

Innovation Urban Living, LLC
Brownfield Cleanup Program Application
12074 Flatlands Avenue P/O Lot 1
Portion of 12074 Flatlands Avenue
Brooklyn, New York 11236



Legal & Consulting Team:
Knauf Shaw LLP & Langan Engineering.
March 2022

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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 Innovative Urban Living, LLC

ADDRESS c/o Gotham Organization, LLC, 432 Park Avenue South, Second Floor

CITY/TOWN New York, New York

ZIP CODE 10016

PHONE (212) 599 - 0520

FAX N/A

E-MAIL smaleh@gothamorg.com

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

☒ Yes ☐ No

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

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

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

Section II. Project Description

1. What stage is the project starting at?

☒ Investigation

☐ Remediation

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

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

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			
Chlorinated Solvents			
Other VOCs		X	
SVOCs	X	X	
Metals	X	X	
Pesticides			
PCBs		X	
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 checked="" type="checkbox"/> Salvage Yard | <input type="checkbox"/> Bulk Plant | <input type="checkbox"/> Pipeline | <input type="checkbox"/> Service Station |
| <input checked="" type="checkbox"/> Landfill | <input type="checkbox"/> Tannery | <input type="checkbox"/> Electroplating | <input type="checkbox"/> Unknown |

Other: Auto Wrecking _____

Section IV. Property Information - See Instructions for Further Guidance				
PROPOSED SITE NAME 12074 Flatlands Avenue p/o Lot 1				
ADDRESS/LOCATION p/o 12074 Flatlands Avenue				
CITY/TOWN Brooklyn, New York		ZIP CODE 11236		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Brooklyn, Kings County				
COUNTY Kings		SITE SIZE (ACRES) 2.084		
LATITUDE (degrees/minutes/seconds) 40 ° 39 ' 07.6N "		LONGITUDE (degrees/minutes/seconds) 73 ° 53 ' 13.7W "		
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
p/o 12074 Flatlands Avenue			4434	p/o 1 2.084
1. Do the proposed site boundaries correspond to tax map metes and bounds? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no, please attach an accurate map of the proposed site.				
2. Is the required property map attached to the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (application will not be processed without map)				
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <div style="text-align: right;">If yes, identify census tract : 1058.44</div> <div>Percentage of property in En-zone (check one): <input type="checkbox"/> 0-49% <input type="checkbox"/> 50-99% <input checked="" type="checkbox"/> 100%</div>				
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, identify name of properties (and site numbers if available) in related BCP applications: _____				
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach relevant supporting documentation.				
7. Are there any lands under water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, these lands should be clearly delineated on the site map.				

Section IV. Property Information (continued)

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

Easement/Right-of-way Holder

Description

N/A

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

Type

Issuing Agency

Description

N/A

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 Simeon Maleh			
ADDRESS c/o Gotham Organization, LLC, 432 Park Ave South, Second Floor			
CITY/TOWN New York, New York		ZIP CODE 10016	
PHONE (212) 599 - 0520	FAX NA	E-MAIL smaleh@gothamorg.com	
NAME OF REQUESTOR'S CONSULTANT Amanda Forsburg, Langan Engineering, Surveying Landscape Architecture and Geology D.P.C.			
ADDRESS 300 Kimball Drive, 4th Floor			
CITY/TOWN Parsippany, New Jersey		ZIP CODE 07054-2172	
PHONE (973) 560 - 4574	FAX NA	E-MAIL aforsburg@Langan.com	
NAME OF REQUESTOR'S ATTORNEY Knauf Shaw LLP, Linda Shaw, Esq.			
ADDRESS 1400 Crossroads Building, 2 State Street			
CITY/TOWN Rochester, New York		ZIP CODE 14614	
PHONE (585) 546 - 89430	FAX (585) 546 - 4324	E-MAIL lshaw@nyenvlaw.com	
Section VI. Current Property Owner/Operator Information – if not a Requestor			
CURRENT OWNER'S NAME Christian Cultural Center, Inc.		OWNERSHIP START DATE: 11/26/2002	
ADDRESS 12020 Flatlands Avenue			
CITY/TOWN Brooklyn, New York		ZIP CODE 11207	
PHONE (718) 306-1000	FAX N/A	E-MAIL jhalek@integritydevelopment.com	
CURRENT OPERATOR'S NAME Same as owner.			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".			
IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.			
Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)			
If answering "yes" to any of the following questions, please provide an explanation as an attachment.			
1. Are any enforcement actions pending against the requestor regarding this site?		<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? R5 Residential District

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

☒ Residential ☐ Commercial ☐ Industrial

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

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

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

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

If residential, does it qualify as single family housing?

☐ Yes ☒ No

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

☒ Yes ☐ No

See Support Narrative.

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

☐ Yes ☒ No

See Support Narrative, which explains that the Site is going through a rezoning process with the City of New York.

6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.

☒ Yes ☐ No

See Support Narrative.

XI. Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____

Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am the Authorized Representative (title) of Innovative Urban Living, 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: 12/20/2021

Signature: _____

Print Name: David. L. Picket

SUBMITTAL INFORMATION:

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

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

FOR DEC USE ONLY

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

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

BCP App Rev 11

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

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

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

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

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

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

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

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

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

BCP Application Summary (for DEC use only)

Site Name: 12074 Flatlands Avenue p/o Lot 1

City: Brooklyn, New York

Site Address: p/o 12074 Flatlands Avenue

County: Kings

Zip: 11236

Tax Block & Lot

Section (if applicable):

Block: 4434

Lot: p/o 1

Requestor Name: Innovative Urban Living, LLC

City: New York, New York

Requestor Address:

c/o Gotham Organization, LLC, 432 Park Avenue South, Second Floor

Zip: 10016

Email: smaleh@gothamorg.com

Requestor's Representative (for billing purposes)

Name: Simeon Maleh

Address: c/o Gotham Organization, LLC, 432 Park Ave South, Second Floor

City: New York, New York

Zip: 10016

Email: smaleh@gothamorg.com

Requestor's Attorney

Name: Knauf Shaw LLP, Linda Shaw, Esq. **Address:** 1400 Crossroads Building, 2 State Street

City: Rochester, New York

Zip: 14614

Email: lshaw@nyenvlaw.com

Requestor's Consultant

Name: Amanda Forsburg, Langan Engineering, Surveying Landscape Architecture and Geology **Address:** 300 Kimball Drive, 4th Floor

City: Parsippany, New Jersey

Zip: 07054-2111

Email: aforsburg@Langan.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:

BCP APPLICATION SUPPORT DOCUMENT

BCP APPLICATION SUPPORT DOCUMENT

Exhibit List

- Exhibit A -** DOS Entity Information
- Exhibit B-** Corporate Consent
- Exhibit C-** Deed
- Exhibit D-** Site Access Agreement
- Exhibit E-** Previous Owners and Operators
- Exhibit F-** Site Drawing Spider Maps
- Exhibit G-** Metes & Bounds and Tax Map
- Exhibit H-** Site Location, Base, En-Zone, BOA, Street and EJ Maps
- Exhibit I-** Zoning Map
- Exhibit J-** Flood Map
- Exhibit K-** Site Contact List
- Exhibit L-** Repository Letters

ENVIRONMENTAL REPORTS SEPARATELY ATTACHED ON CD:

- A. June 1991 Draft Environmental Impact Statement (“DEIS”) prepared by AKRF, Inc. for New York City Departments of City Planning (“NYCDCP”) and Environmental Protection (“NYCDEP”)
- B. March 1994 Subsurface Investigation and Report prepared by SESI Consulting Engineers (“SESI”) for McKissack & McKissack Architects, P.C.
- C. July 1997 Phase I ESA prepared by Soil Mechanics Environmental Services for Legacy General Contracting Corp.
- D. April 2003 Environmental Site Assessment (“ESA”) prepared by Soil Mechanics Environmental Services for Integrity Development, Inc.
- E. May 2018 Phase II ESA prepared by Langan for Innovative Urban Living LLC
- F. August 2018 Phase I ESA prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. (“Langan”) for Innovative Urban Living LLC
- G. February 2022 Remedial Investigation (“RI”) Work Plan (“RIWP”) prepared by Langan Innovative Urban Living, LLC

PART A

SECTION I - REQUESTOR INFORMATION

The Requestor is Innovative Urban Living, LLC, a foreign limited liability company, located at c/o Gotham Organization, LLC, 432 Park Avenue South, Second Floor, New York, New York 10016. Innovative Urban Living, LLC is authorized to do business in the State of New York. *See* Exhibit A, NYSDOS Entity Information. The members of Innovative Urban Living, LLC are: (1) GO UCL LLC and (2) Urban Living Alternatives, LLC.

The Written Consent provides David L. Pickett with authority to sign all Brownfield Cleanup Program (“BCP”) documents on behalf of the Requestor Innovative Urban Living, LLC. *See* Exhibit B, Corporate Consent.

As further described below in Section IV, the Site is located at p/o 12074 Flatlands Avenue, Brooklyn, New York 11207, Tax Identification No. p/o Block 4434, Lot 1 (“Site” or “BCP Site”).

Requestor is not the owner of the site. As more fully described below in Section VI, Christian Cultural Center, Inc. (“CCC”) is the current owner of the Site. *See* Exhibit C Deed. The Requestor has received a temporary license from the Owner to access the property to perform investigation and remediation work required by the BCP. *See* Exhibit D Site Access Agreement.

The Requestor has no prior relationship with any current or past owners or operators of the Site, other than Requestor has entered into an agreement with the current owner to redevelop the Site. *See* Sections V and VI below, and Exhibit E, Previous Owners and Operators List. The Requestor did not cause any of the contamination of the Site, which predates the Requestor’s involvement at the Site.

SECTION II - PROJECT DESCRIPTION

Please refer to responses to Questions 1-3 on the BCP Application Form.

4. Short Project Description

The planned redevelopment of the Site post remediation will consist of approximately 600 units across two mixed-use buildings, below grade parking and neighborhood retail. The residences are anticipated to be 100% income restricted and distributed across income bands ranging from 30% AMI - 100% AMI. In addition to the housing component, the redevelopment will include neighborhood focused retail, a 24/7 day care and a playground.

Schedule- Commencement through COC

A Remedial Investigation Work Plan has been submitted with this application. Therefore, the Remedial Investigation is expected to be completed on the Site by late spring 2022. There are no significant site preparation activities, such as building demolition, because there are no current structures on the Site. The Remedial Investigation Report and Remedial Action Work Plan

(“RAWP”) are expected to be completed by the summer or early fall and any required remediation is expected to commence in late 2022. The Certificate of Completion is anticipated to be earned in 2023.

SECTION III – PROPERTY’S ENVIRONMENTAL HISTORY

1. List of Environmental Reports

The following is the list of environmental reports for the Site separately attached:

- A. June 1991 DEIS prepared by AKRF, Inc. for NYCDCP and NYCDEP
- B. March 1994 Subsurface Investigation and Report prepared by SESI for McKissack & McKissack Architects, P.C.
- C. July 1997 Phase I ESA prepared by Soil Mechanics Environmental Services for Legacy General Contracting Corp.
- D. April 2003 ESA prepared by Soil Mechanics Environmental Services for Integrity Development, Inc.
- E. May 2018 Phase II ESA prepared by Langan for Innovative Urban Living LLC
- F. August 2018 Phase I ESA prepared by Langan for Innovative Urban Living LLC
- G. February 2022 RIWP prepared by Langan Innovative Urban Living, LLC

2. Sampling Data

See Exhibit F, Spider Maps which include sampling data summaries, and Section IV.10.F.

3. Site Drawing

See Exhibit F, Spider Maps.

4. Past Land Uses

See Section IV.10.D for full description of past land uses. Most recently, the Site was used as a parking lot. Prior to that use, the Site had a long history of use as an automobile junkyard. The historical owners and uses associated with the Site are described in the Exhibit E Previous Owners and Operators List.

SECTION IV – PROPERTY INFORMATION

1. Site Boundary and Tax Parcel Information

The Site boundary does not correspond to the tax boundaries. The Tax Boundary Map and a metes & Bounds Description of the 2.084 acre portion of Block 4434 Lot 1 that makes up this Site is

provided in Exhibit G. The Site Location Map, Base Map, En-Zone Map, BOA, and EJ Maps are in Exhibit H. The Site is in an EnZone Type A, Census Tract 1058.04. The Site is not located in a BOA but is located in a Potential Environmental Justice Area. The NYS ArcGIS map indicates that approximately 34.24% of the population surrounding this Site is a minority population and approximately 54.08 % of the area is below the poverty level. BCP documents will be translated into Spanish.

2. Property Map

The Site Location and Base Property Map are in Exhibit H. The metes & bonds description of the map is in Exhibit G.

Please refer to responses to Questions 3-9 on the BCP Application Form.

10. Property Description Narrative

A. Site Location

See Response to Section IV.1 and IV.2 above. The Site is located at p/o 12074 Flatlands Avenue, Brooklyn, Kings County, New York 11207 (Portion of Block 4434 Lot 1). The Site is located in a mixed-use commercial and residential neighborhood. To the north of the Site is Flatlands Avenue followed by an automobile dismantling company and used automobile parts business, medical offices, and the Oasis Hotel. A recycled concrete aggregate (“RCA”) paved lot and twelve-story multi-family residential apartment building are located east of the Site and Block 4434 Lot 10. A twelve-story multi-family residential apartment building is located south of the building. The Christian Cultural Center (“CCC”) Church and facility (Brooklyn Campus) and its asphalt-paved parking lot are located west of the Site.

B. Site Features

The Site is currently developed as an exposed dirt parking lot, which his only used for excess parking for the CCC. The closest water body to the Site is the Jamaica Bay, which is located only 0.22 miles from the Site within the Fresh Creek Nature Preserve but the Site is not located in a flood zone. *See* Exhibit J Flood Plain Map of the area.

C. Current Zoning and Land Use

The Site is currently located in the residential district (R5), but the Site is undergoing a ULURP CEQR rezoning process. *See* Exhibit I, Zoning Map. The zoning designation allows for residential use of the Site. The subject property is currently developed as an exposed dirt parking lot. The surrounding properties include residential buildings, an automobile dismantling company, a used auto parts business, medical offices, and a hotel. The closest rail line is a subway line, which is located approximately 0.53 miles from the Site.

D. Past Use of the Site

1. Past Use of the Site

The Site originally consisted of wetlands. In the early 1900s, the Site was filled in with ash and waste from a City solid waste incinerator. In 1908, what is now known as Flatlands Avenue was identified as Fairfield Avenue. The Site was mostly vacant. A one-story shed and one-story wagon house were located within the central portion of the Site. Maps from 1928 depict the two one-story structures from earlier maps as vacant sheds. In 1950, the two structures were no longer present. An adjacent lot was used as an automobile parts facility. In 1967, the northern portion of the Site was used as an automobile junkyard. The northeastern portion of the Site contained a one-story office building. Maps from 1969 through 1983 depict a similar configuration to the configuration on the 1967 maps. The one-story building was no longer present in maps from 1986. Between 1987 and 2001, the Site was depicted in a similar configuration to 1986 maps. In maps from 2002 and 2007, the northern portion of the property was no longer used as an automobile junkyard. Presently, the Site is used as a parking lot for overflow parking when the adjacent CCC has large events or when the Church needs overflow parking.

2. Past Investigations Related to Uses and Environmental Conditions that Led to the Submission of this Application.

In June 1991, AKRF, Inc. prepared a Draft Environmental Impact Statement (“DEIS”) for the entire 10-acre CCC property as part of the New York City (“NYC”) Department of City Planning (“DCP”) and New York City Department of Environmental Protection (“NYCDEP”). The technical memorandum documented that the CCC property originally consisted of marshlands and was filled in during the early 1900s with ash and waste from a City solid waste incinerator. A subsurface assessment was completed to establish baseline soil and groundwater soil quality conditions. A geophysical investigation revealed two anomalies near Flatlands Avenue, one of which was located within the Site. Test pits in the areas of the anomalies revealed the presence of automobile parts such as gasoline tanks and tire rims. A crushed drum was also found.

A soil gas survey was completed in the area of a former gas station, which was located just east of the subject property. The survey revealed the presence of methane gas which was attributed to former marsh deposits and the historic ash fill. Soil sampling activities revealed the presence of elevated concentrations of total petroleum hydrocarbons and metals throughout the Site as well as elevated concentrations of Semi-Volatile Organic Compounds (“SVOCs”). Elevated levels of Volatile Organic Compounds (“VOCs”), SVOCs, and metals were also detected in groundwater samples. AKRF recommended the implementation of a health and safety plan during future construction activities and the construction of a soil clapping system to prevent human exposure to remaining impacts in soil.

In March 1994, SESI Consulting Engineers (“SESI”) prepared a Subsurface Investigation and Report for the entire CCC Property. Miscellaneous fill was encountered in all locations at depths ranging from 18.5 to 35 ft-bgs. The fill reportedly consisted of cinders and ash mixed with sand, silt, gravel, and clay and various debris such as concrete, wood, rubble, metal, brick, glass, and asphalt. Groundwater was encountered between 17 and 23 ft-bgs.

In April 2003, Soil Mechanics prepared a Phase I ESA report for the entire 10-acre CCC property on behalf of a prospective buyer. Soil Mechanics supported AKRF’s recommendation for a HASP and soil capping system be strictly followed. Soil Mechanics noted that a methane mitigation system may be required as part of any future building construction. Soil Mechanics also recommended that future Site activities be conducted under the oversight of NYCDEP or NYSDEC and that any USTs and waste encountered during redevelopment be removed in accordance with all applicable laws and noted that a groundwater investigation would be required to evaluate for potential impacts from upgradient properties of concern.

In August 2018, Langan prepared a Phase I ESA in order to identify current or potential environmental concerns and Recognized Environmental Conditions (“RECs”) and business environmental risks (“BERs”) for the entire 2.55-acre Block 4434, Lot 1 in Brooklyn, New York, which includes the portion of Lot 1 - 2.08-acre BCP Site. At the time of the Phase I, the Site consisted of a parking lot covered with compacted recycled concrete and was being used for overflow parking by the adjacent CCC. The Phase I noted that the Site has several historical addresses: 74-96 Fairfield Avenue, 1035-1077 Georgia Avenue, and 1040-1082 Sheffield Avenue. In 1967, Fairfield Avenue was change into Flatlands Avenue. The Site is also associated with the address 12074-12096 Flatlands Avenue.

With respect to RECs identified, between 1967 and 2001, a former on-Site automobile junkyard was located on the northern portion of the Site, which could have caused adverse environmental impacts to the subsurface due to potential cumulative effect of unreported petroleum releases associated with junkyard operations. Contaminated fill was also listed as a REC since the original marshland was filled in the early 1900s with ash and waste from the City’s solid waste incinerator. Langan also identified the presence of undocumented underground heating oil storage tanks as a BER because small one-story structures were historically identified on the Site, which may have used heating oil tanks, even though no evidence or records confirming use of fuel oil USTs was confirmed. Langan also identified the potential impacts from current and historical operations at adjacent and nearby properties involving automobile wrecking/dismantling sites, automobile repair, gasoline filling stations, dry cleaners, the use of USTs, spills, and the generation and disposal of hazardous wastes.

In August 2018, Langan preformed a Phase II investigation for the purpose of due diligence and to evaluate if potential subsurface impacts exist associated with historical use as an automobile junkyard and automobile dismantling facilities, historical gasoline filling station operations at nearby sites, the presence of historic fill, and if methane identified during previous investigations would require mitigation of soil vapor intrusion into proposed Site buildings. During sampling, slight odors and PID readings up to 22.1 parts per million

(“ppm”) were identified in the northern portion of the subject property from 8 to 14 feet below street level (“bsl”). Slightly elevated PID readings were also identified at 18 feet bsl. The odors were observed in the vicinity of the historical automobile wrecking operations. The contaminants of concern were noted to be SVOCs and metals in soil, and VOCs, SVOCs, PCBs, and metals in groundwater. Soil vapor/methane field screening did not reveal the presence of methane in the subsurface. *See* Section IV.10.F for full environmental assessment.

E. Site Geology and Hydrogeology

The “Surficial Geologic Map of New York” Lower Hudson Sheet by the New York State Museum State Geological Survey identifies that the surficial geology at the Site consists of outwash sand and gravel which is generally well-rounded and stratified layer of coarse to fine gravel with sand. According to the “Geologic Map of New York – Lower Hudson Sheet” by the University of the State of New York, geology at the Site consists of silty clay, sand, and gravel.

The Site is underlain by an approximately 16 to 25 foot thick layer of miscellaneous contaminated historic fill. A layer of ash up to three feet thick was observed in portions of the Site at depths ranging from 10 to 20 feet below existing grade. Native sand was encountered in two borings near the northern property boundary, at 16 and 17.5 feet and extend to the bottom of the borings. Soil borings were only advanced 20 to 25 feet below existing grade. In its Phase II investigation, Langan noted that there is a potential for contaminated fill that may contain ash extending deeper than the vertical limit of the Phase II Investigation.

Based on the area topography, groundwater flow within the overburden material is anticipated to be to the southeast, towards the North Channel of Jamaica Bay. During the May 2018 Phase II investigation, groundwater was encountered between 13.7 and 18.8 feet below side grade.

F. Environmental Assessment

Based on the investigations conducted to date, the primary contaminants of concern are SVOCs and metals in soil, and VOCs, SVOCs, PCBs, and metals in groundwater. See Exhibit F Site Drawing Spider Map.

Soil:

Analytes > RRSCOs	Detections > RRSCOs	Maximum Detection (mg/kg)	Residential Use SCO; Restricted Residential SCO (mg/kg)	Depth (ft-bgs)
SVOCs				
2-Methylnaphthalene	4	1.67	0.41; n/a	0-18

Benzo(a)anthracene	3	2.25	1	0-10
Benzo(b)fluoranthene	3	1.39	1	0-10
Benzo(k)fluoranthene	4	7.82	1; 3.9	0-18
Chrysene	4	10.7	1; 3.9	0-18
Dibenzo(a, h)anthracene	2	0.447	0.33	0-2
Indeno(1,2,3-cd) pyrene	6	5.51	0.5	0-18
Metals				
Barium	1	385	350; 400	8-10
Cadmium	1	6.82	2.5; 4.3	8-10
Chromium, trivalent	2	65.1	36; 180	0-10
Iron	8	68300	2000; n/a	0-10
Lead	5	734	400	0-18
Zinc	2	5070	2200; 10000	0-10

Sampling results also revealed VOC, SVOC, metal, PCB, and pesticides exceedances above the Unrestricted Use SCOs.

Groundwater:

Analyte > AWQS	Detections > AWQS	Max Detection (µg/L)	AWQS (µg/L)
VOCs			
Methyl Tert Butyl Ether	1	19.9	10
SVOCs			
3 & 4 Methylphenols	1	6.430	1
PCBs			
PCBs (Arcolor 1254)	1	0.3410	0.09
Total PCBs	1	0.3410	0.09
Metals			
Iron	2	34000	300
Iron, dissolved	2	9800	300
Lead	1	117	25
Manganese	2	877	300
Manganese, dissolved	2	513	300
Selenium	1	20.9	10
Selenium, dissolved	1	14.6	10
Sodium	2	181000	20000
Sodium, dissolved	2	123000	20000

Please refer to questions 11-13 on the BCP Application. This is a NYC Site but it is in the En-Zone and therefore eligible for the tangible property tax credits. It will also be a 100% affordable housing project.

PART B

SECTION V- ADDITIONAL REQUESTOR INFORMATION

See Section I, Requestor Information and responses in the Application form. As stated in Section I, the Requestor has no prior relationship with any current or past owners or operators of the Site. See also Exhibit E, Previous Owners and Operators List. The Requestor did not cause any of the contamination of the Site, which predates the Requestor's involvement at the Site.

SECTION VI- CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Christian Cultural Center, Inc. is the owner of the Site. Christian Cultural Center, Inc. has owned the parcel since November 2002. See Exhibit C Deed. The Previous Owner and Operator list is attached in Exhibit E. This Exhibit includes both current and previous property owners and operators by name, last known address, telephone number, and the Requestor's relationship to each owner and operator (all of which are "None"). Exhibit E also includes the prior operators' use of the Site.

SECTION VII- REQUESTOR ELIGIBILITY INFORMATION

Please refer to responses to Questions 1-10 on the BCP Application Form.

11. Unregistered bulk storage tanks

There are no known unregistered bulk storage tanks at the Site, therefore the answer to this question on the application is no. Nevertheless, it is possible that former USTs will be located during excavation since there were small structures on the site and the site is a former landfill site.

REQUESTOR CERTIFICATION

The Requestor certifies it is a Volunteer, since it does not own the Site; and does not have nor has ever had a relationship with any of the past owners or operators of the Site that caused the contamination, nor did it have involvement with the Site at the time of disposal, other than Requestor has entered into an agreement with the current owner to redevelop the Site. The Requestor has performed all required environmental due diligence prior to becoming involved with the Site.

SECTION VIII- PROPERTY ELIGIBILITY INFORMATION

Please refer to the responses to the Questions 1-6 on the BCP Application Form, which confirms the Site is not ineligible for the BCP.

In addition to the responses on the application form, which clarify the Site is an eligible brownfield site pursuant to ECL § 27-1405, the following information further demonstrates this Site's eligibility for the BCP.

The Site meets the definition of an eligible "brownfield site" in Environmental Conservation Law § 27-1405(2) as "any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by the department that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations." Environmental investigation results show evidence of impact from the Site's previous commercial and industrial uses, which can be linked to and caused Site contamination above the applicable cleanup standards. See Environmental Reports separately attached and the Spider Maps in Exhibit F, providing the data demonstrating exceedances of the cleanup standards for this Site. As a result, the Site meets the definition of a brownfield site pursuant to Environmental Conservation Law §27-1405(2).

SECTION IX - CONTACT LIST INFORMATION

See Exhibit K for the Site Contact List. See Exhibit L for the Repository Letters.

SECTION X- LAND USE FACTORS

1. Current Zoning

The Site is within the R5 Residential District. *See Exhibit I, Zoning Map.* The R5 zoning district allows for residential uses. The zoning in the future may be altered.

2. Current Use

This Site is currently improved as an exposed dirt parking lot.

3. Intended Use Post Remediation

Post remediation use of the Site will be a mixed use commercial and residential project. The residential component will be 100% affordable housing with below grade parking and ground level neighborhood retail. The redevelopment will also include a 24/7 day care and a playground. *See also* Section II, Project Scope for a more detailed description.

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

Yes, this area in Brooklyn is in need of additional affordable housing.

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

No, the current zoning is R-5 and the project requires an upzoning to a R7-2 with a C2-4 overlay.

6. Consistent with the Master Plan?

Yes, the project is consistent with a Master plan being prepared for the area and the project which includes the planned upzoning from R-5 to a R7-2 with a C2-4 overlay zone.

EXHIBIT A

Department of State: Division of Corporations

[Allowable Characters](#)

- HOME
- About Agency
Secretary's Letter
Newsroom
Frequent Questions
Related Links
Contact Us
Office Location
- SERVICES
- Pay Taxes
File UCC's
Delaware Laws Online
Name Reservation
Entity Search
Status
Validate Certificate
Customer Service Survey
- INFORMATION
- Corporate Forms
Corporate Fees
UCC Forms and Fees
Taxes
Expedited Services
Service of Process
Registered Agents
Get Corporate Status
Submitting a Request
How to Form a New Business Entity
Certifications, Apostilles & Authentication of Documents

Entity Details

THIS IS NOT A STATEMENT OF GOOD STANDING

File Number:

6855898

Incorporation Date /
Formation Date:

4/23/2018
(mm/dd/yyyy)

Entity Name:

INNOVATIVE URBAN LIVING, LLC

Entity Kind:

Limited
Liability
Company

Entity Type:

General

Residency:

Domestic

State:

DELAWARE

REGISTERED AGENT INFORMATION

Name:

THE CORPORATION TRUST COMPANY

Address:

CORPORATION TRUST CENTER 1209 ORANGE ST

City:

WILMINGTON

County:

New Castle

State:

DE

Postal Code:

19801

Phone:

302-658-7581

Additional Information is available for a fee. You can retrieve Status for a fee of \$10.00 or more detailed information including current franchise tax assessment, current filing history and more for a fee of \$20.00.

Would you like ☒ Status ☐ Status, Tax & History Information

Submit

Back to Entity Search

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through July 27, 2018.

Selected Entity Name: INNOVATIVE URBAN LIVING, LLC
Selected Entity Status Information
Current Entity Name: INNOVATIVE URBAN LIVING, LLC
DOS ID #: 5382908
Initial DOS Filing Date: JULY 26, 2018
County: NEW YORK
Jurisdiction: DELAWARE
Entity Type: FOREIGN LIMITED LIABILITY COMPANY
Current Entity Status: ACTIVE

Selected Entity Address Information
DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)
CT CORPORATION SYSTEM
111 EIGHTH AVENUE
NEW YORK, NEW YORK, 10011

Registered Agent
NONE

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

*Stock Information

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

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
JUL 26, 2018	Actual	INNOVATIVE URBAN LIVING, LLC

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

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

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EXHIBIT B

WRITTEN CONSENT

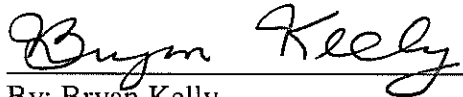
The undersigned, being an Authorized Representative of GO UCL LLC, the Managing Member of Innovative Urban Living, LLC, does hereby certify as follows:

1. Innovative Urban Living, LLC is the prospective volunteer for the prospective Brownfield Cleanup Program ("Volunteer"), which intends to perform investigation and remediation work on a portion of 12074 Flatlands Avenue, Brooklyn, New York 11207 (Brooklyn Block 4434 Lot 1) (the "Site").

2. The following person, David L Pickett, the Authorized Representative of GO UCL LLC, which is the Managing Member of the Volunteer, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer, including but not limited to the BCP Application, the Brownfield Cleanup Agreement ("BCA"), Applications to Amend the BCA, Change of Use Notifications, Certificate of Completion, and if required, an Environmental Easement.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 22nd day of November, 2021.

GO UCL LLC



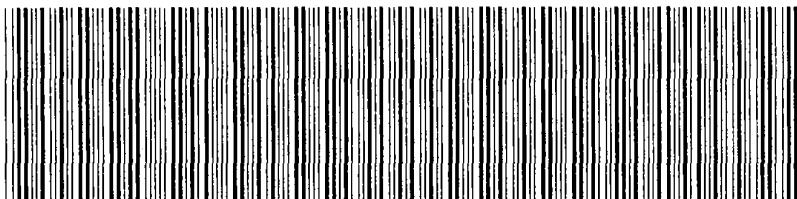
By: Bryan Kelly

Authorized Representative of GO UCL LLC
Managing Member of Innovative Urban Living, LLC

EXHIBIT C

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2003050900122001001E65A7

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 8

Document ID: 2003050900122001

Document Date: 11-26-2002

Preparation Date: 05-09-2003

Document Type: DEED, OTHER

Document Page Count: 6

PRESENTER:

INTRACOASTAL ABSTRACT CO., INC.
31 STEWART STREET
489-341K
FLORAL PARK, NY 11001
516-358-0505

RETURN TO:

LAW OFFICES OF LARRY H. WEISS, ESQ.
1900 HEMPSTEAD TPKE.
SUITE 200
EAST MEADOW, NY 11554

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	4434	1	Entire Lot	10201 FLATLANDS AVENUE
Property Type: VACANT LAND				
Borough	Block	Lot	Unit	Address
BROOKLYN	4434	21	Partial Lot	1196 PENNSYLVANIA AVENUE
Property Type: VACANT LAND				

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN	or Document ID	or	Year	Reel	Page	or File Number
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PARTIES

GRANTOR:

REALTY AND EQUIPMENT CORPORATION
767 FIFTH AVENUE, 26TH FLOOR
NEW YORK, NY 10153

GRANTEE:

CHRISTIAN CULTURAL CENTER, INC.
12020 FLATLANDS AVENUE
BROOKLYN, NY 11207

FEES AND TAXES

Mortgage				Recording Fee: \$	74.00
Mortgage Amount:	\$	0.00		Affidavit Fee: \$	0.00
Taxable Mortgage Amount:	\$	0.00		NYC Real Property Transfer Tax	Filing Fee:
Exemption:				\$	25.00
TAXES:				NYS Real Estate Transfer Tax:	
County (Basic):	\$	0.00		\$	13,600.00
City (Additional):	\$	0.00			
Spec (Additional):	\$	0.00			
TASF:	\$	0.00			
MTA:	\$	0.00			
NYCTA:	\$	0.00			
TOTAL:	\$	0.00			

NYC HPD Affidavit in Lieu of Registration Statement

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

Recorded/Filed 07-03-2003 11:09

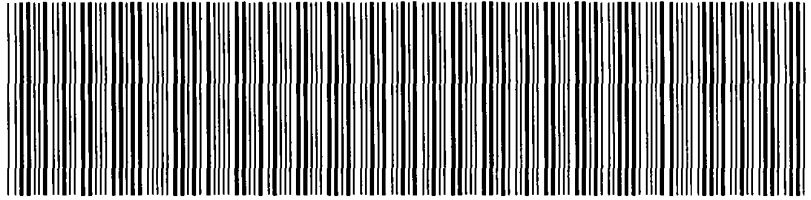
City Register FileNo.(CRFN):

2003000210219



John J. Lawrence
City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2003050900122001001C6727

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 8

Document ID: 2003050900122001

Document Date: 11-26-2002

Preparation Date: 05-09-2003

Document Type: DEED, OTHER

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	4433	1 Partial Lot		N/A FLATLANDS AVENUE
Property Type: VACANT LAND				
Borough	Block	Lot	Unit	Address
BROOKLYN	4432	1 Partial Lot		N/A FLATLANDS AVENUE
Property Type: VACANT LAND				

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

489-341 K

THIS INDENTURE, made the 26th day of November, in the year 2002
BETWEEN

REALTY AND EQUIPMENT CORPORATION, a Delaware corporation having an address care of Starrett City Associates, 767 Fifth Avenue, 26th Floor, New York, NY 10153

party of the first part, and

CHRISTIAN CULTURAL CENTER, INC. (also known as The Christian Life Centre, Inc.) a not-for-profit corporation having an address at 12020 Flatlands Avenue, Brooklyn, NY 11207

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

Borough of Brooklyn, County of Kings and State of New York and being in Section 14, Block 4434 Lot 1 and p/o Lot 21 (to be Lot 1 and Lot 21) and Block 4433 p/o Lot 1 (to be Lot 50) and Block 4432 p/o Lot 1 (to be Lot 30) and more particularly described in Schedule A annexed hereto and made a part hereof.

Being the same premises that was conveyed in deed from Milton Miller dated 2/13/89 recorded 3/1/89 in reel 2352 page 2314 and Subdivision deed from Realty and Equipment Corporation dated 6/29/99 recorded 3/20/01 in reel 5108 page 1892.

This conveyance has been made with the unanimous consent in writing of all the stockholders of the party of the first part.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

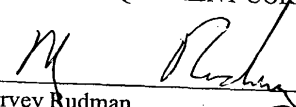
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

REALTY AND EQUIPMENT CORPORATION

By: 
Harvey Rudman
Vice President

T
P 13,600
BL
4434
L
P/O 21
BL
4433
L
P/O 1
4432
P/O 1

* STATE OF NEW YORK)

COUNTY OF)

On the ___ day of November in the year 2002 before me, the undersigned, personally appeared ~~XXXXXXXXXX~~, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Signature and Office of
Individual taking acknowledgment

* STATE OF NEW YORK)

COUNTY OF New York)

On the 26 day of November in the year 2002 before me, the undersigned, personally appeared Harvey Rudman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Signature and Office of
Individual taking acknowledgment

DENNIS PAUL ELKIN
Notary Public State of New York
No. 30-4623882
Qualified in Nassau County
Commission Expires August 31, 2003

* For acknowledgments taken in New York State.

** State, District of Columbia, Territory, Possession, or Foreign Country

) ss.:

On the ___ day of ___ in the year ___ before me, the undersigned, personally appeared ___, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the _____. (Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).

Signature and Office of
Individual taking acknowledgment

** For acknowledgments taken outside of New York State.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. _____

REALTY AND EQUIPMENT CORPORATION

TO

CHRISTIAN CULTURAL CENTER, INC.

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

First American Title Insurance Company
of New York



Section: 14

Block: 4434 4433 4432

Lot: 1 & p/o 21 p/o 1 p/o 1
(to be 1 & 21) (to be 50) (to be 30)

County or Town: Kings County

Recorded At Request of
First American Title Insurance Company of New York

RETURN BY MAIL TO:

Law Offices of Larry H. Weiss, Esq.
1900 Hempstead Turnpike, Suite 200
East Meadow, New York 11554
Attn: Larry H. Weiss, Esq.

INTRACOASTAL ABSTRACT CO., INC.

Title No. 489-341DEK

SCHEDULE A

Amended 11-25-2002

OVERALL DESCRIPTION

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Flatlands Avenue and the westerly side of Pennsylvania Avenue;

RUNNING THENCE southerly along the westerly side of Pennsylvania Avenue, 290.91 feet;

THENCE westerly at right angles to the westerly side of Pennsylvania Avenue, 235.32 feet;

THENCE southerly along a line forming an interior angle of 270 degrees with the last mentioned course, 78.59 feet;

THENCE westerly at right angles to the last mentioned course, 300.94 feet;

THENCE northerly at right angles to the last mentioned course, 369.50 feet to the southerly side of Flatlands Avenue;

THENCE easterly along the southerly side of Flatlands Avenue 536.26 feet to the westerly side of Flatlands Avenue to the point or place of BEGINNING.

EXCEPTING therefrom, so much thereof, which lies in the bed of Georgia Avenue and Sheffield Avenue, *, more particularly bounded + described as follows:*

see attached

FOR
CONVEYANCING
ONLY

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

Title No. 489-341DEK

SCHEDULE A (continued)

THE FOLLOWING TWO DESCRIPTIONS ARE LEGAL DESCRIPTIONS OF STREET BEDS:

PARCEL D (Block 4434, Lot 80) FOR CONVEYANCE ONLY - NOT TO BE INSURED

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Flatlands Avenue 175.26 feet westerly from the intersection of the southerly side of Flatlands Avenue and the westerly side of Pennsylvania Avenue;

RUNNING THENCE westerly and along the southerly side of Flatlands Avenue 60.06 feet;

THENCE southerly and perpendicular to Flatlands Avenue 290.91 feet;

THENCE easterly and parallel to Flatlands Avenue 60.06 feet;

THENCE northerly and perpendicular to Flatlands Avenue 290.91 feet to the point or place of BEGINNING.

PARCEL E (Block 4432, Lot 40) FOR CONVEYANCE ONLY - NOT TO BE INSURED

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Flatlands Avenue 453.50 feet westerly from the intersection of the southerly side of Flatlands Avenue and the westerly side of Pennsylvania Avenue;

RUNNING THENCE westerly along the southerly side of Flatlands Avenue 60.06 feet;

THENCE southerly and perpendicular to Flatlands Avenue 369.50 feet;

THENCE easterly and parallel to Flatlands Avenue 60.06 feet;

THENCE northerly and perpendicular to Flatlands Avenue 369.50 feet to the point or

INTRACOASTAL ABSTRACT CO., INC.

Title No. 489-341DEK

SCHEDULE A (continued)

place of BEGINNING.

FOR
CONVEYANCING
ONLY

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

RE: Realty and Equipment Corporation to Christian Cultural Center, Inc.

Section 14

Block 4434 Lot 1 & p/o 21 (to be 1 & 21), Block 4433 p/o Lot 1 (to be Lot 50), Block
4432 p/o Lot 1 (to be Lot 30)

SCHEDULE A

Premises described in schedule "A" are known as:

PARCEL A:

Vacant Land

Brooklyn, New York

County: Kings

City: New York

Town: -----

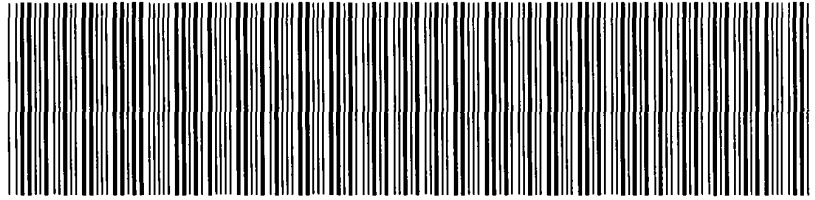
District:

Section:

Block: 4434

Lot: 1 and part of 21 (to be 1 and 21)

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**



2003050900122001001SAB26

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2003050900122001

Document Date: 11-26-2002

Preparation Date: 05-09-2003

Document Type: DEED, OTHER

SUPPORTING DOCUMENTS SUBMITTED:

RP - 5217 REAL PROPERTY TRANSFER REPORT

Page Count

1

REMARKS:

BLOCK 4434 LOT 1 & P/O 21 (TO BE 1 & 21), BLOCK 4433 P/O LOT 1 (TO BE LOT 50), BLOCK 4432 P/O LOT 1 (TO BE LOT 30)

STATE OF NEW YORK

Ss:

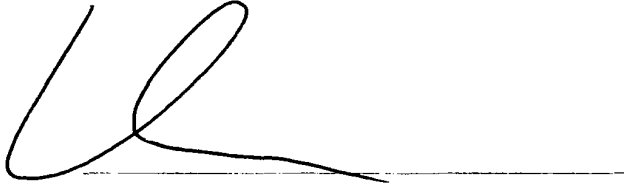
COUNTY OF NASSAU

David Gelbard, being duly sworn, depose and say:

I am the attorney for the Title Company, INTRACONCRETE ABSTRACT
Located at 31 Stewart Street, Floral Park, New York 11001.

That the attached RP-5217NYC form is submitted without the signature of the
grantor and/or grantee as said closing was held prior to January 1st, 2003.

That I am making this affidavit to induce the _____ County Clerk to
Record said deed knowing that they rely on the truth of the statements
Contained herein.



Sworn to before me this 25th day of February, 2003.

Notary Public

TERESA CACCIOPPOLI
Notary Public, State of New York
No. 01CA6033690
Qualified in Nassau County
Commission Expires November 22, 2005

FOR CITY USE ONLY

C1. Court Code C2. Date Deed Recorded / /
 Month Day Year

C3. Book OR C4. Page

C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

PROPERTY INFORMATION

1. Property Location VACANT LAND FLATLANDS AVE + FORMER KINGS
 STREET NUMBER GEORGETT STREET NAME SHEFFIELD AVE BOROUGH KINGS ZIP CODE

2. Buyer Name CHRISTIAN CULTURAL CENTER INC
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address
 Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)
 LAST NAME / COMPANY FIRST NAME
 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 3 # of Parcels OR ☐ Part of a Parcel

5. Deed Property Size VAN X DEPTH OR ACRES

6. Seller Name Realty + Equipment Corp
 LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A <input type="checkbox"/> One Family Residential	C <input type="checkbox"/> Residential Vacant Land	E <input type="checkbox"/> Commercial	G <input type="checkbox"/> Entertainment / Amusement	I <input type="checkbox"/> Industrial
B <input type="checkbox"/> 2 or 3 Family Residential	D <input checked="" type="checkbox"/> Non-Residential Vacant Land	F <input type="checkbox"/> Apartment	H <input type="checkbox"/> Community Service	J <input type="checkbox"/> Public Service

- 4A. Planning Board Approval - N/A for NYC
 4B. Agricultural District Notice - N/A for NYC
- Check the boxes below as they apply:
6. Ownership Type is Condominium ☐
 7. New Construction on Vacant Land ☐

SALE INFORMATION

10. Sale Contract Date / /
 Month Day Year

11. Date of Sale / Transfer / /
 Month Day Year

12. Full Sale Price 3400,000
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:

A <input type="checkbox"/> Sale Between Relatives or Former Relatives	B <input type="checkbox"/> Sale Between Related Companies or Partners in Business
C <input type="checkbox"/> One of the Buyers is also a Seller	D <input type="checkbox"/> Buyer or Seller is Government Agency or Lending Institution
E <input type="checkbox"/> Deed Type not Warranty or Bargain and Sale (Specify Below)	F <input type="checkbox"/> Sale of Fractional or Less than Fee Interest (Specify Below)
G <input type="checkbox"/> Significant Change in Property Between Taxable Status and Sale Dates	H <input type="checkbox"/> Sale of Business is Included in Sale Price
I <input checked="" type="checkbox"/> Other Unusual Factors Affecting Sale Price (Specify Below)	J <input type="checkbox"/> None

NOT FOR PROFIT - TAX EXEMPT

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class 16. Total Assessed Value (of all parcels in transfer)

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
KINGS 4432 P/D 1
4434 LOT-1 (P/D 2)
4433 P/D 1

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

BUYER'S ATTORNEY

BUYER SIGNATURE 12020 Flatbush Ave.
 STREET NUMBER Bklyn STREET NAME (AFTER SALE) NY
 CITY OR TOWN STATE ZIP CODE

LAST NAME FIRST NAME
 AREA CODE TELEPHONE NUMBER
 SELLER
 SELLER SIGNATURE DATE

EXHIBIT D

Christian Cultural Center, Inc.
Attn: A.R. Bernard Sr.
12020 Flatlands Avenue
Brooklyn, New York 11207

**Re: Site Access to Perform Brownfield Cleanup Program Work
12074 Flatlands Avenue, Brooklyn, New York 11207
Portion of Brooklyn Block 4434 Lot 1**

Dear A.R. Bernard Sr.:

Innovative Urban Living, LLC ("IUL") is submitting a Brownfield Cleanup Program ("BCP") Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following property: a portion of 12074 Flatlands Avenue, Brooklyn, New York 11207 (2.08 acre portion of Brooklyn Block 4434, Lot 1) (the "BCP Site"). As you know, Christian Cultural Center, Inc. owns the aforementioned parcel that makes up BCP Site. We need your written permission below to access your property for the purpose of performing environmental investigation and remediation work for acceptance into the BCP.

If you agree to sign below, you are granting IUL a "temporary license" to allow an appropriate contractor we hire to enter the property to perform investigation and remediation work. We promise to provide you with copies of any information we generate about the property, and if we do accidentally damage your property in any way, we agree to repair the damages to restore the property to the way it was before we entered. Our contractor will also maintain insurance that would cover any accidents on the job. We promise to minimize any and all inconvenience to you in connection with this work, and will give you one week notice before the work begins.

In addition, in the unlikely circumstance that you still own the BCP Site when the remediation is complete and the Certificate of Completion is about to be obtained, and a Track 1 remediation level is not achieved, you are hereby also agreeing to impose an environmental easement on the BCP Site if required by the New York State Department of Environmental Conservation. If you have any questions, please do not hesitate to call Stephen Strateman, our Project Manager at (212)599-0520. Otherwise, please sign below so that this work can proceed.

Thank you for your cooperation.

Sincerely,



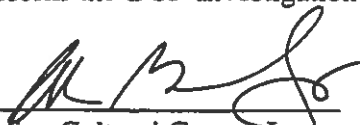
GO UCL, LLC

Managing Member of Innovative Urban Living, LLC

By. David L. Pickett

Authorized Representative

As a member of the site owner, I am authorized to grant this temporary license and agree to allow and its agents to enter my property to perform the BCP Investigation and/or remediation work required.



Christian Cultural Center, Inc.

By. A.R. Bernard Sr.
Authorized Representative

EXHIBIT E

PREVIOUS OWNERS & OPERATORS LIST
12074 Flatlands Avenue p/o Lot 1
12074 Flatlands Avenue, Brooklyn, New York 11236 (p/o Block 4434 Lot 1)

Year	Owners	Status	Relation to Requestor
X- April 1970	Milton P. Miller Address: 6 Wenwood Drive Brookville, New York Phone: Unknown	Unknown	None
April 1970 – April 1976	Carmil Properties Corp. No information could be located on NYSDOS website or other resources Address: 6 Wenwood Drive Brookville, New York Phone: Unknown	Unknown	None
	SNM Realty Corp. Address: 705 Conduit Boulevard Cyprus Hill, New York Phone: Unknown	Inactive	None
April 1976 – Feb. 1989	Milton P. Miller Address: 6 Wenwood Drive Brookville, New York Phone: Unknown	Unknown	None
Feb. 1989 – Nov. 2002	Realty and Equipment Corporation Address: c/o Starrett City Associates 767 Fifth Avenue, 26 th Floor New York, New York 10153 Phone:	Unknown	None
Nov. 2002 – Present	Christion Cultural Center, Inc. (a.k.a. The Christian Life Centre, Inc.) Address: 12020 Flatlands Avenue 1000 Brooklyn, New York 11207 Phone: (718) 603 -	Active	Current Owner

Year	Operators	Status	Relation to Requestor
Pre-1900s	Marshland	N/A	None
1908	Shed and Wagon House	N/A	None
1928	Two Vacant Sheds	N/A	None
1950	Vacant	N/A	None
1967 – 2001	Automobile Junkyard	N/A	None
Nov. 2002 – Present	Christion Cultural Center, Inc. (a.k.a. The Christian Life Centre, Inc.) Address: 12020 Flatlands Avenue Brooklyn, New York 11207 Phone:	Active	Current Operator

EXHIBIT F

Legend

Site Boundary

Soil Boring Location

Soil Boring/Monitoring Well Location

Test Pit Location

Groundwater Part 703 and TOGS 1.1.1 Combined	Ground Water Quality Standards ug/L
VOCs	
Methyl tert-butyl ether	10
SVOCs	
3- & 4-Methylphenols	1
PCBs	
Pcb-1254 (Aroclor 1254)	0.09
Total PCBs	0.09
Total Metals	
Iron	300
Lead	25
Manganese	300
Selenium	10
Sodium	20,000
Dissolved Metals	
Iron	300
Manganese	300
Selenium	10
Sodium	20,000

NOTES:
Exceedances of regulatory criteria are highlighted and **bold**.
ug/L: micrograms per liter
B: Analyte present in the analysis batch blank

NYSDEC Technical & Operational Guidance Series (TOGS)
1.1.1 Ambient Water Quality Standards and Guidance
Values and Groundwater Effluent Limitations, last revised
June 2004.
<http://www.dec.ny.gov/regulations/2652.html>



References:
1. Site survey basemap from "Map of Survey" plan by Leonard J. Strandberg and Associates, from survey last updated February 19, 2018.
2. Sample and test pit locations were collected using the ArcGIS Collector application on a tablet utilizing GPS location.

LANGAN

300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com

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

NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project

12074 FLATLANDS
AVENUE

BLOCK No. 4434, LOT No. 1

BROOKLYN

KINGS COUNTY

NEW YORK

Drawing Title

GROUNDWATER
SAMPLE LOCATIONS
AND RESULTS

Project No.

100688801

Date

5/30/2018

Scale

1" = 50'

Drawn By

IHB

Figure

4

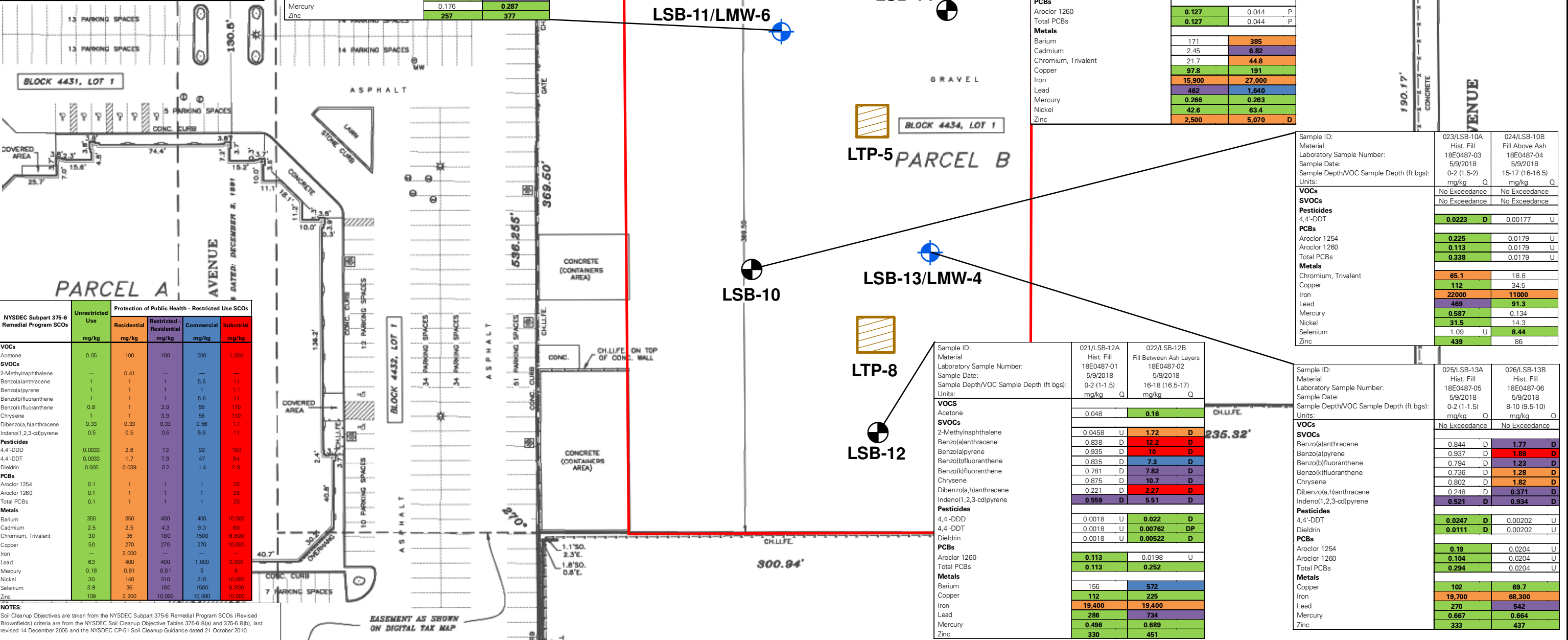
Legend

Site Boundary

Soil Boring Location

Soil Boring/Monitoring Well Location

Test Pit Location



NOTES:

Soil Cleanup Objectives are taken from the NYSDEC Subpart 375-6 Remedial Program SCOs (Revised Brownfields) criteria are from the NYSDEC Soil Cleanup Objective Tables 375-6.8(a) and 375-6.8(b), last revised 14 December 2006 and the NYSDEC CR-51 Soil Cleanup Guidance dated 21 October 2010.

ft bgs: feet below ground surface

mg/kg: milligrams per kilogram

—: Indicates that no regulatory limit has been established for this analyte

Regulatory Exceedances are in **bold** and are color coded by regulation.

Q is the Qualifier Column with definitions as follows:

U: The analyte was analyzed for, but was not detected at a level greater than or equal to the level of the Limit of Detection (LOD)/Method Detection Limit (MDL) or the sample concentration for results impacted by blank contamination.

J: The analyte was positively identified and the associated numerical value is the approximate concentration of the analyte in the sample.

D: Compound analyzed at a secondary dilution factor.

P: This flag is used for pesticide and PCB (Aroclor) target compounds when there is a % difference for detected concentrations that exceed method dictated limits between the two GC columns used for analysis

E: The concentration indicated for this analyte is an estimated value above the calibration range of the instrument. This value is considered an estimate.

60060

SCALE IN FEET

References:

1. Site survey basemap from "Map of Survey" plan by Leonard J. Strandberg and Associates, from survey last updated February 19, 2018.

2. Sample and test pit locations were collected using the ArcGIS Collector application on a tablet utilizing GPS location.

LANGAN

300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com

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

NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project

12074 FLATLANDS AVENUE

BLOCK No. 4434, LOT No. 1

BROOKLYN

KINGS COUNTY

NEW YORK

Drawing Title

SOIL SAMPLE LOCATIONS AND RESULTS

Project No.

100688801

Date

5/30/2018

Scale

1" = 60'

Drawn By

IHB

Figure

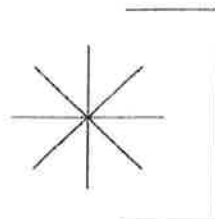
3

Path: \\Langan.com\data\PAR\data8\100688801\Project Data\ArcGIS\MXD\Environmental_Figures\2018-05 Phase II (Block 4434 Lot 1)\10.5\Figure 3 - Soil Sample Locations and Results 11x17.mxd

EXHIBIT G

(Filled out by Applicant)	APPLICATION for STREET NUMBER(S)**	Sanborn Atlas Information
BLOCK 4434	OFFICE OF THE PRESIDENT OF THE BOROUGH OF BROOKLYN TOPOGRAPHICAL BUREAU - STREET NUMBER DIVISION ROOM 340, BOROUGH HALL, BROOKLYN, NY 11201 TEL: (718) 802-3816 FAX: (718) 802-3735	VOL. 17
LOT 1		PAGE 86

Topo Site/Plot Plan



THE HOUSE NUMBER(S) ASSIGNED MUST BE DISPLAYED
CHAP. 5 SECT. 3-505 ADMIN. CODE; CITY OF NY

APPLICANTS NAME: <u>Vishaan Chakrabarti</u> COMPANY: <u>PAU</u> ADDRESS: <u>215 Park Avenue South, Suite 1805</u> <u>New York, NY 10003</u> PHONE NO.: <u>(212) 962-6307</u>	FILLED OUT BY TOPO <u>STAFF</u> ASSIGNED BY: _____ REVIEWED BY: _____	DATE OCT 23 2018 SEP 18 2018 (Dated by Topo Dept.)
--	---	---

PURPOSE OF APPLICATION (check where appropriate)

- ☐ **New construction - existing lot**
(Must be accompanied by PW-1 & PD-1 application signed by PE or RA)
- ☒ **New construction - new subdivision/consolidation/reconfiguration**
(Must be accompanied by PW-1 & PD-1 application signed by PE or RA --
PLUS a copy of a signed Tentative Lot form from Dept. of Finance)
- ☐ **Demolition**
(Must be accompanied by PW-1 & PD-1 application signed by PE or RA)
- ☐ **Renovation of existing structure**
(Must be accompanied by PW-1 & PD -1 application signed by PE or RA)
- ☐ **Existing structure - application for ☐ new, ☐ additional or ☐ verification of address**
(For application w/out PW-1 Form, only the owner of the property with a copy of the deed & Schedule A can make request.
If applicant is not owner then notarized letter authorizing them as representative is needed)

INSTRUCTIONS TO APPLICANT

1. Check **PURPOSE OF APPLICATION** above.
2. Attach appropriate documentation as required.
3. **NO RED INK/PENCIL ON TOPO OR DOB FORMS**
4. Complete ground/1st floor plan including the following:
 - north arrow
 - all street names
 - dimensions of site
 - distance to nearest corner
 - location of entrance ▲

APPLICANT COMMENT/REQUEST

Lot is currently vacant

*Note: These addresses
are temporary and for initial
filing purposes only - 9/18/18*

NOTE: THIS FORM MAY BE USED FOR SITES WITH A LOT SIZE OF 5,000 SQUARE FEET IN AREA OR LESS.
**APPLICATIONS FOR SITES WITH A LOT SIZE GREATER THAN 5,000 SQUARE FEET MUST INCLUDE
GROUND/FIRST FLOOR PLANS (No bigger than 11x17). PLANS WILL ALSO BE REQUIRED FOR ANY LOT IN WHICH
ADDITIONAL ADDRESSES ARE REQUESTED. PLANS MUST HAVE ORIGINAL STAMP AND SIGNATURE OF A
NEW YORK STATE PROFESSIONAL ENGINEER (P.E.) OR REGISTERED ARCHITECT (R.A.)**

**** \$100 fee per house number.** (Bank Certified Checks/Money Orders payable to Brooklyn Borough President's Office, Credit/Debit Cards)



Flatlands Ave

300.94'

#12074

369.50'

Block 4432
Lot 1

Lot 1
Vacant Land

FOR FILING PURPOSES ONLY

NEW BUILDING(S)
NUMBER(S)

PRESIDENT, BOROUGH OF BROOKLYN
TOPOGRAPHICAL BUREAU

OFFICIAL HOUSE NUMBERS
SHOWN IN RED

300.94'

Block 4434
Lot 70

Block 4434
Lot 60

Pennsylvania Ave

BLOCK No.4434.....

LOT No.(S)1.....

VOL.17..... PAGE86.....

F. Kelly
10/23/18
OCT 23 2018





PD-1: Plot Diagram

Must be typewritten.

☒ Orient and affix BIS
☒ job number label here

1 Location Information

House No(s)

Street Name Flatlands Avenue

Borough Brooklyn

Block 4434

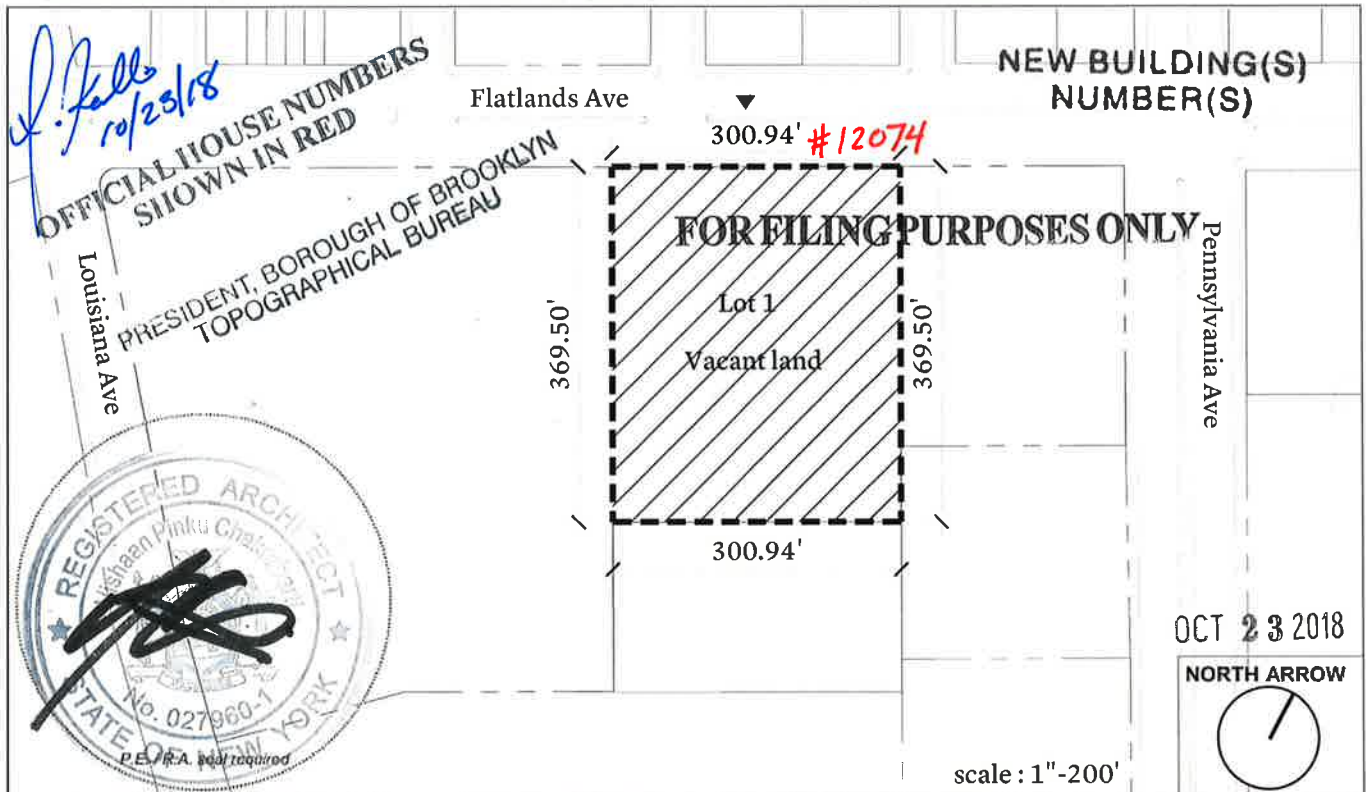
Lot 1

BIN

C.B. No. 305

2 Plot Diagram of Zoning Lot

Plot Diagram must show the correct street lines from the City Plan; the plot to be built upon in relation to the street lines and the portion of the lot to be occupied by the building; the legal grades and the existing grades, properly identified, of streets at nearest point from the proposed buildings in each direction; the House Numbers and the Block and Lot Numbers. Indicate dimensions of total tax lots.



3 Description of Land and Premises The zoning lot on which the premises is located is bounded as follows:

BEGINNING at the point on the Southeast side of Flatlands Avenue distant 235.32 feet Southwest of the corner formed by the intersection of Flatlands Avenue and Pennsylvania Avenue running thence SW 300.94 feet; thence SE 369.50 feet; thence NE 300.94 feet; thence NW 369.50 feet; thence feet; thence feet; thence feet; thence feet; thence feet; thence feet; thence feet; to the point of beginning.

4 Applicant's Statement and Signature

Falsification of any statement is a misdemeanor under § 28-203.1, Item 1, and 28-11.1 of the NYC Administrative Code and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both.

Applicant Name Vishaan Chakrabarti

Signature

Date



PW1: Plan / Work Application

Must be typewritten.

☒ Orient and affix BIS
job number label here ☒**1 Location Information** Required for all applications.

House No(s) Street Name Flatlands Avenue

Borough Brooklyn

Block 4434

Lot 1

BIN

C.B. No.305

Work on Floor(s) ENT

Apt. / Condo No(s)

2 Applicant Information Required for all applications. Fax, mobile telephone and e-mail address are optional information.

Last Name Chakrabarti

First Name Vishaan

Middle Initial

Business Name PAU

Business Telephone (212) 962-6307

Business Address 215 Park Avenue South, Suite 1805

Business Fax

City New York

State NY

Zip 10003

Mobile Telephone

E-Mail vishaan@pau.studio

License Number 027960

Choose one: ☐ P.E. ☒ R.A. ☐ Sign Hanger ☐ R.L.A. ☐ Other:**3 Filing Representative** Complete only if different from applicant specified in section 2. Fax, mobile phone, and e-mail are optional info.

Last Name Barrionuevo

First Name Andres

Middle Initial

Business Name Milrose Consultants, Inc.

Business Telephone (646) 459-8671

Business Address 498 Seventh Avenue, 17th Floor

Business Fax (212) 643-4859

City New York

State NY

Zip 10018

Mobile Telephone

E-Mail teamnyny@milrose.com

Registration Number 001580

4 Filing Status Required for all applications. Choose one and provide specified associated information.☒ Initial Filing 5, 7, 11, 12A, 25-26☐ Prior to Approval Actions 25-26☐ Reinstatement 24-26

Choose only one:

☒ Standard Plan Examination or Review☐ Amend Existing Filing 4A☐ Withdrawal 26☐ Professional Certification PC1, POC1☐ Subsequent Filing 6-7, 8A (Alt-2 only), 11☐ Specified in 4A and 6☐ Professional Certification of Objections A11☐ Post Approval Amendment (PAA) 4A, 6, 24-25☐ Entire JobWill PAA affect filing fees? ☐ Yes ☐ No4A Indicate existing document number
affected by filing:☐ New (Superseding) Applicant 4A, 25-26**5 Job/Project Types** Choose one and provide specified associated information.☐ Alteration Type 1 or Alteration Type 1 required
to meet New Building requirements (28-101.4.5)☐ Alteration Type 2 5A, 6A-D, 8A-B, 9-10, 13C-E, &
14, 20, 22☐ Full Demolition 6B, 8D, 9A &
9C-D, 9K, 13D-E, 14, 21A, 226A-E, 8B-C, 8F, 9-10, 12, 13C-F, 14, 18-20, 22 &
PW1A, PD1☐ Alteration Type 3 5A, 6B-F, 8C, 9-10, 13C-E, 20,
22☐ Subdivision 9A, 9D, 12A-B☐ Alteration Type 1, OT: "No Work" 8C, 8F, 9-10 &
12, 13C-F, 14, 18-19, 22, PW1A, PD1☒ New Building 6A-E, 8F, 9A, 9C-K, 10, 12 &
13A-E, 14, 18-20, PW1A, PD1☐ Condominium ☐ Improved 17
5A Directive 14 acceptance requested?☐ Sign 5A, 6B-D, 9A, 9D, 22-23☐ Yes ☒ No**6 Work Types** Select all that apply but no more than allowed by job and filing type. "OT" required on all NB and Alteration 1 initial applications.6A ☐ BL - Boiler PW1C☐ FS - Fuel Storage PW1C☐ PL - Plumbing PW1B6E ☐ CC - Curb Cut 16☐ FA - Fire Alarm☐ FP - Fire Suppression☐ SD - Standpipe PW1B☐ OT/LAN - Landscape☐ FB - Fuel Burning PW1C☐ MH - Mechanical☐ SP - Sprinkler PW1B6F ☐ OT/ANT - Antenna6B ☐ EQ - Construction
Equipment 156C ☒ OT/GC - General
Construction6D ☐ OT - Other, describe:☐ OT/BPP - Builders Pavement Plan 8D☐ OT/FPP - Fire Protection Plan☐ OT/MAR - Marquee 8E, 26B

7 Plans/Construction Documents Submitted *Plans are required for most applications.*Are plans being submitted with this PW1? ☐ Yes ☐ No If yes, do the plans include: ☐ FO — Foundation ☐ EN — Energy Analysis**8 Additional Information**

8A	WT	Cost	WT	Cost	WT	Cost	8B Is a building enlargement proposed?	8C Estimated Job Cost \$
							<input type="checkbox"/> No enlargement is proposed	8D Street Frontage: linear ft.
							<input type="checkbox"/> Yes 12, PD1	8E Height: ft. Width: ft.
							<input type="checkbox"/> Horizontal <input type="checkbox"/> Vertical	8F Total Building Square Footage: sq. ft.
							Additional Construction Floor Area: sq. ft.	

9 Additional Considerations, Limitations or Restrictions9A Review is requested under which building code? ☐ 2014 ☐ 2008 ☐ 1968 ☐ Prior to 1968☐ Yes ☐ No☐ Yes ☐ No9B ☐ ☐ Alteration required to meet New Building requirements (28-101.4.5) If yes, 13A-B☐ ☐ Change in number of dwelling units☐ ☐ Change in occupancy / use☐ ☐ Change is inconsistent with current certificate of occupancy☐ ☐ Alteration is a major change to exits☐ ☐ Change in number of stories9C ☐ ☐ Façade Alteration☐ ☐ Adult Establishment If yes, plot diagram (except DM)☐ ☐ Infill Zoning☐ ☐ Compensated Development (Inclusionary Housing)☐ ☐ Loft Board

Yes No Work Includes:

☐ ☐ Low Income Housing (Inclusionary Housing)☐ ☐ Quality Housing☐ ☐ Prefab wood I-joists☐ ☐ Single Room Occupancy (SRO) Multiple Dwelling☐ ☐ Site Safety Job/Project☐ ☐ Structural cold-formed steel☐ ☐ Filing includes Lot Merger / Reapportionment If yes, 17☐ ☐ Included in LMCCC☐ ☐ Open-web steel joists9D ☐ ☐ Landmark☐ ☐ Filing to address violations (list #s—max. 5):☐ ☐ Little "E" or RD Site☐ ☐ Unmapped/CCO Street☐ ☐ Requesting legalization of work where no work without a permit violations have been issued☐ ☐ Other (please specify on line provided below):☐ ☐ Filing to comply with Local Laws (list #s—max. 2)☐ ☐ CRFN(s) Restrictive Declaration / Easement (max. 4):☐ ☐ CRFN(s) Zoning Exhibit (I, II, III, etc. - max. 4):9E ☐ ☐ BSA Calendar Numbers (max. 5):9F ☐ ☐ CPC Calendar Numbers (max. 5):9G ☐ ☐ Work includes lighting fixture and/or controls, installation or replacement. [ECC §404 and §505]9H ☐ ☐ Work includes modular construction under New York State jurisdiction

9I High Rise Team tracking #:

☐ ☐ Work includes modular construction under New York City jurisdiction9J ☐ ☐ Structural peer review required per BC 16. If yes, provide NYS P.E. license number:9K ☐ ☐ Work includes permanent removal of standpipe, sprinkler or fire suppression related systems9L ☐ ☐ Work includes partial demolition as defined in AC §28-101.5, or the raising/moving of a building If yes, 21B☐ ☐ Structural stability affected by proposed work**10 NYCECC Compliance** *New York City Energy Conservation Code*☐ To the best of my knowledge, belief and professional judgment, all work under this application is in compliance with the NYCECC*Code Compliance Path (choose one): ☐ NYCECC ☐ ASHRAEEnergy Analysis (choose one): ☐ Tabular Analysis ☐ REScheck ☐ COMcheck ☐ Energy Modeling (EN1)☐ To the best of my knowledge, belief and professional judgment, all work under this application is exempt from the NYCECC* in accordance with one of the following (choose one):☐ The work is an alteration of a State or National historic building.☐ The scope of the work is entirely in a "low-energy building" and is limited to the building envelope.☐ The entire scope of work involves a temporary structure and/or one or more of the following work types: FA, FP, SD, SP, FS, EQ, CC, OT/BPP, OT/FPP. Other work types are not exempt.☐ This is a post-approval amendment and exempt under a prior edition of the energy code. See statement of exemption on attached drawings.

11 Job Description

SUBMISSION FOR HOUSE NUMBER ASSIGNMENT ONLY ON CURRENTLY VACANT LAND.

11A Related DOB Job Numbers

11B Primary application job no.

12 Zoning Characteristics

12A District(s)				12B Street legal width: _____ ft.			
Overlay(s)				Street Status: <input type="checkbox"/> Public <input type="checkbox"/> Private			
Special Dist.(s)				If the zoning lot includes multiple tax lots, list all tax lots here ►			
Map Number							

12C Proposed: Use*	Zoning	Floor Area	District	FAR	Proposed Lot Details:	Proposed Yard Details:
		sq. ft.			Lot Type: <input type="checkbox"/> Corner <input type="checkbox"/> Interior <input type="checkbox"/> Through	Check here if no yards: <input type="checkbox"/> or
		sq. ft.			Lot Coverage _____ %	Front Yard _____ ft.
		sq. ft.			Lot Area _____ sq. ft.	Rear Yard _____ ft.
		sq. ft.			Lot Width _____ ft.	Rear Yard Equivalent _____ ft.
		sq. ft.			Proposed Other Details:	Side Yard 1 _____ ft.
		sq. ft.			Enclosed Parking? <input type="checkbox"/> Yes <input type="checkbox"/> No	Side Yard 2 _____ ft.
Proposed Totals		sq. ft.			If yes, no. of parking spaces:	
Existing Total		sq. ft.			Perimeter Wall Height _____ ft.	

*Use can be one of the following: residential, commercial, manufacturing, or community facility. List only one use per line.

13 Building Characteristics *Main use/dominant occupancy per AC §28-101.5. **Use 2014 Code equivalents only. *Residential w/other use.

13A Primary structural system, choose one :					
<input type="checkbox"/> Masonry <input type="checkbox"/> Concrete (CIP) <input type="checkbox"/> Concrete (Precast) <input type="checkbox"/> Wood <input type="checkbox"/> Steel (Structural) <input type="checkbox"/> Steel (Cold-Formed) <input type="checkbox"/> Steel (Encased in Concrete)					

13B	Existing	Proposed	13D Building Type:
Structural Occupancy/Risk Cat.			<input type="checkbox"/> 1, 2, or 3 Family <input type="checkbox"/> Other
Seismic Design Cat.	2014 Code Designations?	2014 Code Designations?	Mixed use building? <input type="checkbox"/> Yes <input type="checkbox"/> No
13C Occupancy Classification*	Yes <input type="checkbox"/> No <input type="checkbox"/>	<input checked="" type="checkbox"/> Yes**	13E
Construction Classification	Yes <input type="checkbox"/> No <input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No	Existing
Multiple Dwelling Classification			Proposed
			Building Height 0 _____ ft.
			Building Stories 0
			Dwelling Units 0

13F Building was originally erected pursuant to which Building Code: <input type="checkbox"/> 2014 <input type="checkbox"/> 2008 <input type="checkbox"/> 1968 <input type="checkbox"/> Prior to 1968	
The earliest Code with which this building or any part of it is required to comply: <input type="checkbox"/> 2014 <input type="checkbox"/> 2008 <input type="checkbox"/> 1968 <input type="checkbox"/> Prior to 1968	

14 Fill Choose one.
☐ Not Applicable ☐ On-Site ☐ Off-Site ☐ Under 300 cubic yards
15 Construction Equipment
☐ Chute ☐ Sidewalk Shed Construction Material: _____
☐ Fence Size: _____ linear ft. BSA/MEA Approval No. _____
☐ Supported Scaffold ☐ Other: _____
16 Curb Cut Description
Size of cut (with splays): _____ ft.
Distance to nearest corner: _____ ft.
to street: _____
17 Tax Lot Characteristics

Original tax lots being merged or reapportioned (if applicable):

--	--	--	--	--	--	--	--	--	--

Tentative tax lot numbers (new tax lots only):

--	--	--	--	--	--	--	--	--	--

18 Fire Protection Equipment

	Existing	Proposed
	Yes	No
Fire Alarm	<input type="checkbox"/>	<input type="checkbox"/>
Fire Suppression	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler	<input type="checkbox"/>	<input type="checkbox"/>
Standpipe	<input type="checkbox"/>	<input type="checkbox"/>

19 Open Spaces

	Existing	Proposed		Existing	Proposed
Plaza Area	sq. ft.	sq. ft.	Arcade Area	sq. ft.	sq. ft.
Parking Area	sq. ft.	sq. ft.	Parking Spaces		
Loading Berths	sq. ft.	sq. ft.	Loading Berths		

20 Site Characteristics

Yes No

- ☐ ☐ Tidal Wetlands
☐ ☐ Coastal Erosion Hazard Area
☐ ☐ Fire District

Yes No

- ☐ ☐ Freshwater Wetlands
☐ ☐ Urban Renewal
☐ ☐ Flood Hazard Area *If yes, 20A*

20A Flood Hazard Area Information

Yes No

- ☐ ☐ Substantial improvement?
☐ ☐ Substantially damaged?
☐ ☐ Floodshields part of proposed work?

21 Demolition Details *Mechanical equipment other than handheld devices to be used for demolition or removal of debris (BC §3306.4).*

Yes No

- 21A ☐ ☐ Demo. filing is for a secondary structure? *If yes, specify structure being demolished:*
☐ ☐ Mechanical means* from out of building? *If yes, mechanical means will demolish:* ☐ entire structure or ☐ part of structure
☐ ☐ Mechanical means* from within building? *If yes, describe equipment proposed:*
 21B ☐ ☐ Demolition work affects the exterior building envelope
☐ ☐ The scope of work involves raising/moving of a building

22 Asbestos Abatement Compliance *Choose one.*

- ☐ The scope of work requires related asbestos abatement as defined in the regulations of the NYC Department of Environmental Protection (DEP).
☐ The scope of the work is **not** an asbestos project as defined in the regulations of the NYC DEP. *DEP Control # is required.*
 DEP ACP-5 Control No. _____
☐ The scope of work is exempt from the asbestos requirement as defined in the regulations promulgated by the NYC DEP (15 RCNY 1-23(b)) or is an alteration to a building constructed pursuant to plans submitted for approval on or after April 1, 1987, in accordance with § 28-106.1.

23 Sign

Purpose:

Type:

Estimated Cost: \$

☐ Advertising☐ Illuminated 23A

Total Square Feet:

23A Illuminated type: ☐ Direct ☐ Flashing ☐ Indirect☐ Non-Advertising☐ Non-Illuminated

Height above Curb:

ft. in.

Yes No

☐ ☐ If sign projects beyond building line, is owner billed for annual permit? *If no, specify in 26B*

Location:

☐ Ground☐ Roof 23B☐ Wall

Height above Roof:

ft. in.

Yes No

☐ ☐ Is sign inside building line? *If no, sign projects by:* ft. in.☐ ☐ Designed for changeable copy? *If no, 23C*☐ ☐ Does an OAC have an interest in this sign or location? *If yes, 23G*☐ ☐ Within 900' and within view of an arterial highway? *If yes, 23D*☐ ☐ Within 200' and within view of a park 1/2 acre or more? *If yes, 23E*23B ☐ ☐ Is roof sign tight, closed or solid?23C Sign wording. *If extensive, provide only key wording.*

23D Distance from Arterial Highway: ft.

23E Distance from Park 1/2 acre or more: ft.

23F OAC Sign Number:

23G OAC Registration Number:

.....▶ *If answer is "yes" to either of the above two questions and this is an advertising sign, OAC sign number is required in section 23F*

24 Comments *Place additional comments on an AI-1 form. See Guide for proper incorporation of professional certification statements.*

25 Applicant's Statements and Signatures *Required for all applications.*

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department. I prepared or supervised the preparation of the construction documents and specifications herewith submitted and to the best of my knowledge and belief, the construction documents and work shown thereon comply with the provisions of the NYC Administrative Code and other applicable laws and rules. ☐ (check here if) except as set forth in the accompanying documents. I acknowledge that I have read and complied with all instructions pertaining to this application and supplementary schedules submitted. **Cluster Development Statement** (if applicable): I hereby state that all specifications relating to this job are identical to those previously filed under the group lead job number, except as specified herein.

For Initial New Building and Alteration 1 applications filed under the 2008 or 2014 NYC Building Code only: does this building qualify for high-rise designation? ☐ Yes ☐ No

Directive 14 initial applications only: I certify that the construction documents submitted and all construction documents related to this application do not require a new or amended Certificate of Occupancy as there is no change in use, exits, or occupancy. ☐ Yes ☐ No

Name (print): Vishaan ChakrabartiSign and Date: 9/4/18

P.E. / R.A. Seal (apply seal, then sign and date over seal)

26 Property Owner's Statements and Signatures

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department. Furthermore, I understand that I am responsible for insuring that a final inspection be performed when the permitted work is complete, and that a satisfactory report of final inspection be submitted, along with all required submittal documents, so that the NYC Department of Buildings may issue a letter of completion or certificate of occupancy within the time prescribed by law.

I have authorized the applicant to file this application for the work specified herein and all future amendments. I will not knowingly authorize any work that is not in compliance with all applicable laws, rules, and regulations.

Yes No

☐ **Fee Exemption Request (Non-Profit Owned and Operated)**

In accordance with Administrative Code §28-112.1, Exception 1, I certify that the deed holder is a corporation or association organized and operated exclusively for the purposes indicated in such section, and that the property is used exclusively by such entity for such purposes. ★

☐ **Fee Exemption Request (NYCHA/HHC, NYC Agency, or Other Government Owned and Operated)** The building or any part thereof to be constructed, renovated, altered or demolished is owned and operated exclusively for the purposes of the NYC Agency, NYC Authority, NYS Agency, Federal Government or any other government entity. ★☐ **Owner's Certifications Regarding Occupied Housing**

The site of the building to be altered or demolished, or the site of the new building to be constructed, contains one or more occupied dwelling units that will remain occupied during construction. These occupied dwelling units have been clearly identified on the submitted construction documents.

☐ The site of the building to be altered or demolished, or the site of the new building to be constructed, contains occupied housing accommodations subject to rent control or rent stabilization under Chapters 3 and 4 of Title 26 of the New York City Administrative Code. **If yes, select one of the following:**

☐ The owner is not required to notify the New York State Homes and Community Renewal (NYSHCR) of the owner's intention to file because the nature and scope of the work proposed, pursuant to NYSHCR regulations, does not require notification.

☐ The owner has notified the New York State Homes and Community Renewal (NYSHCR) of its intention to file such construction documents/apply for such permit and has complied with all requirements imposed by the regulations of such agency as preconditions for such [filing/application].

Provide date NYSHCR notified: _____

☐ **Owner's Certification for Directive 14 Applications (If applicable)**

I have read and am fully aware of the applicant's statement that the construction documents submitted and all construction documents related to this application will not require a new or amended Certificate of Occupancy as there is no change in use, exits, or occupancy and the work is not inconsistent with the current certificate of occupancy. Furthermore, I understand that I am responsible for retaining a qualified design professional to perform a final inspection when the permitted work is complete and this professional must submit a satisfactory final inspection report to the NYC Department of Buildings within the time following inspection prescribed by Department rule.

Notes for Section 26A: Section required if unit owner signed Section 26. Signature required for authorized representative of Condo or Co-Op board.

★ For fee waivers, please see the PW1 User Guide

Owner ☐ Individual ☐ Partnership ☐ NYCHA / HHCType: ☒ Corporation ☐ Other Government ☐ NYC Agency☐ Condo Unit Owner or Co-Op Tenant-shareholder 26AIs the deed holder a non-profit organization? ☐ Yes ☒ NoName (please print): James HalekRelationship to Owner: Agent of OwnerBusiness Name/Agency: Integrity Development IncStreet Address: 11350 Cleveland Gibbs Rd, Suite 200City: Roanoke State: TX Zip: 76262Telephone Number: 817-456-4000 Fax: _____E-Mail Address: Jhalek@integritydevelopment.comSignature and Date James Halek 9/4/18**26A Condo/Co-Op Board** *See note in bottom left corner of page.*

Name (please print): _____

Title: _____

Street Address: _____

City: _____

State: _____

Zip: _____

Telephone Number: _____

Fax: _____

E-Mail Address: _____

Signature and Date James Halek 9/4/18**26B Lessee Responsible for Annual Sign or Marquee Permit**

Name (please print): _____

Relationship to Owner: _____

Business Name/Agency: _____

Street Address: _____

City: _____

State: _____

Zip: _____

Telephone Number: _____

Fax: _____

E-Mail Address: _____

METES AND BOUNDS DESCRIPTION
PROPOSED LOT FORMERLY KNOWN AS PORTION OF LOT 1, BLOCK 4434
BOROUGH OF BROOKLYN, KINGS COUNTY,
STATE OF NEW YORK

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF FLATLANDS AVENUE (110 FEET WIDE) DISTANT 235.32 FEET (235 FEET 3 AND 3/4 INCHES) WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF FLATLANDS AVENUE WITH THE WESTERLY SIDE OF PENNSYLVANIA AVENUE (120 FEET WIDE), AS SAID STREET EXIST ON THE CURRENT NEW YORK CITY TAX MAP;

THENCE WESTERLY ALONG THE SOUTHERLY SIDE OF FLATLANDS AVENUE 245.68 FEET (245 FEET 8 AND 1/4 INCHES),

THENCE SOUTHERLY ALONG A LINE PARALLEL WITH PENNSYLVANIA AVENUE AND AT RIGHT ANGLES TO THE LAST-MENTIONED COURSE, 369.50 FEET (369 FEET 6 INCHES) TO A POINT,

THENCE EASTERLY ALONG A LINE PARALLEL WITH FLATLANDS AVENUE AND AT RIGHT ANGLES TO THE LAST-MENTIONED COURSE, 245.68 FEET (245 FEET 8 AND 1/4 INCHES) TO A POINT,

THENCE NORTHERLY ALONG A LINE PARALLEL WITH PENNSYLVANIA AVENUE AND AT RIGHT ANGLES TO THE LAST-MENTIONED COURSE, 369.50 FEET (369 FEET 6 INCHES) TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 90,778.76 SQUARE FEET OR 2.084 ACRES

TAX MAP



Site Name: 12074 Flatlands Avenue p/o Lot 1

Address: Portion of 12074 Flatlands Avenue
Brooklyn, New York

Tax Lot: p/o Brooklyn-4434-1

— BCP Site Boundary

EXHIBIT H

BASE MAP

12074 Flatlands Avenue p/o Lot 1

Portion of 12074 Flatlands Avenue
(p/o Brooklyn Block 4434 Lot 1)
Brooklyn, New York

Legend:

— Site Property Boundary

Page 2 lists the BCP Site parcel
address and tax parcel information.

Pages 3 lists the adjacent Tax Lots by
map identification letters A – H.



November 19, 2021

Source: gis.nyc.gov

Scale: 1" = 100' approximately

All feature locations are approximate. This map is intended as a schematic to be used in conjunction with associated Application and Support Information and should not be relied upon as a survey for planning and other activities.

BCP Site Parcels

Map Identification Number	Property Owner	Property Address	Borough-Block-Lot
1	Christian Cultural Center	12074 Flatlands Avenue	P/O Brooklyn-4434-1

Adjacent Properties

Map Identification Letter	Property Owner	Property Address	Borough–Block–Lot
A	Christian Cultural Center	12074 Flatlands Avenue	p/o Brooklyn-4434-1
B	Christian Cultural Center	120-50 Flatlands Avenue	Brooklyn-4432-1
C	Council Towers IV HDFC	1180 Pennsylvania Avenue	Brooklyn-4431-70
D	Council Towers III	1170 Pennsylvania Avenue	Brooklyn-4434-60
E	Christian Cultural Center	12120 Flatlands Avenue	Brooklyn-4434-10
F	Spartan Petroleum Corp.	12113 Flatlands Avenue	Brooklyn-4412-29
G	Spartan Petroleum Corp.	12099 Flatlands Avenue	Brooklyn-4412-31
H	BGFlatlands LLC	1036 Sheffield Avenue	Brooklyn-4411-24
I	Peter Stathako	12079 Flatlands Avenue	Brooklyn-4411-34
J	12049 Flatlands Ave. Corp.	12049 Flatlands Avenue	Brooklyn-4410-29

BOA Map

12074 Flatlands Avenue p/o Lot 1

Portion of 12074 Flatlands Avenue
Brooklyn, New York

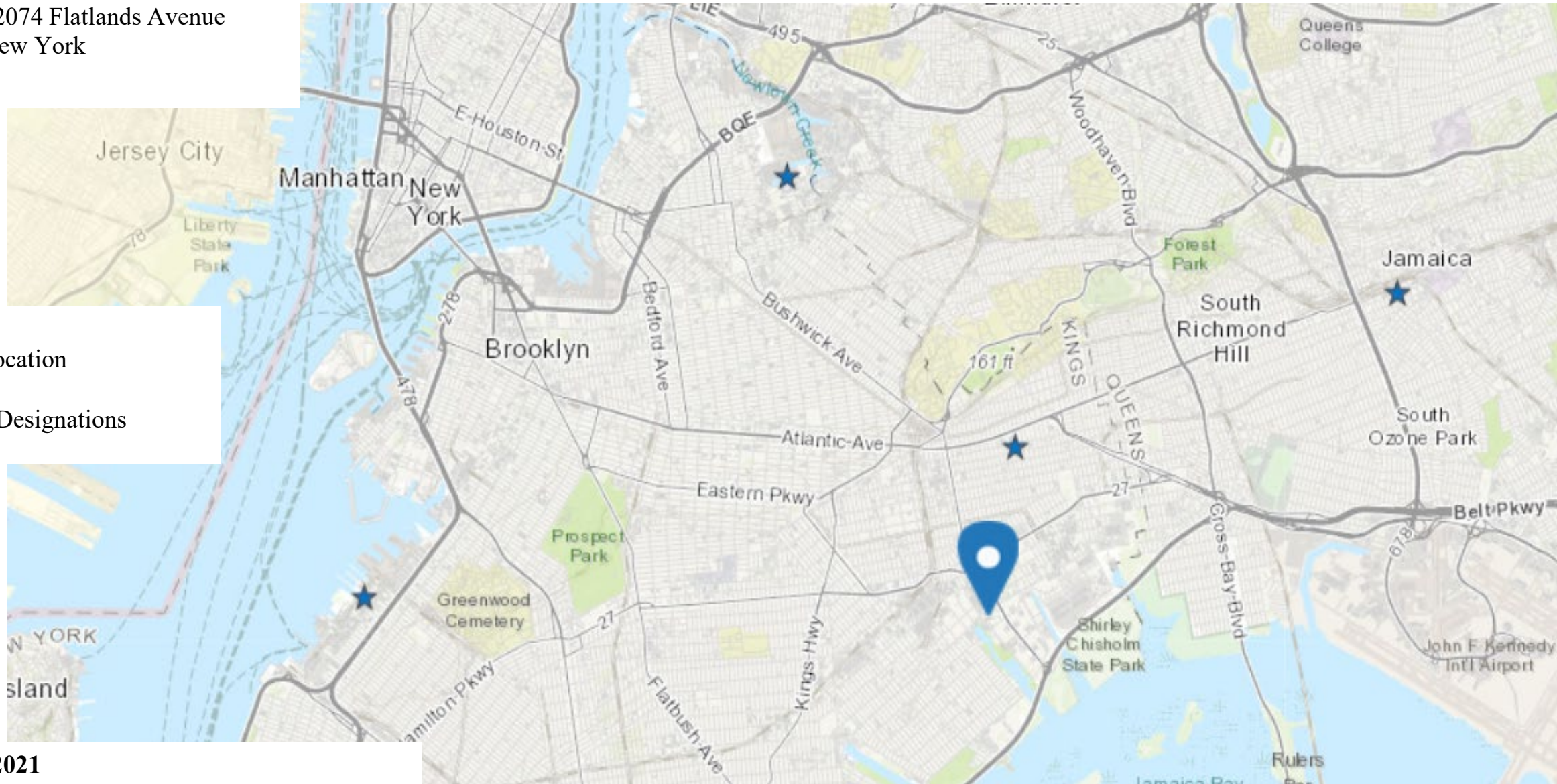
Legend:



Site Location



BOA Designations



November 2021

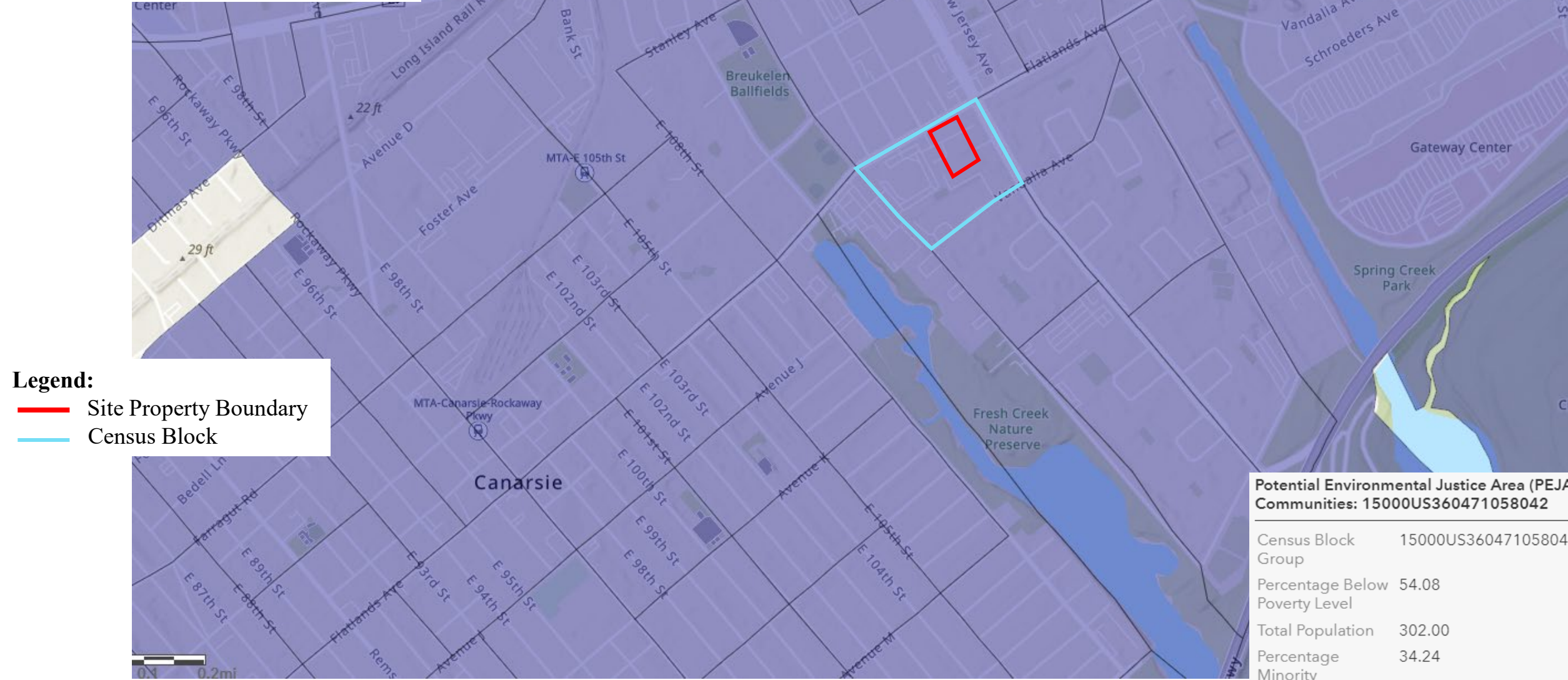
Source: NYS GEOGRAPHIC INFORMATION GATEWAY

Scale: 1" = 100' approximately

EJ MAP

12074 Flatlands Avenue p/o Lot 1

Portion 12074 Flatlands Avenue
Brooklyn, New York 11207



Legend:

- Site Property Boundary
- Census Block

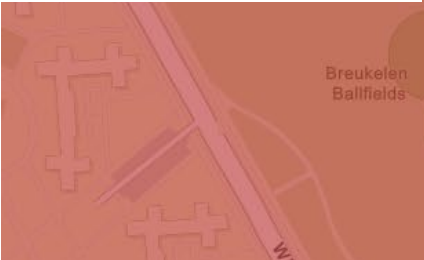
Potential Environmental Justice Area (PEJA)
Communities: 15000US360471058042

Census Block Group	15000US360471058042
Percentage Below Poverty Level	54.08
Total Population	302.00
Percentage Minority Population	34.24
PEJA	Yes

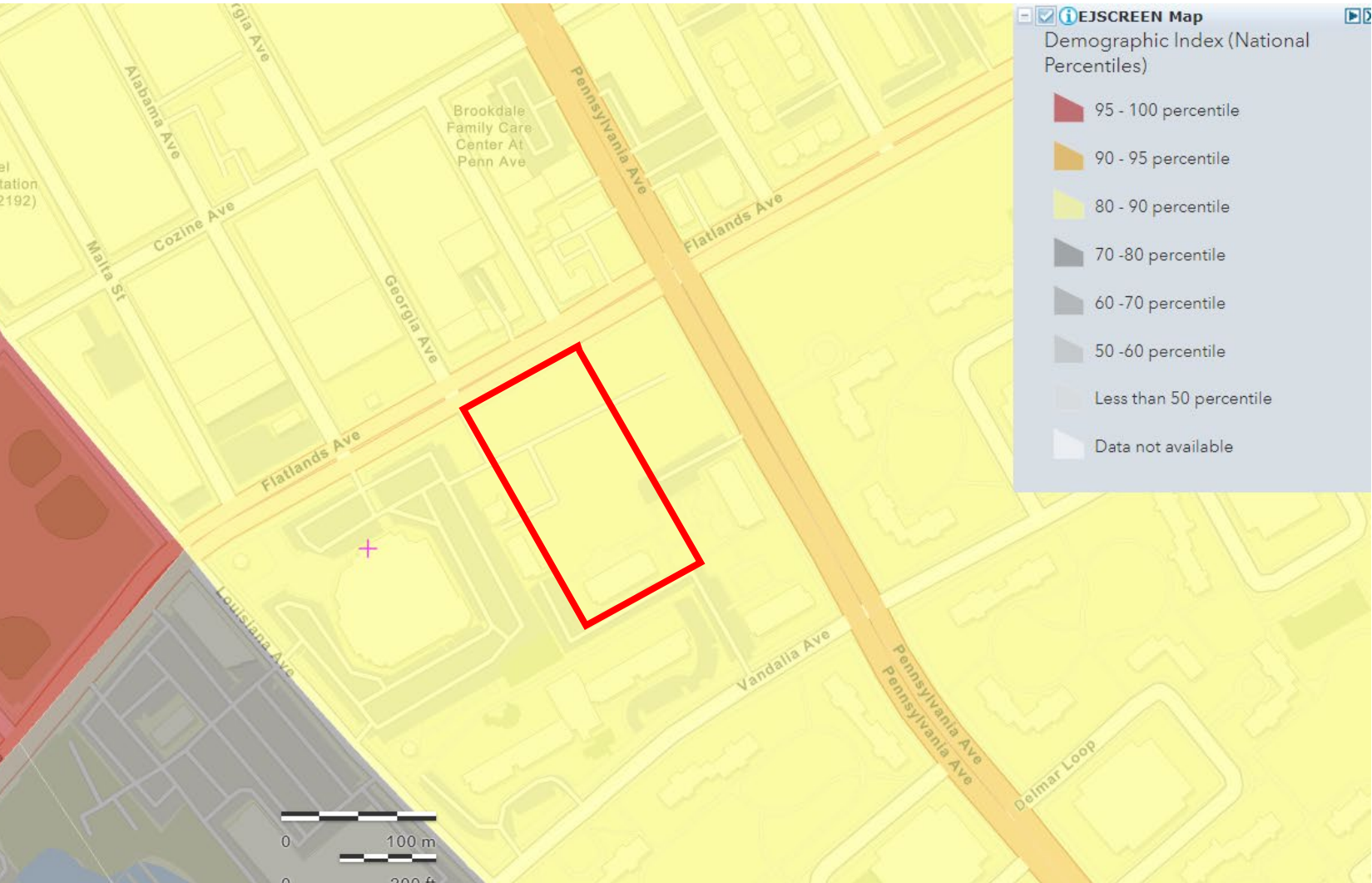
EJ MAP

12074 Flatlands Avenue p/o Lot 1

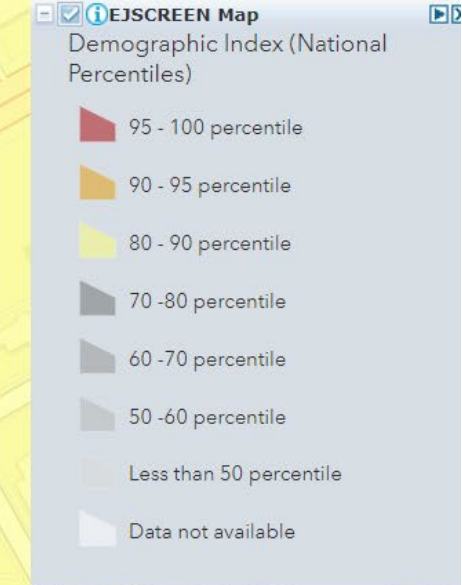
Portion of 12074 Flatlands Avenue
Brooklyn, New York 11207



	2014 - 2018 ACS Estimates	Percent	MOE (±)
Population by Language Spoken at Home*			
Total (persons age 5 and above)	80,323	100%	696
English	60,919	76%	589
Spanish	8,973	11%	587
French	4,884	6%	61
French Creole	N/A	N/A	N/A
Italian	N/A	N/A	N/A
Portuguese	N/A	N/A	N/A
German	59	0%	23
Yiddish	N/A	N/A	N/A
Other West Germanic	N/A	N/A	N/A
Scandinavian	N/A	N/A	N/A
Greek	N/A	N/A	N/A
Russian	N/A	N/A	N/A
Polish	N/A	N/A	N/A
Serbo-Croatian	N/A	N/A	N/A
Other Slavic	N/A	N/A	N/A
Armenian	N/A	N/A	N/A
Persian	N/A	N/A	N/A
Gujarathi	N/A	N/A	N/A
Hindi	N/A	N/A	N/A
Urdu	N/A	N/A	N/A
Other Indic	N/A	N/A	N/A
Other Indo-European	501	1%	92
Chinese	809	1%	154
Japanese	N/A	N/A	N/A
Korean	98	0%	53
Mon-Khmer, Cambodian	N/A	N/A	N/A
Hmong	N/A	N/A	N/A
Thai	N/A	N/A	N/A
Laotian	N/A	N/A	N/A
Vietnamese	0	0%	17
Other Asian	48	0%	33
Tagalog	96	0%	49
Other Pacific Island	N/A	N/A	N/A
Navajo	N/A	N/A	N/A
Other Native American	N/A	N/A	N/A
Hungarian	N/A	N/A	N/A
Arabic	551	1%	188
Hebrew	N/A	N/A	N/A
African	N/A	N/A	N/A
Other and non-specified	1,108	1%	235
Total Non-English	19,404	24%	912



Demographic Indicators	Value
Demographic Index	69%
People of Color Population	95%
Low Income Population	43%
Linguistically Isolated Population	9%
Population with Less Than High School Education	18%
Population under Age 5	6%
Population over Age 64	16%



Legend:

— Site Property Boundary

En-Zone Map

12074 Flatlands Avenue p/o Lot 1

Portion of
12074 Flatlands Avenue
Brooklyn, New York

Legend:

 Site Property
Boundary

Census Tract 1058.04

Census Tract 1058.04	
EnZoneType A	
FIPS	36047105804
County_FIP	36047
Geography	Census Tract 1058.04
County	Kings County
UnempRate	16.8
NYS_UR	11.5
Pov_Rate	33.3
CountyPR	23.2
CountyRate	46.4
Criteria_B	
Both_AB	
Criteria_A	Y
Type	YA

November 2021

Source: Google Earth

Scale: 1" = 100' approximately



SITE LOCATION MAP



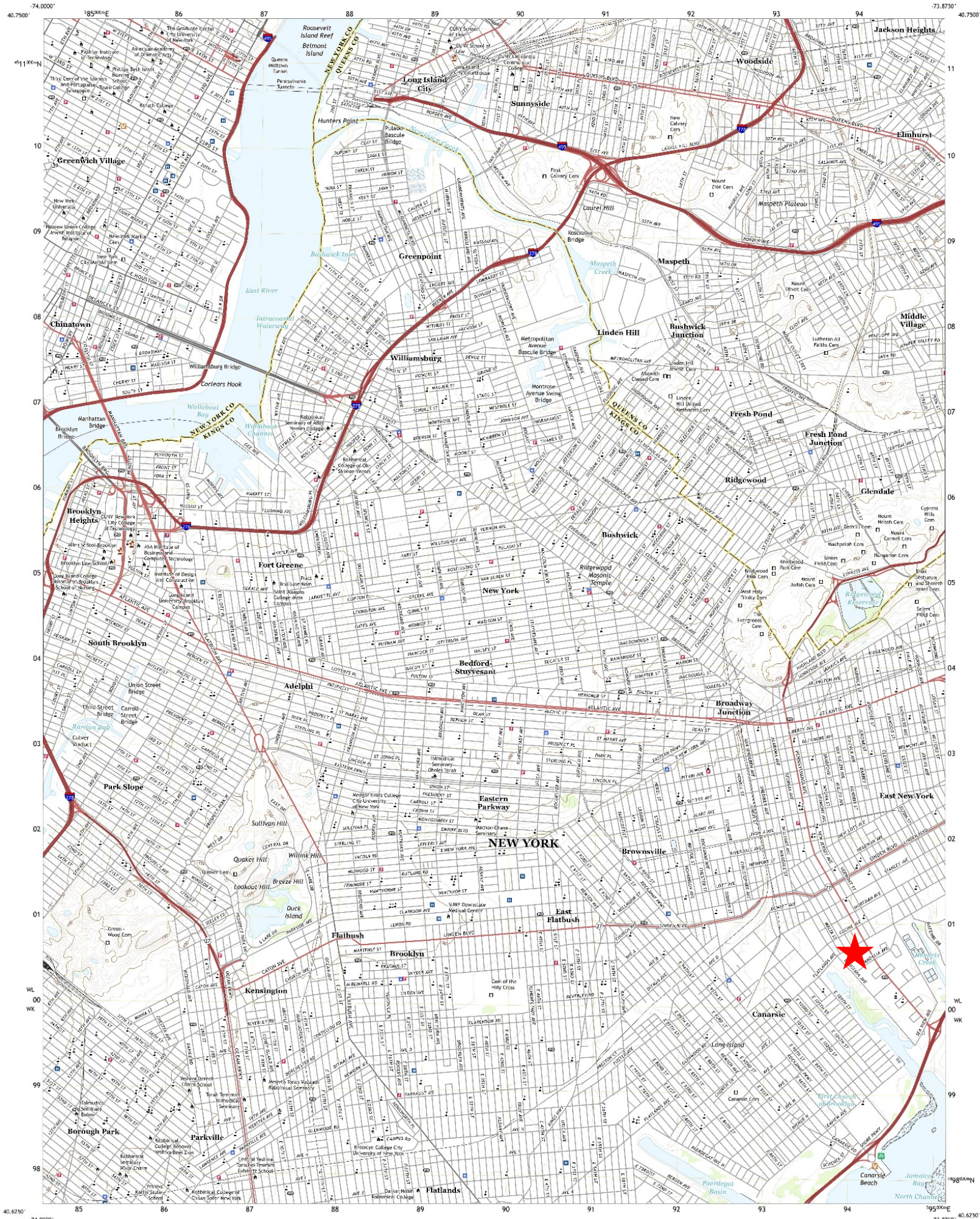
BCP Site Location



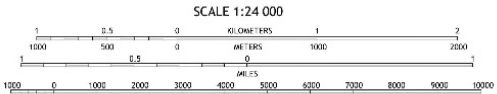
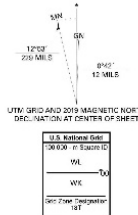
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



BROOKLYN QUADRANGLE
NEW YORK
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1 000 meter grid/Universal Transverse Mercator, Zone 18T
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.
Imagery: NALP, July 2015 - December 2017
U.S. Census Bureau, 2016
Names: National Hydrography Dataset, 1980 - 2019
Hydrography: National Hydrography Dataset, 1980 - 2016
Contours: National Elevation Dataset, 2013 - 2015
Boundaries: Multiple sources; see metadata file 2017 - 2019
Wetlands: FWS National Wetlands Inventory, 2004



1	2	3
4	5	6
7	8	9

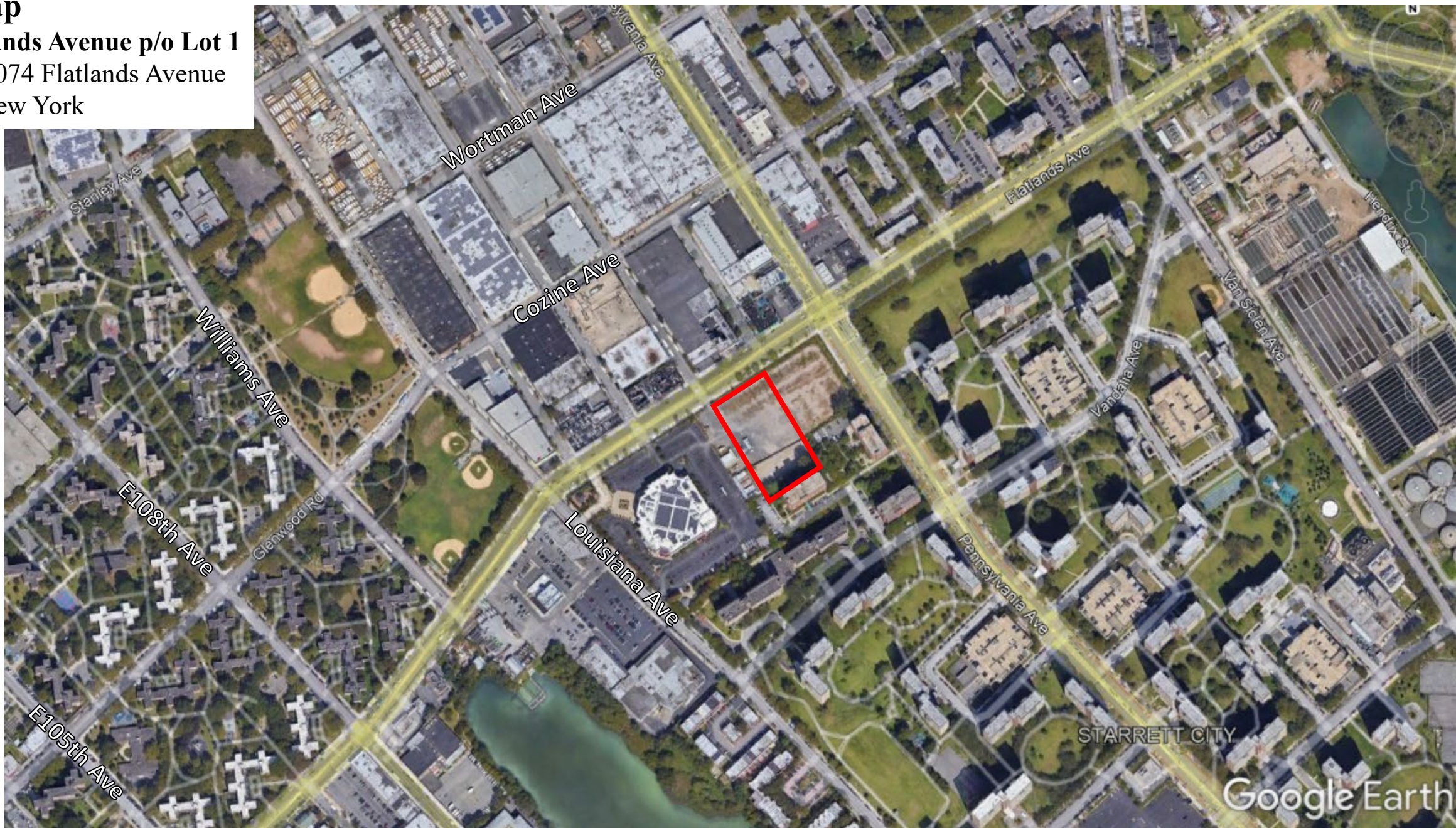
ROAD CLASSIFICATION	
Excessway	Local Connector
Secondary Hwy	Local Road
Ramp	4000
Interstate Route	US Route
	State Route

BROOKLYN, NY
2019



Street Map

12074 Flatlands Avenue p/o Lot 1
Potion of 12074 Flatlands Avenue
Brooklyn, New York



Legend:

— Site Property Boundary

Exhibit I


ZONING MAP

12074 Flatlands Avenue p/o Lot 1

12074 Flatlands Avenue

Brooklyn, New York

Legend:

 Site property boundary

Zoning Districts: R5



November 19, 2021

Source: zola.planning.nyc.gov

ArcGIS

Scale: 1" = 300' approximately

R5 District

“R5 districts allow a variety of housing at a higher [density](#) than permitted in R3-2 and R4 districts. The [floor area ratio](#) (FAR) of 1.25 typically produces three-and four-story [attached](#) houses and small apartment houses. With a height limit of 40 feet, R5 districts provide a transition between lower- and higher-density neighborhoods and are widely mapped in Brooklyn, Queens and the Bronx. Portions of Windsor Terrace and Ocean Parkway in Brooklyn are R5 districts.

To ensure compatibility with neighborhood scale, the maximum [street wall](#) height of a new building is 30 feet and the maximum building height is 40 feet. Above a height of 30 feet, a setback of 15 feet is required from the street wall of the building; in addition, any portion of the building that exceeds a height of 33 feet must be set back from a rear or side yard line. [Detached](#) houses must have two side yards that total at least 13 feet, each with a minimum width of five feet. [Semi-detached](#) houses need one eight foot wide side yard. Apartment houses need two side yards, each at least eight feet wide. Front yards must be 10 feet deep or, if deeper, a minimum of 18 feet to prevent cars parked on-site from protruding onto the sidewalk. Cars may park in the side or rear yard, in the garage or in the front yard within the side lot ribbon; parking is also allowed within the front yard when the lot is wider than 35 feet. Off-street parking is required for 85% of the dwelling units in the building, but requirements are lower for [income-restricted housing units](#) (IRHU) and are further modified within the [Transit Zone](#)”

Source: <https://www1.nyc.gov/site/planning/zoning/districts-tools/r5.page>

Exhibit J

Exhibit K

Site Contact List

12074 Flatlands Avenue p/o Lot 1

Portion of 12074 Flatlands Avenue, Brooklyn, New York 11236

Name	Title	Address	City	State	Zip
Charles Schumer	U.S. Senator	780 Third Avenue, Suite 2301	New York	NY	10017
Kirsten Gillibrand	U.S. Senator	780 Third Avenue, Suite 2601	New York	NY	10017
Hakeem Jeffries	U.S. House of Representatives, 8th District	55 Hanson Place, Suite 603	Brooklyn	NY	11217
Roxanne J. Persaud	New York State Senator, 19th District	1222 East 96th Street	Brooklyn	NY	11236
Antonio Reynoso	Brooklyn Borough President	209 Joralemon Street	Brooklyn	NY	11201
Anita Laremont	NYC Planning Commission, Chair	16 Court Street, 7th Floor	Brooklyn	NY	11241
Eric Adams	Mayor of New York City	City Hall	New York	NY	10007
Brooklyn Paper	Media Outlet	One Metro Tech Center	Brooklyn	NY	11201
Vincent Sapienza	NYC Department of Environmental Protection, Commissioner	59-17 Junction Boulevard, 19th Floor	Flushing	NY	11373
Alfonso L. Carney, Jr.	NYC Water Board, Chair	59-17 Junction Boulevard, 8th Floor	Flushing	NY	11373
Benita McCray	Brooklyn Public Library, Spring Creek Branch - Document Repository	12143 Flatlands Avenue	Brooklyn	NY	11207
Melinda Perkins	Brooklyn Community Board 5	127 Pennsylvania Avenue, 2nd Floor	Brooklyn	NY	11207
A.R. Bernard, Sr.	Brooklyn Preparatory School, Principal	12020 Flatlands Avenue	Brooklyn	NY	11207
Jabari Edwards	PS 346, Principal	1400 Granville Payne Avenue	Brooklyn	NY	11239
Melessa Avery	Wortman School, Principal	923 Jermone Street	Brooklyn	NY	11207
Rebecca Schropfer	Public School 4, Principal	530 Stanley Avenue	Brooklyn	NY	11207
Jordan Hardy	Achievement First Aspire Charter School, Principal	970 Vermont Street	Brooklyn	NY	11207
G. Leonard	Collegiate Academy for Mathematics and Personal Awareness Charter School	1962 Linden Blvd.	Brooklyn	NY	11207
Stanley Moise	Public School 213, Principal	580 Hegeman Avenue	Brooklyn	NY	11207
Anthony Yard	East New York Family Academy, Principal	760 Van Siclen Avenue	Brooklyn	NY	11207
Victor Esannason	G Gershwin Junior High School, Principal	800 Van Siclen Avenue	Brooklyn	NY	11207
Bevon Thompson	Imagine Me Leadership Charter School, Principal	818 Schenck Avenue	Brooklyn	NY	11207
Christina Koza	Spring Creek Community School, Principal	1065 Elton Street	Brooklyn	NY	11208
Quintasha	Focus Academy Group Family WeeCare	506 Vandalia Avenue, Suite 1b	Brooklyn	NY	11239
Nashira Canady	Group Family WeeCare	947 Schenck Avenue	Brooklyn	NY	11207
Lesbia Burgess	L & G Scholars Daycare	1005 Cleveland Street	Brooklyn	NY	11208
Jennifer A. Fragola	Strawberry Patch Daycare Center, Inc.	2007 Linden Blvd.	Brooklyn	NY	11207
Marcia J. Bryan Grey	Pitta Patta Feet Daycare	543 Hegeman Avenue	Brooklyn	NY	11207
Karen Crichlow	Kids Private Playhouse - Brooklyn Day Care Center	757 Hendrix Street, Apt 2	Brooklyn	NY	11207
Darna Rouse	Miss D Montessori Playschool WeeCare	845 Schenck Avenue, 1B	Brooklyn	NY	11207
Ida Robertson	Boulevard Nursery School Inc.	2150 Linden Blvd.	Brooklyn	NY	11207
Chrisrian Cultural Center	Adjacent Property Owner of 12074, 120-50 and 12120 Flatlands Avenue	12020 Flatlands Avenue	Brooklyn	NY	11207
Council Towers IV HDfC	Adjacent Property Owner of 1180 Pennsylvania Avenue	77 Water Street, 26th Floor	New York	NY	10005
Council Towers III	Adjacent Property Owner of 1170 Pennsylvania Avenue	77 Water Street, 26th Floor	New York	NY	10005
Spartan Petroleum Corp.	Adjacent Property Owner of 12113 and 12099 Flatlands Avenue	3333 New Hyde Park Road, Suite 201	New Hyde Park	NY	11042
BGFlatlands LLC	Adjacent Property Owner of 1036 Sheffield Avenue	PO Box 320195	Brooklyn	NY	11232
Peter Stathako	Adjacent Property Owner of 12079 Flatlands Avenue	12079 Flatlands Avenue	Brooklyn	NY	11207
12049 Flatlands Ave. Corp.	Adjacent Property Owner of 12049 Flatlands Avenue	98 Cutter Mill Road, Suite 310	Great Neck	NY	11021
NYC Automort Inc	Adjacent Property Operator of 12049 Flatlands Avenue	120-41 Flatlands Avenue	Brooklyn	NY	11207

Ultimate Used Auto Parts	Adjacent Property Operator of 12079 Flatlands Avenue	12049 Flatlands Avenue	Brooklyn	NY	11207
Central Optical	Adjacent Property Operator of 12099 Flatlands Avenue	12073 Flatlands Avenue	Brooklyn	NY	11207
Oasis Motel	Adjacent Property Operator of 12113 Flatlands Avenue	12091 Flatlands Avenue	Brooklyn	NY	11207
Jewish Community Council	Adjacent Property Operator of 1170 Pennsylvania Avenue	1170 Pennsylvania Avenue, #1b	Brooklyn	NY	11239

Exhibit L



1400 Crossroads Building
2 State Street
Rochester, New York 14614
nyenvlaw.com

LINDA R. SHAW
ATTORNEY AT LAW

T 585.546.8430
C 585.414.3122
lshaw@nyenvlaw.com

December 16, 2021

VIA ELECTRONIC MAIL
Bmccray2@bklynlibrary.org

Benita McCray
Brooklyn Public Library
Spring Creek Branch
12143 Flatlands Avenue
Brooklyn, New York 11207

RE: Brownfield Cleanup Program Application
Applicant: Innovative Urban Living, LLC
Site Address: Portion of 12074 Flatlands Avenue
Brooklyn, New York

Dear McCray:

We represent Innovation Urban Living, LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at p/o 12074 Flatlands Avenue in the City of New York, Kings County, New York. Your branch is currently the repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in CD format.

Please sign below and return the signed letter as an attachment to an Email if you are able to certify that your library would be willing and able to act as the temporary public repository for this Brownfield Cleanup Program project.

Thank you

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW

Yes, the Brooklyn Public Library – Spring Creek Branch is willing and able to act as a public repository for documents related to the cleanup of 12074 Flatlands Ave., Brooklyn, New York under the NYS Brownfield Cleanup Program.

Benita McCray, Managing Librarian

1/3/22
Date

Ex. L - Community Board Contact

As seen in the emails attached, our office has attempted to obtain verification of repository status from the Brooklyn Community Board 5 on numerous occasions.

A member of our office did speak with a Community Board employee over the phone on 12/20/2021, 1/6/2022, 1/11/2022 and 2/16/2022. During these conversations, it was stated that the community board will accept the status of document repository for this BCP site, however, our office has not been able to obtain this in writing. We will continue to contact the community board in attempt to obtain the written confirmation.

Once verification of the Community Boards status as a repository for this BCP application has been received, we will forward it to the DEC.

Thank you.

Rebecca Stevens

From: Rebecca Stevens
Sent: Wednesday, March 2, 2022 9:34 AM
To: mperkins@cb.nyc.gov
Cc: schappel@cb.nyc.gov
Subject: Repository Conformation letter - C224353 12074 Flatlands Avenue p/o Lot 1 BCP Application
Attachments: Community Board Repository Letter.pdf

Importance: High

Hello,

I have attempted to contact you multiple time, by phone and email, to get the attached letter signed for a Brownfield Cleanup Program Application.

Please sign and return this letter as soon as possible. You may also just answer this email and confirm that the Brooklyn Community Board 5 is willing and able to act as a document repository for this BCP Site.

Thank you and I appreciate your prompt attention to this matter.



Rebecca Stevens
Receptionist/Paralegal

Knauf Shaw LLP
1400 Crossroads Building
2 State Street
Rochester, New York 14614
585.546.8430
rstevens@nyenvlaw.com

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Rebecca Stevens

From: Rebecca Stevens
Sent: Wednesday, February 23, 2022 8:22 AM
To: 'schappel@cb.nyc.gov'
Cc: mperkins@cb.nyc.gov
Subject: RE: BCP Application Document Repository Request
Attachments: Community Board Repository Letter.pdf

Hello,

I am following up on getting this signed.

We spoke on 2/16/2022 and you said you would try to get the signed letter to me that day.

Please forward me the signed letter as soon as possible, or please answer this email and state that the Brooklyn Community Board 5 is willing and able to act as a document repository for this site.

Thank you.



Rebecca Stevens
Receptionist/Paralegal

Knauf Shaw LLP
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Rochester, New York 14614
585.546.8430
rstevens@nyenvlaw.com

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From: Rebecca Stevens
Sent: Wednesday, February 16, 2022 10:33 AM
To: schappel@cb.nyc.gov
Subject: BCP Application Document Repository Request

Hello,

Per our phone conversation, please see the attached repository letter.

Please get this back to me as soon as possible.

Thank you.



Rebecca Stevens
Receptionist/Paralegal

Rebecca Stevens

From: Rebecca Stevens
Sent: Wednesday, February 16, 2022 10:33 AM
To: schappel@cb.nyc.gov
Subject: BCP Application Document Repository Request
Attachments: Community Board Repository Letter.pdf

Hello,

Per our phone conversation, please see the attached repository letter.

Please get this back to me as soon as possible.

Thank you.



Rebecca Stevens
Receptionist/Paralegal

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Rebecca Stevens

From: Rebecca Stevens
Sent: Monday, January 31, 2022 1:29 PM
To: mperkins@cb.nyc.gov
Cc: schappel@cb.nyc.gov
Subject: RE: BCP Application Document Repository Request
Attachments: Community Board Repository Letter.pdf

Hello,

I am following up once again. I have emailed and called multiple times.

I have reattached the letter for your convenience. Please review and sign as soon as possible.

At the very least, if you are unable to sign the letter, please respond to this email stating that the community board is willing and able to act as a repository for this BCP application.

Please let me know if you have any questions. Thank you.



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From: Rebecca Stevens
Sent: Thursday, January 13, 2022 9:28 AM
To: mperkins@cb.nyc.gov
Cc: schappel@cb.nyc.gov
Subject: FW: BCP Application Document Repository Request
Importance: High

Hello,

I am email to follow up on my email below.

Please get back to me as soon as possible.

Thank you.



From: [Rebecca Stevens](#)
To: mperkins@cb.nyc.gov
Cc: schappel@cb.nyc.gov
Subject: FW: BCP Application Document Repository Request
Date: Thursday, January 13, 2022 9:27:00 AM
Attachments: [Community Board Repository Letter.pdf](#)
[image001.png](#)
Importance: High

Hello,

I am email to follow up on my email below.

Please get back to me as soon as possible.

Thank you.



Rebecca Stevens
Receptionist/Paralegal

Knauf Shaw LLP
1400 Crossroads Building
2 State Street
Rochester, New York 14614
585.546.8430
rstevens@nyenvlaw.com

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From: Rebecca Stevens
Sent: Thursday, December 16, 2021 1:12 PM
To: mperkins@cb.nyc.gov
Subject: BCP Application Document Repository Request

Hello,

I am a paralegal at Knauf Shaw LLP and we represent Innovation Urban Living, LLC in its anticipated Brownfield Cleanup Program application for the a site located in Brooklyn, NY. The Brooklyn Community Board 5 is currently the repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local Community Board is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in CD format.

I require you, in your capacity as district Manager, to sign and date the attached letter and to return the signed letter to me as an attachment to an email as soon as possible so we may continue our work on the application and the may be submitted to the DEC in a timely manner.

Please respond as soon as possible.

Thank you.



Rebecca Stevens
Receptionist/Paralegal

Knauf Shaw LLP
1400 Crossroads Building
2 State Street
Rochester, New York 14614
585.546.8430
rstevens@nyenvlaw.com

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From: [Rebecca Stevens](#)
To: ["mperkins@cb.nyc.gov"](mailto:mperkins@cb.nyc.gov)
Subject: RE: BCP Application Document Repository Request
Date: Wednesday, January 12, 2022 9:25:00 AM
Attachments: [Community Board Repository Letter.pdf](#)
[image001.png](#)

Hello,

I am just following up on the email below. We are hoping to submit this application this week and we are just waiting on the Community Boards confirmation.

If you are unable to sign the letter, please just respond to this email stating that the CB 5 is willing and able to act as a document repository for this BCP site.

Thank you.


Rebecca Stevens
Receptionist/Paralegal

Knauf Shaw LLP
1400 Crossroads Building
2 State Street
Rochester, New York 14614
585.546.8430
rstevens@nyenvlaw.com

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From: Rebecca Stevens
Sent: Thursday, December 16, 2021 1:12 PM
To: mperkins@cb.nyc.gov
Subject: BCP Application Document Repository Request

Hello,

I am a paralegal at Knauf Shaw LLP and we represent Innovation Urban Living, LLC in its anticipated Brownfield Cleanup Program application for the a site located in Brooklyn, NY. The Brooklyn Community Board 5 is currently the repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local Community Board is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in CD format.

I require you, in your capacity as district Manager, to sign and date the attached letter and to return the signed letter to me as an attachment to an email as soon as possible so we may continue our work on the application and the may be submitted to the DEC in a timely manner.

Please respond as soon as possible.

Thank you.



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From: [Rebecca Stevens](#)
To: schappel@cb.nyc.gov
Cc: mperkins@cb.nyc.gov; [Julia O'Sullivan](#)
Subject: RE: BCP Application Document Repository Request
Date: Thursday, January 6, 2022 10:38:00 AM
Attachments: [image001.png](#)

Hello,

I am just following up again.

We would like to submit this application as soon as possible.

Can you please just confirm what you had told me during our phone conversation, that the District Manager is out sick at this time, and that the community board can be the repository, however, we will get actual confirmation once the District Manager returns?

Thank you for your time.


Rebecca Stevens
Receptionist/Paralegal

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2 State Street
Rochester, New York 14614
585.546.8430
rstevens@nyenvlaw.com

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From: Rebecca Stevens
Sent: Wednesday, January 5, 2022 9:44 AM
To: schappel@cb.nyc.gov
Subject: RE: BCP Application Document Repository Request

Hello,

I am just following up to see if you were able to contact the District Manager?

Is there anyone else who has the authority that can sign the letter?

Thank you for your time and assistance.



Knauf Shaw LLP
1400 Crossroads Building
2 State Street
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From: Rebecca Stevens
Sent: Monday, December 20, 2021 2:08 PM
To: schappel@cb.nyc.gov
Subject: FW: BCP Application Document Repository Request



Knauf Shaw LLP
1400 Crossroads Building
2 State Street
Rochester, New York 14614
585.546.8430
rstevens@nyenvlaw.com

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From: Rebecca Stevens
Sent: Thursday, December 16, 2021 1:12 PM
To: mperkins@cb.nyc.gov
Subject: BCP Application Document Repository Request

Hello,

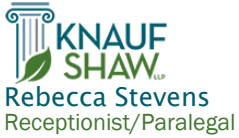
I am a paralegal at Knauf Shaw LLP and we represent Innovation Urban Living, LLC in its anticipated Brownfield Cleanup Program application for the a site located in Brooklyn, NY. The Brooklyn Community Board 5 is currently the repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local Community Board is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in CD format.

I require you, in your capacity as district Manager, to sign and date the attached letter and to return

the signed letter to me as an attachment to an email as soon as possible so we may continue our work on the application and the may be submitted to the DEC in a timely manner.

Please respond as soon as possible.

Thank you.



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From: [Rebecca Stevens](#)
To: schappel@cb.nyc.gov
Subject: Community Board Repository Letter
Date: Tuesday, January 11, 2022 9:27:00 AM
Attachments: [Community Board Repository Letter.pdf](#)
[image001.png](#)
Importance: High

Hello,

Per our phone conversation, Please see the attached letter.

Thank you.


Rebecca Stevens
Receptionist/Paralegal

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