

NYSDEC BROWNFIELD CLEANUP PROGRAM APPLICATION

210 GREENPOINT AVENUE REDEVELOPMENT
210 GREENPOINT AVENUE
BLOCK 2576, LOT 7
BROOKLYN, NEW YORK

PREPARED FOR:
210 GREENPOINT REALTY LLC
40 OSER AVENUE, STE 4
HAUPPAUGE, NY 11788



Haley & Aldrich of New York
237 W 35th Street
16th Floor
New York, NY 10123
Tel: 646.277.5686

21 December 2021
File No. 0203563

Alexandra Servis
Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, New York 12233

Subject: Brownfield Cleanup Program Application
210 Greenpoint Avenue Redevelopment
210 Greenpoint Avenue
Brooklyn, NY, 11222 (Site)

Ladies and Gentlemen,

Haley & Aldrich of New York, on behalf of 210 Greenpoint Realty LLC, has prepared this revised Brownfield Cleanup Program Application for the above referenced Site. reflecting guidance received during a Pre-Application Meeting with the New York State Department of Environmental Conservation (NYSDEC) on 26 October 2021 and the comments received in the Letter of Incompleteness from NYSDEC on 20 December 2021. Comments were addressed as follows:

Site Control Section Comments:

1. Section IV: Figure 5 has been updated to include Block numbers.
2. Section V: Contact name for consultant has been added.
3. Section VI: Address has been corrected for current operator.
4. Section VI: Last known addresses for previous property owners have been added.
5. Section VII: A revised access agreement including language allowing an environmental easement has been included in this revision.
6. Section IX: Mailing addresses for McGuinness Development LLC and City of New York have been added.
7. Section X: A brief narrative has been added regarding possible contaminant sources related to current operations.

Environmental Assessment Comments:

1. The extent of contamination has been detailed in Section IV.5.
2. Exceedances have been described as greatly or marginally above SCOs and AGVs. Section IV.5 has been revised to compare exceedances values to SCOs and AGVs.

Enclosed in this package is a USB drive which contains the full Brownfield Cleanup Program Application Package including a Phase I Environmental Site Assessment dated October 2021 and a Limited Phase II Environmental Site Assessment by Haley & Aldrich of New York dated November 2021, both prepared by Haley & Aldrich of New York.



Should you have any questions, please do not hesitate to contact me at (646) 277-5686 or via email at jbellew@haleyaldrich.com.

Thank you.



James M. Bellew
Senior Associate



Mari C. Conlon, PG
Project Manager

Enclosed copies provided via email to:

Jacob Kohn (210 Greenpoint Realty LLC)
Christine Leas (Sive, Paget & Riesel P.C.)
Gerard Burke (NYSDEC)
Jane O'Connell (NYSDEC)
James Simpson (NYSDEC)

Email: kohnjacob@gmail.com
Email: cleas@sprlaw.com
Email: gerard.burke@dec.ny.gov
Email: jane.oconnell@dec.ny.gov
Email: james.simpson@dec.ny.gov

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BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

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

Yes No If yes, provide existing site number: _____

PART A (note: application is separated into Parts A and B for DEC review purposes) *BCP App Rev 12*

Section I. Requestor Information - See Instructions for Further Guidance		DEC USE ONLY BCP SITE #:
NAME 210 Greenpoint Realty LLC		
ADDRESS 40 Oser Avenue, Suite 4		
CITY/TOWN Hauppauge		ZIP CODE 11788
PHONE 917-846-1115	FAX N/A	E-MAIL kohnjacob@gmail.com
<p>Is the requestor authorized to conduct business in New York State (NYS)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> 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. <p>Do all individuals that will be certifying documents meet the requirements detailed below? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Documents that are not properly certified will be not approved under the BCP. 		

Section II. Project Description

1. What stage is the project starting at? Investigation Remediation

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

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

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

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

Section III. Property's Environmental History

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

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

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

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

*Please describe: _____

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

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

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

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*

(*answering No will result in an incomplete application)

Yes No

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

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

Other: _____

Section IV. Property Information - See Instructions for Further Guidance

PROPOSED SITE NAME 210 Greenpoint Avenue Redevelopment

ADDRESS/LOCATION 210 Greenpoint Avenue

CITY/TOWN Brooklyn ZIP CODE 11222

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Brooklyn

COUNTY Kings SITE SIZE (ACRES) 0.31

LATITUDE (degrees/minutes/seconds) 40 ° 43 ' 48.72 "	LONGITUDE (degrees/minutes/seconds) 73 ° 57 ' 06.01 "
---	--

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
210 Greenpoint Avenue	3	2576	7	0.31

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

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

3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)?
(See [DEC's website](#) for more information) Yes No
If yes, identify census tract : _____
Percentage of property in En-zone (check one): 0-49% 50-99% 100%

4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? Yes No
If yes, identify name of properties (and site numbers if available) in related BCP applications: _____

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

6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? [See Previous Reports and Narrative in text Section IV.6](#) Yes No
If yes, attach relevant supporting documentation.

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

Section IV. Property Information (continued)

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

Easement/Right-of-way Holder

Description

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

Type

Issuing Agency

Description

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

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

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

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

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

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

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

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

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

Initials of each Requestor: _____

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

Section V. Additional Requestor Information See Instructions for Further Guidance		DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Jacob Kohn			
ADDRESS 40 Oser Avenue, Suite 4			
CITY/TOWN Hauppauge, NY		ZIP CODE 11788	
PHONE 917-846-1115	FAX Not Available	E-MAIL kohnjacob@gmail.com	
NAME OF REQUESTOR'S CONSULTANT James Bellew, Haley & Aldrich of New York			
ADDRESS 237 W 35th Street, 16th Floor			
CITY/TOWN New York, NY		ZIP CODE 10123	
PHONE 646.277.5686	FAX Not Available	E-MAIL jbellew@haleyaldrich.com	
NAME OF REQUESTOR'S ATTORNEY Christine Leas of Sive, Paget & Riesel P.C.			
ADDRESS 560 Lexington Avenue, 15th Floor			
CITY/TOWN New York, NY		ZIP CODE 10022	
PHONE 646-378-7267	FAX Not Available	E-MAIL cleas@sprlaw.com	
Section VI. Current Property Owner/Operator Information – if not a Requestor			
CURRENT OWNER'S NAME Speedway LLC		OWNERSHIP START DATE: 9/30/2014	
ADDRESS 500 Speedway Drive			
CITY/TOWN Enon, OH		ZIP CODE 45323	
PHONE 937-864-3001	FAX Not Available	E-MAIL maredicker@speedway.com	
CURRENT OPERATOR'S NAME Speedway LLC			
ADDRESS 500 Speedway Drive			
CITY/TOWN Enon, OH		ZIP CODE 45323	
PHONE 718-963-0536	FAX Not Available	E-MAIL sjkramer@speedway.com	
<p>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".</p> <p>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.</p>			
Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)			
If answering "yes" to any of the following questions, please provide an explanation as an attachment.			
1. Are any enforcement actions pending against the requestor regarding this site?		<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

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

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

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

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

- Previous Owner Current Owner Potential /Future Purchaser Other _____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted**. Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site Is this proof attached?

- Yes No

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

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

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

Section IX. Contact List Information

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

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

Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? R7-A & R6-B with C2-4 over

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

Residential Commercial Industrial

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

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

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

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

If residential, does it qualify as single family housing? Yes No

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

Yes No

Yes, recent development in this area has been predominantly residential.

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

Yes No

Yes, the proposed development would be within the existing zoning framework.

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

Yes, please refer to attachment.

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 _____ Member _____ (title) of 210 Greenpoint Realty 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: 11/16/21

Signature: 

Print Name: Jacob Kohn

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable Portable Document Format (PDF), must be sent to:
 - Chief, Site Control Section
 - New York State Department of Environmental Conservation
 - Division of Environmental Remediation
 - 625 Broadway
 - Albany, NY 12233-7020

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

FOR DEC USE ONLY

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

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

BCP App Rev 12

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

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

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

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

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

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

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

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

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

BCP Application Summary (for DEC use only)

Site Name: 210 Greenpoint Avenue Redevelopment
City: Brooklyn

Site Address: 210 Greenpoint Avenue
County: Kings **Zip:** 11222

Tax Block & Lot
Section (if applicable): 3 **Block:** 2576 **Lot:** 7

Requestor Name: 210 Greenpoint Realty LLC
City: Hauppauge

Requestor Address: 40 Oser Avenue, Suite 4
Zip: 11788 **Email:** kohnjacob@gmail.com

Requestor's Representative (for billing purposes)

Name: Jacob Kohn
City: Hauppauge, NY

Address: 40 Oser Avenue, Suite 4
Zip: 11788

Email: kohnjacob@gmail.com

Requestor's Attorney

Name: Christine Leas of Sive, Paget & Riesel P.C.
City: New York, NY

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

Email: cleas@sprlaw.com

Requestor's Consultant

Name: James Bellew
City: New York, NY

Address: 237 W 35th Street, 16th Floor
Zip: 10123

Email: jbellw@haleyaldrich.com

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

DER Determination: Agree Disagree

Requestor's Requested Status: Volunteer Participant

DER/OGC Determination: Agree Disagree
Notes:

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

Does Requestor Claim Property is Upside Down: Yes No

DER/OGC Determination: Agree Disagree Undetermined

Notes:

Does Requestor Claim Property is Underutilized: Yes No

DER/OGC Determination: Agree Disagree Undetermined

Notes:

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

DER/OGC Determination: Agree Disagree Undetermined

Notes:

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM (BCP)
INSTRUCTIONS FOR COMPLETING A BCP APPLICATION**

The New York State Department of Environmental Conservation (DEC) strongly encourages all applicants to schedule a pre-application meeting with DEC staff to review the benefits, requirements, and procedures for completing a project in the BCP. Contact your [Regional office](#) to schedule a meeting. To add a party to an existing BCP Agreement and/or Application, use the [BCP Agreement Amendment Application](#). **See guidance at the end of these instructions regarding the determination of a complete application.**

SECTION I REQUESTOR INFORMATION

Requestor Name

Provide the name of the person(s)/entity requesting participation in the BCP. (If more than one, attach additional sheets with requested information. If an LLC, the members/owners names need to be provided on a separate attachment). The requestor is the person or entity seeking DEC review and approval of the remedial program.

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 in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to DEC with the application, to document that the requestor is authorized to do business in NYS.

Address, etc.

Provide the requestor's mailing address, telephone number; fax number and e-mail address.

Document Certification

All documents, which are prepared in final form for submission to DEC for approval, are to be prepared and certified in accordance with Section 1.5 of [DER-10](#). Persons preparing and certifying the various work plans and reports identified in Section 1.5 include:

- New York State licensed professional engineers (PEs), as defined at 6 NYCRR 375-1.2(aj) and paragraph 1.3(b)47. Engineering documents must be certified by a PE with current license and registration for work that was done by them or those under their direct supervision. The firm by which the PE is employed must also be authorized to practice engineering in New York State;
- qualified environmental professionals as defined at 6 NYCRR 375-1.2(ak) and DER-10 paragraph 1.3(b)49;
- remedial parties, as defined at 6 NYCRR 375-1.2(ao) and DER-10 paragraph 1.3(b)60; or
- site owners, which are the owners of the property comprising the site at the time of the certification.

SECTION II PROJECT DESCRIPTION

As a separate attachment, provide complete and detailed information about the project, including the purpose of the project, the date the remedial program is to start, and the date the Certificate of Completion is anticipated..

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

SECTION III

PROPERTY'S ENVIRONMENTAL HISTORY

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

SECTION IV

PROPERTY INFORMATION

Proposed Site Name

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

Site Address

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

Site Size

Provide the approximate acreage of the site.

GIS Information

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

Tax Parcel Information

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

1. Tax Map Boundaries

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

2. Map

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

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

SECTION IV (continued)

3. En-zone

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

4. Multiple applications

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

10. Property Description Narrative

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

Location

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

Site Features:

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

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

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

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

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

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

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

SECTION IV (continued)

Property Description Narrative (continued)

Site Geology and Hydrogeology:

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

Environmental Assessment

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

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

A typical Environmental Assessment would look like the following:

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

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

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

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

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

SECTION V

ADDITIONAL REQUESTOR INFORMATION

Representative Name, Address, etc.

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

Consultant and Attorney Name, Address, etc.

Provide requested information.

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

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

Owner Name, Address, etc.

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

Operator Name, Address, etc.

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

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

SECTION VII REQUESTOR ELIGIBILITY INFORMATION

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

SECTION VIII PROPERTY ELIGIBILITY INFORMATION

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

1. CERCLA / NPL Listing

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

2. Registry Listing

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

3. RCRA Listing

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

4. Registry / RCRA sites owned by volunteers

If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation.

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

SECTION VIII (continued)

5. Existing Order

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

6. Enforcement Action Pending

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

SECTION IX CONTACT LIST INFORMATION

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

SECTION X LAND USE FACTORS

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

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

SECTION XI SIGNATURE PAGE

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

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

DETERMINATION OF A COMPLETE APPLICATION

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

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

DETERMINATION OF A COMPLETE APPLICATION (continued)

4. If the application is found to be incomplete:
 - a. the requestor will be notified via email or phone call regarding minor deficiencies. The requestor must submit information correcting the deficiency to DEC within the 30-day review time frame; or
 - b. the requestor will receive a formal Letter of Incomplete Application (LOI) if an application is substantially deficient, if the information needed to make an eligibility determination identified in #4 above is missing or found to be incomplete, or if a response to a minor deficiency is not received within the 30-day period. The LOI will detail all of the missing information and request submission of the information. If the information is not submitted within 30 days from the date of the LOI, the application will be deemed withdrawn. In this case, the requestor may resubmit the application without prejudice.

5. If the application is determined to be complete, DEC will send a Letter of Complete Application (LOC) that includes the dates of the public comment period. The LOC will:
 - a. include an approved public notice to be sent to all parties on the Contact List included with the application;
 - b. provide instructions for publishing the public notice in the newspaper on the date specified in the letter, and instructions for mailing the notice to the Contact List;
 - c. identify the need for a certification of mailing form to be returned to DEC along with proof of publication documentation; and
 - d. specify the deadline for publication of the newspaper notice, which must coincide with, or occur before, the date of publication in the Environmental Notice Bulletin (ENB).
 - i. DEC will send a notice of the application to the ENB. As the ENB is only published on Wednesdays, DEC must submit the notice by the Wednesday before it is to appear in the ENB.
 - ii. The mailing to parties on the Contact List must be completed no later than the Tuesday prior to ENB publication. If the mailings, newspaper notice and ENB notice are not completed within the time-frames established by the LOC, the public comment period on the application will be extended to insure that there will be the required comment period.
 - iii. Marketing literature or brochures are prohibited from being included in mailings to the Contact List.

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

DATA SUMMARY TABLES

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

Soil Table:

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

Analytes > AWQS ^e	Detections > AWQS ^f	Max. Detection (ppb) ^c	AWQS (ppb) ^g
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Soil Gas Table:

Analytes ^h	Total Detections	Max. Detection (ug/m ³) ^c	Type ⁱ
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- ^a Include all contaminants over the applicable soil cleanup objectives (SCOs). Column header should specify which SCOs are being compared to. (i.e. "RRSCOs" for Restricted Residential SCOs)
- ^b Number of detections over applicable SCOs. Specify which SCOs are being compared to in column header.
- ^c Maximum detection in parts per million (ppm) for soil, parts per billion (ppb) for groundwater, or micrograms per cubic meter (ug/m³) for soil gas.
- ^d List the respective SCO. Specify which SCOs are being compared to in column header.
- ^e Include all contaminants over Class GA Ambient Water Quality Standards (AWQS).
- ^f Number of detections over AWQS.
- ^g List the respective AWQS.
- ^h Include all chlorinated volatile organic compound (VOCs) detections.
- ⁱ Specify type: soil vapor, sub-slab or indoor air.

Example Data Summary Tables

Soil Table:

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

Groundwater Table:

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

Soil Gas Table:

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

ATTACHMENT A

Section I: Requestor Information

SECTION I: REQUESTOR INFORMATION

The Requestor is 210 Greenpoint Realty LLC, a New York State limited liability company. Jacob Kohn is a member of and an authorized representative for 210 Greenpoint Realty LLC.

The contact information for the requestor is:

210 Greenpoint Realty LLC
Jacob Kohn, Member
40 Oser Avenue, Suite 4
Hauppauge, New York 11788
Phone: 917-846-1115
Email: kohnjacob@gmail.com
Fax: Not Available

The proposed Brownfield Cleanup Program (BCP) Site is currently owned by Speedway LLC, a limited liability corporation. The Requestor is in contract to purchase the property. The current property owner has provided authorization for 210 Greenpoint Realty LLC to take all actions necessary to enter into and carry out the obligations of the BCP. A copy of the signed access agreement letter is included with this attachment.

The current members of 210 Greenpoint Realty LLC are as follows:

- Jacob Kohn
- Abraham Kohn
- Joel Kohn

A printout of the entity information from the NYS Department of State's Corporation & Business Entity Database for 210 Greenpoint Realty LLC is included in this attachment.

All documents will be certified by a Haley & Aldrich of New York Licensed Professional Engineer and/or 210 Greenpoint Realty LLC in accordance with DER-10 Section 1.5.

The Requestor certifies it is a Volunteer. The Requestor or its affiliated entities do not have, nor have they ever had a relationship with the past owners or operators of the Site that caused the existing contamination.

November 14, 2021 | 7:40 pm

COVID-19 Vaccines

Vaccine appointments are available at New York State mass vaccination sites for children ages 5- 11. Vaccines are also widely available through your child's pediatrician, family physician, local county health department, FQHC, or pharmacy.

[FIND PROVIDER >](#)

Department of State Division of Corporations

Entity Information

[Return to Results](#)

[Return to Search](#)

Entity Details



ENTITY NAME: 210 GREENPOINT REALTY LLC

DOS ID: 6304131

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTION OF LAW: LIMITED LIABILITY COMPANY LAW - 203

ENTITY STATUS: Active

LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

DATE OF INITIAL DOS FILING: 10/15/2021

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 10/15/2021

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: Suffolk

NEXT STATEMENT DUE DATE: 10/31/2023

JURISDICTION: New York, United States

NFP CATEGORY:

[ENTITY DISPLAY](#)

[NAME HISTORY](#)

[FILING HISTORY](#)

[MERGER HISTORY](#)

[ASSUMED NAME HISTORY](#)

Service of Process Name and Address

Name: Jacob Kohn

Address: Iconix, 40 Oser Avenue STE 4, Hauppauge, NY, United States, 11788

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Name and Address

Name:

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: No

Stock Information

Share Value

Number Of Shares

Value Per Share

**210 Greenpoint Realty LLC
40 Oser Avenue, Suite 4
Hauppauge, New York 11788**

22 December 2021

Speedway LLC
500 Speedway Drive
Enon, Ohio 45323

RE: Site Access to Perform Brownfield Cleanup Program Work
210 Greenpoint Avenue, Brooklyn, New York 11222
Kings County Block 2576, Lot 7

Dear Sir or Madam:

As you are aware, 210 Greenpoint Realty LLC will be submitting an application to the Brownfield Cleanup Program (BCP) for the property located at 210 Greenpoint Avenue, New York 11222 (Tax Block 2576, Lot 7) which is currently owned by your company. As the BCP applicant, we are required to seek access to the property from the current property owner for acceptance into the BCP. In order to file the application, we need written permission from you to access the property throughout the BCP Project and to place an environmental easement on the property should one be necessary. By execution of the site access agreement letter, you are hereby acknowledging that Speedway LLC has granted site access for this purpose pursuant to the terms of the Purchase and Sale Agreement dated October 14, 2021.

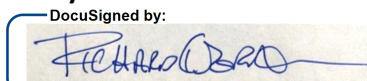
Sincerely,

210 Greenpoint Realty LLC

By: 
Jacob Kohn, Member

As the site owner, I agree that Speedway LLC has granted access to allow 210 Greenpoint Realty LLC, and its contractors, to enter 210 Greenpoint Avenue, Brooklyn, New York 11222 (Block 2576, Lot 7), which is currently owned by Speedway LLC, to perform the required BCP investigation, remediation work and/or place an environmental easement on the property should one be necessary, in accordance with the terms of the Purchase and Sale Agreement dated October 14, 2021.

Speedway LLC

DocuSigned by:

By: E44A352690CD40B...

Richard Ingram, Agent and Attorney-in-Fact

ATTACHMENT B

Section II: Project Description

SECTION II: PROJECT DESCRIPTION

The purpose of the project is to redevelop an underutilized and contaminated property in addition to implementing remedial measures to protect human health and the environment. The Site is currently an active retail petroleum station operated by Speedway LLC. The property is improved with two one-story buildings; one of which is utilized for storage, and the other as a retail building/office space.

While the development plans are conceptual at this time, the planned project will consist of constructing a new residential building with an affordable housing component anticipated to be pursuant with 421-a.

The proposed project will include:

1. A remedial investigation to characterize the nature and extent of contamination and identify remedial measures
2. Demolition of the existing structures
3. Removal of underground storage tanks
4. Excavation and off-Site disposal of contaminated soil, and
5. Implementation of remedial measures, as required, in tandem with Site-wide redevelopment

According to the New York City Planning Commission Zoning Map 13a, the Site is located within a residential R7-A and R6-B district with a commercial C2-4 overlay. The proposed development of this property is consistent with the current zoning.

The Site is listed with an environmental E-Designation (E-287) – 209-231 McGuinness Boulevard Rezoning Action, for hazardous materials, noise (window wall attenuation & alternate means of ventilation), and air (HVAC fuel limited to natural gas & exhaust stack location limitations) resulting from a City Environmental Quality Review (CEQR) effective 10 December 2012 (CEQR 10DCP024K). Satisfaction of the E-Designation requirements is subject to review and approval by the New York City Mayor's Office of Environmental Remediation (NYCOER) to obtain a Notice to Proceed (NTP) or a Notice of No Objection (NNO) prior to obtaining building permits.

The Requestor seeks to enter the New York State Department of Environmental Conservation (NYSDEC) BCP at the investigation stage. A Phase I Environmental Site Assessment (Phase I) was completed in October 2021 and a Limited Phase II Environmental Site Investigation (ESI) was completed in November 2021 by Haley & Aldrich of New York. The Phase I ESA and Limited Phase II ESI letter report are included in this BCP Application in electronic format.

Upon review of the analytical results of the Limited Phase II ESI, the project is seeking entry into the NYSDEC BCP due to, among other things, elevated levels of heavy metals and semi-volatile organic compounds (SVOCs), specifically polycyclic aromatic hydrocarbons (PAHs) identified in soil, as well as petroleum-related volatile organic compounds (VOCs) and chlorinated VOCs in soil vapor. While the Limited Phase II ESI provided preliminary Site characterization data, it did not fully determine the nature and extent of contamination. Requestor is, therefore, also submitting for NYSDEC approval a Draft Remedial Investigation Work Plan (RIWP) along with this BCP Application.

Once NYSDEC approves Requestor's BCP Application as being ready for public comment and Requestor's Draft RIWP as being sufficient to determine the nature and extent of contamination at the Site, Requestor asks that public comment be solicited upon the Draft RIWP simultaneously with comment upon its BCP Application.

Project Schedule

It is anticipated that, once Requestor is accepted into the BCP and the RIWP is approved by the Department, the Remedial Investigation will commence. During the investigation/remedial design phase a Change of Use and/or an Interim Remedial Measure (IRM) will be pursued to facilitate the timing requirements of the 421-a affordable housing program. Implementation of the IRM/ Change of Use is anticipated to begin 2 to 3 months following acceptance into the BCP. Implementation of the remedy would start within 6 to 8 months following acceptance of the Remedial Investigation Report by NYSDEC. It is anticipated the remedy would be completed by late 2022, with BCP close-out anticipated by mid-2023. A tentative projected schedule is below.

Task	Start	End	2021		2022												2023			
			Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	March	April
Application Execution, Permitting, Demolition, Remedial Investigation, Remedy Design	11/22/2021	6/22/2022																		
Submittal of IRM WP/ Change in Use (Inc. DEC Review)	1/1/2022	2/28/2022																		
Implement IRM WP/ Change of Use - Building Demo & Foundation Element	3/1/2022	6/15/2022																		
Remedy Implementation	7/1/2022	12/31/2022																		
Preparation of FER and SMP	12/1/2022	1/30/2023																		
NYSDEC & NYSDOH Review of FER & SMP	1/31/2023	3/17/2023																		
NYSDEC Issues COC	3/18/2023	4/17/2023																		

Notes:

- FER: Final Engineering Report
- IRM WP: Interim Remedial Measure Work Plan
- SMP: Site Management Plan
- COC: Certificate of Completion

ATTACHMENT C

Section III: Property's Environmental History

SECTION III.1: REPORTS

The following reports were prepared for the Site prior to the Requestor's application:

1. 28 June 1994, Site Investigation Report Underground Storage Tank Closure, prepared by Groundwater & Environmental Services, Inc.
2. 16 February 1995, Phase I Site Assessment Report, prepared by Groundwater & Environmental Services, Inc.
3. 20 May 1998, Phase II Site Assessment, prepared by Groundwater & Environmental Services, Inc.
4. July 2002, Subsurface Investigation Report, prepared by EnviroTrac, Ltd.
5. October 2006, Closure Request Report and Third Quarterly 2006 Update Report, Prepared by EnviroTrac, Ltd.
6. 17 April 2007, Site Status Report (January 2007 Through March 2007), prepared by Delta Environmental Consultants, Inc.
7. 10 September 2007, Well Abandonment Report, prepared by Delta Environmental Consultants, Inc.
8. October 2021, Phase I Environmental Site Assessment, prepared by Haley & Aldrich of New York
9. November 2021 Limited Phase II Environmental Site Assessment, prepared by Haley & Aldrich of New York

Environmental reports are summarized below and are included as separate standalone files on the attached USB.

28 June 1994 Site Investigation Report Underground Storage Tank Closure Prepared by Groundwater & Environmental Services, Inc. (GES)

In June 1993 GES oversaw the removal of four 4,000-gallon and two 2,000-gallon gasoline underground storage tanks (USTs), one 550-gallon wastewater UST, and three dispenser islands from the Site. Groundwater was not present in the gasoline tank field excavation, however separate-phase product was observed. As a result of observed petroleum impacts during excavation activities, NYSDEC Spill No. 93-03243 was reported on 11 June 1993 (Spill closed 20 April 2007). Approximately 975 tons of petroleum impacted soil were excavated and removed from the Site as part of UST decommissioning activities.

Post-excavation soil samples were collected beneath the gasoline UST field, beneath the former wastewater UST, and beneath the three former dispenser islands. Total petroleum hydrocarbon (TPH) concentrations in samples ranged from 84.3 to 740 ppm beneath the three former dispenser islands, from 29.9 to 259 ppm beneath the former gasoline tank fields, and from 29.4 to 522 ppm beneath the former wastewater UST. All post-excavation sample results were below the allowable concentrations for benzene, toluene, ethylbenzene and xylenes (BTEX) according to the 1992 NYSDEC Petroleum Contaminated Soil Guidance Policy.

GES recommended that no further action was necessary following the soil removal.

16 February 1995 Phase I Site Assessment Report Prepared by Groundwater & Environmental Services, Inc.

In response to NYSDEC Spill No. 93-03243 reported during UST removal activities in June 1993, GES performed a supplemental soil and groundwater sampling event at the Site on 25 May 1994. Four soil borings were installed and converted into permanent monitoring wells (MW-1 through MW-4). Soil

samples were collected from each location during monitoring well installation and were analyzed for BTEX and TPH. Additionally, groundwater samples from each well were collected and analyzed for BTEX, methyl tert-butyl ether (MTBE), and TPH. Petroleum hydrocarbon odors were observed between 3 and 10 feet below grade surface (ft bgs) during installation of MW-1 and MW-3; however no staining or sheen were observed. No free-phase product was identified in monitoring wells installed. Depth to groundwater ranged from 7 to 10.5 ft bgs.

Analytical results identified ethylbenzene and o-xylene in sample MW-3 at 6.07 parts per billion (ppb) and 10 ppb, respectively. TPH was detected in three of four soil samples at concentrations ranging from 27 parts per million (ppm) to 188 ppm. Groundwater samples identified the presence of BTEX in three of four monitoring wells at concentrations ranging from 8.2 ppb to 521 ppb. TPH was identified in two of four groundwater samples at concentrations ranging from 2.14 ppm and 2.05 ppm. MTBE was detected in all four monitoring wells at concentrations ranging from 40 ppb to 1700 ppb (three samples exceeding NYSDEC groundwater quality standards).

20 May 1998 Phase II Site Assessment

Prepared by Groundwater & Environmental Services, Inc. (GES)

GES conducted a Phase II Site Assessment for the purpose of delineating soil contamination in the area of the former tank field and to delineate VOCs in groundwater downgradient (off-Site) of the Site. Soil results indicated concentrations of toluene, isopropylbenzene and n-propylbenzene in excess of the NYSDEC Stars Memo #1 guidance values at one location in the former tank field. Groundwater analytical results were non-detect for VOCs, which indicated minimal migration of VOC contamination downgradient from the Site.

Due to the detection of vapors within the kiosk, a soil vapor extraction (SVE) system was installed at the Site in February 1998.

GES concluded that petroleum hydrocarbon impacts to groundwater were continuing to decrease and Site monitoring/sampling would continue on a regular basis.

July 2002 Subsurface Investigation Report

Prepared by EnviroTrac, Ltd.

In this report, EnviroTrac, Ltd. summarizes data and findings of a subsurface investigation performed at the Site in May 2002 which included advancement of six soil borings and collection of soil and groundwater samples.

Six soil samples were collected from approximately 8 to 12 ft bgs. Laboratory analytical results for the soil samples indicate that VOCs were not detected above the NYSDEC Protection of Groundwater Soil Cleanup Objectives (SCOs).

Groundwater samples were collected from all six borings installed and analyzed for BTEX and MTBE. Laboratory analytical results indicate that five of the six groundwater samples exceed the NYSDEC Groundwater Standards for BTEX and MTBE compounds.

EnviroTrac recommended submission of a Remedial Action Plan (RAP) to address the elevated concentrations of BTEX and MTBE in groundwater; continuing monthly product recovery events and quarterly groundwater sampling; and continuing SVE system operations.

***October 2006 Closure Request Report and Third Quarterly 2006 Update Report
Prepared by EnviroTrac, Ltd.***

EnviroTrac, Ltd. Prepared this report to for NYSDEC to summarize the findings from a quarterly groundwater sampling event conducted at the Site in response to a sensitive receptor survey submitted to the NYSDEC in July 2006, as well as to reiterate the property owner's (Hess) request to close Spill #93-03243.

As part of the quarterly monitoring event, eight groundwater wells were gauged for the presence of light non-aqueous phase liquid (LNAPL) and sampled for the analysis of BTEX and MTBE compounds. NAPL was not identified in the monitoring wells sampled. The maximum concentrations detected for the aforementioned compounds were detected in MW-3 and include: 172.3 ppb for BTEX; and 338 ppb for MTBE. EnviroTrac, Ltd. requested closure of NYSDEC Spill #93-03243.

***17 April 2007 Site Status Report (January 2007 through March 2007)
Prepared by Delta Environmental Consultants, Inc. (Delta)***

This Site status report was prepared in response to a NYSDEC request to perform one additional groundwater monitoring event at the Site prior to NYSDEC consideration of closing Spill #93-03243.

Eight groundwater monitoring wells were sampled on 22 February 2007; six monitoring wells were located on Site, and two monitoring wells were located off-Site and downgradient of the property. BTEX and MTBE were non-detect in the two off-Site and downgradient monitoring wells. Benzene was detected in two groundwater samples at concentrations ranging from 4.3 to 9.7 ppb. MTBE was detected in four groundwater samples at concentrations ranging from 4.8 ppb to 140 ppb. Total xylenes were detected in two groundwater samples at concentrations ranging from 2.6 ppb to 3.3 ppb.

Based on the analytical results of the February 2007 monitoring event and previous soil and groundwater sampling events at the Site, NYSDEC closed Spill #93-03243 on 20 April 2007.

***10 September 2007 Well Abandonment Report
Prepared by Delta Environmental Consultants, Inc.***

Following NYSDEC closure of Spill #93-03243 on 20 April 2007, Delta mobilized to the Site to supervise monitoring well abandonment activities between 27 and 28 June 2007. The wells were abandoned in accordance with NYSDEC groundwater Monitoring Well Decommissioning Procedures.

***October 2021 Phase I Environmental Site Assessment
Prepared by Haley & Aldrich of New York***

Haley & Aldrich of New York prepared a Phase I ESA in October 2021 for the Site to identify Recognized Environmental Conditions (RECs) in connection with the Site. As identified in the Phase I ESA, the Site was developed in the 1800s and was occupied by commercial, residential, and vacant properties until the early 1940s when the majority of the Site began operating as an auto repair garage and auto sales shop. By the late 1970s, an overhead canopy was developed on a portion of the Site and the entire Site was identified as a filling station with a one-story commercial structure located in the southwest corner. Development at the Site has not changed since the late 1970s, and operations have remained generally consistent since this time. The Site currently operates as a gasoline filling station.

The Phase I ESA identified one REC associated with the Current and Former Use of the Site as a Petroleum Filling Station/Auto-Related Facility as well as one Historic Recognized Environmental Condition (HREC) related to Closed Spill Cases Associated with Former Leaking USTs. The Site has operated as a retail petroleum station since the late 1970s and prior to this, was utilized for several

auto-related purposes since the early 1940s. Several spills have been reported since 1993 due to petroleum releases impacting soil, groundwater, and soil vapor at the Site (all spills closed as of 2007). While all spill cases have been reported as closed, several case reports note that cleanup standards were not met.

***4 November 2021 Limited Phase II Environmental Site Assessment
Prepared by Haley & Aldrich of New York***

Haley & Aldrich of New York completed a limited sampling event at the Site to investigate soil and soil vapor quality beneath the Site. The investigation was performed between 01 and 02 November 2021 and included installation of eight soil borings up to 5.5 ft bgs, installation of two temporary soil vapor probes, and collection of soil and soil vapor samples. Field observations and laboratory analytical results are summarized below:

Soil

Urban fill generally consisting of dark brown to black medium-grained silty sand with varying amounts of gravel, concrete, wood fragments and brick throughout, was observed from the surface grade to the boring terminus (0.5 to 5.5 ft bgs) in each soil boring. Elevated photoionization detector (PID) readings above background levels and petroleum-like odors were encountered at the 0 to 4 ft bgs interval (boring terminus) at B-1, with a maximum detection of 399 ppm; and, at the 4.0 to 4.5 ft bgs interval (boring terminus) at B-6, with a maximum detection of 136 ppm. Petroleum-like odors and PID readings above background levels were encountered at B-3 at the 0 to 1 ft bgs interval (boring terminus); and, B-5 at the 0.5 to 2.5 ft bgs interval. Subsurface media encountered at B-3, B-7 and B-8 consisted of pea gravel/fill material with little to no soil/ fines present. The amount of soil/fines observed was insufficient for soil sampling, therefore soil samples were not collected at these three boring locations.

Soil samples were analyzed for VOCs, SVOCs, and total metals. Five SVOCs including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene were identified above RRSCOs in multiple shallow soil samples. Additionally, benzo(k)fluoranthene and chrysene were detected above NYSDEC Part 375 Unrestricted Use SCOs (UUSCOs), but below Restricted-Residential SCOs (RRSCOs) in multiple shallow soil samples. No VOCs were detected in soil samples at concentrations exceeding the applicable soil cleanup objectives. Metals including lead and mercury were detected above RRSCOs, with zinc identified above the UUSCOs.

Soil Vapor

Total VOC concentrations in soil vapor samples ranged from 909.71 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) in sample SV-1 to 226,600 $\mu\text{g}/\text{m}^3$ in sample SV-2. Total BTEX concentrations ranged from non-detect in SV-2 to 190.7 $\mu\text{g}/\text{m}^3$ in SV-1.

Soil vapor analytical results were compared to the New York State Department of Health (NYSDOH) Air Guideline Values (AGV) specified in the NYSDOH guidance document. Tetrachloroethene (PCE) was detected in soil vapor sample SV-1 at a concentration of 51.1 $\mu\text{g}/\text{m}^3$, above the AGV of 30 $\mu\text{g}/\text{m}^3$.

The soil vapor sample results were also evaluated using the NYSDOH Decision Matrices A, B and C (updated May 2017) as referenced in the 2006 NYSDOH Soil Vapor Intrusion Guidance document. Indoor air was not sampled; therefore, the soil vapor concentrations were compared to the matrices to provide a range of recommended potential response measures. Of the compounds evaluated in the NYSDOH

Decision Matrices, PCE was detected in soil vapor sample SV-1 at a concentration of 51.1 $\mu\text{g}/\text{m}^3$. Based on the soil vapor concentration of PCE in SV-1, the NYSDOH Decision Matrix actions range from “no further action” to “identify source(s), resample or mitigate” depending on indoor air concentrations.

SECTION III.2: Sampling Data

Analytical data summary tables are included below that present sampling data from the November 2021 Limited Phase II ESI. Laboratory Analytical Reports are included as attachments to the November 2021 Limited Phase II ESI, prepared by Haley & Aldrich of New York. The findings of the analytical reports from the investigation are summarized below:

Soil

Analytical results were compared to NYSDEC Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 UUSCOs and RRSCOs.

No VOCs were detected in soil samples at concentrations exceeding the applicable soil cleanup objectives.

Six SVOCs, specifically PAHs, were identified at concentrations above the UUSCOs and RRSCOs in soil samples from the surface down to 4.5 ft bgs (the maximum depth reached during this investigation). This includes benzo(a)anthracene [maximum concentration 3.1 milligrams per kilogram (mg/kg) in B-5 from 0-1.5'], benzo(a)pyrene (maximum concentration 2.5 mg/kg in B-6 from 4-4.5'), benzo(b)fluoranthene (maximum detection 3.2 mg/kg in B-5 from 0-1.5'), dibenzo(a,h)anthracene (maximum detection 0.65 mg/kg in B-6 from 4-4.5'), and indeno(1,2,3-cd)pyrene (maximum concentration 1.7 mg/kg in B-5 from 0-1.5'), which were detected at concentrations exceeding the UUSCOs and RRSCOs in four of the five soil samples collected. Chrysene was detected in one soil sample, B-6 (4-4.5'), at a concentration above the UUSCO and RRSCO (4.3 mg/kg), and in three soil samples, B-5 (0-1.5'), B-1 (1.5-2') and B-2 (0-1'), at concentrations above the UUSCOs. Benzo(k)fluoranthene was also detected at concentrations above the UUSCOs in four soils samples, B-5 (0-1.5'), B-6 (4-4.5'), B-1 (1.5-2') and B-2 (0-1'), with a maximum detection of 0.95 mg/kg in B-1 (1.5-2'). No other SVOCs were detected in soil samples at concentrations exceeding the applicable soil cleanup objectives.

Total lead was detected above the RRSCOs in one soil sample, B-5 (0-1.5') at a concentration of 522 mg/kg; and above the UUSCOs in the remaining four soil samples analyzed. Total mercury concentrations were detected above the RRSCOs in two soil samples, B-5 (0-1.5') and B-1 (1.5-2'), at concentrations of 0.811 mg/kg and 0.92 mg/kg, respectively. Mercury was also detected above UUSCOs in three soil samples. Total zinc concentrations were detected above the UUSCOs in three soil samples [B-5 (0-1.5'), B-6 (4-4.5'), B-1 (1.5-2') and B-2 (0-1')] at a maximum concentration of 273 mg/kg. No other metals were detected in soil samples at concentrations exceeding the applicable soil cleanup objectives.

Soil Vapor

The following summarizes PCE concentrations detected in soil vapor above the NYSDOH AGV:

- SV-1: 51.1 $\mu\text{g}/\text{m}^3$

The following summarizes total VOC concentrations in soil vapor:

- SV-1: 909.71 $\mu\text{g}/\text{m}^3$
- SV-2: 226,600 $\mu\text{g}/\text{m}^3$

The following summarizes petroleum-related VOC concentrations (total BTEX) in soil vapor samples collected:

- SV-1: 190.7 $\mu\text{g}/\text{m}^3$
- SV-2: Non-Detect

The high total VOC soil vapor concentrations are indicative of source material contamination that was not identified at the limited sample locations that have been analyzed to date.

Tables summarizing analytical results are attached. Please also refer to the attached USB drive containing the full Phase II ESI Letter Report submitted to 210 Greenpoint Realty LLC in November 2021.

Section III.2: Sampling Data

Analytical Results Summary Tables

Table 1: Soil Summary Table

Analytes > RRSCO	Detections > RRSCOs	Max Concentration (mg/kg)	RRSCO (mg/kg)	Depth (ft bgs)
Benzo(a)anthracene	4	3.1	1	4-4.5
Benzo(a)pyrene	4	2.5	1	4-4.5
Benzo(b)fluoranthene	4	3.2	1	0-1.5
Chrysene	1	4.3	3.9	4-4.5
Dibenzo(a,h)anthracene	4	0.65	0.33	4-4.5
Indeno(1,2,3-cd)pyrene	4	1.7	0.5	0-1.5
Lead, Total	1	522	400	0-1.5
Mercury, Total	2	0.92	0.81	1.5-2

Table 2: Soil Vapor Summary Table - VOCs

Analytes	Total Detections	Max. Detection ($\mu\text{g}/\text{m}^3$)	NYSDOH AGV ($\mu\text{g}/\text{m}^3$)	Type
Tetrachloroethene	1	51.1	30	Soil Vapor
Total BTEX	1	909.71	-	Soil Vapor
Total VOCs	2	226,600	-	Soil Vapor

Notes:

AGV = Air Guidance Value

BTEX = Benzene, toluene, ethylbenzene, xylenes

Ft bgs = Feet below grade surface

NYSDOH = New York State Department of Health

ppm= Parts per million

RRSCO = NYSDEC Restricted-Residential Use Soil Cleanup Objective

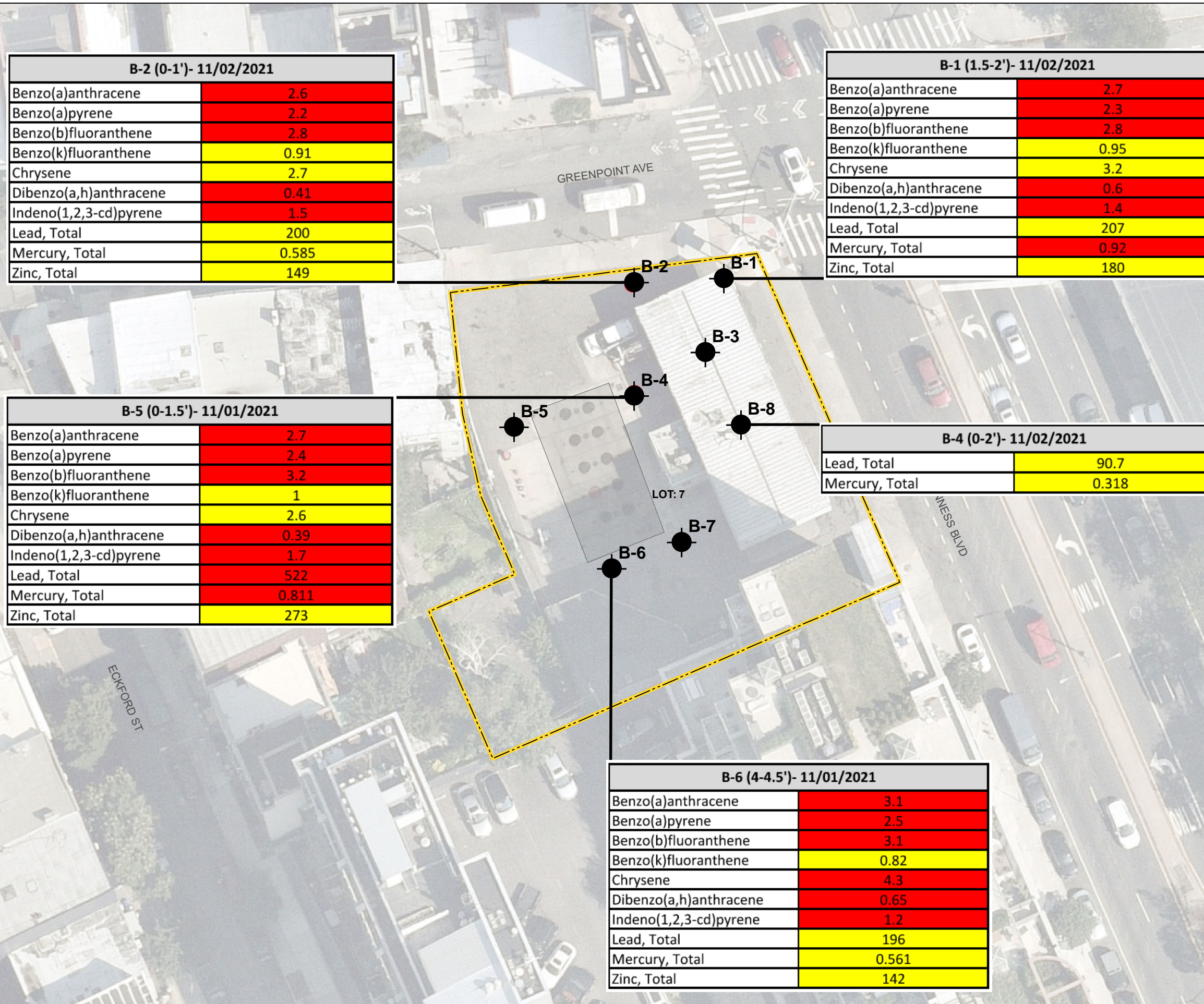
$\mu\text{g}/\text{m}^3$ = Microgram per cubic meter

SECTION III.3: SAMPLING DATA

For each impacted medium, a Figure is attached below that depicts the information requested in Section III.3 of the Application form. Data presented on these figures is limited to exceedances of the applicable SCGs for restricted residential use.

Figures from November 2021 Limited Phase II Environmental Site Investigation for impacted medium which includes all information requested in Application Section III.3 (Figures 1-2)

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B-2 (0-1')- 11/02/2021	
Benzo(a)anthracene	2.6
Benzo(a)pyrene	2.2
Benzo(b)fluoranthene	2.8
Benzo(k)fluoranthene	0.91
Chrysene	2.7
Dibenzo(a,h)anthracene	0.41
Indeno(1,2,3-cd)pyrene	1.5
Lead, Total	200
Mercury, Total	0.585
Zinc, Total	149

B-1 (1.5-2')- 11/02/2021	
Benzo(a)anthracene	2.7
Benzo(a)pyrene	2.3
Benzo(b)fluoranthene	2.8
Benzo(k)fluoranthene	0.95
Chrysene	3.2
Dibenzo(a,h)anthracene	0.6
Indeno(1,2,3-cd)pyrene	1.4
Lead, Total	207
Mercury, Total	0.92
Zinc, Total	180

B-5 (0-1.5')- 11/01/2021	
Benzo(a)anthracene	2.7
Benzo(a)pyrene	2.4
Benzo(b)fluoranthene	3.2
Benzo(k)fluoranthene	1
Chrysene	2.6
Dibenzo(a,h)anthracene	0.39
Indeno(1,2,3-cd)pyrene	1.7
Lead, Total	522
Mercury, Total	0.811
Zinc, Total	273

B-4 (0-2')- 11/02/2021	
Lead, Total	90.7
Mercury, Total	0.318

B-6 (4-4.5')- 11/01/2021	
Benzo(a)anthracene	3.1
Benzo(a)pyrene	2.5
Benzo(b)fluoranthene	3.1
Benzo(k)fluoranthene	0.82
Chrysene	4.3
Dibenzo(a,h)anthracene	0.65
Indeno(1,2,3-cd)pyrene	1.2
Lead, Total	196
Mercury, Total	0.561
Zinc, Total	142

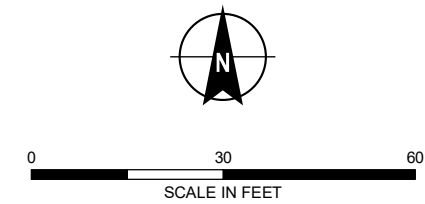
LEGEND

- BLOCK 2576 SITE BOUNDARY
- APPROXIMATE LOCATION OF UNDERGROUND STORAGE TANKS
- SOIL BORING AND SOIL SAMPLE LOCATION

NYCRR Part 375 Unrestricted and Restricted-Residential SCOs			
Analyte	Units	NY RestResi SCO	NY UnrestResi SCO
Benzo(a)anthracene	mg/kg	1	1
Benzo(a)pyrene	mg/kg	1	1
Benzo(b)fluoranthene	mg/kg	1	1
Benzo(k)fluoranthene	mg/kg	3.9	0.8
Chrysene	mg/kg	3.9	1
Dibenzo(a,h)anthracene	mg/kg	0.33	0.33
Indeno(1,2,3-cd)pyrene	mg/kg	0.5	0.5
Lead, Total	mg/kg	400	63
Mercury, Total	mg/kg	0.81	0.18
Zinc, Total	mg/kg	10000	109

- SPEEDWAY SPECIFIC NOTES**
- GPR SURVEY PERFORMED BY GPRS, INC. ON 13 OCTOBER 2021.
 - ALL DRILLING AND INTRUSIVE WORK WAS CONDUCTED IN ACCORDANCE WITH THE "ENVIRONMENTAL PRE-CLEARING AND DRILLING STANDARD" PROVIDED BY SPEEDWAY, DATED 07 JULY 2021.
 - SEE APPENDED GPR REPORT FOR UTILITY LOCATIONS.

- NOTES**
- ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
 - ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
 - AERIAL IMAGERY SOURCE: NEARMAP, 12 AUGUST 2021



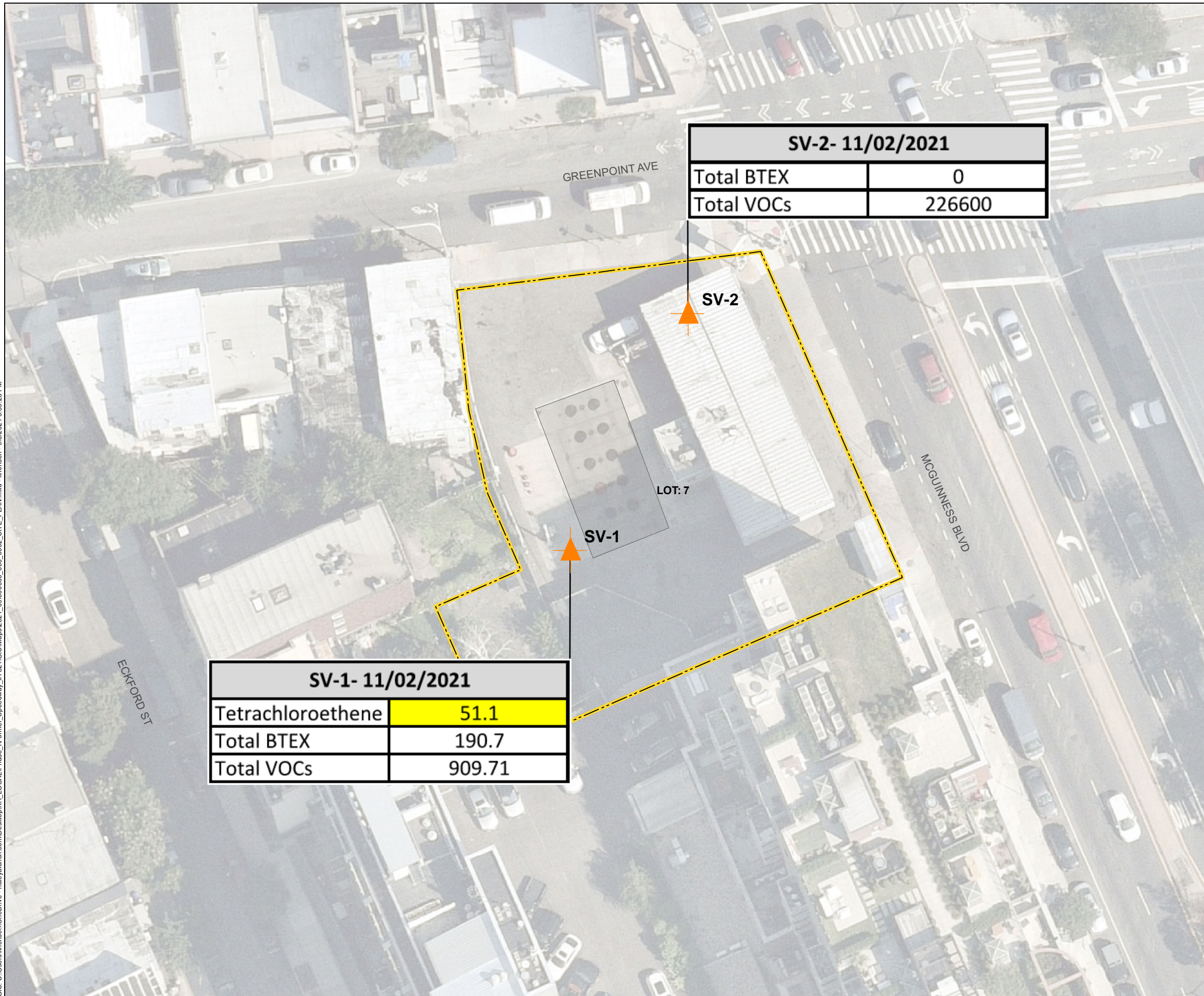
HALEY ALDRICH LIMITED PHASE II ENVIRONMENTAL SITE INVESTIGATION
 SPEEDWAY #7821
 210 GREENPOINT AVENUE
 BROOKLYN, NEW YORK

SOIL CHEMISTRY MAP

NOVEMBER 2021

FIGURE 1

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SV-2- 11/02/2021	
Total BTEX	0
Total VOCs	226600

SV-1- 11/02/2021	
Tetrachloroethene	51.1
Total BTEX	190.7
Total VOCs	909.71

LEGEND

- BLOCK 2576 SITE BOUNDARY
- APPROXIMATE LOCATION OF UNDERGROUND STORAGE TANKS
- SOIL VAPOR SAMPLE LOCATION

**New York DOH Air Guidance Values Concentrations
Criteria per Guidance for Evaluating Soil Vapor
Intrusion, October 2006, and updated May 2017**

Analyte	Units	NYSDOH AGV
Tetrachloroethene	ug/m ³	30

SPEEDWAY SPECIFIC NOTES

1. GPR SURVEY PERFORMED BY GPRS, INC. ON 13 OCTOBER 2021.
2. ALL DRILLING AND INTRUSIVE WORK WAS CONDUCTED IN ACCORDANCE WITH THE "ENVIRONMENTAL PRE-CLEARING AND DRILLING STANDARD" PROVIDED BY SPEEDWAY, DATED 07 JULY 2021.
3. SEE APPENDED GPR REPORT FOR UTILITY LOCATIONS.

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 12 AUGUST 2021
4. TOTAL CONCENTRATION OF BENZENE, TOLUENE, ETHYLBENZENE AND XYLENES (TOTAL BTEX)
5. CONCENTRATIONS DISPLAYED IN ug/m³



LIMITED PHASE II ENVIRONMENTAL SITE INVESTIGATION
SPEEDWAY #7821
210 GREENPOINT AVENUE
BROOKLYN, NEW YORK

SOIL VAPOR CHEMISTRY MAP

NOVEMBER 2021

FIGURE 2

SECTION III.4: PAST LAND USES

The Site was developed in the 1800s and was occupied by commercial, residential, and vacant properties until the early 1940s when the majority of the Site began operating as an auto repair garage and auto sales shop. By the late 1970s, an overhead canopy was developed on a portion of the Site and the entire Site was identified as a filling station with a one-story commercial structure located in the southwest corner. Development at the Site has not changed since the late 1970s, and operations have remained generally consistent since this time. The Site currently operates as a gasoline filling station.

Records for historic bulk petroleum storage (PBS No. 2-297550) includes a total of 13 current/former USTs listed in the database. Seven of these USTs, including four 4,000-gallon, two 2,000-gallon, and one 550-gallon, have been closed and removed. There are five 4,000-gallon gasoline/ethanol gasoline USTs and one 550-gallon tank classified as "other" currently in use at the Site. Several spills have been reported since 1993 due to petroleum releases from leaking USTs impacting soil, groundwater, and soil vapor. In 1993, a total of 975 tons of petroleum-impacted soil was removed from the Site. Data collected in May of 1994 (following soil removal) indicates concentrations of VOCs in soils above non-detect limits. Additionally, groundwater sampling events conducted from 1994-2007 indicate concentrations of VOCs in groundwater above non-detect limits. However, all spill cases were closed by NYSDEC in the mid-2000s, and all groundwater monitoring wells were abandoned in 2007. The updated PBS record and spill records provided by NYSDEC are included as attachments.



Petroleum Bulk Storage Application

Pursuant to the Environmental Conservation Law: Article 17, Title 10; and
Regulations 6 NYCRR Parts 612-614 and 6 NYCRR Subpart 374-2

(Please Type or Print Clearly and Complete All Items for Sections A, B & C)

Return Completed Form & Fees To:

NYS Dept. of Environmental Conservation
625 Broadway 11th Floor
Albany, NY 12233-7020
(518) 402-9543

RECEIVED
MAR 26 2015
BUR. OF TECH. SUPPORT

PBS Number:
2-297550

Section A - Facility/Property Owner/Contact Information

Expiration Date: 05/23/2015

Transaction Type: 5 1) Initial/New Facility 2) Change of Ownership 3) Tank Installation, Closing, Repair or Reconditioning 4) Information Correction 5) Renewal	Facility Name: HESS # 32516		Tax Map Info		TYPE OF PETROLEUM FACILITY (Check only one) <input type="checkbox"/> 01=Storage Terminal/Petrol. Distributor <input checked="" type="checkbox"/> 02=Retail Gasoline Sales <input type="checkbox"/> 03=Other Retail Sales <input type="checkbox"/> 04=Manufacturing <input type="checkbox"/> 05=Utility <input type="checkbox"/> 06=Trucking/Transportation/Fleet <input type="checkbox"/> 07=Apartment/Office Building <input type="checkbox"/> 08=School <input type="checkbox"/> 09=Farm <input type="checkbox"/> 10=Private Residence <input type="checkbox"/> 11=Airline/Air Taxi/Airport <input type="checkbox"/> 12=Chemical Distributor <input type="checkbox"/> 13=Municipality <input type="checkbox"/> 15=Railroad <input type="checkbox"/> 25=Auto Service/Repair (No Gasoline Sales) <input type="checkbox"/> 26=Religious (Church, Synagogue, Mosque, Temple, etc.) <input type="checkbox"/> 27=Hospital/Nursing Home/Health Care <input type="checkbox"/> 28=Cemetery/Memorial <input type="checkbox"/> 52=Marina <input type="checkbox"/> 99=Other (Specify):
	Facility Address (Physical Address, No P.O. Boxes): 210 GREENPOINT AVENUE		Borough/Section:		
	Facility Address (cont.):		Block:		
	City: BROOKLYN		Lot:		
	County: Kings		State: NY		
Township or City: New York City		ZIP Code: 11222			
Name of Class B (Daily On-Site) Operator: SITE MANAGER		Facility Phone Number: (718) 383-1829		Emergency Contact Name: JIM HOWARD	
Name of Class A (Primary) Operator:				Emergency Telephone Number: (732) 750-6220	
NOTE: Fill in Property Owner information here....>>> Indicate Tank Owner in Section C.	Facility (Property) Owner (from Deed):		I hereby certify under penalty of law that the information provided on this form is true to the best of my knowledge and belief. False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.		
	Facility Owner Address (Street and/or P.O. Box): Hess Retail Stores, LLC 1 Hess Plaza / J Flaherty Woodbridge, NJ 07095		Name of Property Owner or Authorized Representative: Janice Flaherty		
	City: Woodbridge, NJ		Amount Enclosed: \$ 500		
	Federal Tax ID Number:		Title: License Coordinator		
	Type of Owner (check only one): 1 <input type="checkbox"/> Private Resident 4 <input type="checkbox"/> Federal Government 2 <input type="checkbox"/> State Government 5 <input checked="" type="checkbox"/> Corporate/Commercial/Other		Signature:		
Owner Telephone Number:		Date: MAR 10 2015			
Per a 2008 law change, Facility owner is now defined as the owner of the property. *** indicates missing data	OFFICIAL USE ONLY				
	Facility Contact Person Name: JIM HOWARD				
	Contact Person Company Name: HESS RETAIL STORES LLC				
	Address: ONE HESS PLAZA				
	Address (cont.):				
	City/State/ZIP Code: WOODBRIDGE, NJ 07095				
Telephone Number: (732) 750-6220					
E-Mail Address: JJHOWARD@SPEEDWAY.COM					
Date Received: 3/26/15					
Date Processed: 4/2/15					
Amount Received: \$ 500					
Reviewed by: NTF					
(Revised May 22, 2014)					

PBS Number:

2-297550

Section B - Tank Information

(Please use the key located on the last page to complete each item/column)



Registration Expiration Date:
5/23/2015

(1)	(2)	(3)	(4)	(5)	(6)	(7)		(8)	(9)	(10)	(11)	(12)		(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)		(21)
Action	Tank Number	Tank Location	Status	Installation or Permanent Closure Date (mm/dd/yyyy) Application will be returned if blank or 00/00/0000	Capacity (Gallons)	Product Stored (If Gasoline w/ethanol or Biodiesel, list % additive) %		Tank Type	Tank Internal Protection	Tank External Protection	Tank Secondary Containment	Tank Leak Detection		Tank Overfill Prevention	Tank Spill Prevention	Pumping/Dispensing Method	Piping Location	Piping Type	Piping External Protection	Piping Secondary Containment	Piping Leak Detection		Under Dispenser Containment (UDC) (Check box if present)
	008	5	1	7/1/1993	4,000	2712	10	06	00	04	04	01	01	02	01	01	02	06	04	04	01	07	
	009	5	1	7/1/1993	4,000	2712	10	06	00	04	04	01	01	02	01	01	02	06	04	04	01	07	
	010	5	1	7/1/1993	4,000	2712	10	06	00	04	04	01	01	02	01	01	02	06	04	04	01	07	
	011	5	1	7/1/1993	4,000	2712	10	06	00	04	04	01	01	02	01	01	02	06	04	04	01	07	
	012	5	1	7/1/1993	4,000	2712	10	06	00	04	04	01	01	02	01	01	02	06	04	04	01	07	
	013	5	1	7/1/1993	550	9999		06	00	04	04	01	01	02	01	00	00	00	00	00	00		

Note: If you need to add tanks to your registration, write them in using blank lines above. Attach additional sheets as needed. Blank Section B is available at http://www.dec.ny.gov/docs/remediation_hudson_pdf/pbsrenewal.pdf

PBS Number:
2-297550

32516

Petroleum Bulk Storage Application

Section C - Tank Ownership Information (for PBS tanks listed in Section B)

<input checked="" type="checkbox"/> Tank Owner Information Check box if same as Facility (Property) Owner. If tank owner is different from property owner, fill out information below:			Tank Owner Information			Tank Owner Information		
Tank Owner Name (Company/Individual):			Tank Owner Name (Company/Individual):			Tank Owner Name (Company/Individual):		
Contact Person:			Contact Person:			Contact Person:		
Tank Owner Address:			Tank Owner Address:			Tank Owner Address:		
Tank Owner Address (cont.):			Tank Owner Address (cont.):			Tank Owner Address (cont.):		
City:	State:	ZIP:	City:	State:	ZIP:	City:	State:	ZIP:
Contact Person Telephone Number:			Contact Person Telephone Number:			Contact Person Telephone Number:		
Contact Person eMail:			Contact Person eMail:			Contact Person eMail:		
<input type="checkbox"/> Specific Tanks Owned Check box if this owner owns all tanks at this facility. If not, list tanks owned by this owner below:		Specific Tanks Owned		Specific Tanks Owned				
Tank Number	Tank Number (cont.)	Tank Number	Tank Number (cont.)	Tank Number	Tank Number (cont.)			

Attach additional sheets as needed.

PETROLEUM BULK STORAGE APPLICATION - SECTION B - TANK INFORMATION - CODE KEYS

Action (1)

1. Initial Listing
2. Add Tank
3. Close/Remove Tank
4. Information Correction
5. Recondition/Repair/Reline Tank

Tank Location (3)

1. Aboveground-contact w/soil
2. Aboveground-contact w/impervious barrier
3. Aboveground on saddles, legs, stilts, rack or cradle
4. Aboveground with 10% or more below ground
5. Underground
6. Aboveground in Subterranean Vault w/access for inspections

Status (4)

1. In-service
2. Temporarily out-of-service
3. Closed-Removed
4. Closed- In Place
5. Tank converted to Non-Regulated use

Products Stored (7)

Heating Oils: On-Site Consumption

- 0001. #2 Fuel Oil
- 0002. #4 Fuel Oil
- 0259. #5 Fuel Oil
- 0003. #6 Fuel Oil
- 0012. Kerosene
- 0591. Clarified Oil
- 2711. Biodiesel (Heating)
- 2642. Used Oil (Heating)

Heating Oils: Resale/Redistribution

- 2718. #2 Fuel Oil
- 2719. #4 Fuel Oil
- 2720. #5 Fuel Oil
- 2721. #6 Fuel Oil
- 2722. Kerosene
- 2723. Clarified Oil
- 2724. Biodiesel (Heating)

Motor Fuels

- 0009. Gasoline
- 2712. Gasoline/Ethanol
- 0008. Diesel
- 2710. Biodiesel
- 0011. Jet Fuel
- 1044. Jer Fuel (Biofuel)
- 2641. Aviation Gasoline

Lubricating/Cutting Oils

- 0013. Lube Oil
- 0015. Motor Oil
- 1045. Gear/Spindle Oil
- 0010. Hydraulic Oil
- 0007. Cutting Oil
- 0021. Transmission Fluid
- 1836. Turbine Oil
- 0308. Petroleum Grease

Oils Used as Building Materials

- 2626. Asphaltic Emulsions
- 0748. Form Oil

Petroleum Spirits

- 0014. White/Mineral Spirits
- 1731. Naptha

Mineral/Insulating Oils

- 0020. Insulating Oil (e.g., Transformer, Cable Oil)
- 2630. Mineral Oil

Waste/Used/Other Oils

- 0022. Waste/Used Oil
- 9999. Other-Please list:*

Crude Oil

- 0006. Crude Oil
- 0701. Crude Oil Fractions

Tank Type (8)

01. Steel/Carbon Steel/Iron
02. Galvanized Steel Alloy
03. Stainless Steel Alloy
04. Fiberglass Coated Steel
05. Steel Tank in Concrete
06. Fiberglass Reinforced Plastic (FRP)
07. Plastic
08. Equivalent Technology
09. Concrete
10. Urethane Clad Steel
99. Other-Please list:*

Internal Protection (9)

- 00. None
- 01. Epoxy Liner
- 02. Rubber Liner
- 03. Fiberglass Liner (FRP)
- 04. Glass Liner
- 99. Other-Please list:*

External Protection (10/18)

- 00. None
- 01. Painted/Asphalt Coating
- 02. Original Sacrificial Anode
- 03. Original Impressed Current
- 04. Fiberglass
- 05. Jacketed
- 06. Wrapped (Piping)
- 07. Retrofitted Sacrificial Anode
- 08. Retrofitted Impressed Current
- 09. Urethane
- 99. Other-Please list:*

Tank Secondary Containment (11)

- 00. None
- 01. Diking (Aboveground Only)
- 02. Vault (w/access)
- 03. Vault (w/o access)
- 04. Double-Walled (Underground Only)
- 05. Synthetic Liner
- 06. Remote Impounding Area
- 07. Excavation Liner
- 09. Modified Double-Walled (Aboveground Only)
- 10. Impervious Underlayment (Aboveground Only)**
- 11. Double Bottom (Aboveground Only)**
- 12. Double-Walled (Aboveground Only)

Tank Leak Detection (12)

- 00. None
- 01. Interstitial Electronic Monitoring
- 02. Interstitial Manual Monitoring
- 03. Vapor Well
- 04. Groundwater Well
- 05. In-Tank System (Auto Tank Gauge)
- 06. Impervious Barrier/Concrete Pad (Aboveground Only)
- 99. Other-Please list:*

Overfill Protection (13)

- 00. None
- 01. Float Vent Valve
- 02. High Level Alarm
- 03. Automatic Shut-Off
- 04. Product Level Gauge (Aboveground Only)
- 05. Vent Whistle
- 99. Other-Please list:*

Spill Prevention (14)

- 00. None
- 01. Catch Basin
- 99. Other-Please list:*

Pumping/Dispensing Method (15)

- 00. None
- 01. Pressurized Dispenser
- 02. Suction Dispenser
- 03. Gravity
- 04. On-Site Heating System (Suction)
- 05. On-Site Heating System (Supply/Return)
- 06. Tank-Mounted Dispenser
- 07. Loading Rack/Transfer Pump

Piping Location (16)

- 00. No Piping
- 01. Aboveground
- 02. Underground/On-ground
- 03. Aboveground/Underground Combination

Piping Type (17)

- 00. None
- 01. Steel/Carbon Steel/Iron
- 02. Galvanized Steel
- 03. Stainless Steel Alloy
- 04. Fiberglass Coated Steel
- 05. Steel Encased in Concrete
- 06. Fiberglass Reinforced Plastic (FRP)
- 07. Plastic
- 08. Equivalent Technology
- 09. Concrete
- 10. Copper
- 11. Flexible Piping
- 99. Other-Please list:*

Piping Secondary Containment (19)

- 00. None
- 01. Diking (Aboveground Only)
- 02. Vault (w/access)
- 04. Double-Walled (Underground Only)
- 06. Remote Impounding Area
- 07. Trench Liner
- 12. Double-Walled (Aboveground Only)

Pipe Leak Detection (20)

- 00. None
- 01. Interstitial Electronic Monitoring
- 02. Interstitial Manual Monitoring
- 03. Vapor Well
- 04. Groundwater Well
- 07. Pressurized Piping Leak Detector
- 09. Exempt Suction Piping
- 99. Other-Please list:*

Under Dispenser Containment (UDC) (21)

Check Box if Present

* If other, please list on a separate sheet including tank number,

** Each of these codes must be combined with code 01 or 06 to meet compliance requirements.



Return Completed Form & Fees To:

NYSDEC R2 PBS
47-40 21st Street
Long Island City NY 11101-5401

Expiration Date:

PBS Number:

2-297550

Petroleum Bulk Storage Application

Pursuant to the Environmental Conservation Law: Article 17, Title 10; and Regulations 6 NYCRR Parts 612-614 and 6 NYCRR Subpart 374-2
(Please Type or Print Clearly and Complete All Items for Sections A, B & C)

Section A - Facility/Property Owner/Contact Information

Transaction Type: 5 1) Initial/New Facility 2) Change of Ownership 3) Tank Installation, Closing, Repair or Reconditioning 4) Information Correction A 5) Renewal	F	Facility Name: Hess 32516	Tax Map Info: Borough/Section:	TYPE OF PETROLEUM FACILITY (Check only one) <input type="checkbox"/> 01=Storage Terminal/Petrol. Distributor <input checked="" type="checkbox"/> 02=Retail Gasoline Sales <input type="checkbox"/> 03=Other Retail Sales <input type="checkbox"/> 04=Manufacturing <input type="checkbox"/> 05=Utility <input type="checkbox"/> 06=Trucking/Transportation/Fleet <input type="checkbox"/> 07=Apartment/Office Building <input type="checkbox"/> 08=School <input type="checkbox"/> 09=Farm <input type="checkbox"/> 10=Private Residence <input type="checkbox"/> 11=Airline/Air Taxi/Airport <input type="checkbox"/> 12=Chemical Distributor <input type="checkbox"/> 13=Municipality <input type="checkbox"/> 15=Railroad <input type="checkbox"/> 25=Auto Service/Repair (No Gasoline Sales) <input type="checkbox"/> 26=Religious (Church, Synagogue, Mosque, Temple, etc.) <input type="checkbox"/> 27=Hospital/Nursing Home/Health Care <input type="checkbox"/> 28=Cemetery / Memorial <input type="checkbox"/> 52=Marina <input type="checkbox"/> 99=Other (Specify): _____			
	A	Facility Address (Physical Address, No P.O. Boxes) 210 Greenpoint Ave	Block:				
	C	Facility Address (cont.):	Lot:				
	I	City: Brooklyn	State: NY			Zip Code: 11222	
	L	County: Kings	Township or City: New York City				
I	Name of Class B (Daily On-Site) Operator: Site Manager	Facility Phone Number: 718 383 1929					
T	Name of Class A (Primary) Operator: Hess Retail Operations LLC			Emergency Contact Name: Michael Matri			
Y	Facility (Property) Owner (from Deed): Hess Retail Stores LLC			Emergency Telephone Number: 732 750 6432			
NOTE: Fill in Property Owner information here.....>>> Indicate Tank Owner in Section C.	O	Facility Owner Address (Street and/or P.O. Box): 1 Hess Plaza	I hereby certify under penalty of law that the information provided on this form is true to the best of my knowledge and belief. False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law. Name of Property Owner or Authorized Representative: Andrew E. Bernstein Amount Enclosed: \$ NA Title: Assistant Secretary Signature: Date: 9/21/15				
	W	City: Woodbridge				State: NJ	Zip Code: 07095
	N	Federal Tax ID Number: [REDACTED]				Owner Telephone Number: 732 750 6432	
	E	Type of Owner: (check only one)				3 <input type="checkbox"/> Local Government 4 <input type="checkbox"/> Federal Government 5 <input checked="" type="checkbox"/> Corporate/Commercial/Other	
	R	1 <input type="checkbox"/> Private Resident 2 <input type="checkbox"/> State Government					
Per a 2008 law change, Facility owner is now defined as the owner of the property. *** indicates missing data	C	(Please keep this information up to date. It is used for mailing and contact purposes)			OFFICIAL USE ONLY Date Received: 1/1 Date Processed: 10/1/15 Amount Received: \$ Reviewed by: H.D. (Revised May 22, 2014)		
	O	Facility Contact Person Name:					
	R	Contact Person Company Name: Miko Matri, Hess Retail Stores LLC					
	R	Address: 1 Hess Plaza					
	R	Address (cont.):					
	R	City/State/Zip Code: Woodbridge NJ 07095					
R	Telephone Number: 732 750 6432			E-Mail Address: mmatri@speedway.com 			

PBS Number:
2-297550

Section B - Tank Information

(Please use the key located on the last page to complete each item/column)

Registration Expiration Date:
5/23/2015

(1)	(2)	(3)	(4)	(5)	(6)	(7)		(8)	(9)	(10)	(11)	(12)		(13)		(14)		(15)	(16)	(17)	(18)	(19)		(20)		(21)
Action	Tank Number	Tank Location	Status	Installation or Permanent Closure Date (mm/dd/yyyy) Application will be returned if blank or 00/00/0000	Capacity (Gallons)	Product Stored (If Gasoline w/ethanol or Biodiesel, list % additive)		Tank Type	Tank Internal Protection	Tank External Protection	Tank Secondary Containment	Tank Leak Detection	Tank Overfill Prevention		Tank Spill Prevention	Pumping/Dispensing Method	Piping Location	Piping Type	Piping External Protection	Piping Secondary Containment	Piping Leak Detection	Under Dispenser Containment (UDC) (Check box if present)				
	008	5	1	7/1/1993	4,000	2712	10	06	00	04	04	01	01	02	01	01	02	06	04	04	01	07				
	009	5	1	7/1/1993	4,000	2712	10	06	00	04	04	01	01	02	01	01	02	06	04	04	01	07				
	010	5	1	7/1/1993	4,000	2712	10	06	00	04	04	01	01	02	01	01	02	06	04	04	01	07				
	011	5	1	7/1/1993	4,000	2712	10	06	00	04	04	01	01	02	01	01	02	06	04	04	01	07				
	012	5	1	7/1/1993	4,000	2712	10	06	00	04	04	01	01	02	01	01	02	06	04	04	01	07				
4	013	5	1	7/1/1993	550	9999	*	06	00	04	04	01	01	02	01	00	00	00	00	00	00					

Note: If you need to add tanks to your registration, write them in using blank lines above. Attach additional sheets as needed. Blank Section B is available at http://www.dec.ny.gov/docs/remediation_hudson_pdf/pbsrenewal.pdf

Tank 13 contains Petroleum Contact Water from onsite maintenance work.

32516

Petroleum Bulk Storage Application

Section C - Tank Ownership Information (for PBS tanks listed in Section B)

<input checked="" type="checkbox"/> Tank Owner Information Check box if same as Facility (Property) Owner. If tank owner is different from property owner, fill out information below:			Tank Owner Information			Tank Owner Information		
Tank Owner Name (Company/Individual):			Tank Owner Name (Company/Individual):			Tank Owner Name (Company/Individual):		
Contact Person:			Contact Person:			Contact Person:		
Tank Owner Address:			Tank Owner Address:			Tank Owner Address:		
Tank Owner Address (cont.):			Tank Owner Address (cont.):			Tank Owner Address (cont.):		
City:	State:	ZIP:	City:	State:	ZIP:	City:	State:	ZIP:
Contact Person Telephone Number:			Contact Person Telephone Number:			Contact Person Telephone Number:		
Contact Person eMail:			Contact Person eMail:			Contact Person eMail:		
<input type="checkbox"/> Specific Tanks Owned Check box if this owner owns all tanks at this facility. If not, list tanks owned by this owner below:			Specific Tanks Owned			Specific Tanks Owned		
Tank Number	Tank Number (cont.)		Tank Number	Tank Number (cont.)		Tank Number	Tank Number (cont.)	

Attach additional sheets as needed.



Speedway LLC

One Hess Plaza
Woodbridge, NJ
Telephone 732-750-6432
mmatri@speedway.com

September 24, 2015

PBS Department
NYSDEC Region 2
47-40 21st St.
Long Island City, NY 11101-5401

**Re: Hess Retail Stores LLC 32516
210 Greenpoint Ave
PBS 2-297550**

Dear Madam or Sir:

Attached please find a revised PBS Application for the above reference. The PBS Application has been sent to clarify the contents of tank 13.

Please contact me with any questions or comments. (732) 750-6432 /
mmatri@speedway.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Matri'.

Michael H. Matri

ecc: Speedway UST Compliance

RECEIVED
SEP 25 2015
NYS DEC REGION 2
ENVIRONMENTAL REMEDIATION



Department of Environmental Conservation

New York State Department of Environmental Conservation
Division of Environmental Remediation



RECEIVED Petroleum Bulk Storage Application

PBS Number:
2-297550

AUG 23 2019

Pursuant to the Environmental Conservation Law: Article 17, Title 10; and
Regulations 6 NYCRR Part 613 and 6 NYCRR Subpart 374-7

Return Completed Form & Fees To:

NYS Dept. of Environmental Conservation
625 Broadway 11th Floor
Albany, NY 12233-7020
(518) 402-9543

SUP OF TECH. SUPPORT

(Please Type or Print Clearly and Complete All Items for Sections A, B & C)

Section A - Facility/Property Owner/Contact Information

Expiration Date: 09/30/2019

Transaction Type: 4/5 1) Initial/New Facility 2) Change of Ownership 3) Tank Installation, Closing, or Repair 4) Information Correction 5) Renewal	FACILITY INFORMATION Facility Name: SPEEDWAY # 7821 Facility Address (Physical Address, No P.O. Boxes): 210 GREENPOINT AVENUE Facility Address (cont.): City: Brooklyn State: NY ZIP Code: 11222 County: Kings Township or City: New York City Facility Phone Number: (585) 349-3056 Facility Operator: BRANDIE LEHMAN 718-383-1829	TAX MAP Borough/Section: Block: Lot:	TYPE OF PETROLEUM FACILITY (Check only one) <input type="checkbox"/> 01=Storage Terminal/Petrol. Distributor <input checked="" type="checkbox"/> 02=Retail Gasoline Sales <input type="checkbox"/> 03=Other Retail Sales <input type="checkbox"/> 04=Manufacturing <input type="checkbox"/> 05=Utility <input type="checkbox"/> 06=Trucking/Transportation/Fleet <input type="checkbox"/> 07=Apartment/Office Building <input type="checkbox"/> 08=School <input type="checkbox"/> 09=Farm <input type="checkbox"/> 10=Private Residence <input type="checkbox"/> 11=Airline/Air Taxi/Airport <input type="checkbox"/> 12=Chemical Distributor <input type="checkbox"/> 13=Municipality <input type="checkbox"/> 15=Railroad <input type="checkbox"/> 25=Auto Service/Repair (No Gasoline) <input type="checkbox"/> 28=Cemetery/Memorial <input type="checkbox"/> 26=Religious (Church, Synagogue, Mosque, Temple, etc.) <input type="checkbox"/> 52=Marina <input type="checkbox"/> 53=Nuclear Power Plant <input type="checkbox"/> 99=Other (Specify):	
			Emergency Contact Name: BRANDIE LEHMAN Emergency Telephone Number: (937) 863-7071	
			I hereby certify, under penalty of law, that all of the information provided on this form is true and correct. False statements made herein may be punishable as a criminal offense and/or a civil violation in accordance with applicable state and federal law.	
			Name of Property Owner or Authorized Representative: Brandie Lehman Amount Enclosed: \$	
NOTE: Fill in Property Owner information here...>>> Indicate Tank Owner in Section C.	OWNER INFORMATION Facility (Property) Owner (from Deed): SPEEDWAY LLC Facility Owner Address (Street and/or P.O. Boxes): 500 SPEEDWAY DR City: ENON State: OH ZIP Code: 45323 Federal Tax ID Number: [REDACTED] Owner Telephone Number: (937) 863-7071 Type of Owner (check only one): 1 <input type="checkbox"/> Private Resident 2 <input type="checkbox"/> State Government 3 <input type="checkbox"/> Local Government 4 <input type="checkbox"/> Federal Government 5 <input checked="" type="checkbox"/> Corporate/Commercial/Other	Title: Supervisor, Environmental Compliance - Atlantic Signature: Brandie Lehman Date: 8/16/19		
		Official Use Only Date Received: 8/15/19 Date Processed: 8/23/19 Amount Received: \$ 500 Reviewed By: [Signature]		
		CORRESPONDENCE (Please keep this information up to date.) Facility Contact Person Name: BRANDIE LEHMAN Contact Person Company Name: SPEEDWAY LLC Address: 500 SPEEDWAY DRIVE Address (cont.): City/State/ZIP Code: ENON, OH 45323 Tel. Number: (937) 863-7071 eMail Address: BLEHMAN@SPEEDWAY.COM LISTCompliance@speedway.com		

Section B - Tank Information

PBS Number:
2-297550

*(Please use the key located on the last page to complete
each item/column)*

Registration Expiration Date:
9/30/2019

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	
Action	Tank Number	Tank Location	Status	Installation, out-of-service, or Permanent Closure Date (mm/dd/yyyy) Application will be returned if blank	Capacity (Gallons)	Product Stored (If Gasoline w/ethanol or Biodiesel, list % additive) %	Tank Type	Tank Internal Protection	Tank External Protection	Tank Secondary Containment	Tank Leak Detection	Tank Overfill Prevention	Tank Spill Prevention	Pumping/Dispensing Method	Piping Location	Piping Type	Piping External Protection	Piping Secondary Containment	Piping Leak Detection	Under Dispenser Containment (UDC) (Check box if present)	
	008	5	1	7/1/1993	4,000	2712 10	06	00	04	04	01	01 02	01	01	02	06	04	04	01 07	<input type="checkbox"/>	
	009	5	1	7/1/1993	4,000	2712 10	06	00	04	04	01	01 02	01	01	02	06	04	04	01 07	<input type="checkbox"/>	
	010	5	1	7/1/1993	4,000	2712 10	06	00	04	04	01	01 02	01	01	02	06	04	04	01 07	<input type="checkbox"/>	
	011	5	1	7/1/1993	4,000	2712 10	06	00	04	04	01	01 02	01	01	02	06	04	04	01 07	<input type="checkbox"/>	
	012	5	1	7/1/1993	4,000	2712 10	06	00	04	04	01	01 02	01	01	02	06	04	04	01 07	<input type="checkbox"/>	
	013	5	1	7/1/1993	550	9999	06	00	04	04	01	01 02	01	00	00	00	00	00	00	<input type="checkbox"/>	

**Note: If you need to add tanks to your registration, write them in using blank lines above. Attach additional sheets as needed.
Blank Section B is available at http://www.dec.ny.gov/docs/remediation_hudson_pdf/pbsrenewal.pdf**

PBS Number:

2-297550

Petroleum Bulk Storage Application

Section C - Tank Ownership Information (for PBS tanks listed in Section B)

Tank Owner Information

Tank Owner Name (Company/Individual):

SPEEDWAY LLC

Contact Person:

BRANDIE LEHMAN

Tank Owner Address:

500 SPEEDWAY DRIVE

City: ENON

State: OH

ZIP: 45323

Contact Person Telephone Number:

(937) 863-7071

Contact Person email:

BKLEHMAN@SPEEDWAY.COM

Specific Tanks Owned

Tank Number:

Name of Class B (Daily On-Site) Operator:

BRANDIE LEHMAN

Authorization No:

KM3-NFC

Name of Class A (Primary) Operator:

BRANDIE LEHMAN

Authorization No:

KM3-NFC

Page 1 of 1

PBS No:2-297550

008	009	010	011	012
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013				
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Tank Owner Information

Check box if same as Facility (Property) Owner.

If tank owner is different from property owner, fill out information below:

Tank Owner Name (Company/Individual):

Contact Person:

Tank Owner Address:

City:

State:

ZIP:

Contact Person Telephone Number:

Contact Person email:

Specific Tanks Owned

Tank Number:

Name of Class B (Daily On-Site) Operator:

Authorization No:

Name of Class A (Primary) Operator:

Authorization No:

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Action (1)

1. Initial Listing
2. Add Tank
3. Close/Remove Tank
4. Information Correction
5. Repair/Reline Tank

Tank Location (3)

1. Aboveground-contact w/soil
2. Aboveground-contact w/ impervious barrier
3. Aboveground on saddles, legs, stilts, rack or cradle
4. Partially buried tank (tank with 10% or more below ground)
5. Underground including vaulted with no access for inspection
6. Aboveground in Subterranean Vault w/access for inspections

Status (4)

1. In-service
2. Out-of-service
3. Closed-Removed
4. Closed- In Place
5. Tank converted to Non-Regulated use

Products Stored (7)**Heating Oils: On-Site Consumption**

- 0001. #2 Fuel Oil
- 0002. #4 Fuel Oil
- 0259. #5 Fuel Oil
- 0003. #6 Fuel Oil
- 0012. Kerosene
- 0591. Clarified Oil
- 2711. Biodiesel (Heating)
- 2642. Used Oil (Heating)

Heating Oils: Resale/Redistribution

- 2718. #2 Fuel Oil
- 2719. #4 Fuel Oil
- 2720. #5 Fuel Oil
- 2721. #6 Fuel Oil
- 2722. Kerosene
- 2723. Clarified Oil

Motor Fuels

- 0009. Gasoline
- 2712. Gasoline/Ethanol

- 0008. Diesel
- 2710. Biodiesel
- 0011. Jet Fuel
- 1044. Jet Fuel (Biofuel)
- 2641. Aviation Gasoline

Emergency Generator Fuels

- 0001. #2 Fuel Oil
- 2730. Biodiesel (E-Gen)
- 2731. Diesel (E-Gen)

Lubricating/Cutting Oils

- 0013. Lube Oil
- 0015. Motor Oil
- 1045. Gear/Spindle Oil
- 0010. Hydraulic Oil
- 0007. Cutting Oil
- 0021. Transmission Fluid
- 1836. Turbine Oil
- 0308. Petroleum Grease

Oils Used as Building Materials

- 2626. Asphaltic Emulsions
- 0748. Form Oil

Petroleum Spirits

- 0014. White/Mineral Spirits
- 1731. Naptha

Mineral/Insulating Oils

- 0020. Insulating Oil (e.g., Transformer, Cable Oil)
- 2630. Mineral Oil

Waste/Used/Other Oils

- 0022 Waste/Used Oil
- 9999. Other-Please list:*

Crude Oil

- 0006. Crude Oil
- 0701. Crude Oil Fractions

Tank Type (8)

01. Steel/Carbon Steel/Iron
02. Galvanized Steel Alloy
03. Stainless Steel Alloy
04. Fiberglass Coated Steel
05. Steel Tank in Concrete
06. Fiberglass Reinforced Plastic (FRP)
07. Plastic
08. Equivalent Technology

- 09. Concrete
- 10. Urethane Clad Steel
- 99. Other-Please list:*

Internal Protection (9)

- 00. None
- 01. Epoxy Liner
- 02. Rubber Liner
- 03. Fiberglass Liner (FRP)
- 04. Glass Liner
- 99. Other-Please list:*

External Protection (10/18)

- 00. None
- 01. Painted/Asphalt Coating
- 02. Original Sacrificial Anode
- 03. Original Impressed Current
- 04. Fiberglass
- 05. Jacketed
- 06. Wrapped (Piping)
- 07. Retrofitted Sacrificial Anode
- 08. Retrofitted Impressed Current
- 09. Urethane
- 99. Other-Please list:*

Tank Secondary Containment (11)

- 00. None
- 01. Diking (AST Only)
- 02. Vault (w/access)
- 03. Vault (w/o access)
- 04. Double-Walled (UST Only)
- 05. Synthetic Liner
- 06. Remote Impounding Area
- 07. Excavation Liner
- 09. Modified Double-Walled (AST Only)
- 10. Impervious Underlayment (AST Only)**
- 11. Double Bottom (AST Only)**
- 12. Double-Walled (AST Only)
- 99. Other - Please list*

Tank Leak Detection (12)

- 00. None
- 01. Interstitial Electronic Monitoring
- 02. Interstitial Manual Monitoring
- 03. Vapor Well
- 04. Groundwater Well
- 05. In-Tank System (Auto Tank

- 06. Impervious Barrier/Concrete Pad (AST Only)
- 07. Statistical Inventory Reconciliation (SIR)
- 08. Weep holes in vaults with no access for inspection
- 99. Other-Please list: *

Overfill Protection (13)

- 00. None
- 01. Float Vent Valve
- 02. High Level Alarm
- 03. Automatic Shut-Off
- 04. Product Level Gauge (AST Only)
- 05. Vent Whistle
- 99. Other-Please list:*

Spill Prevention (14)

- 00. None
- 01. Catch Basin
- 99. Other-Please list:*

Pumping/Dispensing Method (15)

- 00. None
- 01. Pressurized Dispenser
- 02. Suction Dispenser
- 03. Gravity
- 04. On-Site Heating System (Suction)
- 05. On-Site Heating System (Supply/Return)
- 06. Tank-Mounted Dispenser
- 07. Loading Rack/Transfer Pump

Piping Location (16)

- 00. No Piping
- 01. Aboveground
- 02. Underground/On-ground
- 03. Aboveground/Underground Combination

Piping Type (17)

- 00. None
- 01. Steel/Carbon Steel/Iron
- 02. Galvanized Steel
- 03. Stainless Steel Alloy
- 04. Fiberglass Coated Steel
- 05. Steel Encased in Concrete

- 06. Fiberglass Reinforced Plastic (FRP)
- 07. Plastic
- 08. Equivalent Technology
- 09. Concrete
- 10. Copper
- 11. Flexible Piping
- 99. Other-Please list:*

Piping Secondary Containment (19)

- 00. None
- 01. Diking (Aboveground Only)
- 02. Vault (w/access)
- 04. Double-Walled (Underground Only)
- 06. Remote Impounding Area
- 07. Trench Liner
- 12. Double-Walled (Aboveground Only)
- 99. Other-Please list: *

Pipe Leak Detection (20)

- 00. None
- 01. Interstitial Electronic Monitoring
- 02. Insterstitial Manual Monitoring
- 03. Vapor Well
- 04. Groundwater Well
- 07. Pressurized Piping Leak Detector
- 09. Exempt Suction Piping
- 10. Statistical Inventory Reconciliation (SIR)
- 99. Other-Please list:*

Under Dispenser Containment**(UDC) (21)**

Check Box if Present

* If other, please list on a separate sheet including tank number.

** Each of these codes must be combined with code 01 or 06 to meet compliance requirements.



PBS Number
2-297550

New York State Department of Environmental Conservation
PETROLEUM BULK STORAGE CERTIFICATE
625 Broadway, 11th Floor, Albany, NY 12233-7020 Phone: 518-402-9553

Region 2 NYSDEC - PBS Unit
One Hunters Point Plaza, 1st Floor
47-40 21st Street, L.I. City, NY 11101-6454
(718) 482-6454

TANK NUMBER	TANK LOCATION	DATE INSTALLED	TANK TYPE	CAPACITY (GALLONS)	DATE LAST TESTED	TESTING DUE DATE
008	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	4,000	08/01/1997	
009	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	4,000	08/01/1997	
010	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	4,000	08/01/1997	
011	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	4,000	08/01/1997	
012	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	4,000	08/01/1997	
013	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	550	08/01/1997	

* Aboveground tanks require monthly visual inspections and may need documented internal inspections as described in 6 NYCRR Part 613

OWNER:
AMERADA HESS CORPORATION
1 HESS PLAZA
WOODBIDGE, NJ 07095

SITE:
HESS 32516
210 GREENPOINT AVE
BROOKLYN, NY 11222

As an authorized representative of the above named facility, I affirm under penalty of perjury that the information displayed on this form is correct to the best of my knowledge. Additionally, I recognize that I am responsible for assuring that this facility is in compliance with all sections of 6 NYCRR Parts 612, 613 and 614, and applicable sections of 6 NYCRR Subpart 360-14 (used oil tanks only), not just those cited below:
 -- The facility must be re-registered if there is a transfer of ownership.
 -- The Department must be notified within 30 days prior to adding, replacing, reconditioning, or permanently closing a stationary tank.
 -- The facility must be operated in accordance with the code for storing petroleum, 6NYCRR Part 613.
 -- Any new facility or substantially modified facility must comply with 6NYCRR Part 614.
 -- **This certificate must be signed and posted on the premises at all times.** Posting must be at the tank, at the entrance of the facility, or the main office where the storage tanks are located.
 -- Any person with knowledge of a spill, leak or discharge must report the incident to DEC within two hours (1-800-457-7362).

OPERATOR: AMERADA HESS CORP.
(732) 750-6000
EMERGENCY CONTACT: AMERADA HESS CORP.
(732) 750-6000

MAILING CORRESPONDENCE:

JANICE FLAHERTY
AMERADA HESS CORP.
1 HESS PLAZA
WOODBIDGE, NJ 07095

ISSUED BY: Acting Commissioner
Denise M. Sheehan
PBS NUMBER: 2-297550
DATE ISSUED: 03/29/2005
EXPIRATION DATE: 05/23/2010
FEE PAID: \$500.00

Signature of Representative/ Owner

Date

Name and Title of Authorized Representative/Owner (Please Print)



PBS Number
2-297550

New York State Department of Environmental Conservation
PETROLEUM BULK STORAGE CERTIFICATE

625 Broadway, 11th Floor, Albany, NY 12233-7020 Phone: 518-402-9553

Region 2 NYSDEC - PBS Unit
One Hunters Point Plaza, 1st Floor
47-40 21st Street, L.I. City, NY 11101-6454
(718) 482-6454

<u>TANK NUMBER</u>	<u>TANK LOCATION</u>	<u>DATE INSTALLED</u>	<u>TANK TYPE</u>	<u>PRODUCT STORED</u>	<u>CAPACITY (GALLONS)</u>	<u>DATE LAST TESTED</u>	<u>TESTING DUE DATE</u>
008	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	Gasoline	4,000	08/01/1997	
009	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	Gasoline	4,000	08/01/1997	
010	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	Gasoline	4,000	08/01/1997	
011	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	Gasoline	4,000	08/01/1997	
012	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	Gasoline	4,000	08/01/1997	
013	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	Other	550	08/01/1997	

* Aboveground tanks require monthly visual inspections and may need documented internal inspections as described in 6 NYCRR Part 613

OWNER:
AMERADA HESS CORPORATION
1 HESS PLAZA
WOODBIDGE, NJ 07095

SITE:
HESS 32516
210 GREENPOINT AVE
BROOKLYN, NY 11222

As an authorized representative of the above named facility, I affirm under penalty of perjury that the information displayed on this form is correct to the best of my knowledge. Additionally, I recognize that I am responsible for assuring that this facility is in compliance with all sections of 6 NYCRR Parts 612, 613 and 614, and applicable sections of 6 NYCRR Subpart 374-2 (used oil tanks only), not just those cited below:

- The facility must be re-registered if there is a transfer of ownership.
- The Department must be notified within 30 days prior to adding, replacing, reconditioning, or permanently closing a stationary tank.
- The facility must be operated in accordance with the code for storing petroleum, 6NYCRR Part 613.
- Any new facility or substantially modified facility must comply with 6NYCRR Part 614.
- **This certificate must be signed and posted on the premises at all times.** Posting must be at the tank, at the entrance of the facility, or the main office where the storage tanks are located.
- Any person with knowledge of a spill, leak or discharge must report the incident to DEC within two hours (1-800-457-7362).

ON-SITE OPERATOR: AMERADA HESS CORP.
(732) 750-6000
PRIMARY OPERATOR:
EMERGENCY CONTACT: AMERADA HESS CORP.
(732) 750-6000

MAILING CORRESPONDENCE:

JANICE FLAHERTY
AMERADA HESS CORP.
1 HESS PLAZA
WOODBIDGE, NJ 07095

ISSUED BY: Commissioner Alexander B. Grannis
PBS NUMBER: 2-297550
DATE ISSUED: 03/16/2010
EXPIRATION DATE: 05/23/2015
FEE PAID: \$500.00

Signature of Representative/ Owner _____ Date _____

Name and Title of Authorized Representative/Owner (Please Print) _____



PBS Number
2-297550

New York State Department of Environmental Conservation
PETROLEUM BULK STORAGE CERTIFICATE
625 Broadway, 11th Floor, Albany, NY 12233-7020 Phone: 518-402-9553

Region 2 NYSDEC - PBS Unit
One Hunters Point Plaza, 1st Floor
47-40 21st Street, L.I. City, NY 11101-6454
(718) 482-6454

<u>TANK NUMBER</u>	<u>TANK LOCATION</u>	<u>DATE INSTALLED</u>	<u>TANK TYPE</u>	<u>PRODUCT STORED</u>	<u>CAPACITY (GALLONS)</u>	<u>DATE LAST TESTED</u>	<u>TESTING DUE DATE</u>
008	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	Gasoline/Ethanol	4,000	08/01/1997	
009	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	Gasoline/Ethanol	4,000	08/01/1997	
010	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	Gasoline/Ethanol	4,000	08/01/1997	
011	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	Gasoline/Ethanol	4,000	08/01/1997	
012	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	Gasoline/Ethanol	4,000	08/01/1997	
013	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	Other	550	08/01/1997	

* Aboveground tanks require monthly visual inspections and may need documented internal inspections as described in 6 NYCRR Part 613

OWNER:
HESS CORPORATION
1 HESS PLAZA
WOODBRIDGE, NJ 07095

SITE:
HESS 32516
210 GREENPOINT AVENUE
BROOKLYN, NY 11222

ON-SITE OPERATOR: HESS CORP.
PRIMARY OPERATOR: (732) 750-6000
EMERGENCY CONTACT: HESS CORP.
(732) 750-6000

MAILING CORRESPONDENCE:

JANICE FLAHERTY
HESS CORP.
1 HESS PLAZA
WOODBRIDGE, NJ 07095

ISSUED BY: Commissioner
Joe Martens
PBS NUMBER: 2-297550
DATE ISSUED: 03/16/2010
EXPIRATION DATE: 05/23/2015
FEE PAID: \$500.00

As an authorized representative of the above named facility, I affirm under penalty of perjury that the information displayed on this form is correct to the best of my knowledge. Additionally, I recognize that I am responsible for assuring that this facility is in compliance with all sections of 6 NYCRR Parts 612, 613 and 614, and applicable sections of 6 NYCRR Subpart 374-2 (used oil tanks only), not just those cited below:

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Signature of Representative/ Owner

Date

Name and Title of Authorized Representative/Owner (Please Print)



PBS Number
2-297550

New York State Department of Environmental Conservation
PETROLEUM BULK STORAGE CERTIFICATE
625 Broadway, 11th Floor, Albany, NY 12233-7020 Phone: 518-402-9553

Region 2 NYSDEC - PBS Unit
One Hunters Point Plaza, 1st Floor
47-40 21st Street, L.I. City, NY 11101-6454
(718) 482-6454

<u>TANK NUMBER</u>	<u>TANK LOCATION</u>	<u>DATE INSTALLED</u>	<u>TANK TYPE</u>	<u>PRODUCT STORED</u>	<u>CAPACITY (GALLONS)</u>	<u>DATE LAST TESTED</u>	<u>TESTING DUE DATE</u>
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013	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	Other	550	08/01/1997	

* Aboveground tanks require monthly visual inspections and may need documented internal inspections as described in 6 NYCRR Part 613

OWNER:
HESS CORPORATION
1 HESS PLAZA
WOODBIDGE, NJ 07095

SITE:
HESS #32516
210 GREENPOINT AVENUE

BROOKLYN, NY 11222

ON-SITE SITE MANAGER
OPERATOR: (718) 383-1829
PRIMARY OPERATOR:
EMERGENCY HESS CORP.
CONTACT: (732) 750-6000

MAILING CORRESPONDENCE:

JANICE FLAHERTY
HESS CORP.
1 HESS PLAZA
WOODBIDGE, NJ 07095

ISSUED BY: Commissioner
Joe Martens
PBS NUMBER: 2-297550
DATE ISSUED: 03/16/2010
EXPIRATION DATE: 05/23/2015
FEE PAID: \$500.00

As an authorized representative of the above named facility, I affirm under penalty of perjury that the information displayed on this form is correct to the best of my knowledge. Additionally, I recognize that I am responsible for assuring that this facility is in compliance with all sections of 6 NYCRR Parts 612, 613 and 614, and applicable sections of 6 NYCRR Subpart 374-2 (used oil tanks only), not just those cited below:

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Signature of Representative/ Owner _____ Date _____

Name and Title of Authorized Representative/Owner (Please Print) _____



PBS Number
2-297550

New York State Department of Environmental Conservation
PETROLEUM BULK STORAGE CERTIFICATE
625 Broadway, 11th Floor, Albany, NY 12233-7020 Phone: 518-402-9553

Region 2 NYSDEC - PBS Unit
One Hunters Point Plaza, 1st Floor
47-40 21st Street, L.I. City, NY 11101-5407
(718) 482-6454

<u>TANK NUMBER</u>	<u>TANK LOCATION</u>	<u>DATE INSTALLED</u>	<u>TANK TYPE</u>	<u>PRODUCT STORED</u>	<u>CAPACITY (GALLONS)</u>	<u>DATE LAST TESTED</u>	<u>TESTING DUE DATE</u>
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013	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	Other	550	08/01/1997	

* Aboveground tanks require monthly visual inspections and may need documented internal inspections as described in 6 NYCRR Part 613

SITE:
HESS # 32516
210 GREENPOINT AVENUE
BROOKLYN, NY 11222

FACILITY OWNER:
HESS RETAIL STORES LLC
ONE HESS PLAZA
WOODBIDGE, NJ 07095

Tank Owner Name:
Same as Property Owner

Facility Phone Number
(718) 383-1829

MAILING CORRESPONDENCE:

JIM HOWARD
HESS RETAIL STORES LLC
ONE HESS PLAZA
WOODBIDGE, NJ 07095

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Signature of Representative/ Owner

Date

Name and Title of Authorized Representative/Owner (Please Print)

ISSUED BY: Commissioner
Joe Martens
PBS NUMBER: **2-297550**
DATE ISSUED: 03/16/2010
EXPIRATION DATE: 05/23/2015
FEE PAID: \$500.00



PBS Number
2-297550

New York State Department of Environmental Conservation
PETROLEUM BULK STORAGE CERTIFICATE
625 Broadway, 11th Floor, Albany, NY 12233-7020 Phone: 518-402-9553

Region 2 NYSDEC - PBS Unit
One Hunters Point Plaza, 1st Floor
47-40 21st Street, L.I. City, NY 11101-6454
(718) 482-6454

<u>TANK NUMBER</u>	<u>TANK LOCATION</u>	<u>DATE INSTALLED</u>	<u>TANK TYPE</u>	<u>PRODUCT STORED</u>	<u>CAPACITY (GALLONS)</u>	<u>DATE LAST TESTED</u>	<u>TESTING DUE DATE</u>
008	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	Gasoline/Ethanol	4,000	08/01/1997	
009	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	Gasoline/Ethanol	4,000	08/01/1997	
010	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	Gasoline/Ethanol	4,000	08/01/1997	
011	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	Gasoline/Ethanol	4,000	08/01/1997	
012	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	Gasoline/Ethanol	4,000	08/01/1997	
013	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	Other	550	08/01/1997	

* Aboveground tanks require monthly visual inspections and may need documented internal inspections as described in 6 NYCRR Part 613

SITE:
HESS # 32516
210 GREENPOINT AVENUE

BROOKLYN, NY 11222

OWNER:
HESS RETAIL STORES LLC
ONE HESS PLAZA
WOODBIDGE, NJ 07095

As an authorized representative of the above named facility, I affirm under penalty of perjury that the information displayed on this form is correct to the best of my knowledge. Additionally, I recognize that I am responsible for assuring that this facility is in compliance with all sections of 6 NYCRR Parts 612, 613 and 614, and applicable sections of 6 NYCRR Subpart 374-2 (used oil tanks only), not just those cited below:
 -- The facility must be re-registered if there is a transfer of ownership.
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 -- The facility must be operated in accordance with the code for storing petroleum, 6NYCRR Part 613.
 -- Any new facility or substantially modified facility must comply with 6NYCRR Part 614.
 -- **This certificate must be signed and posted on the premises at all times.** Posting must be at the tank, at the entrance of the facility, or the main office where the storage tanks are located.
 -- Any person with knowledge of a spill, leak or discharge must report the incident to DEC within two hours (1-800-457-7362).

Class B (Daily On-Site) Operator: SITE MANAGER

Tank Owner Name:
Same as Property Owner

Facility Phone Number
(718) 383-1829

Emergency Contact Name: JIM HOWARD
Emergency Contact Phone: (732) 750-6220

MAILING CORRESPONDENCE:

JANICE FLAHERTY
HESS RETAIL STORES LLC
ONE HESS PLAZA
WOODBIDGE, NJ 07095

ISSUED BY: Commissioner
Joe Martens
PBS NUMBER: 2-297550
DATE ISSUED: 04/02/2015
EXPIRATION DATE : 05/23/2020
FEE PAID: \$500.00

Signature of Representative/ Owner _____ Date _____

Name and Title of Authorized Representative/Owner (Please Print) _____



PBS Number
2-297550

New York State Department of Environmental Conservation
PETROLEUM BULK STORAGE CERTIFICATE
625 Broadway, 11th Floor, Albany, NY 12233-7020 Phone: 518-402-9553

Region 2 NYSDEC - PBS Unit
47-40 21st Street, 1st Floor
Long Island City, NY 11101-5407
(718) 482-6454

<u>TANK NUMBER</u>	<u>TANK LOCATION</u>	<u>DATE INSTALLED</u>	<u>TANK TYPE</u>	<u>PRODUCT STORED</u>	<u>CAPACITY (GALLONS)</u>	<u>DATE LAST TESTED</u>	<u>TESTING DUE DATE</u>
008	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	gasoline/ethanol	4,000	08/01/1997	
009	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	gasoline/ethanol	4,000	08/01/1997	
010	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	gasoline/ethanol	4,000	08/01/1997	
011	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	gasoline/ethanol	4,000	08/01/1997	
012	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	gasoline/ethanol	4,000	08/01/1997	
013	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	other	550	08/01/1997	

* Aboveground tanks require monthly visual inspections and may need documented internal inspections as described in 6 NYCRR Part 613

SITE:
SPEEDWAY # 7821
210 GREENPOINT AVENUE
BROOKLYN, NY 11222

FACILITY OWNER:
HESS RETAIL STORES LLC
500 SPEEDWAY DRIVE
ENON, OH 45323

Tank Owner Name:
Same as Property Owner

Facility Phone Number
(718) 383-1829

Class B (Daily On-Site) Operator: SITE MANAGER
Class A (Primary) Operator: SCOTT FLEMING
Emergency Contact Name: SCOTT FLEMING
Emergency Contact Phone Number: (937) 207-1832

MAILING CORRESPONDENCE:

SCOTT FLEMING
SPEEDWAY LLC
500 SPEEDWAY DRIVE
ENON, OH 45323

ISSUED BY: Commissioner
Joe Martens
PBS NUMBER: **2-297550**
DATE ISSUED: 04/02/2015
EXPIRATION DATE: 05/23/2020
FEE PAID: \$500.00

As an authorized representative of the above named facility, I affirm under penalty of perjury that the information displayed on this form is correct to the best of my knowledge. Additionally, I recognize that I am responsible for assuring that this facility is in compliance with all sections of 6 NYCRR Parts 612, 613 and 614, and applicable sections of 6 NYCRR Subpart 374-2 (used oil tanks only), not just those cited below:
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Signature of Representative/ Owner Date

Name and Title of Authorized Representative/Owner (Please Print)



PBS Number
2-297550

New York State Department of Environmental Conservation
PETROLEUM BULK STORAGE CERTIFICATE

625 Broadway, 11th Floor, Albany, NY 12233-7020 Phone: 518-402-9553

Region 2 NYSDEC - PBS Unit
One Hunters Point Plaza, 1st Floor
47-40 21st Street, L.I. City, NY 11101-6454
(718) 482-6454

<u>TANK NUMBER</u>	<u>TANK LOCATION</u>	<u>DATE INSTALLED</u>	<u>TANK TYPE</u>	<u>PRODUCT STORED</u>	<u>CAPACITY (GALLONS)</u>	<u>DATE LAST TESTED</u>	<u>TESTING DUE DATE</u>
008	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	gasoline/ethanol	4,000	08/01/1997	
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010	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	gasoline/ethanol	4,000	08/01/1997	
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012	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	gasoline/ethanol	4,000	08/01/1997	
013	Underground	07/01/1993	Fiberglass Reinforced Plastic (FRP)	other	550	08/01/1997	

* Aboveground tanks require monthly visual inspections and may need documented internal inspections as described in 6 NYCRR Part 613

SITE:
HESS 32516
210 GREENPOINT AVENUE
BROOKLYN, NY 11222

OWNER:
HESS RETAIL STORES LLC
1 HESS PLAZA
WOODBIDGE, NJ 07095

Tank Owner Name:
HESS RETAIL STORES LLC

Facility Phone Number
(718) 383-1829

Class B (Daily On-Site) Operator: SITE MANAGER
Class A (Primary) Operator: HESS RETAIL STORES LLC
Emergency Contact Name: MICHAEL MATRI
Emergency Contact Phone: (732) 750-6432

ISSUED BY: Acting Commissioner
Marc Gerstman
PBS NUMBER: 2-297550
DATE ISSUED: 04/02/2015
EXPIRATION DATE: 05/23/2020
FEE PAID: \$500.00

MAILING CORRESPONDENCE:
MIKE MATRI
HESS RETAIL STORES LLC
1 HESS PLAZA
WOODBIDGE, NJ 07095

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Signature of Representative/ Owner _____ Date _____

Name and Title of Authorized Representative/Owner (Please Print) _____



PBS Number
2-297550

New York State Department of Environmental Conservation
PETROLEUM BULK STORAGE CERTIFICATE
625 Broadway, 11th Floor, Albany, NY 12233-7020 Phone: 518-402-9553

Region 2 NYSDEC - PBS Unit
47-40 21st Street, 1st Floor
Long Island City, NY 11101-5407
(718) 482-6454

<u>TANK NUMBER</u>	<u>TANK LOCATION</u>	<u>DATE INSTALLED</u>	<u>TANK TYPE</u>	<u>PRODUCT STORED</u>	<u>CAPACITY (GALLONS)</u>
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011	Underground including vaulted with no access for inspection	07/01/1993	Fiberglass Reinforced Plastic (FRP)	gasoline/ethanol	4,000
012	Underground including vaulted with no access for inspection	07/01/1993	Fiberglass Reinforced Plastic (FRP)	gasoline/ethanol	4,000
013	Underground including vaulted with no access for inspection	07/01/1993	Fiberglass Reinforced Plastic (FRP)	other	550

* Aboveground tanks require monthly visual inspections and may need documented internal inspections as described in 6 NYCRR Section 613-4.3

FACILITY NAME AND ADDRESS :

SPEEDWAY # 7821
210 GREENPOINT AVENUE
BROOKLYN, NY 11222

FACILITY (PROPERTY) OWNER:

SPEEDWAY LLC
500 SPEEDWAY DR
ENON, OH 45323

Tank Owner Name :
SPEEDWAY LLC

Facility Phone Number
(718) 383-1829

MAILING CORRESPONDENCE:

SCOTT FLEMING
SPEEDWAY LLC
500 SPEEDWAY DRIVE
ENON, OH 45323

Class B (Daily On-Site) Operator: SITE MANAGER

Class A (Primary) Operator: SCOTT FLEMING

Emergency Contact Name: SCOTT FLEMING

Emergency Contact Phone Number: (937) 207-1832

ISSUED BY: Acting Commissioner
Basil Seggos

PBS NUMBER: **2-297550**

DATE ISSUED: 04/02/2015

EXPIRATION DATE: 09/30/2019

FEE PAID: \$500.00

As the owner of this facility and/or the tanks at this facility, the receipt, posting, and use of this certificate is an acknowledgement that I am responsible to the extent required by law for ensuring that this facility is in compliance with all regulations for the bulk storage of petroleum including those regarding equipment requirements, inspections, handling procedures, recordkeeping, registration requirements, providing advanced notice to the Department of major changes to a tank system, spill reporting, and all other applicable requirements. Violations may be punishable as a criminal offense and/or a civil violation in accordance with applicable state and federal law.

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Signature of Facility Owner/Authorized Representative Date

Printed Name and Title of Facility Owner/Authorized Representative



PBS Number
2-297550

New York State Department of Environmental Conservation
PETROLEUM BULK STORAGE CERTIFICATE
625 Broadway, 11th Floor, Albany, NY 12233-7020 Phone: 518-402-9553

Region 2 NYSDEC - PBS Unit
47-40 21st Street, 1st Floor
Long Island City, NY 11101-5407
(718) 482-6454

<u>TANK NUMBER</u>	<u>TANK LOCATION</u>	<u>DATE INSTALLED</u>	<u>TANK TYPE</u>	<u>PRODUCT STORED</u>	<u>CAPACITY (GALLONS)</u>
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010	Underground including vaulted with no access for inspection	07/01/1993	Fiberglass Reinforced Plastic (FRP)	gasoline/ethanol	4,000
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013	Underground including vaulted with no access for inspection	07/01/1993	Fiberglass Reinforced Plastic (FRP)	other	550

* Aboveground tanks require monthly visual inspections and may need documented internal inspections as described in 6 NYCRR Section 613-4.3

FACILITY NAME AND ADDRESS:
SPEEDWAY # 7821
210 GREENPOINT AVENUE
BROOKLYN, NY 11222

FACILITY (PROPERTY) OWNER:
SPEEDWAY LLC
500 SPEEDWAY DR
ENON, OH 45323

Tank Owner Name:
SPEEDWAY LLC

Facility Phone Number
(585) 349-3056

MAILING CORRESPONDENCE:

SCOTT FLEMING
SPEEDWAY LLC
500 SPEEDWAY DRIVE
ENON, OH 45323

Class B (Daily On-Site) Op: MICHAEL MATRI
Class A (Primary) Operator: MICHAEL MATRI
Emergency Contact Name: SCOTT FLEMING
Emergency Contact Phone Number: (937) 207-1832

ISSUED BY: Commissioner Basil Seggos
PBS NUMBER: **2-297550**
DATE ISSUED: 04/02/2015
EXPIRATION DATE: 09/30/2019
FEE PAID: \$500.00

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Signature of Facility Owner/Authorized Representative Date

Printed Name and Title of Facility Owner/Authorized Representative



PBS Number
2-297550

New York State Department of Environmental Conservation
PETROLEUM BULK STORAGE CERTIFICATE
625 Broadway, 11th Floor, Albany, NY 12233-7020 Phone: 518-402-9553

Region 2 NYSDEC - PBS Unit
47-40 21st Street, 1st Floor
Long Island City, NY 11101-5407
(718) 482-6454

<u>TANK NUMBER</u>	<u>TANK SUBPART</u>	<u>TANK CATEGORY</u>	<u>TANK LOCATION</u>	<u>DATE INSTALLED</u>	<u>TANK TYPE</u>	<u>PRODUCT STORED</u>	<u>CAPACITY (GALLONS)</u>
008	2	2	Underground including vaulted with no access for inspection	07/01/1993	Fiberglass Reinforced Plastic (FRP)	gasoline/ethanol	4,000
009	2	2	Underground including vaulted with no access for inspection	07/01/1993	Fiberglass Reinforced Plastic (FRP)	gasoline/ethanol	4,000
010	2	2	Underground including vaulted with no access for inspection	07/01/1993	Fiberglass Reinforced Plastic (FRP)	gasoline/ethanol	4,000
011	2	2	Underground including vaulted with no access for inspection	07/01/1993	Fiberglass Reinforced Plastic (FRP)	gasoline/ethanol	4,000
012	2	2	Underground including vaulted with no access for inspection	07/01/1993	Fiberglass Reinforced Plastic (FRP)	gasoline/ethanol	4,000
013	2	2	Underground including vaulted with no access for inspection	07/01/1993	Fiberglass Reinforced Plastic (FRP)	other	550

FACILITY NAME AND ADDRESS:

SPEEDWAY # 7821
210 GREENPOINT AVENUE
Brooklyn, NY 11222

FACILITY (PROPERTY) OWNER:

SPEEDWAY LLC
500 SPEEDWAY DR
ENON, OH 45323

Tank Owner Name:

Same as Property Owner

Facility Phone Number

(585) 349-3056

MAILING CORRESPONDENCE:

BRANDIE LEHMAN
SPEEDWAY LLC
500 SPEEDWAY DRIVE
ENON, OH 45323

ISSUED BY: Commissioner
Basil Seggos

PBS NUMBER: **2-297550**

DATE ISSUED: 04/02/2015

EXPIRATION DATE: 09/30/2019

FEE PAID: \$500.00

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Signature of Facility Owner/Authorized Representative

Date

Printed Name and Title of Facility Owner/Authorized Representative



PBS Number
2-297550

New York State Department of Environmental Conservation
PETROLEUM BULK STORAGE CERTIFICATE
625 Broadway, 11th Floor, Albany, NY 12233-7020 Phone: 518-402-9553

Region 2 NYSDEC - PBS Unit
47-40 21st Street, 1st Floor
Long Island City, NY 11101-5407
(718) 482-6454

<u>TANK NUMBER</u>	<u>TANK SUBPART</u>	<u>TANK CATEGORY</u>	<u>TANK LOCATION</u>	<u>DATE INSTALLED</u>	<u>TANK TYPE</u>	<u>PRODUCT STORED</u>	<u>CAPACITY (GALLONS)</u>
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PBS regulations are available at http://www.dec.ny.gov/docs/remediation_hudson_pdf/part613text.pdf.

FACILITY NAME AND ADDRESS:

SPEEDWAY # 7821
210 GREENPOINT AVENUE
Brooklyn, NY 11222

FACILITY (PROPERTY) OWNER:

SPEEDWAY LLC
500 SPEEDWAY DR
ENON, OH 45323

Facility Operator: BRANDIE LEHMAN

Tank Owner Name:
Same as Property Owner

Emergency Contact Name: BRANDIE LEHMAN
Emergency Contact Phone Number: (937) 863-7071

Facility Phone Number
(585) 349-3056
MAILING CORRESPONDENCE:

BRANDIE LEHMAN
SPEEDWAY LLC
500 SPEEDWAY DRIVE
ENON, OH 45323

ISSUED BY: Commissioner
Basil Seggos
PBS NUMBER: **2-297550**
DATE ISSUED: 04/02/2015
EXPIRATION DATE: 09/30/2019
FEE PAID: \$500.00

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Signature of Facility Owner/Authorized Representative Date

Printed Name and Title of Facility Owner/Authorized Representative



NYSDEC SPILL REPORT FORM



DEC REGION: 2 SPILL NUMBER: 0013410
 SPILL NAME: AMERADA HESS DEC LEAD: SMSANGES
 SPILL DATE: 03/22/2001 SPILL TIME: 5:30 pm
 CALL RECEIVED DATE: 03/23/2001 RECEIVED TIME: 11:22 am

SPILL LOCATION

PLACE: AMERADA HESS COUNTY: Kings
 STREET: 210 GREENPOINT AVENUE TOWN/CITY: New York City
 COMMUNITY: BROOKLYN
 CONTACT: DAVID LEE CONTACT PHONE: (518) 436-6585

CONT. FACTOR: Unknown SPILL REPORTED BY: Local Agency
 FACILITY TYPE: Unknown WATERBODY: _____

CALLER REMARKS:
 unk petroleum is seeping into ground water in a hess facility

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
unknown petroleum	Petroleum	0 G	0 G	GW,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
Unknown	UNKNOWN UNKNOWN NY	UNKNOWN

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
DEC REMARKS:							
Prior to Sept, 2004 data translation this spill Lead_DEC Field was "SANGESLAND" REFER TO SPILL # 9303243							

DEC REMARKS:

<u>PIN</u>	<u>T & A</u>	<u>COST CENTER</u>
CLASS: C3	CLOSE DATE: 11/03/2003	MEETS STANDARDS: False



NYSDEC SPILL REPORT FORM



DEC REGION: 2 SPILL NUMBER: 0604788
 SPILL NAME: HESS#32516 DEC LEAD: rmpiper
 SPILL DATE: 07/27/2006 SPILL TIME: 4:00 pm
 CALL RECEIVED DATE: 07/27/2006 RECEIVED TIME: 6:34 pm

SPILL LOCATION

PLACE: HESS#32516 COUNTY: Kings
 STREET: 210 GREENPOINT AVENUE TOWN/CITY: New York City
 COMMUNITY: BROOKLYN
 CONTACT: MICHAEL MATRI CONTACT PHONE: (732) 750-6432

CONT. FACTOR: Other SPILL REPORTED BY: Other
 FACILITY TYPE: Gasoline Station or other PBS Facility WATERBODY: _____

CALLER REMARKS:

PBS No: 2-297550
 Contractor tested line... line failed. Small amount of gasoline is in contained STP sump. Clean up is completed, line repair i completed.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
gasoline	Petroleum	4 G	4 G	Soil,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
HESS#32516	210 GREEN POINT AVE. BROOKLYN NY 11222	MICHAEL MATRI (732) 750-6432

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:

DEC Piper reviewed test reults. Though it shows a passing line afterwards, there is no indication what repairs were made to which line and evidence of product.
 DEC Piper spoke w/ Hess Mike MAtri. As per him flex line failed, line was replaced and retested . Passed. Small amount of producted drained into secondary containment and was tested as well. Containment was tight. Closed. E-Docs if Warranted.

PIN T & A COST CENTER

CLASS: C4 CLOSE DATE: 08/14/2006 MEETS STANDARDS: False



NYSDEC SPILL REPORT FORM



DEC REGION: 2 SPILL NUMBER: 9303243
 SPILL NAME: HESS/MERIT STATION 32516 DEC LEAD: skcarloso
 SPILL DATE: 06/11/1993 SPILL TIME: 10:00 am
 CALL RECEIVED DATE: 06/11/1993 RECEIVED TIME: 10:08 am

SPILL LOCATION

PLACE: HESS/MERIT STATION 32516 COUNTY: Kings
 STREET: 210 GREENPOINT AVENUE TOWN/CITY: New York City
 COMMUNITY: BROOKLYN
 CONTACT: _____ CONTACT PHONE: _____

CONT. FACTOR: Unknown SPILL REPORTED BY: Responsible Party
 FACILITY TYPE: Gasoline Station or other PBS Facility WATERBODY: _____

CALLER REMARKS:
 SOIL FOUND IN TANK PULL - SOIL BEING STODE PILED.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
gasoline	Petroleum	0 L	0 L	Soil,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
MERIT GAS STA.	ZZ	

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
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DEC REMARKS:

Prior to Sept, 2004 data translation this spill Lead_DEC Field was "SUN"

12/23/05- Andersen - Reviewed quarterly report dated 11/7/05. Eight MW sampled on September 23, 2005. Max BTEX 729ppb (MW5), max MTBE 352ppb (MW3). SVE system shut down May 5, 2005 due because low influent vapors. RAP required for remaining contamination.

12/29/05: RAP required letter sent. RAP due 2/9/06.

1/26/06: 1/25/06 meeting with Quantum, NYSDEC, and ET. A sensitive receptor survey and soil vapor survey will be performed and then site closure will be considered. A kiosk vapor abatement system is in place.

2/2/06: Reviewed the fourth 2005 quarterly report. Max BTEX 497 ppb (MW5), max MTBE 351 ppb (MW6). A sensitive receptor survey will be prepared.

6/30/06: Meeting on 6/28/06 with Hess, Quantum, NYSDEC, EnviroTrac and GSC. Will submit request for closure. Sub slab vapor sampling conducted.

Created On: 06/11/1993

Date Printed: 7/22/2021

Last Updated: 04/20/2007



NYSDEC SPILL REPORT FORM



DEC REGION: 2 **SPILL NUMBER:** 9303243
SPILL NAME: HESS/MERIT STATION 32516 **DEC LEAD:** skcarloso

7/25/06: Received the results of sub-slab sampling and a sensitive receptor survey. Two sub slab samples were collected from beneath the kiosk on site. MTBE and BTEX were not detected above method detection limits. The sensitive receptor survey revealed that residential houses with basements are located within 1,000 ft of the site. Closure was requested.

10/6/06: Emailed Dawn Coughlin to followup on quarterly report. Received email from Ed Russo: "the site was sampled on August 15, 2006. Results indicated concentrations that we feel warrant closure, especially due to the positive results of the soil-gas sampling and sensitive receptor survey. The report was just finalized yesterday, so you should be receiving it by the middle of next week."

11/1/06: Received closure request. Max benzene 158ppb in MW3, MTBE 338 in MW3. Continued groundwater sampling required.

1/17/07: Meeting on 1/16/07 with Hess, Delta, NYSDEC.

1/23/07: Received update report. Wells samples on 11/8/06. Max BTEX 63 (MW3), max MTBE 222 (MW6).

4/20/07: Reviewed update report. Max BTEX 12.3 ppb (MW1). As reported in the sensitive receptor survey, soil vapor sampling showed soil gas MTBE and BTEX concentrations ND. ND concentrations in downgradient wells. NFA issued.

<u>PIN</u>	<u>T & A</u>	<u>COST CENTER</u>
CLASS: A3	CLOSE DATE: 04/20/2007	MEETS STANDARDS: False



NYSDEC SPILL REPORT FORM



DEC REGION: 2 SPILL NUMBER: 9303423
 SPILL NAME: MERIT S/S DEC LEAD: SIGONA
 SPILL DATE: 06/15/1993 SPILL TIME: 3:00 pm
 CALL RECEIVED DATE: 06/15/1993 RECEIVED TIME: 3:23 pm

SPILL LOCATION

PLACE: MERIT S/S COUNTY: Kings
 STREET: 210 GREENPOINT AVENUE TOWN/CITY: New York City
 COMMUNITY: BROOKLYN
 CONTACT: _____ CONTACT PHONE: _____

CONT. FACTOR: Tank Failure SPILL REPORTED BY: Affected Persons
 FACILITY TYPE: Gasoline Station or other PBS Facility WATERBODY: _____

CALLER REMARKS:

ONGOING FOR DAYS/DEC RESPONDED TO SITE. TANKS REMOVED/REPLACED BY MERIT S/S. SOIL REMOVED REQUESTED ADDITIONAL TARPS TO CONTAIN VAPORS.

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
gasoline	Petroleum	0 G	0 G	Soil,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
AMERADA HESS CORP	1 HESS PLAZA WOODBRIDGE NJ 07095-	JANICE FLATERTY (732) 750-6350

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
DEC REMARKS:							

PIN

T & A

COST CENTER

CLASS: B1 CLOSE DATE: 10/28/2003 MEETS STANDARDS: False



NYSDEC SPILL REPORT FORM



DEC REGION: 2 SPILL NUMBER: 9713240
 SPILL NAME: MERIT GAS STATION DEC LEAD: SMSANGES
 SPILL DATE: 01/07/1998 SPILL TIME: 12:00 pm
 CALL RECEIVED DATE: 02/27/1998 RECEIVED TIME: 8:51 am

SPILL LOCATION

PLACE: MERIT GAS STATION COUNTY: Kings
 STREET: 210 GREENPOINT AVENUE TOWN/CITY: New York City
 COMMUNITY: BROOKLYN
 CONTACT: SCOTT CULLINAN CONTACT PHONE: (610) 527-7900

CONT. FACTOR: Unknown SPILL REPORTED BY: Responsible Party
 FACILITY TYPE: Gasoline Station or other PBS Facility WATERBODY: _____

CALLER REMARKS:
 fumes were coming up from the ground to the cashiers booth - still being investigated

MATERIAL	CLASS	SPILLED	RECOVERED	RESOURCES AFFECTED
gasoline	Petroleum	0 G	0 G	Air,

POTENTIAL SPILLERS

COMPANY	ADDRESS	CONTACT
MERIT GAS STATION	210 GREENPOINT AVE BROOKLYN NY 11222-	SCOTT CULLINAM (610) 527-7900

Tank No.	Tank Size	Material	Cause	Source	Test Method	Leak Rate	Gross Failure
DEC REMARKS:							
Prior to Sept, 2004 data translation this spill Lead_DEC Field was "SANGESLAND"							
CALLER REMARKS: (718)467-9480 PHILLIP HALL-MGR.							
CALL S/S-FAN PUT IN BOOTH TO PULL OUT VAPORS.							
CALL PIHALL-LEFT MESSAGE							
REFER TO SPILL # 9303243							
<u>PIN</u>	<u>T & A</u>	<u>COST CENTER</u>					
CLASS: B3	CLOSE DATE: 11/03/2003	MEETS STANDARDS: False					
Created On: 02/27/1998	Date Printed: 7/22/2021	Last Updated: 11/03/2003					

ATTACHMENT D

Section IV: PROPERTY INFORMATION

SECTION IV: PROPERTY DESCRIPTION NARRATIVE

Proposed Site Name

The Site name for this project will be the 210 Greenpoint Avenue Redevelopment.

Site Location

The Site's address is 210 Greenpoint Avenue, Brooklyn, NY 11222. The Site is located in Kings County, New York and is identified as Block 2576 Lot 7.

The Site is located in a mixed-use residential and commercial section of the Greenpoint neighborhood of Brooklyn, NY on the south side of Greenpoint Avenue between McGuinness Boulevard and Eckford Street. The Site is located approximately 0.5 miles west of Newtown Creek. The Site is bounded by Greenpoint Avenue followed by mixed-use commercial and residential buildings to the north, McGuinness Boulevard followed by a commercial building, "Key Foods Grocery Store", to the east, a mixed-use commercial and residential building to the south, and a residential apartment building to the west.

The legal description is as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Greenpoint Avenue (Formerly L. Street) with the westerly side of McGuinness Boulevard (Formerly Oakland Street);

THENCE westerly along the southerly side of Greenpoint Avenue, 89 feet 8 inches to a point distant 118 feet, 91/4 inches easterly from the southeast corner of Greenpoint Avenue and Eckford Street;

THENCE southerly at right angles to Greenpoint Avenue 35 feet, 101/4 inches to the division line between lands formerly of John A. Meserole, deceased, and land formerly of Peter Calyer, deceased;

THENCE southerly 24 feet 10 3/4 inches to the northeast corner of land now or late of John Moriarity, which corner is 100 feet easterly from the easterly line of Eckford (Late Fifth) Street when measured at right angles thereto and 500 feet northerly from the northerly line of Calyer Street;

THENCE southerly parallel with Eckford Street 25 feet to a point in the southerly line of Lot 223 as shown on map of farm belonging to the heirs of Peter Calyer filed in the Office of the Register of Kings County, July 8, 1949, as map No. 98;

THENCE westerly at right angles to Eckford Street along the southerly line of said Lot 28 feet to a point in a line 72 feet easterly from and parallel with the easterly side of Eckford Street;

THENCE southerly along said parallel line 50 feet to the southerly line of Lot 221 as shown on said map No. 98;

THENCE easterly along the southerly line of said lot 221 and a line in continuation thereof 128 feet to the westerly side of McGuinness Boulevard;

THENCE northerly along the westerly side of McGuinness Boulevard 108 feet, 6 inches to the point or place of BEGINNING.

A Site location map is included in Figure 3. An aerial photograph of the Site is included in Figure 4. A tax map of the Site and surrounding properties is included as Figure 5. A surrounding land use map is included as Figure 6.

Site Size

The Site is 13,675 square feet (0.31 acres) in size.

Site Features

The Site is improved with two one-story buildings; one of which is utilized for storage, and the other as a retail building/office space. The buildings do not include cellar levels. There are five 4,000-gallon gasoline/ethanol gasoline USTs and one 550-gallon tank classified as “other” currently in use at the Site.

Current Zoning and Land Use

The Site is currently occupied by an active retail petroleum station and is zoned R7-A and R6-B for residential use with a commercial C2-4 overlay. The surrounding properties are currently used for commercial and residential purposes. The nearest residential buildings are directly adjoining to the south and west of the Site. The proposed development of this property is consistent with the current zoning.

As a result of the CEQR process, Block 2576 Lot 7 was assigned an environmental E-Designation (E-287) – 209-231 McGuinness Boulevard Rezoning Action, for hazardous materials, noise (window wall attenuation & alternate means of ventilation), and air (HVAC fuel limited to natural gas & exhaust stack location limitations) resulting from a CEQR effective 10 December 2012 (CEQR 10DCP024K). Satisfaction of the E-Designation requirements is subject to review and approval by the NYCOER to obtain a NTP or NNO prior to obtaining building permits.

Past Land Use

The Site was developed in the late 1800s and was occupied by commercial, residential, and vacant properties until the early 1940s, from the early 1940s to the late 1970s the Site operated as several auto-related facilities, from the late 1970s through the present the Site has operated as a gasoline filling station.

Site Geology and Hydrogeology

The stratigraphy of the Site, from the surface down, consists primarily of urban fill extending to approximately 5.5 ft bgs (terminus of each soil boring). Groundwater was not encountered during the November 2021 investigation; however, it is anticipated at approximately 7 to 10 ft bgs. Groundwater flow is anticipated toward the northeast.

SECTION IV.3: EN-ZONE

The Site is not located in an En-Zone.

SECTION IV.5: ENVIRONMENTAL ASSESSMENT

Based on the findings of the November 2021 Limited Phase II ESI, the primary contaminants of concern for the Site are heavy metals, SVOCs (specifically PAHs), petroleum-related VOCs in soil, and chlorinated VOCs and petroleum-related VOCs in soil vapor due to petroleum spills and potentially leaking bulk storage tanks. Additional investigation is necessary to fully characterize and delineate the Site contamination. A summary of findings from the November 2021 Limited Phase II ESI is provided below:

Soil

Soil analytical results were compared to NYSDEC 6 NYCRR Part 375 UUSCOs and RRSCOs.

Multiple SVOCs, specifically PAHs, were identified in shallow soil samples exceeding both UUSCOs and RRSCOs. Benzo(a)anthracene (maximum detection 3.1 mg/kg), benzo(a)pyrene (maximum detection 2.5 mg/kg) and benzo(b)fluoranthene (maximum detection 3.2 mg/kg) were detected above the UUSCOs and RRSCOs values of 1 mg/kg in 4 samples. Dibenzo(1,h)anthracene (maximum detection 0.65 mg/kg) and indeno(1,2,3-cd)pyrene (maximum detection 1.7 mg/kg) were detected above the UUSCOs and RRSCOs values of 0.33 mg/kg and 0.5 mg/kg respectively in 4 samples. Chrysene was detected above UUSCOs in three samples and at 4.3 mg/kg above the RRSCO value of 3.9 mg/kg in B-5(0-1.5').

Lead was detected above UUSCOs in four samples and at 522 mg/kg above the RRSCO of 400 mg/kg in B-5(0-1.5'). Mercury (maximum concentration of 0.92 mg/kg) was detected in two samples above UUSCOs and RRSCO value of 0.1 mg/kg. Zinc (maximum concentration of 273 mg/kg in B-5 [0-1.5']) was identified above the UUSCO of 109 mg/kg.

Soil impacts from SVOCs and metals were observed to be widespread from the majority of samples ranging in depths from surface soils from 0 to 2 ft bgs to depths of at least 5 ft bgs. A summary of analytical data results is provided in Table 1 (see Section III.2) and full laboratory reports are included in the Phase II Limited ESI Letter report included in the attached USB drive. Exceedances of RRSCOs were generally found greatly above criteria as discussed below.

Soil Vapor

Total VOC concentrations in soil vapor samples ranged from 909.71 $\mu\text{g}/\text{m}^3$ in sample SV-1 to 226,600 $\mu\text{g}/\text{m}^3$ in sample SV-2. Total BTEX concentrations ranged from non-detect in SV-2 to 190.7 $\mu\text{g}/\text{m}^3$ in SV-1.

Soil vapor analytical results were compared to the NYSDOH AGVs specified in the NYSDOH guidance document. PCE was detected in soil vapor sample SV-1 at a concentration of 51.1 $\mu\text{g}/\text{m}^3$, above the AGV of 30 $\mu\text{g}/\text{m}^3$. No other VOCs exceeded the NYSDOH AGVs. The high total VOC soil vapor concentrations are indicative of source material contamination that was not identified at the limited sample locations that have been analyzed to date.

The soil vapor sample results were also evaluated using the NYSDOH Decision Matrices A, B and C (updated May 2017) as referenced in the 2006 NYSDOH Soil Vapor Intrusion Guidance document. Indoor air was not sampled; therefore, the soil vapor concentrations were compared to the matrices to provide a range of recommended potential response measures. Of the compounds evaluated in the NYSDOH Decision Matrices, PCE was detected in soil vapor sample SV-1 at a concentration of 51.1 $\mu\text{g}/\text{m}^3$. Based on the soil vapor concentration of PCE in SV-1, the NYSDOH Decision Matrix actions range from "no further action" to "identify source(s), resample or mitigate" depending on indoor air concentrations.

High method detection limits were reported for soil vapor sample SV-2. This is likely due to the fact that SV-2 was highly diluted in the laboratory to accommodate for the elevated concentration of a non-target compound that was detected in this soil vapor sample (i.e., a compound outside of the TO-15 compound list). Based on the analytical data provided, it can be stated that concentrations of TO-15 compounds do not exist at or above the method detection limits reported; however, concentrations may be present below this reported value.

High total VOCs (no AGVs available) were observed in both soil vapor samples collected at the site indicating widespread impacts. Tetrachloroethene was detected greatly above the AGV of 30 $\mu\text{g}/\text{m}^3$ in

one location, SV-1, at 50.1 µg/m³ however additional soil vapor samples may indicate more widespread chlorinated VOC impacts. A summary of analytical data results is provided in Table 2 (see Section III.2) and full laboratory reports are included in the Phase II Limited ESI Letter report included in the attached USB drive.

SECTION IV.6: NYSDEC SPILLS ASSOCIATED WITH PROPERTY

Closed Spills Associated with the Site

Spill #93-03243 (Reported 11 June 1993, Closed 20 April 2007): In June 1993 GES oversaw the removal of seven USTs and three dispenser islands associated with the gasoline filling station present at the time. Groundwater was not present in the gasoline tank field excavation, however separate-phase product was observed. As a result of observed petroleum impacts during excavation activities, NYSDEC Spill No. 93-03243 was reported on 11 June 1993. Approximately 975 tons of petroleum impacted soil were excavated and removed from the Site as part of UST decommissioning activities. Several periodic groundwater and soil monitoring events (including an off-Site groundwater investigation) were performed between 1994 and 2007, and a SVE system was installed in the on-Site kiosk in 1998. Soil, groundwater, and soil vapor data indicated a decline in VOC concentrations from 1993 to 2007. Following receipt and review of the 17 April 2007 Site Status Report (January 2007 through March 2007) prepared by Delta, NYSDEC closed Spill #93-03243 on 20 April 2007. NYSDEC spill report (included in Section III.4) indicates standards were not met.

Spill #93-03423 (Reported 15 June 1993, Closed 28 October 2003): This spill was reported at the Site due to a tank test failure. According to the NYSDEC Spill database, work was ongoing at the Site associated with UST replacement. NYSDEC requested the application of additional tarps to mitigate vapors from the excavation. NYSDEC closed the spill on 28 October 2003. NYSDEC spill report (included in Section III.4) indicates standards were not met.

Spill #97-13240 (Reported 7 January 1998, Closed 3 November 2003): Per the NYSDEC Spill database, fumes were entering the on-Site kiosk/ cashier booth. This resulted in reporting Spill #97-13240. Follow-up actions involved installation of an SVE system in the on-Site kiosk. This spill case was combined with #93-03243 (details above) and closed on 3 November 2003. NYSDEC spill report (included in Section III.4) indicates standards were not met.

Spill #00-13410 (Reported 22 March 2001, Closed 03 November 2003): This spill case was assigned to the Site due to a reported release of unknown petroleum affecting groundwater. The NYSDEC Spills database refers this spill case to Spill #93-03243 (referenced above). The spill was administratively closed by NYSDEC on 03 November 2003 with no investigation or remediation. NYSDEC spill report (included in Section III.4) indicates standards were not met.

Spill #06-04788 (Reported 27 July 2006, closed 14 August 2006): This spill case was the result of a release of 4 gallons of gasoline from a line failure. The failed line was replaced and re-tested and passed. According to the NY Spills Database, the spill was contained in secondary containment, immediately cleaned up, and administratively closed by NYSDEC on 14 August 2006 with no further investigation or remediation. NYSDEC spill report (included in Section III.4) indicates standards were not met.



GIS: \\haleyaldrich\share\CF\Projects\0203563\GIS\Former_Speedway_#7821\GIS\Maps\2021_09_7621\203563_000_0001_PROJECT_LOCUS.mxd - knensen - 11/17/2021 9:29:15 AM



MAP SOURCE: ESRI
 SITE COORDINATES: 40°43'48"N, 73°57'06"W

**HALEY
 ALDRICH**

PHASE I ENVIRONMENTAL SITE ASSESSMENT
 FORMER SPEEDWAY #7821
 210 GREENPOINT AVENUE
 BROOKLYN, NEW YORK

PROJECT LOCUS


APPROXIMATE SCALE: 1 IN = 2000 FT
 NOVEMBER 2021


FIGURE 3

C:\Users\khrsensent\OneDrive - haleyaldrich.com\Desktop\KH_LOCAL\Phase_1\Former_Speedway_#7821\CIS\Maps2021_09\000000_000_0002_SITE_PLAN.mxd - khrsensent - 9/8/2021 3:58:23 PM



LEGEND

 BLOCK 2576 SITE BOUNDARY

 APPROXIMATE LOCATION OF UNDERGROUND STORAGE TANKS

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 12 AUGUST 2021



0 30 60
SCALE IN FEET

**HALEY
ALDRICH**

210 GREENPOINT AVENUE
BROOKLYN, NEW YORK



SITE PLAN

OCTOBER 2021

FIGURE 4

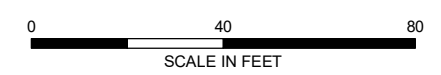


LEGEND

-  BLOCK 2576 SITE BOUNDARY
-  TAX LOT BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 12 AUGUST 2021



HALEY ALDRICH 210 GREENPOINT AVENUE
BROOKLYN, NEW YORK

TAX MAP

OCTOBER 2021

FIGURE 5

GIS: C:\Users\khansen\OneDrive - haleyaldrich.com\Desktop\KH_LOCAL\Phase_10203563_Former_Speedway\Former_Speedway_#7621\GIS\Maps\2021_10203563_000_002_TAX_MAP.mxd - khansen - 10/29/2021 6:49:49 AM

C:\Users\khrsens\OneDrive - haleyaldrich.com\Desktop\KH_LOCAL\Phase_1\Former_Speedway_#782\GIS\Mapa2021_09\000000_000_0002_SITE_PLAN.mxd - khrsens - 9/8/2021 3:58:23 PM



LEGEND:

- 1 & 2 Family Residential
- Multi-family Residential
- Mixed Use
- Open space & outdoor recreation
- Commercial
- Institutions
- Industrial
- Parking
- Transportation / Utilities
- Vacant Lots

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 12 AUGUST 2021



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210 GREENPOINT AVENUE
BROOKLYN, NEW YORK

SURROUNDING LAND USE MAP

OCTOBER 2021

FIGURE 6

ATTACHMENT E

Section VI: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

SECTION VI: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Current Owner and Operator

The current owner is Speedway LLC. The Requestor, 210 Greenpoint Realty LLC is in contract to purchase the property and remediate and redevelop the Site. The current property owner provided authorization for 210 Greenpoint Realty LLC to take all necessary actions to enter into and carry out the obligations of the BCP. A copy of the access agreement letter is provided as an attachment in Section I: Requestor Information.

Previous Owners and Operators

List of Previous Owners and Operators of 210 Greenpoint Avenue.

Date	Document Type	First Party	Second Party	First Party Address	Second Party Address	Relationship of First Party to Applicant
9/30/2014	Both RPTT and RETT	Hess Corporation	Speedway LLC	1 Hess Plaza, Woodbridge, NJ	500 Speedway Drive, Enon, OH	None
4/24/2014	Deed	Hess Corporation	Hess Retail Stores LLC	1185 Avenue of the Americas, New York, NY	1 Hess Plaza, Woodbridge, NJ	None
1/16/1991	Deed	Mattone Joseph M/TR	Merit Oil of NY Inc.	37-20 Regatta Place, Douglaston, NY	551 West Lancaster Avenue, Hanover, PA	None
1/4/1991	Deed	Mannix, James J/Estof	Mattone, Joseph M/TR	37-20 Regatta Place, Douglaston, NY	37-20 Regatta Place, Douglaston, NY	None
12/31/1982	Deed	Mattone, Joseph M	Mannix, James J Trustee	37-20 Regatta Place, Douglaston, NY	35 Prospect Park West, Brooklyn, NY	None
12/31/1982	Deed	Mannix, James J	Mattone, Joseph M TRST	37-20 Regatta Place, Brooklyn, NY	35 Prospect Park West, Brooklyn, NY	None
5/26/1979	Deed	Mannix James J	Mannix James J	37-20 Regatta Place, Brooklyn, NY	37-20 Regatta Place, Brooklyn, NY	None
11/5/1973	Deed	Green McGuinn Corp	Mannix James J	619 Lorimer Street, Brooklyn, NY	37-20 Regatta Place, Brooklyn, NY	None
6/29/1971	Deed	First National City Bank	Green McGuinn Corp	399 Park Avenue, New York, NY	619 Lorimer Street, Brooklyn, NY	None
11/15/1967	Deed	Kussin Richard E	First National City Bank	108 Shore Road, Douglaston, NY	399 Park Avenue, New York, NY	None
12/30/1966	Deed	Ranewalk Inc	Kussin Otto E	227 Oakland Street, Brooklyn, NY	108 Shore Road, Douglaston, NY	None

7/8/1966	Deed	Greenpoint Holding Corp	Ranewalk Inc	208-14 Greenpoint Avenue, Brooklyn, NY	227 Oakland Street, Brooklyn, NY	None
Pre-1966	Unknown	Unknown	Unknown	Unknown	Unknown	Ownership records prior to 1966 were not readily available for review

Reference: New York City Department of Finance Automated City Register Information System (ACRIS) website: <https://a836-acris.nyc.gov/DS/DocumentSearch/Index>. Current and former addresses and telephone numbers of the previous property owners are not available. There is no relationship between the Requestor's corporate members and any of the previous owners.

A list of current and previous operators of 210 Greenpoint Avenue are provided in the table below.

Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
Speedway	Operator (present)	210 Greenpoint Avenue Phone No.: 718-383-1829	None
Merit Gasoline Stations	Operator (1990s-2009)	210 Greenpoint Avenue Phone No.: Not Available	None
Safeway Greenpoint Inc	Operator (1970s)	210 Greenpoint Avenue Phone No.: Not Available	None
Pre-1970s: Unknown	Unknown Operators	Unknown	N/A

ATTACHMENT F

Section VII: REQUESTOR ELIGIBILITY INFORMATION

SECTION VII: REQUESTOR ELIGIBILITY INFORMATION

Volunteer Status

The Requestor qualifies as a “Volunteer” in the BCP because it has no connection with any prior owner or operator, and did not cause, contribute, or permit the disposal of any contaminants at the Site, and did not control the Site when such contamination occurred. Requestor did not observe and is not aware of any continuing release. Requestor is taking the necessary steps to prevent any threatened future release, and prevent and limit human, environmental or natural resource exposure to any previously released contamination at the Site. As such, the requestor qualifies as a Volunteer as designed in ECL 27-1405(1)(b).

Requestor Relationship to Property

The current property owner provided authorization for 210 Greenpoint Realty LLC to take all necessary actions to enter into and carry out the obligations of the BCP. A copy of the access agreement letter is provided as an attachment in Section I: Requestor Information.

ATTACHMENT G

**Section IX: CONTACT LIST INFORMATION AND ACKNOWLEDGEMENT FROM
REPOSITORY**

SECTION IX – CONTACT LIST INFORMATION

SITE CONTACT LISTS

Executive

Role	Name	Phone	Mailing Address	Email
NYC Mayor	Mayor William De Blasio	212-NEW-YORK	City Hall New York, NY 10007	https://www1.nyc.gov/office-of-the-mayor/mayor-contact.page
NYC Department of City Planning Chairperson	Marisa Lago	212-720-3300	120 Broadway 31st Floor New York, NY 10271	https://www1.nyc.gov/site/planning/about/e-mail-the-director.page
Brooklyn Borough President	Eric Adams	718-802-3700	Brooklyn Borough Hall 209 Joralemon Street Brooklyn, NY 11201	askeric@brooklynbo.nyc.gov
Brooklyn Community Board 1 Chairperson	Dealice Fuller	718-389-0009	435 Graham Avenue, Brooklyn, NY 11211	Bk01@cb.nyc.gov
NY Senate District 26 Senator	Brian Kavanagh	718-875-1517	Brooklyn Borough Hall 209 Joralemon Street, Suite 300, Brooklyn, NY 11201	kavanagh@nysenate.gov
NY State Assembly District 50 Member	Emily Gallagher	718-383-7474	685A Manhattan Avenue, Brooklyn, NY 11222	gallaghere@nyassembly.gov

Owners, Residents, Occupants

The Site is currently serving as a retail petroleum service station.

Owner/Operator	Contact Name	Phone	Mailing Address	Email
Speedway LLC	Mark Redicker	Not Available	500 Speedway Drive, Enon, OH 45323	maredicker@speedway.com

Adjacent Properties

Below is a list of the adjoining properties which are also detailed on Figure 7.

Owner/Entity Name	Contact Name	Site Use	Property Address	Owner Mailing Address
McGuinness Development LLC	Not Available	Mixed residential & commercial buildings	211 McGuinness Boulevard	156 Williams Street, 10 th Floor, Brooklyn, NY 10038
Greenpoint Eckford LLC	Not Available	Multi-family elevator buildings	308 Eckford Street	450 7 th Avenue, New York, NY 10123
Winiarczyk Maciej	Maciej Winiarczyk	One- & two-family buildings	316 Eckford Street	43 Diamond Street, Brooklyn, NY 11222
Jan Kozub	Jan Kozub	Multi-family walk-up buildings	318 Eckford Street	200 Kent Street, Brooklyn, NY 11222
Bannon, Patricia	Patricia Bannon	Multi-family walk-up buildings	320 Eckford Street	73 Riverbrook Avenue, Lincroft, NJ 07738
Janowski, Krzysztof	Krzysztof Janowski	Multi-family walk-up buildings	204 Greenpoint Avenue	411 Richmond Hill Road, Staten Island, NY 10314
195 LLC	Not Available	Mixed residential & commercial buildings	195 Greenpoint Avenue	195 Greenpoint Avenue, Brooklyn, NY 11222

Blue Garden Partners LLC	Moses Karpen	Multi-family walk-up buildings	193 Greenpoint Avenue	320 Roebing Street, Suite 106, Brooklyn, NY 11211
Excel Construction Inc.	Not Available	Mixed residential & commercial buildings	191 Greenpoint Avenue	191 Greenpoint Avenue, Brooklyn, NY 11222
Pick Quick Foods Inc	Jules B. Levine	Commercial & office buildings	224 McGuiness Boulevard	83-10 Rockaway Boulevard, Ozone Park, NY 11416
Milstan LLC	Jay Nussbaum	Transportation & utility	256 McGuiness Boulevard	8 Sevenoake Road, Melville, NY 11747
Fire Department of New York	Not Available	Public facilities & institutions	205 Greenpoint Avenue	30-30 Thompson Avenue, Long Island City, NY

Local News and Media

Owner/Entity Name	Type	Address	Phone	Website
Greenpointers	Online	61 Greenpoint Avenue, 6 th Floor, Brooklyn, NY 11222	Not Available	https://greenpointers.com/tag/greenpoint-news/
Spectrum 1 News	Television	75 Ninth Avenue New York, NY 10011	212-691-6397	https://www.ny1.com/nyc/all-boroughs/about-us/contact-us

Public Water Supply

Public water supply is a shared responsibility between the New York City Department of Environmental Protection (NYCDEP) and the Municipal Water Finance Authority.

Owner/Entity Name	Contact	Address	Phone	Email
NYCDEP	Vincent Sapienza - Commissioner	59-17 Junction Blvd. Flushing, NY 11373	718-595-6565	ltcp@dep.nyc.gov
NYC Municipal Water Finance Authority	Olga Chernat- Executive Director	255 Greenwich Street 6th Floor New York, NY 10007	212-788-5889	Not Available

Additional Requests

We are unaware of any requests to be included on the contact list for the 210 Greenpoint Avenue Redevelopment Site located at 210 Greenpoint Avenue, Brooklyn, NY.

School or Day Care located on or proximal to the Site

There are no schools or daycares located on the Site. The following schools or day care facilities are located within ½-mile radius to the Site:

School/Day Care Name	Approximate distance from Site in feet and (directional)	Administrator	Phone	Address
Adapt Community Network The Greenpoint School	950' (southwest)	Dina Finkelstein	347-372-4792	725 Leonard Street, Brooklyn, NY 11222
P.S. 031 Samuel F. Dupont	2100' (southwest)	Mary Scarlato	718-383-8998	75 Meserole Avenue, Brooklyn, NY 11222
Public School 34	2200' (south)	Alain Beugoms	718-389-5842	131 Norman Avenue, Brooklyn, NY 11222
Polish Saturday School in the parish of St. Cyril and Methodius	2600' (north)	Not Available	516-279-7609	150 Dupont Street, Brooklyn, NY 11222
Green Bean Day Care & Learning Center	430' (west)	Not Available	718-389-4004	161 Greenpoint Avenue, Brooklyn, NY 11222
Greenpoint YMCA Early Childhood Center	500' (northwest)	Not Available	212-912-2267	176 Java Street, Brooklyn, NY 11222
Carousel Child Care Center Brooklyn	1000' (northwest)	Not Available	929-391-4260	168 Java Street, Brooklyn, NY 11222
ABC Child Center Inc.	2640' (south)	Not Available	718-389-9004	109 Nassau Avenue, Brooklyn, NY 11222

Document Repository

Brooklyn Community Board 1 and the Greenpoint Library were notified on 27 October 2021 via email regarding utilizing their space as document repositories. Brooklyn Community Board 1 has responded that they will serve as a document repository requesting that documents are provided on a thumb drive. Confirmation from the Greenpoint Library and Brooklyn Community Board 1 agreeing to act as a document repository is attached below.

Owner/Entity Name	Contact	Address	Phone	Email
Brooklyn Community Board 1	Dealice Fuller	435 Graham Avenue, Brooklyn, NY 11211	718-389-0009	Bk01@cb.nyc.gov
Greenpoint Library	Rebecca Cowley	107 Norman Avenue, Brooklyn, NY 11222	718-389-4394	rcowley@bklynlibrary.org

Community Board

Owner/Entity Name	Contact	Address	Phone	Email
Brooklyn Community Board 1	Dealice Fuller	435 Graham Avenue, Brooklyn, NY 11211	718-389-0009	Bk01@cb.nyc.gov



GIS: C:\Users\khrnsen\OneDrive - haleyaldrich.com\Desktop\KH_LOCAL\Phase_1\0203563_Former_Speedway\Former_Speedway\Map_#7621\GIS\Map\2021_10203563_000_002_TAX_MAP.mxd - khnsen - 10/29/2021 6:49:49 AM

193 Greenpoint Avenue
Block 2559 Lot 37
Multi-family walk-up buildings
Owner: Blue Garden Partners LLC

256 McGuinness Boulevard
Block 2560 Lot 1
Transportation & Utility
Owner: Milstan LLC

205 Greenpoint Avenue
Block 2560 Lot 60
Public Facilities & Institutions
Owner: Fire Department of
New York

191 Greenpoint Avenue
Block 2559 Lot 38
Mixed Residential &
Commerical buildings
Owner: Excel Construction Inc

195 Greenpoint Avenue
Block 2559 Lot 36
Mixed Residential &
Commerical buildings
Owner: 195 LLC

204 Greenpoint Avenue
Block 2576 Lot 5
Multi-family walk-up buildings
Owner: Janowski, Krzysztof

224 McGuinness Boulevard
Block 2577 Lot 1
Mixed Commercial & office buildings
Owner: Quick Pick Food Inc



320 Eckford Street
Block 2576 Lot 48
Multi-family walk-up buildings
Owner: Bannon, Patricia

318 Eckford Street
Block 2576 Lot 47
Multi-family walk-up buildings
Owner: Jan Kozub

316 Eckford Street
Block 2576 Lot 46
One & Two family buildings
Owner: Winiarczyk, Maciej

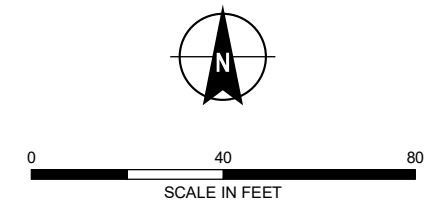
211 McGuinness Boulevard
Block 2576 Lot 7501
Mixed Residential & Commercial
buildings
Owner: McGuinness Development LLC

LEGEND

-  BLOCK 2576 SITE BOUNDARY
-  TAX LOT BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 12 AUGUST 2021



HALEY ALDRICH
210 GREENPOINT AVENUE
BROOKLYN, NEW YORK

ADJOINING SITE MAP

OCTOBER 2021

FIGURE 7

Section IX: Acknowledgement from Greenpoint Library Agreeing to Act as Document Repository



HALEY & ALDRICH OF NEW YORK
237 W 35th Street
16th Floor
New York, NY 10123
Tel: 646.277.5686

27 October 2021
File No. 0203563-002

Greenpoint Library
107 Norman Avenue
Brooklyn, NY 11222
Via email: rcowley@bklynlibrary.org
Attn: Rebecca Cowley

Subject: Brownfield Cleanup Program Application – Request for Repository Use
210 Greenpoint Avenue
Brooklyn, NY 11222

Dear Ms. Cowley:


Haley & Aldrich of New York (Haley & Aldrich), on behalf of 210 Greenpoint Realty LLC, is requesting use of the Greenpoint Library as a document repository for the anticipated project located at 210 Greenpoint Avenue, Brooklyn, NY. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your facility would be amenable to serving as a temporary public repository.

Should you have any questions, please do not hesitate to give me a call at (646) 277-5686.

Thank you,
HALEY & ALDRICH OF NEW YORK


James M. Bellew
Senior Associate

The Greenpoint Library is willing to act as a public document repository holding and making available of all provided environmental documents related to the 210 Greenpoint Avenue Brownfield Cleanup Project.


Name _____
Library Information Supervisor
Title _____

November 10, 2021
Date

Section IX: Acknowledgement from Brooklyn Community Board 1 Agreeing to Act as Document Repository

Snead, Emily

From: BK01 (CB) <bk01@cb.nyc.gov>
Sent: Wednesday, October 27, 2021 3:17 PM
To: Commisso, Sarah
Subject: Re: NYSDEC Brownfield Cleanup Program- Document Repository Request- 210 Greenpoint Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: External Email

Only if you send it on a thumb drive

From: Commisso, Sarah <SCommisso@haleyaldrich.com>
Sent: Wednesday, October 27, 2021 2:48 PM
To: BK01 (CB) <bk01@cb.nyc.gov>
Subject: [EXTERNAL] NYSDEC Brownfield Cleanup Program- Document Repository Request- 210 Greenpoint Avenue

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@cyber.nyc.gov as an attachment (Click the More button, then forward as attachment).

Good afternoon,

Haley & Aldrich of New York is formally requesting permission to include the Brooklyn Community Board 1 as a document repository during the investigation and remediation of the property located at 210 Greenpoint Avenue, Brooklyn, NY. It is anticipated that over the course of the next 1-2 years several documents (electronic version on CD) related to the environmental investigation and remediation will be delivered to the Brooklyn Community Board 1. The proposed investigation and remediation will be done in coordination with the New York State Department of Environmental Conservation.

Upon delivery it is requested that these documents be made available for public review. If hard copies are preferred alternative to CD please advise.

Attached please see the letter indicating that the Brooklyn Community Board 1 would be willing to serve as a document repository for the project. Please send back to us when you have a chance and please contact me with any questions.

Thank you,
Sarah

Sarah Commisso
Staff Geologist

Haley & Aldrich, Inc.
237 West 35th Street, 16th Floor
New York, NY 10123

T: (646) 277-5693

C: (516) 317-9861

www.haleyaldrich.com

ATTACHMENT H

Section X: LAND USE FACTORS

SECTION X: LAND USE FACTORS

Existing Zoning

According to the New York City Planning Commission Zoning Map 13a, the Site is located within a residential R7-A and R6-B district with a commercial C2-4 overlay. R6 and R7 zoning districts are typically mapped in built-up, medium-density areas in Brooklyn, Queens, and the Bronx. The C2-4 Zoning District is primarily residential with commercial uses on the street level. The commercial uses usually include retail, restaurants, and services for the day to day needs of a residential neighborhood. The Site is currently occupied by an active retail petroleum station operated by Speedway LLC.

The Site is listed with an environmental E-Designation (E-287) – 209-231 McGuinness Boulevard Rezoning Action, for hazardous materials, noise (window wall attenuation & alternate means of ventilation), and air (HVAC fuel limited to natural gas & exhaust stack location limitations) resulting from a CEQR effective 10 December 2012 (CEQR 10DCP024K). Satisfaction of the E-Designation requirements is subject to review and approval by the NYCOER to obtain a NTP or a NNO prior to obtaining building permits.

The proposed redevelopment plans to maintain zoning that is consistent with the current zoning amendments.

Current Use and Potential Contamination Sources

The roughly 0.31-acre Site is occupied by an active retail petroleum station operated by Speedway LLC.

Petroleum station use can result in contamination of petroleum related volatile and semi-volatile organic compounds such as BTEX, polycyclic aromatic hydrocarbons and total petroleum hydrocarbons. Petroleum contaminants impact soil, groundwater and soil vapor. Impacts to the subsurface at petroleum stations are typically related to the USTs and associated underground piping systems utilized for operations. Further, Brooklyn, where the site is located, is an area typical of urban fill subject to impacts from heavy metals, including lead, arsenic, mercury, etc., and PAHs which also impact soil and groundwater.

Intended Use Post-Remediation

While the development plans are conceptual at this time, the planned project will consist of a residential building with an affordable component anticipated to be pursuant with 421-a.

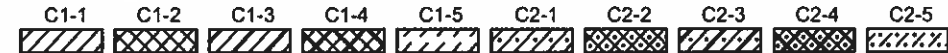
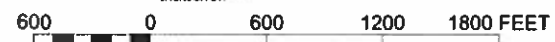
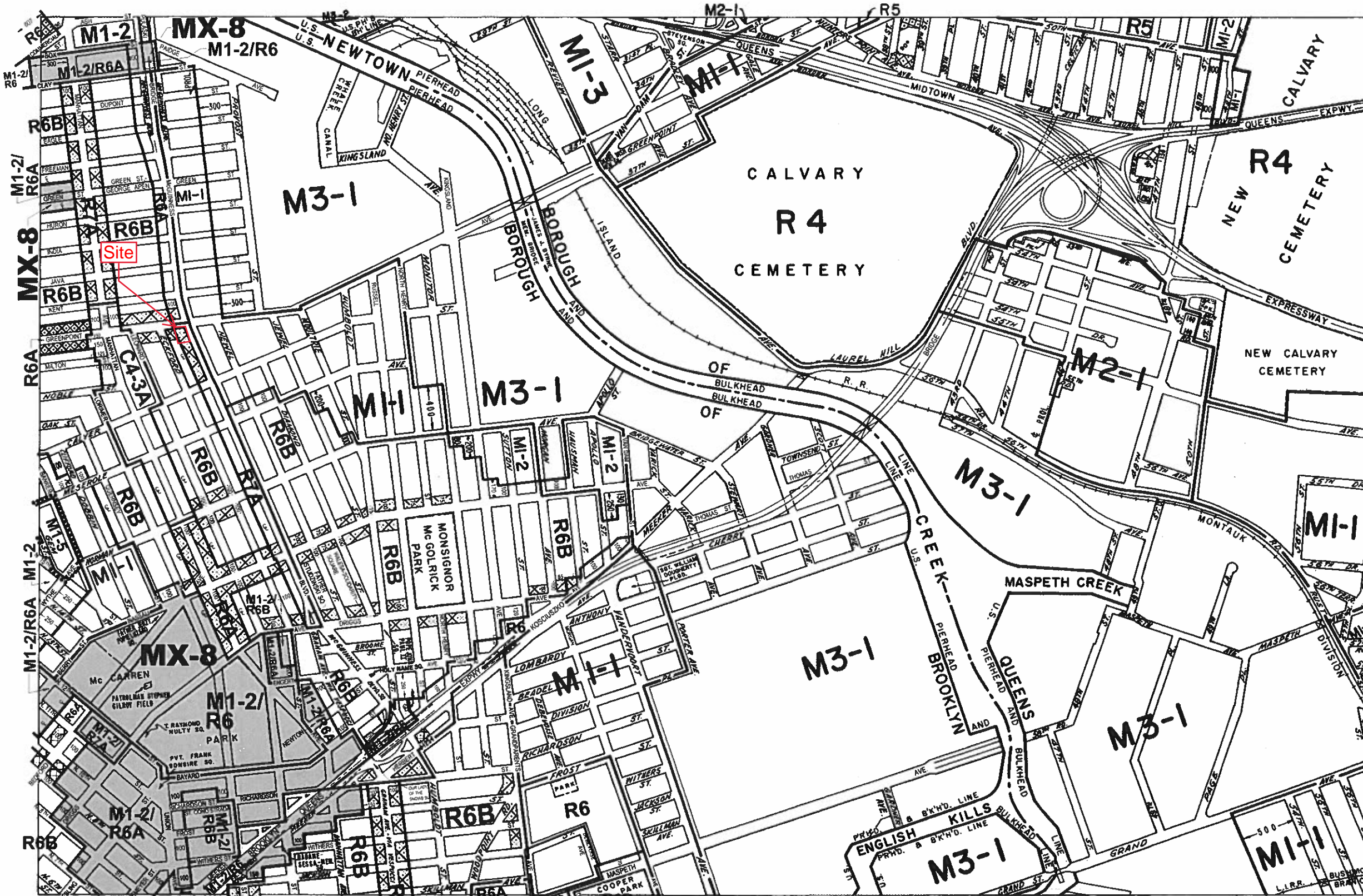
Consistency with Applicable Zoning Laws/Maps

According to the New York City Planning Commission Zoning Map 13a, the Site is located within a residential R7-A and R6-B district with a commercial C2-4 overlay. The proposed development of this property is consistent with the current zoning. The applicable zoning map is included as an attachment.

Comprehensive Plans

The proposed use is consistent with local and area plans. The project area is located along McGuinness Boulevard in the Greenpoint neighborhood of Brooklyn, NY, which has transformed into a mixed-use commercial and residential district by development facilitated by the 209-231 McGuinness Boulevard Rezoning Action of 2012. Medium-density buildings with mixed uses are located in this area.

Click blue outline on map to view diagram of proposed zoning change



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

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

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

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

AREA(S) REZONED

Effective Date(s) of Rezoning:

05-27-2021 C 210138 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

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

MAP KEY

8d	9b	9d
12c	13a	13c
12d	13b	13d

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

ZONING MAP 13a

ATTACHMENT I

Supplemental Questions Section

**ATTACHMENT I: SUPPLEMENTAL QUESTIONS SECTION: SITES SEEKING TANGIBLE PROPERTY CREDITS
IN NYC**

Affordable Housing Project Determination

A new residential building is proposed to be developed at this Site. The development is planned as Affordable Housing, and a copy of the regulatory agreement with 210 Greenpoint Realty LLC will be provided to the NYSDEC at a later date prior to issuance of the Certificate of Completion (COC).