of 2014. In 2019, the Lot was leased to a construction company for storage of tiles and other assorted construction materials. The NYCSCA has no relationship with these entities..

<b>Year</b>	<b>Business/Operator Name</b>
2005	Giuffre Auto Group
1992	Dolan Transportation Car Services Inc
1985	Precision Leasing Company and Dolan S Car Service
1976	Balmer Cadilla Corp Body Shop
1949	Paint Shop Annex and NYC Dept of Sanitation
1934, 1940 and 1945	Eighty-Ninth Street Garage
1928	Kipp H C Garage

**Attachment to**  
**Section VII**  
**Requestor Eligibility Information**



## **Section VII Requestor Eligibility Information**

The NYCSCA, a New York State Public Benefit Corporation, recently purchased the Site for construction of a public school facility and is seeking acceptance into the Brownfield Cleanup Program (BCP) as a Volunteer.

During the pre-purchase due diligence period, environmental data generated by the NYCSCA was transmitted to the property owner. Additionally, the Phase II ESI results were shared with the NYC Office of Environmental Remediation in February 2020; who in turn shared the results with the NYSDEC Central Office.

The NYCSCA purchased the Site in August 2021. Both Site buildings are not occupied and will not be occupied prior to demolition as part of redevelopment of the Site. There is no exposed soil on the Site as the entire Site is covered with existing buildings or the asphalt paved lot. Groundwater is present at approximately 66 to 75 feet bgs and is not used as a potable water source. The chlorinated volatile organic compound and metals-impacted sediment in the floor drains in the building on Lot 39 were properly disposed of off-Site with investigation-derived waste generated from the Phase II ESI. Once the presence and capacity of the suspect aboveground storage tank and potential underground storage tank are confirmed, registration will be completed in accordance with local and state regulations. Any other underground storage tanks identified during redevelopment will be registered, properly closed, and removed in accordance with applicable local, state, and federal regulations.

The Site is adjacent to Public School 104 Annex/District 20 Superintendent's Office (K989) located at 415 89th Street and the Phase II ESI results were reported to the school in accordance with Local Law 12. An inspection of the K989 building was completed in December 2019, which confirmed the basement of the building is occupied by a 34-space ventilated parking garage, which encompasses the entire footprint of the building.

The NYCSCA has exercised appropriate care with respect to the environmental conditions found at the property by taking reasonable steps to prevent or limit human or environmental exposure to any previously released hazardous waste/petroleum and requests Volunteer status.

**Attachment to**  
**Section IX**  
**Contact List Information**

## **Section IX Contact List Information**

The Brownfield Cleanup Program Site Contact List prepared in accordance with DER-23/Citizen Participation Handbook for Remedial Programs is enclosed. In addition, enclosed is a copy of an acknowledgement from the nearest local library and Community Board, indicating that they agree to act as the document repository for the Site.

**Former Giuffre Auto Group Site,  
8802 5th Avenue & 429 89th Street, Brooklyn, NY 11209 (Block 6065, Lot 28 & Lot 39)  
BCP Application - Section IX Contact List Information**

**1. The Chief Executive Officer and Zoning Board Chairperson of Each County, City, Town, and Village in which the Site is Located:**

The Honorable Bill de Blasio  
Mayor, City of New York  
City Hall  
New York, NY 10007

Marisa Lago  
City Planning Commission  
New York City Department of City Planning  
120 Broadway  
New York, NY 10271

**2. Residents, Owners, and Occupants of the Site and Properties Adjoining and Adjacent to the Site**

<b>Site Property Address</b>	<b>Block-Lot</b>	<b>Owner</b>
8802 5 <sup>th</sup> Avenue Brooklyn, NY 11209	Block 6065, Lot 28	New York City School Construction Authority IDCNY Center 1 30-30 Thomason Avenue Long Island City, NY 11101
429 89 <sup>th</sup> Street Brooklyn, NY 11209	Block 6065, Lot 39	New York City School Construction Authority IDCNY Center 1 30-30 Thomason Avenue Long Island City, NY 11101
<b>Adjoining Property Address</b>	<b>Block-Lot</b>	<b>Owner/Occupant</b>
415 89 <sup>th</sup> Street Brooklyn, NY 11209	Block 6065, Lot 43	<u>Owner:</u> 415 89 <sup>th</sup> Street, LP 7203 8 <sup>th</sup> Avenue Brooklyn, NY 11228  <u>Occupant:</u> Public School 104 Annex/ District 20 Superintendents Office (K989)
428 88 <sup>th</sup> Street 440 88 <sup>th</sup> Street Brooklyn, NY 11209	Block 6065, Lots 18, 22 & 23	Marial Associates, LLC 5630 Wisconsin Ave #704 Chevy Chase, MD 20815
438 88 <sup>th</sup> Street Brooklyn, NY 11209	Block 6065, Lot 21	Lilik Is, Mike 235 89 <sup>th</sup> Street Brooklyn, NY 11209
8904 5 <sup>th</sup> Avenue Brooklyn, NY 11209	Block 6066, Lot 26	8904 5 <sup>th</sup> Ave, LLC 511 Canal Street, Fl 6 New York, NY 10013

**Former Giuffre Auto Group Site,  
8802 5th Avenue & 429 89th Street, Brooklyn, NY 11209 (Block 6065, Lot 28 & Lot 39)  
BCP Application - Section IX Contact List Information**

430 89 <sup>th</sup> Street Brooklyn, NY 11209	Block 6066, Lot 19	89 <sup>th</sup> Street NY, LLC 4 E 80 <sup>th</sup> Street New York, NY 10075
8821 5 <sup>th</sup> Avenue Brooklyn, NY 11209	Block 6067, Lot 15	USPS 475 L'enfant Plaza SW Washington, DC 20260
8714 5 <sup>th</sup> Avenue Brooklyn, NY 11209	Block 6050, Lot 40	Sabbagh Gottlieb Realty 8701 Colonial Road Brooklyn, NY 11209
<b>Adjacent Property Address</b>	<b>Block-Lot</b>	<b>Owner/Occupant</b>
426 89 <sup>th</sup> Street Brooklyn, NY 11209	Block 6066, Lot 18	Nicholas Coscia 224 82 <sup>nd</sup> Street Brooklyn, NY 11209
437 88 <sup>th</sup> Street Brooklyn, NY 11209	Block 6050, Lot 45	437 88, LLC 9322 3 <sup>rd</sup> Ave #502 Brooklyn, NY 11209
8825 5 <sup>th</sup> Avenue Brooklyn, NY 11209	Block 6067, Lot 7	34 Linden Realty Company 12 Buckram Rd Locust Valley, NY 11560
8715 5 <sup>th</sup> Avenue Brooklyn, NY 11209	Block 6051, Lot 1	ARG NYC8713FIFTH, LLC 7621 Little Avenue, Suite 200 Charlotte, NC 28226

**3. Local News Media from Which the Community Typically Obtains Information**

The Brooklyn Reporter  
16 Court Street, 30<sup>th</sup> Floor  
Brooklyn, NY 11241

New York Post  
1211 Avenue of the Americas  
New York, NY 10036-8790

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

Newsday  
235 Pinelawn Road  
Melville, NY 11747

ABC7 NY  
7 Lincoln Square  
New York, NY 10023

**Former Giuffre Auto Group Site,  
8802 5th Avenue & 429 89th Street, Brooklyn, NY 11209 (Block 6065, Lot 28 & Lot 39)  
BCP Application - Section IX Contact List Information**

**4. The Public Water Supplier which services the area in which the Site is located**

New York City Department of Environmental Protection  
59-17 Junction Boulevard  
Corona, NY 11368

**5. Any person who has requested to be placed on the site contact list**

None

**6. The administrator of any school or day care facility located on or near the site**

Marisa Bolognino  
Principal  
P.S. 264  
371 89<sup>th</sup> Street  
Brooklyn, NY 11209

Suzanne Gordon  
Principal  
P.S./I.S. 104  
9115 5<sup>th</sup> Avenue  
Brooklyn, NY 11209

Rena Goudelias  
P.S. 185  
8601 Ridge Boulevard  
Brooklyn, NY 11209

Agatha Alicandro  
P.S. 127  
7805 7<sup>th</sup> Avenue  
Brooklyn, NY 11228

Agnes  
Little Bees Family Day Care, LLC  
356 88<sup>th</sup> Street, Floor 1  
Brooklyn, NY 11209

Sarah Mei  
Lighthouse Group Family Daycare  
311 90<sup>th</sup> Street  
Brooklyn, NY 11209

Rebeca Crespo  
Family Daycare  
8523 Fort Hamilton Parkway  
Brooklyn, NY 11209

**Former Giuffre Auto Group Site,  
8802 5th Avenue & 429 89th Street, Brooklyn, NY 11209 (Block 6065, Lot 28 & Lot 39)  
BCP Application - Section IX Contact List Information**

**7. The location of document repositories for the project (e.g., local library, community board)**

Brooklyn Public Library  
Fort Hamilton Branch  
9424 Fourth Avenue  
Brooklyn, NY 11209

Hours:

Monday	10 am – 4 pm	Thursday	1 pm – 7 pm	Sunday	CLOSED
Tuesday	1 pm – 7 pm	Friday	10 am – 4 pm		
Wednesday	10 am – 4 pm	Saturday	10 am – 4 pm		

**8. Community Board**

Lori Willis  
Chair  
Community Board 10  
8119 5<sup>th</sup> Avenue  
Brooklyn, NY 11209  
(718) -745-6827  
Call for Appointment

## Ebert, Emily

---

**From:** BK10 (CB) <BK10@cb.nyc.gov>  
**Sent:** Wednesday, April 28, 2021 10:57 AM  
**To:** Ebert, Emily  
**Subject:** [EXTERNAL] Re: Request for Use of CB 10 as a Document Repository

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is an **EXTERNAL** email. Do not click links or open attachments unless you validate the sender and know the content is safe.

Emily,

This will confirm that Community Board 10 Brooklyn agrees to be a document repository for reports generated by TRC Engineers for a property located at 8802 5th Avenue.

The District Office is open from 8:30 am to 4:30pm Monday through Friday. Currently, we are not accepting walk-ins. Documents can be viewed by appointment only.

Thank you.

Best,

Josephine Beckmann

Josephine Beckmann  
District Manager  
Community Board 10  
8119 5 Avenue  
Brooklyn, NY 11209  
bk10@cb.nyc.gov

---

**From:** Ebert, Emily <EEbert@trccompanies.com>  
**Sent:** Wednesday, April 28, 2021 10:40 AM  
**To:** BK10 (CB) <BK10@cb.nyc.gov>  
**Subject:** Request for Use of CB 10 as a Document Repository

Good Morning Dorothy,

It was nice speaking with you. As discussed, TRC Engineers, Inc. (TRC) is preparing a Brownfield Cleanup Program application for a property located at 8802 5<sup>th</sup> Avenue and 429 89<sup>th</sup> Street, Brooklyn, NY. In accordance with the



Brownfield Cleanup Program application requirements, we must utilize the local Community Board 10 as a document repository for reports generated during the work to be available to the public.

We request a written acknowledgement from you indicating that we can use your Community Board 10, Brooklyn located at 8119 5th Avenue, Brooklyn, NY for this purpose. We estimate that we will generate up to three 3"-thick bound reports/documents. Would you please also confirm the hours your facility will be open/when documents would be available to the public (e.g. appointment only)?

Please do not hesitate to contact me with any questions or if you require additional information.

Thank you!

**Emily Ebert**  
Project Manager



1430 Broadway, 10<sup>th</sup> Floor, New York, NY 10018  
T: 347-618-6526 | F: 212-221-7840 | C: 908-451-0203

[LinkedIn](#) | [Twitter](#) | [Blog](#) | [TRCcompanies.com](http://TRCcompanies.com)

## Ebert, Emily

---

**From:** Ferrara, Lisa <lferrara@bklynlibrary.org>  
**Sent:** Thursday, April 29, 2021 11:32 AM  
**To:** Ebert, Emily  
**Subject:** [EXTERNAL] Re: Request for Use of Fort Hamilton Library a Document Repository

This is an **EXTERNAL** email. Do not click links or open attachments unless you validate the sender and know the content is safe.

Good morning Emily:

The Fort Hamilton Library located at 9424 Fourth Avenue, Brooklyn, NY would be happy to allow TRC Engineers, Inc. (TRC) to utilize our location as a document repository for reports generated during the work of the Brownfield Cleanup Program to be available to the public. These reports will be stored on CD Rom and kept at our information desk to be made available upon request. Computer usage is by appointment. Currently, Fort Hamilton's hours of service are:

<b>Monday</b>	10 am - 4 pm
<b>Tuesday</b>	1 pm - 7 pm
<b>Wednesday</b>	10 am - 4 pm
<b>Thursday</b>	1 pm - 7 pm
<b>Friday</b>	10 am - 4 pm
<b>Saturday</b>	10 am - 4 pm
<b>Sunday</b>	CLOSED

Please be advised that our hours are subject to change, for the most up to date information please visit the Brooklyn Public Library website at [Brooklyn Public Library \(bklynlibrary.org\)](http://Brooklyn Public Library (bklynlibrary.org)) and view our branch page under locations.



### Brooklyn Public Library

Brooklyn Public Library (BPL) is an independent library system for the 2.6 million residents of Brooklyn.

[www.bklynlibrary.org](http://www.bklynlibrary.org)

Your company's work with renewable energy, technology solutions and environmental assessment seems very interesting, we hope to learn more about it during our collaboration. I just have a few questions, How long will the Cleanup project take? How will we receive the CD's to disseminate to the public?

Our location will be opening to the public for browsing with limited capacity starting May 10th, feel free to visit our library and view the space!

Please reach out if you have any questions.

Thank you,

**Lisa M. Ferrara | Library Information Supervisor, Fort Hamilton Library  
Brooklyn Public Library, 9424 4th Ave. Brooklyn, NY 11209  
Tel: 718.748.6919 ext.40117  
[bklynlibrary.org](http://bklynlibrary.org)**

---

**From:** Ebert, Emily <EEbert@trccompanies.com>  
**Sent:** Wednesday, April 28, 2021 11:05 AM  
**To:** Ferrara, Lisa <lferrara@bklynlibrary.org>  
**Subject:** Request for Use of Fort Hamilton Library a Document Repository

Good Morning,

It was nice speaking with you. As discussed, TRC Engineers, Inc. (TRC) is preparing a Brownfield Cleanup Program application for a property located at 8802 5<sup>th</sup> Avenue and 429 89<sup>th</sup> Street, Brooklyn, NY. In accordance with the Brownfield Cleanup Program application requirements, we must utilize the local library as a document repository for reports generated during the work to be available to the public.

We request a written acknowledgement from you indicating that we can use your Fort Hamilton Library located at 9424 Fourth Avenue, Brooklyn, NY for this purpose. We estimate that we will generate up to three 1"-thick bound reports/documents. Would you please also confirm the hours your facility will be open/when documents would be available to the public (e.g. appointment only)?

Please do not hesitate to contact me with any questions or if you require additional information.

Thank you!

**Emily Ebert**  
Project Manager



1430 Broadway, 10<sup>th</sup> Floor, New York, NY 10018  
T: 347-618-6526 | F: 212-221-7840 | C: 908-451-0203

[LinkedIn](#) | [Twitter](#) | [Blog](#) | [TRCcompanies.com](http://TRCcompanies.com)

**Attachment to  
Section X  
Land Use Factors**

## **Section X Land Use Factors**

### **Item 2 – Current Business Operations and Uses**

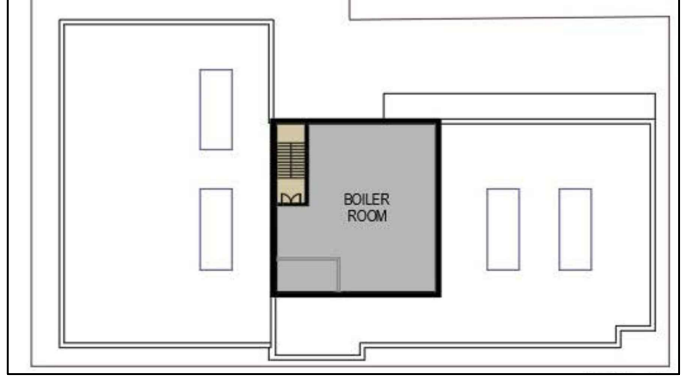
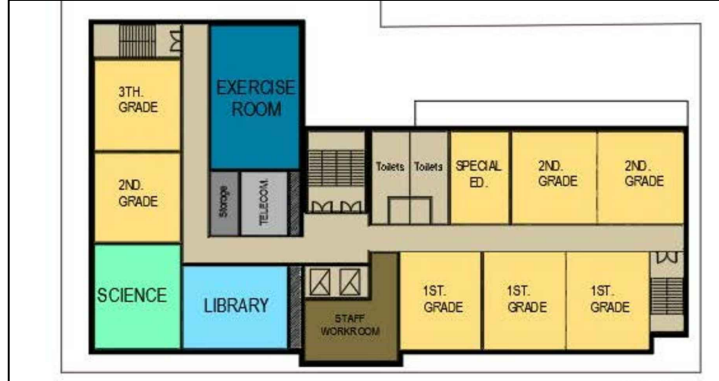
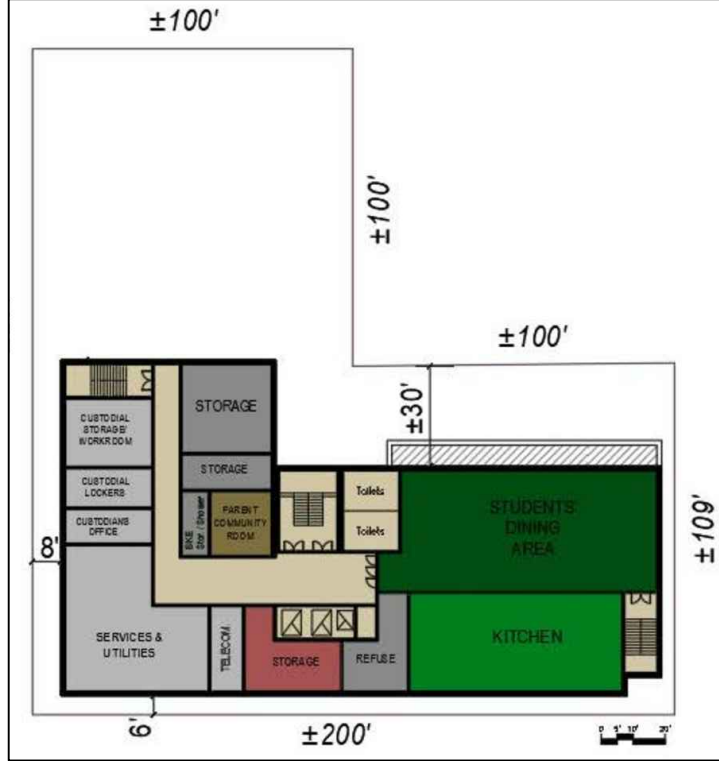
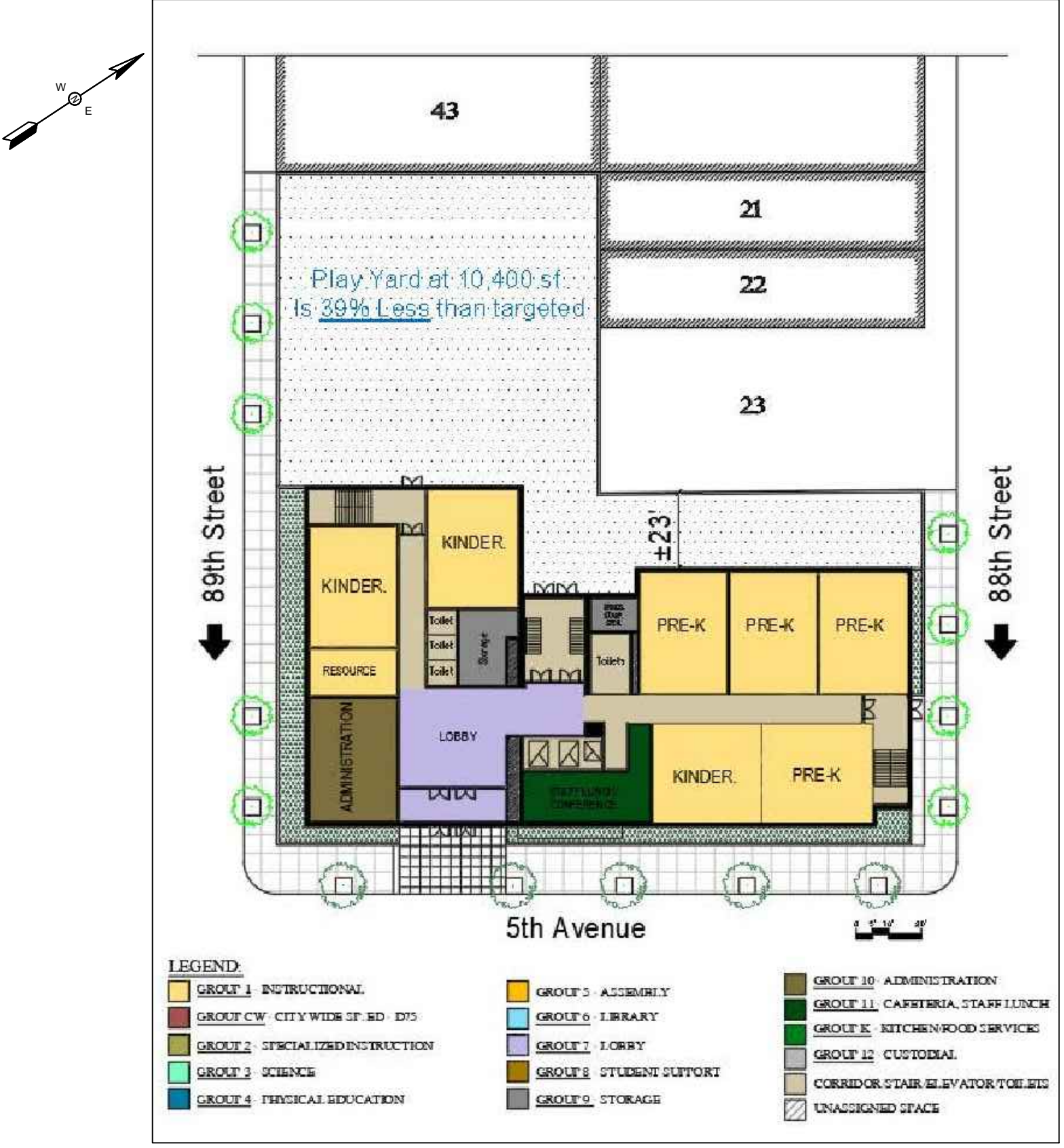
Lot 28 (8802 5th Avenue) and Lot 39 (29 89<sup>th</sup> Street) are vacant. Refer to Section IV, Item 10 of this Application for historical Site uses.

### **Item 3 – Anticipated Use Post Remediation**

The proposed use of the Site includes a Public School Facility. The preliminary proposed Site development includes demolition of the existing structures and construction of a five-story public school building with a cellar on the eastern portion of the Site and a play yard on the western portion of the Site.

The conceptual development plan is presented on Figure X-1.

1x17 - ATTACHED IMAGES: Tel. Fl., 8802 5th Ave. 4 - Memo2, 2nd Fl., Tel. Fl., 8802 5th Ave. 4 - Memo2, 3rd Fl., Tel. Fl., 8802 5th Ave. 4 - Memo2, 4th Fl., Tel. Fl., 8802 5th Ave. 4 - Memo2, 5th Fl., Tel. Fl., 8802 5th Ave. 4 - Memo2, Cellar, Tel. Fl., 8802 5th Ave. 4 - Memo2, Roof  
 DRAWING NAME: I:\Projects\NYCSCA Contract C00015348\435632 - K20F-8802 5th Ave Brooklyn\BCP Application\1 BCP App Form\Figures\TRC Working Drawings\Figure X-1 - Prop. Site Develop. (K20F).dwg -- PLOT DATE: April 06, 2021 - 7:51PM -- LAYOUT: 11X17L



SHEET SIZE: 11" BY 17"

PROJECT: <b>NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY</b> 8802 5TH AVENUE AND 429 89TH STREET BLOCK: 6065, LOTS: 28 & 39 BROOKLYN, NEW YORK 11209	
TITLE: <b>PROPOSED SITE DEVELOPMENT</b>	
DRAWN BY: H. DELGADO	PROJ NO.: 435632
CHECKED BY: L. O'HARA	<b>FIGURE X-1</b>
APPROVED BY: J. MIRANDA	
DATE: APRIL 2021	

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