

ATTACHMENT D

SECTION IV: PROPERTY INFORMATION

Item 1 – Metes and Bounds

The site consists of two discontinuous areas on Lot 22, one in north (proposed Building 1) and one in the south (proposed Building 2). The remaining area in the central part of Lot 22 is excluded from the BCP site boundaries. The Requestor applied to the New York City Department of Finance for apportionment of Lot 22 into the three aforementioned lots. The northern part of Lot 22 (Building 1) measures 195 feet along Sutter Avenue and 70 feet along Sheffield Avenue, totaling 13,650 square feet. The southern part of Lot 22 (Building 2) measures 95 feet (east-to-west) and 120 feet along Sheffield Avenue, totaling 11,400 square feet. The attached New York City Department of Finance Application For Apportionments or Mergers provides further detail on the proposed lot apportionment.

GIS Information (degrees/minutes/seconds):

- Latitude: 40°40'08"
- Longitude: -73°53'47"

Item 2 – Property Map

Figure D-1: Site Location Map is the required United States Geological Survey (USGS) 7.5-minute quadrangle map showing the proposed brownfield site.

Figure D-2: Site Plan provides a property base map that shows map scale, north arrow orientation, and date and proposed locations of Buildings 1 and 2 with respect to adjacent streets and roadways.

Figure D-3: Surrounding Land Use Map provides the proposed brownfield site, with adjacent property owners clearly identified, and surrounding land uses.

Figure D-4: Environmental Zones Map provides a map of the property clearly identified within a New York State (NYS) Environmental Zone (En-Zone) and the extents of En-Zones in the surrounding area.

Figure D-5: Tax Lot Location Map provides a property base map that shows tax lot boundaries, the proposed brownfield site and surrounding area.

Item 3 – Environmental Zone

According to the NYS Department of Labor's mapped boundaries for En-Zones, 100 percent of the site is located within Census Tract 1156, which has a poverty rate of 57.8% and an unemployment rate of 18.8%. This data satisfies both En-Zone criteria A and B pursuant to Tax Law 21(b)(6). Figure D-4 shows the property located within the Census Tract 1156 which meets the criteria for both Criteria A and B En-Zones.

Item 10 - Property Description Narrative

Location

The proposed brownfield site is located at 600 Sutter Avenue (Building 1) and 350 Sheffield Avenue (Building 2) in the East New York neighborhood of Brooklyn, New York. Building 1 includes 13,650 square feet within the northern portion of Brooklyn Tax Map Block 3770, Lot 22 and Building 2 includes 11,400 square feet within the southern portion of Block 3770, Lot 22. The proposed Building 1 area is bordered by Sutter Avenue to the north, Sheffield Avenue (a.k.a. Mary Warren Place) to the east, a six-story apartment building (Remeeder Houses) to the south and Georgia Avenue to the west. The proposed Building 2 area is bordered by a six-story apartment building (Remeeder Houses) to the north, Sheffield Avenue to the east, a six-story New York City Housing Authority (NYCHA) apartment building (611 Blake Avenue) followed by Blake Avenue to the south, an inactive underground garage and ground-level asphalt paved parking lots followed by Georgia Avenue to the west.

Site Features

The Building 1 area is about 13,650 square feet (0.31 acres) and improved with a one-story supermarket with a cellar and adjoining asphalt-paved lot. The Building 2 area is about 11,400 square feet (0.26 acres) and improved with an unused, asphalt-paved area. The site is at an elevation of about 35 feet above mean sea level (msl) and in an area that slopes gently south towards Jamaica Bay.

Current Zoning and Land Use

According to the New York City Planning Commission Zoning Map 17d, the Building 1 area is located within a C4-3 district, and the Building 2 area is located within R6 and C2-3 districts. R6 districts are widely mapped in built-up, medium-density areas in Brooklyn, Queens and the Bronx. C4 districts are regional commercial centers located outside of the central business districts. C4-3 districts specifically are mapped in more densely built areas. C2 districts are commercial overlays mapped within residential districts. The surrounding land uses are predominantly mixed use and residential. The applicant is currently seeking a zoning amendment and other

discretionary land use actions to align the area zoning with the proposed project and intended use of the land. Please see Attachment H – Land Use Factors for more information.

Historical Site Use

The Building 1 area was improved with several three- to four-story shops as early as 1908, and the Building 2 area was improved with many two- to three-story dwellings as early as 1908. By 1977, all buildings were removed from the site; the Building 1 area was improved with a one-story commercial building at the corner of Sutter and Sheffield Avenues, and the Building 2 area was asphalt-paved. The Site has remained largely unchanged since 1977. According to available records, historical Site uses include:

- Building 1:
 - Commercial shops at 592-614 Sutter Avenue (1908 to 1966)
 - Millinery at 612 Sutter Avenue (1928 to 1965)
 - Laundry/dry cleaner at 608 Sutter Ave (1940 to 1973)
 - Deli/supermarket at 592 Sutter Avenue (1994)
- Building 2:
 - Multifamily dwellings and flats at 360-374 Sheffield Avenue (1908 to 1966)

Adjoining and surrounding properties were developed with residential, commercial and industrial buildings as early as 1908. Past use of the surrounding properties were primarily residential, industrial and commercial. By 1977, Building 1 was surrounded by commercial stores followed by light industrial buildings to the north, vacant land to the east, and six-story apartment buildings to the south and west; Building 2 was surrounded by a six story apartment building to the north, three- to four-story residential and commercial buildings to the east, a six-story apartment building (Turnkey Houses and Model Cities Program) to the south, and an underground garage with a partial asphalt-paved lot to the west. Commercial and industrial facilities identified adjoining and surrounding the site include The Brooklyn Union Gas Co. gasometer (1908-1950), a metal smelting and refining works (1908-2007), a rubber product manufacturer (1928-1981), an electrical substation (1966-2007), and a dry cleaner (1966-2007).

Site Geology and Hydrogeology

Based on a review of the Geologic Map of New York, Lower Hudson Sheet, by Donald W. Fisher, Yngvar W. Isachsen, and Lawrence V. Rickard, dated 1970, reprinted 1995, the site is underlain by the Magothy Formation. The Magothy Formation consists of coastal plain deposits, including silty clay, glauconitic sandy clay, sand and gravel. Bedrock is anticipated between 150 to 200 feet below grade surface (bgs). Geological surface features (e.g., bedrock outcroppings) were not observed at the site. Based on findings of the May 2021 Phase II Environmental Site

Investigation (ESI), the site is underlain by historic fill material, predominantly consisting of dark brown reddish brown, gray, and tan, fine- to medium grained sand with varying amounts of medium- and coarse-grained sand, silt, fine gravel, glass, brick, concrete, asphalt, slag, wood and plastic. The fill was observed from surface grade to depths varying between about 1 and 30 feet below grade surface (bgs). Soil underlying the historic fill layer consisted of light brown and tan, fine to medium-grained sand and fine gravel. In one soil boring advanced within the proposed Building 2 footprint, repeating layers of historic fill, followed by what appeared to be disturbed local soil, was observed to about 30 feet bgs.

Groundwater flow is typically topographically influenced, as shallow groundwater tends to originate in areas of topographic highs and flow toward areas of topographic lows, such as rivers, stream valleys, ponds, and wetlands. A broader, interconnected hydrogeologic network often governs groundwater flow at depth or in the bedrock aquifer. Groundwater depth and flow direction are also subject to hydrogeologic and anthropogenic variables such as precipitation, evaporation, extent of vegetative cover, and coverage by impervious surfaces. Other factors influencing groundwater include depth to bedrock, the presence of artificial fill, and variability in local geology and groundwater sources or sinks. Groundwater was not encountered in the deepest borings advanced to 44 feet below ground surface (bgs) during the May 2021 Phase II ESI. Groundwater beneath the site is expected to be present around 60 feet bgs and to flow south toward Fresh Creek, located about 1.3 miles to the south. Groundwater in this part of New York City is not used as a potable water source. Potable water for the site, and generally in New York City, is obtained from surface impoundments in the Croton, Catskill, and Delaware watersheds.

Based on the Federal Emergency Management Agency (FEMA) Effective Flood Insurance Rate Map (FIRM) dated September 5, 2017 (Map Number 3604970217F), the site is located in Zone X, which describes an area of minimal flood hazard.

Environmental Assessment

Based on the Phase II ESI, the primary contaminants of concern are chlorinated volatile organic carbons (VOCs), semi-volatile organic carbons (SVOCs), pesticides and metals.

Soil

Soil sample analytical results were compared to Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (6 NYCRR) New York State Department of Environmental Conservation (NYSDEC) Part 375 Unrestricted Use (UU) Soil Cleanup Objectives (SCO) and the Restricted Use Restricted-Residential (RURR) SCO. The concentration ranges of contaminants of concern are described below (the applicable SCOs for each compound are shown in parentheses and concentrations that exceed RURR SCOs are shown in bold).

SVOCs

- Benzo(a)anthracene: **1.69** milligrams per kilogram (mg/kg) in SB07_2-4 to **13** mg/kg in SB03_2-4 (UU and RURR: 1 mg/kg)
- Benzo(a)pyrene: **1.67** mg/kg in SB07_2-4 and SB10_20-22 to **10.9** mg/kg in SB03_2-4 (UU and RURR: 1 mg/kg)
- Benzo(b)fluoranthene: **1.52** mg/kg in SB10_20-22 to **9.29** mg/kg in SB03_2-4 (UU and RURR: 1 mg/kg)
- Benzo(k)fluoranthene: 0.803 mg/kg in SB03_0-2 to **9.78** mg/kg in SB03_2-4 (UU: 0.8 mg/kg; RURR: 3.9 mg/kg)
- Chrysene: **1.71** mg/kg in SB07_2-4 to **12.3** mg/kg in SB03_2-4 (UU: 1 mg/kg; RURR: 3.9 mg/kg)
- Dibenz(a,h)anthracene: **0.374** mg/kg in SB07_2-4 to **1.2** mg/kg in SB10_4-5 (UU and RURR: 0.33 mg/kg)
- Indeno(1,2,3-cd)pyrene: **0.624** mg/kg in SB03_0-2 to **6.64** mg/kg in SB03_2-4 (UU and RURR: 0.5 mg/kg)

Pesticides

- 4,4'-DDD: 0.00423 mg/kg in SB07_2-4 to 0.0179 mg/kg in SB12_2-4 (UU: 0.0033 mg/kg; RURR: 13 mg/kg)
- 4,4'-DDE: 0.00974 mg/kg in SB13_2-4 to 0.173 mg/kg in SB12_2-4 (UU: 0.0033 mg/kg; RURR: 8.9 mg/kg)
- 4,4'-DDT: 0.00761 mg/kg in SB03_0-2 to 0.274 mg/kg in SB12_2-4 (UU: 0.0033 mg/kg; RURR: 7.9 mg/kg)
- Dieldrin: 0.0105 mg/kg in SB07_12-14 to 0.0186 mg/kg in SB07_2-4 (UU: 0.005 mg/kg; RURR: 0.2 mg/kg)

Metals

- Barium: **408** mg/kg in SB10_20-22 to **2,910** mg/kg in SB07_2-4 (UU: 350 mg/kg; RURR: 400 mg/kg)
- Cadmium: 3.05 mg/kg in SB07_2-4 (UU : 2.5 mg/kg; RURR: 4.3 mg/kg)
- Copper: 54.9 mg/kg in SB13_2-4 to 132 mg/kg in SB03_0-2 (UU: 50 mg/kg; RURR: 270 mg/kg)
- Lead: 114 mg/kg in SB10_20-22 to **829** mg/kg in SB07_2-4 (UU:63 mg/kg; RURR: 400 mg/kg)
- Nickel: 33.8 mg/kg in SB03_0-2 (UU: 30 mg/kg; RURR: 310 mg/kg)
- Zinc: 199 mg/kg in SB10_20-22 to 1,730 mg/kg in SB07_2-4 (UU: 109 mg/kg; RURR: 10,000 mg/kg)

Soil Vapor

Several petroleum-related and chlorinated VOCs were detected in soil vapor above typical background concentrations. Currently, there is no standard in New York State for direct comparison to soil vapor results; however, the NYSDOH provides a series of health guidance values. Based on a comparison of the detected soil vapor concentrations to the NYSDOH decision matrices (revised 2017), the recommended action ranges from “no further action” to “mitigate”. Soil vapor analytical results are summarized below.

- The concentration of total detected VOCs in soil vapor ranged from 76.35 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) in SV03 to 622.24 $\mu\text{g}/\text{m}^3$ in SV04.
- The chlorinated VOC, tetrachloroethene (PCE), was detected in all three soil vapor samples at concentrations from 3.7 $\mu\text{g}/\text{m}^3$ in SV03 to 320 $\mu\text{g}/\text{m}^3$ in SV04. PCE and trichloroethene (TCE) were detected in sample SV04 at concentrations in which mitigation is recommended.
- Petroleum-related VOCs benzene, toluene, ethylbenzene and xylenes (BTEX) were detected in all three soil vapor samples.

**APPLICATION FOR APPORTIONMENTS OR MERGERS**

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

SECTION A: PROPERTY INFORMATION

Borough: Brooklyn Block: 3770 Present Lot(s): 22

☐ Merger ☒ Apportionment Number of Lots Requested 3

☐ Air ☐ Subterranean

Lot(s) Usage: (check one) ☒ Residential Building Gross Sq/Ft: 58,758 ☒ Commercial Building Gross Sq/Ft: 2,558 ☐ Mix (Residential & Commercial) Building Gross Sq/Ft: _____

Property Owner's Name (as per Deed): Remeeder Houses Housing Development Fund Company, Inc.,
LAST NAME FIRST NAME
OR
Company Name: As Nominee for Remeeder House, L.P.

Property Address: 350 Sheffield Avenue Brooklyn NY 11207
NUMBER AND STREET CITY STATE ZIP CODE

3. Filing Representative (if applicable): Katherine Baerga

SECTION B: CERTIFICATION

1. Architect/Engineer/Applicant's Name: Shah Samir
LAST NAME FIRST NAME

2. Address: 231 Front Street, Suite 201 Brooklyn NY 11201
NUMBER AND STREET CITY STATE ZIP CODE

3. Telephone Number: 646-837-5499 4. Email Address: sss@urbanquotient.com

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

Signature of Architect/ Engineer/Applicant: _____ **Date:** ____/____/____

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

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

NOTE: SEE ATTACHED EXHIBIT A FOR PROPOSED APPORTIONMENT AT 1"=50'



Tentative Lot(s) issued: _____ Date: ____/____/____ New Lot(s): _____ Lot(s) Affected: _____ Lot(s) Dropped: _____
Customer Service Representative: _____

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

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

REQUIREMENTS FOR TAX MAP UPDATES**THE FOLLOWING DOCUMENTS ARE REQUIRED FOR LOT APPORTIONMENTS:****NEW BUILDINGS:**

- Completed application for Mergers or Apportionments.
- Final survey prepared by a licensed Land Surveyor, which must include square footage.
- A Department of Buildings approved Subdivision of Improved (SI) as per DOF Operations Policy and Procedure Memorandum July 1, 2019.
- Review application details for correct house numbers (s), block and lot.
- Outstanding taxes, charges or tax liens for prior years must be satisfied.
 - Real estate taxes for the current year must be up-to-date.
- Property owners must resolve certain outstanding judgment summonses adjudicated by the Environmental Control Board (ECB) before applying to divide or merge properties
- Deed on record showing property ownership.
- Payment of fees.

ALTERATION ON EXISTING BUILDINGS AND VACANT LAND:

- Completed application for Mergers or Apportionments.
- A Department of Buildings approved Subdivision of Improved (SI) as per DOF Operations Policy and Procedure Memorandum July 1, 2019.
- Survey for alteration on existing building.
- Outstanding taxes, charges or tax liens for prior tax years must be satisfied.
 - Real estate taxes for the current year must be up-to-date.
- Property owners must resolve certain outstanding judgment summonses adjudicated by the Environmental Control Board (ECB) before applying to divide or merge properties.
- Deed on record showing property ownership.
- Payment of fees.

LOT MERGERS:

- Completed application for Merger
- Deed on record showing common ownership. (If the deed lacks a metes and bounds description but refers only to a filed map, please provide a current metes and bounds description, prepared by a licensed surveyor.)
- Outstanding taxes, charges or tax liens for prior tax years must be satisfied.
 - Real estate taxes for the current year must be up-to-date.
 - Property owners must resolve certain outstanding judgment summonses adjudicated by the Environmental Control Board (ECB) before applying to divide or merge properties.
- Payment of fees
- Merging of exempt parcels with non-exempt parcels is not allowed.

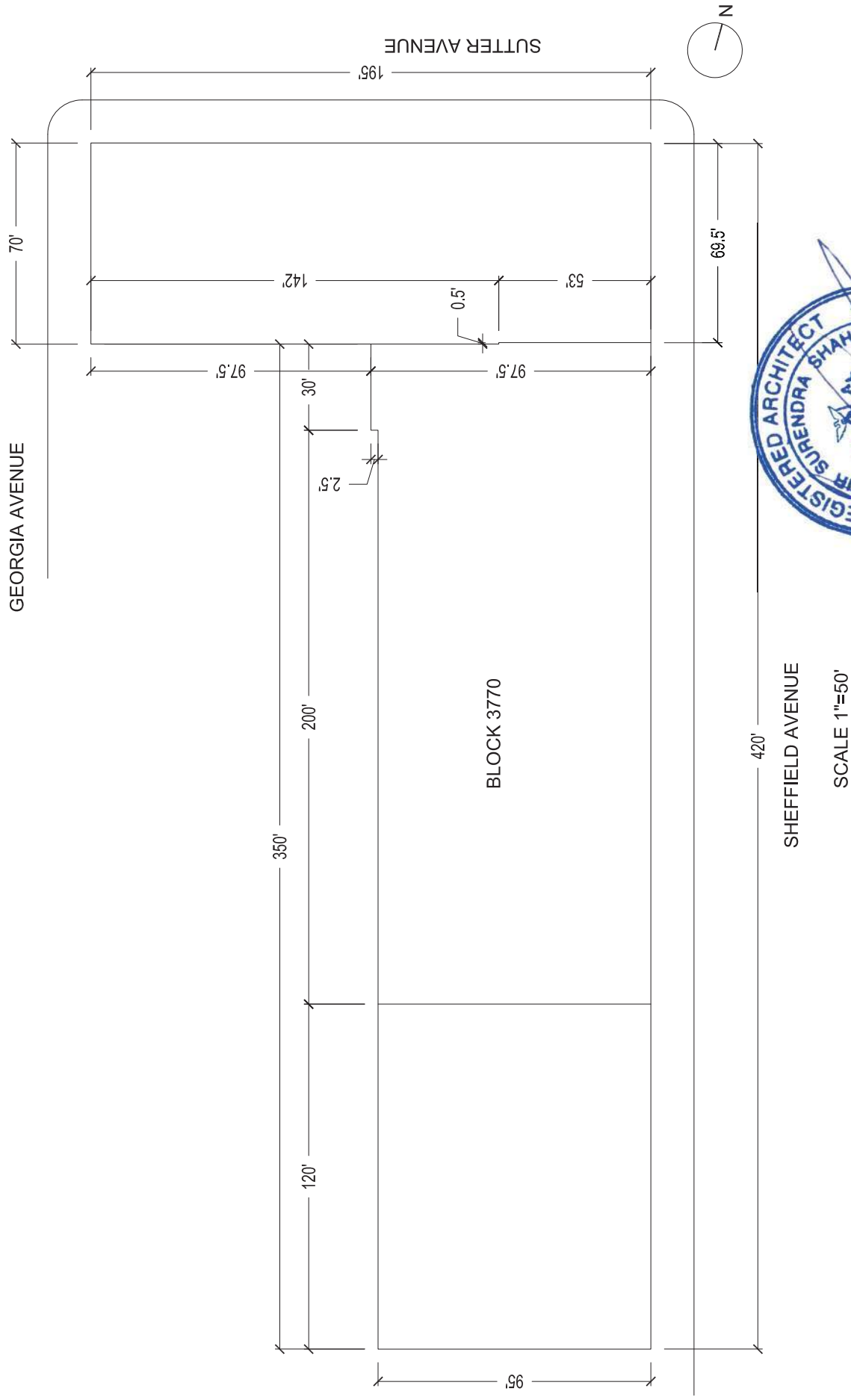
NEW LOT ASSIGNMENT AND FEES:

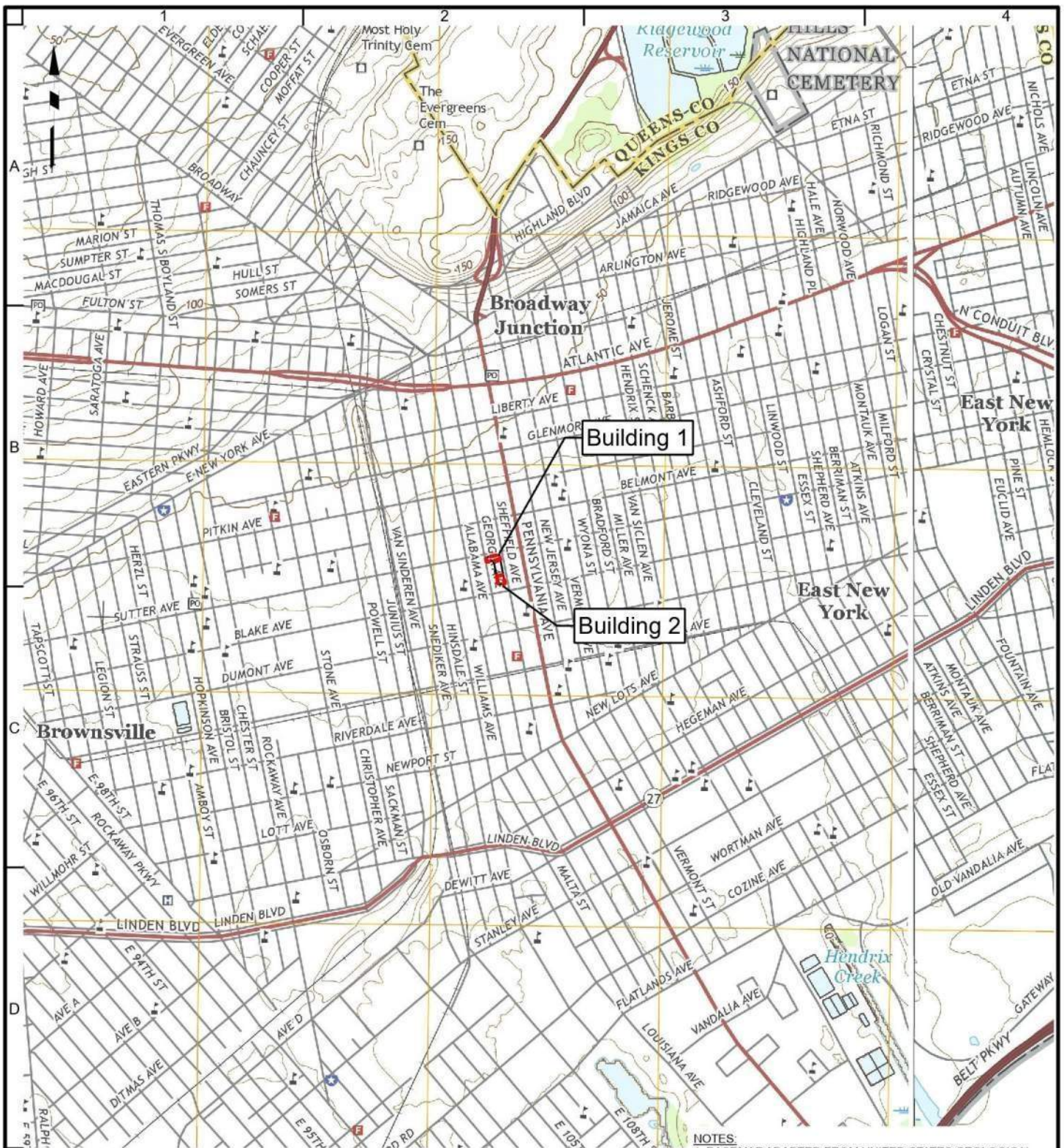
- The Tax Map Office issues lot numbers for all apportionments, including condominiums. Finance collects \$73 for each lot number, payable at the time of the initial application.
- Lots are tentative until final approval is received from the Tax Map Office.
- Even if a fee was previously paid, a new fee will be required for each tax lot if any of the circumstances apply:
 - a. owner changes.
 - b. lot subdivision configuration changes.
 - c. condo subdivision and/or number of units changes.
 - d. tentative lots expire after one year.
- Tax map certification: \$10.00.

Return completed application and package to:

NYC Department of Finance
Property Division- Tax Map Office
66 John Street, 2nd floor
New York, NY 10038

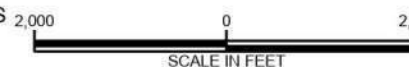
EXHIBIT A





LEGEND

- PROPOSED BCP SITE BOUNDARIES
- BLOCK 3770, LOT 22 BOUNDARY



- NOTES:
1. BASEMAP ADAPTED FROM UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5-MINUTE SERIES TOPOGRAPHICAL MAPS, BROOKLYN AND JAMAICA, NEW YORK, QUADRANGLES, DATED 2016.
 2. BCP - BROWNFIELD CLEANUP PROGRAM
 3. P/O - PART OF

LANGAN

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

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

Collectively known as Langan

Project

SUTTER CROSSING

BLOCK Nos. 3770, P/O LOT No. 22

BROOKLYN

NEW YORK

Figure Title

**SITE LOCATION
MAP**

Project No.

170456301

Date

5/11/2021

Scale

1"=2,000'

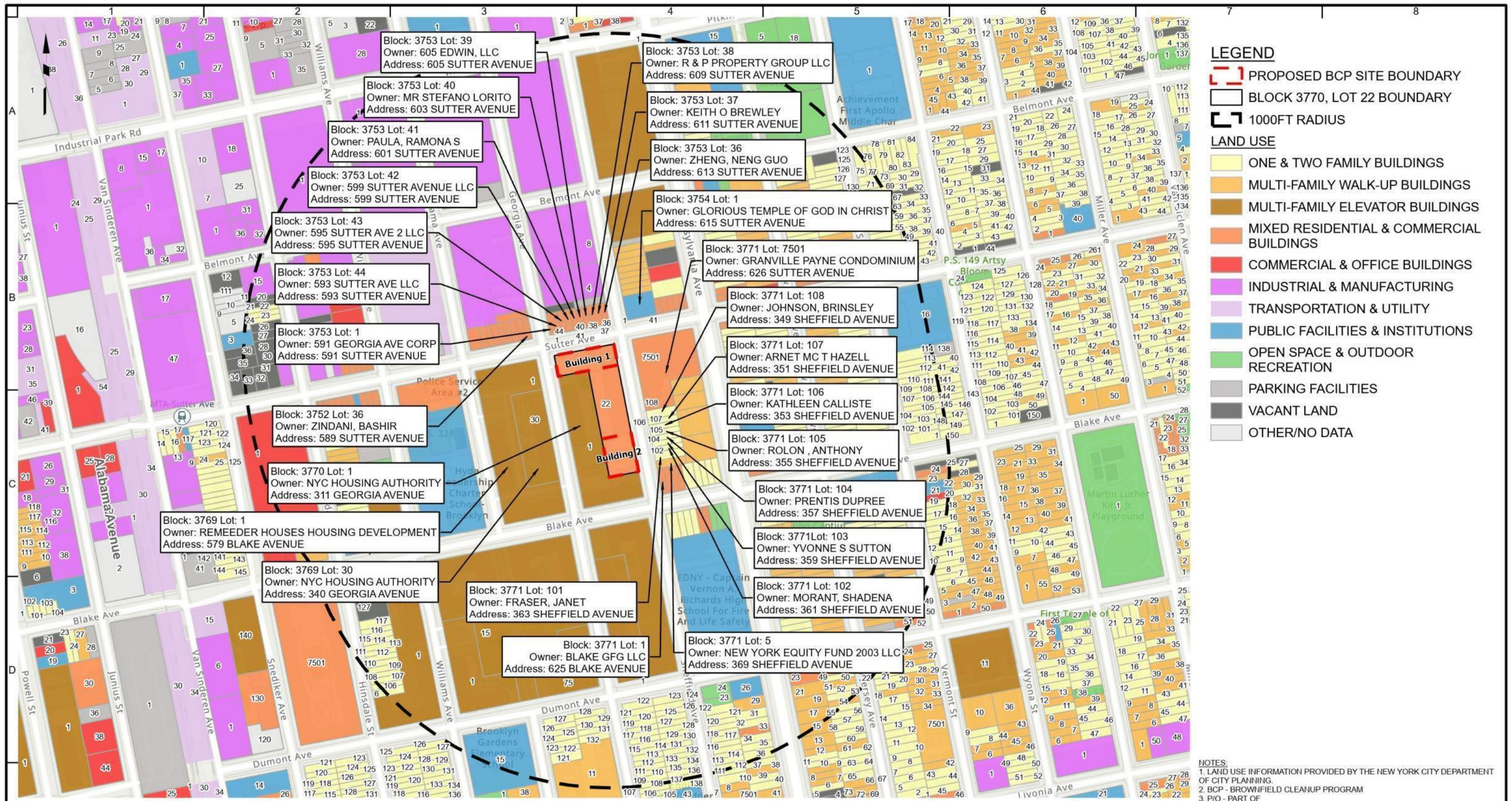
Drawn By

MG

Submission Date

Figure No.

D-1



LEGEND

PROPOSED BCP SITE BOUNDARY
BLOCK 3770, LOT 22 BOUNDARY
1000FT RADIUS

LAND USE

- ONE & TWO FAMILY BUILDINGS
- MULTI-FAMILY WALK-UP BUILDINGS
- MULTI-FAMILY ELEVATOR BUILDINGS
- MIXED RESIDENTIAL & COMMERCIAL BUILDINGS
- COMMERCIAL & OFFICE BUILDINGS
- INDUSTRIAL & MANUFACTURING
- TRANSPORTATION & UTILITY
- PUBLIC FACILITIES & INSTITUTIONS
- OPEN SPACE & OUTDOOR RECREATION
- PARKING FACILITIES
- VACANT LAND
- OTHER/NO DATA

NOTES:
1. LAND USE INFORMATION PROVIDED BY THE NEW YORK CITY DEPARTMENT OF CITY PLANNING.
2. BCP - BROWNFIELD CLEANUP PROGRAM
3. P/O - PART OF

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

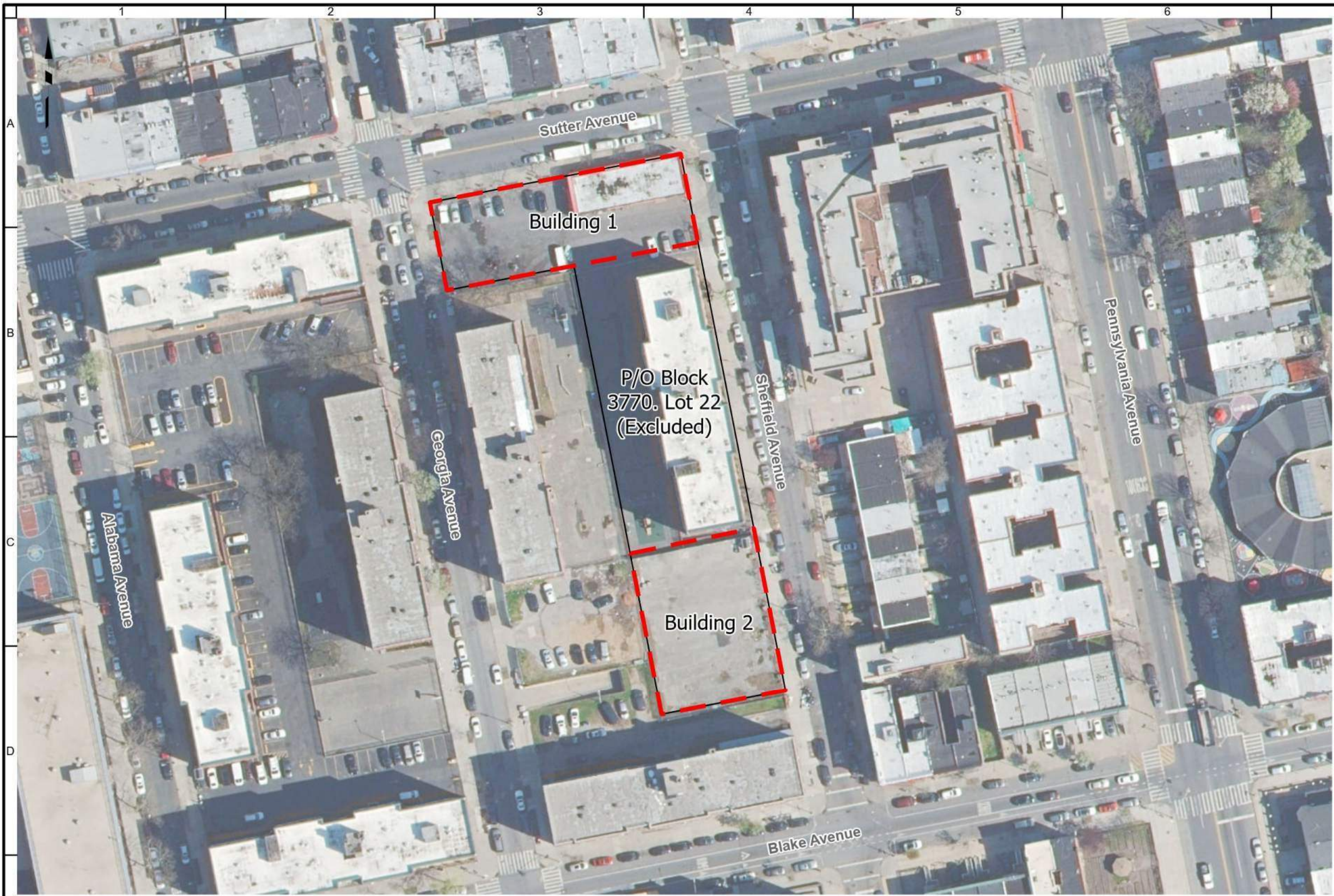
300 0 300
SCALE IN FEET

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

Project
SUTTER CROSSING
BLOCK No. 3770, P/O LOT No. 22
BROOKLYN STATE

Figure Title
**SURROUNDING
LAND USE MAP**

Project No. 170456301	Figure No. D-3
Date 5/11/2021	
Scale 1"=300'	
Drawn By MG	



LEGEND

PROPOSED BCP SITE BOUNDARY

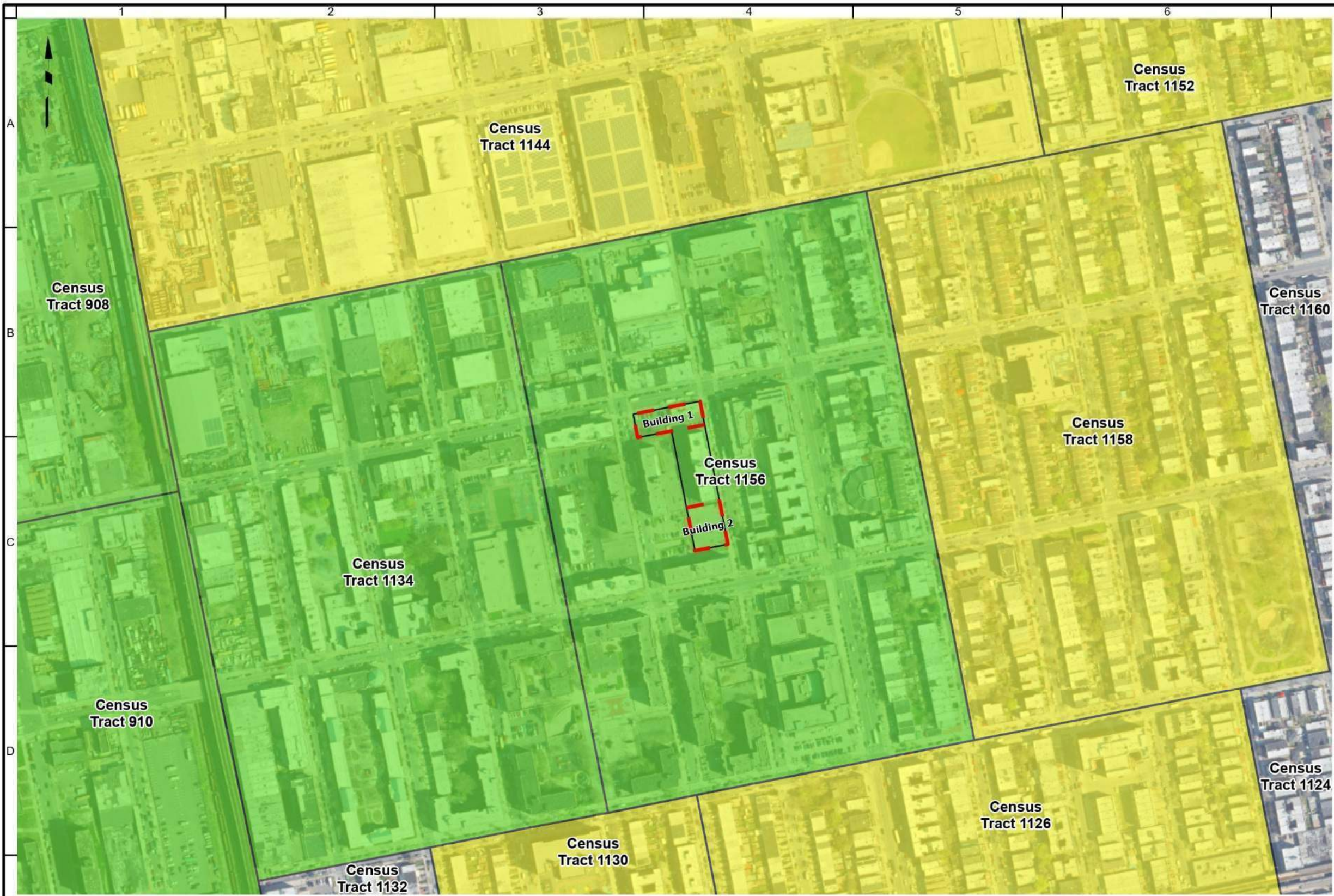
BLOCK 3770, LOT 22 BOUNDARY

NOTES:
1. WORLD AERIAL IMAGERY BASEMAP IS PROVIDED THROUGH LANGAN'S ESRI AND ARCGIS SOFTWARE LICENSING AND ARCGIS ONLINE.
2. TAX LOT BOUNDARIES PROVIDED BY THE NEW YORK CITY DEPARTMENT OF CITY PLANNING.
3. BCP - BROWNFIELD CLEANUP PROGRAM
4. P/O - PART OF

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SCALE IN FEET

LANGAN Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com	SUTTER CROSSING BLOCK No. 3770, P/O LOT No. 22 BROOKLYN STATE	SITE PLAN	Project No. 170456301	D-2
			Date 5/11/2021	
			Scale 1"=80'	
			Drawn By MG	



LEGEND

- PROPOSED BCP SITE BOUNDARY
- BLOCK 3770, LOT 22 BOUNDARY
- MEETS ELIGIBILITY FOR CRITERIA A, DEFINED AS POVERTY RATE OF AT LEAST 20% AND UNEMPLOYMENT RATE OF AT LEAST 125% THE STATEWIDE UNEMPLOYMENT RATE.
- MEETS ELIGIBILITY FOR BOTH CRITERIA A AND B, DEFINED AS POVERTY RATE OF AT LEAST 20% AND UNEMPLOYMENT RATE OF AT LEAST 125% THE STATEWIDE UNEMPLOYMENT RATE, AND POVERTY RATE OF AT LEAST 2 TIMES THE POVERTY RATE FOR THE COUNTY.

NOTES:
1. WORLD AERIAL IMAGERY BASEMAP IS PROVIDED THROUGH LANGAN'S ESRI AND ARCGIS SOFTWARE LICENSING AND ARCGIS ONLINE.
2. ENVIRONMENTAL ZONE BOUNDARIES PROVIDED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC).
3. BCP - BROWNFIELD CLEANUP PROGRAM
4. P/O - PART OF

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SCALE IN FEET

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			Date 5/11/2021	
			Scale 1"=300'	
			Drawn By MG	



LEGEND

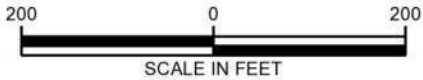
- PROPOSED BCP SITE BOUNDARY
- TAX LOTS
- BLOCK 3770, LOT 22 BOUNDARY

3772 BLOCK

6 LOT

NOTES:
1. TAX LOT BOUNDARIES PROVIDED BY THE NEW YORK CITY DEPARTMENT OF CITY PLANNING.
3. BCP - BROWNFIELD CLEANUP PROGRAM
4. P/O - PART OF

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LANGAN

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

T: 212.479.5400 F: 212.479.5444 www.langan.com

Project

SUTTER CROSSING

BLOCK No. 3770, P/O LOT No. 22

BROOKLYN STATE

Figure Title

TAX BLOCK AND LOT MAP

Project No. 170456301	D-5
Date 5/11/2021	
Scale 1"=200'	
Drawn By MG	

