



# Brownfield Cleanup Program (BCP) Application

---

Steiner Sequel  
5000 1st Avenue  
Brooklyn, New York 11232

June 4, 2021

Prepared for:

**Steiner Sequel, LLC**  
15 Washington Avenue  
Brooklyn, New York 11205

Prepared by:

**Roux Environmental Engineering  
and Geology, D.P.C.**  
209 Shafter Street  
Islandia, New York 11749



## BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "BCA" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

☐

Yes

☒

No

If yes, provide existing site number: \_\_\_\_\_

### PART A (note: application is separated into Parts A and B for DEC review purposes) *BCP App Rev 11*

#### Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY  
BCP SITE #:

NAME **Steiner Sequel LLC**

ADDRESS **15 Washington Avenue**

CITY/TOWN **Brooklyn**

ZIP CODE **11205**

PHONE **718-858-1600**

FAX

E-MAIL **sequel@steinerstudios.com**

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

☒

Yes

☐

No

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

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

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

#### Section II. Project Description **Appendix B**

1. What stage is the project starting at?

☒

Investigation

☐

Remediation

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

2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☐ No **Not Applicable**

3. Please attach a short description of the overall development project, including:

- the date that the remedial program is to start; and
- the date the Certificate of Completion is anticipated.

### Section III. Property's Environmental History **Appendix C**

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that the site requires remediation and contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property. To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit the information requested in this section in electronic format only***):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do not submit paper copies of supporting documents.**

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

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

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

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

**Figures 6, 7, and 8**

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

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

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?\*

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

☒ Yes ☐ No

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

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

Other: port terminal, rail yard, contractor yard, trucking company

**Section IV. Property Information - See Instructions for Further Guidance****Appendix D**PROPOSED SITE NAME **Steiner Sequel**ADDRESS/LOCATION **5000 1st Avenue**CITY/TOWN **Brooklyn**ZIP CODE **11232**MUNICIPALITY(IF MORE THAN ONE, LIST ALL): **New York City**COUNTY **Kings**SITE SIZE (ACRES) **13.743**

LATITUDE (degrees/minutes/seconds)

**40 ° 39 ' 8.36 "**

LONGITUDE (degrees/minutes/seconds)

**74 ° 1 ' 7.72 "**

**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

**5000 1st Avenue****725****P/O 1****9.411****5000 1st Avenue****725****P/O 100****4.332**

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? **Figure 9** ☒ 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) **None**

Type

Issuing Agency

Description

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

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

☒ Yes ☐ No

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

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

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

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

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

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

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

Initials of each Requestor:



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

<b>Section V. Additional Requestor Information</b> <b>See Instructions for Further Guidance</b>		DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Douglas C. Steiner			
ADDRESS 15 Washington Avenue			
CITY/TOWN Brooklyn		ZIP CODE 11205	
PHONE 718-858-1600	FAX	E-MAIL sequel@steinerstudios.com	
NAME OF REQUESTOR'S CONSULTANT Frank Cherena/Roux Environmental Engineering and Geology, D.P.C.			
ADDRESS 209 Shafter Street			
CITY/TOWN Islandia		ZIP CODE 11749	
PHONE 631-232-2600	FAX	E-MAIL fcherena@rouxinc.com	
NAME OF REQUESTOR'S ATTORNEY David Yudelson/Sive Paget & Riesel			
ADDRESS 560 Lexington Avenue, 15th Floor			
CITY/TOWN New York		ZIP CODE 10022	
PHONE 917-295-6449	FAX	E-MAIL dyudelson@sprlaw.com	
<b>Section VI. Current Property Owner/Operator Information – if not a Requestor</b>		<b>Appendix E</b>	
CURRENT OWNER'S NAME The City of New York - Karina Gilbert OWNERSHIP START DATE: 1971			
ADDRESS One Liberty Plaza			
CITY/TOWN New York		ZIP CODE 10006	
PHONE 888-692-0100	FAX	E-MAIL kgilbert@edc.nyc	
CURRENT OPERATOR'S NAME New York City Economic Development Corporation - Karina Gilbert			
ADDRESS One Liberty Plaza			
CITY/TOWN New York		ZIP CODE 11205	
PHONE 888-692-0100	FAX	E-MAIL kgilbert@edc.nyc	
<b>PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".</b>			
<b>IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.</b>			
<b>Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)</b>			
If answering "yes" to any of the following questions, please provide an explanation as an attachment.			
1. Are any enforcement actions pending against the requestor regarding this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

## Section VII. Requestor Eligibility Information (continued)

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

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

☐ PARTICIPANT

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

☒ VOLUNTEER **Appendix F**

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

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

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

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

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?  
If yes, please provide: Site # \_\_\_\_\_ Class # \_\_\_\_\_ ☐ Yes ☒ No
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility?  
If yes, please provide: Permit type: \_\_\_\_\_ EPA ID Number: \_\_\_\_\_  
Date permit issued: \_\_\_\_\_ Permit expiration date: \_\_\_\_\_ ☐ Yes ☒ No
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?  
If yes, please provide: Order # \_\_\_\_\_ ☐ Yes ☒ No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?  
If yes, please provide explanation as an attachment. ☐ Yes ☒ No

**Section IX. Contact List Information****Appendix G**

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

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

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

1. What is the current municipal zoning designation for the site? M3-1

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

☐ Residential ☐ Commercial ☒ Industrial

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

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

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

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

If residential, does it qualify as single family housing? **Not Applicable** ☐ 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

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



## XI. Statement of Certification and Signatures

(By requestor who is an individual)

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

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

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

(By a requestor other than an individual)

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

Date: 6-3-21 Signature: 

Print Name: Douglas C. Steiner

### 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 11**

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<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. <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
2. Is the property upside down or underutilized as defined below?  <div style="display: flex; justify-content: space-between;"> <div> <b>From ECL 27-1405(31):</b>             "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.   <b>From 6 NYCRR 375-3.2(l) 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:            (l) "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            (1) the proposed use is at least 75 percent for industrial uses; or            (2) at which:            (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;            (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and            (iii) one or more of the following conditions exists, as certified by the applicant:            (a) property tax payments have been in arrears for at least five years immediately prior to the application;            (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            (c) there are no structures.             "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.         </div> <div style="text-align: right;"> <b>Appendix I</b>            Upside Down? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No            Underutilized? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No         </div> </div>	

### 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:** Steiner Sequel  
**City:** Brooklyn

**Site Address:** 5000 1st Avenue  
**County:** Kings **Zip:** 11232

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

**Block:** 725 **Lot:** P/O 1

**Requestor Name:** Steiner Sequel LLC  
**City:** Brooklyn

**Requestor Address:** 15 Washington Avenue  
**Zip:** 11205 **Email:** sequel@steinerstudios.com

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

**Name:** Douglas C. Steiner  
**City:** Brooklyn

**Address:** 15 Washington Avenue  
**Zip:** 11205

**Email:** sequel@steinerstudios.com

**Requestor's Attorney**

**Name:** David Yudelson/Sive Paget & Riesel  
**City:** New York

**Address:** 560 Lexington Avenue, 15th Floor  
**Zip:** 10022

**Email:** dyudelson@sprlaw.com

**Requestor's Consultant**

**Name:** Frank Cherena/Roux Environmental Engineering and Geology, D.P.C.  
**City:** Islandia

**Address:** 209 Shafter Street  
**Zip:** 11749

**Email:** fcherena@rouxinc.com

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

**DER Determination:** ☐ Agree ☐ Disagree

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

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

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

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

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

**Notes:**

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

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

**Notes:**

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

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

**Notes:**

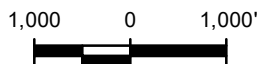
**FIGURES**

1. Site Location Map
2. Tax Map
3. Existing Conditions
4. Adjacent Property Owners
5. Surrounding Land Use
6. Summary of Exceedances in Soil
7. Summary of Exceedances in Groundwater
8. Summary of Detections in Soil Vapor
9. Site Survey and Brownfield Cleanup Program Boundary





# QUADRANGLE LOCATION



Title:

## SITE LOCATION MAP

5000 1ST AVENUE  
BROOKLYN, NEW YORK

Prepared for:

STEINER SEQUEL, LLC



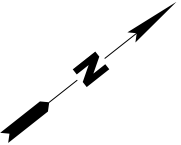
Compiled by: P.K.  
Prepared by: M.S.R.  
Project Mgr: L.D.  
File: 3454.0001Y100.1.mxd

Date: 05/14/21  
Scale: AS SHOWN  
Project: 3454.0001Y000

FIGURE

1

\\GIS\PROJECTS\3454\0001Y100\3454.0001Y100.2.MXD



LEGEND

- BCP SITE BOUNDARY
- LOT BOUNDARY
- 775 200 BLOCK LOT

NOTE

- SOURCE - NEW YORK CITY DEPARTMENT OF INFORMATION AND TECHNOLOGY



Title:

TAX MAP

5000 1ST AVENUE  
BROOKLYN, NEW YORK

Prepared for:

STEINER SEQUEL, LLC



Compiled by: P.K.	Date: 05/14/21
Prepared by: M.S.R.	Scale: AS SHOWN
Project Mgr: L.D.	Project: 3454.0001Y000
File: 3454.0001Y100.2.mxd	

FIGURE  
**2**





LEGEND

BCP SITE BOUNDARY

LOT BOUNDARY

775  
200

BLOCK  
LOT

NOTE

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

2000200'

Title:

EXISTING CONDITIONS

5000 1ST AVENUE  
BROOKLYN, NEW YORK

Prepared for:

STEINER SEQUEL, LLC

ROUX

Compiled by: P.K.  
Prepared by: M.S.R.  
Project Mgr: L.D.  
File: 3454.0001Y100.3.mxd

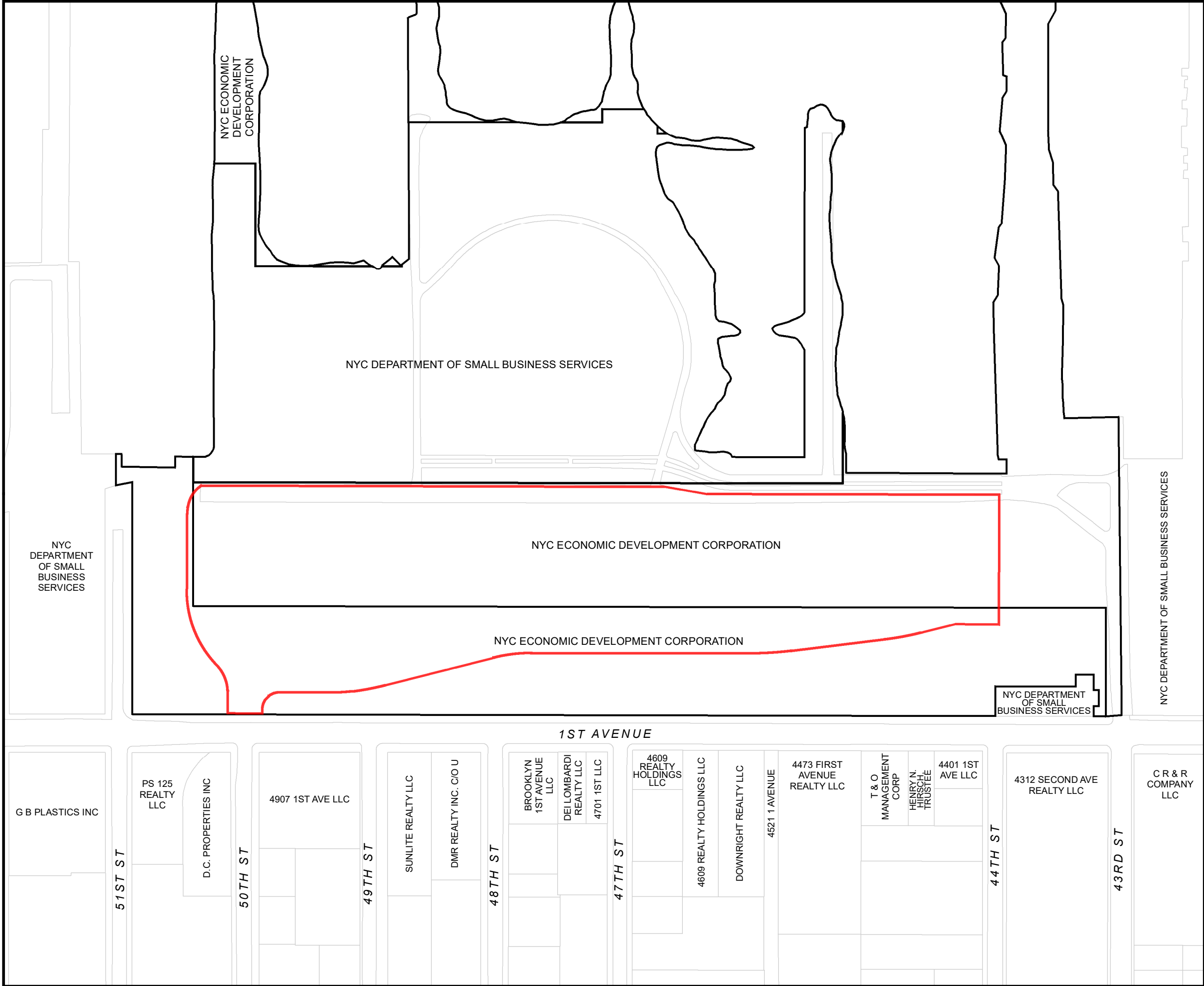
Date: 05/14/21  
Scale: AS SHOWN  
Project: 3454.0001Y000

FIGURE

3



\\GIS\PROJECTS\3454\0001Y100\3454.0001Y100.4.MXD



LEGEND

- BCP SITE BOUNDARY
- LOT BOUNDARY

NOTE

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

200 0 200'

Title:

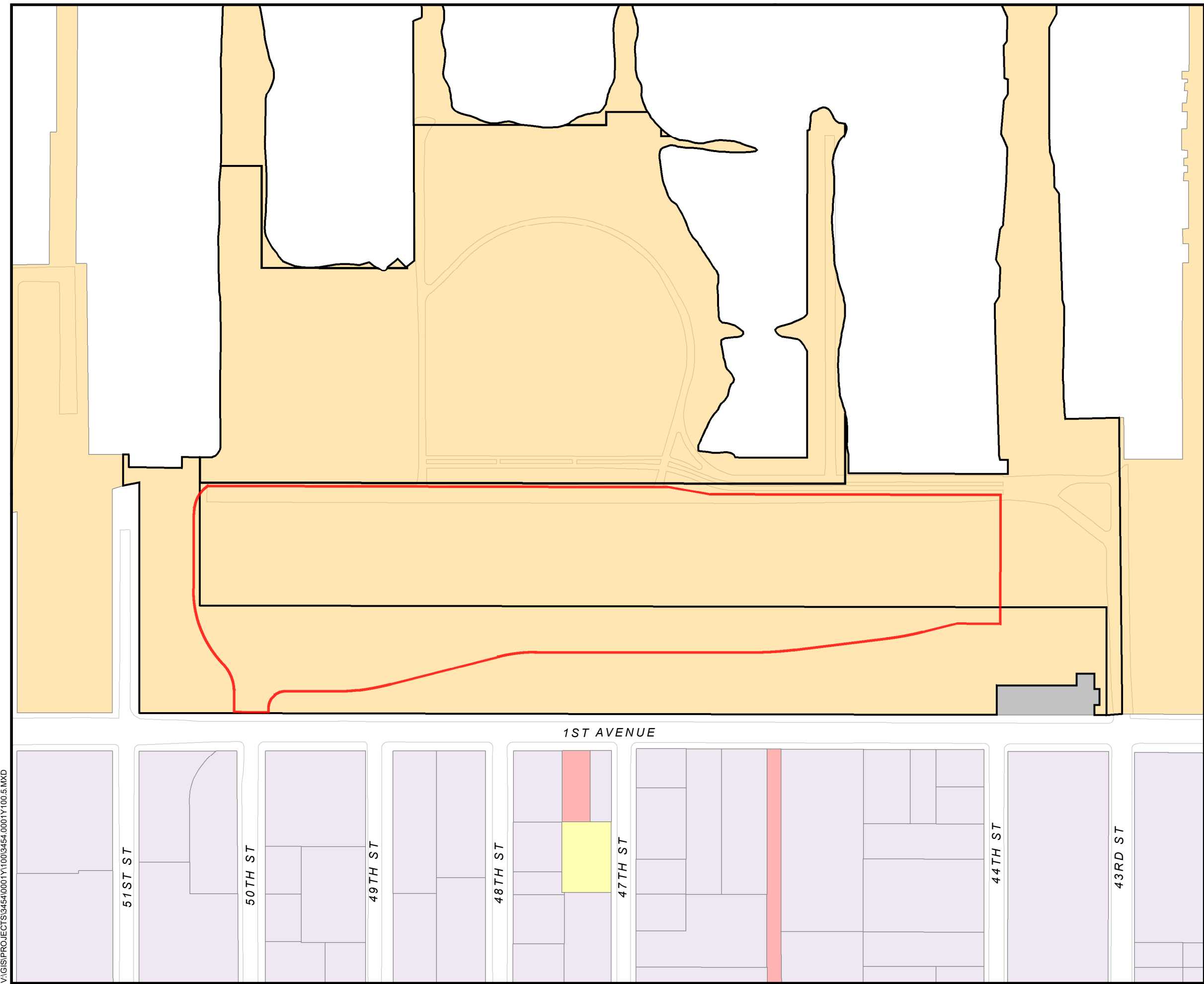
**ADJACENT PROPERTY OWNERS**

5000 1ST AVENUE  
BROOKLYN, NEW YORK








Prepared for:

STEINER SEQUEL, LLC

	Compiled by: P.K.	Date: 05/17/21	FIGURE <b>4</b>
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: L.D.	Project: 3454.0001Y000	
	File: 3454.0001Y100.4.mxd		



LEGEND

-  BCP SITE BOUNDARY
-  LOT BOUNDARY
-  INDUSTRIAL & MANUFACTURING
-  TRANSPORTATION & UTILITY
-  PARKING FACILITIES
-  VACANT LAND
-  UNKNOWN

NOTE

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




Title:

## SURROUNDING LAND USE

5000 1ST AVENUE  
BROOKLYN, NEW YORK

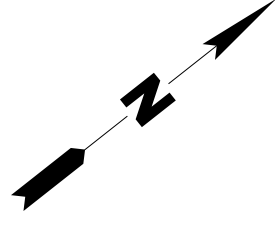
Prepared for:

STEINER SEQUEL, LLC



Compiled by: P.K.	Date: 05/14/21	FIGURE <b>5</b>
Prepared by: M.S.R.	Scale: AS SHOWN	
Project Mgr: L.D.	Project: 3454.0001Y000	
File: 3454.0001Y100.5.mxd		





TRC-SB-12		3/4/2020
Depth (ft bls)		0 - 2
SVOCs		
Benzo(a)anthracene	8.6	
Benzo(a)pyrene	8.3	
Benzo(b)fluoranthene	10	
Benzo(k)fluoranthene	3.1	
Chrysene	8.4	
Dibenz(a,h)anthracene	1.1	
Indeno(1,2,3-cd)pyrene	4.1	
Metals		
Arsenic	120	
Copper	260	
Lead	310	
Mercury	0.42	
Zinc	660	
Pesticides		
4,4'-DDE	0.13	
4,4'-DDT	0.69	
4,4'-DDD	0.22	

SB-8		10/9/2013	10/9/2013
Depth (ft bls)		0 - 2	7 - 10
Metals			
Lead	NE	75.9	
Mercury	0.29	0.44	
Pesticides			
Dieldrin	0.0097	NE	

TRC-SB-23		3/10/2020
Depth (ft bls)		7 - 9
Metals		
Nickel	130	

SB-7		10/11/2013
Depth (ft bls)		0 - 2
Metals		
Nickel	32.7	

SB-15		10/14/2013	10/14/2013
Depth (ft bls)		0 - 2	5 - 10
Metals			
Lead	71.2	NE	
Mercury	0.25	ND	
Nickel	NE	65.8	
Polychlorinated Biphenyl (PCBs)			
Total PCBs	0.28	NE	

TRC-SB-24		3/10/2020	3/10/2020
Depth (ft bls)		0 - 2	3 - 5
Metals			
Zinc	260	110	

SB-6		10/14/2013	10/14/2013
Depth (ft bls)		0 - 2	0 - 2 DUP
Metals			
Chromium (Total)	NE	48.1	
Lead	NE	109	
Mercury	0.19	0.23	

TRC-SB-06		3/6/2020
Depth (ft bls)		0 - 2
Metals		
Lead	65	

SB-5		10/14/2013	10/14/2013
Depth (ft bls)		0 - 2	5 - 10
Metals			
Lead	74.8	NE	
Zinc	125	119	
Polychlorinated Biphenyl (PCBs)			
Total PCBs	0.14	ND	

SB-12		10/14/2013
Depth (ft bls)		0 - 2
Metals		
Chromium (Total)	36.8	
Copper	66.2	
Lead	83.7	
Nickel	55.7	
Zinc	148	

TRC-SB-14		3/6/2020
Depth (ft bls)		4 - 6
SVOCs		
Benzo(a)anthracene	1.4	
Benzo(a)pyrene	1.3	
Benzo(b)fluoranthene	1.8	
Chrysene	1.1	
Indeno(1,2,3-cd)pyrene	0.53	
Metals		
Arsenic	27	
Polychlorinated Biphenyl (PCBs)		
Total PCBs	0.21	

TRC-SB-22		3/9/2020
Depth (ft bls)		0 - 2
Metals		
Arsenic	66	
Copper	220	
Lead	290	
Mercury	0.21	
Nickel	34	
Zinc	150	

TRC-SB-21		3/9/2020	3/9/2020
Depth (ft bls)		0 - 2	6 - 8
SVOCs			
Benzo(a)anthracene	1.6	NE	
Benzo(a)pyrene	1.2	NE	
Benzo(b)fluoranthene	1.6	NE	
Chrysene	1.5	NE	
Polychlorinated Biphenyl (PCBs)			
Total PCBs	0.42	13	

TRC-SB-20		3/9/2020	3/9/2020	3/9/2020
Depth (ft bls)		0 - 2	0 - 2 DUP	6 - 8
SVOCs				
Benzo(a)anthracene	2.1	2.8	ND	
Benzo(a)pyrene	2.1	3.1	ND	
Benzo(b)fluoranthene	3.6	6.1	ND	
Benzo(k)fluoranthene	0.96	1.7	ND	
Chrysene	2.3	3.2	ND	
Dibenz(a,h)anthracene	ND	0.55	ND	
Indeno(1,2,3-cd)pyrene	1.1	1.8	ND	
Metals				
Arsenic	NE	210	NE	
Copper	150	330	NE	
Lead	210	390	NE	
Mercury	0.23	0.7	ND	
Zinc	540	180	280	
Polychlorinated Biphenyl (PCBs)				
Total PCBs	0.14	0.12	ND	
Pesticides				
4,4'-DDE	0.043	0.025	ND	
4,4'-DDT	0.085	0.05	ND	
4,4'-DDD	0.04	0.046	ND	

TRC-SB-19		3/4/2020
Depth (ft bls)		0 - 2
SVOCs		
Acenaphthene	53	
Benzo(a)anthracene	15	
Benzo(a)pyrene	7.9	
Benzo(b)fluoranthene	11	
Benzo(k)fluoranthene	4.2	
Chrysene	13	
Dibenzofuran	37	
Fluorene	58	
Indeno(1,2,3-cd)pyrene	3.5	
Naphthalene	54	
Phenanthrene	170	
Metals		
Arsenic	25	
Chromium (Total)	39	
Copper	160	
Lead	110	
Nickel	33	
Zinc	110	
Polychlorinated Biphenyl (PCBs)		
Total PCBs	0.33	

TRC-SB-18		3/4/2020
Depth (ft bls)		0 - 2
Pesticides		
4,4'-DDD	0.016	

TRC-SB-11		3/5/2020	3/5/2020
Depth (ft bls)		0 - 2	4 - 6
SVOCs			
Benzo(a)anthracene	4.5	NE	
Benzo(a)pyrene	4.1	NE	
Benzo(b)fluoranthene	5.3	NE	
Benzo(k)fluoranthene	1.7	NE	
Chrysene	4.2	NE	
Indeno(1,2,3-cd)pyrene	0.63	NE	
Metals			
Arsenic	83		
Copper	52	73	
Lead	130	630	
Mercury	0.3	0.63	
Zinc	140	390	
Polychlorinated Biphenyl (PCBs)			
Total PCBs	0.58	ND	
Pesticides			
4,4'-DDE	0.027	ND	
4,4'-DDT	0.082	ND	
4,4'-DDD	0.15	ND	

TRC-SB-10		3/4/2020
Depth (ft bls)		0 - 2
SVOCs		
Benzo(a)anthracene	1.3	
Benzo(a)pyrene	1.2	
Benzo(b)fluoranthene	1.9	
Chrysene	1.4	
Indeno(1,2,3-cd)pyrene	0.68	
Metals		
Arsenic	190	
Copper	83	
Lead	200	
Mercury	0.26	
Zinc	160	
Polychlorinated Biphenyl (PCBs)		
Total PCBs	0.84	

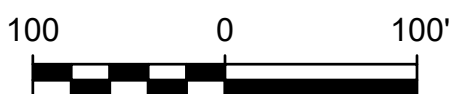
TRC-SB-09		3/3/2020	3/3/2020
Depth (ft bls)		0 - 2	4 - 6
SVOCs			
Benzo(a)anthracene	44	ND	
Benzo(a)pyrene	43	ND	
Benzo(b)fluoranthene	51	ND	
Benzo(k)fluoranthene	15	ND	
Chrysene	42	ND	
Dibenz(a,h)anthracene	6.1	ND	
Indeno(1,2,3-cd)pyrene	21	ND	
Metals			
Copper	310	NE	
Lead	690	NE	
Mercury	1.1	ND	
Nickel	NE	33	
Zinc	280	NE	

LEGEND	
	LOCATION OF EXISTING MONITORING WELL
	LOCATION OF MONITORING WELL, TRC PHASE II 2020
	LOCATION OF SOIL BORING, TRC PHASE II 2020
	LOCATION OF SOIL BORING AND TEMPORARY MONITORING WELL, TRC PHASE II 2020
	LOCATION OF SOIL BORING, SOIL VAPOR POINT, AND TEMPORARY MONITORING WELL, TRC PHASE II 2020
	LOCATION OF SOIL BORING AND SOIL VAPOR POINT, TRC PHASE II 2020
	LOCATION OF AMBIENT AIR SAMPLE, TRC PHASE II 2020
	LOCATION OF INDOOR AIR SAMPLE, TRC PHASE II 2020
	LOCATION OF SOIL BORING, GCE RI 2013
	LOCATION OF SOIL BORING AND MONITORING WELL, GCE RI 2013
	LOCATION OF VAPOR INTRUSION SAMPLE, GCE RI 2013
	SV - SOIL VAPOR SAMPLING LOCATION
	SSV - SUB-SLAB SOIL VAPOR SAMPLING LOCATION
	OA - OUTDOOR AIR SAMPLING LOCATION
	LOCATION OF SOIL BORING, SOIL VAPOR POINT, AND TEMPORARY MONITORING WELL, TRC SUPPLEMENTAL PHASE II ESA, 2020
	LOCATION OF AMBIENT AIR SAMPLE, TRC SUPPLEMENTAL PHASE II ESA, 2020
	LOCATION OF INDOOR AIR SAMPLE, TRC SUPPLEMENTAL PHASE II ESA, 2020
	BCP SITE BOUNDARY
	APPROXIMATE LOCATION OF FORMER BUILDINGS DEMOLISHED IN 2015
	LOCATION OF EXISTING BUILDING
	LOT BOUNDARY

Parameter	NYSDEC Part 375 Unrestricted Use SCO	NYSDEC Part 375 Protection of Groundwater SCO	NYSDEC Part 375 Industrial Use SCO
VOCs			
SVOCs			
Acenaphthene	20	98	1000
Benzo(a)anthracene	1	1	11
Benzo(a)pyrene	1	22	1.1
Benzo(b)fluoranthene	1	1.7	11
Benzo(k)fluoranthene	0.8	1.7	110
Chrysene	1	1	110
Dibenzofuran	7	210	1000
Dibenz(a,h)anthracene	0.33	1000	1.1
Fluorene	30	386	1000
Indeno(1,2,3-cd)pyrene	0.5	8.2	11
Naphthalene	12	12	1000
Phenanthrene	100	1000	1000
Metals			
Arsenic	13	16	16
Beryllium	7.2	47	2700
Chromium (Total)	30	NS	6800
Copper	50	1720	10000
Lead	63	450	3900
Mercury	0.18	1	6
Nickel	30	130	10000
Zinc	109	2480	10000
Polychlorinated Biphenyl (PCBs)			
Total PCBs	0.1	3.2	25
Pesticides			
Dieldrin	0.005	0.1	3
4,4'-DDE	0.0033	17	120
4,4'-DDT	0.0033	136	94
4,4'-DDD	0.0033	14	180

NOTES	
1. ALL CONCENTRATIONS SHOWN IN MILLIGRAMS PER KILOGRAM	
2. BOLD DATA INDICATES THAT PARAMETER WAS DETECTED ABOVE THE NYSDEC PART 375 UNRESTRICTED USE SCO	
3. RED DATA INDICATES THAT PARAMETER WAS DETECTED ABOVE THE NYSDEC PROTECTION OF GROUNDWATER SCO	
4. SHADED DATA INDICATES THAT PARAMETER WAS DETECTED ABOVE THE NYSDEC PART 375 INDUSTRIAL SCO	

DUP - DUPLICATE SAMPLE
FT BLS - FEET BELOW LAND SURFACE
ND - NOT DETECTED
NE - NO EXCEEDANCE
NS - NO STANDARD
NYSDEC - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
PCBs - POLYCHLORINATED BIPHENYLS
SCO - SOIL CLEANUP OBJECTIVE
SVOCs - SEMI-VOLATILE ORGANIC COMPOUNDS
VOCs - VOLATILE ORGANIC COMPOUNDS



Title: <b>SUMMARY OF EXCEEDANCES IN SOIL</b>			
5000 1ST AVENUE BROOKLYN, NEW YORK			
Prepared for: <b>STEINER SEQUEL, LLC</b>			
Compiled by: P.K.		Date: 05/14/21	FIGURE
Prepared by: M.S.R.		Scale: AS SHOWN	<b>6</b>
Project Mgr: L.D.		Project: 3454.0001Y000	
File: 3454.0001Y100.6.mxd			





V:\GIS\PROJECTS\3454\0001\100\3454-0001\1007.MXD

<b>MW-9</b>	10/7/2013
<b>SVOCs</b>	
Benzo(a)anthracene	0.021
<b>Metals, Filtered</b>	
Antimony	6
Iron	2530
Manganese	1010
Sodium	152000

<b>TRC-GW-04</b>	3/5/2020
<b>Metals, Total</b>	
Antimony	10
Iron	19000
Manganese	1300
Sodium	50000
<b>Metals, Filtered</b>	
Antimony	17
Sodium	76000

<b>TRC-GW-02</b>	3/5/2020
<b>VOCs</b>	
Tetrachloroethene	9.3
<b>Metals, Total</b>	
Antimony	15
Iron	800
Sodium	150000
<b>Metals, Filtered</b>	
Antimony	15
Sodium	160000

<b>TRC-GW-03</b>	3/5/2020
<b>VOCs</b>	
Trichloroethene	8.3
<b>Metals, Total</b>	
Iron	9300
Manganese	480
Sodium	150000
<b>Metals, Filtered</b>	
Sodium	180000

<b>TRC-GW-10</b>	3/4/2020
<b>VOCs</b>	
1,1-Dichloroethane	16
1,1-Dichloroethene	35
cis-1,2-Dichloroethene	16
Tetrachloroethene	35
Trichloroethene	85
<b>Metals, Total</b>	
Iron	1500
Manganese	10000
Sodium	170000
<b>Metals, Filtered</b>	
Manganese	10000
Sodium	170000

<b>TRC-GW-05</b>	3/5/2020
<b>Metals, Total</b>	
Antimony	6.3
Iron	22000
Manganese	420
Sodium	95000
<b>Metals, Filtered</b>	
Antimony	5.5
Iron	430
Sodium	110000

<b>MW-8</b>	10/9/2013
<b>SVOCs</b>	
Benzo(a)anthracene	0.03
<b>Metals, Filtered</b>	
Antimony	7
Iron	5100
Lead	56
Manganese	1390
Sodium	126000

<b>TRC-GW-23</b>	3/10/2020
<b>Metals, Total</b>	
Manganese	350
<b>Metals, Filtered</b>	
Manganese	370

<b>TRC-GW-13</b>	3/9/2020
<b>Metals, Total</b>	
Chromium (Total)	110
Iron	110000
Lead	59
Manganese	2400
Sodium	82000
<b>Metals, Filtered</b>	
Manganese	970
Sodium	85000

<b>MW-7</b>	10/15/2013
<b>SVOCs</b>	
Benzo(a)anthracene	0.22
Benzo(a)pyrene	0.15
Benzo(b)fluoranthene	0.26
Benzo(k)fluoranthene	0.07
Chrysene	0.21
Indeno(1,2,3-cd)pyrene	0.08
<b>Metals, Filtered</b>	
Iron	9580
Lead	515
Manganese	2390
Sodium	221000
<b>Pesticides</b>	
Dieldrin	0.006

<b>MW-1</b>	10/14/2013	10/14/2013 DUP
<b>SVOCs</b>		
Benzo(a)anthracene	0.03	ND
Chrysene	0.02	ND
<b>Metals, Filtered</b>		
Iron	2170	2400
Magnesium	35600	NE
Manganese	706	692
Sodium	279000	260000

<b>MW-6</b>	10/15/2013
<b>SVOCs</b>	
Benzo(a)anthracene	0.04
Benzo(b)fluoranthene	0.03
Chrysene	0.03
<b>Metals, Filtered</b>	
Antimony	45
Iron	590
Sodium	104000

<b>TRC-GW-07</b>	3/6/2020
<b>Metals, Total</b>	
Chromium (Total)	150
Iron	88000
Lead	39
Manganese	2500
Nickel	200
Selenium	15
Sodium	270000
<b>Metals, Filtered</b>	
Sodium	290000

<b>TRC-GW-15</b>	3/9/2020
<b>Metals, Total</b>	
Antimony	46
Iron	7000
Manganese	530
Sodium	52000
<b>Metals, Filtered</b>	
Antimony	46
Sodium	54000

<b>MW-2</b>	10/14/2013
<b>SVOCs</b>	
Benzo(a)anthracene	0.03
<b>Metals, Filtered</b>	
Antimony	9
Manganese	7700
Sodium	131000

<b>MW-3</b>	10/14/2013
<b>Metals, Filtered</b>	
Iron	460
Manganese	7470
Sodium	91500

<b>TRC-GW-22</b>	3/9/2020
<b>SVOCs</b>	
Naphthalene	11
<b>Metals, Total</b>	
Iron	63000
Manganese	3100
Sodium	47000
<b>Metals, Filtered</b>	
Iron	54000
Manganese	3100
Sodium	47000

<b>TRC-GW-21</b>	3/9/2020
<b>Metals, Total</b>	
Iron	8200
Manganese	620
Sodium	40000
<b>Metals, Filtered</b>	
Sodium	42000

<b>MW-4</b>	10/14/2013
<b>SVOCs</b>	
Benzo(a)anthracene	0.11
Benzo(a)pyrene	0.05
Benzo(b)fluoranthene	0.08
Benzo(k)fluoranthene	0.03
Chrysene	0.09
Indeno(1,2,3-cd)pyrene	0.03
<b>Metals, Filtered</b>	
Iron	3220
Manganese	1950
Sodium	156000

<b>TRC-GW-14</b>	3/6/2020	3/6/2020 DUP
<b>Metals, Total</b>		
Arsenic	NE	73
Chromium (Total)	ND	230
Copper	ND	360
Iron	23000	190000
Lead	63	320
Magnesium	NE	63000
Manganese	2400	4700
Nickel	ND	350
Selenium	ND	16
Sodium	170000	150000
<b>Metals, Filtered</b>		
Iron	12000	990
Manganese	2300	2200
Sodium	180000	95000

<b>TRC-GW-24</b>	3/10/2020
<b>Polychlorinated Biphenyl (PCBs)</b>	
Total PCBs	0.81
<b>Metals, Total</b>	
Antimony	4.1
Arsenic	33
Chromium (Total)	67
Copper	250
Iron	54000
Lead	450
Manganese	1600
Sodium	41000
<b>Metals, Filtered</b>	
Iron	4400
Manganese	840
Sodium	39000

<b>MW-5</b>	10/14/2013
<b>Metals, Filtered</b>	
Sodium	250000

<b>TRC-GW-19</b>	3/4/2020
<b>Metals, Total</b>	
Iron	1300
Manganese	340
Sodium	110000
<b>Metals, Filtered</b>	
Sodium	100000

<b>TRC-GW-18</b>	3/4/2020
<b>Metals, Total</b>	
Iron	2100

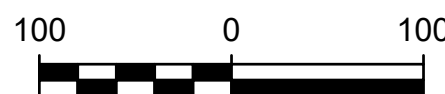
<b>TRC-GW-11</b>	3/6/2020
<b>Metals, Total</b>	
Antimony	7.4
Iron	1100
Lead	44
Sodium	100000
<b>Metals, Filtered</b>	
Antimony	7.4
Sodium	100000

<b>LEGEND</b>	
	LOCATION OF EXISTING MONITORING WELL
	LOCATION OF MONITORING WELL, TRC PHASE II 2020
	LOCATION OF SOIL BORING, TRC PHASE II 2020
	LOCATION OF SOIL BORING AND TEMPORARY MONITORING WELL, TRC PHASE II 2020
	LOCATION OF SOIL BORING, SOIL VAPOR POINT, AND TEMPORARY MONITORING WELL, TRC PHASE II 2020
	LOCATION OF SOIL BORING AND SOIL VAPOR POINT, TRC PHASE II 2020
	LOCATION OF AMBIENT AIR SAMPLE, TRC PHASE II 2020
	LOCATION OF INDOOR AIR SAMPLE, TRC PHASE II 2020
	LOCATION OF SOIL BORING, GCE RI 2013
	LOCATION OF SOIL BORING AND MONITORING WELL, GCE RI 2013
	LOCATION OF VAPOR INTRUSION SAMPLE, GCE RI 2013
	SV - SOIL VAPOR SAMPLING LOCATION SSV - SUB-SLAB SOIL VAPOR SAMPLING LOCATION OA - OUTDOOR AIR SAMPLING LOCATION
	LOCATION OF SOIL BORING, SOIL VAPOR POINT, AND TEMPORARY MONITORING WELL, TRC SUPPLEMENTAL PHASE II ESA, 2020
	LOCATION OF AMBIENT AIR SAMPLE, TRC SUPPLEMENTAL PHASE II ESA, 2020
	LOCATION OF INDOOR AIR SAMPLE, TRC SUPPLEMENTAL PHASE II ESA, 2020
	BCP SITE BOUNDARY
	APPROXIMATE LOCATION OF FORMER BUILDINGS DEMOLISHED IN 2015
	LOCATION OF EXISTING BUILDING
	LOT BOUNDARY

Parameter	NYSDEC AWQSGV
<b>VOCs</b>	
1,1-Dichloroethane	5
1,1-Dichloroethene	5
cis-1,2-Dichloroethene	5
Tetrachloroethene	5
Trichloroethene	5
<b>SVOCs</b>	
Benzo(a)anthracene	0.002
Benzo(a)pyrene	0
Benzo(b)fluoranthene	0.002
Benzo(k)fluoranthene	0.002
Chrysene	0.002
Indeno(1,2,3-cd)pyrene	0.002
Naphthalene	10
<b>Polychlorinated Biphenyl (PCBs)</b>	
Total PCBs	0.09
<b>Metals, Total</b>	
Arsenic	25
Antimony	3
Chromium (Total)	50
Copper	200
Iron	300
Lead	25
Magnesium	35000
Manganese	300
Nickel	100
Selenium	10
Sodium	20000
<b>Metals, Filtered</b>	
Antimony	3
Iron	300
Lead	25
Magnesium	35000
Manganese	300
Sodium	20000
<b>Pesticides</b>	
Dieldrin	0.004

NOTES  
1. ALL CONCENTRATIONS SHOWN IN MICROGRAMS PER LITER  
2. BOLD DATA INDICATES THAT PARAMETER WAS DETECTED ABOVE THE NYSDEC AWQSGVS

AWQSGVS - AMBIENT WATER QUALITY STANDARDS AND GUIDANCE VALUES  
DUP - DUPLICATE SAMPLE  
ND - NOT DETECTED  
NE - NO EXCEEDANCE  
NYSDEC - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
SVOCs - SEMI-VOLATILE ORGANIC COMPOUNDS  
VOCs - VOLATILE ORGANIC COMPOUNDS



Title:

# SUMMARY OF EXCEEDANCES IN GROUNDWATER

5000 1ST AVENUE  
BROOKLYN, NEW YORK

Prepared for:

STEINER SEQUEL, LLC

Compiled by: P.K.

Date: 05/14/21

Project Mgr: L.D.

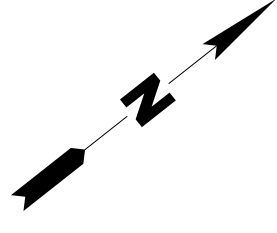
File: 3454.0001Y100.7.mxd

Scale: AS SHOWN

Project: 3454.0001Y000

FIGURE  
**7**





TRC-SV-03		3/5/2020
VOCs		
1,1,1-Trichloroethane		36.9
1,1-Dichloroethane		3.64
1,1-Dichloroethene		3.31
1,2,4-Trimethylbenzene		3.79
1,3,5-Trimethylbenzene		1.08
1,3-Butadiene		3.01
2,2,4-Trimethylpentane		6.07
2-Butanone		36.3
2-Hexanone		13.1
Acetone		518
Benzene		4.22
Carbon Disulfide		1.19
Chloroform		3.28
Chloromethane		0.873
cis-1,2-Dichloroethene		1.44
Cyclohexane		6.13
Dichlorodifluoromethane		2.1
Chloroform		2.03
4-Ethyltoluene		3.28
Acetone		1380
Carbon Disulfide		2.03
Chloroform		2.03
cis-1,2-Dichloroethene		23.1
Cyclohexane		1.87
Dichlorodifluoromethane		327.8
Ethanol		91.6
Ethyl Acetate		4.61
Ethylbenzene		8.52
Heptane		4.68
Isopropanol		30.7
n-Hexane		3.21
o-Xylene		6.34
m,p-Xylene		15.2
Tertiary Butyl Alcohol		22.3
Tetrachloroethene		185
Toluene		3.25
Trichloroethene		548

TRC-BLDG-57		3/6/2020
VOCs		
Acetone		6.27
Benzene		0.869
Carbon Tetrachloride		0.428
Chloromethane		1.04
Dichlorodifluoromethane		2.13
Ethanol		72
Ethyl Acetate		2.95
Isopropanol		3.74
Tetrachloroethene		0.264
Toluene		1.81
Trichlorofluoromethane		1.26

TRC-SV-02		3/5/2020
VOCs		
1,1,1-Trichloroethane		2.43
1,2,4-Trimethylbenzene		3.57
1,3,5-Trimethylbenzene		5.93
2,2,4-Trimethylpentane		5.93
2-Butanone		17.2
2-Hexanone		4.51
Acetone		530
Benzene		1.48
Carbon Disulfide		2.71
Chloromethane		0.442
Cyclohexane		2.87
Dichlorodifluoromethane		2.16
Ethanol		14.8
Ethylbenzene		4.78
Heptane		3.27
Isopropanol		3.59
n-Hexane		1.99
o-Xylene		4.14
m,p-Xylene		10.1
Tertiary Butyl Alcohol		3.73
Tetrachloroethene		59.3
Tetrahydrofuran		3.63
Toluene		12.2
Trichlorofluoromethane		1.15

TRC-BLDG-58		3/6/2020
VOCs		
Acetone		6.81
Benzene		0.728
Carbon Disulfide		1.2
Carbon Tetrachloride		0.445
Chloromethane		1.02
Dichlorodifluoromethane		2.11
Ethanol		124
Ethyl Acetate		1.55
Isopropanol		36.9
Methylene Chloride		1.57
n-Hexane		0.818
Styrene		1.87
Tetrachloroethene		0.678
Tetrahydrofuran		1.66
Toluene		3.5
Trichloroethene		0.289

TRC-BLDG-58CS		3/11/2020
VOCs		
Acetone		29
Carbon Tetrachloride		0.409
Chloromethane		1.17
Cyclohexane		1.67
Dichlorodifluoromethane		2.38
Ethanol		17.4
Isopropanol		10.1
Methylene Chloride		1.79
n-Hexane		1.18
Tetrachloroethene		0.271
Toluene		43.3
Trichloroethene		0.124
Trichlorofluoromethane		1.22

TRC-SV-10		3/4/2020
VOCs		
1,1,1-Trichloroethane		43.3
1,1,2,2-Tetrachloroethane		0.475
1,1-Dichloroethene		10.4
1,2,4-Trimethylbenzene		0.776
1,2-Dibromomethane		19
1,2-Dichloroethane		720
1,3,5-Trimethylbenzene		3.02
1,3-Butadiene		153
2,2,4-Trimethylpentane		1.02
Chloroform		117
4-Methyl-2-pentanone (MIBK)		42.5
Acetone		64.8
Benzyl Chloride		47.4
Bromodichloromethane		3.13
Bromomethane		5.36
Carbon Disulfide		43.3
Carbon Tetrachloride		3.51
Chloroethane		1.42
cis-1,3-Dichloropropene		177
Dibromochloromethane		6.66
Freon-113		11.4
Freon-114		12.7
Isopropanol		153
n-Hexane		17.9
Tertiary Butyl Alcohol		7.73
Tetrachloroethene		1.82
Tetrahydrofuran		2.86
Toluene		9.68
Trichloroethene		177

TRC-BLDG-57CS		3/11/2020
VOCs		
1,2-Dichloroethane		1
Carbon Tetrachloride		0.44
Chloromethane		0.712
Dichlorodifluoromethane		2.38
Ethanol		42.5
Methylene Chloride		11.8
Carbon Disulfide		2.83
Chloroethane		9.87
Trichlorofluoromethane		1.6

TRC-AA-01		3/6/2020
VOCs		
Acetone		4.92
Benzene		0.706
Carbon Tetrachloride		0.384
Chloromethane		1.08
Dichlorodifluoromethane		2.14
Ethanol		13.5
Tetrachloroethene		0.298
Toluene		1.66
Trichlorofluoromethane		1.21

TRC-SV-11		3/5/2020
VOCs		
1,2,4-Trimethylbenzene		6.44
2,2,4-Trimethylpentane		12.2
2-Butanone		62.2
2-Hexanone		16.1
Acetone		890
Benzene		3.77
Carbon Disulfide		3.21
Chloromethane		0.999
Cyclohexane		10.8
Dichlorodifluoromethane		2.29
Ethylbenzene		6.65
Heptane		11.1
n-Hexane		17.6
o-Xylene		5.34
m,p-Xylene		12.7
Tertiary Butyl Alcohol		5.06
Tetrachloroethene		92.2
Toluene		12.1

TRC-SV-26		3/11/2020
VOCs		
1,1,1-Trichloroethane		7.58
1,2,4-Trimethylbenzene		8.6
2-Butanone		108
2-Hexanone		43.4
Acetone		1810
Benzene		6.84
Carbon Disulfide		6.97
Carbon Tetrachloride		41.6
Chloroform		6.98
Cyclohexane		4.51
Dichlorodifluoromethane		3.3
Ethanol		77.6
Ethylbenzene		9.21
Heptane		15.4
n-Hexane		41.5
o-Xylene		12.8
m,p-Xylene		19
Tertiary Butyl Alcohol		28.8
Tetrachloroethene		13.4
Toluene		37
Trichloroethene		5.7

TRC-SV-12		3/4/2020
VOCs		
1,1,2,2-Tetrachloroethane		0.661
1,1-Dichloroethene		11.2
1,2-Dibromomethane		15.7
1,2-Dichloroethane		390
1,3,5-Trimethylbenzene		1.79
2,2,4-Trimethylpentane		2.6
4-Methyl-2-pentanone (MIBK)		30.1
Bromomethane		9.23
Carbon Tetrachloride		3.71
Chloroethane		3.68
Dibromochloromethane		8.07
Freon-113		6.1
n-Hexane		16.1
Isopropanol		63.1
n-Hexane		16.9
Tertiary Butyl Alcohol		6.52
Tetrachloroethene		37
Tetrahydrofuran		2.06
Toluene		7.13

TRC-SV-30		3/10/2020
VOCs		
1,2,4-Trimethylbenzene		10.8
1,3-Butadiene		4.98
2-Butanone		47.5
2-Hexanone		43.4
Acetone		2420
Benzene		76.9
Ethylbenzene		8.86
Heptane		12
Isopropanol		41.3
n-Hexane		6.27
o-Xylene		7.99
m,p-Xylene		19.4
Tertiary Butyl Alcohol		1480
Tetrachloroethene		435
Toluene		11.3
Trichloroethene		7.31

TRC-SV-28		3/11/2020
VOCs		
1,2,4-Trimethylbenzene		6.49
1,3-Butadiene		192
2-Butanone		47.5
2-Hexanone		43.4
Acetone		1810
Benzene		6.84
Carbon Disulfide		6.97
Carbon Tetrachloride		41.6
Chloroform		6.98
Cyclohexane		4.51
Dichlorodifluoromethane		3.3
Ethanol		77.6
Ethylbenzene		9.21
Heptane		15.4
n-Hexane		41.5
o-Xylene		12.8
m,p-Xylene		19
Tertiary Butyl Alcohol		28.8
Tetrachloroethene		13.4
Toluene		37
Trichloroethene		5.7

TRC-SV-20		3/9/2020
VOCs		
1,2,4-Trimethylbenzene		17.2
1,3-Butadiene		30.3
2-Butanone		110
2-Hexanone		27.7
Acetone		1240
Benzene		1.5
Carbon Disulfide		5.57
Ethylbenzene		7.12
Heptane		6.27
Isopropanol		6.72
n-Hexane		6.88
o-Xylene		13
m,p-Xylene		9.7
Tertiary Butyl Alcohol		62.1
Tetrachloroethene		82.1
Toluene		11.4
Trichloroethene		22.7
Isopropanol		62.4
n-Hexane		34.6
o-Xylene		10.3
m,p-Xylene		25.6
Tertiary Butyl Alcohol		22.5
Tetrachloroethene		148
Toluene		18.3

TRC-SV-13		3/5/2020
VOCs		
1,2,4-Trimethylbenzene		5.85
2-Butanone		110
2-Hexanone		27.7
Acetone		1240
Benzene		1.5
Carbon Disulfide		5.57
Ethylbenzene		7.12
Heptane		6.27
Isopropanol		6.72
n-Hexane		6.88
o-Xylene		13
m,p-Xylene		9.7
Tertiary Butyl Alcohol		62.1
Tetrachloroethene		82.1
Toluene		11.4
Trichloroethene		22.7
Isopropanol		62.4
n-Hexane		34.6
o-Xylene		10.3
m,p-Xylene		25.6
Tertiary Butyl Alcohol		22.5
Tetrachloroethene		148
Toluene		18.3

TRC-SV-14		3/6/2020
VOCs		
1,2,4-Trimethylbenzene		7.47
2-Butanone		136
2-Hexanone		36.8
Acetone		1580
Benzene		296
Carbon Disulfide		1.92
Ethylbenzene		2.41
Heptane		7.87
Isopropanol		9.37
n-Hexane		6.08
o-Xylene		6.43
m,p-Xylene		15
Tertiary Butyl Alcohol		10.9
Tetrachloroethene		90.2
Toluene		10.5

SV-2		10/21/2013
VOCs		
1,2,4-Trimethylbenzene		29.9
1,3,5-Trimethylbenzene		20
2-Butanone		18.2
2-Hexanone		20
Acetone		4300
Benzene		54.6
Carbon Disulfide		5.13
Carbon Tetrachloride		1.19
Chloromethane		1.16
Cyclohexane		10.4
Dichlorodifluoromethane		2.32
Ethanol		142
Ethyl Acetate		26
Ethylbenzene		22.2
Heptane		16.2
Hexane		74.7
Isopropanol		7.22
Isopropylbenzene		2.01
m,p-Xylene		79
Methyl Ethyl Ketone		62.8
Methylene Chloride		62.8
n-Butylbenzene		7.02
o-Xylene		49.2
Propylene		9.58
Sec-butylbenzene		1.81
Tetrachloroethene		1.12
Tetrahydrofuran		78.1
Toluene		91.9
Trichloroethene		1.4
Trichlorofluoromethane		1.29

TRC-SV-22		3/9/2020
VOCs		
1,1-Dichloroethane		10.9
1,2,4-Trimethylbenzene		10.2
2-Butanone		295
Acetone		4300
Benzene		54.6
Cyclohexane		236
Ethanol		80.5
Ethylbenzene		97.3
Heptane		309
Methane		0.178
n-Butylbenzene		62.8
o-Xylene		22.2
m,p-Xylene		69.5
Tetrachloroethene		104
Toluene		32.6
Vinyl Chloride		12.5

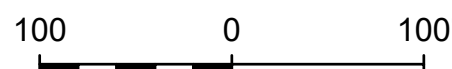
LEGEND

- LOCATION OF EXISTING MONITORING WELL
- LOCATION OF MONITORING WELL, TRC PHASE II 2020
- LOCATION OF SOIL BORING, TRC PHASE II 2020
- LOCATION OF SOIL BORING AND TEMPORARY MONITORING WELL, TRC PHASE II 2020
- LOCATION OF SOIL BORING, SOIL VAPOR POINT, AND TEMPORARY MONITORING WELL, TRC PHASE II 2020
- LOCATION OF SOIL BORING AND SOIL VAPOR POINT, TRC PHASE II 2020
- LOCATION OF AMBIENT AIR SAMPLE, TRC PHASE II 2020
- LOCATION OF INDOOR AIR SAMPLE, TRC PHASE II 2020
- LOCATION OF SOIL BORING, GCE RI 2013
- LOCATION OF SOIL BORING AND MONITORING WELL, GCE RI 2013
- LOCATION OF VAPOR INTRUSION SAMPLE, GCE RI 2013
- SV - SOIL VAPOR SAMPLING LOCATION
- SSV - SUB-SLAB SOIL VAPOR SAMPLING LOCATION
- OA - OUTDOOR AIR SAMPLING LOCATION
- LOCATION OF SOIL BORING, SOIL VAPOR POINT, AND TEMPORARY MONITORING WELL, TRC SUPPLEMENTAL PHASE I ESA, 2020
- LOCATION OF AMBIENT AIR SAMPLE, TRC SUPPLEMENTAL PHASE II ESA, 2020
- LOCATION OF INDOOR AIR SAMPLE, TRC SUPPLEMENTAL PHASE II ESA, 2020
- BCP SITE BOUNDARY
- APPROXIMATE LOCATION OF FORMER BUILDINGS DEMOLISHED IN 2015
- LOCATION OF EXISTING BUILDING
- LOT BOUNDARY

NOTES

- ALL CONCENTRATIONS SHOWN IN MICROGRAMS PER CUBIC METER (EXCEPT METHANE)
- METHANE CONCENTRATION REPORTED AS VOLUME-VOLUME PERCENTAGE
- BOLD DATA INDICATES THAT PARAMETER WAS DETECTED ABOVE THE LABORATORY REPORTING LIMITS

VOCs - VOLATILE ORGANIC COMPOUNDS



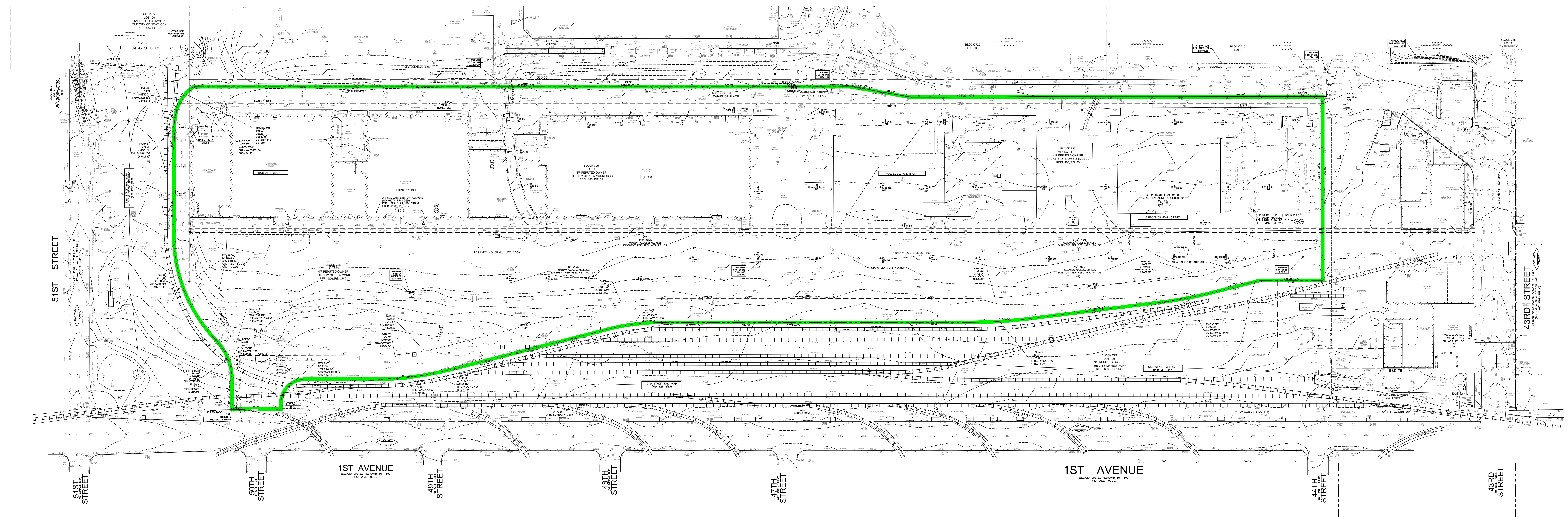
Title: **SUMMARY OF DETECTIONS IN SOIL VAPOR**

5000 1ST AVENUE  
BROOKLYN, NEW YORK

Prepared for: **STEINER SEQUEL, LLC**

Compiled by: P.K. Date: 05/14/21  
Prepared by: M.S.R. Scale: AS SHOWN  
Project M



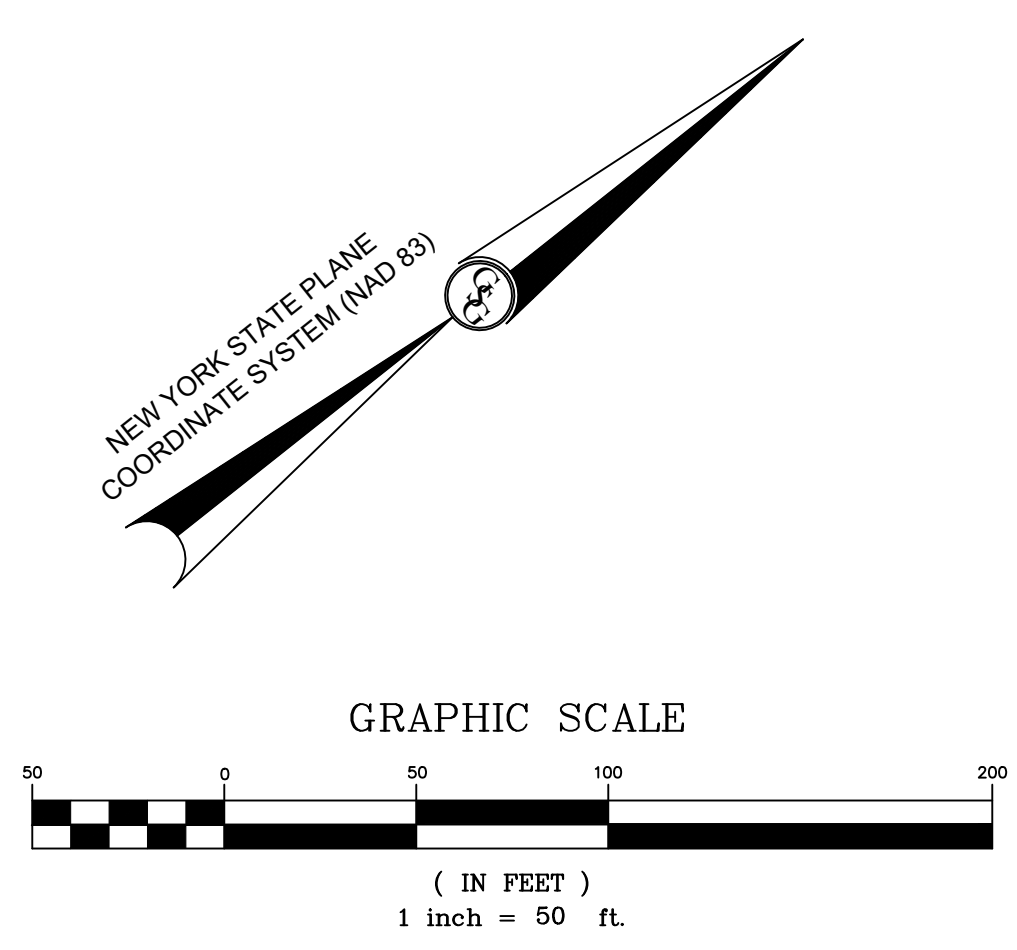


ABBREVIATIONS	
ASPH	ASPHALT
BTM	BOTTOM
BLU	BLUE STRIPING
BASE	BASEMENT
CLF	CHAIN LINK FENCE
CONC	CONCRETE
CONC	CONCRETE
DEP	DEPRESSED CURB
DW	DASHED WHITE LINE
DWP	DETECTABLE WARNING PAD
ELEC	ELECTRIC
EDG	EDGE OF PAVEMENT
FAD	FILLED WITH DIRT/DEBRIS
FW	FILLED WITH WATER
GC	GAS METER
GR	GRATE
IR	IRON FENCE
JB	JUNCTION BOX
INVT	INVERT
LP	LIGHT POLE
LA	LANDSCAPED AREA
MC	METAL COVER
MG	METAL GRATE
MR	METAL RAILING
NPV	NO PIPES VISIBLE
OVHD	OVERHEAD
PLNT	PLANTER
PAVT	PAVEMENT
UT	UTILITY INFORMATION DERIVED FROM REFERENCE MAPPING
RD	ROLL DOWN SECURITY GATE
RL	RAILROAD
SB	STOP BAR
SCC	STEEL FACED CONCRETE CURB
TEL	TELEPHONE
UTL	UTILITY
UTD	UTILITY
WL	WHITE LINE
WS	WHITE STRIPING
CW	CROSSWALK
YL	YELLOW LINE

MAP LEGEND	
	PROPOSED BCP BOUNDARY 596,847.18 S.F. OR 13.743 ACRES
	PROPOSED PREMISE LINE
	TAX LOT LINE
	BUILDING FOOTPRINT & DOORWAY AT GROUND LEVEL
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXIST. TOP OF CURB ELEVATION
	EXIST. GUTTER ELEVATION
	EXIST. TOP OF WALL ELEVATION
	EXIST. BOTTOM OF WALL ELEVATION
	FINISHED FLOOR ELEVATION
	DOOR SILL ELEVATION
	HYDRANT
	WATER VALVE
	GAS VALVE
	UNIDENTIFIED VALVE
	OVERHEAD WIRES
	EXISTING FENCE
	APPROX. LOC. UNDERGROUND WATER LINE & SIZE PER REFERENCE MAPPING & MASTER LOCATORS MARKOUT
	APPROX. LOC. UNDERGROUND GAS LINE PER REFERENCE MAPPING & MASTER LOCATORS MARKOUT
	APPROX. LOC. UNDERGROUND ELECTRIC LINE PER REFERENCE MAPPING & MASTER LOCATORS MARKOUT
	APPROX. LOC. UNDERGROUND TELEPHONE LINE PER REFERENCE MAPPING & MASTER LOCATORS MARKOUT
	APPROX. LOC. UNDERGROUND COMMUNICATION LINE PER REFERENCE MAPPING
	APPROX. LOC. UNDERGROUND SAN SEWER LINE PER REFERENCE MAPPING & MASTER LOCATORS MARKOUT
	APPROX. LOC. UNDERGROUND STORM SEWER LINE PER REFERENCE MAPPING & MASTER LOCATORS MARKOUT
	APPROX. LOC. UNDERGROUND FIBER OPTIC COMMUNICATION LINE PER REFERENCE MAPPING
	PARKING SPACE COUNT
	AREA LIGHT
	MANHOLE
	INLET
	UTILITY POLE
	UTILITY POLE/LIGHT POLE
	BOLLARD
	SIGN
	CONDUIT
	POST INDICATOR VALVE
	FIRE DEPARTMENT CONNECTION
	DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
	DENOTES TREE AND TRUNK DIAMETER
	DISTANCE BASED ON TAX MAP
	SOIL BORING LOCATION WITH DESIGNATION & ELEVATION
	SITE BENCHMARK WITH DESCRIPTION & ELEVATION

U.S. DEPARTMENT OF COMMERCE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION NATIONAL OCEAN SERVICE	
STATION ID: 851870	
PUBLICATION DATE: 04/01/2003	
NAME: THE BATTERY, NEW YORK HARBOR	
TOTAL DATUMS AT THE BATTERY, NEW YORK HARBOR BASED ON:	
LENGTH OF SERIES: 19 YEARS	
TIME PERIOD: JANUARY 1983 - DECEMBER 2001	
TOTAL EPOCH: 1983-2001	
ELEVATIONS OF TOTAL DATUMS REFERRED TO MEAN LOWER LOW WATER (MLLW)	
MEAN HIGHER HIGH WATER (MHHW)	1.443 4.754 1.958
MEAN HIGH WATER (MHW)	0.946 2.776 0.00
MEAN SEA LEVEL (MSL)	0.763 2.569 -0.207
MEAN TIDE LEVEL	0.763 2.470 -0.306
MEAN LOW WATER (MLW)	0.063 0.207 -2.569
MEAN LOWER LOW WATER (MLLW)	0.00 0.00 -2.776

NOTE: THIS CHART REPRESENTS THE NEAREST TIDAL BENCHMARK TO THE SURVEYED SITE. THE TIDE ELEVATIONS AT THIS SITE THAT WAS SURVEYED MAY BE SUBJECT TO DIFFERENT ELEVATIONS.



TITLE

**SITE SURVEY AND BROWNFIELD  
CLEANUP PROGRAM BOUNDARY**

5000 1ST AVENUE  
BROOKLYN, NEW YORK

Prepared for:

STEINER SEQUEL, LLC

Complied by: L.D.    Date: 17MAY21

Prepared by: B.H.C.    Scale: AS SHOWN

Project Mgr: L.D.    Project: 3454.0001Y002

File: 3454.0001Y103.09.DWG

FIGURE

**9**



**APPENDICES**

- A. Requestor Information
- B. Project Description
- C. Property's Environmental History  
(Previous Environmental Reports Provided as Individual Files)
- D. Property Description Narrative
- E. Previous Property Owners and Operators
- F. Requestor Eligibility Information
- G. Site Contact List
- H. Land Use Factors
- I. Underutilized Affidavit



**Brownfield Cleanup Program (BCP) Application**  
***5000 1<sup>st</sup> Avenue, Brooklyn, New York 11232***

---

**APPENDIX A**

Requestor Information

**Appendix A – Requestor Information**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application – Section I

BCP applicant, Steiner Sequel, LLC is wholly owned by Douglas Steiner and is duly authorized to do business in New York State. The Department of State entity information for Steiner Sequel, LLC is attached.

# NYS Department of State

## Division of Corporations

### Entity Information

The information contained in this database is current through March 19, 2021.

Selected Entity Name: STEINER SEQUEL LLC

Selected Entity Status Information

**Current Entity Name:** STEINER SEQUEL LLC

**DOS ID #:** 5451117

**Initial DOS Filing Date:** NOVEMBER 30, 2018

**County:** KINGS

**Jurisdiction:** NEW YORK

**Entity Type:** DOMESTIC LIMITED LIABILITY COMPANY

**Current Entity Status:** ACTIVE

Selected Entity Address Information

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

C/O STEINER NYC, LLC  
15 WASHINGTON AVENUE  
BROOKLYN, NEW YORK, 11205

**Registered Agent**

NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by [viewing the certificate](#).

#### \*Stock Information

# of Shares	Type of Stock	\$ Value per Share
No Information Available		

\*Stock information is applicable to domestic business corporations.

#### Name History

Filing Date	Name Type	Entity Name
NOV 30, 2018	Actual	STEINER SEQUEL LLC

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

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

[Search Results](#) [New Search](#)

[Services/Programs](#) | [Privacy Policy](#) | [Accessibility Policy](#) | [Disclaimer](#) | [Return to DOS Homepage](#) | [Contact Us](#)

**Brownfield Cleanup Program (BCP) Application**  
***5000 1<sup>st</sup> Avenue, Brooklyn, New York 11232***

---

**APPENDIX B**

Project Description



## Appendix B – Project Description

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232

### BCP Application – Section II, Question 3

The Site proposed for entry into the Brownfield Cleanup Program (BCP) is located at 5000 1<sup>st</sup> Avenue, Brooklyn, New York: between 43rd Street, and 51<sup>st</sup> Street (Figure 1). The Site is comprised of Tax Block 725, and p/o Lots 1 and p/o 100 in Kings County and encompasses approximately 13.743 acres, as shown on Figure 2. The proposed BCP Site is bounded by the following properties, as summarized in the table below:

Adjacent Property Direction	Property Use
North	A healthcare product and equipment distribution center, lighting fixture showroom, and the Bush Terminal Piers Park parking lot.
South	Brooklyn Sanitation Department.
East	A railyard directly adjacent to the Site, 1 <sup>st</sup> Avenue, and industrial use properties including manufacturing and product distribution, a garbage collection company, a storage facility, and a contractor storage yard across 1 <sup>st</sup> Avenue.
West	Bush Terminal Piers Park.

A recent Site survey is included in Figure 9 which shows the BCP Site boundary limits. As shown on Figure 3, the portion of the Site on Lot 1 has two six-story buildings identified as building 57 and 58 and one seven-story building identified as unit G. The north portion of Lot 1 formerly contained buildings 39, 40, and 45 all of which are no longer remaining. The remainder of the portion of the Site on Lot 1 is vacant or asphalt parking lot. The portion of the Site on Lot 100 consists of an asphalt parking lot and two rail crossings at the Site entrance on 1<sup>st</sup> Avenue.

Building 57 is currently leased by various tenants for a variety of uses such as food wholesale distributor, clothing and textile manufacturer and distributor, a vending machine and food distributor, a clothing wholesale distributor, a plastic-goods wholesale distributor, a mattress wholesale distributor, a T-shirt printing and embroidery company, and a home goods distributor. Building 58 is also leased out for a variety of uses such as a restaurant supply and food distributor, a woodworking/carpentry company, a furniture wholesale distributor, a textile company, and a clothing distribution company. Unit G is currently vacant.

### Proposed Development Plan

The development plan includes a new approximately 900,000 gross square foot (gsf) film and television production facility and support space. A Property Map showing the Site boundary is provided as Figure 2.

**Appendix B – Project Description**  
**Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232**  
**BCP Application – Section II, Question 3**

**Projected Schedule**

<b>Timeframe</b>	<b>Description</b>
June 2021	Submit BCP Application
June 2021	Submit Interim Remedial Measure Work Plan / Remedial Investigation Work Plan
September 2021	Finalize and Execute Brownfield Cleanup Agreement
October 2021	Finalize Interim Remedial Measure Work Plan / Remedial Investigation Work Plan
October 2021	RI Implementation
December 2021	Begin Unit G Demolition
December 2021	Submit Remedial Investigation Report/Remedial Action Work Plan Report
January – March 2022	45-day Public Comment Period
March 2022	NYSDEC approves Remedial Action Work Plan and issues Fact Sheet approving construction.
June 2023	NYSDEC Issues Certificate of Completion

**Brownfield Cleanup Program (BCP) Application**  
***5000 1<sup>st</sup> Avenue, Brooklyn, New York 11232***

---

**APPENDIX C**

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

## **Appendix C-1 – Property’s Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

The following reports summarizing environmental investigations previously conducted at the Site are attached for review in Appendix C and the enclosed CD:

- **Remedial Investigation Report (RIR)**, prepared by G.C. Environmental, Inc. (GCE), dated November 25, 2013;
- **Phase I Environmental Site Assessment (ESA)**, prepared by TRC Engineers, Inc., dated December 17, 2019;
- **Phase II Environmental Site Investigation (ESI) Report**, prepared by TRC Engineers, Inc., dated May 2020; and
- **Supplemental Phase II Environmental Site Investigation Summary Report**, prepared by TRC Engineers, Inc., dated October 6, 2020.

The proposed Site redevelopment plan includes a new approximately 900,000 gross square foot (gsf) film and television production facility and support space. Therefore, the soil data from the previous investigations was compared to the following New York State Department of Environmental Conservation (NYSDEC) Soil Cleanup Objectives (SCOs): Unrestricted Use SCOs (UUSCOs), Industrial Use SCOs (IUSCOs), and Protection of Groundwater SCOs (PGWSCOs).

A Remedial Investigation (RI) will be performed following entry into the Brownfield Cleanup Program (BCP). A summary of the findings from the previously conducted investigations is as follows:

### **Remedial Investigation Report, prepared by GCE, dated November 25, 2013**

GCE completed an RI in 2013 (2013 RI) in preparation for onsite construction at the location of former buildings 39, 40, and 45. This construction was never completed. Soil samples were collected from 18 soil borings at the Site. Soil borings were completed to depths ranging between 10 and 15 feet below land surface (ft bls). Historic fill was observed at all soil borings to a depth of 1 ft bls. Other investigations (discussed later in this section) identified a layer of historic fill of varying thickness down to depths of 20 ft bls at select locations.

Soil/fill material exhibiting evidence of contamination (staining, odor, or elevated photoionization detector [PID] readings) was not observed during the 2013 RI. Groundwater was observed at depths ranging from approximately 6.91 to 8.17 ft bls during the 2013 RI.

### **2013 RI SOIL**

A summary of the soil data results summarized in the 2013 RIR is presented below.

#### ***Volatile Organic Compounds (VOCs)***

The majority of VOC concentrations were below laboratory detection limits. None of the samples collected during the RI exceeded UUSCOs, PGWSCOs, or IUSCOs for VOCs. The detections of VOCs in soil were limited to acetone, methyl ethyl ketone, and methylene chloride.

#### ***Semivolatile Organic Compounds (SVOCs)***

The majority of SVOC concentrations were below laboratory detection limits. None of the samples collected during the RI exceeded UUSCOs, PGWSCOs, or IUSCOs for SVOCs. The detections of SVOCs in soil included benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(g,h,i)perylene,

### **Appendix C-1 – Property’s Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

benzo(k)fluoranthene, benzyl butyl phthalate, bis(2-ethylhexyl)phthalate, di-n-butylphthalate, chrysene, dibenz(a,h)anthracene, fluoranthene, indeno(1,2,3-cd)pyrene, phenanthrene, and pyrene.

#### ***Metals***

The table below presents a summary of the metals analytical data collected. Figure 6 of this BCP Application summarizes the SCO exceedances.

Metals were detected above UUSCOs in 11 of the 39 samples collected. The metals detected in exceedance of UUSCOs are chromium (total), copper, lead, mercury, nickel, and zinc. There were no exceedances of IUSCOs or PGWSCOs. The concentrations and distribution of the metals detected in exceedance of UUSCOs are characteristic of historic fill.

Laboratory analytical data in exceedance of SCOs for metals are summarized below with the maximum concentration noted in red text.

Analyte	Number of Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	SCOs (mg/kg or ppm)
Chromium, Total	UUSCOs: 2 PGWSCOs: -- IUSCOs: 0	SB-6 (0-2 ft bls) <b>FD</b> SB-12 (0-2 ft bls)	<b>48.1</b> 36.8	UUSCO: 30 PGWSCO: -- IUSCO: 6,800
Copper	UUSCOs: 1 PGWSCOs: 0 IUSCOs: 0	<b>SB-12 (0-2 ft bls)</b>	<b>66.2</b>	UUSCO: 50 PGWSCO: 1,720 IUSCO: 10,000
Lead	UUSCOs: 5 PGWSCOs: 0 IUSCOs: 0	SB-5 (0-2 ft bls) <b>SB-6 (0-2 ft bls) FD</b> SB-8 (7-10 ft bls) SB-12 (0-2 ft bls) SB-15 (0-2 ft bls)	74.8 <b>109</b> 75.9 83.7 71.2	UUSCO: 63 PGWSCO: 450 IUSCO: 3,900
Mercury	UUSCOs: 6 PGWSCOs: 0 IUSCOs: 0	SB-6 (0-2 ft bls) SB-6 (0-2 ft bls) <b>FD</b> SB-8 (0-2 ft bls) <b>SB-8 (7-10 ft bls)</b> SB-13 (0-2 ft bls) SB-15 (0-2 ft bls)	0.19 0.23 0.29 <b>0.44</b> 0.19 0.25	UUSCO: 0.18 PGWSCO: 0.73 IUSCO: 5.7
Nickel	UUSCOs: 3 PGWSCOs: 0 IUSCOs: 0	SB-7 (0-2 ft bls) SB-12 (0-2 ft bls) <b>SB-15 (5-10 ft bls)</b>	32.7 55.7 <b>65.8</b>	UUSCO: 30 PGWSCO: 130 IUSCO: 10,000
Zinc	UUSCOs: 3 PGWSCOs: 0 IUSCOs: 0	SB-5 (0-2 ft bls) SB-5 (5-10 ft bls) <b>SB-12 (0-2 ft bls)</b>	125 119 <b>148</b>	UUSCO: 109 PGWSCO: 2,480 IUSCO: 10,000



### **Appendix C-1 – Property's Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

#### ***Polychlorinated Biphenyls (PCBs)***

The table below presents a summary of the PCB analytical data collected. Figure 6 of the BCP Application summarizes the SCO exceedances. The majority of PCB concentrations were below laboratory detection limits. Two soil samples exceeded UUSCOs and there were no exceedances of PGWSCOs or IUSCOs.

Laboratory analytical data in exceedance of SCOs for PCBs are summarized below with the maximum concentration noted in red text.

Analyte	Number of Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	SCOs (mg/kg or ppm)
PCBs	UUSCOs: 2 PGWSCOs: 0 IUSCOs: 0	SB-5 (0-2 ft bls) <b>SB-15 (0-2 ft bls)</b>	0.14 <b>0.28</b>	UUSCO: 0.1 PGWSCO 3.2 IUSCO: 25

#### ***Pesticides***

The table below presents a summary of the pesticides analytical data collected. Figure 6 of the BCP Application summarizes the SCO exceedances. The majority of pesticide concentrations were below laboratory detection limits. One sample did exhibit an exceedance of UUSCOs for dieldrin. There were no exceedances of IUSCOs or PGWSCOs.

Laboratory analytical data in exceedance of SCOs for pesticides are summarized below with the maximum concentration noted in red text.

Analyte	Number of Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	SCOs (mg/kg or ppm)
Dieldrin	UUSCOs: 1 PGWSCOs: 0 IUSCOs: 0	<b>SB-8 (0-2 ft bls)</b>	<b>0.0097</b>	UUSCO: 0.005 PGWSCO: 0.1 IUSCO: 2.8

#### **2013 RI GROUNDWATER**

The groundwater data from the 2013 RI was compared to NYSDEC Ambient Water Quality Standards and Guidance Values (AWQSGVs). A total of ten groundwater samples were collected as part of the 2013 RI. A summary of the groundwater data results is presented below.

#### ***VOCs***

The majority of VOC concentrations were below laboratory detection limits. There were no exceedances of AWQSGVs for VOCs in groundwater samples collected during the RI. Detections of VOCs in groundwater included acetone, carbon disulfide, chloromethane, methyl ethyl ketone, methyl tert-butyl ether, methylene chloride, and tetrachloroethene.

#### ***SVOCs***

The table below presents a summary of the SVOC analytical data collected. Figure 7 of the BCP Application summarizes the AWQSGVs exceedances.

### **Appendix C-1 – Property's Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

The majority of SVOC concentrations were below laboratory detection limits. Three groundwater samples did yield exceedances of AWQSGVs. Laboratory analytical data for the exceedances of AWQSGVs for SVOCs is summarized below with the maximum concentration noted in red text.

Analyte	Number of Exceedances	Location of AWQSGV Exceedance	Concentrations (µg/L)	AWQSGV (µg/L)
Benz(A)Anthracene	7	MW-1 MW-2 MW-4 MW-6 <b>MW-7</b> MW-8 MW-9	0.03 0.03 0.11 0.04 <b>0.22</b> 0.03 0.021	0.002
Benzo(A)Pyrene	2	MW-4 <b>MW-7</b>	0.05 <b>0.15</b>	Non-Detect
Benzo(B)Fluoranthene	3	MW-4 MW-6 <b>MW-7</b>	0.08 0.03 <b>0.26</b>	0.002
Benzo(K)Fluoranthene	2	MW-4 <b>MW-7</b>	0.03 <b>0.07</b>	0.002
Chrysene	4	MW-1 MW-4 MW-6 <b>MW-7</b>	0.02 0.09 0.03 <b>0.21</b>	0.002
Indeno(1,2,3-c,d)Pyrene	2	MW-4 <b>MW-7</b>	0.03 <b>0.08</b>	0.002

### ***Metals***

The table below presents a summary of the metals analytical data collected. Figure 7 of the BCP Application summarizes the AWQSGVs exceedances.

During the 2013 RI, groundwater samples were lab-filtered and analyzed for dissolved metals only. Dissolved metals were detected above AWQSGVs in all of the samples collected. Laboratory analytical data for the exceedances of AWQSGVs for metals are summarized below with the maximum concentration noted in red text.

### **Appendix C-1 – Property’s Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

Analyte	Number of Exceedances	Location of AWQSGV Exceedance	Concentrations (µg/L)	AWQSGV (µg/L)
Dissolved Antimony	4	MW-2 MW-6 MW-8 MW-9	9 45 7 6	3
Dissolved Iron	8	MW-1 MW-1 FD MW-3 MW-4 MW-6 MW-7 MW-8 MW-9	2,170 2,400 460 3,220 590 9,580 5,100 2,530	300
Dissolved Lead	2	MW-7 MW-8	515 56	25
Dissolved Magnesium	1	MW-1	35,600	35,000
Dissolved Manganese	8	MW-1 MW-1 FD MW-2 MW-3 MW-4 MW-7 MW-8 MW-9	706 692 7,700 7,470 1,950 2,390 1,390 1,010	300
Dissolved Sodium	10	MW-1 MW-1 FD MW-2 MW-3 MW-4 MW-5 MW-6 MW-7 MW-8 MW-9	279,000 260,000 131,000 91,500 156,000 250,000 104,000 221,000 126,000 152,000	20,000

#### ***PCBs***

There were no detections of PCBs in groundwater samples collected as part of the RI.

#### ***Pesticides***

The table below presents a summary of the pesticides analytical data collected. Figure 7 of the BCP Application summarizes the AWQSGVs exceedances.

### **Appendix C-1 – Property’s Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

The majority of pesticide concentrations were below laboratory detection limits. One groundwater sample exceeded AWQSGVs for dieldrin. Laboratory analytical data for the exceedances of AWQSGVs for pesticides are summarized below with the maximum concentration noted in red text.

Analyte	Number of Exceedances	Location of AWQSGV Exceedance	Concentrations (µg/L)	AWQSGV (µg/L)
Dieldrin	1	MW-7	0.006	0.004

#### **2013 RI SOIL VAPOR**

The table below presents a summary of the soil vapor analytical data collected. Figure 8 of the BCP Application summarizes soil vapor detections. The highest concentrations of petroleum-related compounds in soil vapor were detected at location SV-2. The highest concentration of chlorinated volatile organic compounds (CVOCs) were at location SV-2 and SV-3.

The New York State Department of Health (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion (as amended) provides three matrices with guidance values for sub-slab and indoor air comparison for eight CVOCs. As part of the RI, three sub-slab vapor samples were collected from beneath each building (39, 40, and 45); however, no indoor air samples were collected and therefore a direct comparison cannot be made to the data collected during this investigation. The matrices, however, can still be used as an evaluation for the presence of these compounds in soil vapor.

Laboratory analytical detections in soil vapor are summarized in the table below with the maximum concentration noted in red text. VOCs included on one of the three NYSDOH matrices are italicized.

Analyte	Number of Detections	Location of Detection	Concentrations (µg/m <sup>3</sup> )
1,2,4-Trimethylbenzene	7	SSV-1 SSV-2 SSV-3 SV-1 SV-2 SV-3 SV-5	23.9 94.3 311 32.4 29.9 26.7 22.1
1,3,5-Trimethylbenzene	6	SSV-2 SSV-3 SV-1 SV-2 SV-3 SV-5	51.6 105 8.84 20 7.07 6.14
2-Hexanone	3	SSV-3 SV-1 SV-3	11.8 4.75 4.71

### Appendix C-1 – Property’s Environmental History

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

Analyte	Number of Detections	Location of Detection	Concentrations (µg/m³)
4-Ethyltoluene	7	SSV-1 SSV-2 <b>SSV-3</b> SV-1 SV-2 SV-3 SV-5	3.88 19.7 <b>31.2</b> 4.22 18.2 5.11 3.73
4-Isopropyltoluene	7	SSV-1 SSV-2 <b>SSV-3</b> SV-1 SV-2 SV-3 SV-5	2.41 5.38 <b>17.7</b> 2.69 2.41 2.47 2.03
4-Methyl-2-pentanone	6	SSV-1 SSV-2 SSV-3 <b>SV-1</b> SV-3 SV-5	1.35 3.23 4.95 <b>6.71</b> 1.1 1.39
Acetone	7	SSV-1 SSV-2 SSV-3 SV-1 SV-2 SV-3 <b>SV-5</b>	223 377 214 406 256 420 <b>498</b>
Benzene	7	SSV-1 SSV-2 SSV-3 SV-1 <b>SV-2</b> SV-3 SV-5	5.65 4.09 1.72 1.47 <b>37.7</b> 1.37 1.31
Bromoform	1	<b>SSV-3</b>	<b>1.24</b>
Carbon Disulfide	6	<b>SSV-1</b> SSV-2 SSV-3 SV-1 SV-2 SV-3	<b>5.13</b> 1.21 1.4 2.12 1.12 2.36

**Appendix C-1 – Property’s Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

Analyte	Number of Detections	Location of Detection	Concentrations (µg/m³)
Carbon Tetrachloride	6	SSV-1 SSV-2 SSV-3 SV-1 SV-2 SV-5	1.19 0.503 0.503 0.629 0.754 0.251
Chloroform	3	SSV-3 SV-2 SV-3	1.22 1.02 2.88
Chloromethane	3	SSV-1 SSV-3 SV-1	1.16 1.03 1.22
Cyclohexane	4	SSV-1 SSV-2 SV-2 SV-3	10.4 4.58 664 2.86
Dichlorodifluoromethane	6	SSV-1 SSV-2 SSV-3 SV-1 SV-3 SV-5	2.32 2.08 2.32 2.32 2.27 2.12
Ethanol	7	SSV-1 SSV-2 SSV-3 SV-1 SV-2 SV-3 SV-5	142 35 527 98.7 129 12.3 34.1
Ethyl Acetate	2	SSV-1 SV-1	28 1.55
Ethylbenzene	7	SSV-1 SSV-2 SSV-3 SV-1 SV-2 SV-3 SV-5	22.2 26.4 18.3 3.82 127 3.12 3.3

**Appendix C-1 – Property’s Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

Analyte	Number of Detections	Location of Detection	Concentrations (µg/m <sup>3</sup> )
Heptane	7	SSV-1 SSV-2 SSV-3 SV-1 <b>SV-2</b> SV-3 SV-5	16.2 7.99 5.36 1.92 <b>491</b> 2.01 2.58
Hexane	7	SSV-1 SSV-2 SSV-3 SV-1 <b>SV-2</b> SV-3 SV-5	74.7 9.93 3.52 2.46 <b>553</b> 6.16 3.49
Isopropylalcohol	6	SSV-1 SSV-2 <b>SSV-3</b> SV-1 SV-3 SV-5	7.22 21.3 <b>21.4</b> 6.63 3.29 3.98
Isopropylbenzene	7	SSV-1 SSV-2 SSV-3 SV-1 <b>SV-2</b> SV-3 SV-5	2.01 14.7 15 1.23 <b>31.4</b> 1.13 1.13
Methyl Ethyl Ketone	6	SSV-1 SSV-2 <b>SSV-3</b> SV-1 SV-3 SV-5	62.8 42.4 <b>86.6</b> 37.1 15.6 33.6
<i>Methylene Chloride</i>	6	<b>SSV-1</b> SSV-2 SSV-3 SV-1 SV-3 SV-5	<b>62.8</b> 11.6 17.5 9.44 8.02 13.3
n-Butylbenzene	7	SSV-1 SSV-2 <b>SSV-3</b> SV-1 SV-2	7.02 12.4 <b>117</b> 9.71 4.88

**Appendix C-1 – Property’s Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

Analyte	Number of Detections	Location of Detection	Concentrations (µg/m³)
		SV-3 SV-5	7.35 6.03
o-Xylene	7	SSV-1 SSV-2 SSV-3 SV-1 <b>SV-2</b> SV-3 SV-5	40.2 57.3 48.2 7.07 <b>139</b> 6.38 5.9
m,p-Xylene	7	SSV-1 SSV-2 SSV-3 SV-1 <b>SV-2</b> SV-3 SV-5	79 98.9 72 13.9 <b>159</b> 12.3 11.7
Propylene	6	<b>SSV-1</b> SSV-2 SSV-3 SV-1 SV-3 SV-5	<b>9.58</b> 5.54 3.65 5.44 7.81 8.26
sec-Butylbenzene	7	SSV-1 SSV-2 SSV-3 SV-1 <b>SV-2</b> SV-3 SV-5	1.81 13.7 12 2.47 <b>14.6</b> 1.48 2.14
Styrene	1	<b>SSV-3</b>	<b>2</b>
Tetrachloroethene	7	SSV-1 SSV-2 SSV-3 SV-1 SV-2 <b>SV-3</b> SV-5	3.12 37.5 2.37 1.56 75.2 <b>350</b> 138
Tetrahydrofuran	6	<b>SSV-1</b> SSV-2 SSV-3 SV-1 SV-3 SV-5	<b>78.1</b> 40.1 38.3 15.6 10.2 3.21



### **Appendix C-1 – Property’s Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

Analyte	Number of Detections	Location of Detection	Concentrations (µg/m <sup>3</sup> )
Toluene	7	SSV-1 SSV-2 SSV-3 SV-1 SV-2 SV-3 SV-5	91.9 29.2 14.3 11.7 190 10.2 9.9
Trichloroethene	6	SSV-1 SSV-2 SSV-3 SV-1 SV-2 SV-3	1.4 0.644 0.322 10.5 607 0.537
Trichlorofluoromethane	7	SSV-1 SSV-2 SSV-3 SV-1 SV-2 SV-3 SV-5	1.29 1.18 1.29 1.18 1.74 1.57 1.4

#### **Phase I ESA, prepared by TRC Engineers, Inc., dated December 17, 2019**

The Phase I ESA was completed at the request of the Applicant in support of future onsite redevelopment and a land disposition agreement between the Applicant and the City of New York. The Phase I ESA investigation area included the proposed BCP property and adjacent surrounding areas within Lots 1 and 100. The Phase I ESA identified the following Recognized Environmental Conditions (RECs), all of which are applicable and relevant to the proposed BCP property:

- Historic fill due to the proximity to the Bay Ridge Channel, methane gas due to potential organic rich deposits from historic filling of wetlands, and fill materials and suspect buried structures from demolition of former buildings;
- Rail lines were observed to run in a north-south direction during Site reconnaissance on the eastern portion of the Site. This observation was corroborated through the review of Sanborn Fire Maps which indicate rail lines were present since at least 1906;
- Historic use of the Site includes various manufacturers, a rail yard, a port terminal, a contractor yard, and a trucking company;
- Four onsite monitoring wells were identified behind unit G and along the property fence;
- On March 6, 2019, two transformers were removed in the area of former buildings 39, 40, and 45 by Innovative Recycling Technologies (IRT), a subcontractor of TRC. Concrete and surficial soil samples collected in the proximity of the transformers yielded PCB analytical results above the UUSCOs;
- A RIR, dated November 25, 2013, was prepared by GCE and summarized the investigation completed in the area of buildings 39, 40, and 45 prior to building demolition. Analytical results

## **Appendix C-1 – Property’s Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

yielded soil results above UUSCOs, groundwater results above AWQSGVs, and soil vapor concentrations above the NYSDOH Air Guidance Values;

- The historic and present use of adjacent and surrounding properties as various manufacturers with fuel oil tanks, paint shops, a coal and coke storage facility, and woodworking/lacquering facilities have the potential to impact the subsurface conditions at the Site; and
- Adjoining and nearby facilities are listed under the environmental databases including New York Spills, Leaking Storage Tank Incident Reports (LTANKS), Solid Waste Facilities/Landfill Sites, Inactive Hazardous Waste Disposal Sites, and Engineering Controls.

The Phase I ESA identified the following Historical Recognized Environmental Condition (HREC):

- The Site is listed in the environmental database for multiple spill cases reported to the NYSDEC. All the listed spill cases reported on the Site are listed as “closed”.

The Phase I ESA identified the following Controlled Recognized Environmental Condition (CRECs):

- The Site is located southeast of and adjacent to the former Bush Terminal Landfill (currently known as the Bush Terminal Piers Park), which is listed in the NYSDEC Environmental Restoration Program (ERP) as Site No. B00031-2. Primary contaminants of concern at the site include elevated levels of VOCs, SVOCS, metals, pesticides, and PCBs in soil, groundwater, and sediments. The site was remediated to restricted residential use and is currently a public park. The residual contamination at the site is managed by the NYSDEC-approved Site Management Plan, which stipulates institutional controls, engineering controls, and a monitoring plan.

### **Phase II Environmental Site Investigation Report, prepared by TRC Engineers, Inc., dated May 2020**

This Phase II ESI was completed to evaluate the environmental concerns that were identified as part of the Phase I ESA completed in 2019. The Phase I ESA investigation area included the proposed BCP property and adjacent surrounding areas within Lots 1 and 100. The summary provided below includes only investigation work and analytical data collected within the proposed BCP property.

Soil samples were collected from 18 soil borings at the Site. Soil borings were completed to depths ranging between 10 and 20 ft bls. Historic fill was observed at 14 of the 22 soil borings to depths ranging between 1.5 and 20 ft bls. Historic fill materials included manufactured aggregates, bricks, concrete, asphalt, and wood. Native soil underlying historic fill consisted of brown fine to coarse sand and silt with trace clay and gravel.

Fill material exhibiting staining, odor, or elevated PID readings was observed at two soil borings completed in the northeast corner of the Site at TRC-SB-21 and TRC-SB-22. Depth to groundwater follows the surface topography and was observed at a depths ranging from 5.69 (west side of Site closer to Bay Ridge Channel) to 11.45 ft bls (on the eastern border of the Site).

### **Phase II ESI SOIL**

The soil data from the Phase II ESI was compared to NYSDEC UUSCOs, IUSCOs, and PGWSCOs. A summary of the data results is presented below.

#### **VOCs**

Soil samples collected during the Phase II ESI did not yield VOC exceedances of UUSCOs, PGWSCOs, or IUSCOs and the majority of VOC concentrations were below laboratory detection limits. There were, however, low-level detections of 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 2-butanone, 4-methyl-2-pentanone,

### **Appendix C-1 – Property’s Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

acetone, ethylbenzene, isopropylbenzene, methylcyclohexane, methylene chloride, n-propylbenzene, tetrachloroethene, toluene, trichloroethene, and xylenes.

#### **SVOCs**

The table below presents a summary of SVOC analytical data collected. Figure 6 of the BCP Application summarizes the SCO exceedances.

Concentrations of several SVOCs, predominantly polycyclic aromatic hydrocarbons (PAHs), were detected at concentrations in exceedance of the UUSCOs, IUSCOs, or PGWSCOs in 13 of the 39 soil samples. PAHs are commonly detected in historic fill and are indicative of historical Site usage. The SVOCs detected in exceedance of applicable SCOs are acenaphthene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenz(a,h)anthracene, dibenzofuran, fluorene, indeno(1,2,3-c,d)pyrene, naphthalene, and phenanthrene.

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

Analyte	Number of Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	SCOs (mg/kg or ppm)
Acenaphthene	UUSCOs: 1 PGWSCOs: 0 IUSCOs: 0	TRC-SB-19 (0-2 ft bls)	53	UUSCO: 20 PGWSCO: 98 IUSCO: 1,000
Benzo(A)Anthracene	UUSCOs: 12 PGWSCOs: 12 IUSCOs: 2	TRC-SB-02 (0-2 ft bls) TRC-SB-02 (4-6 ft bls) TRC-SB-03 (5-7 ft bls) TRC-SB-09 (0-2 ft bls) TRC-SB-10 (0-2 ft bls) TRC-SB-11 (0-2 ft bls) TRC-SB-12 (0-2 ft bls) TRC-SB-14 (4-6 ft bls) TRC-SB-19 (0-2 ft bls) TRC-SB-20 (0-2 ft bls) TRC-SB-20 (0-2 ft bls) FD TRC-SB-21 (0-2 ft bls)	5 11 6.8 44 1.3 4.5 8.6 1.4 15 2.1 2.8 1.6	UUSCO: 1 PGWSCO: 1 IUSCO: 11
Benzo(A)Pyrene	UUSCOs: 12 PGWSCOs: 1 IUSCOs: 12	TRC-SB-02 (0-2 ft bls) TRC-SB-02 (4-6 ft bls) TRC-SB-03 (5-7 ft bls) TRC-SB-09 (0-2 ft bls) TRC-SB-10 (0-2 ft bls) TRC-SB-11 (0-2 ft bls) TRC-SB-12 (0-2 ft bls) TRC-SB-14 (4-6 ft bls) TRC-SB-19 (0-2 ft bls) TRC-SB-20 (0-2 ft bls) TRC-SB-20 (0-2 ft bls) FD TRC-SB-21 (0-2 ft bls)	7.4 8.7 5.8 43 1.2 4.1 8.3 1.3 7.9 2.1 3.1 1.2	UUSCO: 1 PGWSCO: 22 IUSCO: 1.1

### **Appendix C-1 – Property’s Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

Analyte	Number of Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	SCOs (mg/kg or ppm)
Benzo(B)Fluoranthene	UUSCOs: 12 PGWSCO: 11 IUSCOs: 2	TRC-SB-02 (0-2 ft bls) TRC-SB-02 (4-6 ft bls) TRC-SB-03 (5-7 ft bls) <b>TRC-SB-09 (0-2 ft bls)</b> TRC-SB-10 (0-2 ft bls) TRC-SB-11 (0-2 ft bls) TRC-SB-12 (0-2 ft bls) TRC-SB-14 (4-6 ft bls) TRC-SB-19 (0-2 ft bls) TRC-SB-20 (0-2 ft bls) TRC-SB-20 (0-2 ft bls) FD TRC-SB-21 (0-2 ft bls)	9 12 7.5 <b>51</b> 1.9 5.3 10 1.8 11 3.6 6.1 1.6	UUSCO: 1 PGWSCO: 1.7 IUSCO: 11
Benzo(K)Fluoranthene	UUSCOs: 9 PGWSCO: 6 IUSCOs: 0	TRC-SB-02 (0-2 ft bls) TRC-SB-02 (4-6 ft bls) TRC-SB-03 (5-7 ft bls) <b>TRC-SB-09 (0-2 ft bls)</b> TRC-SB-11 (0-2 ft bls) TRC-SB-12 (0-2 ft bls) TRC-SB-19 (0-2 ft bls) TRC-SB-20 (0-2 ft bls) TRC-SB-20 (0-2 ft bls) FD	2.4 3.7 2.5 <b>15</b> 1.7 3.1 4.2 0.96 1.7	UUSCO: 0.8 PGWSCO: 1.7 IUSCO: 110
Chrysene	UUSCOs: 12 PGWSCO: 12 IUSCOs: 0	TRC-SB-02 (0-2 ft bls) TRC-SB-02 (4-6 ft bls) TRC-SB-03 (5-7 ft bls) <b>TRC-SB-09 (0-2 ft bls)</b> TRC-SB-10 (0-2 ft bls) TRC-SB-11 (0-2 ft bls) TRC-SB-12 (0-2 ft bls) TRC-SB-14 (4-6 ft bls) TRC-SB-19 (0-2 ft bls) TRC-SB-20 (0-2 ft bls) TRC-SB-20 (0-2 ft bls) FD TRC-SB-21 (0-2 ft bls)	5.1 9.2 6 <b>42</b> 1.4 4.2 8.4 1.1 13 2.3 3.2 1.5	UUSCO: 1 PGWSCO: 1 IUSCO: 110
Dibenz(A,H)Anthracene	UUSCOs: 7 PGWSCO: 0 IUSCOs: 3	TRC-SB-02 (0-2 ft bls) TRC-SB-02 (4-6 ft bls) TRC-SB-03 (5-7 ft bls) <b>TRC-SB-09 (0-2 ft bls)</b> TRC-SB-11 (0-2 ft bls) TRC-SB-12 (0-2 ft bls) TRC-SB-20 (0-2 ft bls) FD	1.4 1.2 0.8 <b>6.1</b> 0.63 1.1 0.55	UUSCO: 0.33 PGWSCO: 1,000 IUSCO: 1.1
Dibenzofuran	UUSCOs: 1 PGWSCO: 0 IUSCOs: 0	<b>TRC-SB-19 (0-2 ft bls)</b>	<b>37</b>	UUSCO: 7.0 PGWSCO: 210 IUSCO: 1,000
Fluorene	UUSCOs: 1 PGWSCO: 0 IUSCOs: 0	<b>TRC-SB-19 (0-2 ft bls)</b>	<b>58</b>	UUSCO: 30 PGWSCO: 386 IUSCO: 1,000

### Appendix C-1 – Property’s Environmental History

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

Analyte	Number of Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	SCOs (mg/kg or ppm)
Indeno(1,2,3-C,D)Pyrene	UUSCOs: 10 PGWSCO: 1 IUSCOs: 1	TRC-SB-02 (0-2 ft bls) TRC-SB-02 (4-6 ft bls) TRC-SB-03 (5-7 ft bls) <b>TRC-SB-09 (0-2 ft bls)</b> TRC-SB-10 (0-2 ft bls) TRC-SB-12 (0-2 ft bls) TRC-SB-14 (4-6 ft bls) TRC-SB-19 (0-2 ft bls) TRC-SB-20 (0-2 ft bls) TRC-SB-20 (0-2 ft bls) FD	5.7 3.6 3.1 <b>21</b> 0.68 4.1 0.53 3.5 1.1 1.8	UUSCO: 0.5 PGWSCO: 8.2 IUSCO: 11
Naphthalene	UUSCOs: 1 PGWSCO: 1 IUSCOs: 0	<b>TRC-SB-19 (0-2 ft bls)</b>	<b>54</b>	UUSCO: 12 PGWSCO: 12 IUSCO: 1,000
Phenanthrene	UUSCOs: 1 PGWSCO: 0 IUSCOs: 0	<b>TRC-SB-19 (0-2 ft bls)</b>	<b>170</b>	UUSCO: 100 PGWSCO: 1,000 IUSCO: 1,000

#### Metals

The table below presents a summary of metals analytical data. Figure 6 of the BCP Application summarizes the SCO exceedances.

Metals were detected above UUSCOs, IUSCOs, or PGWSCO in 20 of the 39 samples collected. The metals detected in exceedance of SCOs include arsenic, beryllium, chromium (total), copper, lead, mercury, nickel, and zinc. The concentrations and distribution of the metals detected in exceedance of SCOs are characteristic of historic fill.

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

Analyte	Number of Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	SCOs (mg/kg or ppm)
Arsenic	UUSCOs: 8 PGWSCO: 8 IUSCOs: 8	TRC-SB-10 (0-2 ft bls) TRC-SB-11 (0-2 ft bls) TRC-SB-11 (4-6 ft bls) TRC-SB-12 (0-2 ft bls) TRC-SB-14 (4-6 ft bls) TRC-SB-19 (0-2 ft bls) <b>TRC-SB-20 (0-2 ft bls) FD</b> TRC-SB-22 (0-2 ft bls)	190 50 31 120 27 25 <b>210</b> 66	UUSCO: 13 PGWSCO: 16 IUSCO: 16
Beryllium	UUSCOs: 1 PGWSCO: 0 IUSCOs: 0	<b>TRC-SB-02 (0-2 ft bls)</b>	<b>8.6</b>	UUSCO: 7.2 PGWSCO: 47 IUSCO: 2,700
Chromium, Total	UUSCOs: 1 PGWSCO: -- IUSCOs: 0	<b>TRC-SB-19 (0-2 ft bls)</b>	<b>39</b>	UUSCO: 30 PGWSCO: -- IUSCO: 6,800



### **Appendix C-1 – Property’s Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

Analyte	Number of Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	SCOs (mg/kg or ppm)
Copper	UUSCOs: 11 PGWSCO: 0 IUSCOs: 0	TRC-SB-02 (0-2 ft bls) TRC-SB-02 (4-6 ft bls) TRC-SB-09 (0-2 ft bls) TRC-SB-10 (0-2 ft bls) TRC-SB-11 (0-2 ft bls) TRC-SB-11 (4-6 ft bls) TRC-SB-12 (0-2 ft bls) TRC-SB-19 (0-2 ft bls) TRC-SB-20 (0-2 ft bls) TRC-SB-20 (0-2 ft bls) FD TRC-SB-22 (0-2 ft bls)	360 58 310 83 52 73 260 160 150 330 220	UUSCO: 50 PGWSCO: 1,720 IUSCO: 10,000
Lead	UUSCOs: 13 PGWSCO: 3 IUSCOs: 0	TRC-SB-02 (0-2 ft bls) TRC-SB-02 (4-6 ft bls) TRC-SB-03 (0-2 ft bls) TRC-SB-06 (0-2 ft bls) TRC-SB-09 (0-2 ft bls) TRC-SB-10 (0-2 ft bls) TRC-SB-11 (0-2 ft bls) TRC-SB-11 (4-6 ft bls) TRC-SB-12 (0-2 ft bls) TRC-SB-19 (0-2 ft bls) TRC-SB-20 (0-2 ft bls) TRC-SB-20 (0-2 ft bls) FD TRC-SB-22 (0-2 ft bls)	650 360 84 65 690 200 130 630 310 110 210 390 290	UUSCO: 63 PGWSCO: 450 IUSCO: 3,900
Mercury	UUSCOs: 10 PGWSCO: 3 IUSCOs: 0	TRC-SB-02 (0-2 ft bls) TRC-SB-02 (4-6 ft bls) TRC-SB-09 (0-2 ft bls) TRC-SB-10 (0-2 ft bls) TRC-SB-11 (0-2 ft bls) TRC-SB-11 (4-6 ft bls) TRC-SB-12 (0-2 ft bls) TRC-SB-20 (0-2 ft bls) TRC-SB-20 (0-2 ft bls) FD TRC-SB-22 (0-2 ft bls)	1.1 0.92 1.1 0.26 0.3 0.63 0.42 0.23 0.7 0.21	UUSCO: 0.18 PGWSCO: 0.73 IUSCO: 5.7
Nickel	UUSCOs: 5 PGWSCO: 1 IUSCOs: 0	TRC-SB-02 (0-2 ft bls) TRC-SB-03 (0-2 ft bls) TRC-SB-09 (4-6 ft bls) TRC-SB-19 (0-2 ft bls) TRC-SB-22 (0-2 ft bls)	170 51 33 33 34	UUSCO: 30 PGWSCO: 130 IUSCO: 10,000

### **Appendix C-1 – Property’s Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

Analyte	Number of Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	SCOs (mg/kg or ppm)
Zinc	UUSCOs: 13 PGWSCOs: 0 IUSCOs: 0	TRC-SB-02 (0-2 ft bls) TRC-SB-02 (4-6 ft bls) TRC-SB-03 (0-2 ft bls) TRC-SB-09 (0-2 ft bls) TRC-SB-10 (0-2 ft bls) TRC-SB-11 (0-2 ft bls) TRC-SB-11 (4-6 ft bls) TRC-SB-12 (0-2 ft bls) TRC-SB-19 (0-2 ft bls) TRC-SB-20 (0-2 ft bls) TRC-SB-20 (0-2 ft bls) FD TRC-SB-20 (6-8 ft bls) TRC-SB-22 (0-2 ft bls)	2,000 380 310 280 160 140 390 660 110 540 180 280 150	UUSCO: 109 PGWSCOs: 2,480 IUSCO: 10,000

#### ***PCBs***

The table below presents a summary of PCB analytical data collected. Figure 6 of the BCP Application summarizes the SCO exceedances.

Laboratory analytical data for the exceedances of SCOs for PCBs are summarized below with the maximum concentration noted in red text.

Analyte	Number of Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	SCOs (mg/kg or ppm)
PCBs	UUSCOs: 10 PGWSCOs: 1 IUSCOs: 0	TRC-SB-02 (0-2 ft bls) TRC-SB-02 (4-6 ft bls) TRC-SB-10 (0-2 ft bls) TRC-SB-11 (0-2 ft bls) TRC-SB-14 (4-6 ft bls) TRC-SB-19 (0-2 ft bls) TRC-SB-20 (0-2 ft bls) TRC-SB-20 (0-2 ft bls) FD TRC-SB-21 (0-2 ft bls) TRC-SB-21 (6-8 ft bls)	0.29 0.18 0.84 0.58 0.21 0.33 0.14 0.12 0.42 13	UUSCO: 0.1 PGWSCOs: 3.2 IUSCO: 25

#### ***Pesticides***

The table below presents a summary of pesticides analytical data collected. Figure 6 of the BCP Application summarizes the SCO exceedances.

Laboratory analytical data for the exceedances of SCOs for pesticides are summarized below with the maximum concentration noted in red text.

Analyte	Number of Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	SCOs (mg/kg or ppm)
---------	-----------------------	----------------------------	-------------------------------	---------------------

### **Appendix C-1 – Property's Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

4,4'-DDD	UUSCOs: 4 PGWSCO: 0 IUSCOs: 0	TRC-SB-11 (0-2 ft bls) <b>TRC-SB-12 (0-2 ft bls)</b> TRC-SB-20 (0-2 ft bls) TRC-SB-20 (0-2 ft bls) FD	0.027 <b>0.130</b> 0.040 0.046	UUSCO: 0.0033 PGWSCO: 14 IUSCO: 180
4,4'-DDE	UUSCOs: 6 PGWSCO: 0 IUSCOs: 0	TRC-SB-02 (4-6 ft bls) TRC-SB-11 (0-2 ft bls) <b>TRC-SB-12 (0-2 ft bls)</b> TRC-SB-18 (0-2 ft bls) TRC-SB-20 (0-2 ft bls) TRC-SB-20 (0-2 ft bls) FD	0.014 0.082 <b>0.690</b> 0.016 0.043 0.025	UUSCO: 0.0033 PGWSCO: 17 IUSCO: 120
4,4'-DDT	UUSCOs: 5 PGWSCO: 0 IUSCOs: 0	TRC-SB-02 (4-6 ft bls) TRC-SB-11 (0-2 ft bls) <b>TRC-SB-12 (0-2 ft bls)</b> TRC-SB-20 (0-2 ft bls) TRC-SB-20 (0-2 ft bls) FD	0.030 0.150 <b>0.220</b> 0.085 0.050	UUSCO: 0.0033 PGWSCO: 136 IUSCO: 94

#### **Phase II ESI GROUNDWATER**

The groundwater data from the Phase II ESI was compared to the NYSDEC AWQSGVs. A summary of the data results is presented below.

#### **VOCs**

The table below presents a summary of the VOC analytical data collected. Figure 7 of the BCP Application summarizes AWQSGVs exceedances.

The majority of VOC concentrations were below laboratory detection limits; however, three of the 15 groundwater samples collected yielded exceedances of the AWQSGVs. The VOCs detected in exceedance of AWQSGVs include 1,1-dichloroethane, 1,1-dichloroethene, cis-1,2-dichloroethene, tetrachloroethene, and trichloroethene.

Laboratory analytical data for the exceedances of AWQSGVs for VOCs is summarized below with the maximum concentration noted in red text.

Analyte	Number of Exceedances	Location of AWQSGV Exceedance	Concentrations (µg/L)	AWQSGV (µg/L)
1,1-Dichloroethane	1	<b>TRC-GW-10</b>	<b>16</b>	5
1,1-Dichloroethene	1	<b>TRC-GW-10</b>	<b>35</b>	5
Cis-1,2-dichloroethene	1	<b>TRC-GW-10</b>	<b>16</b>	5
Tetrachloroethene	2	TRC-GW-02 <b>TRC-GW-10</b>	9.3 <b>35</b>	5

### **Appendix C-1 – Property’s Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

Analyte	Number of Exceedances	Location of AWQSGV Exceedance	Concentrations (µg/L)	AWQSGV (µg/L)
Trichloroethene	2	TRC-GW-03 TRC-GW-10	8.3 85	5

#### **SVOCs**

The table below presents a summary of the SVOC analytical data collected. Figure 7 of the BCP Application summarizes AWQSGVs exceedances.

The majority of SVOC concentrations were below laboratory detection limits. One sample yielded an AWQSGVs exceedance for naphthalene.

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

Analyte	Number of Exceedances	Location of AWQSGV Exceedance	Concentrations (µg/L)	AWQSGV (µg/L)
Naphthalene	1	TRC-GW-22	11	10

#### **Metals**

The table below presents a summary of the metals analytical data collected. Figure 7 of the BCP Application summarizes the AWQSGVs exceedances.

Metals were detected above AWQSGVs in all of the samples collected. The total metals detected in exceedance of AWQSGVs include antimony, arsenic, chromium, copper, iron, lead, magnesium, manganese, nickel, selenium, and sodium. The dissolved metals detected in exceedance include antimony, iron, manganese, and sodium.

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

Analyte	Number of Exceedances	Location of AWQSGV Exceedance	Concentrations (µg/L)	AWQSGV (µg/L)
Total Antimony	5	TRC-GW-02 TRC-GW-04 TRC-GW-05 TRC-GW-11 TRC-GW-15	15 10 6.3 7.4 46	3
Dissolved Antimony	5	TRC-GW-02	15	3

**Appendix C-1 – Property’s Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

Analyte	Number of Exceedances	Location of AWQSGV Exceedance	Concentrations (µg/L)	AWQSGV (µg/L)
		TRC-GW-04 TRC-GW-05 TRC-GW-11 TRC-GW-15	17 5.5 7.4 46	
Total Arsenic	1	TRC-GW-14 FD	73	25
Total Chromium	3	TRC-GW-07 TRC-GW-13 TRC-GW-14 FD	150 110 230	50
Total Copper	1	TRC-GW-14 FD	360	200
Total Iron	15	TRC-GW-02 TRC-GW-03 TRC-GW-04 TRC-GW-05 TRC-GW-07 TRC-GW-10 TRC-GW-11 TRC-GW-13 TRC-GW-14 TRC-GW-14 FD TRC-GW-15 TRC-GW-18 TRC-GW-19 TRC-GW-21 TRC-GW-22	800 9,300 19,000 22,000 88,000 1,500 1,100 110,000 23,000 190,000 7,000 2,100 1,300 8,200 63,000	300
Dissolved Iron	4	TRC-GW-05 TRC-GW-14 TRC-GW-22 TRC-GW-14 FD	430 12,000 54,000 990	300
Total Lead	5	TRC-GW-07 TRC-GW-11 TRC-GW-13 TRC-GW-14 TRC-GW-14 FD	39 44 59 63 320	25
Total Magnesium	1	TRC-GW-14 FD	63,000	35,000



**Appendix C-1 – Property’s Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

Analyte	Number of Exceedances	Location of AWQSGV Exceedance	Concentrations (µg/L)	AWQSGV (µg/L)
Total Manganese	12	TRC-GW-03 TRC-GW-04 TRC-GW-05 TRC-GW-07 <b>TRC-GW-10</b> TRC-GW-13 TRC-GW-14 TRC-GW-14 FD TRC-GW-15 TRC-GW-19 TRC-GW-21 TRC-GW-22	480 1,300 420 2,500 <b>10,000</b> 2,400 2,400 4,700 530 340 620 3,100	300
Dissolved Manganese	5	<b>TRC-GW-10</b> TRC-GW-13 TRC-GW-14 TRC-GW-14 FD TRC-GW-22	<b>10,000</b> 970 2,300 2,200 3,100	300
Total Nickel	2	TRC-GW-07 <b>TRC-GW-14 FD</b>	200 <b>350</b>	100
Total Selenium	2	TRC-GW-07 <b>TRC-GW-14 FD</b>	15 <b>16</b>	10
Total Sodium	14	TRC-GW-02 TRC-GW-03 TRC-GW-04 TRC-GW-05 <b>TRC-GW-07</b> TRC-GW-10 TRC-GW-11 TRC-GW-13 TRC-GW-14 TRC-GW-14 FD TRC-GW-15 TRC-GW-19 TRC-GW-21 TRC-GW-22	150,000 150,000 50,000 95,000 <b>270,000</b> 170,000 100,000 82,000 170,000 150,000 52,000 110,000 40,000 47,000	20,000

### **Appendix C-1 – Property’s Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

Analyte	Number of Exceedances	Location of AWQSGV Exceedance	Concentrations (µg/L)	AWQSGV (µg/L)
Dissolved Sodium	14	TRC-GW-02 TRC-GW-03 TRC-GW-04 TRC-GW-05 <b>TRC-GW-07</b> TRC-GW-10 TRC-GW-11 TRC-GW-13 TRC-GW-14 TRC-GW-14 FD TRC-GW-15 TRC-GW-19 TRC-GW-21 TRC-GW-22	160,000 180,000 76,000 110,000 <b>290,000</b> 170,000 100,000 85,000 180,000 95,000 54,000 100,000 42,000 47,000	20,000

#### ***PCBs***

There were no detections of PCBs in groundwater samples collected as part of the Phase II ESI.

#### ***Pesticides***

There were no detections of pesticides in groundwater samples collected as part of the Phase II ESI.

#### **Phase II ESI SOIL VAPOR**

The table below presents a summary of the soil vapor analytical data collected. Figure 8 of the BCP Application summarizes soil vapor detections. The highest concentrations of petroleum-related compounds in soil vapor were detected at locations TRC-SV-20 and TRC-SV-22. The highest concentrations of CVOCs in soil vapor were detected at location TRC-SV-05. Additionally, all soil vapor samples collected as part of the Phase II ESI were analyzed for methane. There was one detection of methane at TRC-SV-22 with a concentration of 0.178%.

The NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion (as amended) provides three matrices with guidance values for sub-slab and indoor air comparison for eight CVOCs. While two indoor air samples (one sample from building 57 and one sample from building 58) were collected during the Phase II ESI, no sub-slab samples were collected and therefore a direct comparison cannot be made to the data collected during this investigation. The matrices, however, can still be used as an evaluation for the presence of these compounds in soil vapor.

Laboratory analytical detections in soil vapor are summarized in the table below with the maximum concentration noted in red text. VOCs included on one of the three NYSDOH matrices are italicized.

### Appendix C-1 – Property’s Environmental History

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

Analyte	Number of Detections	Location of Detection	Concentrations (µg/m³)
1,1,1-Trichloroethane	4	TRC-SV-02 TRC-SV-03 TRC-SV-05 TRC-SV-10	2.43 36.9 1.14 43.3
1,1,2,2-Tetrachloroethane	2	TRC-SV-10 TRC-SV-12	0.475 0.661
1,1-Dichloroethane	2	TRC-SV-03 TRC-SV-22	3.64 10.9
1,1-Dichloroethene	3	TRC-SV-03 TRC-SV-10 TRC-SV-12	3.31 10.4 11.2
1,2,4-Trimethylbenzene	11	TRC-SV-02 TRC-SV-03 TRC-SV-04 TRC-SV-05 TRC-SV-07 TRC-SV-10 TRC-SV-11 TRC-SV-13 TRC-SV-14 TRC-SV-20 TRC-SV-22	3.57 3.79 6.64 4.97 6.64 0.776 6.44 5.85 7.47 17.2 10.2
1,2-Dibromoethane	2	TRC-SV-10 TRC-SV-12	19 15.7
1,2-Dichloroethane	2	TRC-SV-10 TRC-SV-12	720 380
1,3,5-Trimethylbenzene	5	TRC-SV-02 TRC-SV-03 TRC-SV-05 TRC-SV-10 TRC-SV-12	1.05 1.08 1.47 3.02 1.79
1,3-Butadiene	6	TRC-SV-03 TRC-SV-04 TRC-SV-05 TRC-SV-07 TRC-SV-10 TRC-SV-20	3.01 4.2 0.821 1.88 153 30.3

### Appendix C-1 – Property's Environmental History

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

Analyte	Number of Detections	Location of Detection	Concentrations (µg/m³)
2,2,4-Trimethylpentane	6	TRC-SV-02 TRC-SV-03 TRC-SV-10 TRC-SV-11 TRC-SV-12 TRC-SV-20	5.93 6.07 1.02 12.2 2.6 10.9
2-Butanone	10	TRC-SV-02 TRC-SV-03 TRC-SV-04 TRC-SV-05 TRC-SV-07 TRC-SV-11 TRC-SV-13 TRC-SV-14 TRC-SV-20 TRC-SV-22	17.2 36.3 154 14.5 165 62.2 110 136 277 295
2-Hexanone	9	TRC-SV-02 TRC-SV-03 TRC-SV-04 TRC-SV-05 TRC-SV-07 TRC-SV-11 TRC-SV-13 TRC-SV-14 TRC-SV-20	4.51 13.1 35.6 3.96 40 16.1 27.7 36.8 83.2
3-Chloropropene	1	TRC-SV-10	117
4-Ethyltoluene	1	TRC-SV-05	0.983
4-Methyl-2-pentanone	2	TRC-SV-10 TRC-SV-12	42.5 30.1
Acetone	11	TRC-SV-02 TRC-SV-03 TRC-SV-04 TRC-SV-05 TRC-SV-07 TRC-SV-10 TRC-SV-11 TRC-SV-13 TRC-SV-14 TRC-SV-20 TRC-SV-22	530 518 1,570 249 1,900 44.8 850 1,240 1,580 3,780 4,300

### **Appendix C-1 – Property’s Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

Analyte	Number of Detections	Location of Detection	Concentrations (µg/m³)
Benzene	9	TRC-SV-02 TRC-SV-03 TRC-SV-04 TRC-SV-05 TRC-SV-07 TRC-SV-11 TRC-SV-13 TRC-SV-20 TRC-SV-22	1.48 4.22 4.89 0.677 2.8 3.77 1.5 5.27 54.6
Benzyl Chloride	1	TRC-SV-10	6.74
Bromodichloromethane	1	TRC-SV-10	3.13
Bromomethane	2	TRC-SV-10 TRC-SV-12	5.36 9.23
Carbon Disulfide	8	TRC-SV-02 TRC-SV-03 TRC-SV-04 TRC-SV-10 TRC-SV-11 TRC-SV-13 TRC-SV-14 TRC-SV-20	2.71 1.19 3.15 43.3 3.21 5.57 1.92 8.72
Carbon Tetrachloride	2	TRC-SV-10 TRC-SV-12	3.51 3.71
Chloroethane	2	TRC-SV-10 TRC-SV-12	1.42 3.68
Chloroform	2	TRC-SV-03 TRC-SV-05	3.28 1.47
Chloromethane	4	TRC-SV-02 TRC-SV-03 TRC-SV-11 TRC-SV-20	0.442 0.673 0.999 2.77
Cis-1,2-dichloroethene	1	TRC-SV-03	1.44
Cis-1,3-dichloropropene	1	TRC-SV-10	177

**Appendix C-1 – Property's Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

Analyte	Number of Detections	Location of Detection	Concentrations (µg/m³)
Cyclohexane	7	TRC-SV-02 TRC-SV-03 TRC-SV-04 TRC-SV-11 TRC-SV-13 TRC-SV-20 TRC-SV-22	2.57 6.13 4.27 10.8 2.6 13 238
Dibromochloromethane	2	TRC-SV-10 TRC-SV-12	5.66 8.07
Dichlorodifluoromethane	5	TRC-SV-02 TRC-SV-03 TRC-SV-05 TRC-SV-11 TRC-SV-13	2.16 2.1 2.08 2.29 2.11
Ethanol	6	TRC-SV-02 TRC-SV-03 TRC-SV-07 TRC-SV-13 TRC-SV-20 TRC-SV-22	14.8 14.4 51.1 40.1 92.1 80.5
Ethylbenzene	10	TRC-SV-02 TRC-SV-03 TRC-SV-04 TRC-SV-05 TRC-SV-07 TRC-SV-11 TRC-SV-13 TRC-SV-14 TRC-SV-20 TRC-SV-22	4.78 4.52 7.3 3.31 7.12 6.65 5.95 7.12 11.4 97.3
Freon-113	2	TRC-SV-10 TRC-SV-12	11.4 8.1
Freon-114	2	TRC-SV-10 TRC-SV-12	12.7 16.1
Heptane	10	TRC-SV-02 TRC-SV-03 TRC-SV-04 TRC-SV-05 TRC-SV-07 TRC-SV-11 TRC-SV-13	3.27 5.9 10.6 1.61 8.73 11.1 6.88



**Appendix C-1 – Property’s Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

Analyte	Number of Detections	Location of Detection	Concentrations (µg/m³)
		TRC-SV-14 TRC-SV-20 TRC-SV-22	7.87 22.7 309
Isopropanol	9	TRC-SV-02 TRC-SV-03 TRC-SV-04 TRC-SV-07 TRC-SV-10 TRC-SV-12 TRC-SV-13 TRC-SV-14 TRC-SV-20	3.59 2.93 8.55 13.8 153 63.1 8.85 9.37 52.4
Methane	1	TRC-SV-22	0.178%
Methylene Chloride	1	TRC-SV-13	7.96
n-Hexane	12	TRC-SV-02 TRC-SV-03 TRC-SV-04 TRC-SV-05 TRC-SV-07 TRC-SV-10 TRC-SV-11 TRC-SV-12 TRC-SV-13 TRC-SV-14 TRC-SV-20 TRC-SV-22	1.99 6.31 7.15 1.24 4.3 17.9 17.6 16.9 3.7 5.08 34.6 94.5
o-Xylene	10	TRC-SV-02 TRC-SV-03 TRC-SV-04 TRC-SV-05 TRC-SV-07 TRC-SV-11 TRC-SV-13 TRC-SV-14 TRC-SV-20 TRC-SV-22	4.14 3.42 5.91 3.25 5.82 5.34 5 6.43 10.3 22.8
m,p-Xylene	10	TRC-SV-02 TRC-SV-03 TRC-SV-04 TRC-SV-05 TRC-SV-07 TRC-SV-11 TRC-SV-13 TRC-SV-14	10.1 8.21 13.7 7.56 14.3 12.7 11.8 15

**Appendix C-1 – Property’s Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

Analyte	Number of Detections	Location of Detection	Concentrations (µg/m³)
		TRC-SV-20 TRC-SV-22	26.6 69.5
Tertiary Butyl Alcohol	10	TRC-SV-02 TRC-SV-03 TRC-SV-04 TRC-SV-07 TRC-SV-10 TRC-SV-11 TRC-SV-12 TRC-SV-13 TRC-SV-14 TRC-SV-20	3.73 4.7 12.2 14.8 7.73 5.06 6.82 10.6 10.9 22.5
Tetrachloroethene	12	TRC-SV-02 TRC-SV-03 TRC-SV-04 TRC-SV-05 TRC-SV-07 TRC-SV-10 TRC-SV-11 TRC-SV-12 TRC-SV-13 TRC-SV-14 TRC-SV-20 TRC-SV-22	59.3 57.2 132 384 86.1 1.92 92.2 1.4 104 90.2 148 104
Tetrahydrofuran	3	TRC-SV-02 TRC-SV-10 TRC-SV-12	3.63 2.86 2.06
Toluene	12	TRC-SV-02 TRC-SV-03 TRC-SV-04 TRC-SV-05 TRC-SV-07 TRC-SV-10 TRC-SV-11 TRC-SV-12 TRC-SV-13 TRC-SV-14 TRC-SV-20 TRC-SV-22	12.2 12.7 13.2 3.69 11.9 9.68 12.1 7.13 9.08 10.5 18.3 32.6
Trichloroethene	3	TRC-SV-03 TRC-SV-05 TRC-SV-10	29.6 2.1 177
Trichlorofluoromethane	1	TRC-SV-02	1.15

### **Appendix C-1 – Property's Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

Analyte	Number of Detections	Location of Detection	Concentrations (µg/m <sup>3</sup> )
<i>Vinyl Chloride</i>	<i>1</i>	<i>TRC-SV-22</i>	<i>12.5</i>

#### **Supplemental Phase II ESI Summary Report, prepared by TRC Engineers, Inc., dated October 6, 2020**

A supplemental investigation was completed that included additional analyses of soil samples at select soil boring locations completed during the Phase II ESI. A total of 20 soil samples were collected from 17 soil borings, 15 of which were completed as part of the Phase II ESI. The two new soil borings completed as part of the Supplemental Phase II ESI were TRC-SB-23 and TRC-SB-24. Both soil borings were completed to 15 ft bls. Historic fill was observed to depths ranging from 5.5 to 15 ft bls and included manufactured aggregates, brick, and concrete. Native soil underlying historic fill consisted of brown fine to coarse sand and silt with trace clay and gravel.

Fill material exhibiting staining, odor, or elevated PID readings was not observed at either of the newly completed soil borings. Groundwater was observed at 10 ft bls at TRC-SB-23 and at 5.5 ft bls at TRC-SB-24.

#### **SOIL**

Four soil samples were analyzed for VOCs, SVOCs, PCBs, metals, and pesticides as part of the Supplemental Phase II ESI and 16 soil samples were analyzed for emerging contaminants (per- and polyfluoroalkyl substances [PFAS] and 1,4-dioxane) and herbicides. The soil data from the Supplemental Phase II ESI was compared to NYSDEC UUSCOs, IUSCOs, and PGWSCOs. A summary of the data results is presented below.

##### **VOCs**

The four soil samples collected and analyzed for VOCs during the Supplemental Phase II ESI did not yield exceedances of UUSCOs, PGWSCOs, or IUSCOs. All VOC concentrations were below laboratory detection limits with the exception of TRC-SB-23 (0-2) and TRC-SB-24 (3-5) with low-level detections of methylene chloride.

##### **SVOCs**

The four soil samples collected and analyzed for SVOCs during the Supplemental Phase II ESI did not yield exceedances of UUSCOs, PGWSCOs, or IUSCOs and the majority of SVOC concentrations were below laboratory detection limits. There were low-level detections of anthracene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(g,h,i)perylene, benzo(k)fluoranthene, chrysene, dibenzofuran, di-n-butylphthalate, fluoranthene, indeno(1,2,3-cd)pyrene, phenanthrene, and pyrene.

##### **Metals**

The table below presents a summary of metals analytical data. Figure 6 of the BCP Application summarizes SCO exceedances.

Metals were detected above UUSCOs in three of the four samples collected. The metals detected in exceedance of UUSCOs include nickel and zinc. There were no exceedances of IUSCOs or PGWSCOs for

### **Appendix C-1 – Property’s Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

metals in samples collected as part of the Supplemental Phase II ESI. The concentrations and distribution of the metals detected in exceedance of SCOs are characteristic of historic fill.

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

Analyte	Number of Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	SCOs (mg/kg or ppm)
Nickel	UUSCOs: 1 PGWSCOs: 0 IUSCOs: 0	TRC-SB-23 (7-9 ft bls)	130	UUSCO: 30 PGWSCO: 130 IUSCO: 10,000
Zinc	UUSCOs: 2 PGWSCOs: 0 IUSCOs: 0	TRC-SB-24 (0-2 ft bls) TRC-SB-24 (3-5 ft bls)	260 110	UUSCO: 109 PGWSCO: 2,480 IUSCO: 10,000

#### ***PCBs***

There were no detections of PCBs in soil samples collected as part of the Supplemental Phase II ESI.

#### ***Pesticides***

There were no detections of pesticides in soil samples collected as part of the Supplemental Phase II ESI.

#### ***Herbicides***

There were no detections of herbicides in soil samples collected as part of the Supplemental Phase II ESI.

#### ***Emerging Contaminants***

As part of the Supplemental Phase II ESI, 16 soil samples were analyzed for emerging contaminants. The analytical data was compared to the SCOs provided in the NYSDEC guidance document titled “Sampling, Analysis, and Assessment of PFAS”, dated January 2021 (2021 Guidance). The 2021 Guidance includes UUSCOs, PGWSCOs, and IUSCOs for Perfluorooctanoic Acid (PFOA) and Perfluorooctanesulfonic Acid (PFOS) only, as summarized below.

Analyte	Number of Exceedances	Location of SCO Exceedance	Concentrations (ug/kg or ppb)	SCOs (ug/kg or ppb)
Perfluorooctanoic Acid (PFOA)	UUSCOs: 4 PGWSCOs: 1 IUSCOs: 0	TRC-SB-02 (4-6) TRC-SB-10 (4-6) TRC-SB-11 (4-6) TRC-SB-13 (6-8)	0.724 1.3 0.792 0.795	UUSCO: 0.66 PGWSCO: 1.1 IUSCO: 600
Perfluorooctanesulfonic Acid (PFOS)	UUSCOs: 1 PGWSCOs: 0 IUSCOs: 0	TRC-SB-11 (4-6)	1.81	UUSCO: 0.88 PGWSCO: 3.7 IUSCO: 440

The table below summarizes the detections of emerging contaminants in soil. There were no detections of 1,4-dioxane in soil samples collected during the Supplemental Phase II ESI.

### **Appendix C-1 – Property's Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

Analyte	Number of Detections	Range in Detection Concentrations (ug/kg or ppb)	Sample with Maximum Detection
Perfluorobutanoic Acid (PFBA)	1	0.050	TRC-SB-11 (4-6 ft bls)
Perfluoropentanoic Acid (PFPeA)	5	0.052 – 0.143	TRC-SB-11 (4-6 ft bls)
Perfluorohexanoic Acid (PFHxA)	6	0.067 – 0.956	TRC-SB-10 (4-6 ft bls)
Perfluoroheptanoic Acid (PFHpA)	2	0.082 – 0.107	TRC-SB-11 (4-6 ft bls)
Perfluorooctanoic Acid (PFOA)	14	0.055 – 1.3	TRC-SB-10 (4-6 ft bls)
Perfluorononanoic Acid (PFNA)	2	0.092 – 0.142	TRC-SB-11 (4-6 ft bls)
Perfluorooctanesulfonic Acid (PFOS)	8	0.0383 – 1.81	TRC-SB-11 (4-6 ft bls)
Perfluorodecanoic Acid (PFDA)	1	0.291	TRC-SB-11 (4-6 ft bls)
Perfluoroundecanoic Acid (PFUnA)	2	0.095 – 0.120	TRC-SB-14 (4-6 ft bls)
Perfluorododecanoic Acid (PFDoA)	2	0.094 – 0.107	TRC-SB-14 (4-6 ft bls)
Total PFOA/PFOS	14	0.070 – 2.6	TRC-SB-11 (4-6 ft bls)

#### **Groundwater**

As part of the Supplemental Phase II ESI, two groundwater samples were collected from temporary monitoring wells and analyzed for VOCs, SVOCs, PCBs, metals, and pesticides and six groundwater samples were collected and analyzed for emerging contaminants and herbicides. The groundwater data was compared to the NYSDEC AWQSGVs. A summary of the data results is presented below.

#### **VOCs**

All VOC concentrations were below laboratory detection limits with the exception of one low-level detection of cyclohexane at TRC-GW-23. There were no exceedance of AWQSGVs for VOCs.

#### **SVOCs**

There were no detections of SVOCs in groundwater samples collected as part of the Supplemental Phase II ESI.

#### **Metals**

The table below presents a summary of the metals analytical data collected. Figure 7 of the BCP Application summarizes the AWQSGVs exceedances.

Metals were detected above AWQSGVs in both of the groundwater samples collected. The total metals detected in exceedance of AWQSGVs include antimony, arsenic, chromium, copper, iron, lead, manganese, and sodium. The dissolved metals detected in exceedance include iron, manganese, and sodium.

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

### **Appendix C-1 – Property’s Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

Analyte	Number of Exceedances	Location of AWQSGV Exceedance	Concentrations (µg/L)	AWQSGV (µg/L)
Total Antimony	1	TRC-GW-24	4.1	3
Total Arsenic	1	TRC-GW-24	33	25
Total Chromium	1	TRC-GW-24	67	50
Total Copper	1	TRC-GW-24	250	200
Total Iron	1	TRC-GW-24	54,000	300
Dissolved Iron	1	TRC-GW-24	4,400	300
Total Lead	1	TRC-GW-24	450	25
Total Manganese	2	TRC-GW-23 TRC-GW-24	350 1,600	300
Dissolved Manganese	2	TRC-GW-23 TRC-GW-24	370 840	300
Total Sodium	1	TRC-GW-24	41,000	20,000
Dissolved Sodium	1	TRC-GW-24	39,000	20,000

#### ***PCBs***

The groundwater sample collected from TRC-GW-23 yielded a non-detect result for PCBs. The sample collected from TRC-GW-24, however, exceeded AWQSGVs for PCBs. Laboratory analytical data for the exceedance of AWQSGVs for PCBs is summarized below with the maximum concentration noted in red text.

Analyte	Number of Exceedances	Location of AWQSGV Exceedance	Concentrations (µg/L)	AWQSGV (µg/L)
Total PCBs	1	TRC-GW-24	0.81	0.09

#### ***Pesticides***

There were no detections of pesticides in groundwater samples collected as part of the Supplemental Phase II ESI.

#### ***Herbicides***

### **Appendix C-1 – Property’s Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

There were no detections of herbicides in groundwater samples collected as part of the Supplemental Phase II ESI.

#### ***Emerging Contaminants***

As part of the Supplemental Phase II ESI, six groundwater samples were analyzed for emerging contaminants. Since emerging contaminants are not currently included as part of the AWQSGVs, the groundwater analytical results were compared to the screening levels provided in the NYSDEC guidance document titled “Sampling, Analysis, and Assessment of PFAS”, dated January 2021. PFOA and PFOS were compared to 10 ng/L with six groundwater samples exceeding this screening level, as summarized below. The total concentration of all other PFAS compounds (other than PFOA and PFOS) were below the screening level of 100 ng/L and the total concentrations of all PFAS (including PFOA and PFOS) did not exceed the screening level of 500 ng/L.

Laboratory analytical data for the detections of emerging contaminants are summarized below, including the concentrations of PFOA and PFOS above 10 ng/L.

Analyte	NYSDEC Screening Level	Number of Detections above NYSDEC Screening Level	Number of Detections	Range in Detection Concentrations (ng/L)	Sample with Maximum Detection
Perfluorobutanoic Acid (PFBA)	--	--	6	3.17 – 13.6	TRC-GW-14 FD
Perfluoropentanoic Acid (PFPeA)	--	--	6	3.85 – 15.8	TRC-GW-17
Perfluorobutanesulfonic Acid (PFBS)	--	--	5	1.52 – 3.12	TRC-GW-02
Perfluorohexanoic Acid (PFHxA)	--	--	6	3.5 – 14.7	TRC-GW-07
Perfluoroheptanoic Acid (PFHpA)	--	--	6	5.5 – 27.2	TRC-GW-07
Perfluorohexanesulfonic Acid (PFHxS)	--	--	5	1.17 – 5.01	TRC-GW-17
Perfluorooctanoic Acid (PFOA)	10	6	6	61.3 - 201	TRC-GW-07
Perfluorononanoic Acid (PFNA)	--	--	4	1.26 – 10.6	TRC-GW-02
Perfluorooctanesulfonic Acid (PFOS)	10	3	6	2.01 – 64.4	TRC-GW-02
Perfluorodecanoic Acid (PFDA)	--	--	1	1.26	TRC-GW-02
Perfluorododecanoic Acid (PFDoA)	--	--	1	0.643	TRC-GW-02
Perfluorotridecanoic Acid (PFTrDA)	--	--	1	0.442	TRC-GW-02
Perfluorotetradecanoic Acid (PFTA)	--	--	1	3.23	TRC-GW-02
Total PFOA/PFOS	500	0	6	84.3 - 225	TRC-GW-07
1,4-Dioxane	--	--	3	0.0804 – 0.257	TRC-GW-17

#### **SOIL VAPOR**

The table below presents a summary of the soil vapor analytical data collected. Figure 8 of the BCP Application summarizes soil vapor detections. The highest concentrations of petroleum-related compounds in soil vapor were detected at location TRC-SV-26. The highest concentration of CVOCs in soil vapor were



### **Appendix C-1 – Property’s Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

detected at location TRC-SV-28. Additionally, all soil vapor samples collected as part of the Supplemental Phase II ESI were analyzed for methane. There were no detections of methane in any soil vapor samples collected.

The NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion (as amended) provides three matrices with guidance values for sub-slab and indoor air comparison for eight CVOCs. While two indoor air samples (one sample from building 57 and one sample from building 58) were collected during the Supplemental Phase II ESI, no sub-slab samples were collected and therefore a direct comparison cannot be made to the data collected during this investigation. The matrices, however, can still be used as an evaluation for the presence of these compounds in soil vapor.

Laboratory analytical detections in soil vapor are summarized in the table below with the maximum concentration noted in red text. VOCs included on one of the three NYSDOH matrices are italicized.

Analyte	Number of Detections	Location of Detection	Concentrations (µg/m <sup>3</sup> )
<i>1,1,1-Trichloroethane</i>	3	TRC-SV-25 TRC-SV-26 TRC-SV-27	39.1 7.58 15.7
1,1-Dichloroethane	2	TRC-SV-25 TRC-SV-27	10.4 18.3
<i>1,1-Dichloroethene</i>	2	TRC-SV-25 TRC-SV-27	61.9 31.6
1,2,4-Trimethylbenzene	8	TRC-SV-23 TRC-SV-24 TRC-SV-25 TRC-SV-26 TRC-SV-27 TRC-SV-28 TRC-SV-29 TRC-SV-30	10.9 12.1 10.9 8.6 9.93 6.49 7.52 10.8
1,3,5-Trimethylbenzene	3	TRC-SV-23 TRC-SV-25 TRC-SV-27	3.21 3.02 2.6
1,3-Butadiene	2	TRC-SV-23 TRC-SV-30	1.5 4.98
2-Butanone	8	TRC-SV-23 TRC-SV-24 TRC-SV-25 TRC-SV-26 TRC-SV-27	95.3 248 99.7 188 56.6

### **Appendix C-1 – Property’s Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

Analyte	Number of Detections	Location of Detection	Concentrations (µg/m <sup>3</sup> )
		TRC-SV-28 TRC-SV-29 TRC-SV-30	152 107 196
2-Hexanone	8	TRC-SV-23 TRC-SV-24 TRC-SV-25 TRC-SV-26 TRC-SV-27 TRC-SV-28 TRC-SV-29 TRC-SV-30	37.7 85.7 34.1 50.8 21.4 47.5 51.6 43.4
4-Ethyltoluene	3	TRC-SV-23 TRC-SV-25 TRC-SV-27	2.75 3.28 2.11
Acetone	8	TRC-SV-23 TRC-SV-24 TRC-SV-25 TRC-SV-26 TRC-SV-27 TRC-SV-28 TRC-SV-29 TRC-SV-30	1,230 2,920 1,380 1,810 744 1,590 931 2,420
Benzene	4	TRC-SV-23 TRC-SV-25 TRC-SV-26 TRC-SV-29	1.42 2.03 6.64 2.03
Carbon Disulfide	2	TRC-SV-23 TRC-SV-26	1.97 5.67
Carbon Tetrachloride	1	TRC-SV-26	41.6
Chloroform	3	TRC-SV-25 TRC-SV-26 TRC-SV-27	9.67 6.98 5.71
Cis-1,2-dichloroethene	2	TRC-SV-25 TRC-SV-27	23.1 5.23
Cyclohexane	4	TRC-SV-23 TRC-SV-24 TRC-SV-25 TRC-SV-26	4.23 5.99 1.87 4.51

**Appendix C-1 – Property’s Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

Analyte	Number of Detections	Location of Detection	Concentrations (µg/m <sup>3</sup> )
Dichlorodifluoromethane	4	TRC-SV-23 TRC-SV-25 TRC-SV-26 TRC-SV-27	2.61 3,270 3.3 3.13
Ethanol	7	TRC-SV-24 TRC-SV-25 TRC-SV-26 TRC-SV-27 TRC-SV-28 TRC-SV-29 TRC-SV-30	68 81.6 77.6 14.1 34.1 22.4 76.9
Ethyl Acetate	1	TRC-SV-25	4.61
Ethylbenzene	8	TRC-SV-23 TRC-SV-24 TRC-SV-25 TRC-SV-26 TRC-SV-27 TRC-SV-28 TRC-SV-29 TRC-SV-30	7.86 10.3 6.52 9.21 5.3 5.73 6.56 8.86
Heptane	8	TRC-SV-23 TRC-SV-24 TRC-SV-25 TRC-SV-26 TRC-SV-27 TRC-SV-28 TRC-SV-29 TRC-SV-30	8.28 17.4 6.68 15.4 3.82 8.44 9.02 12
Isopropanol	8	TRC-SV-23 TRC-SV-24 TRC-SV-25 TRC-SV-26 TRC-SV-27 TRC-SV-28 TRC-SV-29 TRC-SV-30	8.23 57.5 30.7 41.5 7.37 33.9 23.5 41.3
n-Hexane	8	TRC-SV-23 TRC-SV-24 TRC-SV-25 TRC-SV-26 TRC-SV-27 TRC-SV-28 TRC-SV-29 TRC-SV-30	2.67 7.79 3.21 12.6 1.22 3.81 3.8 6.27

**Appendix C-1 – Property’s Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

Analyte	Number of Detections	Location of Detection	Concentrations (µg/m <sup>3</sup> )
o-Xylene	8	TRC-SV-23 TRC-SV-24 TRC-SV-25 <b>TRC-SV-26</b> TRC-SV-27 TRC-SV-28 TRC-SV-29 TRC-SV-30	7.43 9.12 6.34 <b>10</b> 5.17 5.56 6.12 7.99
m,p-Xylene	8	TRC-SV-23 TRC-SV-24 TRC-SV-25 <b>TRC-SV-26</b> TRC-SV-27 TRC-SV-28 TRC-SV-29 TRC-SV-30	17.5 21.3 15.2 <b>25.8</b> 12.6 13 14.2 19.4
Tertiary Butyl Alcohol	8	TRC-SV-23 TRC-SV-24 <b>TRC-SV-25</b> TRC-SV-26 TRC-SV-27 TRC-SV-28 TRC-SV-29 TRC-SV-30	8.09 17.2 <b>22.3</b> 13.4 4.06 9.7 6.82 12.9
<i>Tetrachloroethene</i>	8	<i>TRC-SV-23</i> <i>TRC-SV-24</i> <i>TRC-SV-25</i> <i>TRC-SV-26</i> <i>TRC-SV-27</i> <b><i>TRC-SV-28</i></b> <i>TRC-SV-29</i> <i>TRC-SV-30</i>	447 124 165 327 93 <b>1,480</b> 841 435
Tetrahydrofuran	1	<b>TRC-SV-23</b>	<b>7.52</b>
Toluene	8	TRC-SV-23 TRC-SV-24 TRC-SV-25 <b>TRC-SV-26</b> TRC-SV-27 TRC-SV-28 TRC-SV-29 TRC-SV-30	9.61 14.6 8.25 <b>17.4</b> 6.67 7.5 8.55 11.3

**Appendix C-1 – Property’s Environmental History**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section III

Analyte	Number of Detections	Location of Detection	Concentrations (µg/m³)
<i>Trichloroethene</i>	6	<i>TRC-SV-25</i> <i>TRC-SV-26</i> <i>TRC-SV-27</i> <i>TRC-SV-28</i> <i>TRC-SV-29</i> <i>TRC-SV-30</i>	<i>548</i> <i>5.7</i> <i>64.5</i> <i>20.6</i> <i>14.1</i> <i>7.31</i>
<i>Vinyl Chloride</i>	1	<i>TRC-SV-27</i>	<i>0.792</i>

**Brownfield Cleanup Program (BCP) Application**  
***5000 1<sup>st</sup> Avenue, Brooklyn, New York 11232***

---

**APPENDIX D**

Property Description Narrative

## **Appendix D – Property Description Narrative**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section IV, Question 10

### **Location**

The Site is identified as Steiner Sequel and is located at 5000 1<sup>st</sup> Avenue, Brooklyn, New York (Figure 1) on the Kings County Tax Map Tax Block 725, p/o Lots 1 and p/o 100 (Figure 2). The proposed development Site is bounded by the following properties, as summarized in the table below. Adjacent property owners are shown on Figure 4.

Adjacent Property Direction	Property Use
North	A healthcare product and equipment distribution center, lighting fixture showroom, and the Bush Terminal Piers Park parking lot.
South	Brooklyn Sanitation Department.
East	A railyard directly adjacent to the Site and industrial use properties including manufacturing and product distribution, a garbage collection company, a storage facility, and a contractor storage yard across 1 <sup>st</sup> Avenue.
West	Bush Terminal Piers Park.

### **Site Features**

The Site is 13.743 acres. The portion of the Site on Lot 1 has two six-story buildings identified as building 57 and 58 and one seven-story building identified as unit G. The north portion of Lot 1 formerly contained buildings 39, 40, and 45, all of which were demolished in 2015. The remainder of the portion of the Site on Lot 1 is vacant or occupied by an asphalt parking lot. The portion of the Site on Lot 100 consists of an asphalt parking lot and two rail crossings at the Site entrance on 1<sup>st</sup> Avenue. Existing conditions of the Site are shown on Figure 3. Further details on historic Site use are discussed in the *Past Use of the Site* section below.

### **Current Zoning and Land Use**

The current property zoning is M3-1 for Industrial and Manufacturing Use. M3 districts are designated for areas with heavy industries that generate noise, traffic or pollutants, such as power plants, solid waste transfer facilities, recycling plants, and fuel supply depots. The contemplated future use as a film and television production facility is consistent with the zoning laws for this area. The area surrounding the Site mainly consists of industrial and manufacturing buildings with a mix of commercial, vacant properties, and properties used for transportation/utilities (Figure 5).

### **Past Use of the Site**

Based on Historic Sanborn fire insurance maps (Sanborn maps), in the late 1880s, the Site was mostly vacant while the northern portion of the Site (future location of building 45) was developed with a residential dwelling and a shed. By 1906, the Site was occupied by warehouse buildings: one seven-story structure (present day unit G designated as warehouse #51-56), two six-story structures (warehouse #45-50 and #39-44), a 100,000-gallon water tank, and rail lines. Additionally, a rail yard made up the majority of the east side of the Site with rail lines branching off and running in an east-west direction from the rail yard to the shipping piers located outside of the Site, along the western border extending out into the Bay Ridge Channel. By 1922, present day buildings 57 and 58 had been constructed in the southern portion of the Site and between building 57 and unit G, a one-story irregularly shaped structure was present. Additional rail lines extending out to the piers toward the west are present on the 1922 Sanborn map. The 1926 Sanborn map shows unit G is the location of a “refrigerating building” between building 57 and unit G. The 1951 Sanborn map shows



## **Appendix D – Property Description Narrative**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section IV, Question 10

building 58 as a tin manufacturer, building 57 as a packaging company and a coffee roaster, and unit G and the adjacent two six-story structures (#45-50 and #39-44) as public warehouses.

In the 1965 Sanborn map, the two six-story structures adjacent to unit G had been demolished and a portion of building 45 was constructed with a two-story garage (designated in later Sanborns with a construction year of 1962) and buildings 40 and 30 were constructed (designated in later Sanborns with a construction year of 1961). Additionally, the 1965 Sanborn map shows the building uses had changed: building 58 was used as a paper warehouse and building 57 and unit G were used as “Van Brunt Stores, Inc.” The 1978 Sanborn showed the remainder of building 45 as constructed. The designated year of construction shown on the Sanborn is 1970. The 1978 through 2011 Sanborn maps showed the Site with buildings 39, 40, 45, 57, 58 and unit G. Buildings 39, 40, and 45 were demolished in 2015.

There are currently no open spills for the Site, however the Site is listed on the New York State Department of Environmental Conservation (NYSDEC) spills database for the following closed spills:

- *Spill #9508159*: The spill was reported on October 3, 1995 and is related to a truck valve malfunction. The spill was contained, and the spill case was closed on October 3, 1995.
- *Spill #9802957*: The spill occurred on June 2, 1998 and was reported on June 5, 1998. and the spill is related to a Site investigation that discovered five buried drums containing pesticides. All five drums were removed and 120 tons of soil were excavated and disposed off-site. The spill case was closed on June 5, 1998.
- *Spill #1306670*: The spill was reported on September 25, 2013 during the implementation of a Remedial Investigation (RI) by G.C. Environmental, Inc. (GCE) and is related to an approximately 20 ft by 10 ft area of soil with visible staining associated with one 275-gallon oil aboveground storage tank (AST). The spill was due to poor housekeeping. No additional information regarding remedial actions was provided in the reports, however, the spill case was noted as closed on September 30, 2013.
- *Spill #1306669*: The spill was reported on September 25, 2013 during the implementation of a RI by GCE and is related to surface staining in the proximity of a different 275-gallon AST from the one associated with Spill #1306670, located to the south of building 45. The cause of the spill is related to poor housekeeping from the contractors. The area of the spill was excavated and approximately 25 tons of soil were removed. Post-excavation samples all yielded non-detect results. The spill case was closed on January 26, 2016.
- *Spill #0102496*: The spill was reported on June 5, 2001 and is related to observed petroleum-impacted soil during test pit excavation outside of the northeastern loading dock of building 39/40. The spill is recorded as an unknown amount of solvents spilled onto the soil. No additional information regarding remedial actions was provided in the reports; however, the spill case was closed on September 13, 2005.

### **Site Geology and Hydrogeology**

Based on a Site survey completed by Gallas Surveying Group, dated March 2021, included as part of Figure 9, the Site elevation ranges from approximately 16 feet North American Vertical Datum of 1988 (ft NAVD88) along the eastern side of the Site closest to 1<sup>st</sup> Avenue to approximately 7 ft NAVD88 along the western side of the Site, closer to the Bay Ridge Channel. Based on the 2020 TRC Engineers, Inc. (TRC) Phase II Environmental Site Investigation (ESI), the Site is underlain by historic fill to depths ranging from approximately 1.5 to 20 feet below land surface (ft bls). Encountered historic fill materials included

## **Appendix D – Property Description Narrative**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section IV, Question 10

manufactured aggregates, bricks, concrete, asphalt, and wood. Native soil underlying historic fill consisted of brown fine to coarse sand and silt with trace clay and gravel. Fill having staining, odor, and elevated photoionization detector (PID) values was observed at two soil borings completed in the northeastern corner of the Site. Depth to groundwater generally follows the surface topography and was observed at a depth ranging from 5.69 (west side of Site closer to Bay Ridge Channel) to 11.45 ft bls (on the eastern border of the Site).

The Phase I ESA prepared by TRC reported that bedrock is believed to be present at 400-450 ft bls in this area.

### **Environmental Assessment**

The Site has a history of industrial uses including manufacturing, warehouse storage, part of a port terminal, a rail yard, a contractor yard, and a trucking company. Additionally, there have been several reported spills of petroleum products, solvent products, and pesticides. The Site's historical uses have had an adverse impact to soil, groundwater, and soil vapor. The primary contaminants of concern (COCs) for the Site are chlorinated volatile organic compounds (CVOCs), semivolatile organic compounds (SVOCs), arsenic, and polychlorinated biphenyls (PCBs).

#### *Soil*

There were no exceedances of Protection of Groundwater Soil Cleanup Objectives (PGWSCOs) or Industrial Use Soil Cleanup Objectives (IUSCOs) for CVOCs. Exceedances of PGWSCOs and/or IUSCOs for SVOCs included polycyclic aromatic hydrocarbons (PAHs), which were detected Site-wide, and naphthalene in one soil sample. The following PAHs exceeded PGWSCOs: benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, and indeno(1,2,3-c,d)pyrene. The following PAHs exceeded IUSCOs: benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenzo(a,h)anthracene, and indeno(1,2,3-c,d)pyrene. Naphthalene exceeded PGWSCOs (12 mg/kg) in one sample with a concentration of 54 mg/kg, there were no exceedances of naphthalene for IUSCOs. Arsenic exceeded both PGWSCOs and IUSCOs in eight soil samples, at depths ranging from 0-2 to 4-6 feet below land surface (ft bls) with a maximum concentration of 690 mg/kg. One sample exceeded PGWSCOs (3.2 mg/kg) for PCBs with a concentration of 13 mg/kg. There were no exceedances of IUSCOS for PCBs.

#### *Groundwater*

There were exceedances of NYSDEC Ambient Water Quality Standards and Guidance Values (AWQSGVs) for CVOCs in three groundwater samples. CVOc exceedances included 1,1-dichloroethane, 1,1-dichloroethene, cis-1,2-dichloroethene, tetrachloroethene, and trichloroethene. Naphthalene exceeded AWQSGVs (10 ug/L) in one groundwater samples with a concentration of 11 ug/L. Arsenic was detected in two groundwater samples analyzed for total metals with concentrations ranging from 33 to 73 ug/L. PCBs were detected above AWQSGVs (0.09 ug/L) in one groundwater sample with a concentration of 0.81 ug/L.

#### *Soil Vapor*

The CVOCs that exceeded AWQSGVs in groundwater were also detected in soil vapor. 1,1-dichloroethane had a maximum concentration of 18.3 ug/m<sup>3</sup>, 1,1-dichloroethene had a maximum concentration of 61.9 ug/m<sup>3</sup>, cis-1,2-dichloroethene had a maximum concentration of 23.1 ug/m<sup>3</sup>, tetrachloroethene has a maximum concentration of 1,480 ug/m<sup>3</sup>, and trichloroethene has a maximum concentration of 607 ug/m<sup>3</sup>.

## **Appendix D – Property Description Narrative**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section IV, Question 10

A more detailed summary of the available environmental assessment report data is included in Appendix C. Soil exceedances of the NYSDEC Unrestricted Use Soil Cleanup Objectives (UUSCOs), IUSCOs, and PGWSCOs are summarized in Figure 6. Groundwater exceedances of AWQSGVs are summarized in Figure 7, and all soil vapor detections are summarized in Figure 8.

A summary of the results is provided as follows:

### ***Summary of Previous Sampling Results - Remedial Investigation Report, prepared by GCE, dated November 25, 2013***

This RI focused only on the area of former buildings 39, 40, and 45 prior to demolition that occurred in 2015.

#### ***Soil***

A total of 39 soil samples were collected as part of the RI and analyzed for Target Compound List (TCL) VOCs + tentatively identified compounds (TICs), TCL SVOCs + TICs, TCL pesticides, PCBs, and Target Analyte List (TAL) metals. Laboratory results were compared to UUSCOs, IUSCOs, and PGWSCOs. Soil analytical data from this investigation only yielded exceedances of UUSCOs and exceedances were limited to metals, PCBs, and pesticides. There were no exceedances of PGWSCOs and IUSCOs during the RI.

#### ***Groundwater***

Groundwater samples were analyzed for the same suite of analysis as described above in the soil results section. Groundwater concentrations of PAHs, dissolved metals, and pesticides exceeded the NYSDEC AWQSGVs. Additional information on groundwater exceedances is provided below:

- Groundwater samples from MW-1, MW-2, MW-4, MW-6, MW-7, MW-8, and MW-9 had detections of PAHs above AWQSGVs for benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, and/or indeno(1,2,3-cd)pyrene.
- As part of the RI, all groundwater samples were filtered at the laboratory and only dissolved metals were analyzed for. Each of the 10 groundwater samples collected had detections of metals above AWQSGVs. The exceedances for dissolved metals included antimony, iron, lead, magnesium, manganese, and sodium.
- The groundwater sample collected from MW-7 yielded the only exceedance of AWQSGVs for pesticides. Dieldrin was detected at MW-7, which was located in the western portion of former building 45.

#### ***Soil Vapor***

Four soil vapor samples, three sub-slab samples, and one outdoor ambient air sample was collected as part of the RI. Soil vapor samples were collected from approximately 5 ft bls and one sub-slab sample was collected from each of the three buildings and was collected from approximately 2-inches below the building's slab. Petroleum-related VOCs were detected at elevated concentrations at SV-2, located north of former building 45 adjacent to the location of closed spill #1306670 and subsurface anomalies identified during the RI. Benzene was detected at 37.7 ug/m<sup>3</sup>, toluene was detected at 190 ug/m<sup>3</sup>, ethylbenzene was detected at 127 ug/m<sup>3</sup>, o-xylene was detected at 139 ug/m<sup>3</sup>, and m,p-xylene was detected at 159 ug/m<sup>3</sup>. Currently, there are no soil vapor standards or guidance values for these compounds set by NYSDEC or New York State Department of Health (NYSDOH).

CVOCs were also detected at elevated concentrations at the Site. The NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion (as amended) provides three matrices with guidance values for sub-slab

## **Appendix D – Property Description Narrative**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section IV, Question 10

and indoor air comparison for eight CVOCs. The concentrations considered in the matrix are intended for the comparison of sub-slab vapor concentrations from beneath an existing building and indoor air within the building. Since indoor air samples were not collected as part of this RI, a direct comparison cannot be made, however, the matrices can still be used as an evaluation for the presence of these compounds in soil vapor. The concentrations of CVOC detections are summarized below:

**Matrix A Compounds:** carbon tetrachloride, cis-1,2-dichloroethene, 1,1-dichloroethene, trichloroethene (TCE)

- Maximum concentration of carbon tetrachloride was detected at sub-slab sample SSV-1 at 1.19 ug/m<sup>3</sup>.
- Maximum concentration of TCE was detected at soil vapor sample SV-2 at 607 ug/m<sup>3</sup>.
- Cis-1,2-dichloroethene and 1,1-dichloroethene were not detected in soil vapor.

**Matrix B Compounds:** tetrachloroethene (PCE), 1,1,1-trichloroethane, methylene chloride

- Maximum concentration of PCE was detected at soil vapor sample SV-3 at 350 ug/m<sup>3</sup>.
- Maximum concentration of methylene chloride was detected at sub-slab sample SSV-1 at 62.8 ug/m<sup>3</sup>.
- 1,1,1-trichloroethane was not detected in soil vapor.

**Matrix C Compound:** vinyl chloride

- Vinyl chloride was not detected in soil vapor.

### ***Summary of Previous Sampling Results - Phase II ESI, prepared by TRC, dated May 2020***

This Phase II ESI was completed to evaluate the environmental concerns that were identified as part of the Phase I ESA completed in 2019. The Phase I ESA investigation area included the proposed BCP property and adjacent surrounding areas within Lots 1 and 100. The summary provided below includes only investigation work and analytical data collected within the proposed BCP property.

#### ***Soil***

A total of 39 soil samples were collected as part of the Phase II ESI and analyzed for NYSDEC CP-51/TCL VOCs, CP-51/TCL SVOCs, TCL pesticides, PCBs, and TAL metals. Laboratory results were compared to the NYSDEC UUSCOs, IUSCOs, and PGWSCOs. Soil analytical data from this investigation yielded exceedances of UUSCOs, IUSCOs, and/or PGWSCOs for SVOCs, metals, PCBs, and pesticides. There were no exceedances of UUSCOs, IUSCOs, and/or PGWSCOs for VOCs identified in the Phase II ESI.

- SVOCs, specifically PAHs, exceeded IUSCOs in 12 soil samples at depths ranging from 0-2 to 5-7ft bls. Exceedances included benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene. Additional PAH parameters that were below IUSCOs and above PGWSCOs and/or UUSCOs were acenaphthene, benzo(k)fluoranthene, chrysene, dibenzofuran, fluorene, naphthalene, and phenanthrene.
- The IUSCO for arsenic was exceeded in eight soil samples at depths ranging from 0-2 to 4-6 ft bls. Metal detections that were below the IUSCOs but above PSWSCOs and/or UUSCOs included beryllium, chromium (total), copper, lead, mercury, nickel, and zinc.
- PCBs were not detected above IUSCOs but were detected above PGWSCOs in one sample, TRC-SB-21 (6-8 ft bls), and above UUSCOs in 10 samples at depths ranging from 0-2 to 6-8 ft bls.

## **Appendix D – Property Description Narrative**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section IV, Question 10

- There were no exceedances of IUSCOs or PGWSCOs for pesticides, however, six soil samples exceeded UUSOS for 4,4'-DDE, 4,4'-DDT, and 4,4'-DDD at depths ranging from 0-2 to 4-6 ft bls.

### *Groundwater*

Groundwater samples were analyzed for the same suite of analysis as described above in the soil results section, including both dissolved and total metals. Groundwater concentrations of VOCs, SVOCs, and metals exceeded the NYSDEC AWQSGVs. Additional information on groundwater exceedances is provided below:

- VOCs were detected above AWQSGVs in three groundwater samples collected from TRC-GW-02, TRC-GW-03, and TRC-GW-10 all located in the southern portion of the Site, in the vicinity of buildings 57 and 58. VOC exceedances included 1,1-dichloroethane, 1,1-dichloroethene, cis-1,2-dichloroethene, tetrachloroethene, and trichloroethene.
- One groundwater sample collected from TRC-GW-22, located on the northern portion of the Site, exceeded AWQSGVs marginally for naphthalene.
- All groundwater samples collected as part of the Phase II ESI yielded an exceedance of AWQSGVs for total metals. Exceedances included antimony, arsenic, chromium (total), copper, iron, lead, magnesium, manganese, nickel, selenium, and sodium. The following metals also exceeded AWQSGVs for dissolved metals: antimony, iron, manganese, and sodium.

### *Soil Vapor*

Fifteen soil vapor samples, two indoor air samples, and one outdoor ambient air samples were collected as part of the Phase II ESI. Soil vapor samples were collected from approximately 5 ft bls, one indoor air sample per building (building 57 and 58) was collected at approximately 3 to 5 feet to simulate a typical breathing zone. Petroleum-related VOCs were detected at elevated concentrations at TRC-SV-22, located in the northern portion of the Site near closed spill #0102496. Benzene was detected at 54.6 ug/m<sup>3</sup>, toluene was detected at 32.6 ug/m<sup>3</sup>, ethylbenzene was detected at 97.3 ug/m<sup>3</sup>, o-xylene was detected at 22.8 ug/m<sup>3</sup>, and m,p-xylene was detected at 69.5 ug/m<sup>3</sup>. Currently, there are no standards or guidance values for these compounds set by NYSDEC or NYSDOH.

CVOCs were also detected at elevated concentrations at the Site. The NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion (as amended) provides three matrices with guidance values for sub-slab and indoor air comparison for eight CVOCs. The concentrations considered in the matrix are intended for the comparison of sub-slab vapor concentrations from beneath an existing building and indoor air within the building. Since sub-slab samples were not collected as part of this Phase II ESI, a direct comparison cannot be made, however, the matrices can still be used as an evaluation for the presence of these compounds in soil vapor. The concentrations of the CVOC detections are summarized below:

**Matrix A Compounds:** carbon tetrachloride, cis-1,2-dichloroethene, 1,1-dichloroethene, TCE

- Maximum concentration of 1,1-dichloroethene was detected at TRC-SV-12 at 11.2 ug/m<sup>3</sup>.
- Maximum concentration of carbon tetrachloride was detected at TRC-SV-12 at 3.71 ug/m<sup>3</sup>.
- The only detection of cis-1,2-dichloroethene was detected at TRC-SV-03 at 1.44 ug/m<sup>3</sup>.
- Maximum concentration of TCE was detected at soil vapor sample TRC-SV-10 at 177 ug/m<sup>3</sup>.

**Matrix B Compounds:** PCE, 1,1,1-trichloroethane, methylene chloride

- Maximum concentration of 1,1,1-trichloroethane was detected at TRC-SV-10 at 43.3 ug/m<sup>3</sup>.

## **Appendix D – Property Description Narrative**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section IV, Question 10

- Maximum concentration of PCE was detected at soil vapor sample TRC-SV-05 at 384 ug/m<sup>3</sup>.
- Maximum concentration of methylene chloride was detected at TRC-SV-13 at 7.96 ug/m<sup>3</sup>.

### **Matrix C Compound:** vinyl chloride

- The only detection of vinyl chloride was detected at TRC-SV-22 at 12.5 ug/m<sup>3</sup>.

### **Summary of Previous Sampling Results –Supplemental Phase II Environmental Site Investigation (ESI), prepared by TRC, dated October 6, 2020**

A supplemental investigation was completed that included additional analyses of soil samples at select soil boring locations completed during the Phase II ESI. A total of 20 soil samples were collected from 17 soil borings, 15 of which were completed as part of the Phase II ESI.

#### **Soil**

Four soil samples were analyzed for VOCs, SVOCs, PCBs, metals, and pesticides as part of the Supplemental Phase II ESI and 16 soil samples were analyzed for emerging contaminants (per- and polyfluoroalkyl substances [PFAS] and 1,4-dioxane) and herbicides. The soil data from the Supplemental Phase II ESI was compared to NYSDEC UUSCOs, IUSCOs, and PGWSCOs. Soil analytical data from this investigation did not yield exceedances of IUSCOs or PGWSCOs. Two soil samples exceeded UUSCOs for zinc at 0-2 ft bls and 3-5 ft bls and one soil sample exceeded UUSCOs for nickel at 7-9 ft bls.

#### **Groundwater**

Two groundwater samples were collected and analyzed for VOCs, SVOCs, PCBs, metals (total and dissolved), and pesticides and six groundwater samples were analyzed for emerging contaminants and herbicides. Groundwater concentrations of metals and PCBs exceeded the NYSDEC AWQSGVs. More information on groundwater exceedances is provided below:

- Both groundwater samples that were analyzed for metals yielded an exceedance of AWQSGVs for total metals. Exceedances included antimony, arsenic, chromium (total), copper, iron, lead, manganese, and sodium. The following metals also exceeded AWQSGVs for dissolved metals: iron, manganese, and sodium.
- Groundwater sample TRC-GW-24 exceeded AWQSGVs for PCBs with a concentration of 0.81 ug/L.
- Since emerging contaminants are not currently included as part of the AWQSGVs, the groundwater analytical results were compared to the screening levels provided in the NYSDEC guidance document titled "Sampling, Analysis, and Assessment of PFAS", dated January 2021. Perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) were compared to 10 ng/L with six groundwater samples exceeding this screening level.

#### **Soil Vapor**

Eight soil vapor samples and two indoor air samples were collected as part of the Supplemental Phase II ESI. Soil vapor samples were collected from approximately 5 ft bls, one indoor air sample per building (building 57 and 58) was collected at approximately 3 to 5 feet to simulate a typical breathing zone. Petroleum-related VOCs were detected at elevated concentrations at TRC-SV-26, located at the northeast corner of building 57. Benzene was detected at 6.64 ug/m<sup>3</sup>, toluene was detected at 17.4 ug/m<sup>3</sup>, ethylbenzene was detected at 9.21 ug/m<sup>3</sup>, o-xylene was detected at 10 ug/m<sup>3</sup>, and m,p-xylene was detected at 25.8 ug/m<sup>3</sup>. Currently, there are no standards or guidance values for these compounds set by NYSDEC or NYSDOH.

#### **Appendix D – Property Description Narrative**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section IV, Question 10

CVOCs were also detected at elevated concentrations at the Site. The NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion (as amended) provides three matrices with guidance values for sub-slab and indoor air comparison for eight CVOCs. The concentrations considered in the matrix are intended for the comparison of sub-slab vapor concentrations from beneath an existing building and indoor air within the building. Since sub-slab samples were not collected as part of this Supplemental Phase II ESI, a direct comparison cannot be made, however, the matrices can still be used as an evaluation for the presence of these compounds in soil vapor. The concentrations of the CVOC detections are summarized below:

**Matrix A Compounds:** carbon tetrachloride, cis-1,2-dichloroethene, 1,1-dichloroethene, TCE

- Maximum concentration of 1,1-dichloroethene was detected at TRC-SV-25 at 61.9 ug/m<sup>3</sup>.
- The only detection of carbon tetrachloride was detected at TRC-SV-26 at 41.6 ug/m<sup>3</sup>.
- Maximum concentration of cis-1,2-dichloroethene was detected at TRC-SV-25 at 23.1 ug/m<sup>3</sup>.
- Maximum concentration of TCE was detected at TRC-SV-25 at 548 ug/m<sup>3</sup>.

**Matrix B Compounds:** PCE, 1,1,1-trichloroethane, methylene chloride

- Maximum concentration of 1,1,1-trichloroethane was detected at TRC-SV-25 at 39.1 ug/m<sup>3</sup>.
- Maximum concentration of PCE was detected at soil vapor samples TRC-SV-28 at 1,480 ug/m<sup>3</sup>.
- Methylene chloride was not detected in soil vapor.

**Matrix C Compound:** vinyl chloride

- The only detection of vinyl chloride was detected at TRC-SV-27 at 0.792 ug/m<sup>3</sup>.



**Brownfield Cleanup Program (BCP) Application**  
***5000 1<sup>st</sup> Avenue, Brooklyn, New York 11232***

---

**APPENDIX E**

Previous Property Owners and Operators

### **Appendix E – Previous Property Owners and Operators**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section VI

Steiner Sequel, LLC has no relationship to previous owners and operators. The Site currently consists of Block 725, p/o Lots 1 and p/o 100. Historically, Lot 100 was a part of Lot 1 and was split in April 2003. Therefore, the previous owner information and previous operation information for Lots 1 and 100 are summarized together in the tables below for dates prior to April 2003.

#### **PREVIOUS OWNER'S INFORMATION**

**Block 725, Lot 1 and 100**  
**5102 1<sup>st</sup> Avenue, Brooklyn, NY**

Period	Tax Parcel	Owner	Source	Relationship to Requestor
Unknown to 12/23/1968	Block 725, Lot 1	Bush Universal Incorporated (formerly Bush Terminal Company) 25 Broadway, New York, New York	Deed	None
12/23/1968 to 9/4/1973	Block 725, Lot 1	Bush Terminal Company, Inc. 77 Water Street, New York, New York	Deed	None
9/4/1973 to present	Block 725, Lot 1	The City of New York City Hall, New York, New York	Deed	None
April 2003 to present	Block 725, Lot 1	The City of New York City Hall, New York, New York	Deed	None
April 2003 to present	Block 725, Lot 100 (see note 1)	The City of New York City Hall, New York, New York	Deed	None

Note 1 - Lot 100 was a part of Lot 1 and was split in April 2003.

#### **PREVIOUS OPERATORS' INFORMATION**

**Block 725, Lots 1 and 100**  
**5102 1<sup>st</sup> Avenue, Brooklyn, NY**

Bush Terminals was owned and operated by Bush Terminal Co. The facility consisted of piers, industrial warehouse buildings, and railyard facilities. The facility was operated and managed by affiliates of the Bush Terminal Co. from its completion in 1920 until 1972. At this time the City of New York purchased Bush Terminal properties. Throughout these operations, numerous sub-tenants occupied the facility using the warehouses and railyard, with notable tenants listed below.

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1888	Block 725, Lot 1	Mostly vacant with one residential dwelling and a shed	Sanborn Fire Insurance Maps	None
1906	Block 725, Lot 1	Western portion redeveloped with three warehouse buildings (current building unit G and two additional warehouse buildings to the north) and rail lines running north-south to	Sanborn Fire Insurance Maps	None

**Appendix E – Previous Property Owners and Operators**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section VI

Period	Tax Parcel	Operator	Source	Relationship to Requestor
		the east as part of the overall Bush Terminal Co. Campus facility		
1922	Block 725, Lot 1	Two smaller square buildings (current buildings 57 and 58) south of current building unit G constructed on the southwestern portion of the Site. Additional rail lines installed to the south and west out to neighboring piers.	Sanborn Fire Insurance Maps	None
1926 – 1928	Block 725, Lot 1	Southern portion of unit G identified as a refrigerating building	Sanborn Fire Insurance Maps	None
1943	Block 725, Lot 1	Kirkman & Sons – soap distributor	Internet Historical Website <sup>1</sup>	None
1944	Block 725, Lot 1	H.A. Thorndike	Internet Historical Website <sup>1</sup>	None
1947	Block 725, Lot 1	Phoenix Industrial Supply – galvanized range boiler distributor	Internet Historical Website <sup>1</sup>	None
1947	Block 725, Lot 1	J.S. Woodhouse – sledge handle distributor	Internet Historical Website <sup>1</sup>	None
1949	Block 725, Lot 1	Fleishman Simon	New York Telephone Company	None
1951	Block 725, Lot 1	Building 58 identified as Feins Tin Can Co. Inc. Building 57 identified as California Packing Co. and coffee roasting and packing Unit G and northern warehouses identified as public warehouses.	Sanborn Fire Insurance Maps	None
1965	Block 725, Lot 1	Building 58 identified as Croos-Siclar & Sons, Inc. paper warehouse Building 57 and unit G identified as Van Brunt Stores, Inc. Northern warehouses have been demolished and a garage (building 45) and two additional structures	Sanborn Fire Insurance Maps	None

<sup>1</sup> Industrial, Offline Terminal Railroads & Rail-Marine Operations of Brooklyn, Queens, Staten Island, Bronx & Manhattan, *Bush Terminal* [website], <http://members.trainweb.com/bedt/indloco/bt.html>, (accessed 19 May 2021).

### **Appendix E – Previous Property Owners and Operators**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section VI

Period	Tax Parcel	Operator	Source	Relationship to Requestor
		(buildings 40 and 39) constructed at location of former northern warehouses.		
1972	Block 725, Lot 1	Rail lines operated by New York Dock Railway.	Internet Historical Website <sup>1</sup>	None
1978	Block 725, Lot 1	New York Dock Railway merged with Brooklyn Eastern District Terminal.	Internet Historical Website <sup>1</sup>	None
1983	Block 725, Lot 1	New York Cross Harbor Railroad assumes operations of Bush Terminal.	Internet Historical Website <sup>1</sup>	None
1978-2007	Block 725, Lot 1/100	Building 58 identified as C.B.S. warehouse. Building 57 identified as LH Feder warehouse, unit G identified as four warehouse Building 45 expanded to the south.	Sanborn Fire Insurance Maps	None
Present	Block 725, Lot 1/100	New York New Jersey Rail, LLC operates rail line at 50 <sup>th</sup> Street floatbridge.	Internet Historical Website <sup>1</sup>	None

<sup>1</sup> Industrial, Offline Terminal Railroads & Rail-Marine Operations of Brooklyn, Queens, Staten Island, Bronx & Manhattan, *Bush Terminal* [website], <http://members.trainweb.com/bedt/indloco/bt.html>, (accessed 19 May 2021).

Requestor Eligibility Information

**Appendix F – Requestor Eligibility Information**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232

BCP Application – Section VII

The Requestor qualifies as a Volunteer because (i) a phase 1 environmental site assessment was completed that satisfied the "all appropriate inquiries" requirements of 40 CFR 312 prior to taking title, (ii) all disposals of hazardous substances occurred prior to the time Requestor will be taking possession to the brownfield site and (ii) the Requestors do not have any affiliation with any responsible party.

Requestor has exercised appropriate care by implementing additional investigations to determine the presence of contamination and has secured the site to prevent exposure to previously released hazardous substances. Requestor will continue to exercise appropriate care by implementing the requirements of the BCP. As such, the Requestors should be considered a Volunteer as defined in ECL 27-1405(1)(b).



May 26, 2021

Kelly A. Lewandowski  
Site Control Section, NYSDEC  
650 Broadway, 11<sup>th</sup> Floor  
Albany, NY 12233

Re: Proof of Access for BCP Site  
Development Site: 5000 1st Avenue, Brooklyn, New York 11232; Block 725, parts of Lot 1 and Lot 100 on the Tax Map of the Borough of Brooklyn, County of Kings, City and State of New York

Dear Ms. Lewandowski:

I am writing with regard to Steiner Sequel LLC's ("Developer") application to the Brownfield Cleanup Program ("BCP"). Pursuant to the terms of a license agreement dated July 31, 2020 between the New York City Economic Development Corporation ("NYCEDC") and Developer ("License Agreement"), Developer and its contractors have the necessary access to the above referenced parcel (the "Development Site"), to perform work for the BCP.

The Development Site is a part of the premises commonly known as the Bush Terminal Industrial Complex (the "Terminal"), and the Terminal is currently owned by the City of New York (the "City"). The City and NYCEDC have entered into that certain lease, dated as of December 1, 2002, pursuant to which NYCEDC leases a portion of the Terminal, including the Development Site, from the City for the purposes of developing the Terminal. NYCEDC selected Developer as part of a competitive Request for Proposals process to develop the Development Site and has executed a Pre-Development Agreement, dated as of July 31, 2020, with Developer. In accordance with the License Agreement and the Pre-Development Agreement, NYCEDC is providing Developer necessary access to the Development Site to do investigation and/or remedial activities required by the New York State Department of Environmental Conservation under the BCP. If, during the period necessary to complete activities required under the BCP application, further access is required and/or an environmental easement on the Development Site is required, NYCEDC will facilitate (i) further necessary access to the Developer to the site pursuant to the terms of an access or license agreement to be negotiated and (ii) an environmental easement on the site subject to land use approvals, if any.

Please accept this letter to serve as **proof of site access** requested in the BCP application. If you have any further questions, please feel free to contact the Courtney Green at 212-618-5461.

Sincerely,

  
Karina Gilbert (May 26, 2021 13:55 EDT)

Karina Gilbert  
Senior Vice President  
NYCEDC

LDCMT-41-82

**Brownfield Cleanup Program (BCP) Application**  
***5000 1<sup>st</sup> Avenue, Brooklyn, New York 11232***

---

**APPENDIX G**

Site Contact List



## **Appendix G - Site Contact List**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application – Section IX

### **i. Local and State Officials**

Hon. Charles Schumer  
United States Senate  
780 Third Avenue, Suite 2301  
New York, NY 10017

Hon. Kirsten E. Gillibrand  
United States Senate  
780 Third Avenue, Suite 2601  
New York, NY 10017

Velmanette Montgomery  
NYS Senator District 25  
55 Hanson Place, Suite 702  
Brooklyn, NY 11217

Jerrold Nadler  
US House of Representatives District 10  
6605 Fort Hamilton Parkway  
Brooklyn, NY 11219

Felix W. Ortiz  
New York State Assembly District 51  
4907 4<sup>th</sup> Avenue, Suite 1A  
Brooklyn, NY 11220

Carlos Menchaca  
NYC Council District 38  
4417 4<sup>th</sup> Avenue  
Brooklyn, NY 11220

Brooklyn Community Board District 7  
District Manager: Jeremy Laufer  
4201 4<sup>th</sup> Avenue  
Brooklyn, NY 11232  
Phone: 718-854-0003  
Email: bk07@cb.nyc.gov

Eric Adams  
Brooklyn Borough President  
209 Joralemon Street  
Brooklyn, NY 11201

Mayor Bill de Blasio  
City Hall  
New York, NY 10007-1200

Hon. Scott Stringer  
NYC Comptroller  
1 Centre Street  
New York NY 10007

Hon. Jumaane D. Williams  
Public Advocate  
1 Centre Street, 15<sup>th</sup> Floor  
New York NY 10007

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

Commissioner Vincent Sapienza  
NYC Department of Environmental Protection  
59-17 Junction Blvd.  
Flushing, NY 11373

Mark McIntyre, Esq.  
Acting Director/General Counsel  
NYC Office of Environmental Remediation  
100 Gold Street - 2nd Floor  
New York, NY 10038

Office of Environmental Planning and  
Assessment  
NYCDEP  
96-05 Horace Harding Expressway  
Flushing, NY 11373

Thomas V. Panzone  
NYSDEC Public Participation Specialist,  
Region 2  
47-40 21st Street  
Long Island City, NY 11101

NYSDEC Division of Environmental  
Remediation  
Bureau of Program Management  
Project Manager -  
625 Broadway, 12th Floor  
Albany, NY 12233

NYSDOH Public Health Specialist  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 11237

## **Appendix G - Site Contact List**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application – Section IX

### **ii. Current Site Owner**

#### **Block 725, Lot 1**

New York City Department of Small Business Services  
One Liberty Plaza, 11<sup>th</sup> Floor  
New York, NY 10006

#### **Block 725, Lot 100**

The City of New York  
One Liberty Plaza  
New York, NY 10006

### **iii. Current Owners and Occupants of the Subject Site and Adjacent Sites**

#### **Subject Site**

##### **Block 725, Lot 1**

New York City Department of Small Business Services  
One Liberty Plaza, 11<sup>th</sup> Floor  
New York, NY 10006

##### **Block 725, Lot 100**

The City of New York  
One Liberty Plaza  
New York, NY 10006

#### **Adjacent Sites**

##### **Block 725, Lot 200**

New York City Department of Small Business Services  
5102 1<sup>st</sup> Avenue  
Brooklyn, NY 11232

##### **Block 803, Lot 5**

New York City Department of Small Business Services  
One Liberty Plaza, 11<sup>th</sup> Floor  
New York, NY 10006

##### **Block 715, Lot 1**

New York City Department of Small Business Services  
One Liberty Plaza, 11<sup>th</sup> Floor  
New York, NY 10006

##### **Block 725, Lot 75**

New York City Department of Small Business Services  
One Liberty Plaza, 11<sup>th</sup> Floor  
New York, NY 10006

##### **Block 796, Lot 1**

GB Plastics, Inc.  
5101 1<sup>st</sup> Avenue  
New York, NY 11232

##### **Block 788, Lot 1**

PS 125 Realty, LLC  
5005 1<sup>st</sup> Avenue  
New York, NY 11232

##### **Block 788, Lot 9**

D.C. Properties, Inc.  
1569 49<sup>th</sup> Street  
Brooklyn, NY 11219

##### **Block 771, Lot 110**

4907 1<sup>st</sup> Avenue, LLC  
101-135 50<sup>th</sup> Street  
Brooklyn, NY 11232

##### **Block 771, Lot 40**

Sunlite Realty, LLC  
744 Clifton Street  
Brooklyn, NY 11231

##### **Block 771, Lot 1**

DMR Realty, Inc.  
4801 1<sup>st</sup> Avenue  
Brooklyn, NY 11232

##### **Block 762, Lot 1**

DEI Lombardi Realty, LLC  
4717 1<sup>st</sup> Avenue  
New York, NY 11232

##### **Block 762, Lot 8**

Chaim Friedman  
4711 1<sup>st</sup> Avenue  
New York, NY 11232

##### **Block 762, Lot 10**

4701 1<sup>st</sup>, LLC  
128 44<sup>th</sup> Street  
Brooklyn, NY 11232

## **Appendix G - Site Contact List**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application – Section IX

### **Adjacent Sites Cont.**

#### **Block 735, Lot 127**

4609 Realty Holdings, LLC  
2329 Nostrand Avenue  
Brooklyn, NY 11210

#### **Block 735, Lot 1**

4609 Realty Holdings, LLC  
2329 Nostrand Avenue  
Brooklyn, NY 11210

#### **Block 735, Lot 15**

Downright Realty, LLC  
4603 1<sup>st</sup> Avenue  
New York, NY 11232

#### **Block 735, Lot 18**

4437 First Avenue, LLC  
4521 1<sup>st</sup> Avenue  
New York, NY 11232

#### **Block 735, Lot 20**

4473 First Avenue Realty, LLC  
2109 1<sup>st</sup> Avenue #108-109  
New York, NY 10029

#### **Block 735, Lot 30**

T & O Management Corp.  
4429 1<sup>st</sup> Avenue  
Brooklyn, NY 11232

#### **Block 735, Lot 35**

Henry N. Hirsch Trustee  
4415 1<sup>st</sup> Avenue  
Brooklyn, NY 11232

#### **Block 735, Lot 40**

4401 1<sup>st</sup> Avenue, LLC  
102-110 44<sup>th</sup> Street  
Brooklyn, NY 11232

#### **Block 726, Lot 1**

4312 Second Avenue, LLC  
4312 2<sup>nd</sup> Avenue  
Brooklyn, NY 11232

#### **Block 721, Lot 1**

C R & R Company, LLC  
4201 1<sup>st</sup> Avenue  
Brooklyn, NY 11232

### **iv. Religious Authorities**

Resurrection Church  
740 40<sup>th</sup> St  
Brooklyn, NY 11232

ACTS Christian Church  
467 36<sup>th</sup> Street  
Brooklyn, NY 11232

Christ United Methodist Church  
673 45<sup>th</sup> Street  
Brooklyn, NY 11220

Sunset park Community Church  
5324 4<sup>th</sup> Avenue  
Brooklyn, NY 11220

St. Agatha's RC Church  
702 48<sup>th</sup> Street  
Brooklyn, NY 11220

Brooklyn Baptist Church  
733 44<sup>th</sup> Street  
Brooklyn, NY 11220

St. Jacobi Lutheran Church  
5406 4<sup>th</sup> Avenue  
Brooklyn, NY 11220

Trinity Lutheran Church  
411 46<sup>th</sup> Street  
Brooklyn, New York 11220

Church of God of Brooklyn  
5304 3<sup>rd</sup> Avenue  
Brooklyn, New York 11220

Fourth Avenue Methodist Church  
4614 4<sup>th</sup> Avenue  
Brooklyn, New York 11220

Walking with Christ Church  
4002 3<sup>rd</sup> Avenue  
Brooklyn, New York 11232

Saint Michael's Roman Catholic Church  
352 42<sup>nd</sup> Street  
Brooklyn, New York 11232

## **Appendix G - Site Contact List**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application – Section IX

### **v. Parks and Recreation**

NYC Parks and Recreation  
Sunset Park  
7<sup>th</sup> Avenue & 43<sup>rd</sup> Street  
Brooklyn, NY 11232

NYC Parks and Recreation  
Bush Terminal Piers Park  
Marginal Street & 43<sup>rd</sup> Street  
Brooklyn, NY 11232

NYC Parks and Recreation  
Owls Head Park  
Colonial Road & 68<sup>th</sup> Street & Shore Road  
Brooklyn, NY 11220

NY Parks and Recreation  
Slope Park Playground  
6<sup>th</sup> Avenue & 18<sup>th</sup> Street  
Brooklyn, NY 11215

NYC Parks and Recreation  
Gonzalo Plasencia Playground  
41<sup>st</sup> Street & 3<sup>rd</sup> Avenue  
Brooklyn, NY 11232

NYC Parks and Recreation  
Prospect Park  
95 Prospect Park SW  
Brooklyn, NY 11215

### **vi. Day Cares and Schools**

Sunset Park High School  
Principal – Victoria Antonini  
153 35<sup>th</sup> Street  
Brooklyn, New York 11232  
Phone: (718) 840-1900

PS 371 - Lillian L Rashkis  
Principal – Diane Zinn  
355 37<sup>th</sup> Street  
Brooklyn, New York 11232  
Phone: (718) 788-7608

PS 24  
Principal- Jacqueline Nikovic  
427 38<sup>th</sup> Street  
Brooklyn, New York 11232  
Phone: (718) 832-9366

PS 516 Sunset Park Avenues Elementary  
School  
Principal – J. Knudson  
4222 4<sup>th</sup> Avenue  
Brooklyn, New York 11232  
Phone: (718) 369-8330

I.S. 136 Charles O Dewey Middle School  
Principal – Amanda Bueno  
4004 4<sup>th</sup> Avenue  
Brooklyn, New York 11232  
Phone: (718) 840-1950

PS 1 The Bergen  
Principal-Arlene Ramos  
309 47<sup>th</sup> Street  
Brooklyn, NY 11220  
Phone: (718) 567-7661

Al Madrasa Al Islamiya  
Principal – Armateka Morgan  
5224 3<sup>rd</sup> Avenue  
Brooklyn, New York 11220  
Phone: (718) 567-3334

Bayridge Child Care Center  
Administrator – Hayley Feliciano  
322 44<sup>th</sup> Street  
Brooklyn, New York 11220  
Phone: (718) 768-5030

St. Andrews Community Day Care Center  
4917 4<sup>th</sup> Avenue  
Brooklyn, New York 11220  
Phone: (718) 492-9678  
PS 172  
Principal – Erika Gundersen  
825 4<sup>th</sup> Avenue  
Brooklyn, NY 11232  
Phone: (718) 330-9375

The Brooklyn Day Care  
Program Director – Amanda Astor  
132 33<sup>rd</sup> Street  
Brooklyn, New York 11232  
Phone: (718) 832-5785

Multicultural Family Day Care  
Program Director – Yessica Dossetto  
324 43<sup>rd</sup> Street  
Brooklyn, New York 11232  
Phone: (347) 799-1216

## **Appendix G - Site Contact List**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application – Section IX

### **Day Cares and Schools Cont.**

Sweet Dreams Group Day Care  
Program Director – Heredia Nunez  
361 49<sup>th</sup> Street  
Brooklyn, New York 11220  
Phone: (718) 808-2948

### **vii. Local Water Supply**

New York City Water Supply  
9605 Horace Harding Expressway  
Queens, NY 11368

### **viii. Local News and Media**

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

Brooklyn Media Group  
9733 4<sup>th</sup> Avenue  
Brooklyn, New York 11209

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

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

### **x. Document Repository**

Brooklyn Public Library- Sunset Park Branch  
4201 4<sup>th</sup> Avenue  
Brooklyn, NY 11232

Brooklyn Community Board District 7  
District Manager: Jeremy Laufer  
4201 4<sup>th</sup> Avenue  
Brooklyn, NY 11232  
Phone: 718-854-0003  
Email: bk07@cb.nyc.gov

See attached documentation confirming acceptance as document repositories.

**From:** [BK07 \(CB\)](#)  
**To:** [Kelly Mann](#)  
**Cc:** [BK07 \(CB\)](#)  
**Subject:** Re: Repository Request  
**Date:** Thursday, March 25, 2021 9:21:43 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

**This message originated outside your organization. Please use caution!**

---

We would prefer a link.

Thank you again.

Sincerely,

Natasha Cordero  
Community Associate  
Brooklyn Community Board #7

---

**From:** Kelly Mann <[kmann@rouxinc.com](mailto:kmann@rouxinc.com)>  
**Sent:** Thursday, March 25, 2021 9:13 AM  
**To:** BK07 (CB) <[bk07@cb.nyc.gov](mailto:bk07@cb.nyc.gov)>  
**Subject:** RE: Repository Request

Ms. Cordeo,

Thanks you. The documents can be provided electronically. Would you prefer a link or a flash drive?

Thanks,  
Kelly Mann

---

**From:** BK07 (CB) <[bk07@cb.nyc.gov](mailto:bk07@cb.nyc.gov)>  
**Sent:** Wednesday, March 24, 2021 3:24 PM  
**To:** Kelly Mann <[kmann@rouxinc.com](mailto:kmann@rouxinc.com)>  
**Cc:** Lauren Dolginko <[ldolginko@rouxinc.com](mailto:ldolginko@rouxinc.com)>; BK07 (CB) <[bk07@cb.nyc.gov](mailto:bk07@cb.nyc.gov)>  
**Subject:** Re: Repository Request

**This message originated outside your organization. Please use caution!**

---

Good afternoon Kelly.

We are confirming the receipt of this e-mail and that we will be one of the document repositories for the project. Will these documents be provided electronically? Our office is not

accepting visitors currently due to the pandemic.

We cannot confirm for the Sunset Park branch of the Brooklyn Public Library. You would need to reach out to their branch manager: <https://www.bklynlibrary.org/locations/sunset-park>

Sincerely,

Natasha Cordero  
Community Associate  
Brooklyn Community Board #7

---

**From:** Kelly Mann <[kmann@rouxinc.com](mailto:kmann@rouxinc.com)>  
**Sent:** Wednesday, March 24, 2021 12:37 PM  
**To:** BK07 (CB) <[bk07@cb.nyc.gov](mailto:bk07@cb.nyc.gov)>  
**Cc:** Lauren Dolginko <[ldolginko@rouxinc.com](mailto:ldolginko@rouxinc.com)>  
**Subject:** Repository Request

To Whom it May Concern,

Roux Associates is working on a redevelopment project at 5102 1<sup>st</sup> Avenue, Brooklyn, New York 11232 and we are required to have the nearest library and the community board as document repositories for future documents we generate for this project as required by the New York State Department of Environmental Conservation (NYSDEC). This email is just to communicate to you Brooklyn Community Board 7 will be one of the document repositories for the Project. Please confirm receipt of this email, and confirm the library repository status, as we will need documentation of this communication. If you have a required format for receipt of the repository submittals, document upload link, hard copy, flash drive, disc, please just let us know.

Thank you,

**Kelly Mann | Staff Assistant Geologist**

209 Shafter Street, Islandia, NY 11749  
Main: 631-232-2600 | Mobile: 631-521-4478  
Email: [kmann@rouxinc.com](mailto:kmann@rouxinc.com) | Website: [www.rouxinc.com](http://www.rouxinc.com)



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



Please consider the environment before printing this email.

NOTICE: This electronic communication, including any authorized attachments, contains information that may be legally privileged, protected, confidential and/or exempt from disclosure or certain types of use under applicable law. This information is for the sole use of

the intended recipient(s). If you are not the intended recipient(s) or the employee or agent responsible for delivery of this message to the intended recipient(s), you are hereby notified that any review, use, disclosure, copying, distribution or the taking of any action in reliance on the contents of this e-mail or any attachments is strictly prohibited. You are further advised that review by an individual other than the intended recipient(s) shall not constitute a waiver of any attorney-client privilege which may apply to this communication. If you have received this communication in error, please notify the sender immediately by return e-mail, permanently delete this e-mail and any attachments from all computers on which they may be stored and destroy any print-outs of this email and any attachments.



**From:** [Benavides, Roxana](#)  
**To:** [Kelly Mann](#)  
**Cc:** [Lauren Dolginko](#); [Lahey, Sharron](#); [Herrera, Xavier](#)  
**Subject:** Re: Repository  
**Date:** Wednesday, March 24, 2021 6:07:35 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

**This message originated outside your organization. Please use caution!**

---

Ms. Mann,

As you may already know, we are in an interim location at 4201 4th Avenue - same building as Community Board 7.

We are currently offering limited library services - Grab and Go lobby services - and are still unavailable for browsing physical collections. However, if you please send me a link to the document, we will share it when we receive inquiries.

Also due to limited storage space we would not be able to house a hard copy at this location. If you provide us with a flash drive, we would make it available to the public to borrow in the branch once we offer in-library services.

Thank you,

Roxana Benavides | Neighborhood Library Supervisor  
Brooklyn Public Library | Sunset Park Library Branch

4201 4th Avenue Brooklyn NY 11232  
Tel: 718.435-3648 ext. 55116

[rbenavides@bklynlibrary.org](mailto:rbenavides@bklynlibrary.org)

[bklynpubliclibrary.org](http://bklynpubliclibrary.org)

Follow us on Facebook, Twitter and more. [Start Here.](#)

---

**From:** Kelly Mann <[kmann@rouxinc.com](mailto:kmann@rouxinc.com)>  
**Sent:** Wednesday, March 24, 2021 12:35 PM  
**To:** Benavides, Roxana <[rbenavides@bklynlibrary.org](mailto:rbenavides@bklynlibrary.org)>  
**Cc:** Lauren Dolginko <[ldolginko@rouxinc.com](mailto:ldolginko@rouxinc.com)>  
**Subject:** Repository

To Whom it May Concern,

Roux Associates is working on a redevelopment project at 5102 1<sup>st</sup> Avenue, Brooklyn, New York

11232 and we are required to have the nearest library and the community board as document repositories for future documents we generate for this project as required by the New York State Department of Environmental Conservation (NYSDEC). This email is just to communicate to you Brooklyn Public Library Sunset Park Branch will be one of the document repositories for the Project. Please confirm receipt of this email, and confirm the library repository status, as we will need documentation of this communication. If you have a required format for receipt of the repository submittals, document upload link, hard copy, flash drive, disc, please just let us know.

Thank you,

**Kelly Mann | Staff Assistant Geologist**

209 Shafter Street, Islandia, NY 11749

Main: 631-232-2600 | Mobile: 631-521-4478

Email: [kmann@rouxinc.com](mailto:kmann@rouxinc.com) | Website: [www.rouxinc.com](http://www.rouxinc.com)



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



 **Please consider the environment before printing this email.**

NOTICE: This electronic communication, including any authorized attachments, contains information that may be legally privileged, protected, confidential and/or exempt from disclosure or certain types of use under applicable law. This information is for the sole use of the intended recipient(s). If you are not the intended recipient(s) or the employee or agent responsible for delivery of this message to the intended recipient(s), you are hereby notified that any review, use, disclosure, copying, distribution or the taking of any action in reliance on the contents of this e-mail or any attachments is strictly prohibited. You are further advised that review by an individual other than the intended recipient(s) shall not constitute a waiver of any attorney-client privilege which may apply to this communication. If you have received this communication in error, please notify the sender immediately by return e-mail, permanently delete this e-mail and any attachments from all computers on which they may be stored and destroy any print-outs of this email and any attachments.

Land Use Factors

## **Appendix H –Land Use Factors**

Steiner Sequel, 5000 1st Avenue, Brooklyn, New York 11232  
BCP Application - Section X

**2. Current Use** – As shown on Figure 3, the portion of the Site on Lot 1 has two six-story buildings identified as building 57 and 58 and one seven-story building identified as unit G. The north portion of Lot 1 formerly contained buildings 39, 40, and 45 which were demolished in 2015. The remainder of the portion of the Site on Lot 1 is vacant or occupied by an asphalt parking lot. The portion of the Site on Lot 100 consists of an asphalt parking lot and two rail crossings at the Site entrance on 1<sup>st</sup> Avenue.

Building 57 is currently leased by various tenants for a variety of uses such as food wholesale distributor, clothing and textile manufacturer and distributor, a vending machine and food distributor, a clothing wholesale distributor, a plastic-goods wholesale distributor, a mattress wholesale distributor, a T-shirt printing and embroidery company, and a home goods distributor. Building 58 is also leased out for a variety of uses such as a restaurant supply and food distributor, a woodworking/carpentry company, a furniture wholesale distributor, a textile company, and a clothing distribution company. Unit G is currently vacant.

**3. Reasonably Anticipated Use Post Remediation** – The development plan includes a new approximately 900,000 gross square foot (gsf) film and television production facility and support space.

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

The current property zoning is M3-1 for Industrial and Manufacturing Use. The contemplated future use as a film and television production facility is consistent with the zoning laws for this area.

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

The proposed development is located in the Industrial Business Zone area of Sunset Park Brooklyn. The NYCEDC Sunset Park Waterfront Vision Plan was released in 2009 and positions this vibrant, multicultural neighborhood in southwest Brooklyn as a future industrial hub. Over a long-term 10-year strategy, NYCEDC aims to: 1.) Maximize the efficient movement of goods; 2.) Protect and grow industrial employment; 3.) Promote green practices; and 4.) Balance neighborhood needs. The proposed redevelopment will provide industrial jobs, incorporate a sustainable flood resilient development, and provide and facilitate public access to the waterfront.

**Brownfield Cleanup Program (BCP) Application**  
***5000 1<sup>st</sup> Avenue, Brooklyn, New York 11232***

---

**APPENDIX I**

Underutilized Affidavit

**AFFIDAVIT OF UNDERUTILIZED CATEGORY**

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

Karina Gilbert, being duly sworn, deposes and says:

1. I am Karina Gilbert, duly authorized representative of the New York City Economic Development Corporation (NYCEDC), which is the current operator of the property known as 5000 1st Avenue, Brooklyn, New York 11232 (the "Property"). The City of New York and NYCEDC have entered into that certain lease, dated as of December 1, 2002, pursuant to which NYCEDC leases the Property from the City of New York for the purposes of redevelopment. Steiner Sequel, LLC is the Applicant for admission of the Property into the New York State Brownfield Cleanup Program, where the proposed redevelopment is industrial.

2. The area for the Property is 598,647.18 square feet. The Property is zoned as M3-1 (Manufacturing), with a permitted Floor Area Ratio ("FAR") of 2.00. It has been so zoned for at least three years prior to the date of this application. Thus, the permissible floor area under applicable zoning for a building or buildings on the Property is 1,197,294.36 square feet. For at least three years prior to the date of this affidavit, there has never been more than 293,703.66 square feet of onsite buildings being utilized on the Property.

3. Accordingly, for at least the last three years, under the applicable base zoning in effect for that period, no more than 50% of the permissible floor area of the Property has been utilized.

Further affiant sayeth not.

  
Karina Gilbert (May 26, 2021 13:55 EDT)

Sworn and subscribed to before me this

26<sup>th</sup> day of May, 2021

  
Jaan Kangur  
Notary Public State of New York  
No. 01KA6310065 Qualified in Queens County  
Certificate Filed in New York County  
Commission Expires 8/18/2022