



# Brownfield Cleanup Program (BCP) Application

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Cooper Park Commons Building 2  
89 Maspeth Avenue  
Brooklyn, New York 11211

May 18, 2022

Prepared for:

**Maspeth B2 Owner LLC**  
826 Broadway, 11<sup>th</sup> Floor  
New York, New York 10003

Prepared by:

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

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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*

<b>Section I. Requestor Information - See Instructions for Further Guidance</b>		DEC USE ONLY BCP SITE #:
NAME Maspeth B2 Owner LLC		
ADDRESS 826 Broadway, 11th Floor		
CITY/TOWN New York, New York		ZIP CODE 10003
PHONE 212-777-9500	FAX	E-MAIL akoffman@hudsoninc.com
<p>Is the requestor authorized to conduct business in New York State (NYS)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> <li>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 <a href="#">NYS Department of State's Corporation &amp; Business Entity Database</a>. 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. <b>Please note:</b> If the requestor is an LLC, the members/owners names need to be provided on a separate attachment. <b>Appendix A</b></li> </ul> <p>Do all individuals that will be certifying documents meet the requirements detailed below? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> <li>Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of <a href="#">DER-10: Technical Guidance for Site Investigation and Remediation</a> and Article 145 of New York State Education Law. <b>Documents that are not properly certified will be not approved under the BCP.</b></li> </ul>		

<b>Section II. Project Description <i>Appendix B</i></b>	
1. What stage is the project starting at?	<input checked="" type="checkbox"/> Investigation <input type="checkbox"/> Remediation
<p>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.</p>	
2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2):	<input type="checkbox"/> Yes <input type="checkbox"/> No <b>Not Applicable</b>
3. Please attach a short description of the overall development project, including:	
<ul style="list-style-type: none"> <li>the date that the remedial program is to start; and</li> <li>the date the Certificate of Completion is anticipated.</li> </ul>	

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

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

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

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

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum			See Appendix C
Chlorinated Solvents			See Appendix C
Other VOCs			
SVOCs	See Appendix C		
Metals	See Appendix C	See Appendix C	
Pesticides	See Appendix C		
PCBs			
Other*			

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

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

- **SAMPLE LOCATION** Refer to Figures 5, 6, and 7
- **DATE OF SAMPLING EVENT**
- **KEY CONTAMINANTS AND CONCENTRATION DETECTED**
- **FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE**
- **FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5**
- **FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX**

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

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?\*

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

Yes  No

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

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

Other: Parking and Storage \_\_\_\_\_

**Section IV. Property Information - See Instructions for Further Guidance [Appendix D](#)**

PROPOSED SITE NAME Cooper Park Commons Building 2

ADDRESS/LOCATION 89 Maspeth Avenue

CITY/TOWN Brooklyn ZIP CODE 11211

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

COUNTY Kings SITE SIZE (ACRES) 1.2

LATITUDE (degrees/minutes/seconds) 40 ° 42 ' 59 " LONGITUDE (degrees/minutes/seconds) 73 ° 56 ' 21 "

**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
89 Maspeth Avenue	3	2885	1	1.2

1. Do the proposed site boundaries correspond to tax map metes and bounds?  Yes  No  
If no, please attach an accurate map of the proposed site. **Figure 2**

2. Is the required property map attached to the application?  Yes  No  
(application will not be processed without map) **Figures 2 and 3**

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

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

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

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

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

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

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

Easement/Right-of-way Holder

Description

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

Type

Issuing Agency

Description

Not Applicable

Not Applicable

Not Applicable

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  
**Not Applicable**

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

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

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

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

<b>Section V. Additional Requestor Information</b> <b>See Instructions for Further Guidance</b>	DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____
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NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE **Aaron Koffman**

ADDRESS **826 Broadway, 11th Floor**

CITY/TOWN **New York, New York** ZIP CODE **10003**

PHONE <b>212-777-9500</b>	FAX	E-MAIL <b>akoffman@hudsoninc.com</b>
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NAME OF REQUESTOR'S CONSULTANT **Roux Environmental Engineering and Geology, D.P.C. / Frank Cherena**

ADDRESS **209 Shafter Street**

CITY/TOWN **Islandia, New York** ZIP CODE **11749**

PHONE <b>631-630-2388</b>	FAX	E-MAIL <b>fcherena@rouxinc.com</b>
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NAME OF REQUESTOR'S ATTORNEY **Sive, Paget, and Riesel P.C. / David Yudelson**

ADDRESS **560 Lexington Avenue**

CITY/TOWN **New York, New York** ZIP CODE **10022**

PHONE <b>646-378-7210</b>	FAX	E-MAIL <b>dyudelson@sprlaw.com</b>
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**Section VI. Current Property Owner/Operator Information – if not a Requestor** Appendix E

CURRENT OWNER'S NAME **Lilia Carrier - City of New York, Department of HPD** OWNERSHIP START DATE: **05/01/1938**

ADDRESS **100 Gold Street**

CITY/TOWN **New York, New York** ZIP CODE **10038**

PHONE <b>212-863-5017</b>	FAX	E-MAIL <b>carrierl@hpd.nyc.gov</b>
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CURRENT OPERATOR'S NAME **The City of New York, Department of Homeless Services**

ADDRESS **33 Beaver Street, 17th Floor**

CITY/TOWN **New York, New York** ZIP CODE **10004**

PHONE <b>212-361-8000</b>	FAX	E-MAIL
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**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)** Appendix F

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



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

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

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

PARTICIPANT

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

VOLUNTEER

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

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

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



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

Requestor Relationship to Property (check one):

Previous Owner  Current Owner  Potential /Future Purchaser  Other \_\_\_\_\_

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

Yes  No **Appendix F**

**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. **Not Applicable**  Yes  No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10?  
If yes, please provide: Order # \_\_\_\_\_  Yes  No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?  
If yes, please provide explanation as an attachment.  Yes  No

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

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

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

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

1. What is the current municipal zoning designation for the site? R6

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 Appendix H

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 Appendix H

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 Appendix H

**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 Signatory (title) of Maspeth B2 Owner 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: 3/22/22 Signature: [Signature]

Print Name: Aaron Koffman

**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.

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



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

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

Project is an Affordable Housing Project - Regulatory Agreement Attached;

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

This is Not an Affordable Housing Project.

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

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

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

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

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

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

**Site Name:** Cooper Park Commons Building 2      **Site Address:** 89 Maspeth Avenue  
**City:** Brooklyn      **County:** Kings      **Zip:** 11211

**Tax Block & Lot**  
**Section (if applicable):** 3      **Block:** 2885      **Lot:** 1

**Requestor Name:** Maspeth B2 Owner LLC      **Requestor Address:** 826 Broadway, 11th Floor  
**City:** New York, New York      **Zip:** 10003      **Email:** akoffman@hudsoninc.com

**Requestor's Representative (for billing purposes)**  
**Name:** Aaron Koffman      **Address:** 826 Broadway, 11th Floor  
**City:** New York, New York      **Zip:** 10003      **Email:** akoffman@hudsoninc.com

**Requestor's Attorney**  
**Name:** Sive, Paget, and Riesel P.C. / David Yudelson      **Address:** 560 Lexington Avenue  
**City:** New York, New York      **Zip:** 10022      **Email:** dyudelson@sprlaw.com

**Requestor's Consultant**  
**Name:** Roux Environmental Engineering and Geology, D.P.C. / Frank Cherena      **Address:** 209 Shafter Street  
**City:** Islandia, New York      **Zip:** 11749      **Email:** fcherena@rouxinc.com

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

**DER Determination:**  Agree     Disagree

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

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

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

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

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

Notes:

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

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

Notes:

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

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

Notes:

**Brownfield Cleanup Program Application**  
***Cooper Park Commons Building 2***  
***89 Maspeth Avenue, Brooklyn, New York***

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**FIGURES**

1. Site Location Map
2. Tax Map
3. Existing Conditions
4. Surrounding Land Usage
5. Soil Sample Locations and Exceedances
6. Groundwater Sample Locations and Exceedances
7. Soil Vapor Sample Locations and Detections

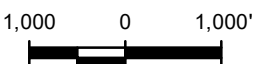
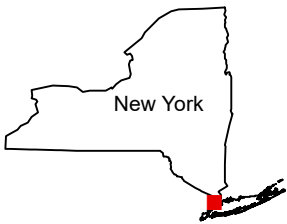




**SITE** →



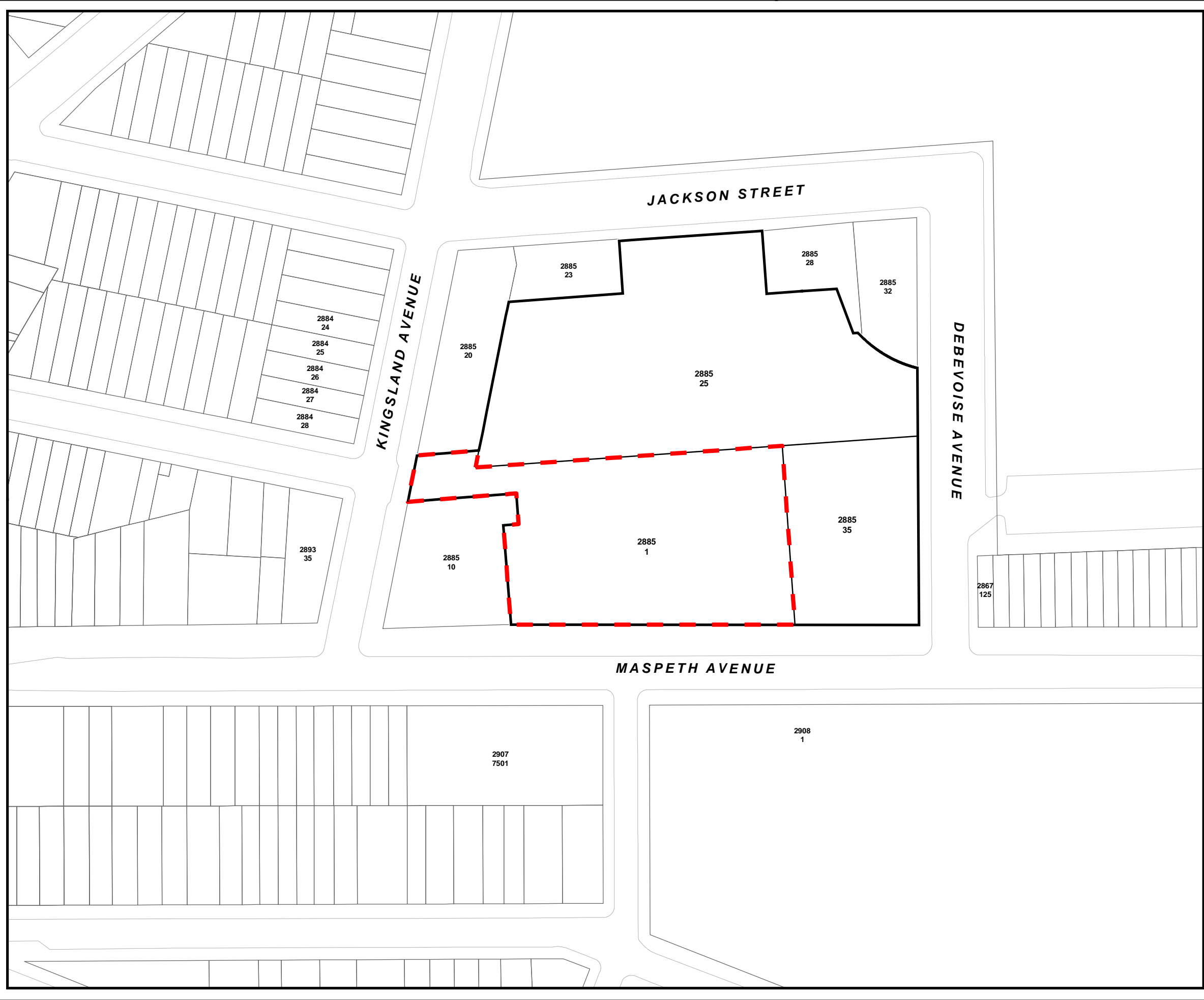
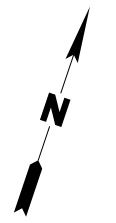
**QUADRANGLE LOCATION**




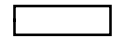

Title:		
<b>SITE LOCATION MAP</b>		
BCP APPLICATION 89 MASPETH AVENUE, BROOKLYN, NEW YORK		
Prepared for:		
MASPETH B2 OWNER LLC		
Compiled by: MB.L.	Date: 05/12/22	<b>FIGURE</b>  <b>1</b>
Prepared by: M.S.R.	Scale: AS SHOWN	
Project Mgr: MB.L.	Project: 2611.0003Y000	
File: 2611.0003Y109.1.mxd		

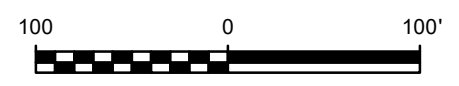


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**LEGEND**

-  SITE BOUNDARY
-  EXISTING LOTS
-  FORMER BLOCK 2885, LOT 1
- 2885  
1 BLOCK & LOT




Title:

## TAX MAP

BCP APPLICATION  
89 MASPETH AVENUE, BROOKLYN, NEW YORK

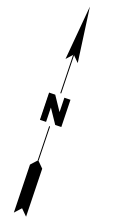
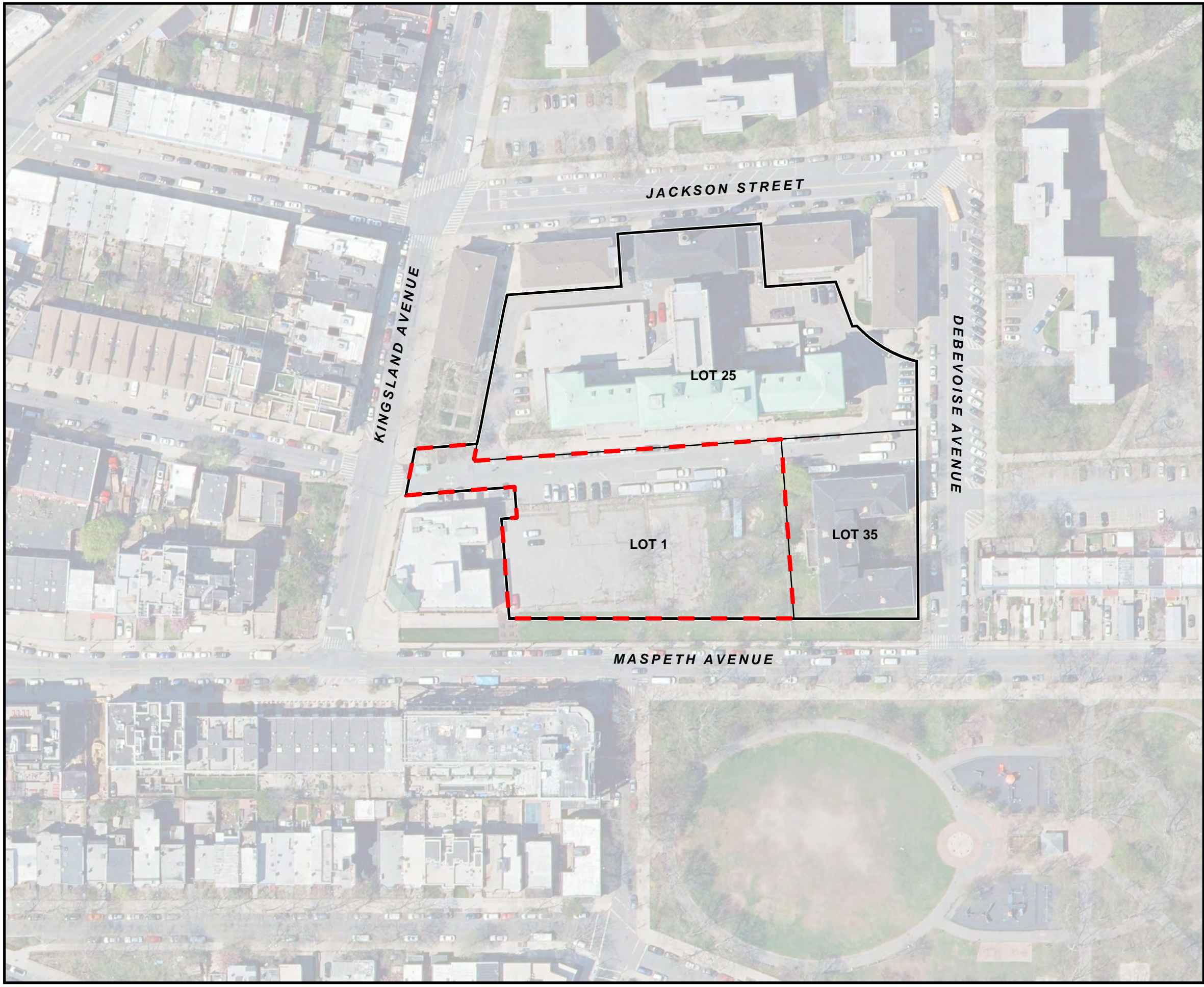
Prepared for:

MASPETH B2 OWNER LLC

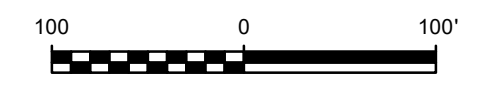
	Compiled by: MB.L.	Date: 05/12/22	FIGURE <b>2</b>
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: MB.L.	Project: 2611.0003Y002	
	File: 2611.0003Y109.2.mxd		

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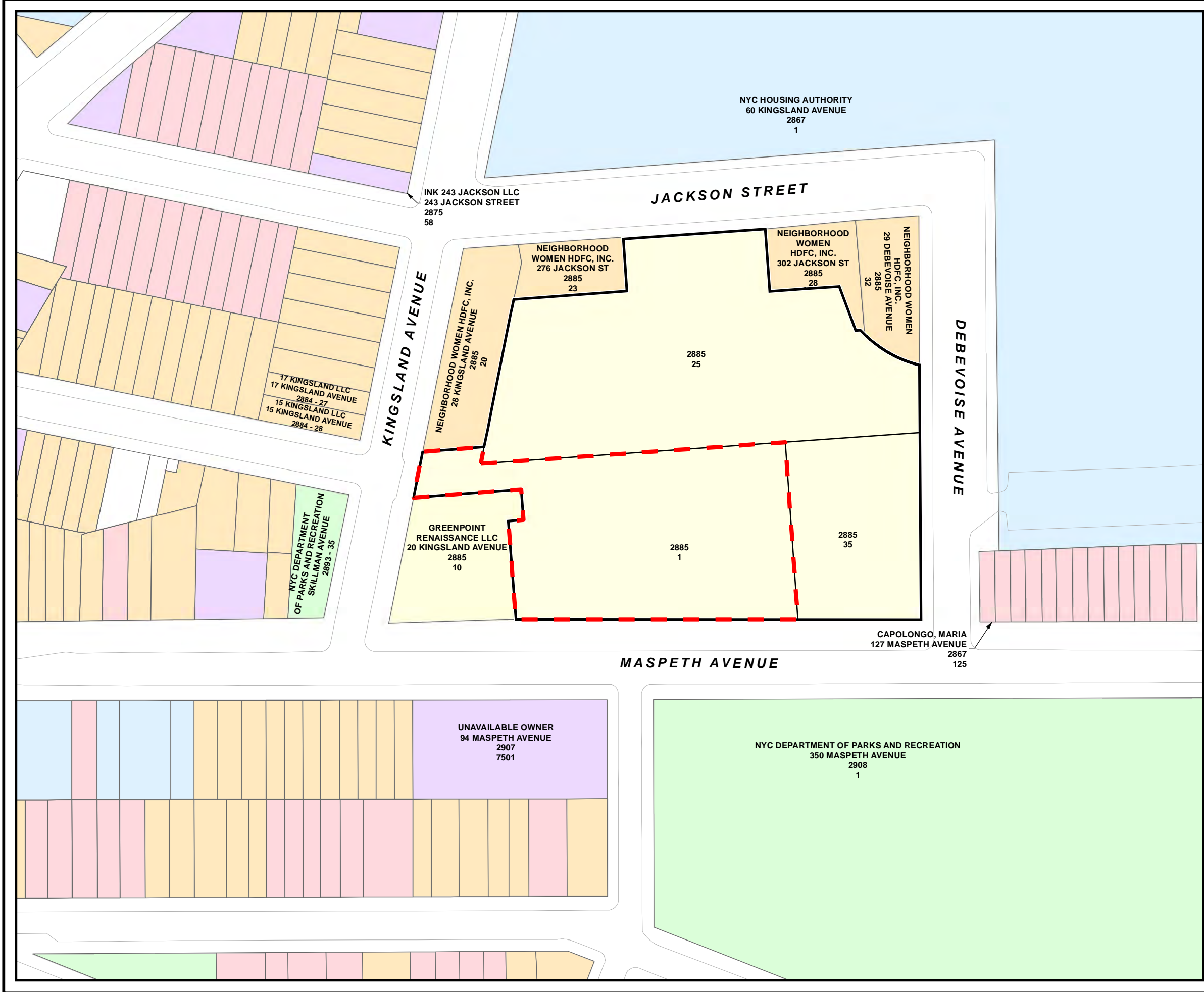
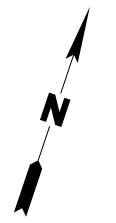
- LEGEND**
- SITE BOUNDARY
  - EXISTING LOTS
  - FORMER BLOCK 2885, LOT 1



<b>EXISTING CONDITIONS</b>		
BCP APPLICATION 89 MASPETH AVENUE, BROOKLYN, NEW YORK		
Prepared for: <b>MASPETH B2 OWNER LLC</b>		
<b>ROUX</b>	Compiled by: MB.L.	Date: 05/12/22
	Prepared by: M.S.R.	Scale: AS SHOWN
	Project Mgr: MB.L.	Project: 2611.0003Y002
	File: 2611.0003Y109.3.mxd	
		<b>FIGURE 3</b>

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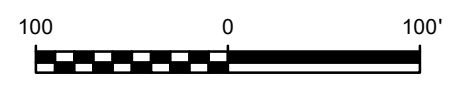




**LEGEND**

- SITE BOUNDARY
- EXISTING LOTS
- FORMER BLOCK 2885, LOT 1
- ONE & TWO FAMILY BUILDINGS
- MULTI-FAMILY WALK-UP BUILDINGS
- MULTI-FAMILY ELEVATOR BUILDINGS
- MIXED RESIDENTIAL & COMMERCIAL BUILDINGS
- PUBLIC FACILITIES & TRANSPORTATION
- OPEN SPACE & OUTDOOR RECREATION

CAPOLONGO, MARIA → OWNER  
 127 MASPETH AVENUE → ADDRESS  
 2867 → BLOCK  
 125 → LOT



Title: **SURROUNDING LAND USAGE**

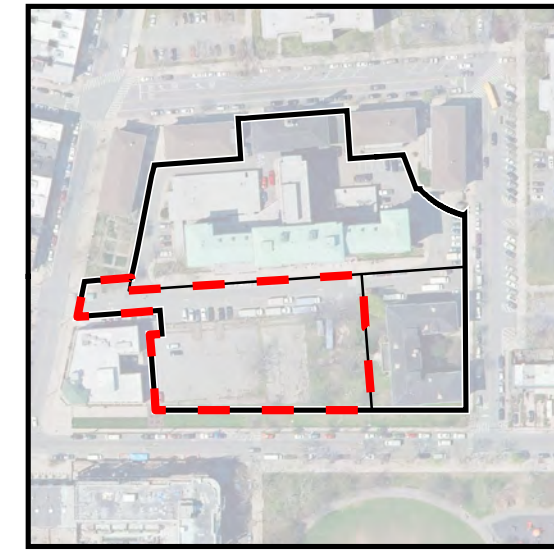
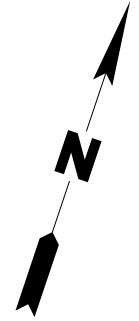
BCP APPLICATION  
 89 MASPETH AVENUE, BROOKLYN, NEW YORK

Prepared for: **MASPETH B2 OWNER LLC**

	Compiled by: MB.L.	Date: 05/12/22	FIGURE <b>4</b>
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: MB.L.	Project: 2611.0003Y002	
	File: 2611.0003Y109.4.mxd		

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SB-16		
Depth (ft bls)	06/17/2021	06/17/2021
SVOCs	1 - 3	4 - 6
Benzo(A)Anthracene	4.8	ND
Benzo(A)Pyrene	4.4	ND
Benzo(B)Fluoranthene	5.3	ND
Benzo(K)Fluoranthene	2.1	ND
Chrysene	4.4	ND
Dibenz(A,H)Anthracene	0.46	ND
Indeno(1,2,3-C,D)Pyrene	2.4	ND
Metals		
Copper	106	NE
Lead	287	NE
Mercury	0.56	NE
Zinc	138	NE

SS-2	
Depth (ft bls)	12/11/2020
VOCs	NE
SVOCs	NE
Metals	
Copper	63.2
Lead	183
Mercury	0.24
Zinc	336
PCBs	ND
Pesticides	NE

SB-22		
Depth (ft bls)	06/18/2021	06/18/2021
SVOCs	1 - 3	4 - 6
Metals		
Arsenic	20.1	NE
Barium	603	NE
Copper	172	59.1
Lead	572	1450
Mercury	0.6	0.69
Zinc	169	258

SB-14		
Depth (ft bls)	06/18/2021	06/18/2021
SVOCs	1 - 3	4 - 6
Metals		
Lead	63.5	NE
Mercury	NE	0.21

SB-13		
Depth (ft bls)	06/18/2021	06/18/2021
SVOCs	0 - 2	4 - 6
Metals		
Arsenic	34.3	NE
Copper	108	NE
Lead	242	NE
Zinc	242	NE

SS-1	
Depth (ft bls)	12/11/2020
VOCs	NE
SVOCs	NE
Metals	NE
PCBs	ND
Pesticides	ND

SB-19		
Depth (ft bls)	06/17/2021	06/17/2021
SVOCs	1 - 3	4 - 6
Benzo(A)Anthracene	16	NE
Benzo(A)Pyrene	16	NE
Benzo(B)Fluoranthene	17	NE
Benzo(K)Fluoranthene	6.2	NE
Chrysene	17	NE
Dibenz(A,H)Anthracene	2.1	ND
Indeno(1,2,3-C,D)Pyrene	6.4	ND
Metals		
Copper	62.9	NE
Lead	289	NE
Mercury	8.9	NE
Zinc	132	NE

SB-21		
Depth (ft bls)	06/17/2021	06/17/2021
SVOCs	1 - 3	4 - 6
Metals		
Copper	51.6	NE
Lead	239	NE
Mercury	0.46	NE

SB-1			
Depth (ft bls)	01/28/2021	01/28/2021	01/28/2021
SVOCs	0 - 2	18 - 20	21 - 23
Benzo(B)Fluoranthene	1.1	ND	ND
Indeno(1,2,3-C,D)Pyrene	0.53	ND	ND
Metals			
Copper	70.6	NE	NE
Lead	435	NE	NE
Mercury	0.29	ND	ND
Zinc	130	NE	NE
PCBs	ND	ND	ND
Pesticides	ND	ND	ND

SB-17		
Depth (ft bls)	06/17/2021	06/17/2021
SVOCs	1 - 3	4 - 6
Benzo(A)Anthracene	11	NE
Benzo(A)Pyrene	11	NE
Benzo(B)Fluoranthene	13	NE
Benzo(K)Fluoranthene	5.2	NE
Chrysene	10	NE
Dibenz(A,H)Anthracene	0.86	NE
Indeno(1,2,3-C,D)Pyrene	4.5	NE
Metals		
Arsenic	20.7	NE
Copper	234	NE
Lead	794	NE
Mercury	14.1	0.27
Zinc	845	NE

SB-15		
Depth (ft bls)	06/17/2021	06/17/2021
SVOCs	1 - 3	4 - 6
Benzo(A)Anthracene	3.5	NE
Benzo(A)Pyrene	3.9	NE
Benzo(B)Fluoranthene	4.6	NE
Benzo(K)Fluoranthene	1.8	NE
Chrysene	4	NE
Dibenz(A,H)Anthracene	0.47	ND
Indeno(1,2,3-C,D)Pyrene	1.5	ND
Metals		
Arsenic	13.2	NE
Copper	284	NE
Lead	276	163
Mercury	0.6	NE
Zinc	208	NE

SB-6		
Depth (ft bls)	12/11/2020	12/11/2020
SVOCs	1 - 3	12 - 14
VOCs	NE	ND
SVOCs	NE	ND
Metals		
Lead	88.2	NE
PCBs	ND	ND
Pesticides	ND	ND

SB-7			
Depth (ft bls)	01/28/2021	02/03/2021	02/03/2021
SVOCs	0 - 2	18 - 20	18 - 20 FD
VOCs	ND	ND	NA
SVOCs	NE	ND	ND
Metals			
Copper	126	NE	NE
Lead	261	NE	NE
Mercury	0.41	NE	NE
Zinc	205	NE	NE
PCBs	ND	ND	ND
Pesticides			
P,P'-DDT	0.0048 J	ND	ND

SB-12		
Depth (ft bls)	06/18/2021	06/18/2021
SVOCs	0 - 2	4 - 6
Metals		
Copper	57.8	NE
Lead	90.8	NE
Mercury	0.2	NE

LEGEND

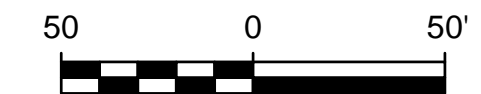
- SOIL BORING (TO WATER TABLE) AND SOIL VAPOR POINT
- SOIL BORING (TO WATER TABLE), TEMPORARY WELL, AND SOIL VAPOR POINT
- SHALLOW SOIL BORING
- SOIL BORING (TO 6 FEET BLS)
- SITE BOUNDARY
- EXISTING LOTS
- FORMER BLOCK 2885, LOT 1

Parameter	NYSDEC Part 375 Unrestricted Use SCO	NYSDEC Part 375 Restricted Residential SCO	NYSDEC Part 375 Protection of Groundwater SCO
<b>SVOCs</b>			
Benzo(A)Anthracene	1	1	1
Benzo(A)Pyrene	1	1	22
Benzo(B)Fluoranthene	1	1	1.7
Benzo(K)Fluoranthene	0.8	3.9	1.7
Chrysene	1	3.9	1
Dibenz(A,H)Anthracene	0.33	0.33	1000
Indeno(1,2,3-C,D)Pyrene	0.5	0.5	8.2
<b>Metals</b>			
Arsenic	13	16	16
Barium	350	400	820
Copper	50	270	1720
Lead	63	400	450
Mercury	0.18	0.81	0.73
Zinc	109	10000	2480

NOTES

1. ALL CONCENTRATIONS SHOWN IN MILLIGRAMS PER KILOGRAM
2. BOLD DATA INDICATES AN EXCEEDANCE OF NYSDEC PART 375 UNRESTRICTED USE SCO
3. SHADED DATA INDICATES AN EXCEEDANCE OF NYSDEC PART 375 RESTRICTED RESIDENTIAL SCO
4. RED DATA INDICATES AN EXCEEDANCE OF NYSDEC PART 375 PROTECTION OF GROUNDWATER SCO

- FD - DUPLICATE SAMPLE
- FT BLS - FEET BELOW LAND SURFACE
- J - ESTIMATED VALUE
- NA - NOT ANALYZED
- ND - NO DETECTION
- NE - NO EXCEEDANCE
- NYSDEC - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
- PCBs - POLYCHLORINATED BIPHENYLS
- SVOCs - SEMI-VOLATILE ORGANIC COMPOUNDS
- VOCs - VOLATILE ORGANIC COMPOUNDS

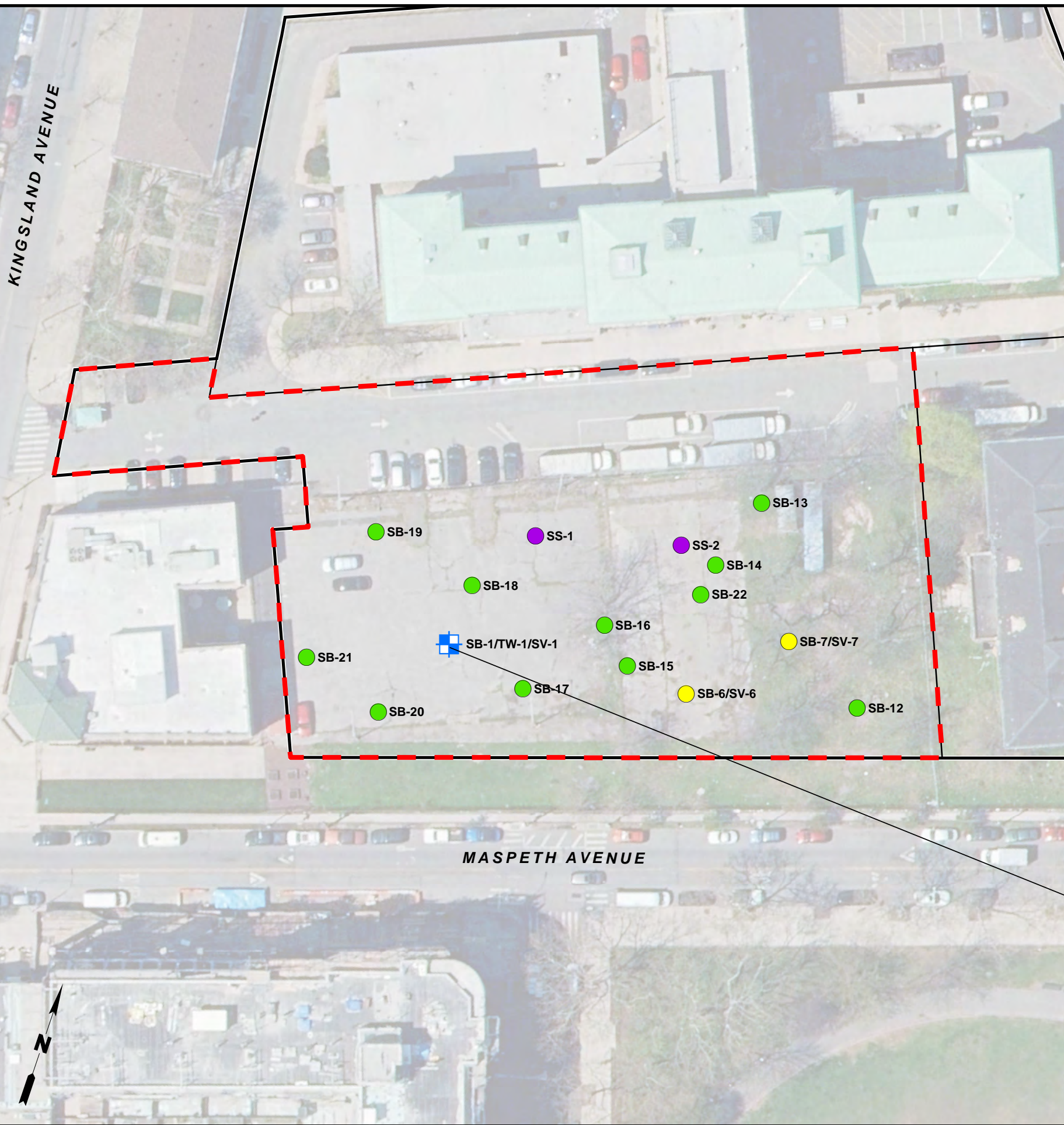


Title: **SOIL SAMPLE LOCATIONS AND EXCEEDANCES**  
BCP APPLICATION  
89 MASPEATH AVENUE, BROOKLYN, NEW YORK

Prepared for: **MASPEATH B2 OWNER LLC**

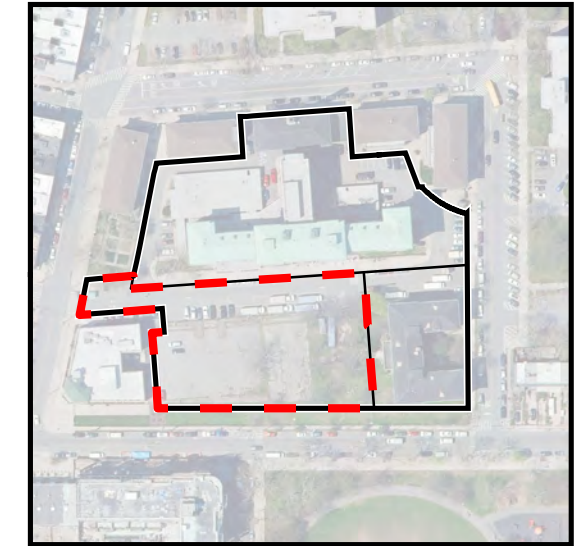
Compiled by: P.R.	Date: 01/25/22	FIGURE
Prepared by: M.S.R.	Scale: AS SHOWN	<b>5</b>
Project Mgr: P.R.	Project: 2611.0003Y002	
File: 2611.0003Y109.5.mxd		





CRITERIA

Parameter	NYSDEC AWQSGV
<b>VOCs</b>	NE
<b>SVOCs</b>	ND
<b>Metals, Total</b>	
Iron	<b>300</b>
Manganese	<b>300</b>
<b>Metals, Filtered</b>	
Manganese	<b>300</b>
<b>PCBs</b>	ND
<b>Pesticides</b>	ND



LEGEND

- SOIL BORING (TO WATER TABLE) AND SOIL VAPOR POINT
- SOIL BORING (TO WATER TABLE), TEMPORARY WELL, AND SOIL VAPOR POINT
- SHALLOW SOIL BORING
- SOIL BORING (TO 6 FEET BLS)
- SITE BOUNDARY
- EXISTING LOTS
- FORMER BLOCK 2885, LOT 1

NOTES

1. ALL CONCENTRATIONS SHOWN IN MICROGRAMS PER LITER
2. BOLD DATA INDICATES AN EXCEEDANCE OF NYSDEC AWQSGVS

AWQSGVS - AMBIENT WATER QUALITY STANDARDS AND GUIDANCE VALUES  
 ND - NO DETECTIONS  
 NE - NO EXCEEDANCES  
 NYSDEC - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
 PCBs - POLYCHLORINATED BIPHENYLS  
 SVOCS - SEMIVOLATILE ORGANIC COMPOUNDS  
 VOCs - VOLATILE ORGANIC COMPOUNDS



<b>TW-1</b>	01/28/2021
<b>VOCs</b>	NE
<b>SVOCs</b>	ND
<b>Metals, Total</b>	
Iron	<b>1700</b>
Manganese	<b>458</b>
<b>Metals, Filtered</b>	
Manganese	<b>424</b>
<b>PCBs</b>	ND
<b>Pesticides</b>	ND

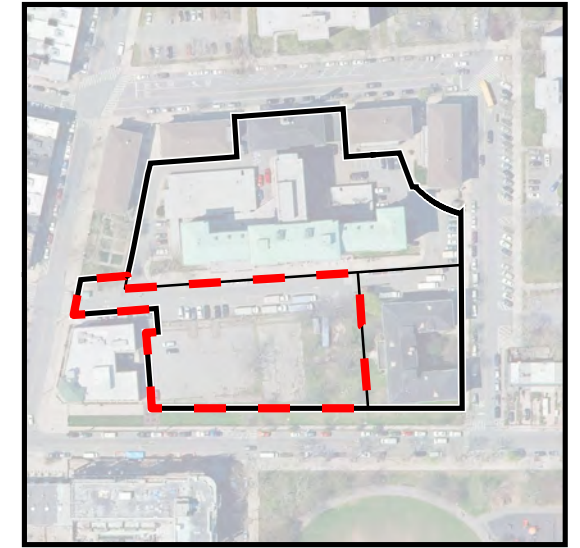
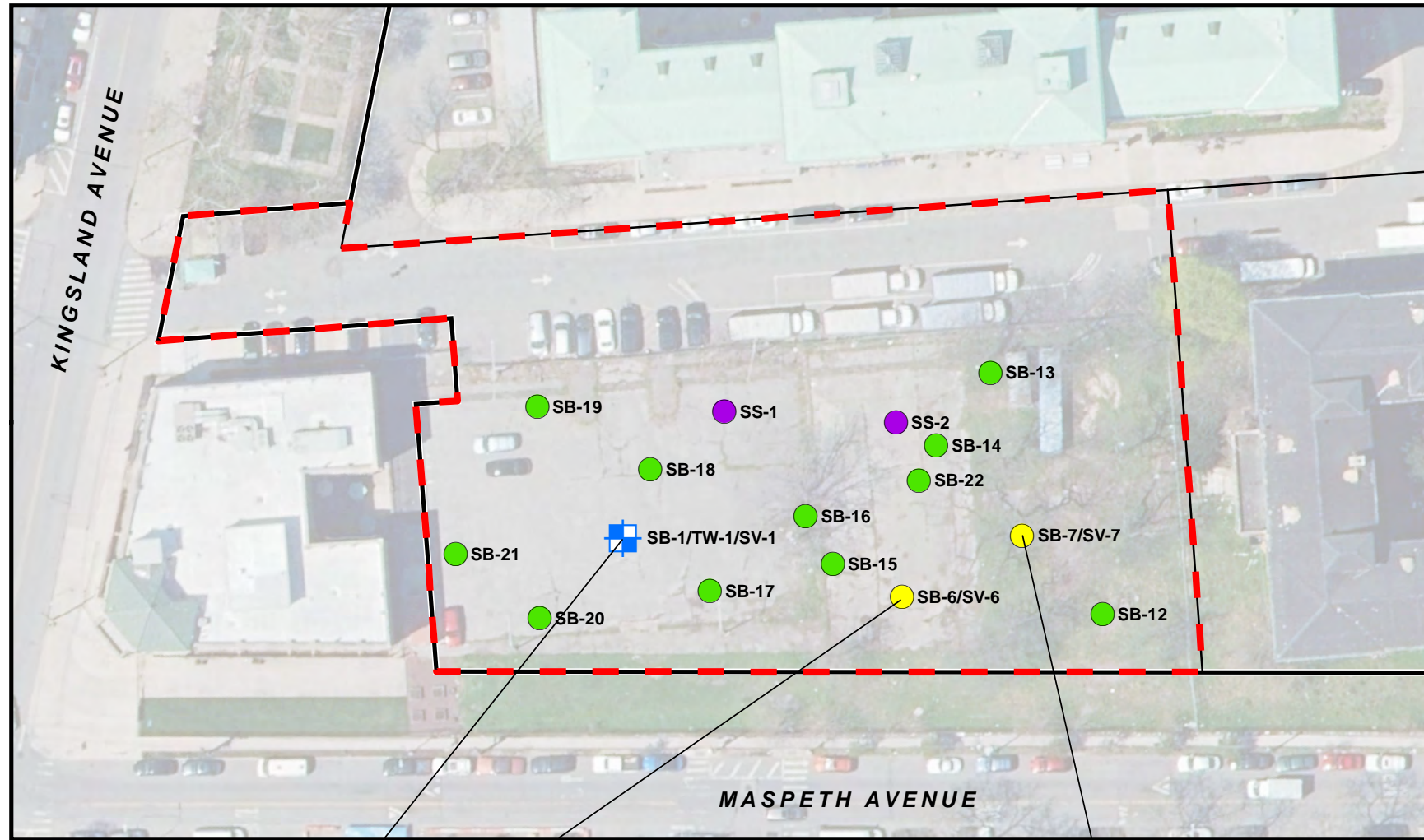
Title: **GROUNDWATER SAMPLE LOCATIONS AND EXCEEDANCES**

BCP APPLICATION  
 89 MASPETH AVENUE, BROOKLYN, NEW YORK

Prepared for:  
**MASPETH B2 OWNER LLC**

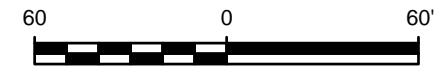
<b>ROUX</b>	Compiled by: P.R.	Date: 01/25/22	FIGURE <b>6</b>
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: P.R.	Project: 2611.0003Y002	
	File: 2611.0003Y109.6.mxd		





- LEGEND**
- SOIL BORING (TO WATER TABLE) AND SOIL VAPOR POINT
  - SOIL BORING (TO WATER TABLE), TEMPORARY WELL, AND SOIL VAPOR POINT
  - SHALLOW SOIL BORING
  - SOIL BORING (TO 6 FEET BLS)
  - SITE BOUNDARY
  - EXISTING LOTS
  - FORMER BLOCK 2885, LOT 1

- NOTES**
1. ALL CONCENTRATIONS SHOWN IN MICROGRAMS PER CUBIC METER
- VOCS - VOLATILE ORGANIC COMPOUNDS



Title: **SOIL VAPOR SAMPLE LOCATIONS AND DETECTIONS**

BCP APPLICATION  
89 MASPETH AVENUE, BROOKLYN, NEW YORK

Prepared for:  
**MASPETH B2 OWNER LLC**

<b>ROUX</b>	Compiled by: P.R.	Date: 01/25/22	<b>FIGURE 7</b>
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: P.R.	Project: 2611.0003Y002	
	File: 2611.0003Y109.7.mxd		



SV-1	02/03/2021
<b>VOCS</b>	
1,1,1-Trichloroethane (TCA)	1.1
1,2,4-Trimethylbenzene	1.8
1,3,5-Trimethylbenzene (Mesitylene)	0.77 J
2,2,4-Trimethylpentane	19
4-Ethyltoluene	0.57 J
Acetone	60
Benzene	3
Carbon Disulfide	3.7
Chlorobenzene	0.97
Cyclohexane	2.3
Dichlorodifluoromethane	2.7
Ethylbenzene	4.3
Isopropanol	13
m,p-Xylene	13
Methyl Ethyl Ketone (2-Butanone)	2.1
Naphthalene	1 J
N-Heptane	5.1
N-Hexane	6
O-Xylene (1,2-Dimethylbenzene)	4.1
Tert-Butyl Alcohol	1.8 J
Tetrachloroethylene (PCE)	13
Toluene	59
Trichlorofluoromethane	1.7

SV-6	12/11/2020
<b>VOCS</b>	
1,1,1-Trichloroethane (TCA)	23
1,1,2-Trichloro-1,2,2-Trifluoroethane	1.9
1,1-Dichloroethene	0.59
1,2,4-Trimethylbenzene	0.38 J
1,3-Butadiene	25
2-Hexanone	1.9 J
4-Ethyltoluene	0.21 J
Acetone	240 D
Benzene	8.7
Carbon Disulfide	120
Chloromethane	0.26 J
Cyclohexane	0.76
Dichlorodifluoromethane	2.2 J
Ethylbenzene	1.8
m,p-Xylene	3.1
Methyl Ethyl Ketone (2-Butanone)	57
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	1.7 J
N-Heptane	12
N-Hexane	24
N-Propylbenzene	0.24 J
O-Xylene (1,2-Dimethylbenzene)	1.1
Styrene	0.3 J
Tert-Butyl Alcohol	22
Tetrachloroethylene (PCE)	430 D
Toluene	8.5
Trichloroethylene (TCE)	0.81
Trichlorofluoromethane	1.3

SV-7	02/03/2021
<b>VOCS</b>	
1,1,1-Trichloroethane (TCA)	2.4
1,2,4-Trimethylbenzene	0.76 J
1,3-Butadiene	60
2,2,4-Trimethylpentane	18
Acetone	81 D
Benzene	14
Carbon Disulfide	3.3
Chloroform	2.1
Dichlorodifluoromethane	2.6
Ethylbenzene	6.8
Isopropanol	6.8 J
m,p-Xylene	16
Methyl Ethyl Ketone (2-Butanone)	10
N-Heptane	13
N-Hexane	35
O-Xylene (1,2-Dimethylbenzene)	5.7
Tetrachloroethylene (PCE)	14
Toluene	70
Trichlorofluoromethane	1.4

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**Brownfield Cleanup Program Application  
Cooper Park Commons Building 2  
89 Maspeth Avenue, Brooklyn, New York**

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**APPENDICES**

- A. Section I Requestor Information
- B. Section II Property Description
- C. Section III Property's Environmental History  
*(Previous Reports Provided Electronically as  
Separate Files)*
- D. Section IV Property Information
- E. Section VI Current Property Owner-Operator  
Information
- F. Section VII Requestor Eligibility Information
- G. Section IX Contact List Information
- H. Section X Land Use Factors

**Brownfield Cleanup Program Application**  
***Cooper Park Commons Building 2***  
***89 Maspeth Avenue, Brooklyn, New York***

---

**APPENDIX A**

Section I Requestor Information

# Department of State

## Division of Corporations

### Entity Information

[Return to Results](#)[Return to Search](#)

#### Entity Details



**ENTITY NAME:** MASPETH B2 OWNER LLC

**DOS ID:** 6217454

**FOREIGN LEGAL NAME:**

**FICTITIOUS NAME:**

**ENTITY TYPE:** DOMESTIC LIMITED LIABILITY COMPANY

**DURATION DATE/LATEST DATE OF DISSOLUTION:**

**SECTION OF LAW:** LIMITED LIABILITY COMPANY LAW - 203  
LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY  
COMPANY LAW

**ENTITY STATUS:** ACTIVE

**DATE OF INITIAL DOS FILING:** 07/12/2021

**REASON FOR STATUS:**

**EFFECTIVE DATE INITIAL FILING:** 07/12/2021

**INACTIVE DATE:**

**FOREIGN FORMATION DATE:**

**STATEMENT STATUS:** CURRENT

**COUNTY:** NEW YORK

**NEXT STATEMENT DUE DATE:** 07/31/2023

**JURISDICTION:** NEW YORK, UNITED STATES

**NFP CATEGORY:**

[ENTITY DISPLAY](#)[NAME HISTORY](#)[FILING HISTORY](#)[MERGER HISTORY](#)[ASSUMED NAME HISTORY](#)

#### Service of Process Name and Address

**Name:** C/O HUDSON COMPANIES

**Address:** 826 BROADWAY, 11TH FLOOR, NEW YORK, NY, UNITED STATES, 10003

#### Chief Executive Officer's Name and Address

**Name:**

**Address:**

#### Principal Executive Office Address

**Address:**

#### Registered Agent Name and Address

**Name:**

**Address:**

#### Entity Primary Location Name and Address

**Name:**

**Address:**

Farmcorpflag

**Is The Entity A Farm Corporation:** NO

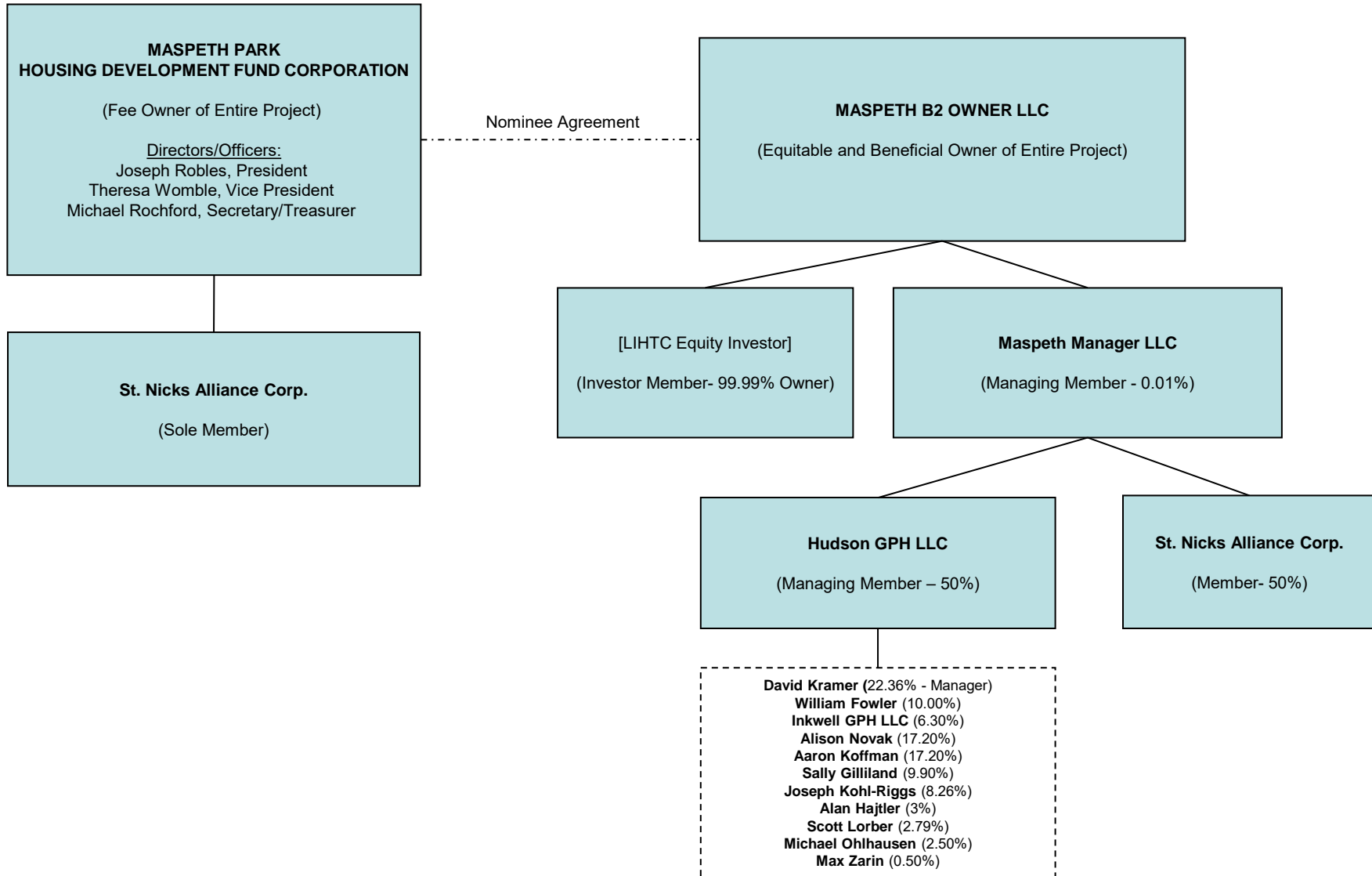
Stock Information

Share Value

Number Of Shares

Value Per Share

# Cooper Park Commons Building 2 BLOCK 2885 Lot 1, Kings County



**Brownfield Cleanup Program Application**  
***Cooper Park Commons Building 2***  
***89 Maspeth Avenue, Brooklyn, New York***

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**APPENDIX B**

Section II Property Description

**Appendix B – Project Description**  
 Cooper Park Commons Building 2  
 89 Maspeth Avenue, Brooklyn, New York 11211  
 BCP Application – Section II, Question 3

The Site proposed for entry into the Brownfield Cleanup Program (BCP) is located at 89 Maspeth Avenue in the East Williamsburg section of Brooklyn, New York (Site), as shown on Figure 1. The Site is identified as Tax Block 2885 Lot 1 in Kings County, which was recently split from the former Tax Block 2885 Lot 1 by a tax lot apportionment with the New York City Department of Finance (NYCDOF) that designated the proposed BCP site footprint into its own tax lot. The Site address for the former Lot 1 was 288 Jackson Street, the current address for Lot 1 is now 89 Maspeth Avenue. A copy of the “Application for Apportionments or Mergers” is attached to this Appendix B. In addition, a survey of the overall former Tax Block 2885 Lot 1 dated May 29, 2019, is included as part of Appendix B, and is shown on Figure 2. The Site is currently comprised of an at-grade asphalt parking lot, vacant overgrown area, and a privatized portion of Skillman Avenue as shown on Figure 3. The Site is bounded by the Barbara Kleiman Residence homeless shelter to the north, Maspeth Avenue to the south, a vacant building that housed a former nurse’s residence to the east, and St. Nick’s Alliance headquarters and community center to the west. Owners and land use descriptions for properties in the surrounding area are shown on Figure 4.

**Proposed Development Plan**

The Site is anticipated to be developed with a new 18-story mixed-use building containing approximately 311 units of affordable housing (338,995 square feet), a ground-floor café, a career center, and a health clinic. The basement has a proposed cellar slab grade of 12’-0” below the surrounding grade. There are four elevators proposed with cellar access and pits that would go down approximately 5’-6” below the cellar slab grade. There will be an open space park for the residents.

**Projected Schedule**

Timeframe	Description
March 2022	Submit BCP Application
July 2022	Finalize and Execute Brownfield Cleanup Agreement
July-August 2022	Remedial Investigation
August-September 2022	Remedial Investigation Report/Remedial Action Work Plan
September to November 2022	NYCDEC Final Approval of Report + 45 Day Public Comment Period
December 2022	NYSDEC Prepares & Issues Decision Document
January 2023	Commence Remedial Action
December 2023	Anticipated Issuance of Certificate of Completion



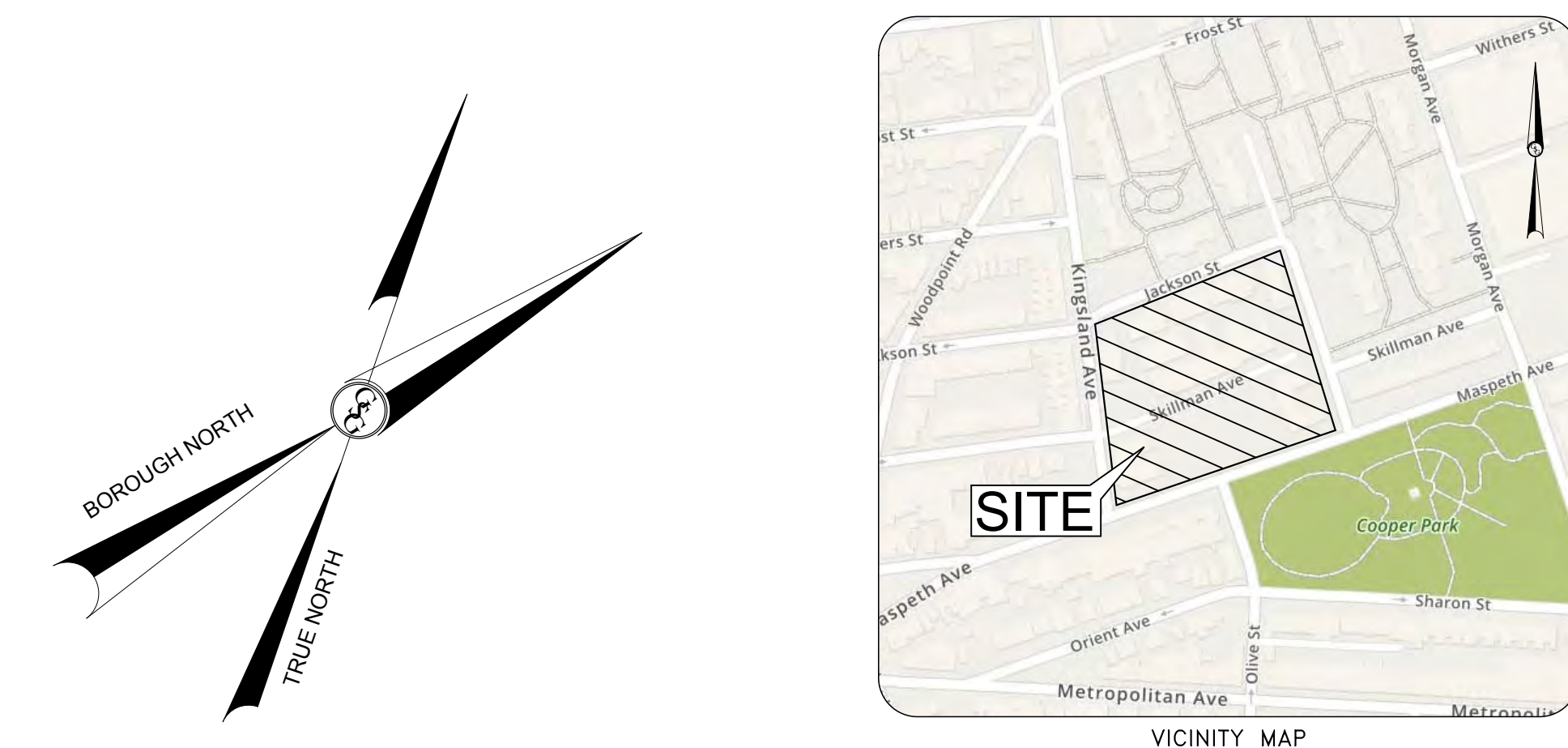
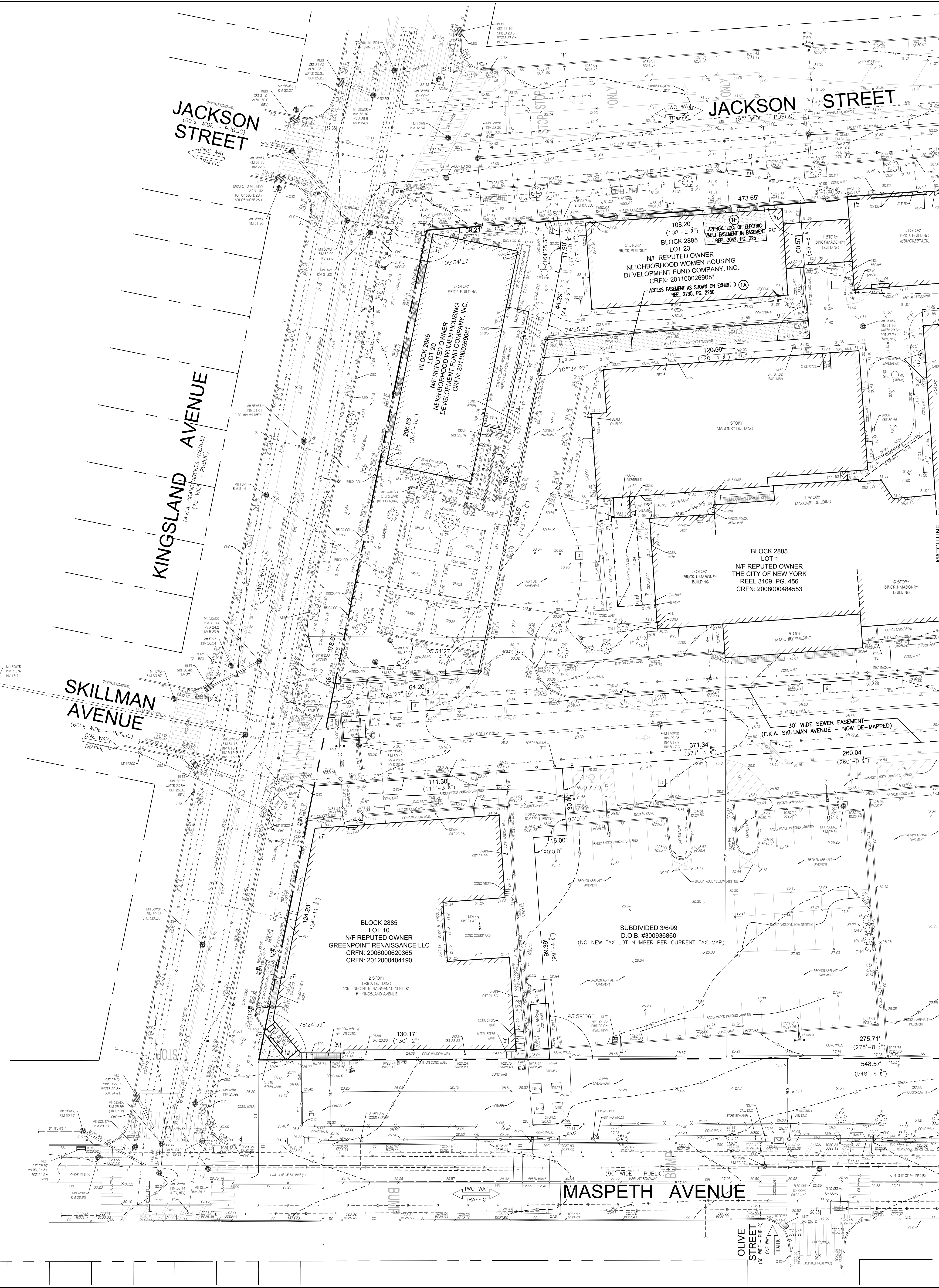
- REFERENCES:
- SECTION MAP NO. 7 PROVIDED BY THE CITY OF NEW YORK, OFFICE OF THE BROOKLYN BOROUGH PRESIDENT, TOPOGRAPHICAL BUREAU.
  - SUBDIVISION OF LOT 1 INTO TWO DIFFERENCE ZONING & TAX LOTS #1 & #10, D.O.B. APPLIC. #01540722, LOT DIVISION - BLOCK 2885, LOT 1, GREENPOINT OUTPATIENT BUILDING SUBDIVISION, 73 MASPETH AVENUE, BROOKLYN, NEW YORK, PREPARED BY BRIGGS TEJESIN ASSOCIATES, DATED: APRIL 2, 2003, LAST REVISED: OCTOBER 14, 2004, PROJECT NO. 2160, DRAWING NO. Z-1.
  - MAP OF PROPERTY AT BROOKLYN, KINGS COUNTY, N.Y., DATED: MAY 10, 2008, FINAL SURVEY - JUNE 3, 2008, TAX SEC. 10, TAX BLOCK: 2885, TAX LOTS: 10, PREPARED BY JOSEPH NICOLETTI ASSOCIATES, REF. NO. K2885-001.
  - ARCHITECTURAL SURVEY, TAX SECT. 10, TAX BLOCK: 2885, TAX LOTS: 10, MAP OF PROPERTY AT BROOKLYN, KINGS COUNTY, NEW YORK, PARKING LOT, PREPARED BY JOSEPH NICOLETTI ASSOCIATES, DATED: FEBRUARY 1, 1999, LAST REVISED: FEBRUARY 11, 2009, REF. NO. K2885-019-1.
  - SITE PLAN, THE CITY OF NEW YORK, DEPARTMENT OF GENERAL SERVICES, DIVISION OF DESIGN & CONSTRUCTION MANAGEMENT, BUREAU OF BUILDING DESIGN, NEW BOILER INSTALLATION AT GREENPOINT SHELTER, CAPITAL BUDGET NUMBER HR112068, 303 SKILLMAN AVENUE, BOROUGH OF BROOKLYN, FOR THE HUMAN RESOURCES ADMINISTRATION, PREPARED BY AMBROSINO, DePINO & SCHMEIDER, DATED: JULY 14, 1989, SHEET NO. 31 OF 15.
  - RECORD DRAWINGS, BLDG. #1 CELLAR FLOOR SPRINKLER PLAN (DRAWING NO. SP-2), BLDG. #1 FIRST FLOOR SPRINKLER PLAN (DRAWING NO. SP-3), BLDG. #1 SECOND FLOOR SPRINKLER PLAN (DRAWING NO. SP-4), BLDG. #1 THIRD FLOOR SPRINKLER PLAN (DRAWING NO. SP-5), BLDG. #1 FOURTH FLOOR SPRINKLER PLAN (DRAWING NO. SP-6), PLUMBING, BLDG. #1 FIFTH FLOOR PLAN (DRAWING NO. P-7) & BLDG. #1 SIXTH FLOOR SPRINKLER PLAN (DRAWING NO. SP-8), PREPARED BY CARL FUCHALL ASSOCIATES, ARCHITECT, P.C. AND MARIANO D. MOLINA, P.C., DATED: JANUARY 15, 1998.
  - PARTIAL COPY, "SURVEY OF KINGSLAND & SKILLMAN FOR LOT 10 SUBDIVISION", PROVIDED BY CLIENT, UNTITLED AND UNDATED.
  - PARTIAL COPY, "SURVEY OF MASPETH & OLIVE", PROVIDED BY CLIENT, UNTITLED AND UNDATED.
  - PLANS SHOWING THE LOCATION OF UNDERGROUND WATER AND SEWER LINES PROVIDED BY THE NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER AND SEWER OPERATIONS, MAPS PRINTED: APRIL 23, 2010.
  - PLANS SHOWING THE LOCATION OF UNDERGROUND FDNV COMMUNICATION LINES, PROVIDED BY THE FIRE DEPARTMENT OF THE CITY OF NEW YORK, SECTION 6, LAST REVISED: MAY 28, 1991.
  - PLANS SHOWING THE LOCATION OF UNDERGROUND TELEPHONE LINES PROVIDED BY EMPIRE CITY SUBWAY CO. LTD, MAPS RECEIVED: MAY 1, 2010.

ABBREVIATIONS

ASPH	ASPHALT
BL	BLUE LINE
BLDG	BUILDING
BS	BOTTOM OF STRUCTURE
BSL	BLUE STRIPING
BSC	BLUESTONE CURB
CC	CONCRETE CURB
CCF	CHANGE OF CURB OR FENCE
CL	CHAIN LINK FENCE
COL	COLUMN
CONC	CONCRETE
COND	CONDUIT
CONC	CONCRETE WHEEL STOP
DL	DOUBLE YELLOW LINE
DC	DEPRESSED CURB
DWL	DASHED WHITE LINE
EC	ELECTRIC COVER
EP	EDGE OF PAVEMENT
F	FENCE
FV	FILLED WITH DEBRIS OR DIRT
FW	FILLED WITH WATER
GR	GRATE
HTV	HEAVY TRAFFIC VOLUME
IF	IRON FENCE
IN	INVERT
ISA	LANDSCAPED AREA
MB	MAIL BOX
MC	METAL COVER
MG	METAL GRATE
MR	METAL RAILING
NP	NO PIPES VISIBLE
OSA	OVERGROWTH AREA
P	POINT INDICATOR VALVE
PLR	PLANTER
RI	SEWER INFORMATION DERIVED FROM REFERENCE MAPPING
SB	STOP BAR
SFC	STEEL FACED CONCRETE CURB
TR	TRANSFORMER
UTL	UTILITY
UO	UNABLE TO OPEN
WL	WHITE LINE
WS	WHITE STRIPING
YL	YELLOW LINE
YS	YELLOW STRIPING

MAP LEGEND

	PROPERTY LINE
	BUILDING FOOTPRINT AND DOORWAY AT GROUND LEVEL
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXIST. TOP OF CURB ELEVATION
	EXIST. GUTTER ELEVATION
	EXIST. TOP OF WALL ELEVATION
	EXIST. BOTTOM OF WALL ELEVATION
	DOOR SILL ELEVATION
	FINISHED FLOOR ELEVATION
	LEGAL GRADE PER REFERENCE #1 (CONVERTED TO NAVD 88 DATUM)
	HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER VALVE
	GAS VALVE
	UNDERSIDE VALVE
	OVERHEAD WIRES
	APPROX. LOC. UNDERGROUND WATER LINE & SIZE PER REFERENCE MAPPING
	APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT
	APPROX. LOC. UNDERGROUND ELECTRIC LINE PER UTILITY MARKOUT
	APPROX. LOC. UNDERGROUND TELEPHONE LINE PER REFERENCE MAPPING & UTILITY MARKOUT
	APPROX. LOC. UNDERGROUND FDNV COMMUNICATION LINE PER REFERENCE MAPPING
	AREA LIGHT
	MANHOLE
	INLET
	LIGHT POLE
	UTILITY POLE
	UTILITY POLE/LIGHT POLE
	GUY WIRE
	DETECTABLE WARNING PAD
	BOLLARD
	SIGN
	DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
	DENOTES TREE AND TRUNK DIAMETER
	DENOTES PARKING SPACE COUNT
	ACCESSIBLE PARKING SPACE
	PAINTED ARROWS



- NOTES:
- PROPERTY KNOWN AS LOTS 1, 10, 20, 28 & 32, BLOCK 2885 AS DESIGNATED ON THE NEW YORK CITY DIGITAL TAX MAP, HAVING AN EFFECTIVE DATE OF DECEMBER 5, 2008.
  - LOT 1, BLOCK 2885: 148,339 S.F. OR 3.4054 AC.  
LOT 10, BLOCK 2885: 14,645 S.F. OR 0.3362 AC.  
LOT 20, BLOCK 2885: 12,748 S.F. OR 0.2923 AC.  
LOT 28, BLOCK 2885: 6,808 S.F. OR 0.1563 AC.  
LOT 32, BLOCK 2885: 1,201 S.F. OR 0.2759 AC.  
LOT 32, BLOCK 2885: 8,023 S.F. OR 0.1842 AC.  
TOTAL AREA: 197,762 S.F. OR 4.5266 AC.
  - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBESTOS PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
  - THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE SEARCH PREPARED BY FEDERATED NATIONAL LAND AS AGENTS FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. FNL-NY-20093-K-NWH, WITH AN EFFECTIVE DATE OF MARCH 27, 2010 COVERING BLOCK 2885, LOTS 1, 23 (PARCEL 1), 23 (PARCEL 3) AND 32 (PARCEL 4) AND BLOCK 3097 LOT 12 (PARCEL 5), PARCEL 5 IS SPECIFICALLY EXCLUDED IN THIS REVIEW OF TITLE, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B:
    - COVENANTS, CONDITIONS, EASEMENTS, LEASES, AGREEMENTS OF RECORD, AS FOLLOWS:
      - ACCESS EASEMENT IN REEL 2795 PAGE 2250 [AFFECTS PARCELS 1-3] [LIES ON OR WITHIN PARCEL 2, SHOWN]
      - TERMS, CONDITIONS, OBLIGATIONS, COVENANTS AND RESTRICTIONS IN LAND DISPOSITION AGREEMENT IN REEL 2785 PAGE 2201 [AFFECTS PARCELS 1-3] [INCOMPLETE COPY PROVIDED, NOT REVIEWED, NOT SHOWN]
      - ASSIGNMENT OF SURPLUS MONEY IN REEL 2795 PAGE 2360 [AFFECTS PARCELS 1-3] [BLANKET IN NATURE, NOT PLOTTABLE, NOT SHOWN]
      - REGULATORY AGREEMENT IN REEL 2795 PAGE 2337 [AFFECTS PARCELS 1-3] [INCOMPLETE COPY PROVIDED, NOT REVIEWED, NOT SHOWN]
      - RECIPROCAL EASEMENT AGREEMENT IN REEL 2804 PAGE 2077 [AFFECTS PARCEL 3] [LIES ON OR WITHIN PARCELS 3 AND 4, SHOWN]
      - DRIVEWAY EASEMENT IN REEL 3027 PAGE 1880 [AFFECTS PARCEL 2] [SHOWN]
      - DECLARATION OF EASEMENT FOR BOILER IN REEL 3048 PAGE 454 [LIES ON PARCELS 1 & 2 AND ESTABLISHS NON-EXCLUSIVE RIGHT OF PARCEL 2 TO RECEIVE HEAT & HOT WATER FROM A BOILER ON PARCEL 1 AND THE RIGHT OF PARCEL 2 TO ACCESS THE BOILER ON PARCEL 1, BLANKET IN NATURE, NOT SHOWN]
      - ELECTRICAL VAULT EASEMENT IN REEL 3048 PAGE 352 [AFFECTS PARCELS 1-4] [EASEMENT ON TAX LOT 23 TO TAX LOT 1 AND 10 FOR ACCESS TO THE VAULT AND FOR ELECTRICAL SERVICES. ACCESS AND VAULT EASEMENT CANNOT BE ACCURATELY PLOTTED UNLESS AN INTERIOR SURVEY OF THE BUILDING ON LOT 23 IS PERFORMED, APPROXIMATE LOCATION SHOWN]
      - DECLARATION OF ZONING LOT RESTRICTION IN REEL 3109 PAGE 465 [SUBJECTS ALL LOTS IN BLOCK 2885 AND ANY SUBSEQUENT AND ANY SUBSEQUENT ZONING LOT, BLOCK SHOWN]
      - ZONING LOT DESCRIPTION IN REEL 3109 PAGE 465 [DESCRIBES AND CERTIFIES THE OWNERSHIP OF THE ENTIRETY OF BLOCK 2885 AS A ZONING LOT, BLOCK SHOWN]
      - TERMS, CONDITIONS, OBLIGATIONS, COVENANTS, RESTRICTIONS, \$1.00 CONDEMNATION CLAUSE, RESTRAINT ON ALIENATION AND RIGHT OF RE-ENTRY IN LAND DISPOSITION AGREEMENT IN REEL 2785 PAGE 2108 [AFFECTS PARCELS 1 & 2] [PARCEL 4 SUBJECT TO TERMS AND CONDITIONS AND LIMITS COMPENSATION TO ONE DOLLAR IN CONDEMNATION PROCEEDINGS, TERMS AND CONDITIONS ARE BLANKET IN NATURE, NOT SHOWN]
      - TERMS, CONDITIONS, OBLIGATIONS, COVENANTS, RESTRICTIONS, RESTRAINT ON ALIENATION AND RIGHT OF RE-ENTRY IN DEED IN REEL 2783 PAGE 2150 [AFFECTS PARCELS 4 & 8] [PARCEL 4 SUBJECT TO TERMS AND CONDITIONS AND LIMITS COMPENSATION TO ONE DOLLAR IN CONDEMNATION PROCEEDINGS, TERMS AND CONDITIONS ARE BLANKET IN NATURE, NOT SHOWN]
      - TERMS, CONDITIONS, OBLIGATIONS, AGREEMENTS, COVENANTS AND RESTRICTIONS IN REGULATORY AGREEMENT IN REEL 2783 PAGE 2201 [AFFECTS PARCELS 4] [DOCUMENT NOT PROVIDED, NOT REVIEWED, NOT SHOWN]
      - RECIPROCAL EASEMENT AGREEMENT RECORDED IN REEL 2783 PAGE 2160 [AFFECTS PARCELS 3 & 4] [LIES ON OR WITHIN PARCELS 3 AND 4, SHOWN]
      - ASSIGNMENT OF SURPLUS MONEY IN REEL 2783 PAGE 2221 [AFFECTS PARCELS 4 & 8] [DOCUMENT NOT PROVIDED, NOT REVIEWED, NOT SHOWN]
      - ZONING LOT DECLARATION RECORDED IN REEL 3109 PAGE 2160 [AFFECTS PARCEL 4] [DOCUMENT NOT PROVIDED, NOT REVIEWED, NOT SHOWN]
      - TERMS, CONDITIONS, OBLIGATIONS, AGREEMENTS, COVENANTS AND RESTRICTIONS IN AMENDED RESTATED REGULATORY AGREEMENT IN CRFN: 201100020988 [AFFECTS ALL PARCELS] [BLANKET IN NATURE, NOT PLOTTABLE, NOT SHOWN]
- ADDITIONALLY, THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE INSURANCE POLICY BY FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NO. Y 3089177, WITH AN EFFECTIVE DATE OF MARCH 27, 2010 COVERING BLOCK 2885, LOT 10, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B:
- SEWER EASEMENT AS SHOWN ON KING COUNTY LAND MAP #N-732-F, DATED NOVEMBER 25, 1953 ADOPTED BY THE BOARD OF ESTIMATE ON SEPTEMBER 17, 1953. [DOCUMENT NOT PROVIDED, NOT REVIEWED, NOT SHOWN]
  - ELEVATIONS ARE BASED UPON NAVD 88 DATUM.
  - BY GRAPHIC PLOTTING, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 30047Z024F, EFFECTIVE DATE: SEPTEMBER 5, 2007, OBTAINED FROM FEMA NFWL WEB SERVICE ON APRIL 23, 2010.
  - BE ADVISED THAT FEMA HAS POSTED A PRELIMINARY MAP FOR THIS AREA AND SHOWS THE PROPERTY LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) MAP NUMBER 30047Z024F, DATED 12/20/09.
  - THERE WERE NO VISIBLE STREAMS OR NATURAL WATER COURSES IN THE PROPERTY AT THE TIME OF FIELD SURVEY.
  - THE LOCATION AND EXTENTS OF UNDERGROUND TANKS AND VAULTS, IF ANY EXIST, HAVE NOT BEEN DETERMINED BY THE SURVEYOR.
  - CON EDISON REFUSED TO ISSUE GAS AND ELECTRIC MAPPING FOR THIS PROJECT.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

SEE SHEET 2 OF 2 FOR PROPERTY DESCRIPTIONS

**BOUNDARY & TOPOGRAPHIC SURVEY**  
**GREENPOINT HOSPITAL**  
 LOTS 1, 10, 20, 28 & 32, BLOCK 2885  
 JACKSON STREET, DERBOSSIE, MASPETH & KINGSLAND AVENUES  
 BOROUGH OF BROOKLYN  
 KINGS COUNTY  
 CITY AND STATE OF NEW YORK

**GALLAS SURVEYING GROUP**  
 2865 U.S. ROUTE 1  
 NORTH BRUNSWICK, NJ 08902  
 TELE: 732-422-6700  
 FAX: 732-484-8784  
 www.gallasurvey.com

DATE	SCALE	DRAWN	CHECKED
05-29-2019	1"=20'	E.C.R.	G.S.G.
FIELD DATE	FIELD BOOK	PAGE	FIELD CREW
05-24-2019	109	118-128	D.A./K.C.
05-16-2019		124-128	
		134	
FILE NO.	DRAWING NAME/SHEET NO.		
G19089	G19089.DWG 1 of 2		

UTILITY COMPANIES NOTIFIED BY NEW YORK CITY AND LONG ISLAND ONE-CALL SYSTEM (1-800-274-4400) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 191122624, 191122631, 191122642, 191122650, 191122654 & 191122659

NATIONAL GRID  
 CONSOLIDATED EDISON CO. OF N.Y.  
 TIME WARNER CABLE - BROOKLYN  
 VERIZON COMMUNICATIONS

PHONE NUMBER  
 (718) 270-8735  
 (800) 778-9140  
 (800) 282-8600  
 (855) 861-8323

NOTE: ALL UTILITY COMPANIES DID NOT RESPOND TO MARKOUT REQUEST.

GRAPHIC SCALE  
 0 20 40 80  
 ( IN FEET )  
 1 inch = 20 ft.

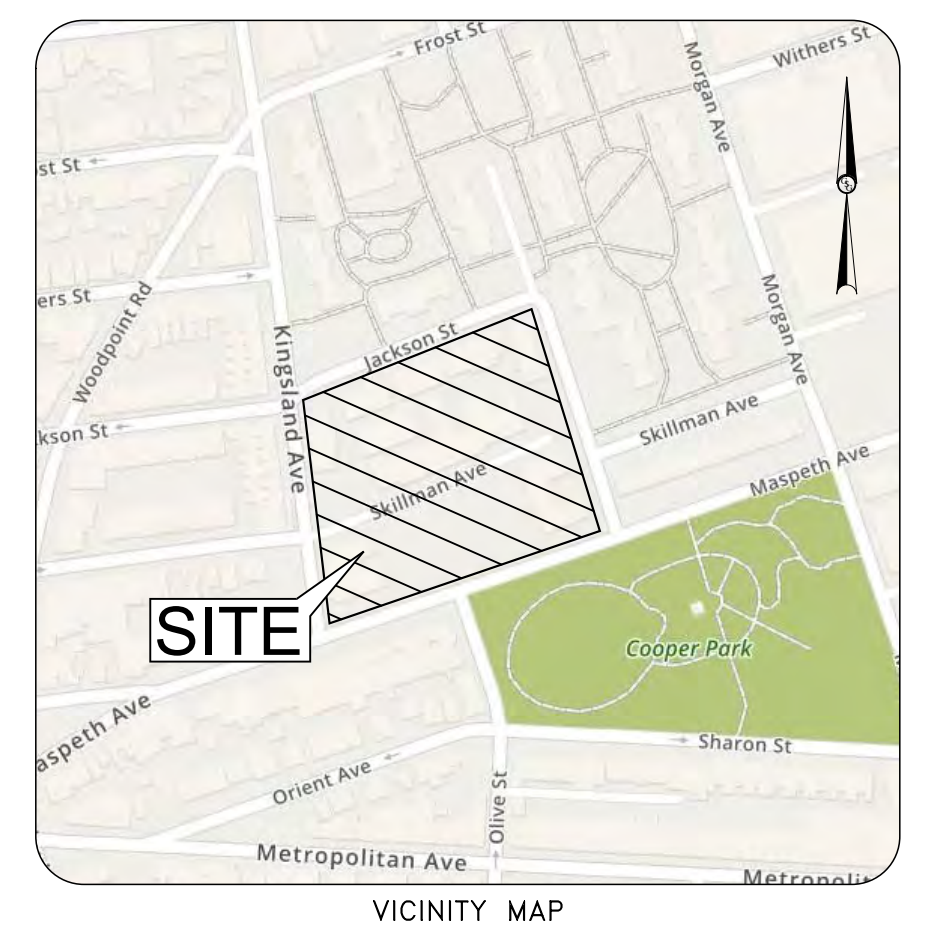
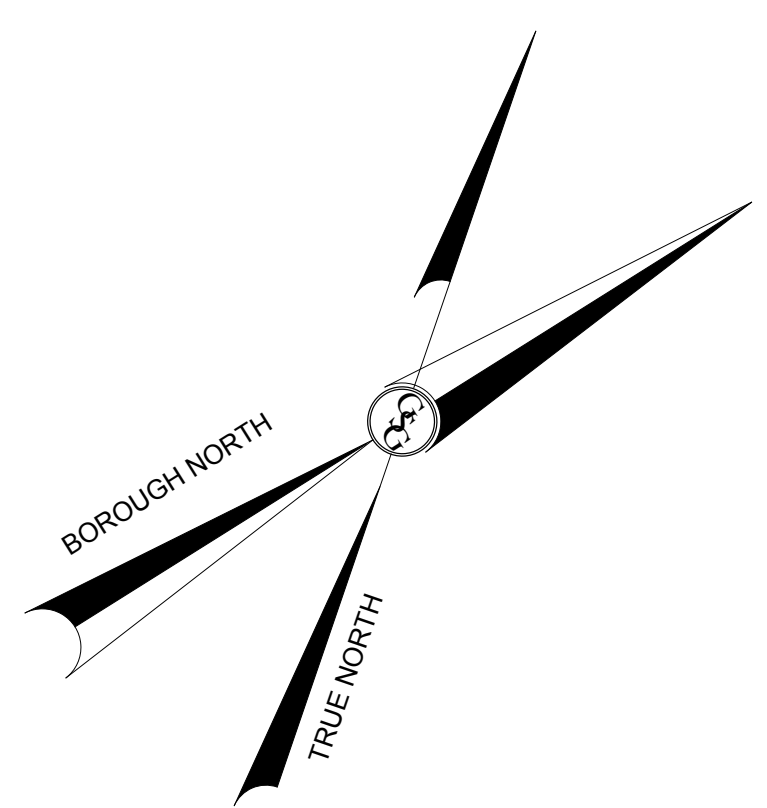
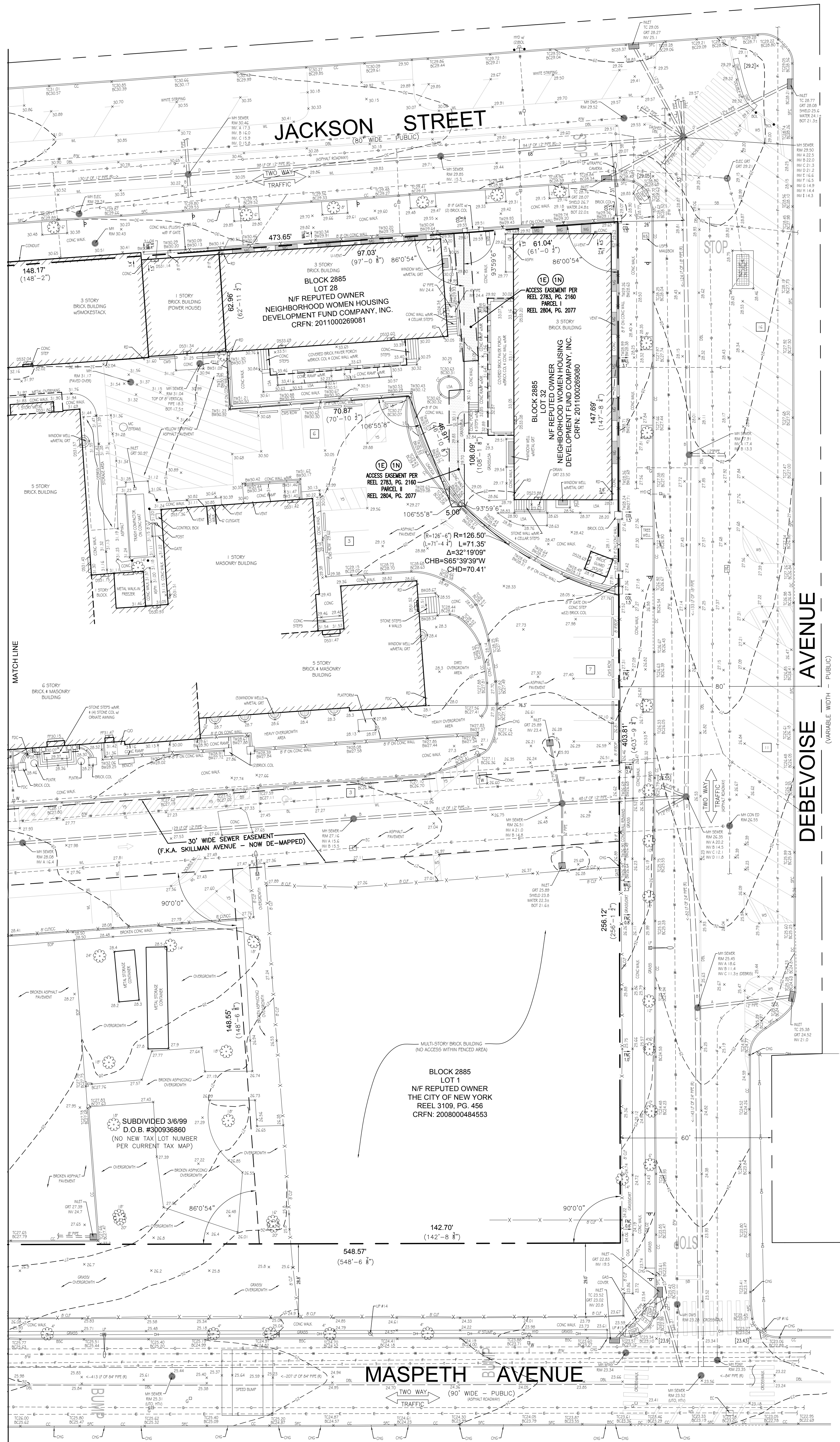
**PRELIMINARY**

NOT VALID UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL

**GREGORY S. GALLAS** DATE

NEW YORK PROFESSIONAL LAND SURVEYOR #50124





**ABBREVIATIONS**

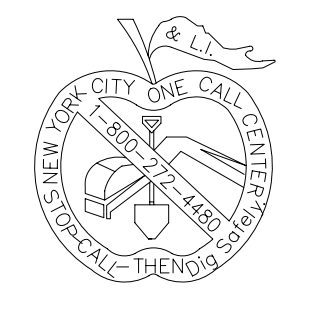
- ASPH ASPHALT
- BL BLUE LINE
- BLDG BUILDING
- BSM BOTTOM OF STRUCTURE
- BS BLUE STRIPING
- BSC BLUESTONE CURB
- CC CONCRETE CURB
- CNG CHANGE OF CURB OR FENCE
- CLP CHAIN LINK FENCE
- COL COLUMN
- CONC CONCRETE
- CONDUIT CONDUIT
- CWS CONCRETE WHEEL STOP
- DL DOUBLE YELLOW LINE
- DC DEPRESSED CURB
- DWL DASHED WHITE LINE
- EC ELECTRIC COVER
- EOP EDGE OF PAVEMENT
- FC FENCE
- FWD FILLED WITH DEBRIS OR DIRT
- FWW FILLED WITH WATER
- GR GRATE
- HTV HEAVY TRAFFIC VOLUME
- IF IRON FENCE
- INVERT INVERT
- ISA LANDSCAPED AREA
- MB MAIL BOX
- MC METAL COVER
- MG METAL GRATE
- MR METAL RAILING
- NP NO PIPES VISIBLE
- OSA OVERGROWTH AREA
- PV POINT INDICATOR VALVE
- PLNTR PLANTER
- SI SEWER INFORMATION DERIVED FROM REFERENCE MAPPING
- SB STOP BAR
- SFC STEEL FACED CONCRETE CURB
- TRNSF TRANSFORMER
- UTL UTILITY
- UO UNABLE TO OPEN
- WL WHITE LINE
- WS WHITE STRIPING
- YL YELLOW LINE
- YS YELLOW STRIPING

**MAP LEGEND**

- PROPERTY LINE
- /// BUILDING FOOTPRINT AND DOORWAY AT GROUND LEVEL
- - - - - EXISTING CONTOUR
- x 27.34 EXISTING SPOT ELEVATION
- x TC 27.34 EXIST. TOP OF CURB ELEVATION
- x BC 27.34 EXIST. GUTTER ELEVATION
- x TW 27.34 EXIST. TOP OF WALL ELEVATION
- x BW 27.34 EXIST. BOTTOM OF WALL ELEVATION
- x DS 27.34 DOOR SILL ELEVATION
- x FF 27.34 FINISHED FLOOR ELEVATION
- x LG 27.34 LEGAL GRADE PER REFERENCE #1 (CONVERTED TO NAVD 88 DATUM)
- HD HYDRANT
- FD FIRE DEPARTMENT CONNECTION
- W WATER VALVE
- G GAS VALVE
- V UNIDENTIFIED VALVE
- OH OVERHEAD WIRES
- W-2W APPROX. LOC. UNDERGROUND WATER LINE & SIZE PER REFERENCE MAPPING
- G APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT
- E APPROX. LOC. UNDERGROUND ELECTRIC LINE PER UTILITY MARKOUT
- T APPROX. LOC. UNDERGROUND TELEPHONE LINE PER REFERENCE MAPPING & UTILITY MARKOUT
- F APPROX. LOC. UNDERGROUND FONY COMMUNICATION LINE PER REFERENCE MAPPING
- AL AREA LIGHT
- MH MANHOLE
- IN INLET
- LP LIGHT POLE
- UP UTILITY POLE
- UPLP UTILITY POLE/LIGHT POLE
- GW GUY WIRE
- DWP DETECTABLE WARNING PAD
- BL BOLLARD
- SIGN SIGN
- 1.0' DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
- 14' DENOTES TREE AND TRUNK DIAMETER
- 7 DENOTES PARKING SPACE COUNT
- ACCESSIBLE PARKING SPACE
- PAINTED ARROWS

**DEBEVOISE AVENUE**  
(VARIABLE WIDTH - PUBLIC)

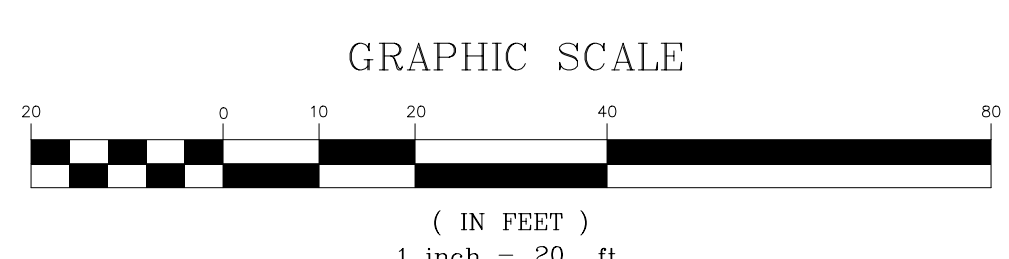
**MASPETH AVENUE**



UTILITIES:  
THE FOLLOWING COMPANIES WERE NOTIFIED BY NEW YORK CITY AND LONG ISLAND ONE-CALL SYSTEM (1-800-272-4480) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 191122624, 191122623, 191122650, 191122654 & 191122659

UTILITY COMPANY	PHONE NUMBER
NATIONAL GRID	(718) 270-5735
CONSOLIDATED EDISON CO. OF N.Y.	(800) 778-9140
TIME WARNER CABLE - BROOKLYN	(800) 862-8600
VERIZON COMMUNICATIONS	(855) 861-6323

NOTE: ALL UTILITY COMPANIES DID NOT RESPOND TO MARKOUT REQUEST.



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

SEE SHEET 1 OF 2 FOR NOTES & REFERENCES

**BOUNDARY & TOPOGRAPHIC SURVEY**  
**GREENPOINT HOSPITAL**  
LOTS 1, 10, 20, 23, 28 & 32, BLOCK 2885  
JACKSON STREET, DEBEVOISE, MASPETH & KINGSLAND AVENUES  
BOROUGH OF BROOKLYN  
KINGS COUNTY  
CITY AND STATE OF NEW YORK

**GALLAS SURVEYING GROUP**  
2865 U.S. ROUTE 1  
NORTH BRUNSWICK, NJ 08902  
TEL: 732-422-6790  
FAX: 732-948-6786  
www.gallasurvey.com

DATE	SCALE	DRAWN	CHECKED
05-29-2019	1"=20'	E.C.R.	G.S.G.
FIELD DATE	FIELD BOOK	PAGE	FIELD CREW
05-01-2019 THROUGH 05-16-2019	109	116-120 124-128 134	D.A./K.C.
FILE NO.	DRAWING NAME/SHEET NO.		
G19089	G19089.DWG	2 of 2	

**PRELIMINARY**  
NOT VALID UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL  
**GREGORY S. GALLAS** DATE  
NEW YORK PROFESSIONAL LAND SURVEYOR #50124





# APPLICATION FOR APPORTIONMENTS OR MERGERS

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

## SECTION A: PROPERTY INFORMATION

Borough: BROOKLYN Block: 2885 Present Lot(s): 1

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Merger  Apportionment Number of Lots Requested 3

Lot Number: 1, 25, 35

Air  Subterranean

Lot(s) Usage: (check one)  Residential Building Gross Sq/Ft: \_\_\_\_\_  Commercial Building Gross Sq/Ft: \_\_\_\_\_  Mix (Residential & Commercial) Building Gross Sq/Ft: \_\_\_\_\_

Property  
1. Owner's Name (as per Deed): \_\_\_\_\_  
LAST NAME FIRST NAME

OR

Company Name: NYC DHS

Property  
2. Address: 288 JACKSON STREET BROOKLYN NY 11211  
NUMBER AND STREET CITY STATE ZIP CODE

3. Filing Representative (if applicable): NATALIE KAMITSUKA (WVA)

## SECTION B: CERTIFICATION

1. Architect/Engineer/Applicant's Name: VILLA FERNANDO  
LAST NAME FIRST NAME

2. Address: 42 WEST 39TH STREET, 15TH FLOOR NEW YORK NY 10018  
NUMBER AND STREET CITY STATE ZIP CODE

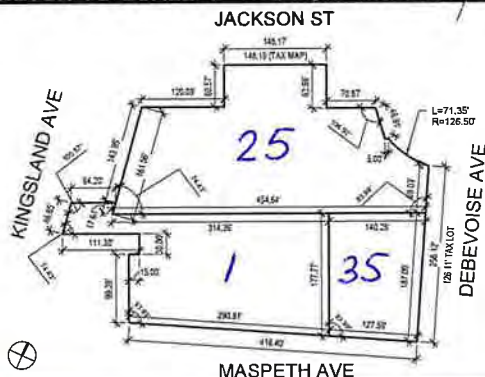
3. Telephone Number: 212.253.7820 4. Email Address: FVILLA@MAPARCHITECTS.COM

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

Signature of Architect/ Engineer/Applicant: \_\_\_\_\_ Date: 04 / 30 / 2021

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

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



(Architect or Engineer's seal)

Tentative Lot(s) issued: \_\_\_\_\_  
Customer Service Representative: VMae Date: 6/30/21 New Lot(s): 25, 35 Lot(s) Affected: 1 Lot(s) Dropped: \_\_\_\_\_

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

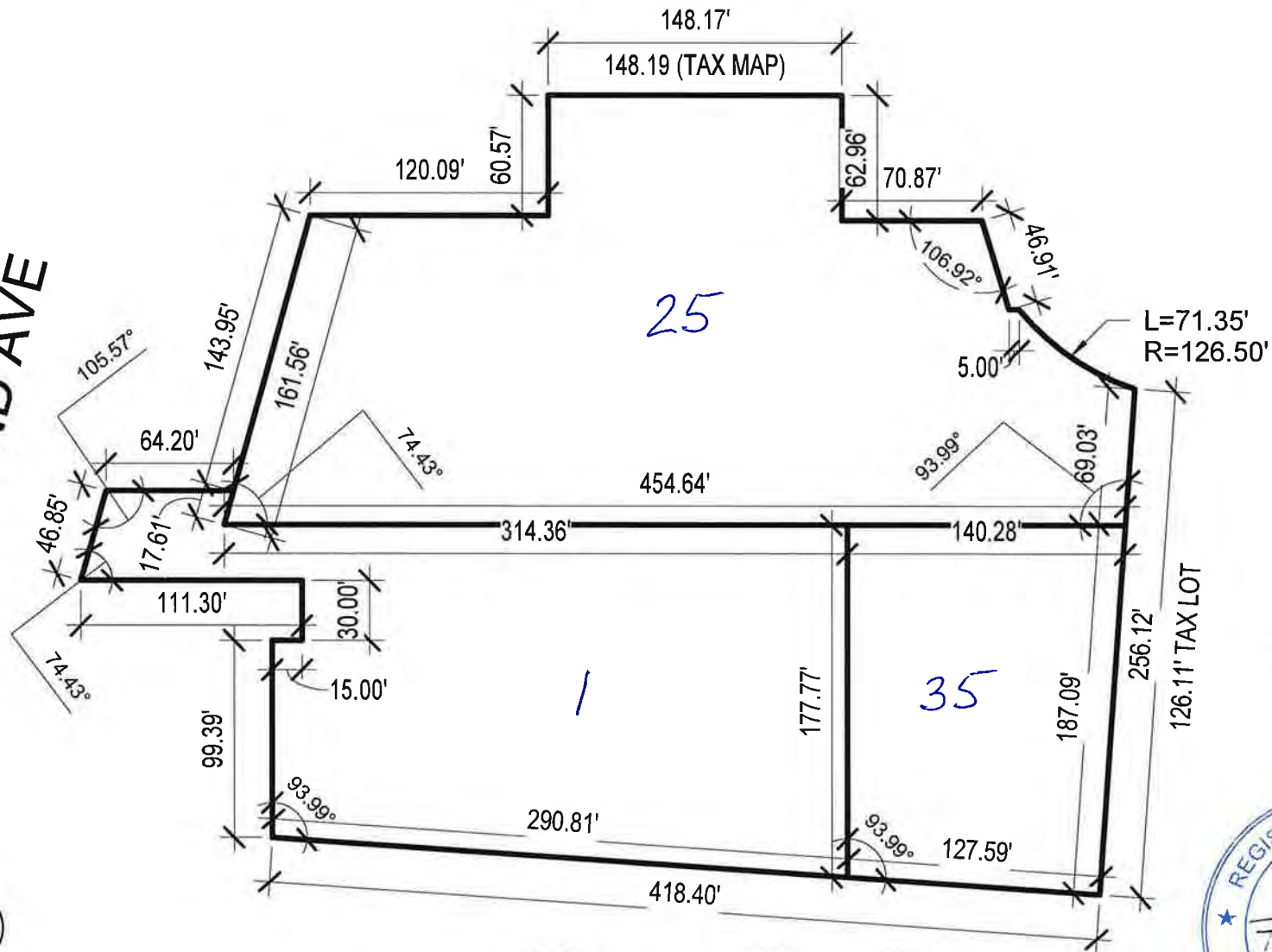
Map Updated: \_\_\_\_\_  
Tax Map Specialist: \_\_\_\_\_ Date: \_\_\_\_\_

# JACKSON ST

KINGSLAND AVE

DEBEVOISE AVE

# MASPETH AVE



**Magnusson Architecture and Planning PC**  
 42 West 39th Street | 5th Floor | New York, NY 10018  
 212 253 7820 | 212 253 1276 |  
 www.maparchitects.com

**COOPER PARK COMMONS**  
 Greenpoint Hospital Site  
 Brooklyn, NY 11211

ENLARGED PLOT PLAN (1"=80')

RP602 Doc

06/16/21



Department of Finance

PROPERTY DIVISION

# TAX MAP UNIT FEE SHEET

Date: 6/30/21

Borough: Brooklyn

Block: 2885

Lot: 1

<u>SERVICE</u>	<u>COST</u>	<u>QUANTITY</u>	<u>AMOUNT</u>
Tax Map Certification	\$10.00	_____	_____
New Lot Request For Mergers Apportionments (RP-602), and Lot Request For Condominium Amendment Applications (RP-602CA)	\$73.00 (per lot)	<u>3</u>	<del>\$</del> <u>219</u>

NYC Business Centers  
 Department of Finance  
 Manhattan Business Center  
 56 John Street, 2nd Floor  
 New York, NY 10038

Reference Number: 2021181009-13  
 Date/Time: 06/30/2021 9:43:04 AM

Miscellaneous Fee  
 2021181009-13-1  
 CPRR Trans Code: 9507  
 Transaction ID: 99550000000000000000MCE02  
 UserId: NYC3893  
 Total: \$219.00

ITEM TOTAL: \$219.00  
 TOTAL: \$219.00  
 (CL Personal Check  
 Check Nbr: 029271  
 Total Received: \$219.00)



CE2021181009-13

Thank you! Have a nice day.

**Section III Property's Environmental History**  
*(Previous Reports Provided Electronically as Separate Files)*

1. **Phase I Environmental Site Assessment (ESA)**, prepared by Roux, dated October 2019
  2. **Phase II ESA**, prepared by Roux, dated June 2021
3. **Additional Soil Sampling**, completed by Roux in June 2021 (Laboratory Reports)

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

Cooper Park Commons Building 2  
89 Maspeth Avenue, Brooklyn, NY 11211  
BCP Application - Section III

The proposed BCP Site – Cooper Park Commons Building 2 – will herein be referred to as “Site.” This Site was evaluated as part of environmental investigations that also included the former Greenpoint Hospital campus. The Site is located in the southern portion of the former Greenpoint Hospital campus. The following previous environmental investigations have been conducted at the Site and are provided for review in Appendix C electronically as separate PDF files:

- **Phase I Environmental Site Assessment (ESA)**, prepared by Roux Environmental Engineering and Geology, D.P.C. (Roux), dated October 2019
- **Phase II ESA**, prepared by Roux, dated June 2021
- **Additional Soil Sampling**, completed by Roux in June 2021

A summary of the findings from the previous Site investigations are provided below. The investigation data was compared to the Unrestricted Use Soil Cleanup Objectives (UUSCOs), the Restricted Residential Soil Cleanup Objectives (RRSCO), and the Protection of Groundwater Soil Cleanup Objectives (PGWSCOs).

### **Phase I ESA, prepared by Roux, dated October 2019**

In October 2019, Roux completed a Phase I ESA for the former Greenpoint Hospital campus as a whole on behalf of Maspeth Manager LLC. Based on the information gathered during the Phase I ESA process, Roux identified the following recognized environmental conditions (RECs) specific to the Site:

- **Historical Site Usage:** The proposed BCP Site area was historically occupied by a parking lot and open land. In addition, there was a shed used for storage located in this area as identified on a Sanborn map in 1951; however, it was not present in the 1961 aerial photograph.
- **Historical Offsite Usage:** The hospital campus was formerly occupied by the Greenpoint Hospital, which operated from approximately 1914 to 1987. Operations associated with the hospital included coal storage and combustion for heat generation, a laundry facility, and boiler rooms. These operations may have impacted upon the environmental quality of the Site. Other properties also located upgradient of the Site were identified in the Phase I ESA with industrial and automobile-related operations including multiple automobile body workshops with buried gasoline tanks, multiple scrap metal yards, automobile wrecking, junk yards, and a metal works shop. Database listings for the area surrounding the Site identified petroleum spills at an upgradient BCP site which resulted in offsite groundwater contamination.
- **Suspect Presence of a Vapor Encroachment Condition (VEC):** Sites identified surrounding and upgradient of the Site were identified with environmentally concerning usages. The specific usages were identified as various auto junk yards, repair shops, automobile wrecking, and metal works sites. A BCP site was also identified upgradient with volatile organic compounds (VOCs) identified in the groundwater and migrating towards the Site. Based upon the density of historical environmental concerns and confirmed upgradient groundwater plume, a VEC cannot be ruled out.

Roux did not identify any business environmental risks (BERs), historical recognized environmental conditions (HRECs), or controlled recognized environmental conditions (CRECs) in connection with the Site during the Phase I ESA.

### **Phase II ESA, prepared by Roux, dated June 2021 and Additional Soil Sampling, completed by Roux in June 2021**

Roux performed a Phase II ESA for the entire former Greenpoint Hospital campus, including the BCP Site, between December 2020 and February 2021, which is described in the Phase II ESA included in Appendix C. Roux performed an additional soil investigation to focus on the Site in June 2021. During the Roux Phase II ESA, a total of five borings were installed at the Site. One of the soil borings was converted to a temporary monitoring well and soil vapor point. Two of the soil borings were converted to soil vapor points. The depth of these borings ranged from 3 to 40 ft bls. During the supplemental soil investigation,



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a total of 11 soil borings were installed to 6 ft bls. A summary of the results and findings of the Phase II ESA and additional soil sampling for only the Site are presented below.

- **Geophysical Survey** - A geophysical survey utilizing ground penetrating radar (GPR) was performed across accessible areas of the Site where intrusive work was anticipated, to investigate for the presence of underground utilities or possible underground storage tanks (USTs). The geophysical survey identified suspected unknown piping as well as known or suspected gas, water, and electric utility lines in three areas at the Site in the vicinity of anticipated intrusive work which were marked out and documented.
- **Geology** - Soil borings were advanced to depths ranging between 3 and 40 ft bls. Portions of the Site were paved with a layer of asphalt approximately 3 inches in thickness. The asphalt was underlain by a layer of sub-base material, consisting of a mix of soil, gravel, silt, concrete, and asphalt, ranging from approximately 3 to 9 inches in thickness. The eastern portion of the Site had not been covered and consisted of exposed soil and grasses. A historic fill layer, ranging in thickness from approximately 0 to 7 ft, was comprised of a mixture of sand, gravel, silt, cobble, concrete, brick, metal, and asphalt. Beneath the historic fill, the subsurface was predominantly comprised of fine to medium sand and silt, some coarse sand and fine to coarse gravel, and little to trace amounts of clay. A clay lens, including sandy, silty, and low to high plasticity clay, was observed in non-contiguous southwestern and southeastern areas of the Site with a thickness of approximately 6 ft between 10 to 16 ft bls.
- **Hydrogeology** - Intervals of perched groundwater were observed in the southwestern, southern, and southeastern areas of the Site. The perched groundwater ranged in thickness from approximately 1 to 7 ft. Perched groundwater was observed from 13 to 20 ft bls. Regional groundwater was encountered at one location at a depth of 23 ft bls. The presumed groundwater flow direction in the vicinity of the Site is to the northeast, toward Newtown Creek.
- **Soil** - Petroleum staining, odor, and elevated photoionization detector (PID) readings were not observed in any of the soil boring locations. There were no VOCs or PCBs detected at concentrations above the UUSCOs, the RRSCO, or the PGWSCO in any soil samples. Seven SVOCs (predominantly polycyclic aromatic hydrocarbons [PAHs]), including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenz(a,h)anthracene, and indeno(1,2,3-c,d)pyrene, were detected at concentrations above the UUSCOs, the RRSCO, and/or the PGWSCO in five soil samples. Six metals (arsenic, barium, copper, lead, mercury, and zinc) exceeded the UUSCOs. Concentrations of metals exceeded the UUSCOs, the RRSCO, and/or the PGWSCO in 15 soil samples. Lead exceeded the RRSCO and PGWSCO at three locations with 1,450 mg/kg as the highest concentration at SB-22 (4-6 ft bls). Concentrations of one pesticide, P,P'-DDT, exceeded the UUSCOs in one soil sample. The elevated concentrations of SVOCs and metals are likely attributable to the presence of historic fill at the Site.

Analyte - UUSCOs	Number of Detections Above UUSCOs	Maximum Detection (mg/kg or ppm)	UUSCO (mg/kg or ppm)	Depth (ft bls)
<b>SVOCs</b>				
Benzo(a)anthracene	4	16	1	1-3
Benzo(a)pyrene	4	16	1	1-3
Benzo(b)fluoranthene	5	17	1	1-3
Benzo(k)fluoranthene	4	6.2	0.8	1-3
Chrysene	4	17	1	1-3

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

Cooper Park Commons Building 2  
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Analyte - UUSCOs	Number of Detections Above UUSCOs	Maximum Detection (mg/kg or ppm)	UUSCO (mg/kg or ppm)	Depth (ft bls)
Dibenz(a,h)anthracene	4	2.1	0.33	1-3
Indeno(1,2,3-c,d)pyrene	5	6.4	0.5	1-3
<b>Metals</b>				
Arsenic	4	34.3	13	0-2
Barium	1	603	350	1-3
Copper	12	284	50	1-3
Lead	15	1450	63	4-6
Mercury	13	14.1	0.18	1-3
Zinc	10	845	109	1-3
<b>Pesticides</b>				
P,P'-DDT	1	0.0048 J	0.0033	0-2

Analyte - RRSCOs	Number of Detections Above RRSCOs	Maximum Detection (mg/kg or ppm)	RRSCO (mg/kg or ppm)	Depth (ft bls)
<b>SVOCs</b>				
Benzo(a)anthracene	4	16	1	1-3
Benzo(a)pyrene	4	16	1	1-3
Benzo(b)fluoranthene	5	17	1	1-3
Benzo(k)fluoranthene	2	6.2	3.9	1-3
Chrysene	4	17	3.9	1-3
Dibenz(a,h)anthracene	4	2.1	0.33	1-3
Indeno(1,2,3-c,d)pyrene	5	6.4	0.5	1-3
<b>Metals</b>				
Arsenic	3	34.3	16	0-2
Barium	1	603	400	1-3
Copper	1	284	270	1-3
Lead	4	1450	400	4-6
Mercury	2	14.1	0.81	1-3

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Cooper Park Commons Building 2  
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BCP Application - Section III

Analyte - PGWSCOs	Number of Detections Above PGWSCOs	Maximum Detection (mg/kg or ppm)	PGWSCO (mg/kg or ppm)	Depth (ft bls)
<b>SVOCs</b>				
Benzo(a)anthracene	4	16	1	1-3
Benzo(b)fluoranthene	4	17	1.7	1-3
Benzo(k)fluoranthene	4	6.2	1.7	1-3
Chrysene	4	17	1	1-3
<b>Metals</b>				
Arsenic	3	34.3	16	0-2
Lead	3	1450	450	4-6
Mercury	2	14.1	0.73	1-3

- Groundwater – VOCs, SVOCs, pesticides, and PCBs were not detected in the groundwater samples in exceedance of the AWQSGVs or laboratory reporting limits. Two metals were detected in the total (unfiltered) metals groundwater samples at concentrations above the AWQSGVs, including iron and manganese. Only manganese was also detected in dissolved (filtered) metals in exceedance of the AWQSGVs. Iron and manganese are naturally occurring in groundwater throughout the region and are not indicative of groundwater contamination at the Site. The detection manganese in total (unfiltered) metals samples are likely attributable to the presence of metals in soils adhering to suspended solids in the groundwater samples.

Analyte - AWQSGVs	Number of Detections Above AWQSGVs	Maximum Detection (ug/L or ppb)	AWQSGV (ug/L or ppb)
<b>Metals</b>			
Iron, Total	1	1700	300
Manganese, Total	1	458	300
Manganese, Dissolved	1	424	300

- Soil Vapor - Concentrations of VOCs in soil vapor were detected above laboratory reporting limits at all sampling locations and included petroleum-related compounds and CVOCs. Petroleum-related VOCs, including, but not limited to, benzene, toluene, ethylbenzene, and xylenes, were detected within all samples; however, there are no standards or guidance values for these compounds set by the NYSDEC or the New York State Department of Health (NYSDOH). The NYSDOH Center for Environmental Health (CEH) Bureau of Environmental Exposure Investigation (BEEI) Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York, October 2006 (Updated May 2017), provides three matrices with guidance values for sub-slab and indoor air comparison for eight CVOCs (1,1-dichloroethene, trichloroethene [TCE], tetrachloroethene [PCE], carbon tetrachloride, cis-1,2-dichloroethene, 1,1,1-trichloroethane [TCA], methylene chloride, and vinyl chloride). Collection of indoor air samples is not possible on Site, as there is no existing

### Appendix C – Property’s Environmental History

Cooper Park Commons Building 2  
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building. While the soil vapor data cannot be directly compared to the NYSDOH vapor intrusion matrix guidance without the benefit of indoor air samples, the matrix can still be used as a guide to determine if concentrations in soil vapor are elevated at a level where there may be a future concern.

- Four of the NYSDOH matrix analytes were not detected and three analytes were either detected just above the laboratory detection limit or exhibited a low soil vapor concentration. PCE was the only analyte with an elevated concentration of 430 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ) in SV-6; the other two sampling locations exhibited low concentrations of PCE ranging between 13 and 14  $\mu\text{g}/\text{m}^3$ . According to the NYSDOH matrix, the PCE concentrations in soil vapor were detected at a level that may require mitigation. The NYSDOH matrix recommends mitigation if PCE concentrations in soil vapor are at least 1,000  $\mu\text{g}/\text{m}^3$  or if concentration are less than 1,000  $\mu\text{g}/\text{m}^3$  than indoor air concentrations would need to be at least 10  $\mu\text{g}/\text{m}^3$  and as previously stated there is no applicable building to complete this comparison to indoor air.

Analyte	Number of Detections	Maximum Detection ( $\mu\text{g}/\text{m}^3$ )	Sample Type
1,1,1-Trichloroethane (TCA)	3	23	Soil Vapor
1,1,2-Trichloro-1,2,2-Trifluoroethane	1	1.9	Soil Vapor
1,1-Dichloroethene	1	0.59	Soil Vapor
1,2,4-Trimethylbenzene	3	1.8	Soil Vapor
1,3-Butadiene	2	60	Soil Vapor
1,3,5-Trimethylbenzene (Mesitylene)	1	0.77 J	Soil Vapor
2,2,4-Trimethylpentane	2	19	Soil Vapor
2-Hexanone	1	1.9 J	Soil Vapor
4-Ethyltoluene	2	0.57 J	Soil Vapor
Acetone	3	240 D	Soil Vapor
Benzene	3	14	Soil Vapor
Carbon Disulfide	3	120	Soil Vapor
Chlorobenzene	1	0.97	Soil Vapor
Chloromethane	1	0.26 J	Soil Vapor
Cyclohexane	2	2.3	Soil Vapor
Chloroform	1	2.1	Soil Vapor
Dichlorodifluoromethane	3	2.7	Soil Vapor
Ethylbenzene	3	6.8	Soil Vapor
Isopropanol	2	13	Soil Vapor
m,p-Xylene	3	16	Soil Vapor

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

Cooper Park Commons Building 2  
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Analyte	Number of Detections	Maximum Detection (ug/m <sup>3</sup> )	Sample Type
Methyl Ethyl Ketone (2-Butanone)	3	57	Soil Vapor
Naphthalene	1	1 J	Soil Vapor
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	1	1.7 J	Soil Vapor
N-Heptane	3	13	Soil Vapor
N-Hexane	3	35	Soil Vapor
N-Propylbenzene	1	0.24 J	Soil Vapor
O-Xylene (1,2-Dimethylbenzene)	3	5.7	Soil Vapor
Styrene	2	0.3 J	Soil Vapor
Tert-Butyl Alcohol	2	22	Soil Vapor
Tetrachloroethylene (PCE)	3	430 D	Soil Vapor
Toluene	3	70	Soil Vapor
Trichloroethylene (TCE)	1	0.81	Soil Vapor
Trichlorofluoromethane	3	1.7	Soil Vapor





**COOPER PARK COMMONS**

Greenpoint Hospital Site  
Brooklyn, NY

Owner:



NYC DOB #:

**Key Plan:**

#	DATE	DESCRIPTION
1	TBD	ULURP SUBMISSION

**Revisions:**

**MAP**  
Magnusson Architecture & Planning PC  
42 West 39th Street 15th Floor  
New York NY 10018  
Tel (212) 253 7820 Fax (212) 253 1276

**A0**  
ARCHITECTURE OUTFIT  
211-215 Centre Street, 3rd Floor  
New York NY 10013  
Tel (917) 513 0793

**A**  
EDELMAN SULTAN KNOX WOOD / ARCHITECTS LLP  
100 Lafayette Street, Suite 204  
New York NY 10013  
Tel (212) 431 4901  
Landscape Architect:  
Starr Whitehouse Landscape Architects and Planners, PLLC  
80 Broad Street, Suite 1700, New York, NY 10004  
Tel. (212) 487 3272  
Civil Engineering:  
Philip Habib & Associates  
102 Madison Avenue, 11th Floor, New York, NY 10016  
Tel. (212) 929 5656

Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations  
between field conditions and existing conditions as indicated in Contract  
documents

**COOPER PARK COMMONS**

Greenpoint Hospital Site  
Brooklyn NY

ULURP DRAWING SET  
JANUARY 31, 2020

DRAWING LIST - ULURP SET	
SHEET #	SHEET NAME
Z-000.00	COVER SHEET
Z-001.00	SURVEY
Z-002.00	ZONING ANALYSIS, BASE PLANE CALCULATION
Z-010.00	ZONING LOT SITE PLAN
Z-011.00	YARD DIAGRAM
Z-020.00	GROUND FLOOR PLAN
Z-030.00	WAIVER PLAN
Z-040.00	WEST - EAST SECTION 1
Z-041.00	WEST - EAST SECTION 2
Z-042.00	WEST - EAST SECTION 3
Z-043.00	NORTH - SOUTH SECTION 1
Z-044.00	NORTH - SOUTH SECTION 2
Z-045.00	NORTH - SOUTH SECTION 3
Z-050.00	ILLUSTRATIVE ELEVATIONS
Z-051.00	ILLUSTRATIVE ELEVATIONS
Z-052.00	ILLUSTRATIVE ELEVATIONS
Z-053.00	ILLUSTRATIVE ELEVATIONS
Z-054.00	ILLUSTRATIVE AXONOMETRICS
Z-060.00	NEIGHBORHOOD CHARACTER DIAGRAMS
Z-061.00	NEIGHBORHOOD CHARACTER DIAGRAMS
Z-062.00	NEIGHBORHOOD CHARACTER DIAGRAMS
Z-063.00	NEIGHBORHOOD CHARACTER DIAGRAMS
L-101.00	SITE PLAN
L-201.00	LAYOUT AND GRADING PLAN
L-301.00	PLANTING PLAN
L-401.00	FURNITURE AND FENCING PLAN

**COVER SHEET**

SEAL & SIGNATURE:	PROJECT No: 18021
	DRAWING BY: Author
	CHK BY: Checker
	DWG No:
	<b>Z-000.00</b>
	SCALE:



Owner:

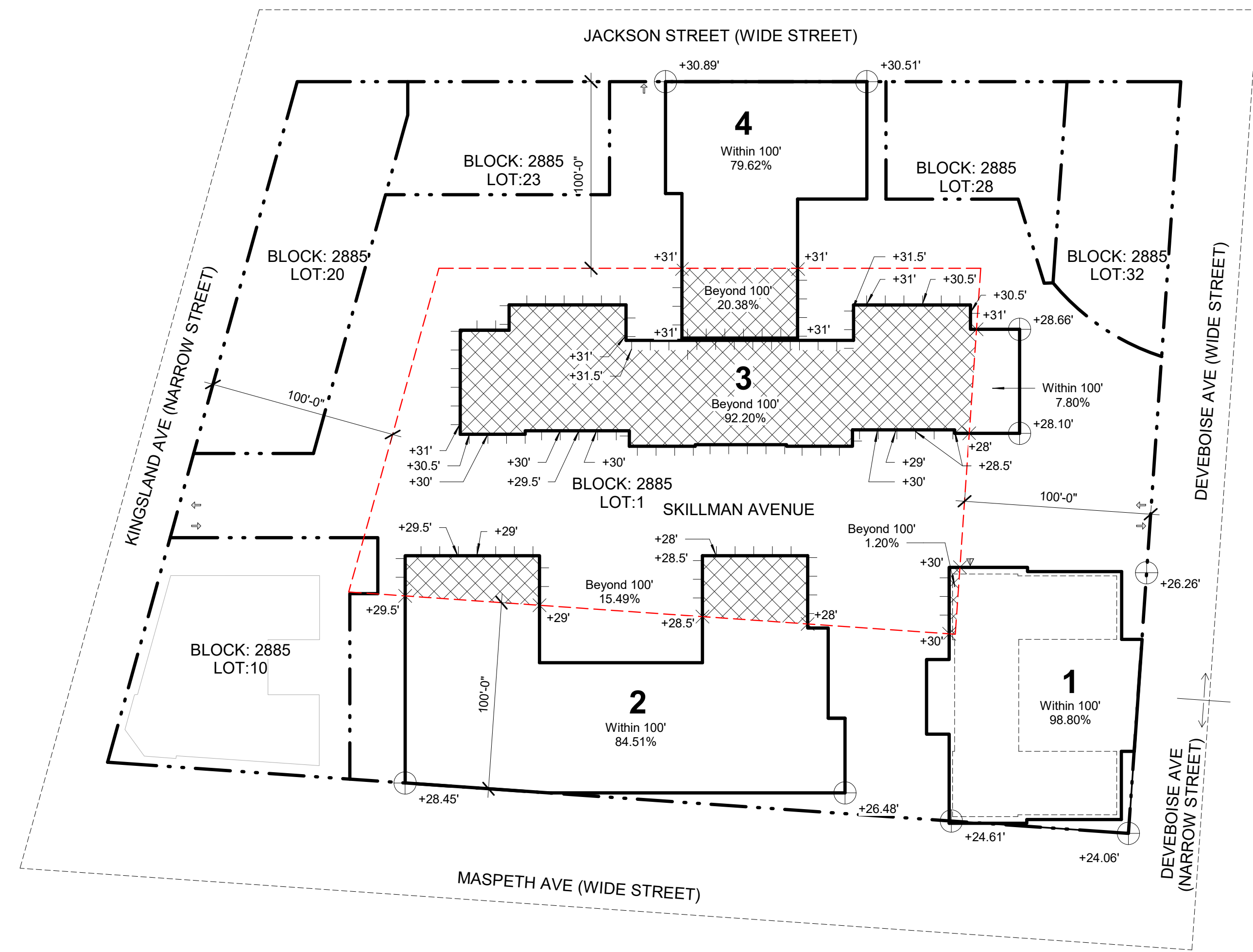


NYC DOB #:

Section	Quality Housing Zoning District	Permitted / Required	Proposed Building 1 (Nurse's Residence)	Proposed Building 2	Proposed Building 3 (Main Hospital Wing)	Proposed Building 4	Existing-to-Remain Buildings	TOTAL PROPOSED	Compliance
<b>Use Group</b>									
	R7-2 w/ C2-4	1-7, 9, 14	3		2, 4, 6	2	2, 4	2	
<b>FAR (Under Quality Housing Program)</b>									
	R7-2	1-4, 6			2	2, 4	2		
<b>Residential Use</b>									
28-23-14(B)(2)(ii)	Max FAR for NRM Buildings	4.00						2.93	Compliant
	Max Allowable Residential Floor Area	835,440 SF	0 SF	138,095 SF	0 SF	151,243 SF	43,958 SF	334,236 SF	Compliant
<b>Residential Use - Seniors</b>									
28-23-155	Max FAR for ARS	5.00		0.50				0.50	Compliant
	Max Allowable ARS Floor Area	514,260 SF	0 SF	107,358 SF	0 SF			107,358 SF	Compliant
<b>Community Facility Use</b>									
28-24-11 or 28-24-121	Max FAR for Community Facility without Sleeping Accommodations	4.00						0.10	Compliant
	Max Allowable Comm Far without Sleeping Accommodations Floor Area	729,948 SF	0 SF	13,851 SF	0 SF	5,118 SF		18,969 SF	Compliant
	Community Facility Use								
	Max FAR for Community Facility with Sleeping Accommodations	4.00						0.18	Compliant
	Max Allowable Comm Far with Sleeping Accommodations Floor Area	729,948 SF	68,680 SF	0 SF	0 SF	0 SF		68,680 SF	Compliant
<b>Commercial Use</b>									
28-23-121	Max FAR for Commercial Retail	4.00						0.01	Compliant
	Max Allowable Commercial Retail Floor Area	729,948 SF	0 SF	1,477 SF	0 SF	0 SF		1,477 SF	Compliant
<b>Existing Floor Area to Remain</b>									
	Existing Floor Area to Remain		34,801 SF	0 SF	63,206 SF	0 SF	43,958 SF	142,965 SF	
<b>TOTAL PROPOSED FLOOR AREA</b>									
	TOTAL PROPOSED FLOOR AREA		68,680 SF	354,023 SF	107,358 SF	156,561 SF	43,958 SF	730,580 SF	4.00% ~ 1.00% Compliant
<b>Max Total Permitted Mixed Use Development Floor Area</b>									
	Max Total Permitted Mixed Use Development Floor Area		839,440 SF						
<b>Maximum Lot Coverage (Residential Use)</b>									
28-23-153	Corner Lot (100%)	20,000.00 SF	N/A	N/A	N/A	N/A	18,476 SF	18,476 SF	Compliant
28-23-153	Interior or Through Lots	100,000.00 SF	N/A	23,137 SF	17,809 SF	11,381 SF	5,310 SF	58,727 SF	Compliant
<b>Maximum Lot Coverage (Community Facility Use)</b>									
28-24-11	Corner Lot (80%)	8,000.00 SF	6,001 SF	N/A	N/A	N/A	N/A	6,001 SF	Compliant
28-24-11	Interior or Through Lot (65%)	112,116.53 SF	4,264 SF	N/A	N/A	N/A	N/A	4,264 SF	Compliant
<b>Density Regulation</b>									
28-23-22	Density Factor	0.80							
	FAR for Density Calculation	4.80							
	Dwelling Unit (Lot Area x FAR for Density/Density Factor)	224	4	311	159	141	40	635	Compliant
<b>Yard Regulation</b>									
28-23-45	Front Yard	Not Req'd	0' and "Varies"	0'	0'	0'	0'		
28-23-46(a)	Side Yard	6' or 8'	4' or 6'	14' or 12'	14' or 12'	14' or 12'	14' or 12'		Compliant
28-23-47	Rear Yard (Residential portion on interior lot only)	5' or 10'	N/A	N/A	N/A	N/A	N/A		
28-23-53(a)	Rear Yard Equivalent	60' within 100' of corner	N/A	N/A	N/A	N/A	N/A		Exempt per 28-23-53(b)
28-711	Distance Between Buildings on a Single Zoning Lot - Window/Window	6'	6'	6'	6'	6'	6'		Compliant
28-711	Distance Between Buildings on a Single Zoning Lot - Wall/Wall	6'	6'	6'	6'	6'	6'		Compliant
<b>Height/ setbacks</b>									
28-23-66(a)(3)	Min Base Height	40'	N/A	N/A	N/A	N/A	30'		
28-23-66(b)	Max Base Height	60'	70' to 100' to 120'	N/A	N/A	N/A	N/A		
28-23-66(b)(1)	Max Base Height with Qualifying Ground Floor	75'	N/A	N/A	N/A	N/A	N/A		
28-23-66(b)(2)	Max Base Height in R10 Development w/ 100% Affordable	75'	N/A	N/A	N/A	N/A	N/A		
28-23-66(c)(1)	Min Base Height beyond Base (wide st)	10'	N/A	N/A	N/A	N/A	10'		
28-23-66(c)(2)	Min Base Height beyond Base (narrow st)	10'	N/A	N/A	N/A	N/A	10'		
28-23-66(d)	Max Building Height	80'	70'	N/A	N/A	N/A	N/A		
28-23-66(b)(1)	Max Building Height with Qualifying Ground Floor	85'	N/A	N/A	N/A	N/A	N/A		
28-23-66(b)(2)	Max Building Height in R10 Development w/ 100% Affordable	85' or 9' Stories	N/A	N/A	N/A	N/A	N/A		
<b>Parking Requirement</b>									
28-23-251	Residential Parking (Income Restricted Housing Units)	N/A if 100% income restricted building, Site within Transit Zone							
28-23-31	Community Facility without Sleeping Accommodations	None Required							Compliant
28-23-31	Community Facility w/ Sleeping Accommodations	None Required							Compliant
28-23-31	Diagnostic or treatment health care facilities listed in Use Group 4	None Required							Compliant
28-26-21	Community Facility Parking	Varies							
28-80	Bicycle Parking								
	Use Group 2	1 per 2 Dwelling Units	N/A	156	N/A	74	N/A	230	
	Use Group 3 or 4	1 per 10,000 SF	N/A	N/A	11	N/A	N/A	11	

\* Existing Condition: Level of non-conformance to be determined.  
 \*\* Per 23 the required number of accessible off-street parking can be waived if the number is no greater than 25.  
 \*\*\* The proposed development includes additional on-street and off-street parking as shown on the site plan.

Building	FLOOR AREA (ZONING SQUARE FEET)				TOTAL
	Residential	Community Facility w/ Sleeping Accommodation	Community Facility	Commercial	
Building 1	0	68,680	0	0	68,680
Building 2	338,995	0	13,351	1,677	354,023
Building 3	107,358	0	0	0	107,358
Building 4	151,243	0	5,318	0	156,561
TOTAL:	597,596	68,680	18,669	1,677	686,622



1 BASE PLANE CALCULATION  
1" = 50'-0"

BUILDING #		WITHIN 100' (12-10) Base Plane definition (a)(1)		BEYOND 100' [Per NYC Building Code Section 502] Average of measurements every 10'		SUM OF PRODUCTS (12-10) Base Plane definition (c)	
		Calculation	Result	Calculation	Result	Calculation	Result
1	Maspeth Ave Deveboise Ave	$\frac{24.61' + 24.06'}{2}$ $\frac{24.61' + 26.26'}{2}$	= 24.75'	$\frac{(30' \times 5)}{5}$	= 30.00'	$(24.75' \times 98.80\%) + (30.00' \times 1.20\%)$	= 24.81'
2	Maspeth Ave	$\frac{28.45' + 26.46'}{2}$	= 27.65'	$\frac{(28' \times 10) + (28.5 \times 4) + (29 \times 7) + (29.5 \times 6)}{27}$	= 28.67'	$(27.65' \times 84.51\%) + (28.67' \times 15.49\%)$	= 27.81'
3	Deveboise Ave	$\frac{28.10' + 28.66'}{2}$	= 28.38'	$\frac{(28' \times 1) + (28.5 \times 3) + (29' \times 1) + (29.5 \times 1) + (30' \times 23) + (30.5 \times 5) + (31' \times 22) + (31.5 \times 15)}{71}$	= 30.55'	$(28.38' \times 7.80\%) + (30.55' \times 92.20\%)$	= 30.38'
4	Jackson St.	$\frac{30.51' + 30.89'}{2}$	= 30.70'	$\frac{(31' \times 14)}{14}$	= 31.00'	$(30.70' \times 79.62\%) + (31.00' \times 20.38\%)$	= 30.76'

Key Plan:

#	DATE	DESCRIPTION
1	TBD	ULURP SUBMISSION

Revisions:

**MAT**  
Magnusson Architecture & Planning PC  
42 West 39th Street, 15th Floor  
New York NY 10018  
Tel (212) 253-7820 Fax (212) 253-1276

**AO**  
ARCHITECTURE OUTFIT  
211-215 Centre Street, 3rd Floor  
New York NY 10013  
Tel (917) 513-0793

**EA**  
EDELMAN SULTAN KNOX WOOD / ARCHITECTS LLP  
100 Lafayette Street, Suite 204  
New York NY 10013  
Tel (212) 431-4901  
Landscape Architect:  
Starr Whitehouse Landscape Architects and Planners, PLLC  
80 Broad Street, Suite 1700, New York, NY 10004  
Tel. (212) 487-3272  
Civil Engineering:  
Philip Habib & Associates  
102 Madison Avenue, 11th Floor, New York, NY 10016  
Tel. (212) 929-5656

Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

ZONING ANALYSIS,  
BASE PLANE  
CALCULATION

SEAL & SIGNATURE: PROJECT No: 18021  
DRAWING BY: Author  
CHK BY: Checker  
DWG No: Z-002.00  
SCALE: 1" = 50'-0"





Key Plan:

#	DATE	DESCRIPTION
1	TBD	ULURP SUBMISSION

Revisions:

**MAGP**  
Magnusson Architecture & Planning PC  
42 West 39th Street, 15th Floor  
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New York NY 10013  
Tel (917) 513 0793

**EA**  
EDELMAN SULTAN KNOX WOOD / ARCHITECTS LLP  
100 Lafayette Street, Suite 204  
New York NY 10013  
Tel (212) 431 4901

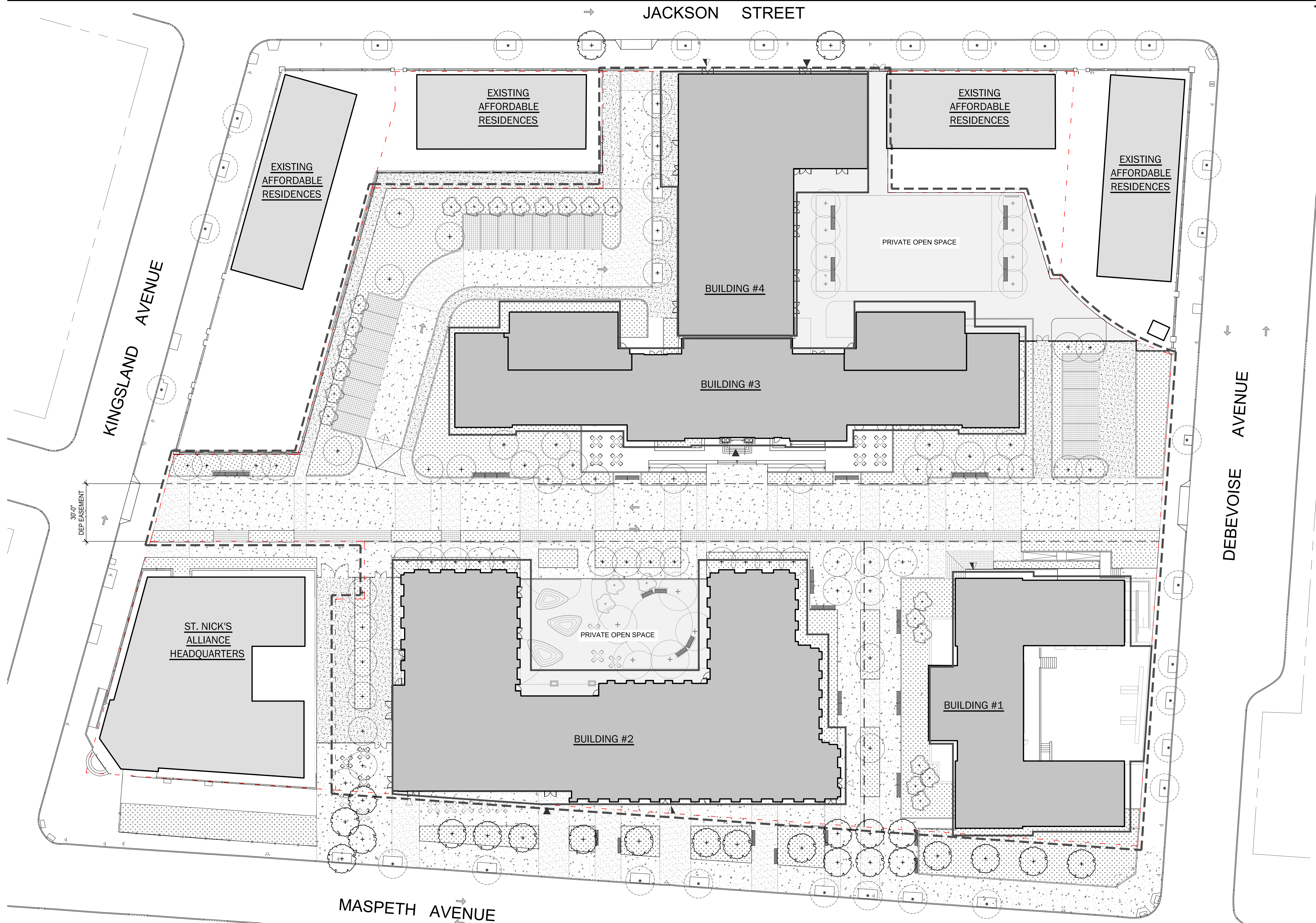
Landscape Architect:  
**Starr Whitehouse Landscape Architects and Planners, PLLC**  
80 Broad Street, Suite 1700, New York, NY 10004  
Tel. (212) 487 3272

Civil Engineering:  
**Philip Habib & Associates**  
102 Madison Avenue, 11th Floor, New York, NY 10016  
Tel. (212) 929 5656

Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

SITE PLAN

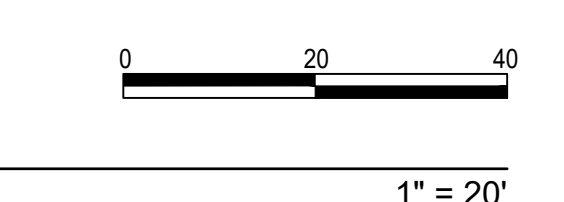
SEAL & SIGNATURE:	PROJECT No: 19001.10
	DRAWING BY: XXXX
	CHK BY: XXXX
	DWG No: XX OF XXX
	<b>L-101</b>
	SCALE: 1"=20'-0"



**LEGEND**

— LARGE SCALE GENERAL BOUNDARY	▶ RESIDENTIAL ACCESS POINT	△ EXISTING FIRE HYDRANT	○ EXISTING TREE AND TREE PIT	▨ PERMEABLE UNIT PAVERS
- - - ZONING LOT LINE	▷ COMMERCIAL ACCESS POINT	▭ PROPOSED CURB CUT	○ PROPOSED TREE AND TREE PIT	▩ CONCRETE PAVEMENT
— PROPOSED ZONING ENVELOPE	▶ COMMUNITY ACCESS POINT	▭ EXISTING CURB CUT	○ EXISTING SIGN	▨ PAVEMENT TYPE 1
■ ILLUSTRATIVE BUILDING	→ PARKING ACCESS POINT	▭ EXISTING STREET LIGHT		▨ PAVEMENT TYPE 2
■ EXISTING CONTEXT BUILDING	→ LOADING ACCESS (AT LOADING BERTHS)	▭ EXISTING SIGN		▨ PLANTED AREA
□ PRIVATE OPEN SPACE	→ TRAFFIC DIRECTION			

**1 MATERIALS PLAN**





**Brownfield Cleanup Program Application**  
***Cooper Park Commons Building 2***  
***89 Maspeth Avenue, Brooklyn, New York***

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**APPENDIX D**

Section IV Property Information

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

Cooper Park Commons Building 2  
89 Maspeth Avenue, Brooklyn, New York 11211  
BCP Application - Section IV, Question 10

### Location

The Site is located at 89 Maspeth Avenue in the East Williamsburg section of Brooklyn, New York, as shown on Figure 1. The Site is identified as Tax Block 2885 Lot 1 in Kings County. Building 2 and the proposed BCP site encompass the parking lot area, the vegetated area, and a portion of the privatized length of Skillman Avenue as shown on Figure 2 and is part of the overall former Greenpoint Hospital campus. For purposes of discussion below, the term “Site” only refers to the portion of the overall former hospital campus that is currently proposed for the BCP. The Site is currently comprised of an at-grade asphalt parking lot, an overgrown vegetated area, and a privatized portion of Skillman Avenue as shown on Figure 3.

### Site Features

The Site is 1.2 acres and is currently comprised of an asphalt-paved parking lot, an asphalt-paved privatized portion of Skillman Avenue, and vacant, overgrown land with several patches of exposed concrete, likely from former on-Site structures (Figure 3). Further details on historic Site use are discussed in the *Past Use of the Site* section below.

### Current Zoning and Land Use

The current property zoning is R6 for residential use. R6 districts are medium-density apartment house districts. There is a pending zoning map amendment to rezone Brooklyn Block 2885 from a R6 zoning district to a R7-2 district with a C2-4 overlay mapped on the southern portion of the block between Skillman and Maspeth Avenues. The pending zoning amendment to a R7-2 district (medium density apartment house district) with a C2-4 overlay (commercial overlay mapped within a residential district) coincides with the planned development of the Site, which will include a new 18-story mixed-use building containing a ground-floor café, a career center, and a health clinic with approximately 311 units of affordable housing on the floors above.

The area surrounding the Site consists primarily of commercial and multi-family residential properties and vacant land (Figure 4). The Site is bounded by the Barbara Kleiman Residence homeless shelter to the north, Maspeth Avenue to the south, a vacant building that housed a former nurse’s residence to the east, and St. Nick’s Alliance headquarters and community center to the west.

### Past Use of the Site

Based on a review of Historic Sanborn fire insurance maps, aerial photographs, city directories, and New York City Assessor’s and Building Department records, the following Site history was established. The former Tax Block 2885 Lot 1 was initially developed by a residential home in 1888, and then the Loughlin Oval, a baseball field and athletic complex, dating back to 1907. Loughlin Oval was demolished, and the Greenpoint Hospital campus was built in 1913 -1915. Greenpoint Hospital was a large regional hospital that operated until approximately 1987. Operations associated with the hospital included residences, coal storage and combustion for heat generation, a laundry facility, and boiler rooms. The Site, which occupies a portion of the Greenpoint Hospital campus, appeared to have been vacant or used as a parking lot/storage. There was a shed used for storage located in this area as identified on a Sanborn map in 1951; however, it was not present in the 1960’s.

### Site Geology & Hydrogeology

Based on the investigation performed by Roux between December 2020 and June 2021, a portion of the Site was paved with a layer of asphalt approximately 3 inches thick. The asphalt was underlain by a layer of sub-base material, consisting of a mix of soil, gravel, silt, concrete, brick, recycled concrete aggregate (RCA), and asphalt, ranging from approximately 3 to 9 inches thick. The southeastern portion of the Site had not been covered and consisted of exposed soil and grasses. A historic fill layer, ranging in thickness from approximately 0 to 7 ft was comprised of a mixture of sand, gravel, silt, cobble, concrete, brick, metal, and asphalt. Beneath the historic fill, the subsurface was predominantly comprised of fine to medium sand and silt, some coarse sand and fine to coarse gravel, and little to trace amounts of clay. A clay lens, including sandy, silty, and low to high plasticity clay, was observed in select areas of the Site with a thickness of approximately 6 ft between 10 to 16 ft bls.

## Appendix D – Property Description Narrative

Cooper Park Commons Building 2  
89 Maspeth Avenue, Brooklyn, New York 11211  
BCP Application - Section IV, Question 10

Intervals of perched groundwater were observed atop the clay lens in select areas of the Site. The perched groundwater ranged in thickness from approximately 1 to 7 ft. Perched groundwater was observed from 13 to 20 ft bls. Regional groundwater was encountered at one location at a depth of 23 ft bls. Based on topography and proximity to Newtown Creek, the direction of groundwater flow at the Site is assumed to flow northeast toward Newtown Creek.

### Environmental Assessment

Based upon investigations conducted to date, the primary contaminants of concern for the Site include a subset of semivolatile organic compounds (SVOCs) known as polycyclic aromatic hydrocarbons (PAHs), metals, and pesticides in soil, metals in groundwater, and chlorinated solvents in soil vapor. In consideration of the proposed future use of the Site as primarily residential, the Soil Cleanup Objectives (SCOs) would be Restricted Residential Soil Cleanup Objectives (RRSCOs). The investigation data was compared to the Unrestricted Use Soil Cleanup Objectives (UUSCOs), the Restricted Residential Soil Cleanup Objectives (RRSCOs), and the Protection of Groundwater Soil Cleanup Objectives (PGWSCOs).

- Soil - Petroleum staining, odor, and elevated photoionization detector (PID) readings were not observed in any of the soil boring locations. There were no volatile organic compounds (VOCs) or polychlorinated biphenyls (PCBs) detected at concentrations above the Unrestricted Use Soil Cleanup Objectives (UUSCOs), the Restricted Residential Soil Cleanup Objectives (RRSCOs), or the Protection of Groundwater Soil Cleanup Objectives (PGWSCOs) in any soil samples. The following soil exceedances were detected in the fill layer which extends to a maximum depth of 7 feet below land surface across the Site, Seven SVOCs (predominantly polycyclic aromatic hydrocarbons [PAHs]), including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenz(a,h)anthracene, and indeno(1,2,3-c,d)pyrene, were detected at concentrations above the UUSCOs, the RRSCOs, and/or the PGWSCOs in five soil samples. Six metals (arsenic, barium, copper, lead, mercury, and zinc) exceeded the UUSCOs. Concentrations of metals exceeded the UUSCOs, the RRSCOs, and/or the PGWSCOs in 15 soil samples. Lead exceeded the RRSCOs and PGWSCOs at three locations with concentrations ranging from 572 to 1,450 mg/kg. Concentrations of one pesticide, P,P'-DDT, exceeded the UUSCOs in one soil sample. The elevated concentrations of SVOCs and metals are likely attributable to the presence of historic fill at the Site.
- Groundwater – VOCs, SVOCs, pesticides, and PCBs were not detected in the groundwater samples in exceedance of the Ambient Water Quality Standards and Guidance Values (AWQSGVs) or laboratory reporting limits. Two metals were detected in the total (unfiltered) metals groundwater samples at concentrations above the AWQSGVs, including iron and manganese. Only manganese was also detected in dissolved (filtered) metals in exceedance of the AWQSGVs. Iron and manganese are naturally occurring in groundwater throughout the region and are not indicative of groundwater contamination at the Site. The detection of manganese in total (unfiltered) metals samples are likely attributable to the presence of metals in soils adhering to suspended solids in the groundwater samples.
- Soil Vapor - Concentrations of VOCs in soil vapor were detected above laboratory reporting limits at all sampling locations and included petroleum-related compounds and CVOCs. Petroleum-related VOCs, including, but not limited to, benzene, toluene, ethylbenzene, and xylenes, were detected within all samples; however, there are no standards or guidance values for these compounds set by the New York State Department of Environmental Conservation (NYSDEC) or the New York State Department of Health (NYSDOH). The NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York provides three matrices with guidance values for sub-slab and indoor air comparison for eight CVOCs (1,1-dichloroethene, trichloroethene [TCE], tetrachloroethene [PCE], carbon tetrachloride, cis-1,2-dichloroethene, 1,1,1-trichloroethane [TCA], methylene chloride, and vinyl chloride). Four of the analytes were not detected and three analytes were either detected just above the laboratory detection limit or exhibited a low soil vapor concentration. PCE was the only analyte with an elevated concentration of 430 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ) in SV-6; the other two sampling locations exhibited low concentrations of PCE ranging between 13 and 14  $\mu\text{g}/\text{m}^3$ .

**Brownfield Cleanup Program Application  
Cooper Park Commons Building 2  
89 Maspeth Avenue, Brooklyn, New York**

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**APPENDIX E**

Section VI Current Property Owner-Operator Information

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

Cooper Park Commons Building 2  
89 Maspeth Avenue, Brooklyn, New York 11211  
BCP Application - Section VI

**Maspeth B2 Owner LLC has no relationship to previous owners and operators of the Site. The current Lot 1 footprint comprises a portion of the former Lot 1.**

**PREVIOUS OWNERS' INFORMATION**

**Former Block 2885, Lot 1**

(Formally known as 288 Jackson Street, Brooklyn, New York)

89 Maspeth Avenue, Brooklyn, New York

Period	Tax Parcel	Owner	Source	Relationship to Requestor
1/27/1912 to 5/18/1938	Former Block 2885, Lot 1	Bullion Realty Company Last known address could not be confirmed. Address located for Bullion Realty L.P.; however these companies may not be affiliated.  22418 Firth Road Spartansburg, PA 16434	Title Report	None
5/18/1938 to present	Former Block 2885, Lot 1	The City of New York, Dept. of Housing Preservation and Development  100 Gold Street New York, NY 10038 PH (212)-863-5017	Title Report	None

**PREVIOUS OPERATORS' INFORMATION**

**Former Block 2885, Lot 1**

(Formally known as 288 Jackson Street, Brooklyn, New York)

89 Maspeth Avenue, Brooklyn, New York

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1910's to 1980's	Former Block 2885, Lot 1	Greenpoint Hospital 288 Jackson Street Brooklyn, New York	Phase I ESA	None
1987 to Present	Former Block 2885, Lot 1	The City of New York, Department of Homeless Services, Homeless Shelter 288 Jackson Street Brooklyn, New York PH (718) 963-3800	Phase I ESA	None

Section VII Requestor Eligibility Information

**Appendix F – Requestor Eligibility Information**

Cooper Park Commons Building 2  
89 Maspeth Avenue, Brooklyn, New York 11211  
BCP Application – Section VII

MASPETH B2 OWNER LLC (Requestor) is not the current Site owner and qualifies as a Volunteer because (i) a Phase 1 Environmental Site Assessment was completed that satisfied the "all appropriate inquiries" requirements of 40 CFR 312 prior to taking title, (ii) all disposals of hazardous substances occurred prior to the time Requestor will be taking possession to the brownfield site and (iii) the Requestor does not have any affiliation with any responsible party.

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

The City of New York is the current Site owner and has enacted a license agreement with Hudson GPH LLC, a subsidiary of MASPETH B2 OWNER LLC, which provides permission to perform work related to the NYSDEC Brownfield Cleanup Program. The license agreement is provided as part of this Appendix.



## The Hudson Companies Incorporated

July 12, 2022

Kelly A. Lewandowski, P.E.  
Site Control Section  
NYS Dept. of Environmental Conservation  
650 Broadway 11<sup>th</sup> Fl.  
Albany, NY 12233

**RE:** Conferring Site Access  
Brooklyn, Block 2885, Lot 1  
Maspeth Avenue, a/k/a  
Building 2

Dear Ms. Lewandowski,

I am writing in regards to Hudson GPH LLC's application to the Brownfield Cleanup Program ("BCP"). Hudson GPH LLC is the Managing Member of Maspeth Manager LLC, who is in turn the Managing Member of Maspeth B2 Owner LLC. Hudson GPH LLC will grant access to its upstream entity of Maspeth Manager LLC and Maspeth B2 Owner LLC through the existing access agreement in between DCAS and Hudson GPH LLC.

As such, Hudson GPH LLC, Maspeth Manager LLC, Maspeth B2 Owner LLC, and its contractors will all have access to the above referenced lots also known as Block 2885, Lot 1, Borough of Brooklyn, a/k/a Building 2 on Maspeth Avenue (the "Development Site") for the duration of the BCP work to be performed.

The Development Site is currently owned by the City of New York (the "City"). The City, acting by its Department of Citywide Administrative Services, Real Estate Services ("DCAS"), selected Hudson GPH LLC as part of a competitive Requests for Proposal process to develop the Site, and are working with the team toward a financial closing and the commencement of remediation and construction by June 2023. In accordance with the license agreement between Hudson GPH LLC and DCAS, the City and DCAS will provide Hudson GPH LLC access to the Development Site to complete investigation and/or remedial activities required by the New York State Department of Environmental Conservation under the BCP.

**We would also like to clarify that the ability to record an easement today is not relevant because this is a New York City sponsored project and Maspeth B2 Owner LLC will only undertake the remediation and record the easement after Maspeth Park Housing Development Fund Corporation is formed as Fee Owner of the project.**

Please accept this letter to serve as proof of site access for Maspeth B2 Owner LLC being granted from Hudson GPH LLC as the license holder. If you have any further questions, please feel free to contact Ernesto Padron at [epadron@hudsoninc.com](mailto:epadron@hudsoninc.com).

Sincerely,

Ernesto Padron

Development Director, Hudson GPH LLC



**Brownfield Cleanup Program Application**  
***Cooper Park Commons Building 2***  
***89 Maspeth Avenue, Brooklyn, New York***

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**APPENDIX G**

Section IX Contact List Information

**Appendix G - Site Contact List**  
Cooper Park Commons Building 2  
89 Maspeth Avenue, Brooklyn, New York 11211  
BCP Application – Section IX

**i. Local and State Officials**

Councilman Antonio Reynoso  
34th Council District  
244 Union Avenue  
Brooklyn, NY 11211  
Tel: 718-963-3141  
Fax: 347-223-4347

Brooklyn Borough President  
Antonio Reynoso  
209 Joralemon Street  
Brooklyn, NY 11201  
718-802-3700  
Fax: 718-802-3920

Senator Julia Salazar  
18th Senatorial District  
212 Evergreen Avenue  
Brooklyn, NY 11221  
718-573-1726  
Fax: 418-426-6947

NYS Comptroller Thomas DiNapoli  
59 Maiden Lane-30th Floor  
New York, NY 10038  
212-417-5180  
Fax: 212-417-5176

Assemblywoman Maritza Davila  
53rd Assembly District  
249 Wilson Avenue  
Brooklyn, NY 11237  
718-443-1205  
Fax: 718-443-1424

Hon. Mayor Eric Adams  
New York City Hall  
New York, NY 10007  
Phone: 212-718-7585  
Fax: 212-406-3587

Hon. Kirsten E. Gillibrand  
U.S. Senator  
780 Third Avenue, Suite 2601  
New York, NY 10017  
212-688-6262  
Fax: 866-824-6340

NYC Comptroller Brad Lander  
1 Centre Street  
New York, NY 10007  
212-669-3916

Acting District Attorney Eric Gonzalez  
Kings County District Attorney  
350 Jay Street  
Brooklyn, NY 11201  
718-250-2000  
Fax: 718-250-3187

Public Advocate Jumaane D. Williams  
Community Affairs  
1 Centre Street, 15th Floor  
New York, NY 10007  
212-669-7200  
Fax: 212-669-4701

Hon. Kathy Hochul  
Governor of New York State  
NYS State Capital Building  
State Street and Washington Avenue  
Albany, NY 12224

Hon. Charles E. Schumer  
U.S. Senator  
780 Third Avenue, Suite 2301  
New York, NY 10017-2110  
212-486-4430  
Fax: 212-486-7693

Congresswoman Nydia Velasquez  
7th Congressional District  
266 Broadway, Suite 201  
Brooklyn, NY 11211  
718-599-3658

**Appendix G - Site Contact List**  
Cooper Park Commons Building 2  
89 Maspeth Avenue, Brooklyn, New York 11211  
BCP Application – Section IX

**ii. Current Site Owner**

**Proposed BCP Site  
Block 2885, Lot 1**

NYC Department of Housing Preservation and Development  
100 Gold Street  
New York, NY 10038

**iii. Current Owners and Occupants of  
Adjacent Sites**

**Adjacent Properties  
To the North**

Block 2885, Lot 25  
NYC Department of Housing Preservation and  
Development  
100 Gold Street  
New York, New York 10038

Block 2885, Lot 20  
Neighborhood Women HDFC, Inc.  
28 Kingsland Avenue  
Brooklyn, NY 11211

**Adjacent Properties  
To the South**

Block 2908, Lot 1  
NYC Department of Parks and Recreation  
830 5th Avenue  
New York, NY 10065

Block 2907, Lot 7501  
Unavailable Owner  
94 Maspeth Avenue  
Brooklyn, NY 11211

**Adjacent Properties  
To the West**

Block 2285, Lot 10  
Greenpoint Renaissance LLC  
20 Kingsland Ave  
Brooklyn, NY 11211

Block 2884, Lot 28  
15 Kingsland LLC  
15 Kingsland Ave  
Brooklyn, NY 11211

Block 2893, Lot 35  
NYC Department of Parks and Recreation  
830 5th Avenue  
New York, NY 10065

**Adjacent Properties  
To the East**

Block 2885, Lot 35  
NYC Department of Housing Preservation and  
Development  
100 Gold Street  
New York, New York 10038

**iv. Community, Religious, Civic and  
other Authorities**

FDNY Engine 229 Ladder 146  
75 Richardson Street  
Brooklyn, NY 11211

All Saints Catholic Church  
115 Throop Ave  
Brooklyn, NY 11206

The Universal Church  
7 Debevoise St  
Brooklyn, NY 11206

CityLight Church Brooklyn  
105 Montrose Ave  
Brooklyn, NY 11206

Fountain of Life Church  
147 Walton St  
Brooklyn, NY 11206

Holy Trinity Roman Catholic Church  
138 Montrose Ave  
Brooklyn, NY 11206

**Appendix G - Site Contact List**  
Cooper Park Commons Building 2  
89 Maspeth Avenue, Brooklyn, New York 11211  
BCP Application – Section IX

Legacy Brooklyn Church  
7 Marcus Garvey Blvd  
Brooklyn, NY 11206

Cong. Shaar Hatfiah Ruzle  
133 Gerry St  
Brooklyn, NY 11206

Pentecostal Church of Jesus Christ of Brooklyn  
21 Marcus Garvey Blvd  
Brooklyn, NY 11206

Congregation Tehilas Moshe  
215 Middleton St  
Brooklyn, NY 11206

First Mennonite Church  
23 Marcus Garvey Blvd  
Brooklyn, NY 11206

Congregation Sheima Shlomo D'Kozove  
198 Middleton St  
Brooklyn, NY 11206

New York City Police Department 94<sup>th</sup> Precinct  
100 Meserole Ave  
Brooklyn, NY 11222

Cong. Yetev Lev Satmar- Hisachdus Avreichim  
52 Bartlett St  
Brooklyn, NY 11206

Central Brooklyn Spanish SDA Church  
130 Boerum St  
Brooklyn, NY 11206

Divrei Yoel Satmar  
161 Harrison Ave  
Brooklyn, NY 11206

Galileo Temple  
19 Montrose Ave  
Brooklyn, NY 11206

**v. Parks and Recreation**

NYC Parks and Recreation  
Sternberg Park  
c/o 830 Fifth Avenue  
New York, NY 10065

NYC Parks and Recreation  
Bartlett Playground  
c/o 830 Fifth Avenue  
New York, NY 10065

**vi. Day Cares and School**

Carrig Montessori School  
Administrator: Christine Carrig  
100 Maspeth Avenue  
Brooklyn, New York 11222

Maria Rodriguez  
330 Frost Street  
Apartment 6F  
Brooklyn, New York 11222

Cooper Park Child Care Center  
Administrator: Gwendolyn Oviedo  
292 Frost Street  
Brooklyn, New York 11222

St. Nicks Alliance Corp at Williamsburg Beacon  
Center  
Administrator: Luciana M. Davids  
850 Grand Street  
Brooklyn, New York 11211

Coalition for Hispanic Family Services at Cooper  
Park Community Center  
Administrator: Nicole L. Garcia  
76 Kingsland Avenue  
Brooklyn, New York 11222

Kids Orbit, Inc. at P.S. 132  
Administrator Kevin T. Scott  
320 Manhattan Avenue  
Brooklyn, New York 11211

**Appendix G - Site Contact List**

Cooper Park Commons Building 2  
89 Maspeth Avenue, Brooklyn, New York 11211  
BCP Application – Section IX

School Settlement Association  
Administrator: Rick J. Martinez  
120 Jackson Street  
Brooklyn, New York 11211

Eladia's Kids  
Administrator: Eladia Causil-Rodriguez  
66 Nassau Avenue  
Brooklyn, NY 11222

ABC Child Center, Inc.  
109 Nassau Avenue  
Brooklyn, New York 11222

El Puente Academy for Peace and Justice  
Principal: Tina Lett  
250 Hooper Street  
Brooklyn, New York 11211

Adapt Community Network  
The Greenpoint School  
United Cerebral Palsy of NYC  
725 Leonard Street  
Brooklyn, New York 11222

Progress High School for Professional Careers  
Principal: Jasmine Pena  
850 Grand Street  
Brooklyn, New York 11211

Ardor PBL, Inc.  
25 Nassau Avenue  
Brooklyn, New York 11222

The High School for Enterprise, Business, and  
Technology  
Principal: Hogler Carrillo  
850 Grand Street  
Brooklyn, New York 11211

A-Tech High School  
Principal: Neil Harris  
50 Bedford Ave  
Brooklyn, New York 11222

Saint Stanislaus Kostka Catholic Academy  
Brooklyn Archdiocese  
12 Newell Street  
Brooklyn, New York 11222

Brooklyn Arbor Elementary School  
Principal" Eva Irizarry  
325 S 3<sup>rd</sup> Street  
Brooklyn, New York 11211

Small World Early Childhood Center  
School Leader: Michael Rochford  
211 Ainslie Street  
Brooklyn, New York 11211

The Brooklyn Latin School  
Principal: Katrina Billy Wilkinson  
223 Graham Avenue  
Brooklyn, New York 11206

P.S. 110 The Monitor – K110  
Principal: Dana Raciunas  
124 Monitor Street  
Brooklyn, New York 11222

Brooklyn Preparatory High School  
Principal" Noah Lansner  
257 N 6<sup>th</sup> Street  
Brooklyn, New York 11211

John Ericsson Middle School 126 – K126  
Principal: Maria Orega  
424 Leonard Street  
Brooklyn, New York 11222

Building Blocks of Greenpoint  
44 Kent Street  
Brooklyn, NY 11222

Northside Charter High School – K693  
Principal" Louise Grotenhuis  
424 Leonard Street  
Brooklyn, New York 11222

Conselyea Preparatory School  
Principal: Maria Masullo  
208 N 5<sup>th</sup> Street  
Brooklyn, New York 11211

Graham Child Care Center – KBL Y  
222 Graham Avenue  
Brooklyn, New York 11206

East Williamsburg Scholars Academy  
Principal: Rosemary Vega  
850 Grand Street  
Brooklyn, New York 11211

Lyons Community School – K586  
Principal: Karen Onishi  
223 Graham Avenue  
Brooklyn, New York 11206

**Appendix G - Site Contact List**  
Cooper Park Commons Building 2  
89 Maspeth Avenue, Brooklyn, New York 11211  
BCP Application – Section IX

The Williamsburg High School of Art and  
Technology – K454  
Principal: Cara Tait  
223 Graham Avenue  
Brooklyn, New York 11206

M.S. 582  
Principal: Jeffrey Merced  
207 Bushwick Avenue  
Brooklyn, New York 11206

P.S. 196 Ten Eyck – K196  
Principal: Janine Santaromita  
207 Bushwick Avenue  
Brooklyn, New York 11206

P.S. 018 Edward Bush – K018  
Principal: Michael Lee  
101 Maujer Street  
Brooklyn, New York 11206

Bushwick United Headstart  
178 Leonard Street  
Brooklyn, New York 11206

Bushwick Improvement Society/Stagg Street  
Center – KBLU  
Chairperson: Irma Varner  
77 Stagg Street  
Brooklyn, New York 11206

**vii. Local Water Supply**

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

**viii. Local News and Media**

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

The Brooklyn Papers  
1 Metrotech Center, Suite 1001  
Brooklyn, NY 11201

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

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

Spectrum NY 1 News  
75 Ninth Avenue  
New York, NY 10011

Courier-Life Publications  
1 Metrotech Center #10T  
Brooklyn, NY 11202

Brooklyn Daily Eagle  
16 Court Street, Suite 1208  
Brooklyn, NY 11241

El Diario  
1 MetroTech Center, 18th Floor  
Brooklyn, NY 11201

Hoy Nueva York  
1 MetroTech Center, 18th Floor  
Brooklyn, NY 11201

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

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

**x. Document Repository**

Brooklyn Public Library- Bushwick Branch  
340 Bushwick Avenue  
Brooklyn, NY 11206  
Phone: 718-602-1348

**Appendix G - Site Contact List**

Cooper Park Commons Building 2  
89 Maspeth Avenue, Brooklyn, New York 11211  
BCP Application – Section IX

Brooklyn Community Board District 1  
Chairperson: Dealice Fuller  
District Manager: Gerald A. Esposito  
435 Graham Avenue  
Brooklyn, New York 11211  
Phone: 718-389-0009  
Fax: 718-389-0098  
E-Mail: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)

\* Brooklyn Community Board District 1 has verbally refused to grant permission to be used as a document repository without first reviewing and approving documents to be housed. Brooklyn Community Board District 1 has refused to issue a written statement regarding their refusal or document review and approval policies.

See attached documentation confirming acceptance as document repositories in Appendix G.

## MaryBeth Lyons

---

**From:** Balsan, Michelle <MBalsan@bklynlibrary.org>  
**Sent:** Wednesday, September 15, 2021 12:23 PM  
**To:** MaryBeth Lyons  
**Cc:** Waldron, Marc; Ginyard, Verna  
**Subject:** Repository Site

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

---

Good afternoon,

My colleague asked me to respond to your request about using our building as a repository site. Brooklyn Public Library - Bushwick Branch will act as a document repository for your project.

Please let us know if you require anything further.

**Michelle Balsan (she/her) | Library Information Supervisor, Bushwick  
Brooklyn Public Library**  
Tel: 718.602.1348  
bklynlibrary.org



## MaryBeth Lyons

---

**From:** MaryBeth Lyons  
**Sent:** Wednesday, September 15, 2021 10:46 AM  
**To:** lfreeman@bklynlibrary.org  
**Subject:** Brooklyn Public Library Bushwick Branch Document Repository

Hi Lila,

I am following up on the phone conversation that we had this morning regarding the use of the Brooklyn Public Library Bushwick Branch as a document repository. Please see the request below.

Roux Environmental Engineering and Geology, D.P.C. (Roux) on behalf of Maspeth Manager LLC requests permission to use Brooklyn Public Library Bushwick Branch as a document repository for future reports and correspondence associated with the proposed New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) project located at 288 Jackson Street, Brooklyn, New York (Site). The Site includes a portion of Block 2885 Lot 1.

As part of the Site's BCP Application, NYSDEC requires Roux to provide proof of "acknowledgement from the repositories listed that they agree to act as a document repository for the project". Please reply with confirmation that Brooklyn Public Library Bushwick Branch permits to its use as a document repository for this BCP Site. Email confirmation is acceptable.

My contact information is provided below if you have any questions regarding this request. Thank you for your time and attention.

Thanks,  
MaryBeth

### MaryBeth Lyons | Project Scientist

209 Shafter Street, Islandia, New York 11749  
Direct: 631.630.2410 | Mobile: 516.776.4599 | Main: 631.232.2600  
Email: [mlyons@rouxinc.com](mailto:mlyons@rouxinc.com) | Website: [www.rouxinc.com](http://www.rouxinc.com)



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



Please consider the environment before printing this email.

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

Section X Land Use Factors

## **Appendix H –Land Use Factors**

Cooper Park Commons Building 2  
89 Maspeth Avenue, Brooklyn, New York 11211  
BCP Application - Section X

**2. Current Use** – The current use of the Site is a parking lot with occasional use, and as vacant undeveloped land. Potential source areas were not identified related to the current Site use. The historical operations associated with the storage shed were circa 1951 and the shed was removed by 1961 and the Site was then used as a parking lot through 2008. The parking lot is currently not being used on a daily basis; however, it is used during special events (i.e. Open House).

**3. Reasonably Anticipated Use Post Remediation** – The Site is anticipated to be developed with a new 18-story mixed use building containing approximately 311 units of affordable housing (338,995 square feet), a ground-floor café, a career center, and a health clinic. There are four elevators proposed with cellar access and pits that would go down approximately 5'-6" below the cellar slab grade. There will be an open space park for the residents.

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

The contemplated future use as affordable housing and community services supports the current development patterns promoting a revitalized neighborhood and promoting neighborhood needs.

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

The Applicant has received approvals for a zoning map amendment, a zoning text amendment, and a special permit through several discretionary actions to facilitate the redevelopment and repurposing of an underutilized lot in the Greenpoint-Williamsburg neighborhood of Brooklyn Community District (ULURP Resolution is attached) - 1. These actions include a zoning map amendment with the Department of City Planning to rezone Brooklyn Block 2885 from an R6 zoning district to an R7-2 district and a C2-4 overlay within 150-feet of Maspeth Avenue. The R7-2/C2-4 district would permit the proposed retail space on the ground floor of Building 2. The zoning text amendment establishes the project area as a Mandatory Inclusionary Housing Area, which requires permanently affordable housing within new residential developments, enlargements, and conversions from non-residential to residential use. The following bulk modifications were included in the special permit for Large Scale General Development: Height and setback to allow proposed Building 2 to exceed the maximum base height and maximum building heights pursuant to ZR Section 23-664; and Minimum distance between buildings to allow proposed Building 2 to be located closer to existing buildings-to-remain that otherwise permitted pursuant to ZR Section 23-711. These changes, received a negative declaration from the NYC Housing Preservation and Development and ULURP approval from the Council of the City of New York, Resolution No.1828.

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

Yes, the proposed development would contribute to addressing the City's well-documented shortage of affordable and supportive housing by maximizing the use of underutilized City-owned land through the development of affordable housing for individuals, families, and seniors. Furthermore, the proposed development would help address the specific needs of the local community by introducing new community facility uses to the site, including a health clinic, job/workforce career center, and a small cafe.

The proposed development would enliven the underutilized Site and would encourage the continued economic development of this area of North Brooklyn through the creation of new, permanent jobs on the Site.

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1828**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 210480 ZMK, a Zoning Map amendment (L.U. No. 889).**

**By Council Members Salamanca and Moya**

WHEREAS, Maspeth Manager, LLC and the NYC Department of Housing Preservation and Development, filed an application pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 13a and 13b, changing from an R6 District to an R7-2 District and establishing within the proposed R7-2 District a C2-4 District, which in conjunction with the related actions would facilitate the redevelopment of the former Greenpoint Hospital campus into a mixed-use development with two new buildings and the enlargement of two existing buildings containing 556 units of affordable housing, senior housing, replacement of a 200-bed homeless shelter, community facility uses, and light retail on the site located in the East Williamsburg neighborhood of Brooklyn, Community District 1 (ULURP No. C 210480 ZMK) (the "Application");

WHEREAS the City Planning Commission filed with the Council on October 8, 2021 its decision dated October 6, 2021 (the "Decision") on the Application;

WHEREAS, the Application is related to applications C 210481 ZSK (L.U. No. 890), a special permit to establish a Large-Scale General Development (LSGD) pursuant to Zoning Resolution (ZR) Sections 74-74 and 74-743(a)(2); N 210482 ZRK (L.U. No. 891), a zoning text amendment to Appendix F to establish the Project Area as a Mandatory Inclusionary Housing (MIH) Area; C 210483 HAK (L.U. No. 892), an Urban Development Action Area (UDAA) designation, Urban Development Action Area Project (UDAAP) approval, and disposition of City-owned property; and C 210484 PPK (L.U. No. 893), a disposition approval to change use restriction from a health care facility to a general community facility use;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on October 13, 2021;

WHEREAS, the Council has considered the land use and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the Negative Declaration issued June 18<sup>th</sup>, 2021 (CEQR No. 20HPD007K) (the "Negative Declaration").

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Negative Declaration.

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in the report, C 210480 ZMK, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission.

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 13a and 13b:

1. changing from an R6 District to an R7-2 District property bounded by Jackson Street, Debevoise Avenue, Maspeth Avenue, and Kingsland Avenue; and
2. establishing within the proposed R7-2 District a C2-4 District bounded by a line 150 feet northerly of Maspeth Avenue, Debevoise Avenue, Maspeth Avenue, and Kingsland Avenue;

as shown on a diagram (for illustrative purposes only) dated June 21, 2021, and subject to the terms of CEQR Declaration E-629, Borough of Brooklyn, Community District 1.

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on November 23, 2021, on file in this office.



.....  
City Clerk, Clerk of The Council

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1829**

**Resolution approving with modifications the decision of the City Planning Commission on ULURP No. C 210481 ZSK, for the grant of a special permit (L.U. No. 890).**

**By Council Members Salamanca and Moya**

WHEREAS, Maspeth Manager, LLC and the NYC Department of Housing Preservation and Development, filed an application pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the requirements of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) and Section 23-711 (Standard minimum distance between buildings), in connection the development of two new buildings and the enlargement and conversion of two existing buildings, within a large-scale general development generally bounded by Jackson Avenue, Debevoise Avenue, Maspeth Avenue and Kingsland Avenue (Block 2885, Lots 1, 20, 23, 28 and 32), in R7-2 and R7-2/C2-4 Districts, which in conjunction with the related actions would facilitate the redevelopment of the former Greenpoint Hospital campus into a mixed-use development with two new buildings and the enlargement of two existing buildings containing 556 units of affordable housing, senior housing, replacement of a 200-bed homeless shelter, community facility uses, and light retail on the site located in the East Williamsburg neighborhood of Brooklyn, Community District 1 (ULURP No. C 210481 ZSK) (the "Application");

WHEREAS, the City Planning Commission filed with the Council on October 8, 2021, its decision dated October 6, 2021 (the "Decision") on the Application;

WHEREAS, the Application is related to applications C 210480 ZMK (L.U. No. 889), a zoning map amendment to rezone the project area from an R6 zoning district to R7-2 and R7-2/C2-4 zoning districts; N 210482 ZRK (L.U. No. 891), a zoning text amendment to Appendix F to establish the project area as a Mandatory Inclusionary Housing (MIH) Area; C 210483 HAK (L.U. No. 892), an urban development action area (UDAA) designation, Urban Development Action Area Project (UDAAP) approval, and disposition of City-owned property; C 210484 PPK (L.U. No. 893), a disposition approval to change use restriction from a health care facility to a general community facility use;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d of the City Charter;

WHEREAS, the City Planning Commission has made the findings required pursuant to Section 74-743(a)(2) of the Zoning Resolution of the City of New York;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on October 13, 2021;

WHEREAS, the Council has considered the land use and environmental implications and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the Negative Declaration issued June 18<sup>th</sup>, 2021 (CEQR No. 20HPD007K) (the “Negative Declaration”).

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Negative Declaration.

Pursuant to Sections 197-d and 201 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in the report, C 210481 ZSK, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission with the following modifications:

Matter ~~double struck-out~~ is old, deleted by the City Council;  
Matter double-underlined is new, added by the City Council

1. The property that is the subject of this application (C 210481 ZSK) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plans, prepared by Magnusson Architecture & Planning PC, filed with this application, and incorporated in this resolution:

Dwg No.	Title	Last Revised Date
Z-002.00	Zoning Analysis, Base Plane Calculations	<del>06/07</del> <u>11/10/2021</u>
Z-010.00	Zoning Lot Site Plan	<del>06/07</del> <u>11/10/2021</u>
Z-030.00	Waiver Plan	<del>06/07</del> <u>11/10/2021</u>
Z-040.00	West-East Section 1	06/07/2021
Z-041.00	West-East Section 2	06/07/2021
Z-042.00	West-East Section 3	06/07/2021
Z-043.00	North-South Section 1	06/07/2021
Z-044.00	North-South Section 2	06/07/2021
Z-045.00	North-South Section 3	06/07/2021



Z-054.00	Illustrative Axonometrics	04/30/2021
P-001.00	PAA Phasing Plan	<del>06/07</del> <u>11/10/2021</u>
P-002.00	Publicly Accessible Area Plan	<del>06/07</del> <u>11/10/2021</u>
L-001.00	Site Plan	<del>06/07</del> <u>11/10/2021</u>
L-101.00	Open Area Plan	<del>06/07</del> <u>11/10/2021</u>
L-201.00	Layout and Grading Plan	<del>06/07</del> <u>11/10/2021</u>
L-301.00	Planting Plan	<del>06/07</del> <u>11/10/2021</u>
L-401.00	Furniture and Fencing Plan	<del>06/07</del> <u>11/10/2021</u>
L-501.00	Fence and Furnishing Details	06/07/2021
L-502.00	Planting Details	06/07/2021

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.
3. Such development shall conform to all applicable laws and regulations relating to its construction, operation and maintenance.
4. All leases, subleases, or other agreements for use or occupancy of space at the subject property shall give actual notice of this special permit to the lessee, sublessee or occupant.
5. No development pursuant to this resolution shall be permitted until the Restrictive Declaration attached as Exhibit A, as amended by the Council, as same may be modified with any necessary administrative or technical changes, all as acceptable to the Counsel of the Department of City Planning, is executed and recorded and such Restrictive Declaration shall have been recorded and filed in the Office of the Register of the City of New York, County of Kings. Such Restrictive Declaration shall be deemed incorporated herein as a condition of this resolution.
6. In the event the property that is the subject of the application is developed as, sold as, or converted to condominium units, a homeowners association, or cooperative ownership, a copy of this report and resolution and any subsequent modifications shall be provided to the Attorney General of the State of New York at the time of application for any such condominium, homeowners' or cooperative offering plan and, if the Attorney General so directs, shall be incorporated in full in any offering documents relating to this property.




7. Upon the failure of any party having any right, title or interest in the property that is the subject of this application, or the failure of any heir, successor, assign, or legal representative of such party, to observe any of the covenants, restrictions, agreements, terms or conditions of this resolution whose provisions shall constitute conditions of the special permit (C 210481 ZSK) hereby granted, the City Planning Commission may, without the consent of any other party, revoke any portion of or all of said special permit. Such power of revocation shall be in addition to and not limited to any other powers of the City Planning Commission, or of any other agency of government, or any private person or entity. Any such failure or breach of any of the conditions as stated above, may constitute grounds for the City Planning Commission or City Council, as applicable, to disapprove any application for modification, renewal or extension of the special permit hereby granted or of the attached restrictive declaration.
8. Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the City's or such employee's or agent's failure to act in accordance with the provisions of this special permit.

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on November 23, 2021, on file in this office.

  
.....  
City Clerk, Clerk of The Council

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1830**

**Resolution approving with modifications the decision of the City Planning Commission on Application No. N 210482 ZRK, for an amendment of the text of the Zoning Resolution (L.U. No. 891).**

**By Council Members Salamanca and Moya**

WHEREAS, Maspeth Manager, LLC and the NYC Department of Housing Preservation and Development, filed an application pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, which in conjunction with the related actions would facilitate the redevelopment of the former Greenpoint Hospital campus into a mixed-use development with two new buildings and the enlargement of two existing buildings containing 556 units of affordable housing, senior housing, replacement of a 200-bed homeless shelter, community facility uses, and light retail on the site located in the East Williamsburg neighborhood of Brooklyn, Community District 1 (Application No. N 210482 ZRK) (the "Application");

WHEREAS, the City Planning Commission filed with the Council on October 8, 2021, its decision dated October 6, 2021 (the "Decision"), on the Application;

WHEREAS, the Application is related to application C 210480 ZMK (L.U. No. 889), a zoning map amendment to rezone the project area from an R6 district to R7-2 and R7-2/C2-4 zoning district; C 210481 ZSK (L.U. No. 890), a special permit to establish a Large-Scale General Development (LSGD) pursuant to ZR Section 74-74 and 74-743(a)(2); C 210483 HAK (L.U. No. 892), an Urban Development Action Area (UDAA) designation, Urban Development Action Area Project (UDAAP) approval, and disposition of City-owned property; and C 210484 PPK (L.U. No. 893), a disposition approval to change use restriction from a health care facility to a general community facility use;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on October 13, 2021;

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the Negative Declaration issued June 18<sup>th</sup>, 2021 (CEQR No. 20HPD007K) (the "Negative Declaration").

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Negative Declaration.

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in the report, N 210482 ZRK, incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission with the following modifications:

Matter underlined is new, to be added;  
Matter ~~struck out~~ is to be deleted;  
Matter ~~double struck out~~ is old, deleted by the City Council;  
Matter double-underlined is new, added by the City Council  
Matter within # # is defined in Section 12-10;  
\* \* \* indicates where unchanged text appears in the Zoning Resolution

\* \* \*

**APPENDIX F**  
**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

**BROOKLYN**

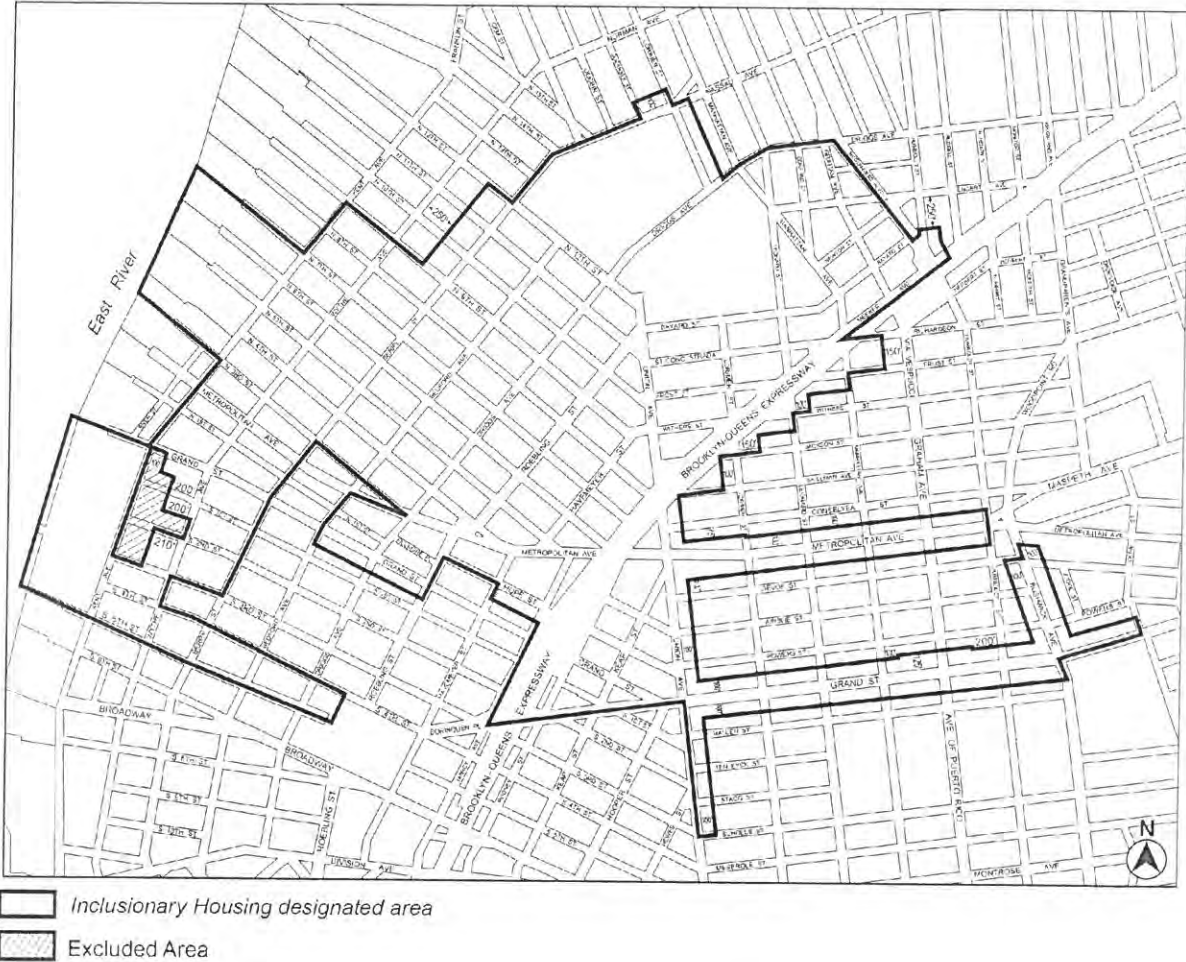
\* \* \*

**Brooklyn Community District 1**

\* \* \*

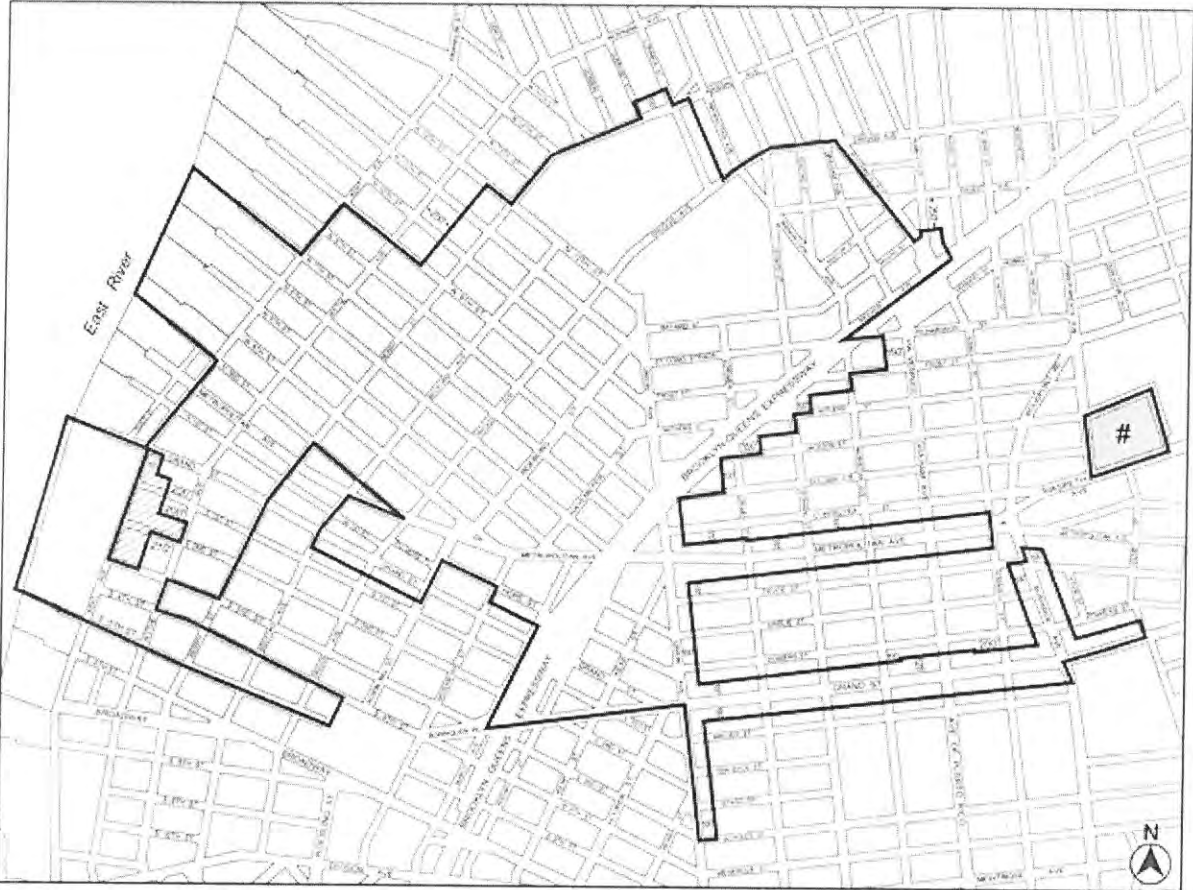
[EXISTING MAP]




Map 2 – (3/23/11)



[PROPOSED MAP]

Map 2 – (date of adoption)



-  Inclusionary Housing designated area
-  Excluded Area
-  Mandatory Inclusionary Housing Area see Section 23-154(d)(3)

Area # — [date of adoption] — MIH Program Option 1 and ~~Option 2~~ Deep  
Affordability Option

Portion of Community District 1, Brooklyn

\* \* \*

Adopted.

Office of the City Clerk, }



Page 5 of 5  
N 210482 ZRK  
Res. No. 1830 (L.U. No. 891)

The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on November 23, 2021, on file in this office.



.....  
City Clerk, Clerk of The Council

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1831**

**Resolution approving the application submitted by the Department of Housing Preservation and Development (“HPD”) and the decision of the City Planning Commission, ULURP No. C 210483 HAK, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of property located at 288 Jackson Avenue (Block 2885, Lot 1), Borough of Brooklyn, Community District 1, to a developer selected by HPD (L.U. No. 892; C 210483 HAK).**

**By Council Members Salamanca and Riley**

WHEREAS, the City Planning Commission filed with the Council on October 8, 2021 its decision dated October 6, 2021 (the "Decision") approving the application submitted by the New York City Department of Housing Preservation and Development (“HPD”) for an Urban Development Action Area (“UDAA”), and Urban Development Action Area Project (“UDAAP”), and the disposition of property located at 288 Jackson Avenue (Block 2885, Lot 1), (the “Project Area” or “Disposition Area”), pursuant to Article 16 of the General Municipal Law of New York State and Section 197-c of the New York City Charter, which in conjunction with the related actions, would facilitate a mixed-use development comprised of two new residential buildings and of two renovated existing buildings containing 556 units of affordable housing and replacement of the existing 200-bed homeless shelter, community facility, and commercial space in the East Williamsburg neighborhood of Brooklyn, Community District 1 (ULURP No. C 210483 HAK) (the "Application");

WHEREAS, the Application is related to applications C 210480 ZMK (L.U. No. 889), a zoning map amendment to rezone the project area from an R6 zoning district to R7-2 and R7-2/C2-4 zoning districts; C 210481 ZSK (L.U. No. 890), a special permit to establish a Large-Scale General Development (LSGD) pursuant to Zoning Resolution (ZR) Sections 74-74 and 74-743(a)(2); N 210482 ZRK (L.U. No. 891), a zoning text amendment to Appendix F to establish the project area as a Mandatory Inclusionary Housing (MIH) Area; and C 210484 PPK (L.U. No. 893), a disposition approval to change use restriction from a health care facility to a general community facility use;

WHEREAS, the City Planning Commission has certified its unqualified approval of the UDAA and the UDAAP pursuant to Article 16 of the General Municipal Law;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d of the City Charter;

WHEREAS, by letter dated October 6, 2021 and submitted to the Council on October 6, 2021, HPD submitted its requests (the “HPD Requests”) respecting the Application including the submission of the project summary for the Project (the “Project Summary”);

WHEREAS, upon due notice, the Council held a public hearing on the Application and

Decision on October 13, 2021;

WHEREAS, the Council has considered the land use and financial implications and other policy issues relating to the Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the Negative Declaration issued June 18<sup>th</sup>, 2021 (CEQR No. 20HPD007K) (the “Negative Declaration”).

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Negative Declaration.

Pursuant to Section 197-d of the New York City Charter, based on the environmental determination and the consideration described in the report C 210483 HAK and incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission and the HPD Requests.

Pursuant to Article 16 of the General Municipal Law of the New York State, based on the environmental determination and the consideration described in the report C 210483 HAK and incorporated by reference herein, the Council approves the Decision of the City Planning Commission and the HPD Requests.

The Council finds that the present status of the Area tends to impair or arrest the sound growth and development of the City of New York and that a designation of the Project as an urban development action area project is consistent with the policy and purposes stated in Section 691 of the General Municipal Law.

The Council approves the designation of the Area as an urban development action area pursuant to Section 693 of the General Municipal Law.

The Council approves the Project as an urban development action area project pursuant to Section 694 of the General Municipal Law and subject to the terms and conditions of the Project Summary.

The Council approves the disposition of the Disposition Area under Section 197-d of the New York City Charter, to a developer to be selected by the New York City Department of Housing Preservation and Development for the development of the Project consistent with the Project Summary.

PROJECT SUMMARY

1. PROGRAM: EXTREMELY LOW AND LOW INCOME AFFORDABILITY PROGRAM/SHELTER
2. PROJECT: Cooper Park Commons
3. LOCATION:
  - a. BOROUGH: Brooklyn
  - b. COMMUNITY DISTRICT: 1
  - c. COUNCIL DISTRICT: 34
  - d. DISPOSITION AREA:

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESSES</u>
2885	1	288 Jackson Avenue
4. BASIS OF DISPOSITION PRICE: Nominal. Sponsor will pay one dollar per lot and deliver a note and mortgage for the remainder of the appraised value ("Land Debt"). For a period of at least thirty (30) years following completion of construction, the Land Debt or the City's capital subsidy may be repayable out of resale or refinancing profits. The remaining balance, if any, may be forgiven at the end of the term.
5. TYPE OF PROJECT: New Construction, Rehabilitation
6. APPROXIMATE NUMBER OF BUILDINGS: 3
7. APPROXIMATE NUMBER OF UNITS: 447 dwelling units, plus 2 units for superintendents  
200 transitional shelter beds
8. HOUSING TYPE: Rental
9. ESTIMATE OF INITIAL RENTS  
**For permanent housing units:** Rents will be affordable to families earning from 30% - 80% of the area median income ("AMI"). Formerly homeless tenants referred by DHS and other City agencies will pay up to 30% of their income as rent. All units will be subject to rent stabilization.

- |                                |  |
|--------------------------------|--|
| 10. INCOME TARGETS             | For permanent housing units: 30% to 80% of AMI   |
| 11. PROPOSED FACILITIES:       | Approximately 1,707 square feet of commercial space<br>Approximately 12,406 square feet of community facility space<br>Approximately 40,742 square feet of public open space<br>For transitional shelter: Central Dining Room, Community Room, Administrative Offices, Social Service Offices, Security Desk, Job Training Space |
| 12. PROPOSED CODES/ORDINANCES: | None   |
| 13. ENVIRONMENTAL STATUS:      | Negative Declaration   |
| 14. PROPOSED TIME SCHEDULE:    | Approximately 36 months from closing to completion of construction of each phase   |

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on November 23, 2021 on file in this office.

  
.....  
City Clerk, Clerk of The Council



**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1832**

**Resolution approving the decision of the City Planning Commission on Application No. C 210484 PPK, for the disposition of city-owned property, pursuant to zoning (L.U. No. 893).**

**By Council Members Salamanca and Riley**

WHEREAS, NYC Department of Housing Preservation and Development (HPD), filed an application pursuant to Section 197-c of the New York City Charter for the disposition of one city-owned property located at 20 Kingsland Avenue (Block 2885, Lot 10), pursuant to zoning, which in conjunction with the related actions would facilitate the redevelopment of the former Greenpoint Hospital campus into a mixed-use development with two new buildings and the enlargement of two existing buildings containing 556 units of affordable housing, senior housing, replacement of a 200-bed homeless shelter, community facility uses, and light retail on the site located in the East Williamsburg neighborhood of Brooklyn, Community District 1 (Application No. C 210484 PPK) (the "Application");

WHEREAS, the City Planning Commission filed with the Council on October 8, 2021, its decision dated October 6, 2021 (the "Decision") on the Application;

WHEREAS, the Application is related to applications C 210480 ZMK (L.U. No. 889), a zoning map amendment to rezone the project area from an R6 zoning district to R7-2 and R7-2/C2-4 zoning districts; C 210481 ZSK (L.U. No. 890), a special permit to establish a Large-Scale General Development (LSGD) pursuant to Zoning Resolution (ZR) Sections 74-74 and 74-743(a)(2); N 210482 ZRK (L.U. No. 891), a zoning text amendment to Appendix F to establish the project area as a Mandatory Inclusionary Housing (MIH) Area; and C 210483 HAK (L.U. No. 892), an urban development action area (UDAA) designation, Urban Development Action Area Project (UDAAP) approval, and disposition of City-owned property;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on October 13, 2021;

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the Negative Declaration issued June 18<sup>th</sup>, 2021 (CEQR No. 20HPD007K) (the "Negative Declaration").

**RESOLVED:**

The Council finds that the action described herein will have no significant impact on the

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Res. No. 1832 (L.U. No. 893)


environment as set forth in the Negative Declaration.

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in the report, C 210484 PPK, incorporated by reference herein, and the record before the Council, the Council approves the Decision for the disposition of the City-owned property located at 20 Kingsland Avenue (Block 2885, Lot 10), pursuant to zoning, with a restriction for general community facility use.

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on November 23, 2021, on file in this office.

  
.....  
City Clerk, Clerk of The Council