



Environmental, Planning, and Engineering Consultants

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November 17, 2022

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

**Re: Brownfield Cleanup Program (BCP) Application
Former T&J Salvage
2647 Stillwell Avenue (Block 7247, Lots 200, 203, 205, 206, 211, and 213)
Brooklyn, New York 11223**

To Whom It May Concern:

On behalf of 2647 Stillwell Avenue Property LLC (the "Applicant"), AKRF, Inc. (AKRF) revised the Brownfield Cleanup Program (BCP) application in response to NYSDEC's comment letter dated November 15, 2022. Enclosed is the complete revised application.

Thank you for the opportunity to submit this BCP Application on behalf of the Applicant. We look forward to working with you on this project under the BCP. Please call me at (631) 574-3724 if you have questions or comments.

Sincerely,
AKRF, Inc.

A handwritten signature in blue ink, reading "Stephen Malinowski".

Stephen Malinowski, QEP
Senior Vice President

cc: R. Nelson / 2647 Stillwell Avenue Property LLC
S. Furman and M. Holden / Sive, Paget, Riesel, P.C.
A. Bosco / AKRF

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BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments.

☐

Yes

☒

No

If yes, provide existing site number: _____

Is this a revised submission of an incomplete application?

☒

Yes

☐

No

If yes, provide existing site number: C224362

BCP App Rev 13

SECTION I: Property Information

PROPOSED SITE NAME Former T&J Salvage

ADDRESS/LOCATION 2647 Stillwell Avenue

CITY/TOWN Brooklyn, New York

ZIP CODE 11223

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

COUNTY Kings

SITE SIZE (ACRES) 1.87

LATITUDE

LONGITUDE

40 ° 34 ' 57.6 N " 73 ° 58 ' 54.0 W "

Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, 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 acreage column.

ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage
SEE ATTACHED TAX MAP INFORMATION				

1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description. See attached supporting document: Attachment C, Figure 1 and Attachment A	<input checked="" type="radio"/>	<input type="radio"/>
2. Is the required property map provided in electronic format with the application? (Application will not be processed without a map) See attached supporting document: Attachment C	<input checked="" type="radio"/>	<input type="radio"/>
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) If yes, identify census tract: 36047114400 Percentage of property in En-zone (check one): 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100% <input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
4. Is the project located within a disadvantaged community? See application instructions for additional information. Census Tract 36047034800	<input checked="" type="radio"/>	<input type="radio"/>
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>

6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____	Y	N												
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	<input type="radio"/>	<input checked="" type="radio"/>												
8. 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? If yes, attach relevant supporting documentation.	<input type="radio"/>	<input checked="" type="radio"/>												
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	<input checked="" type="radio"/>	<input type="radio"/>												
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____	<input type="radio"/>	<input checked="" type="radio"/>												
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: <u>224362</u> Class: <u>P</u>	<input checked="" type="radio"/>	<input type="radio"/>												
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <table border="0" style="width: 100%;"> <tr> <td style="width: 60%;"><u>Easement/Right-of-Way Holder</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	<u>Easement/Right-of-Way Holder</u>	<u>Description</u>							<input type="radio"/>	<input checked="" type="radio"/>				
<u>Easement/Right-of-Way Holder</u>	<u>Description</u>													
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <div style="text-align: center;">Not applicable</div> <table border="0" style="width: 100%;"> <tr> <td style="width: 33%;"><u>Type</u></td> <td style="width: 33%;"><u>Issuing Agency</u></td> <td style="width: 33%;"><u>Description</u></td> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>										<input type="radio"/>	<input checked="" type="radio"/>
<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>												
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?	<input checked="" type="radio"/>	<input type="radio"/>												
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.														
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.	Y	N												
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	<input type="radio"/>	<input checked="" type="radio"/>												
17. If you have answered YES to Question 16 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? <div style="text-align: right;">Not applicable</div>	<input type="radio"/>	<input type="radio"/>												
NOTE: If a tangible property tax credit determination is not being requested at the time of application, 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 I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions. Initials of each Requestor: _____														

SECTION II: Project Description

1. The project will be starting at: ☒ Investigation ☐ Remediation

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

2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?

☐ Yes ☐ No ☒ N/A

3. Have any draft work plans been submitted with the application (select all that apply)?

☒ RIWP ☐ RAWP ☐ IRM ☐ No

See attached supporting document: Section II(3)

4. Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.

Is this information attached? ☒ Yes ☐ No

See attached supporting document: Section II(4)

SECTION III: Land Use Factors

1. What is the property's current municipal zoning designation? M3-1 and M1-2

2. What uses are allowed by the property's current zoning (select all that apply)?

Residential ☐ Commercial ☐ Industrial ☒

3. Current use (select all that apply):

Residential ☐ Commercial ☐ Industrial ☒ Recreational ☐ Vacant ☐

4. Please provide 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 by which the site became vacant.
Is this summary included with the application?

Y	N
<input checked="" type="radio"/>	<input type="radio"/>

5. Reasonably anticipated post-remediation use (check all that apply):

Residential ☐ Commercial ☒ Industrial ☐

If residential, does it qualify as single-family housing?

☒ N/A

<input type="radio"/>	<input type="radio"/>
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6. Please provide a statement detailing the specific proposed post-remediation use.
Is this summary attached?

See attached supporting document: Section II(4)

<input checked="" type="radio"/>	<input type="radio"/>
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7. Is the proposed post-remediation use a renewable energy facility?
See application instructions for additional information.

<input type="radio"/>	<input checked="" type="radio"/>
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8. Do current and/or recent development patterns support the proposed use?

<input checked="" type="radio"/>	<input type="radio"/>
----------------------------------	-----------------------

9. Is the proposed use consistent with applicable zoning laws/maps?
Please provide a brief explanation and additional documentation if necessary.

<input checked="" type="radio"/>	<input type="radio"/>
----------------------------------	-----------------------

10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans?
Please provide a brief explanation and additional documentation if necessary.

<input checked="" type="radio"/>	<input type="radio"/>
----------------------------------	-----------------------

SECTION IV: Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that contamination of environmental media exists on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the site property and that the site requires remediation. To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit 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 ANY supporting documents.**
- 2. SAMPLING DATA: INDICATE (BY SELECTING THE OPTIONS BELOW) KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. DATA SUMMARY TABLES SHOULD BE INCLUDED AS AN ATTACHMENT, WITH LABORATORY REPORTS REFERENCED AND INCLUDED.**

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Metals	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1,4-dioxane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other – indicated below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Please describe other known contaminants and the media affected:

- For each impacted medium above, include a site drawing indicating:

- Sample location
- Date of sampling event
- Key contaminants and concentration detected
- For soil, highlight exceedances of reasonably anticipated use
- For groundwater, highlight exceedances of 6 NYCRR part 703.5
- For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

These drawings are to be representative of all data being relied upon to determine if the site requires remediation under the BCP. Drawings should be no larger than 11"x17" and should only be provided electronically. These drawings should be prepared in accordance with any guidance provided.

Are the required drawings included with this application?

See attached supporting document: Attachment C

☒ YES

☐ NO

- Indicate Past Land Uses (check all that apply):

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

Other: The site is occupied by T & J Auto Salvage, an auto wrecking and salvage facility and Stillwell Ready-Mix and Building Materials LLC. The site includes automobile storage, automobile salvage, building material storage, and offices.

SECTION V: Requestor Information

NAME

2647 Stillwell Avenue Property LLC

ADDRESS

4 Bryant Park, Suite 200

CITY/TOWN

New York, NY

ZIP CODE

10018

PHONE

917-346-5942

EMAIL

rn@turnbridgeeq.com

	Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?	<input checked="" type="radio"/>	<input type="radio"/>
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that that requestor is authorized to conduct business in NYS. Is this attached? See Attachment A	<input checked="" type="radio"/>	<input type="radio"/>
3. If the requestor is an LLC, the names of the members/owners need to be provided on a separate attachment. Is this attached? See Attachment B	<input checked="" type="radio"/>	<input type="radio"/>
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.	<input checked="" type="radio"/>	<input type="radio"/>

SECTION VI: Requestor Eligibility

If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	<input type="radio"/>	<input checked="" type="radio"/>
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	<input type="radio"/>	<input checked="" type="radio"/>
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 or regulation of the State or Federal government?	<input type="radio"/>	<input checked="" type="radio"/>
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>

SECTION VI: Requestor Eligibility (CONTINUED)

7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting or contaminants; or (ii) that involved 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?	Y <input type="radio"/>	N <input checked="" type="radio"/>
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 a false statement in connection with any document or application submitted to DEC?	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input type="radio"/>	<input checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input checked="" type="radio"/>
12. 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 <input type="checkbox"/> <p>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.</p>	VOLUNTEER <input checked="" type="checkbox"/> <p>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.</p> <p>NOTE: By selecting this option, 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; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste.</p> <p>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.</p>	
13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?		
Yes <input checked="" type="radio"/>	No <input type="radio"/>	N/A <input type="radio"/> See attached supporting documentation: Section VI(13)

SECTION VI: Requestor Eligibility (CONTINUED)

14. Requestor relationship to the property (check one; if multiple applicants, check all that apply):

☐ Previous Owner ☐ Current Owner ☒ Potential/Future Purchaser ☐ Other: _____

If the requestor is not the current owner, **proof of site access sufficient to complete remediation must be provided.** 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 environmental easement on the site.

Is this proof attached?



Yes



No

See attached supporting
documentation: Section VI(14)

Note: A purchase contract or lease agreement does not suffice as proof of site access.

SECTION VII: Requestor Contact Information**REQUESTOR'S REPRESENTATIVE**

Ryan Nelson

ADDRESS

4 Bryant Park, Suite 200

CITY

New York

ZIP CODE

10018

PHONE

917-346-5942

EMAIL

rn@turnbridgeeq.com

REQUESTOR'S CONSULTANT (CONTACT NAME)

Stephen Malinowski, QEP

COMPANY

AKRF, Inc.

ADDRESS

440 Park Avenue, 7th Floor

CITY

New York

ZIP CODE

10016

PHONE

(631) 574-3724

EMAIL

smalinowski@akrf.com

REQUESTOR'S ATTORNEY (CONTACT NAME)

Scott Furman, Esq.

COMPANY

Sive, Paget & Riesel, P.C.

ADDRESS

560 Lexington Avenue

CITY

New York

ZIP CODE

10022

PHONE

212-421-2150 Ext. 276

EMAIL

sfurman@sprlaw.com

SECTION VIII: Program Fee

Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of \$50,000. Requestors may apply for a fee waiver based on demonstration of financial hardship.

	Y	N
1. Is the requestor applying for a fee waiver based on demonstration of financial hardship?	<input type="radio"/>	<input checked="" type="radio"/>
2. If yes, appropriate documentation to demonstrate financial hardship must be provided with the application. See application instructions for additional information.	<input type="radio"/>	<input type="radio"/>
Is the appropriate documentation included with this application?	Not Applicable	

SECTION IX: Current Property Owner and Operator Information**CURRENT OWNER**

M.A.A.T.T. LLC

CONTACT NAME

Thomas Paolino

ADDRESS

2647 Stillwell Avenue

CITY

Brooklyn

ZIP CODE

11223

PHONE

718-982-9090

EMAIL

milleniumstones@gmail.com

OWNERSHIP START DATE

May 21, 2004

CURRENT OPERATOR

See attached supporting document: Section IX, Table 5

CONTACT NAME**ADDRESS****CITY****ZIP CODE****PHONE****EMAIL****OPERATION START DATE****SECTION X: Property Eligibility Information**

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	<input type="radio"/>	<input checked="" type="radio"/>
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: <u>224362</u> Class: <u>P</u>	<input checked="" type="radio"/>	<input type="radio"/>

SECTION X: Property Eligibility Information (continued)

	Y	N
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____	<input type="radio"/>	<input checked="" type="radio"/>
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? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. <div style="text-align: right;">N/A <input checked="" type="radio"/></div>	<input type="radio"/>	<input type="radio"/>
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	<input type="radio"/>	<input checked="" type="radio"/>
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information.	<input type="radio"/>	<input checked="" type="radio"/>

SECTION XI: Site Contact List

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 mailing addresses of the following:

- The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
- Residents, owners, and occupants of the property and adjacent properties.
- Local news media from which the community typically obtains information.
- The public water supplier which services the area in which the property is located.
- Any person who has requested to be placed on the contact list.
- The administrator of any school or day care facility located on or near the property.
- 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.

See attached supporting documentation: Section XI

SECTION XII: Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and 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 Authorized Signatory (title) of 2647 Stillwell Avenue Property LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and 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: 10/21/22 Signature: 

Print Name: RYAN NELSON

SUBMITTAL INFORMATION

- Two (2) copies, one unbound 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, 11th Floor
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: _____

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27-1407(1-a) must be submitted if requestor is seeking this determination.

BCP App Rev 13

Please respond to the questions below and provide additional information and/or documentation as required.	Y	N
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	<input checked="" type="radio"/>	<input type="radio"/>
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	<input checked="" type="radio"/>	<input type="radio"/>
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	<input checked="" type="radio"/>	<input type="radio"/>
4. Is the property upside down or underutilized as defined below?		
Upside down	<input type="radio"/>	<input type="radio"/>
Underutilized	<input type="radio"/>	<input type="radio"/>

From ECL 27-1405(31):

“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.

From 6 NYCRR 375-3.2(l) as of August 12, 2016 (Please note: Eligibility determination for the underutilized category can only be made at the time of application):

375-3.2:

- (l) “Underutilized” means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and
- (1) the proposed use is at least 75 percent for industrial uses; or
- (2) at which:
- (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;
 - (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and
 - (iii) one or more of the following conditions exists, as certified by the applicant:
 - (a) property tax payments have been in arrears for at least five years immediately prior to the application;
 - (b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or
 - (c) there are no structures.

“Substantial government assistance” shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

5. 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*
*Selecting this option 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’ household’s 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 homeowners 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.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

6. Is the site a planned renewable energy facility site as defined below?

- ☐ Yes – planned renewable energy facility site
- ☐ No – not a planned renewable energy facility site

If yes, please provide any documentation available to demonstrate that the property is planned to be developed as a renewable energy facility site.

From ECL 27-1405(33) as of April 9, 2022:

"Renewable energy facility site" shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.

From Public Service Law Article 4 Section 66-p as of April 23, 2021:

(b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and meets the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?

- ☐ Yes
- ☒ No

From ECL 75-0111 as of April 9, 2022:

(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.

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BCP APPLICATION SUMMARY (FOR DEC USE ONLY)		
SITE NAME		SITE ADDRESS
CITY	COUNTY	ZIP
REQUESTOR NAME		REQUESTOR ADDRESS
CITY	ZIP	EMAIL

PROPERTY ADDRESS	SECTION	BLOCK	LOT

REQUESTOR'S REPRESENTATIVE		
NAME		ADDRESS
CITY	ZIP	EMAIL
REQUESTOR'S ATTORNEY		
NAME		ADDRESS
CITY	ZIP	EMAIL
REQUESTOR'S CONSULTANT		
NAME		ADDRESS
CITY	ZIP	EMAIL

REQUESTOR'S REQUESTED STATUS	PARTICIPANT <input type="checkbox"/>	VOLUNTEER <input type="checkbox"/>
DEC DETERMINATION	AGREE	DISAGREE

APPLIED FOR FEE WAIVER	YES <input type="radio"/>	NO <input type="radio"/>
ELIGIBLE FOR FEE WAIVER	YES	NO

PERCENTAGE WITHIN AN EN-ZONE	0% <input type="radio"/>	<50% <input type="radio"/>	50-99% <input type="radio"/>	100% <input type="radio"/>
DEC DETERMINATION	AGREE		DISAGREE	

BCP APPLICATION SUMMARY (FOR DEC USE ONLY) (CONTINUED)**FOR SITES IN NEW YORK CITY ONLY****IS THE REQUESTOR SEEKING TANGIBLE PROPERTY CREDITS?**

YES

☐

NO

☐**UPSIDE DOWN**

YES

☐

NO

☐**DEC DETERMINATION**

AGREE

DISAGREE

UNDERUTILIZED

YES

☐

NO

☐**DEC DETERMINATION**

AGREE

DISAGREE

AFFORDABLE HOUSING STATUS

PLANNED

☐

YES

☐

NO

☐**DEC DETERMINATION**

AGREE

DISAGREE

DISADVANTAGED COMMUNITY AND CONFORMING BOA

YES

☐

NO

☐**DEC DETERMINATION**

AGREE

DISAGREE

RENEWABLE ENERGY FACILITY SITE

YES

☐

NO

☐**DEC DETERMINATION**

AGREE

DISAGREE

NOTES:

2647 Stillwell Avenue, Brooklyn, NY

Brownfield Cleanup Program Application Supporting Documentation

SECTION I: Property Information

Tax Map Information

The Site consists of six (6) contiguous parcels identified as Brooklyn Block 7247, Lots 200, 203, 205, 206, 211, and 213 and is generally bounded by Stillwell Avenue to the west, the Belt Parkway and Shore Parkway to the north, the D, F, N, and Q subway lines to the east, and Coney Island Creek to the south. The table below shows address and tax map information for each parcel.

**Table 1
Tax Map Information**

Parcel Address	Borough	Block	Lot	Acreage
2647 Stillwell Avenue	Brooklyn	7247	200	0.17
2320 Shore Parkway	Brooklyn	7247	203	0.13
2647 Stillwell Avenue	Brooklyn	7247	205	0.02
2647 Stillwell Avenue	Brooklyn	7247	206	0.25
2647 Stillwell Avenue	Brooklyn	7247	211	0.3
2647 Stillwell Avenue	Brooklyn	7247	213	1.0
Total Acreage				1.87

The proposed site boundaries correspond to the tax map metes and bounds. A tax map of the Site is provided as *Figure 3* in *Attachment C*.

1. Proposed Site Boundaries

The proposed site boundaries are shown on *Figure 1* provided in *Attachment C*. A 2015 Land Title Survey (updated August 2022), which includes a metes and bounds description, is provided in *Attachment A*.

9. Lands Under Water

Location – The ALTA/ACSM Land Title Survey dated January 5, 2015 and updated August 2022 shows the southern portion of Lot 213 extends beyond the approximate location of high-water line of Coney Island Creek to the south. The Site survey is provided in *Attachment A*.

14. Property Description and Environmental Assessment

Location – The Site is located on the east side of Stillwell Avenue between the Belt Parkway and Coney Island Creek in the Coney Island neighborhood in Brooklyn, New York within a mixed-use neighborhood. The Site is abutted to the north by an easement area that appears to be associated with the Belt Parkway, followed by the Belt Parkway (a.k.a Shore Parkway) followed by parking lots; to the east by the Metropolitan Transit Authority (MTA) D and N train lines, followed by vacant land and MTA’s Coney Island Yard; to the south by Coney Island Creek; and to the west by Stillwell Avenue, followed by Coney Island Creek.

Site Features – The Site consists of an auto salvage yard operated by “T&J Auto Salvage” (Lots 200, 203, 205, 206, 211, and northern portion of Lot 213) which includes temporary trailer offices in the western portion of the Site and a structure in the central portion of the Site utilized for dismantling automotive parts.

A storage area located along the southern-central portion of the Site contained two empty totes for storage of waste antifreeze, two partially filled 55-gallon drums of waste oil, and three 5-gallon buckets of waste oil and water. Storage containers were aligned and stacked two high for the storage of small weather sensitive automobile parts throughout the southern portion of the salvage yard to form a boundary with the portion of the Site operated by Stillwell Ready-Mix. There are five stormwater catch basins located in the salvage yard, which are reportedly not connected to outfalls to Coney Island Creek. Stillwell Ready-Mix and Building Materials, LLC operates a concrete and building material supply company on the southern and southeastern portion of the Site (portion of Lot 213). This tenant utilizes the Site for material storage and vehicle parking. A concrete-paved roadway is located along the southern part of the Site bordering Coney Island Creek. The northern portion of the salvage yard along the Belt Parkway is not part of the Site and is reportedly encroaching on land owned by the City of New York. There were no drums or chemicals storage observed on the Stillwell Ready-Mix portion of the Site, but some empty storage totes presumably utilized for mixing water and concrete additives were present along the eastern boundary.

Current Zoning and Land Use – The Site is currently zoned as M3-1 and M1-2 (manufacturing). The greater surrounding area is mixed use with primarily auto-related (auto repair shops and parking lots) uses with some commercial use. The Site is not currently owned by the Requestor. Copies of the current Site deed are provided in *Attachment A*.

Past Use of the Site – Topographical maps indicated that the Site was comprised of marshland in 1891 and 1898 and was subsequently filled in and depicted as vacant land by 1947. Historical Sanborn maps and City Directories indicated the Site operated as various auto salvage and wrecking facilities between 1940 and present-day, including “Hub Auto Wrecking Co.” (1940), “Johnson’s Auto Glass Co.” (1949), “City Wide Auto Salvage Ltd.” (1976), and “T&J Salvage Corp.” (1985 to present). NYSDEC identified the Site as a potential inactive hazardous waste disposal site in a letter dated April 5, 2022. If NYSDEC determines that hazardous waste has been disposed of on the Site, the Site will be listed on the Registry of Inactive Hazardous Waste Disposal Sites (unless the Site is entered into the Brownfield Cleanup Program pursuant to which the conditions at the Site will be investigated and remediated).

Site Geology and Hydrogeology – According to the ALTA/ACSM Land Title Survey of the Site, prepared by Gallas Surveying Group, dated January 5, 2015 (updated August 2022), the Site elevation ranges from approximately 11 to 12 feet above mean sea level (AMSL) on the northeastern portion of the Site to 10 feet AMSL on the southwestern portion. The surrounding area generally slopes toward Coney Island Creek and south toward the Lower New York Bay, located approximately one mile south of the Site. During previous investigations, groundwater was encountered between approximately 9 and 11 feet below grade and is assumed to flow in a southerly direction toward Coney Island Creek. Actual groundwater table depth and flow direction may be affected by subsurface openings or obstructions such as basements or underground utilities. Groundwater in Brooklyn is not used as a source of potable water (the municipal water supply uses upstate reservoirs). The stratigraphy of the Site consists of gray sand with varying amounts of gravel, silt, and historic fill (tile, metal, wood, ash, cloth, coal, coal slag, and asphalt) down to approximately 9 to 11 feet below sidewalk grade, underlain dark brown and gray sand and gravel with varying amounts of silt and peat from 9 to 15 feet below sidewalk grade (boring termini maximum depth of 15 feet below sidewalk grade).

Environmental Assessment – Based on available data collected to date, the primary contaminants of concern for the Site are petroleum-related volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs) [a class of semivolatile organic compounds (SVOCs) commonly found in historic fill], and metals in soil; and petroleum-related VOCs, SVOCs, and metals in groundwater. Soil vapor samples were not collected during previous investigations.

Petroleum-related VOCs were detected in soil samples above NYSDEC Part 375 Commercial Use Soil Cleanup Objectives (CSCOs) throughout the Site from grade to 4 feet below grade on the western and northern portions of the Site. The greatest concentrations of petroleum-related VOCs were on the western

portion of the Site in soil boring SB-4 (1,2,4-trimethylbenzene [max. 270 milligrams per kilogram (mg/kg)]). PAHs were detected above the CSCOs across the Site with the greatest concentrations detected in the central portion of the Site in SB-2 and SB-6 [benzo(a)pyrene (max. 2.6 mg/kg)]. Various metals [arsenic (max. 31 mg/kg), barium (max. 570 mg/kg), lead (max. 670 mg/kg), mercury (0.3 mg/kg), and silver (max. 2.7 mg/kg)] were detected throughout the Site in one or more soil borings depth intervals ranging from 0.5 to 12 feet below sidewalk grade.

Exceedances of UUSCOs and/or CSCOs in soil samples collected during the 2015 subsurface investigation are shown on *Figure 7A* and exceedances of UUSCOs and/or CSCOs in soil samples collected during the 2021 subsurface investigation are shown on *Figure 7B* in *Attachment C*.

Petroleum-related VOCs were detected in groundwater throughout the Site above NYSDEC Class GA Ambient Water Quality Standards and Guidance Values (AWQSGVs) including 1,2,4-trimethylbenzene [max. 46 micrograms per liter (µg/L), 1,3,5-trimethylbenzene (max. 15 µg/L), 1,2,4,5-tetramethylbenzene (max. 5.5 µg/L), benzene (max. 3.4 µg/L), ethylbenzene (max. 19 µg/L), methyl tert butyl ether (max. 15 µg/L), toluene (max. 16 µg/L), and total xylenes (max. 87 µg/L)]. The greatest concentrations of petroleum-related VOCs were detected on the northern portion of the Site. Several SVOCs were detected in groundwater above NYSDEC AWQSGVs including benzo(a)anthracene (max. 0.08 µg/L), benzo(a)pyrene (max. 0.11 µg/L), benzo(b)fluoranthene (max. 0.1 µg/L), bis(2-ethylhexyl)phthalate (max. 120 µg/L), chrysene (max. 0.67 µg/L), and naphthalene (max. 59 µg/L). Several metals were detected across the Site in one or more of the groundwater monitoring wells above AWQSGVs at concentrations up to 1,140 µg/L. These metals included total arsenic (max. 38.9 µg/L), total barium (max. 1,140 µg/L), total cadmium (max. 9.5 µg/L), total chromium (max. 258.6 µg/L), and total lead (max. 641.4 µg/L). Dissolved metals were not detected above their respective AWQSGVs.

Exceedances of the AWQSGVs in the groundwater samples are shown on *Figure 8* in *Attachment C*.

SECTION II: Project Description

3. Draft Remedial Investigation Work Plan

A Draft Remedial Investigation Work Plan (RIWP), dated October 2022, has been prepared by AKRF, Inc. (AKRF) and has been submitted to NYSDEC for review and approval concurrently with this Brownfield Cleanup Program (BCP) Application.

4. Project Description and Schedule

The Site consists of six (6) contiguous parcels that total approximately 1.87 acres located at 2647 Stillwell Avenue in the Coney Island section of Brooklyn, New York, and is identified by the City of New York as Brooklyn Borough Block 7247, Lots 200, 203, 205, 206, 211, and 213. The Site is generally bounded by Stillwell Avenue to the west, the Belt Parkway and Shore Parkway to the north, the D, F, N, and Q subway lines to the east, and Coney Island Creek to the south.

Currently, the Site consists of an auto salvage yard with a small office structure operated by T&J Auto Salvage on the central and western position of the Site (Lots 200, 203, 205, 206, 211, and northern portion of Lot 213). The southern and southeastern portion (portion of Lot 213) of the Site along Coney Island Creek is operated by Stillwell Ready-Mix and Building Materials, LLC, a concrete and building material supply company that utilizes the Site for material storage and vehicle parking. A concrete-paved roadway is located along the southern part of the Site adjacent to Coney Island Creek. The northern portion of the salvage yard along the Belt Parkway is not part of the Site and is reportedly encroaching on land owned by the City of New York. A Site Location Map and Site Plan are included in *Attachment C* as *Figures 1* and *2*, respectively.

The Requestor plans to enter the BCP as a Volunteer. Neither the Requestor nor any of its members or affiliates have had any previous involvement in the ownership or operation of the Site and have not contributed to or exacerbated the environmental impacts at the Site that are the subject of this application.

to enter the BCP. Entry into the BCP would facilitate the remediation and redevelopment of the Site with construction of buildings to support commercial uses and improvement of parking areas to support the anticipated redevelopment. The likely uses of the redevelopment include logistics, trucking, and distribution. Redevelopment also contemplates the installation of photovoltaic solar systems to support community distributed solar generated electricity and/or on-site use.

The Requestor plans on conducting all remedial investigation and remedial activities in accordance with Environmental Conservation Law (ECL) Article 27, Title 14, 6 New York Codes, Rules, and Regulations (NYCRR) 375-1.6(a), 375-3.6, and 375-6, and all applicable laws, rules, regulations, and guidance documents.

Estimated Project Schedule:

The Certificate of Completion (COC) is anticipated to be obtained in December 2024. The BCP project will likely include some or all of the activities listed below. This preliminary project schedule is subject to change.

Table 2
Estimated Project Schedule

Activity	Time to Complete
Preparation and Submittal of Brownfield Cleanup Program (BCP) Application and Draft Remedial Investigation Work Plan (RIWP) to NYSDEC	October 2022
NYSDEC 30-Day Completeness Review	November 2022
Update BCP application; Begin 30-Day Public Comment Period for BCP Application and RIWP/Distribute Fact Sheet	December 2022
NYSDEC Executes BCA and Issues Comments on Draft RIWP	January 2023
Submittal of Community Participation Plan (CPP)	January 2023
Final RIWP issued to NYSDEC	February 2023
NYSDEC Approval of RIWP	February 2023
Conduct Remedial Investigation Field Work	March 2023
Preparation and Submittal of Draft RI Report to NYSDEC	April 2023
NYSDEC Review of Draft RI Report	April-May 2023
Preparation and Submittal of Draft Remedial Action Work Plan (RAWP)	April-May 2023
NYSDEC Review of Draft RAWP	May 2023
Finalize RI Report and RAWP and Distribute Fact Sheet/45-day Public Comment	June 2023
Begin Redevelopment (Construction) with Implementation of RAWP	July/August 2023
Draft Final Engineering Report (FER), Site Management Plan (SMP), and Fact Sheet	August 2024
NYSDEC Review of Draft FER and SMP	September 2024
Finalize FER and SMP to Address Any NYSDEC Comments	October 2024
NYSDEC Issues Certificate of Completion and Fact Sheet	December 2024

SECTION III: Land Use Factors

4. Current Business Operations

The Site is currently operated by the following two businesses:

- T & J Salvage Corporation – Automotive parts salvage and junk yard. Activities include dismantling cars and sales of car parts, and storage of automotive parts. This facility has been in operation at the Site since 1985.

- Stillwell Ready-Mix and Building Materials, LLC – Provides a variety of construction services for residential and commercial projects, including supply of building materials such as electrical fittings, window flashing, and roofing materials, and supplies ready-mix concrete. This facility has been in operation at the Site since approximately 1986.

6. Post-Remediation Use

Although development plans are still being prepared, entry into the BCP would facilitate the remediation and redevelopment of the Site with construction of buildings to support commercial uses and improvement of parking areas to support the anticipated redevelopment. The likely uses of the redevelopment include logistics, trucking, and distribution. Redevelopment also contemplates the installation of photovoltaic solar systems to support community distributed soil generated electricity and/or on-site use.

10. Land Use Plans

One of the goals of the New York City Waterfront Revitalization Program is to encourage the construction of commercial use facilities that enliven the area and support the economic health of the neighborhood.

SECTION IV: Property's Environmental History

The following figures are included in *Attachment C*:

- Figure 1 – BCP Site Location
- Figure 2 – Site Plan and Sampling Locations
- Figure 3 – Tax Map
- Figure 4 – Surrounding Land Use
- Figure 5 – En-Zone Boundary Map
- Figure 6 – Zoning Map
- Figure 7 – Soil Exceedances Above UUSCOs and CSCOs
- Figure 8 – Groundwater Exceedances Above AWQSGVs.

1. Environmental Reports

Copies of the following previous environmental studies for the Site are included as *Attachment D* (electronic copies only):

- *Subsurface (Phase II) Investigation*, 2647 Stillwell Avenue, Brooklyn, New York, AKRF, Inc., June 2015.
- *Site Inspection Report – T&J Salvage*, 2647 Stillwell Avenue, Brooklyn, New York, Weston Solutions, Inc., December 2021.
- *Phase I Environmental Site Assessment*, 2647 Stillwell Avenue, Brooklyn, New York, AKRF, Inc., October 2022.

The Requestor believes that there is sufficient information to demonstrate significant contamination warranting remediation under the BCP. The Requestor further believes that the contamination identified is related to prior uses at the Site. The Requestor, as a Volunteer under the BCP, seeks to enroll in the program to remediate the Site in a timely manner under the oversight of the New York State Department of Environmental Conservation (NYSDEC).

The previous environmental studies are summarized below:

Subsurface (Phase II) Environmental Site Assessment – 2647 Stillwell Avenue, Brooklyn, New York, AKRF Inc., June 2015

AKRF conducted a Subsurface (Phase II) Investigation at the Site in May 2015, as follow-up to a January 2015 Phase I ESA. The scope of work for this investigation included the advancement of six soil borings,

the installation of three permanent groundwater monitoring wells; the collection of soil and groundwater samples for laboratory analyses; and the collection of water and sediment samples from select on-site dry wells/catch basins for laboratory analysis.

Two soil samples were collected from each of boring: one from the interval exhibiting the greatest contamination, and one from just above the groundwater interface. The soil samples were analyzed for volatile organic compounds (VOCs) by EPA Method 8260, semivolatile organic compounds (SVOCs) by EPA method 8270, polychlorinated biphenyls (PCBs) by EPA method 8082, and Resource Conservation and Recovery Act (RCRA) eight metals (arsenic, barium, cadmium, chromium, lead, mercury, selenium, and silver.)

Six drywells (DW-1 through DW-6) were identified and inspected at the Site. Two water samples were collected using dedicated bailers from wells with water present (DW-1 and DW-2), while a sediment sample was collected from DW-4 which had appreciable amounts of sediment. Sediment and water samples were analyzed for VOCs by EPA method 8260, SVOCs by EPA method 8270, RCRA eight metals and PCBs using EPA method 8081.

The permanent groundwater monitoring wells were installed approximately 5 feet below the water table, which was observed at between 8 and 10 feet bgs. The wells were developed and purged prior to sampling with dedicated sampling equipment. Groundwater samples were analyzed for VOCs by EPA method 8260, SVOCs by EPA method 8270, RCRA eight metals, and PCBs using EPA method 8081.

The following is a summary of the findings:

Soil and Sediment Analytical Results

- The petroleum-related VOC, 1,2,4-trimethylbenzene, was detected in one or more soil samples exceeding the NYSDEC Unrestricted Use Soil Cleanup Objective (UUSCO) and in one sample (SB-4) exceeding the Commercial Use Soil Cleanup Objective (CSCO).
- Eight other VOCs were detected above the UUSCOs, but below the CSCOs in one or more soil samples including: 1,3,5-trimethylbenzene, acetone, benzene, ethylbenzene, n-propylbenzene, naphthalene, toluene, and total xylenes.
- Eight SVOCs [3-methylphenol/4-methylphenol, benzo(a)pyrene, benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene] were detected in the soil samples at concentrations above the UUSCOs. Benzo(a)pyrene was also detected above the CSCO in five samples.
- Five metals were detected in soil above the UUSCOs and/or CSCOs including: arsenic [maximum concentration of 31 milligrams per kilogram (mg/kg)], barium (maximum concentration of 570 mg/kg), lead (maximum concentration of 670 mg/kg), mercury (maximum concentration of 1.3 mg/kg), and silver (maximum concentration 2.7 mg/kg). Exceedances were detected in the fill layer observed throughout the Site.
- Total PCBs were detected in two shallow samples collected from borings SB-5 and SB-6 at concentrations above the UUSCO of 0.1 mg/kg, but below the CSCO of 1 mg/kg.

Groundwater and Drywell Analytical Results

- Ten VOCs were detected in one or more groundwater samples at concentrations exceeding the NYSDEC Class GA AWQSGVs, including 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, ethylbenzene, xylenes, and methyl tert butyl ether (MTBE), 1,2,4,5-trimethylbenzene, isopropyl benzene, acetone, ethylbenzene, naphthalene, xylenes, and toluene.
- Three SVOCs were detected above the AWQSGVs in drywell/catch basin water and groundwater samples. Bis(2-ethylhexyl) phthalate was detected in drywell/catch basin samples at concentrations

ranging from 38 micrograms per liter (µg/L) to 120 µg/L. Chrysene was detected at concentrations ranging from 0.07 µg/L to 0.67 µg/L in groundwater wells, and benzo(b)fluoranthene was detected in groundwater at a concentration of 0.1 µg/L.

- Lead, chromium, and barium were detected at concentrations exceeding their respective AWQSGVs in unfiltered (total) metals analysis from drywell/catch basin and groundwater samples. No metals were detected at concentrations above the AWQSGVs in the lab filtered (dissolved) metals analysis, suggesting sediment related sources.
- No PCBs were detected above laboratory reporting limits in any of the groundwater or drywell/catch basin water samples.

Site Inspection Report - T & J Salvage, 2647 Stillwell Avenue, Brooklyn, New York, Weston Solutions Inc., December 2021

Weston Solutions, Inc. (Weston) conducted a Site Inspection (SI) between September 2020 and December 2021 to document conditions at the Site. At the time of the inspection, T & J Auto Salvage managed the Site under National Pollutant Discharge Elimination System (NPDES) Permit No. NYR00D555 allowing stormwater runoff to discharge to Coney Island Creek. Between 2009 and 2017, toluene, benzene, ethylbenzene, xylene, iron, aluminum, and lead were detected at the discharge monitoring point. Weston Site Assessment Team V (SAT V) performed a pre-sampling reconnaissance in March 2021 to identify potential SI sample locations and noted poor housekeeping within the facility including a lack of secondary containment.

- In April 2021, SAT V collected 12 surface water and 63 sediment samples from Coney Island Creek and Shell Bank Creek to be analyzed for VOCs, SVOCs, pesticides, PCBs, and metals. Contaminants in Creek sediments that were detected three times higher than background conditions or greater than the highest reporting detection limit (RDL) included:
 - The VOC 1,2,4- trimethylbenzene; the SVOCs phenanthrene, anthracene, fluoranthene, pyrene, benzo(a)anthracene, chrysene, bis(2-ethylhexyl) phthalate, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, indeno(1,2,3-cd)pyrene, benzo(g,h,i)perylene; the pesticides 4,4'-DDE, 4,4'-DDD, 4,4'-DDT, cis-chlordane, trans-chlordane; and the metals barium, cadmium, calcium, chromium, cyanide, lead, silver, and zinc
- In June 2021 SAT V collected 22 soil samples and four groundwater samples from the Site for analysis of VOCs, SVOCs, pesticides, PCBs, and metals. A summary of the laboratory results is provided below:
 - The VOC 1,2,4-trimethylbenzene was detected at a concentration of 11 mg/kg, above the UUSCO of 3.6 mg/kg, but below the CSCO of 190 mg/kg. No other VOCs were detected above the UUSCOs or CSCOs.
 - SVOCs, primarily polycyclic aromatic hydrocarbons (PAHs), were detected at concentrations up to 5 mg/kg above the UUSCOs. Dibenzo(a,h)anthracene was detected above the CSCO of 560 mg/kg at a concentration of 600 mg/kg, but below the CSCOs.
 - PCBs were not detected at concentrations above the UUSCOs or CSCOs.
 - The pesticides 4,4'-DDD and 4,4'-DDT were detected at concentrations up to 0.04 mg/kg, above the UUSCO of 0.0033 mg/kg, but below the CSCOs.
 - Barium, cadmium, lead, mercury, silver, and zinc were detected above the UUSCOs. Barium was detected above the CSCO of 400 mg/kg and concentrations up to 5,300 mg/kg. Lead was detected above the CSCO of 1,000 mg/kg at concentrations up to 5,900 mg/kg.
 - Groundwater sample concentrations were relatively low and Weston indicated that the concentrations do not indicate a release of contaminants into groundwater.

Phase I Environmental Site Assessment, 2547 Stillwell Avenue, Brooklyn, New York, AKRF, Inc., October 2022

A Phase I Environmental Site Assessment (ESA) of the Site was prepared by AKRF, Inc. (AKRF) for TBE RE Acquisitions Co. II LLC in September 2022. At the time of AKRF's assessment, the Site consisted of an auto salvage yard with a small office structure. There was also a tenant on the southern and southeastern portion of the Site that operates a building materials company. The Phase I ESA was conducted in conformance with the scope and limitations of American Society for Testing & Materials (ASTM) Practice E1527-13 and incorporates the requirements of the new ASTM E1527-21 Standard, which included a visual inspection of the Site and a review of regulatory database records and historical records. Based on the findings of the Phase I ESA, the following Recognized Environmental Conditions (RECs) were identified:

- The Site has operated as an auto wrecking and salvage facility since approximately 1930. Common products and wastes at an auto salvage shop include motor oil, solvents and degreasers, waste oil, hydraulic fluid, anti-freeze, paints, and gasoline. Historic automotive salvage uses appear to have affected the Site's subsurface environment. Previous subsurface investigations identified elevated concentrations of SVOCs and metals in soil above the NYSDEC Part 375 CSCOs. Petroleum-related compounds and SVOCs were detected at elevated concentrations in groundwater and drywell water samples. Additionally, a test pit investigation performed by Key Environmental in 2001 revealed contamination with oil/engine fluid in the top 3 feet of soil along with the presence of buried small machine parts. Minor oil staining was observed in the vicinity of eleven 5-gallon containers of oil and two 2-gallon cans of kerosene being stored in a warehouse on the southern portion of the Site. NYSDEC Spill Nos. 0330026 and 0330015 identified free product and floating petroleum at the Site in 2010. The spills were later closed following an inspection performed by NYSDEC.
- The Site is listed on several regulatory databases, including Superfund Enterprise Management System (SEMS), Resource Conservation and Recovery Information System (RCRIS), Emergency Response Notification System (ERNS), US Aerometric Information Retrieval System Facility Subsystem (AIRS), Facility Index System/Facility Registry System (FINDS), Enforcement and Compliance History Information (ECHO), Solid Waste Facilities/Landfill Sites (SWF/LF), New York State Spills Information Database (NY Spills), and NY MANIFEST. The databases identify the Site as T&J Salvage and Stillwell Ready-Mix and Building Materials, LLC, and note suspected illegal cement dumping into Coney Island Creek and active vehicle dismantling operations. Additionally, NYSDEC identified the Site as a potential inactive hazardous waste disposal site, in a letter dated April 5, 2022. If NYSDEC determines that hazardous waste has been disposed of on the Site, the Site will be listed on the Registry of Inactive Hazardous Waste Disposal Sites. However, the P-listing letter offers that the Site can be entered into the New York State Brownfield Cleanup Program (the "BCP") to investigate the Site and to remediate the conditions at the Site whereby the Site can avoid being listed on the Registry.
- Former Brooklyn Borough Gas Works was located approximately 200 feet east (cross-gradient) of the Site between approximately 1930 through 2007. The facility was shown on historic Sanborn maps with gas holders and a tar separator, and is listed on several databases, including SHWS, State Institutional Controls/Engineering Controls, and Manufactured Gas Plant (MGP) Sites.
- The regulatory database search identified proximal facilities that have some potential to have affected the environmental integrity of the Site, including spill listings, RCRA facilities, and historical auto repair facilities.

Copies of the previous reports are included in *Attachment D*.

2. Sampling Data

Data summary tables are provided in *Attachment C*.

SECTION V: Requestor Information

2. New York State Department of State's Corporation and Business Entity

The New York State Department of State's (NYSDOS) Division of Corporations Entity Database information for 2647 Stillwell Avenue Property LLC, the Requestor, and a copy of the current deed is included as *Attachment A*.

3. Members/Owners of 2647 Stillwell Avenue Property LLC

Contact information and the names of members/owners of the Applicant are set forth below:

Table 3
Requestor Information

Entity Name/Applicant	Member/Owner	Contact Information
2647 Stillwell Avenue Property LLC	Turnbridge Equities Real Estate Fund LL LP (100% owner of 2647 Stillwell Avenue Property LLC)	Attn: Ryan Nelson 4 Bryant Park, Suite 200 New York, NY 10018 Phone: 917-346-5942 Fax: Not Available Email: rn@turnbridgeeq.com

A Requestor-member organization structure is provided in *Attachment B*.

SECTION VI: Requestor Eligibility

13. Volunteer Status

The Requestor qualifies as a Volunteer because (i) prior to making this application, the Requestor performed a Phase I ESA that complies with the EPA All-Appropriate Inquiries Rule (40 CFR 312), (ii) all disposals/releases of hazardous substances occurred prior to the time the Requestor will take title to the Site and (iii) the Requestor does not have any affiliation with any of the potentially responsible parties with respect to the environmental impacts associated with the Site. Pursuant to ECL § 27-1405(1), 2647 Stillwell Avenue Property LLC is properly designated as a Volunteer because, upon closing of title to the Site, their liability would arise solely from involvement with the Site after discharge or disposal of contaminants at the site. As the Site will, by then, be admitted into the BCP, the Requestor will neither be contributing to nor exacerbating Site conditions, but rather will be investigating and remediating such conditions in accordance with Department approved work plans. The Requestor has exercised appropriate care with respect to contamination found at the Site, such that a Phase II subsurface investigation was conducted to investigate the RECs identified in the Phase I ESA. The Requestor will continue to exercise appropriate care by implementing all necessary investigation and remediation under the BCP remedial program.

14. Proof of Site Access

The Requestor is currently in contract to acquire the parcels that comprise the Site. A copy of the access agreement between the Requestor and property owner of the Site is included as *Attachment A*.

SECTION IX: Current/Former Property Owner and Operator Information

A list of current property owners and operators is provided in Tables 4 and 5, below. Copies of the current Site deeds for each parcel comprising the Site are provided in *Attachment A*.

Table 4
Current Property Owners

Address & Parcel ID	Property Owners	Years of Ownership	Status of Entity (Alive, Deceased, Active, Inactive)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
N/A Stillwell Avenue (Lot 200)	M.A.A.T.T. LLC Attn: Thomas Paolino	May 21, 2004 – Present	Active	2647 Stillwell Avenue Brooklyn, NY 11223 Phone: 718-982-9090 E-mail: milleniumstones@gmail.com	None; Requestor is in contract with M.A.A.T.T. LLC to acquire the parcels that comprise the Site.
2320 Shore Parkway (Lot 203)	M.A.A.T.T. LLC Attn: Thomas Paolino	May 21, 2004 – Present	Active	2647 Stillwell Avenue Brooklyn, NY 11223 Phone: 718-982-9090 E-mail: milleniumstones@gmail.com	None; Requestor is in contract with M.A.A.T.T. LLC to acquire the parcels that comprise the Site.
N/A Shore Parkway (Lot 205)	M.A.A.T.T. LLC Attn: Thomas Paolino	May 21, 2004 – Present	Active	2647 Stillwell Avenue Brooklyn, NY 11223 Phone: 718-982-9090 E-mail: milleniumstones@gmail.com	None; Requestor is in contract with M.A.A.T.T. LLC to acquire the parcels that comprise the Site.
N/A Shore Parkway (Lot 206)	M.A.A.T.T. LLC Attn: Thomas Paolino	May 21, 2004 – Present	Active	2647 Stillwell Avenue Brooklyn, NY 11223 Phone: 718-982-9090 E-mail: milleniumstones@gmail.com	None; Requestor is in contract with M.A.A.T.T. LLC to acquire the parcels that comprise the Site.
N/A Shore Parkway (Lot 211)	M.A.A.T.T. LLC Attn: Thomas Paolino	May 21, 2004 – Present	Active	2647 Stillwell Avenue Brooklyn, NY 11223 Phone: 718-982-9090 E-mail: milleniumstones@gmail.com	None; Requestor is in contract with M.A.A.T.T. LLC to acquire the

					parcels that comprise the Site.
N/A Shore Parkway (Lot 213)	M.A.A.T.T. LLC Attn: Thomas Paolino	May 21, 2004 – Present	Active	2647 Stillwell Avenue Brooklyn, NY 11223 Phone: 718-982-9090 E-mail: milleniumstones@gmail.com	None; Requestor is in contract with M.A.A.T.T. LLC to acquire the parcels that comprise the Site.

Table 5
Current Property Operators

Address & Parcel ID	Current Operator/ Occupant	Years in Operation	Status	Address/Phone Number	Relationship to Requestor(s)
2647 Stillwell Avenue (Lots 200, 203, 205, 206, 211, and 213)	T & J Salvage Corporation Attn: Thomas Paolino	1985 - Present	Active	2647 Stillwell Avenue Brooklyn, NY 11223 Phone: (718) 946-6200 E-mail: milleniumstones@gmail.com	None
2647 Stillwell Avenue (Portion of Lot 213)	Stillwell Ready-Mix and Building Materials, LLC Attn: Jerry Gargano	1986 - Present	Active	2543 Stillwell Avenue Brooklyn, NY 11223 Phone: (718) 373-3364 E-mail: stillwell7159@gmail.com	None

A list of previous property owners and occupants is provided in Tables 6 and 7, below.

Table 6
Previous Property Owners

Address & Parcel ID	Former Owner	Years of Ownership	Status of Entity (Alive, Deceased, Active, Inactive)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
2647 Stillwell Avenue (Lots 200, 203, 205, 206)	2647 Stillwell Avenue Corp.	September 8, 1972 – May 21, 2004	Inactive	2647 Stillwell Avenue Brooklyn, NY 11224 Phone: Not Available	None
	Alfonse J. Falcone	Prior to September 8, 1972	Unknown	2773 Stillwell Avenue Brooklyn, NY 11224 Phone: Not Available	None
2647 Stillwell Avenue (Lots 211 and 213)	2647 Stillwell Avenue Corp.	December 17, 1981 – May 21, 2004	Inactive	2647 Stillwell Avenue Brooklyn, NY 11224 Phone: Not Available	None
	Frank Benedetto	December 28, 1977 – December 17, 1981	Unknown	26 Fox Hollow Ridings Road Northport, NY 11768 Phone: Not Available	None
	The City of New York	Prior to December 28, 1977	Active	City Hall Park New York, NY 10007 Phone: (212) 788-3000	None

Table 7
Notable Previous Property Operators

Property Operators	Years of Operation	Status of Entity (Alive, Deceased, Active, Inactive)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
2647 Stillwell Avenue (Lots 200, 203, 205, 206, 211, 213)				
Hub Auto Wrecking Co.	1940	Inactive	Unknown	None
Johnson's Auto Glass Co.	1949	Inactive	Unknown	None
City Wide Auto Salvage Ltd.	1976	Inactive	Unknown	None
Midtown Enterprises	1992	Inactive	Unknown	None
NECDET GUL	2000	Inactive	Unknown	None
T & J Salvage Corp.	1985-Present	Active	2647 Stillwell Avenue Brooklyn, NY 11223 Phone: (718) 946-6200	None

SECTION X: Property Eligibility Information

2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305?

NYSDEC identified the Site as a potential inactive hazardous waste disposal site in a letter dated April 5, 2022. If NYSDEC determines that hazardous waste has been disposed of on the Site, the Site will be listed on the Registry of Inactive Hazardous Waste Disposal Sites. NYSDEC issued Site # 224262 to the Site; however, the P-listing letter offers that the Site can be entered into the NYSDEC BCP to investigate the Site and to remediate the conditions at the Site whereby the Site can avoid being listed on the Registry. A copy of the NYSDEC correspondence is included in Attachment D.

SECTION XI: Site Contact List

1. Local, State, and Federal Officials

Hon. Eric Adams Mayor of New York City City Hall Park New York, NY 10007	Hon. Brad Lander New York City Comptroller Office of the Comptroller, City of NY 1 Centre Street, Room 517 New York, NY 10007
Jumaane D. Williams Office of the Public Advocate Public Advocate 1 Centre Street, 15 th Floor New York, NY 10007	Antonio Reynoso Brooklyn Borough President 209 Joralemon Street Brooklyn, NY 11201
Mathylde Frontus State Assembly District 46 2002 Mermaid Avenue Brooklyn, NY 11224	Ari Kagan City Council District 47 445 Neptune Avenue, Community Room 2C Brooklyn, NY 11224
Dan Garodnick, Chair NYC Department of City Planning 120 Broadway, 31 st Floor New York, NY 10271	NYC Department of City Planning Brooklyn Borough Office (temporary relocation) 120 Broadway, 31 st Floor New York, NY 10271

Hon. Charles Schumer U.S. Senate 780 3 rd Avenue, Suite 2301 New York, NY 10017	Hon. Kirsten Gillibrand U.S. Senate 780 3 rd Avenue, Suite 2601 New York, NY 10017
Hon. Nicole Malliotakis U.S. House of Representatives (NY-11) 7716 Third Avenue Brooklyn, NY 11209	Hon. Kathy Hochul Governor of NY State NYS State Capitol Building Albany, New York 12224
Mark McIntyre, Director Mayor's Office of Environmental Remediation 100 Gold Street, 2 nd Floor New York, NY 10038	Ben Furnas, Director Mayor's Office of Climate & Sustainability 253 Broadway, 14 th Floor New York, New York 10007
Pinar Balci, Assistant Commissioner Bureau of Environmental Planning and Analysis NYCDEP 59-17 Junction Boulevard, 11 th Floor Flushing, NY 11373	Hon. Milton Tingling New York County Clerk 60 Centre Street, Room 161 New York, NY 10007
Vincent Sapienza Commissioner, NYCDEP 59-17 Junction Boulevard, 13 th Floor Flushing, NY 11373	Diane J. Savino New York State Senator, 23 rd District 36 Richmond Terrace, Suite 112 Staten Island, NY 10301
Eddie Mark, District Manager Brooklyn Community Board 13 1201 Surf Avenue, 3 rd Floor Brooklyn, NY 11224	

2. Residents, Owners, and Occupants of the Site and Adjacent Properties

A list of adjacent properties, owners and occupants is provided below:

Block/Lot	Owner	Occupant
7247/18	New York City Metropolitan Transit Authority 2 Broadway New York, NY 10004 Phone: (212) 878-7000	New York City Metropolitan Transit Authority – Coney Island Rail Yard 2556 McDonald Avenue Brooklyn, NY 11223 Phone: (212) 330-1234
7247/1	The City of New York – Department of Small Business Services (DSBS) One Liberty Plaza, 11 th Floor New York, NY 10006 Phone: (888) 727-4692	Unoccupied (shoreline of Coney Island Creek)
6997/158	Sarnelli Salvage Scrap Inc. 159 Bay 50 th Street Brooklyn, NY 11214 Phone: unavailable	Industrial Storage Yard 1425 Hart Place Brooklyn, NY 11224 Phone: unavailable
6997/187	Unknown	School bus and vehicle parking lot 2658 Stillwell Avenue Brooklyn, NY 11224 Phone: unavailable

3. Local News Media

New York Post 1211 Avenue of the Americas New York, New York 10036	New York Daily News 270C Duffy Avenue Hicksville, NY 11801
Spectrum New York 1 News 75 Ninth Avenue New York, NY 10011	The New York Times 620 Eighth Avenue New York, NY 10018
Inner City Press PO Box 20047 Dag Hammarskjold Station New York, NY 10017	Brooklyn Daily Eagle 195 Montague Street, Suite 1414 Brooklyn, NY 11201
AM New York 330 West 34th Street New York, NY 10001	El Diario 15 MetroTech Center, 7 th Floor Brooklyn, NY 11201

4. Public Water Supply

Public water is provided by The City of New York, Department of Environmental Protection:

Customer Service Center
59-17 Junction Boulevard, 13th Floor
Flushing, New York 11373

Vincent Sapienza
Commissioner, NYCDEP
59-17 Junction Boulevard
Flushing, NY 11373

5. Additional Contacts

None

6. Nearby Schools and Daycare Centers

Schools	
John Dewey High School Heather Adelle, Principal 50 Avenue X Brooklyn, NY 10010 (718) 373-6400 Distance: 1,400 feet northwest of the Site	Public School K721: Brooklyn Occupational Training Center Barbara Tremblay, Principal 64 Avenue X Brooklyn, NY 11223 (718) 996-8199 Distance: 2,100 feet north of the Site
Public School K90: The Magnet School for Environmental Studies and Community Wellness Greta Hawkins, Principal 2840 West 12th Street Brooklyn, NY 11224 (718) 787-3333 Distance: 1,600 feet south of the Site	Public School K303: Herbert S. Eisenberg School Shanesha White Bailey, Principal 501 West Avenue Brooklyn, NY 11224 (718) 996-0100 Distance: 2,700 feet east of the Site
Public School K344: Rachel Carson High School for Coastal Studies Stephen McNally, Principal 521 West Avenue Brooklyn, NY 11224 (718) 265-0329 Distance: 2,700 feet east of the Site	Abraham Lincoln High School Ari Hoogenboom, Principal 2800 Ocean Parkway Brooklyn, NY 11235 (718) 333-7400 Distance: 3,600 feet east of the Site

Schools	
Coney Island Prep Middle School Leslie Bernard Joseph, CEO 501 West Avenue Brooklyn, NY 11224 (718) 513-6951 Distance: 2,700 feet east of the Site	
Daycare Facilities	
Graffiti Ministries Learning Center Stephen Trainer – Executive Director 1614 Neptune Avenue, 3rd Floor Brooklyn, NY 11224 (212) 265-7041 Distance: 1,500 feet southwest of the Site	Building Blocks Day Care Center Administrator unknown 2817 West 12th Street Brooklyn, NY 11224 (718) 265-4956 Distance: 1,600 feet southeast of the Site

7. Document Repositories

Brooklyn Community Board 13
Eddie Mark, District Manager
1201 Surf Avenue, 3rd Floor
Brooklyn, NY 11224
Phone: (718) 266-3001
Fax: (718) 266-3920

Brooklyn Public Library, Coney Island Library
Boris Ioselev, Managing Librarian
1901 Mermaid Avenue
Brooklyn, NY 11224
Phone: (718) 265-3220

Acknowledgements from the Brooklyn Community Board 13 and Brooklyn Public Library, Coney Island Library are included in *Attachment E*.

ATTACHMENT A

**NYS DEPARTMENT OF STATE'S CORPORATE AND BUSINESS ENTITY DATABASE
INFORMATION, CURRENT PROPERTY DEED, and ACCESS AGREEMENT**

New York State Department of State
Division of Corporations, State Records and Uniform Commercial Code

Please print this email for your records.

Thank you for submitting your APPLICATION OF AUTHORITY through the Department of State's Online Filing System. The APPLICATION OF AUTHORITY has been filed by the Department of State.

We have attached the official filing receipt and any related document(s) for the following entity:

DOS ID: 6596804
Entity Name: 2647 STILLWELL AVENUE PROPERTY LLC
County: NEW YORK
Filing Date: 09/22/2022
Statement Due: 09/30/2024

- Retain this letter and attachment(s) for your records. The Department of State does not mail additional copies of the filing receipt or related attachment(s).
- Limited Liability Companies are required to file a Biennial Statement with the Department of State. To receive an email notice when the Biennial Statement is due, provide an email address at the Department of State's [Email Address Submission/Update Service](#).
- You may obtain a Federal Employer Identification Number (EIN) from the Internal Revenue Service (IRS). You must obtain an EIN to identify your business to the IRS and the New York State Department of Taxation and Finance. Visit [Employer Identification Number](#).
- Report your EIN by phone to the New York State Department of Taxation and Finance at 518-485-6027, Monday through Friday between 8:30 a.m. and 4:30 p.m.

Resources

- [Instructions for filing Certificates of Correction, Certificates of Amendment](#) and other documents with the Department of State

- [Corporation tax information](#)

Contact Information

- Department of State: Email the Division of Corporations at corporations@dos.ny.gov.
- Department of Taxation and Finance: Visit [Contact us](#) for self-help options and telephone numbers.

NEW YORK STATE DEPARTMENT OF STATE
DIVISION OF CORPORATIONS, STATE RECORDS AND UNIFORM COMMERCIAL CODE
FILING RECEIPT

ENTITY NAME : 2647 STILLWELL AVENUE PROPERTY LLC
DOCUMENT TYPE : APPLICATION OF AUTHORITY
ENTITY TYPE : FOREIGN LIMITED LIABILITY COMPANY

DOS ID : 6596804
FILE DATE : 09/22/2022
FILE NUMBER : 220923003126
TRANSACTION NUMBER : 202209220003357-1293814
EXISTENCE DATE : 09/22/2022
DURATION/DISSOLUTION : PERPETUAL
COUNTY : NEW YORK



SERVICE OF PROCESS ADDRESS : C/O CORPORATION SERVICE COMPANY
80 STATE STREET,
ALBANY, NY, 12207-2543, USA
FILER : JESSICA WALD
TURNBRIDGE EQUITIES, 4 BRYANT PARK, SUITE 200
NEW YORK, NY, 10018, USA
SERVICE COMPANY : CORPORATION SERVICE COMPANY
SERVICE COMPANY ACCOUNT : 45
CUSTOMER REFERENCE : 962159

You may verify this document online at : <http://ecorp.dos.ny.gov>
AUTHENTICATION NUMBER : 100002240388

TOTAL FEES:	\$285.00	TOTAL PAYMENTS RECEIVED:	\$285.00
FILING FEE:	\$250.00	CASH:	\$0.00
CERTIFICATE OF STATUS:	\$0.00	CHECK/MONEY ORDER:	\$0.00
CERTIFIED COPY:	\$10.00	CREDIT CARD:	\$0.00
COPY REQUEST:	\$0.00	DRAWDOWN ACCOUNT:	\$285.00
EXPEDITED HANDLING:	\$25.00	REFUND DUE:	\$0.00

STATE OF NEW YORK

DEPARTMENT OF STATE

I hereby certify that the annexed copy for 2647 STILLWELL AVENUE PROPERTY LLC, File Number 220923003126 has been compared with the original document in the custody of the Secretary of State and that the same is true copy of said original.



WITNESS my hand and official seal of the Department of State, at the City of Albany, on September 23, 2022.

A handwritten signature in black ink that reads 'Brendan C. Hughes'.

Brendan C. Hughes
Executive Deputy Secretary of State



APPLICATION FOR AUTHORITY OF

2647 STILLWELL AVENUE PROPERTY LLC

(Insert name of Foreign Limited Liability Company)

Under Section 802 of the Limited Liability Company Law

FIRST: The name of the foreign limited liability company is:

2647 STILLWELL AVENUE PROPERTY LLC

If the name does not contain the required words or abbreviation pursuant to Section 204 of the Limited Liability Company Law, the following words or abbreviation is added to the name for use in this state:

(Do not complete this section unless the foreign limited liability company's true name is not available pursuant to §204 of the Limited Liability Company Law.) The fictitious name under which the foreign limited liability company will do business in New York is:

(The fictitious name must contain the words "Limited Liability Company" or abbreviation "LLC" or "L.L.C.")

SECOND: The jurisdiction of organization of the foreign limited liability company is:

Delaware

The date of its organization is: 09/13/2022

THIRD: The county within New York state in which the office, or if more than one office, the principal office of the foreign limited liability company is to be located is: New York County

(A county in New York is required. Please note that the limited liability company is not required to have an actual physical office in this state.)

FOURTH: The Secretary of State is designated as agent of the foreign limited liability company upon whom process against it may be served. The address within or without this state to which the Secretary of State shall mail a copy of any process served against him or her is:

c/o Corporation Service Company
80 State Street
Albany, NY 12207-2543

FIFTH: *(Check and complete the statement that applies)*

☒ The address of the office required to be maintained in the jurisdiction of its formation is:

251 Little Falls Dr
Wilmington, Delaware 19808-1674

☐ No office is required to be maintained in the jurisdiction of its formation. The address of the principal office of the foreign limited liability company is:

SIXTH: The foreign limited liability company is in existence in its jurisdiction of formation at the time of filing of this application.

SEVENTH: The authorized officer (e.g. "Secretary of State") in its jurisdiction of its formation where a copy of its articles of organization is filed is:

Secretary of State

The address of the authorized officer is:

Division of Corporations
401 Federal Street - Suite 4
Dover, DE 19901

X Jessica Wald
(Signature)

Jessica Wald

(Type or print name)

Capacity of signer *(Check appropriate box)*:

- ☐ Member
☐ Manager
☒ Authorized Person

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "2647 STILLWELL AVENUE PROPERTY LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE NINETEENTH DAY OF SEPTEMBER, A.D. 2022.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "2647 STILLWELL AVENUE PROPERTY LLC" WAS FORMED ON THE THIRTEENTH DAY OF SEPTEMBER, A.D. 2022.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.



7026058 8300

SR# 20223560771

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature of Jeffrey W. Bullock in black ink, written over a horizontal line.

Jeffrey W. Bullock, Secretary of State

Authentication: 204426056

Date: 09-19-22

Filed with the NYS Department of State on 09/22/2022
Filing Number: 220923003126 DOS ID: 6596804

APPLICATION FOR AUTHORITY
OF

2647 STILLWELL AVENUE PROPERTY LLC

(Insert name of Foreign Limited Liability Company)

Under Section 802 of the Limited Liability Company Law

Filer's Name and Mailing Address:

Jessica Wald

Name:

Turnbridge Equities

Company, if Applicable:

4 Bryant Park, Suite 200

Mailing Address:

New York, NY 10018

City, State and Zip Code:

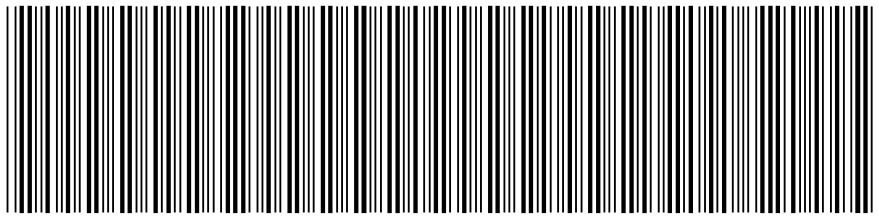
NOTES:

1. This form was prepared by the New York State Department of State for filing an application for authority for a foreign limited liability company to conduct business in New York State. It does not contain all optional provisions under the law. You are not required to use this form. You may draft your own form or use forms available at legal supply stores.
2. Attach a Certificate of Existence, Certificate of Good Standing or Certificate of Status from the official who files and maintains limited liability company records in the jurisdiction of the foreign limited liability company's formation.
3. The name of the foreign limited liability company and its date of formation provided on this document must exactly match the name of the foreign limited liability company and, if applicable, the date of formation stated in the Certificate of Existence, Certificate of Good Standing or Certificate of Status.
4. The Department of State recommends that legal documents be prepared under the guidance of an attorney.
5. The application for authority must be submitted with a **\$250** filing fee made payable to the Department of State.

(For office use only.)

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

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



2004071000028001001EE75B

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2004071000028001

Document Date: 05-21-2004

Preparation Date: 07-22-2004

Document Type: DEED

Document Page Count: 4

PRESENTER:

EXCLUSIVE TITLE AGENCY OF N.Y., INC.
207 CONNECTICUT STREET
STATEN ISLAND, NY 10307
718-966-7632
EXCTITLE@AOL.COM

RETURN TO:

ANTHONY J. CASTELLANO, P.C.
1212 WILLOWBROOK ROAD
STATEN ISLAND, NY 10314
718-982-9090

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	7247	200	Entire Lot	N/A STILLWELL AVENUE

Property Type: RESIDENTIAL VACANT LAND

Borough	Block	Lot	Unit	Address
BROOKLYN	7247	203	Entire Lot	2320 SHORE PARKWAY SR S

Property Type: RESIDENTIAL VACANT LAND

x Additional Properties on Continuation Page

CROSS REFERENCE DATA

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

PARTIES


GRANTOR/SELLER:

2647 STILLWELL AVENUE CORP.
2647 STILLWELL AVENUE
BROOKLYN, NY 11223

GRANTEE/BUYER:

M.A.A.T.T. LLC
2647 STILLWELL AVENUE
BROOKLYN, NY 11223

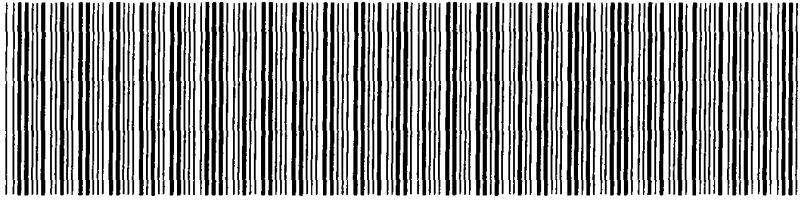
FEES AND TAXES

Mortgage			Recording Fee: \$	72.00
Mortgage Amount:	\$	0.00	Affidavit Fee: \$	0.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax Filing Fee:	
Exemption:			Ref.No. 2004071000028001 PREPAID	
TAXES: County (Basic):			NYS Real Estate Transfer Tax:	
	\$	0.00	Ref.No. 2004071000028001 PREPAID	
City (Additional):	\$	0.00	RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK  Recorded/Filed 12-03-2004 16:56 City Register File No.(CRFN): 2004000749131	
Spec (Additional):	\$	0.00		
TASF:	\$	0.00		
MTA:	\$	0.00		
NYCTA:	\$	0.00		
Additional MRT:	\$	0.00		
TOTAL:	\$	0.00		

NYC HPD Affidavit in Lieu of Registration Staten

Annette McMill
City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2004071000028001001CE5DB

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 6

Document ID: 2004071000028001

Document Date: 05-21-2004

Preparation Date: 07-22-2004

Document Type: DEED

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	7247	205	Entire Lot	N/A SHORE PARKWAY
Property Type: RESIDENTIAL VACANT LAND				
Borough	Block	Lot	Unit	Address
BROOKLYN	7247	206	Entire Lot	N/A SHORE PARKWAY
Property Type: RESIDENTIAL VACANT LAND				
Borough	Block	Lot	Unit	Address
BROOKLYN	7247	211	Entire Lot	N/A SHORE PARKWAY
Property Type: RESIDENTIAL VACANT LAND				
Borough	Block	Lot	Unit	Address
BROOKLYN	7247	213	Entire Lot	N/A SHORE PARKWAY
Property Type: RESIDENTIAL VACANT LAND				

NY2005 - Bargain and Sale Deed, with Covenant against Grantor's Acts - Individual or Corporation (Single Sheet)

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

THIS INDENTURE, made the 21st day of May in the year 2004
BETWEEN 2647 STILLWELL AVENUE CORP.
with an office at 2647 Stillwell Avenue, Brooklyn, NY 11223

party of the first part, and

M.A.A.T.T. LLC
with an office at 2647 Stillwell Avenue, Brooklyn, NY 11223

party of the second part, and

WITNESSETH, that the party of the first part, in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BEING BOUNDED AND DESCRIBED ON SCHEDULE "A" ATTACHED HERETO AND MADE PART HEREOF

PREMISES MORE COMMONLY KNOWN AS 2647 STILLWELL AVENUE, BROOKLYN, NY 11223

THIS CONVEYANCE IS MADE IN THE REGULAR COURSE OF BUSINESS WITH THE CONSENT OF THE STOCK HOLDERS.

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

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" when ever the sense of this indenture so requires.

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

IN PRESENCE OF:

2647 STILLWELL AVENUE CORP

by:

Angela Paolino

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

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

On the 21st day of May in the year
2004, before me, the undersigned, personally
appeared, Angela Paolino
X [Signature]
X, personally known to me or proved to me on
the basis of satisfactory evidence to be the
individual(s) whose name(s) is (are) subscribed
to the within instrument and acknowledged to
me that he/she/they executed the same in
his/her/their capacity(ies), and that by
his/her/their signature(s) on the instrument, the
individual(s), or the person upon behalf of which
the individual(s) acted, executed the instrument

John P. Bertolotti
Notary Public

JOHN P. BERTOLOTTI
Notary Public, State of New York
No. 43-4828742
Qualified in Richmond County
Commission Expires March 30, 2006

STATE OF NEW YORK)
COUNTY OF) ss.:

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

Notary Public

State (or District of Columbia, Territory, or Foreign Country) of _____

On the 21st day of May in the year 2004, before me, the undersigned, personally appeared,
Angela Paolino, personally known to me or proved to me on the basis of
satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s),
or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance
before the undersigned in the

JOHN P. BERTOLOTTI
Notary Public, State of New York
No. 43-4828742
Qualified in Richmond County
Commission Expires March 30, 2006

(insert the City or other political subdivision)

(and insert the State or County or other place the acknowledgment was
taken)

(Signature and office of individual taking acknowledgment)

BARGAIN AND SALE DEED
with Covenant against Grantors Acts

Title No.

SECTION
BLOCK 7247
LOTS 200, 203, 205, 206, 211 & 213

COUNTY OR TOWN KINGS

2647 STILLWELL AVENUE CORP.

STREET ADDRESS
2647 Stillwell Avenue
Brooklyn, NY 11223

TO

M.A.A.T.T. LLC

Record and Return to:
Anthony J. Castellano, P.C.
1212 Willowbrook Road
Staten Island, NY 10314

2647 STILLWELL AVENUE

SCHEDULE A — Description

TITLE NO 93-04-260087

SECTION 21 BLOCK 7247 LOTS 200, 203, 205 & 206 ON THE TAX MAP OF KINGS COUNTY
=====

AMENDED

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

BEGINNING at a point on the easterly side of Stillwell Avenue, where it is intersected by the southerly side of Shore Parkway;

RUNNING THENCE southerly along the easterly side of Stillwell Avenue, 96.67 feet to the southwesterly corner of Lot 51 as shown on a certain map entitled "Amended Map of South Part of Ocean Park, Property of the Lower Bay View Realty Co., E.W. Lister, C.E. & C.S., filed in Registers Office, Kings County, 12/29/1909, as Map # 1112B;

THENCE southeasterly along the southerly side of Lots 51, 50, 49, 48, 47, 46 and 45 in Block 7225, as shown on said map 151.18 feet to the southeasterly side of Lot 46;

THENCE northeasterly along the southerly side of Lot 45 in Block 7225, 50.00 feet;

THENCE easterly, and still along the southerly side of Lot 45, 60.96 feet to the westerly side of West 13th Street;

THENCE easterly, 30 feet to the centre line of West 13th Street;

THENCE northerly along said center line of West 13th Street, 62.78 feet to the southerly side of Shore Parkway.

THENCE northwesterly along the southerly side of Shore Parkway, 248.38 feet to the easterly side of Stillwell Avenue, to the point or place of BEGINNING.

Except such parts of land described herein as was taken for the opening of the Shore Parkway Cucumfecnential Parkway.

PAGE 1

Page 1

2647 STILLWELL AVENUE

SCHEDULE A -- Description

TITLE NO 93-04-260087

SECTION 21 BLOCK 7247 LOTS 211 & 213 ON THE TAX MAP OF KINGS COUNTY
=====

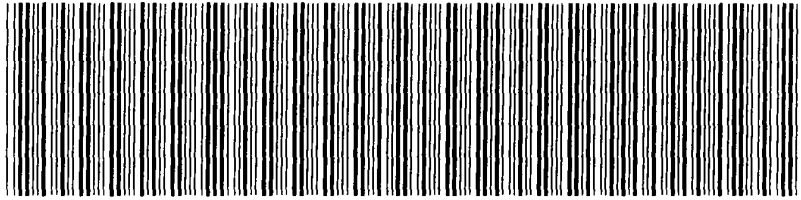
ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, City and State of New York designated on the Tax Map of the City of New York for the Borough of Brooklyn on Block 7247 Lots 211 & 213 as said Tax Map as on September 28, 1953.

Excluded are all lands outshore of the bulkhead line of Coney Island Creek and only and all lands out shore of the high waterline of said Creek.

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Page 1

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SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2004071000028001

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Document Type: DEED

SUPPORTING DOCUMENTS SUBMITTED:

RP - 5217 REAL PROPERTY TRANSFER REPORT

Page Count

1

FOR CITY USE ONLY

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

C3. Book OR C4. Page

C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

PROPERTY INFORMATION

1. Property Location 2647 Stillwell Avenue Brooklyn 11223
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name M.A.A.T.I. LLC
 LAST NAME / COMPANY FIRST NAME

 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)

 LAST NAME / COMPANY FIRST NAME

 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 6 # of Parcels OR ☐ Part of a Parcel

4A. Planning Board Approval - N/A for NYC
 4B. Agricultural District Notice - N/A for NYC

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐
 7. New Construction on Vacant Land ☐

8. Seller Name
 LAST NAME / COMPANY FIRST NAME

 LAST NAME / COMPANY FIRST NAME

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

A ☐ One Family Residential C ☐ Residential Vacant Land E ☐ Commercial G ☐ Entertainment / Amusement I ☐ Industrial
 B ☐ 2 or 3 Family Residential D ☐ Non-Residential Vacant Land F ☐ Apartment H ☐ Community Service J ☐ Public Service

SALE INFORMATION

10. Sale Contract Date N/A
 Month Day Year

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

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

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

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

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

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

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

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

BKlyn - B. 7247 Lots 200, 203, 205, 206, 211, 213

CERTIFICATION

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

BUYER

BUYER SIGNATURE

DATE

BUYER'S ATTORNEY

LAST NAME

FIRST NAME

STREET NUMBER

STREET NAME (AFTER SALE)

AREA CODE

TELEPHONE NUMBER

SELLER

SELLER SIGNATURE

DATE

2647 Stillwell Ave
 STREET NUMBER STREET NAME (AFTER SALE)

Brooklyn N.Y. 11223
 CITY OR TOWN STATE ZIP CODE

ACCESS AGREEMENT

ACCESS AGREEMENT made as of this 22 day of September 2022, by and between M.A.A.T.T. LLC ("**Grantor**"), and 2647 Stillwell Avenue Property LLC ("**Grantee**").

WHEREAS, Grantor owns the real property located at 2647 Stillwell Avenue, Brooklyn, New York 11223 and further identified as Block 7247, Lots 200, 203, 205, 206, 211 & 213, New York, together with the building and improvements thereon ("**Grantor's Property**"); and

WHEREAS, Grantor and Grantee have entered into a contract for the sale of Grantor's Property to Grantee; and

WHEREAS, Grantee is applying to have Grantor's Property accepted into the New York State Brownfield Cleanup Program ("**BCP**") with Grantee identified as a Volunteer pursuant to the BCP; and

WHEREAS, following admission of Grantor's Property to the BCP with Grantee identified as a Volunteer, and prior to the closing of the sale of Grantor's Property to Grantee, Grantee may require access to Grantor's Property to carry out investigatory, remedial and other related tasks required by the BCP (collectively, the "**Work**"); and

WHEREAS, Grantor desires to grant Grantee such access.

NOW, THEREFORE, in consideration of the foregoing and for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor and Grantee agree as follows:

1. Grantor hereby grants reasonable access and a license upon, into, under or through Grantor's Property for the purpose of the entry thereon by Grantee, its agents, employees, architects, engineers, contractors and consultants (collectively, the "**Grantee Related Parties**") and each a "**Grantee Related Party**"), vehicles, equipment and materials required by Grantee to satisfy tasks and obligations required by any Brownfield Cleanup Agreement entered into between Grantee and the New York State Department of Environmental Conservation. In the event that an environmental easement is required as a condition of the Brownfield Cleanup Agreement, Grantor will cooperate with Grantee in recording the easement.

2. Grantee Related Parties shall perform the Work in a workmanlike manner and in accordance with industry standards and in accordance with applicable laws, rules and regulations. The rights granted pursuant to paragraph 1 of this Agreement are nonexclusive, it being understood and agreed that Grantor, its agents, employees, workers, contractors and tenants will have full authority to come upon and have unfettered access to Grantor's Property during the performance of the Work. The performance of the Work will not interfere unreasonably with the quiet enjoyment of Grantor's Property. Grantor agrees that it will use commercially reasonable efforts to avoid unreasonable interference with Grantee's exercise of its rights hereunder.

3. All of the foregoing activities shall be performed at Grantee's sole cost and expense.

4. Grantee shall provide reasonable notice to Grantor, but in no event less than 72 hours, prior to Grantee's need for access to Grantor's Property to perform the Work, provided, however, that shorter notice may be required in the event of an emergency.

5. Grantee shall be responsible for obtaining all federal, state or local governmental approvals and providing all notices in relation to the Work.

6. If upon completion of the activities requiring access to Grantor's Property title to Grantors' Property has not yet passed to Grantee, Grantee and/or Grantee Related Parties shall promptly remove all materials and restore Grantor's Property substantially to the condition it was in prior to such activities, subject to any required institutional controls and environmental easements required by the BCP.

7. This Agreement shall be governed by and construed in accordance with the laws of the State of New York. Any proceedings initiated by either party to enforce the terms of or otherwise related to this Agreement shall be brought in the Supreme Court, State of New York.

IN WITNESS WHEREOF, this Agreement has been executed by Grantor and Grantee and is effective as of the date set forth above.

GRANTOR:

By: 
Name: Thomas Paolino
Title: Manager

GRANTEE:

By: 
Name: RYAN NELSON
Title: AUTHORIZED SIGNATOR

1. PROPERTY KNOWN AND DESIGNATED AS LOTS 200, 203, 205, 206, 211 & 213, BLOCK 7247 AS SHOWN ON THE NEW YORK CITY DIGITAL TAX MAP WITH AN EFFECTIVE DATE OF 07/23/2019.
2. AREA: 81,535± S.F. OR 1.8718± AC.
3. THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

4. THIS SURVEY WAS PREPARED WITH REFERENCE A TITLE COMMITMENT REPORT PREPARED BY KENSINGTON VANGUARD NATIONAL LAND SERVICES OF NY, LLC, AGENT FOR STEWART TITLE INSURANCE COMPANY, TITLE NO. 5120777-S-NY-MP-MS-C, HAVING AN EFFECTIVE DATE OF MAY 13, 2022 WHERE THE FOLLOWING SURVEY RELATED ITEMS APPEAR IN SCHEDULE B:

- 5 SEWER DRAINAGE MAPS FILED RECORDED IN JANUARY 26, 1977 [MAP NOT PROVIDED, NOT REVIEWED]

- 6 DECLARATION OF ZONING LOT RESTRICTIONS RECORDED FEBRUARY 18, 2010 AS CRFN
2010000056330 [BLANKET, NOT PLOTTABLE]

- 7 POLICY WILL EXCEPT ANY LOSS OR DAMAGE BY REASON OF THE COVENANT CONTAINED IN THE DEED GIVEN BY THE CITY OF NEW YORK DECEMBER 28, 1977 RECORDED IN REEL 967, PAGE 80. (LOT 211), WHICH LIMITS ANY CONDEMNATION AWARD TO \$1.00 FOR A TAKING OF A PORTION OF THE PREMISES LYING IN THE BED OF ANY STREET ABUTTING THE PREMISES, AS SHOWN ON THE PRESENT CITY MAP [BLANKET, NOT PLATTABLE]

- 8 POLICY WILL EXCEPT ANY LOSS OR DAMAGE BY REASON OF THE COVENANT CONTAINED IN THE DEED GIVEN BY THE CITY OF NEW YORK JULY 28, 1976 RECORDED IN REEL 861, PAGE 1843. (LOT 213), WHICH LIMITS ANY CONDEMNATION AWARD TO \$1.00 FOR A TAKING OF A PORTION OF THE PREMISES LYING IN THE BED OF ANY STREET ABUTTING THE PREMISES, AS SHOWN ON THE PRESENT CITY MAP **[BLANKET, NOT PLOTTABLE]**

- 9 NO TITLE IS INSURED TO ANY LAND LYING BELOW THE HIGH WATER LINE OF CONEY ISLAND CREEK, ITS ARMS, BRANCHES AND TRIBUTARIES BY WHATEVER NAME CALLED, AS THE SAME NOW EXISTS OR FORMERLY EXISTED [BLANKET, NOT PLOTTABLE]

- 10 EXCEPT THE RIGHTS OF THE UNITED STATES GOVERNMENT, THE STATE OF NEW YORK AND THE CITY OF NEW YORK OR ANY OF THEIR DEPARTMENTS OR AGENCIES TO REGULATE AND CONTROL THE USE OF THE PIERS, BULKHEAD, LAND UNDER WATER AND LAND ADJACENT THERETO [BLANKET, NOT PLOTTABLE]

- 11 VARIATIONS BETWEEN TAX MAP AND RECORD DESCRIPTION [BLANKET STATEMENT BY TITLE COMPANY]

5. BY GRAPHIC PLOTTING, PROPERTY IS PARTIALLY LOCATED IN FLOOD HAZARD ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD) AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND ARE PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND PARTIALLY LOCATED IN FLOOD HAZARD ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, HAVING A BASE FLOOD ELEVATION OF 10 IN NGVD 28 DATUM (ELEVATION 9 IN NAVD 88 DATUM) AS IDENTIFIED ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) NO. 3604970353F, MAP REVISED SEPTEMBER 5, 2007.

- PRELIMINARY FLOOD MAP 3604970353G, DATED JANUARY 30, 2015 HAS THE PROPERTY ALSO BEING PARTIALLY LOCATED IN FLOOD HAZARD ZONE AREA OF 1% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AND PARTIALLY LOCATED IN FLOOD HAZARD ZONE AE, HAVING A BASE FLOOD ELEVATION OF 11 IN NAVD 88 DATUM.

6. THE LOCATION AND EXTENTS OF UNDERGROUND VAULTS & TANKS, IF ANY EXIST, HAVE NOT BEEN DETERMINED BY THE SURVEYOR.

7. FILED MAP LOT LINES SHOWN PER REFERENCE MAP NO. 2 AND TITLE REPORT AND FURTHER REFER TO A MAP ENTITLED "AMENDED MAP OF SOUTH PART OF OCEAN PARK, PROPERTY OF THE LOWER BAY VIEW REALTY CO., E.W. LISTER, C.E. & L.S., FILED IN THE REGISTERS OFFICE OF THE COUNTY OF KINGS ON 12/29/1909 AS MAP #1112B. MAP NOT PROVIDED BY THE TITLE COMPANY.

8. SITE IS UTILIZED AS A SALVAGE YARD AND AREA FOR STORAGE MATERIALS. ACCESS WAS LIMITED.

9. APPROXIMATELY 55 FEET OF THE AREA TO THE NORTH IS BEING UTILIZED BY THE SALVAGE AREA AND ENCROACHES ONTO THE LANDS OF THE BELT PARKWAY.

- ADDITIONALLY, APPROXIMATELY 22'+ FEET OF THE AREA TO THE SOUTH (DRIVE AREA) IS BEING UTILIZED BY THE CONCRETE YARD AND ENCROACHES ONTO LOT 1, BLOCK 7247 (CONEY ISLAND CREEK).

10. THERE ARE 9 PARKING SPACES, 8 OF WHICH ARE LOCATED WITHIN THE BELT PARKWAY RIGHT OF WAY

1. BOROUGH OF BROOKLYN, BOROUGH PRESIDENTS OFFICE, TOPOGRAPHICAL BUREAU, FINAL SECTION MAP #109, DATED 3/24/1977.
2. SURVEY OF BLOCK 7247, LOTS 200, 203, 205, 206, 211, 213, PREPARED BY McELROY & EATON, LAND SURVEYORS, DATED JULY 14, 1993.
3. HISTORICAL TAX MAPS PROVIDED BY TITLE COMPANY, UNDATED.

AS TO LOTS 200, 203, 205 AND 206:

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

BEGINNING AT A POINT ON THE EASTERLY SIDE OF STILLWELL AVENUE, WHERE IT IS INTERSECTED BY THE SOUTHERLY SIDE OF SHORE PARKWAY;

RUNNING THENCE SOUTHERLY ALONG THE EASTERLY SIDE OF STILLWELL AVENUE, 96.67 FEET TO THE SOUTHWESTERLY CORNER OF LOT 51 AS SHOWN ON A CERTAIN MAP ENTITLED, AMENDED MAP OF SOUTH PART OF OCEAN PARK, PROPERTY OF THE LOWER BAY VIEW REALTY CO., E.W. LISTER, C.E. & C.S., FILED IN REGISTERS OFFICE, KINGS COUNTY, 12/29/1909, AS MAP # 1112B:

THENCE SOUTHEASTERLY ALONG THE SOUTHERLY SIDE OF LOTS 51, 50, 49, 48, 47, 46 AND 45 IN BLOCK 7225, AS SHOWN ON SAID MAP 151.18 FEET TO THE SOUTHEASTERLY SIDE OF LOT 46:

THENCE NORTHEASTERLY ALONG THE SOUTHERLY SIDE OF LOT 45 IN BLOCK 7225, 50.00 FEET;

THENCE EASTERLY, AND STILL ALONG THE SOUTHERLY SIDE OF LOT 45, 60.96 FEET TO THE WESTERLY SIDE WEST 13TH STREET;

THENCE EASTERLY, 30 FEET TO THE CENTER LINE OF WEST 13TH STREET:

THENCE NORTHERLY ALONG SAID CENTER LINE OF WEST 13TH STREET, 62.78 FEET TO THE SOUTHERLY SID
OF SHORE PARKWAY:

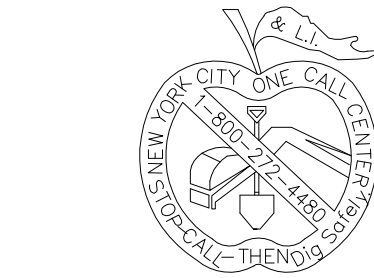
THENCE NORTHWESTERLY ALONG THE SOUTHERLY SIDE OF SHORE PARKWAY, 248.38 FEET TO THE EASTERN
SIDE OF STILLWELL AVENUE, TO THE POINT OR PLACE OF BEGINNING.

EXCEPT SUCH PARTS OF LAND DESCRIBED HEREIN AS WAS TAKEN FOR THE OPENING OF THE SHORE PARKWAY ALL DISTANCES BEING MORE OR LESS.

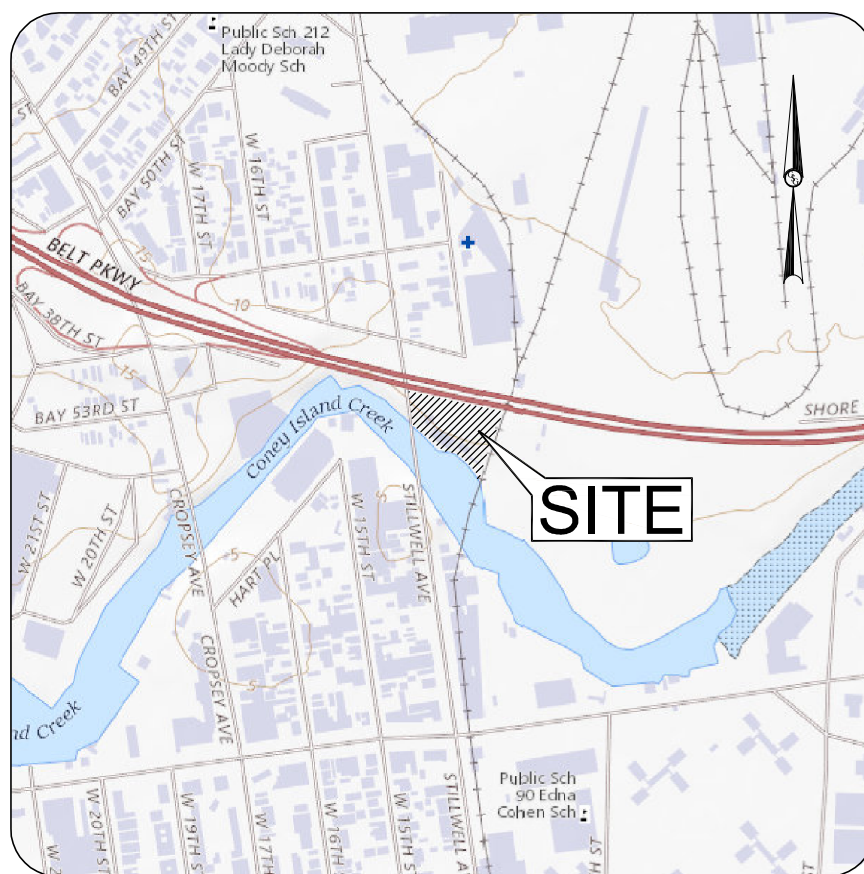
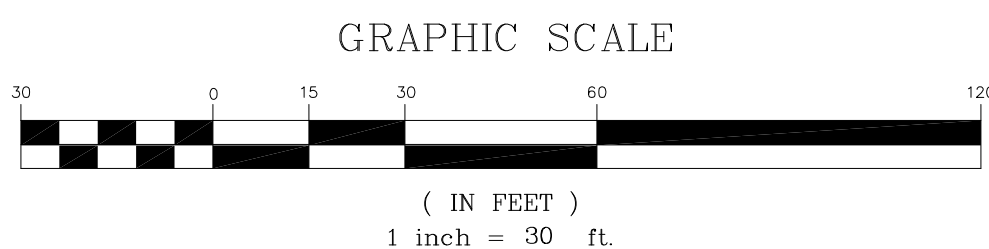
AS TO LOTS 211 AND 213:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, CITY AND STATE OF NEW YORK DESIGNATED ON THE TAX MAP OF THE CITY OF NEW YORK FOR THE BOROUGH OF BROOKLYN IN BLOCK 7247 LOTS 211 AND 213 AS SAID TAX MAP EXISTED ON SEPTEMBER 28, 1953.


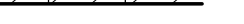



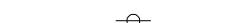
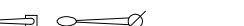

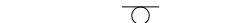
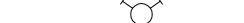

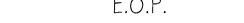

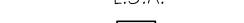
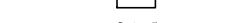



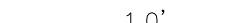




EXCLUDED ARE ALL LANDS OUTSHORE OF THE BULKHEAD LINE OF CONEY ISLAND CREEK AND ALL LANDS ON THE LANDWARD SHORE OF THE HIGH WATERLINE OF SAID CREEK.



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS,
DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE.



MAP LEGEND

- | | |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
|  | APPROX. LOCATION PROPERTY LINE |
|  | FILLED MAP LOT LINE (SEE NOTE 9) |
|  | FENCE |
|  | EXIST. BUILDING FOOTPRINT AT
GROUND LEVEL & DOORWAY |
|  | TAX MAP DISTANCE |
|  | FILLED MAP LOT NUMBER (SEE NOTE 9) |
|  | OVERHEAD WIRES |
|  | UTILITY POLE |
|  | UTILITY POLE/LIGHT POLE |
|  | INLET |
|  | MANHOLE |
|  | SIGN |
|  | HYDRANT |
|  | DEPRESSED CURB |
|  | EDGE OF PAVEMENT |
|  | BOLLARD |
|  | LANDSCAPED AREA |
|  | PARKING SPACE COUNT |
|  | CHAIN LINK FENCE |
|  | METAL COVER |
|  | STEEL FACED CONC. CURB |
|  | METAL GUIDE RAIL |
|  | TITLE REPORT PARCEL |
|  | DENOTES OFFSET OF STRUCTURE AT GROUND
LEVEL RELATIVE TO PROPERTY LINE |
|  | TITLE REPORT EXCEPTION NUMBER |

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

No.	DESCRIPTION OF REVISION	DRAWN:	DATE
<p>ALTA/NSPS LAND TITLE SURVEY LOTS 200, 203, 205, 206, 211 & 213, BLOCK 7247 2647 STILLWELL AVENUE @ BELT PARKWAY BOROUGH OF BROOKLYN COUNTY OF KINGS CITY & STATE OF NEW YORK</p>			
<p>GALLAS SURVEYING GROUP</p>		<p>2865 U.S. ROUTE 1 NORTH BRUNSWICK, NJ 08902 TELE: 732-422-6700 FAX: 732-940-8786 www.gallassurvey.com</p>	
DATE	SCALE	DRAWN:	CHECKED:
01-05-2015	1"=30'	R.S.E./J.L.A.S.	G.S.G.
FIELD DATE	FIELD BOOK	PAGE	FIELD CREW
12-08-2014 08-18-2022	38 39 -	90 100 -	J.V./M.C./P.P. C.K./C.M.
FILE NO.:	DRAWING NAME/SHEET NO.		
G14242	G14242.01.DWG		1 of 1

TO:

- TBE RE ACQUISITION CO II LLC, A DELAWARE LIMITED LIABILITY COMPANY
- STEWART TITLE INSURANCE COMPANY
- KENSINGTON VANGUARD NATIONAL LAND SERVICES OF NY, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 9, 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 18, 2022.

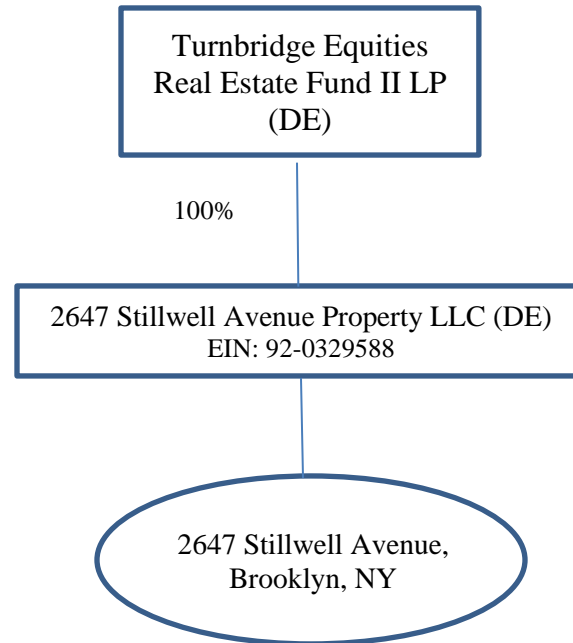
NOT VALID UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL

GREGORY S. GALLAS
NEW YORK PROFESSIONAL LAND SURVEYOR #50124

08-29-20

ATTACHMENT B
BCP REQUESTOR-MEMBER ORG CHART

2647 Stillwell Avenue
Organizational Chart



ATTACHMENT C
DATA SUMMARY TABLES AND FIGURES

Phase II Subsurface Investigation

Soil Data Summary Table

2647 Stillwell Avenue

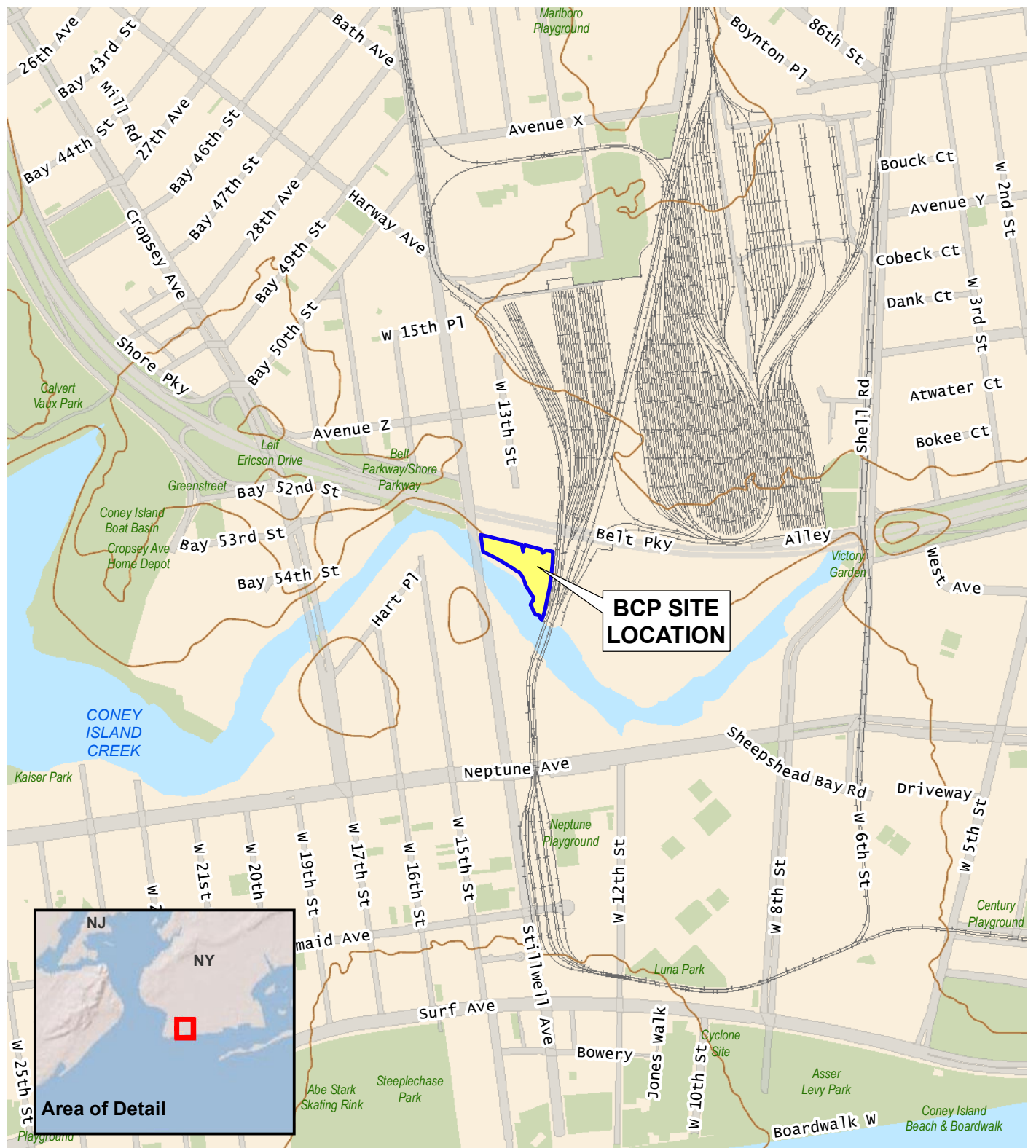
Brooklyn, NY

Analytes > RRSCOs	Detections > CSCOs	Maximum Detection (ppm)	CSCO (ppm)	Depth (ft bgs)
1,2,4-Trimethylbenzene	1	270	190	2-4
Benzo[a]pyrene	5	2.6	1	2-4 and 8-10
Arsenic	1	31	16	1-3
Barium	1	570	400	8-10
Reference: 2647 Stillwell Avenue, Brooklyn, New York - Subsurface (Phase II) Investigation, AKRF, Inc., June 2015.				

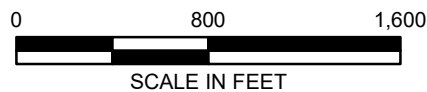
Phase II Subsurface Investigation
Groundwater Data Summary Table
2647 Stillwell Avenue
Brooklyn, NY

Analytes > AWQSGVs	Detections > AWQSGVs	Maximum Detection (ppb)	AWQSGV (ppb)
1,2,4,5-Tetramethylbenzene	1	5.5	5
1,2,4-Trimethylbenzene	2	46	5
1,3,5-Trimethylbenzene	2	15	5
Acetone	1	110	50
Arsenic (Total)	2	38.9	25
Barium (Total)	1	1,140	1,000
Benzene (Total)	1	8.4	1
Benzo(a)anthracene	1	0.08	0.002
Benzo(a)pyrene	1	0.11	ND
Benzo(b)fluoranthene	1	0.1	0.002
Bis(2-Ethylhexyl)phthalate	2	120	5
Cadmium (Total)	2	9.5	5
Chromium (Total)	2	258.6	50
Chrysene (Total)	2	0.67	0.002
Ethylbenzene	2	19	5
Isopropylbenzene	1	5.2	5
Lead (Total)	4	996	25
Methyl tert butyl ether	2	15	10
Naphthalene	1	59	10
o-Xylene	2	26	5
p/m-Xylene	2	81	5
Styrene	1	7.3	5
Toluene	1	16	5
Xylenes, Total	3	87	5
Reference: 2647 Stillwell Avenue, Brooklyn, New York - Subsurface (Phase II) Investigation, AKRF, Inc., June 2015.			

©2022 AKRF WAP projects/20241 - TBE RE 2647 STILLWELL TechnicalGIS and Graphics/SAR/BCP app/20241 Fig. 1 BCP Site Location.mxd/9/27/2022 6:04:12 PM iszallus



Service Layer Credits: USGS The National Map: 3d Elevation Program, Data Refreshed July, 2021



440 Park Avenue South, New York, NY 10016

2647 Stillwell Avenue
Brooklyn, New York

BCP SITE LOCATION

DATE

9/27/2022

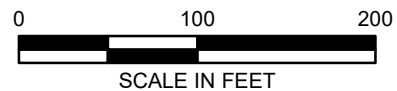
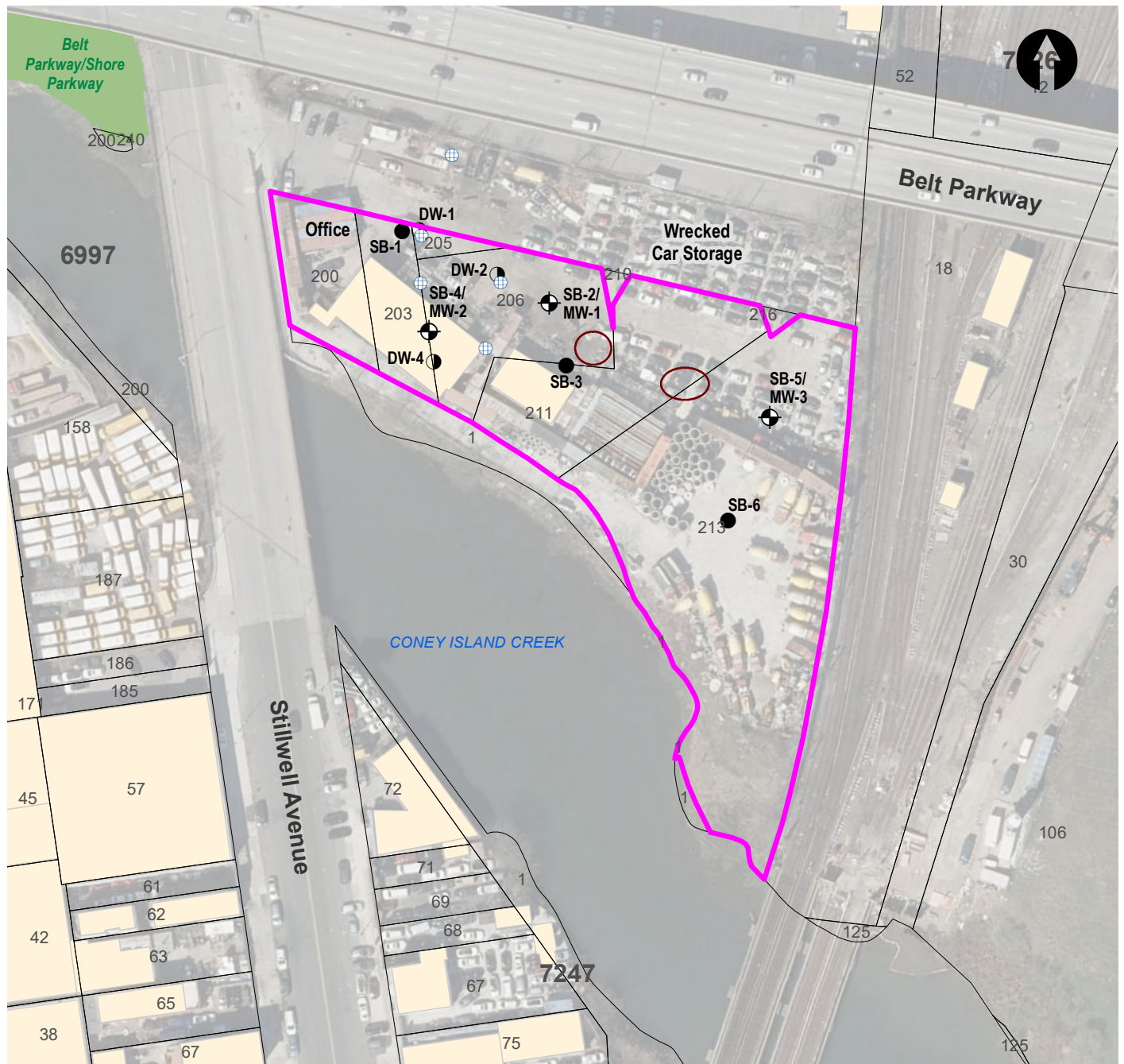
PROJECT NO.

220241








FIGURE

1

©2022 AKRF WAP projects\20241 - TBE\RE 2647 STILLWELL\Technical\GIS and Graphics\SAR\BCP app\20241 Fig 2 Site Plan and Sampling Locations.mxd/28/2022 1:35:27 PM iszalus



LEGEND

- | | | | |
|-------------------------------------------------------------------------------------|---------------------------------|---------------------------------------------------------------------------------------|--------------------------|
|  | PROJECT SITE BOUNDARY |  | CATCH BASIN |
|  | LOT BOUNDARY AND TAX LOT NUMBER |  | SOIL BORING LOCATION |
| 7247 | BLOCK NUMBER |  | MONITORING WELL LOCATION |
|  | BUILDING |  | DRYWELL LOCATION |

Aerial Source:
2020 New York State ITS GIS Orthoimagery.

Map Source:
NYC DCP (NYC Dept. of City Planning) GIS database.



440 Park Avenue South, New York, NY 10016

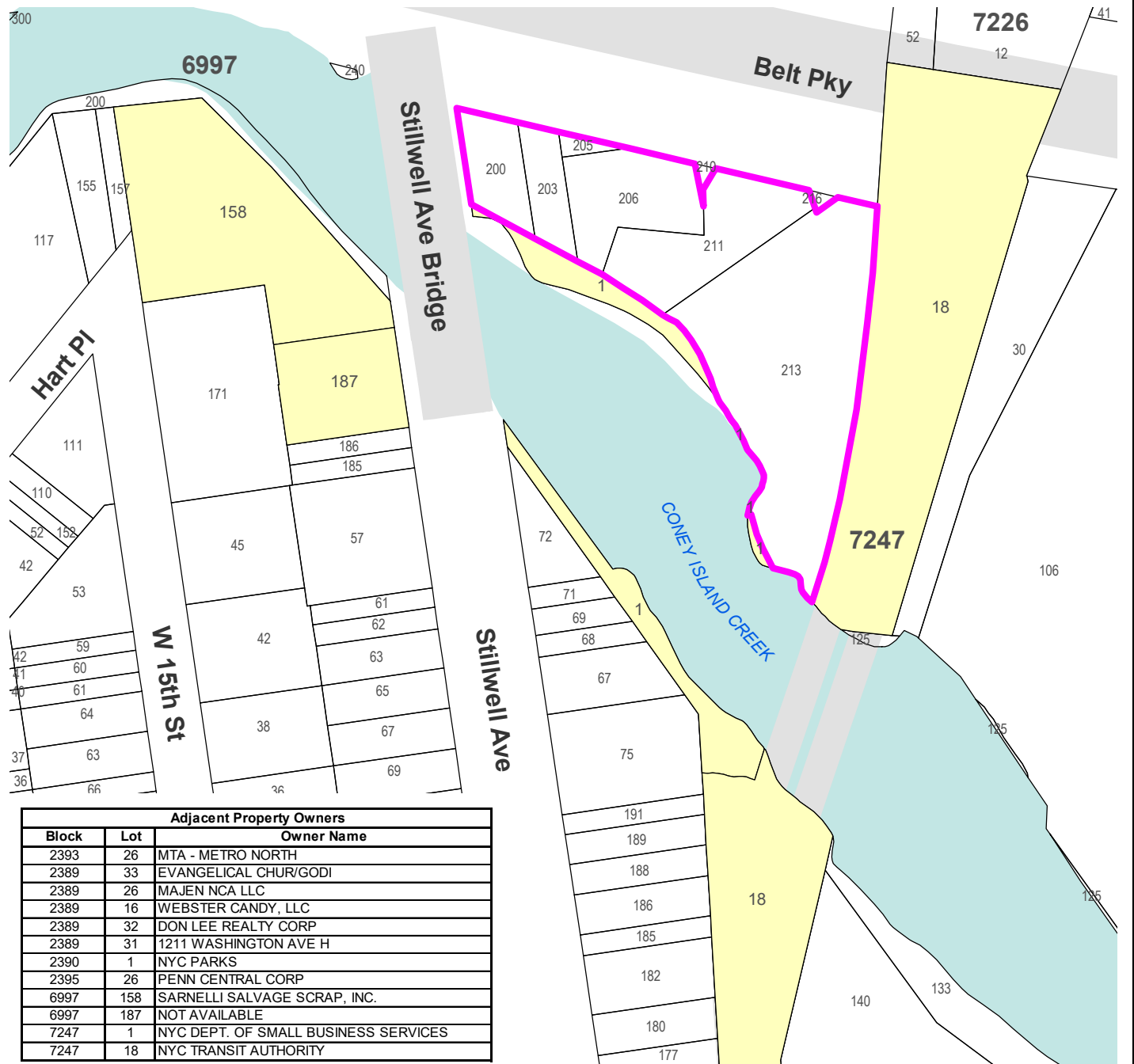
2647 Stillwell Avenue
Brooklyn, New York

SITE PLAN AND SAMPLING LOCATIONS

DATE
9/28/2022

PROJECT NO.
220241

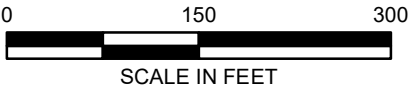
FIGURE
2



Map Source:
NYC DCP (NYC Dept. of City Planning) GIS database

LEGEND

- PROJECT SITE BOUNDARY
- ADJACENT PROPERTY
- LOT BOUNDARY AND TAX LOT NUMBER
- 7247** BLOCK NUMBER
- WATER



440 Park Avenue South, New York, NY 10016

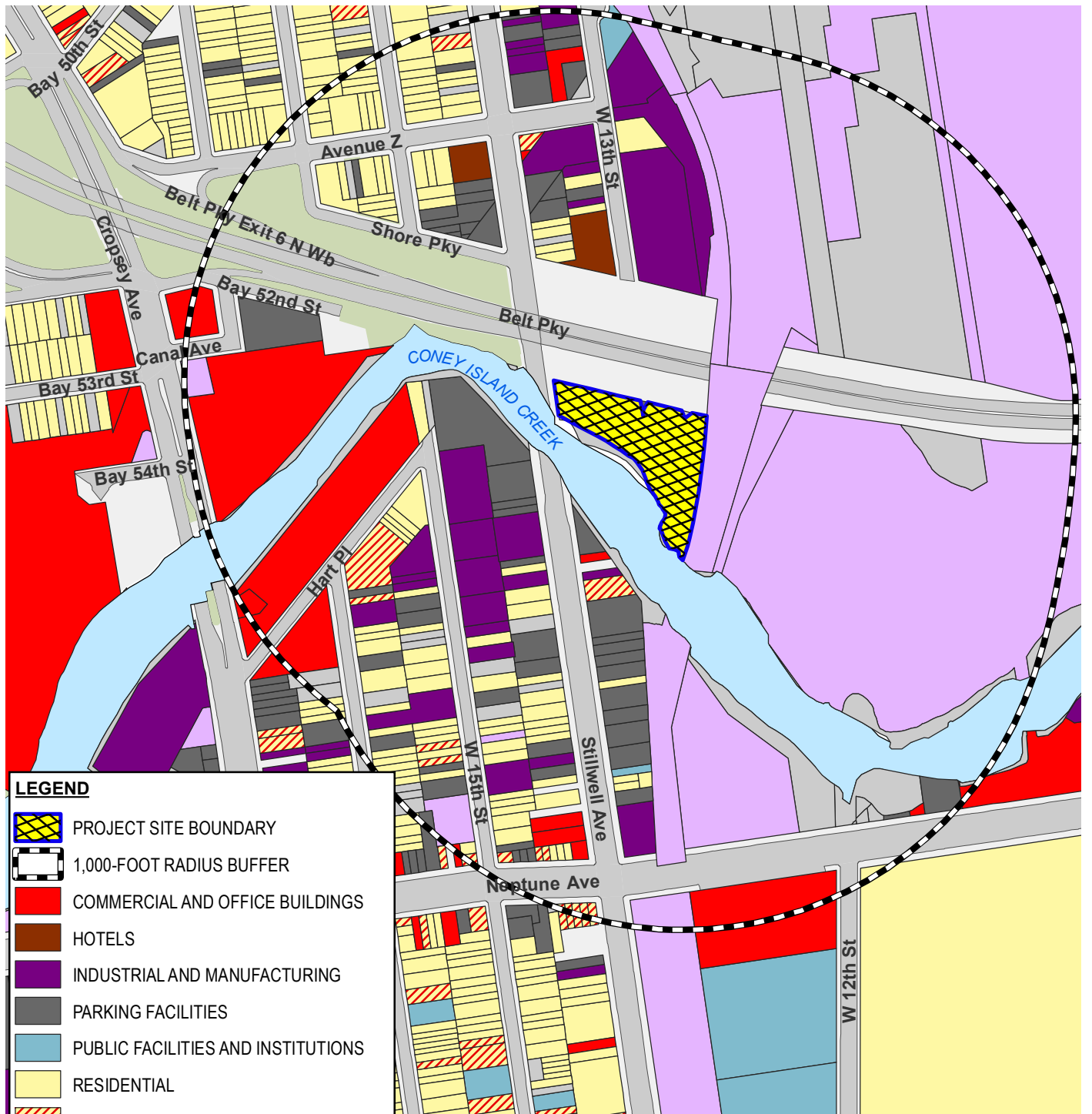
2647 Stillwell Avenue
Brooklyn, New York

TAX MAP

DATE
10/6/2022
















PROJECT NO.
220241

FIGURE
3



Map Source:
NYC DCP (NYC Dept. of City Planning) GIS database

LEGEND

-  PROJECT SITE BOUNDARY
-  1,000-FOOT RADIUS BUFFER
-  COMMERCIAL AND OFFICE BUILDINGS
-  HOTELS
-  INDUSTRIAL AND MANUFACTURING
-  PARKING FACILITIES
-  PUBLIC FACILITIES AND INSTITUTIONS
-  RESIDENTIAL
-  RESIDENTIAL WITH COMMERCIAL BELOW
-  TRANSPORTATION AND UTILITY
-  VACANT LAND
-  VACANT BUILDING
-  UNDER CONSTRUCTION
-  OPEN SPACE
-  HYDROGRAPHY - WATER

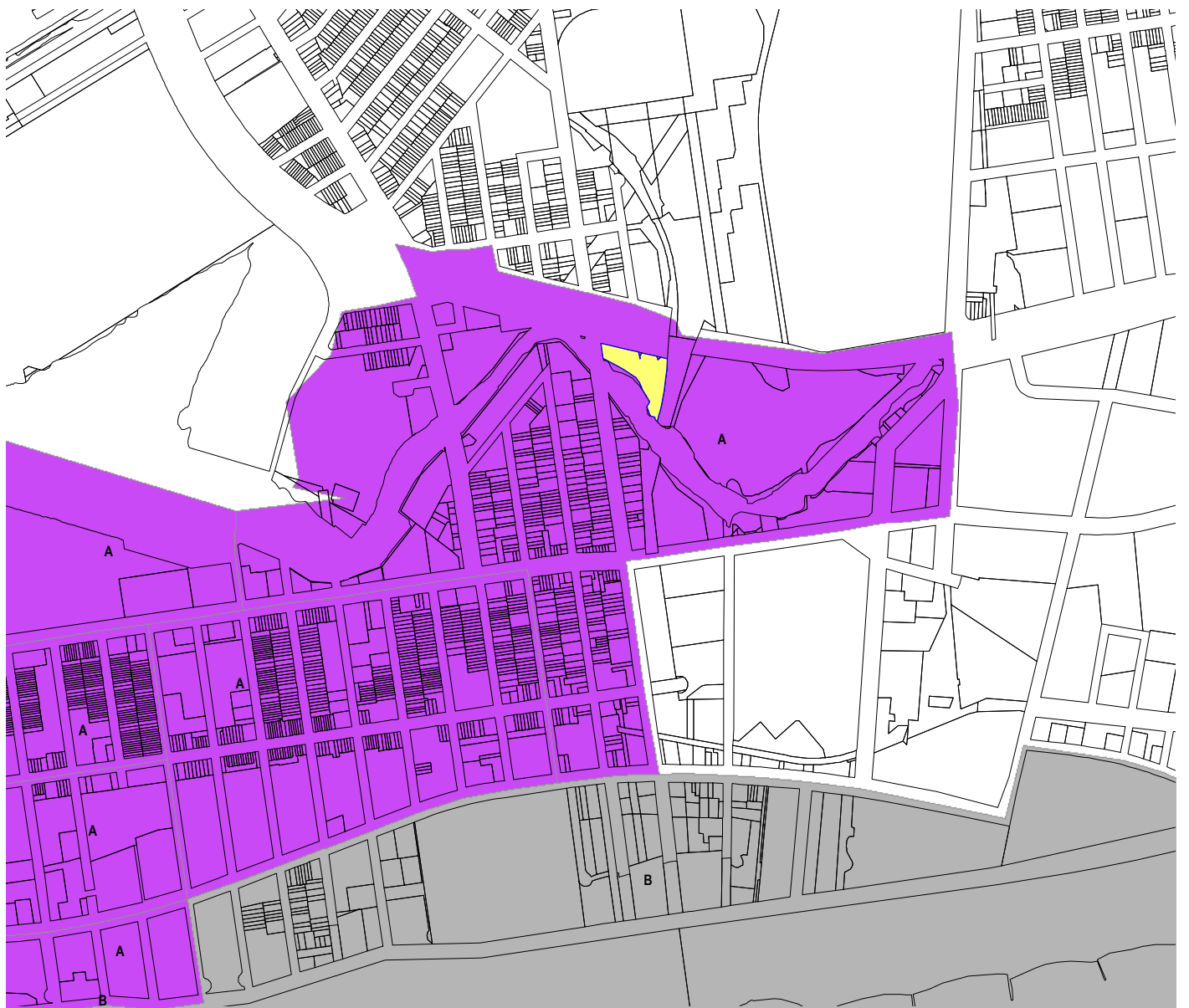


440 Park Avenue South, New York, NY 10016


2647 Stillwell Avenue
Brooklyn, New York


SURROUNDING LAND USE


DATE 9/28/2022
PROJECT NO. 220241
FIGURE 4




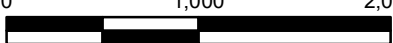
LEGEND

 PROJECT SITE BOUNDARY

 LOT BOUNDARY

 CRITERIA A, Y - INDICATOR FOR CENSUS TRACT HAVING A "POVERTY RATE OF AT LEAST 20% AND UNEMPLOYMENT RATE OF AT LEAST 125% THE STATEWIDE UNEMPLOYMENT RATE." 'Y' INDICATES THAT THE CENSUS TRACT MEETS THIS CRITERIA

 CRITERIA B, Y - INDICATOR FOR CENSUS TRACT HAVING A "POVERTY RATE OF AT LEAST 2 TIMES THE POVERTY RATE FOR THE COUNTY." 'Y' INDICATES THAT THE CENSUS TRACT MEETS THIS CRITERIA.

0 1,000 2,000

SCALE IN FEET



440 Park Avenue South, New York, NY 10016

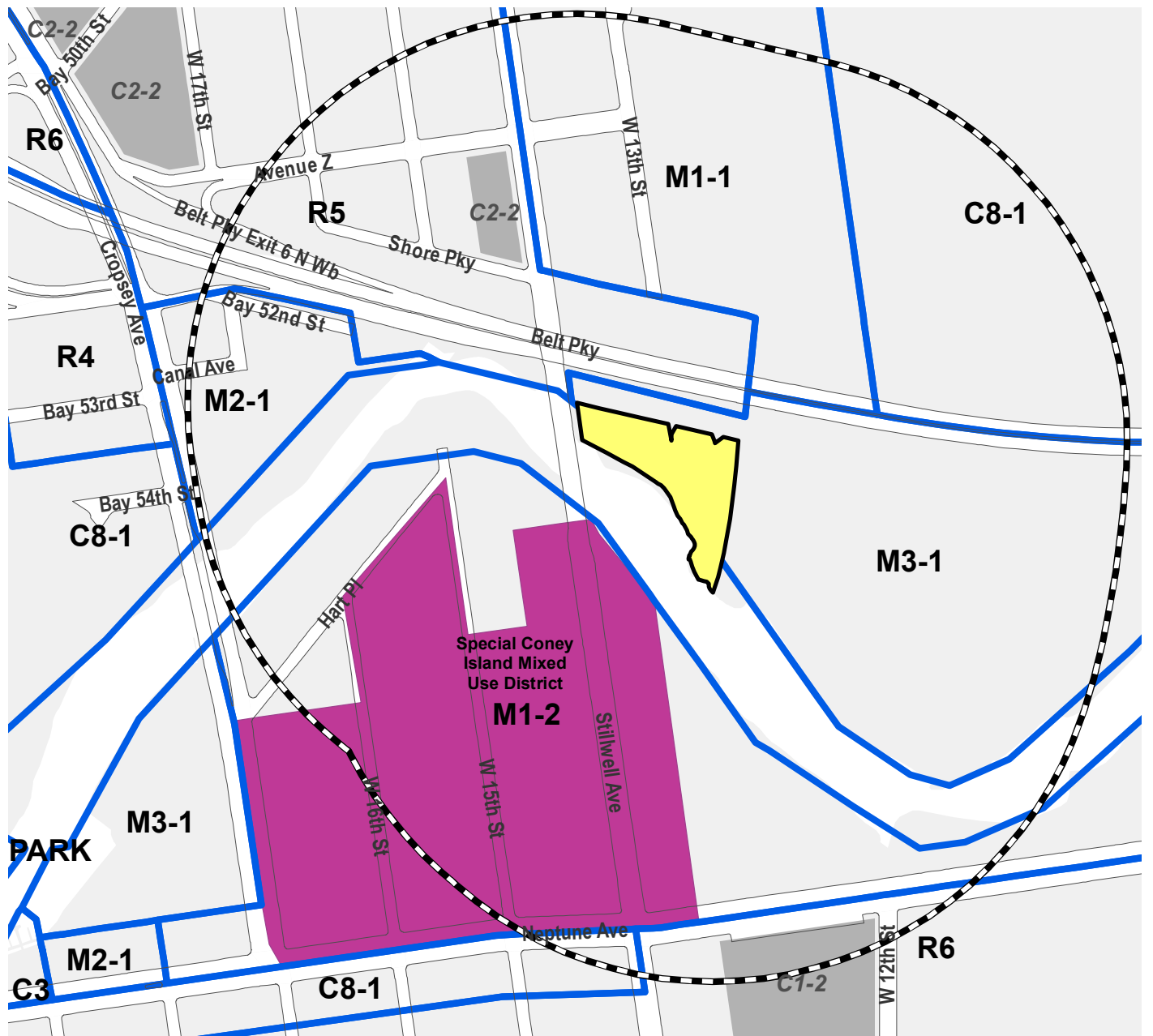
2647 Stillwell Avenue
Brooklyn, New York

EN-ZONE BOUNDARY MAP

DATE
9/28/2022






PROJECT NO.
220241

FIGURE
5



Source:
NYC Department of City Planning, Technical Review Division

LEGEND

-  PROJECT SITE BOUNDARY
-  1000-FOOT RADIUS BUFFER
-  ZONING DISTRICTS
-  COMMERCIAL OVERLAY DISTRICTS
-  SPECIAL PURPOSE DISTRICT



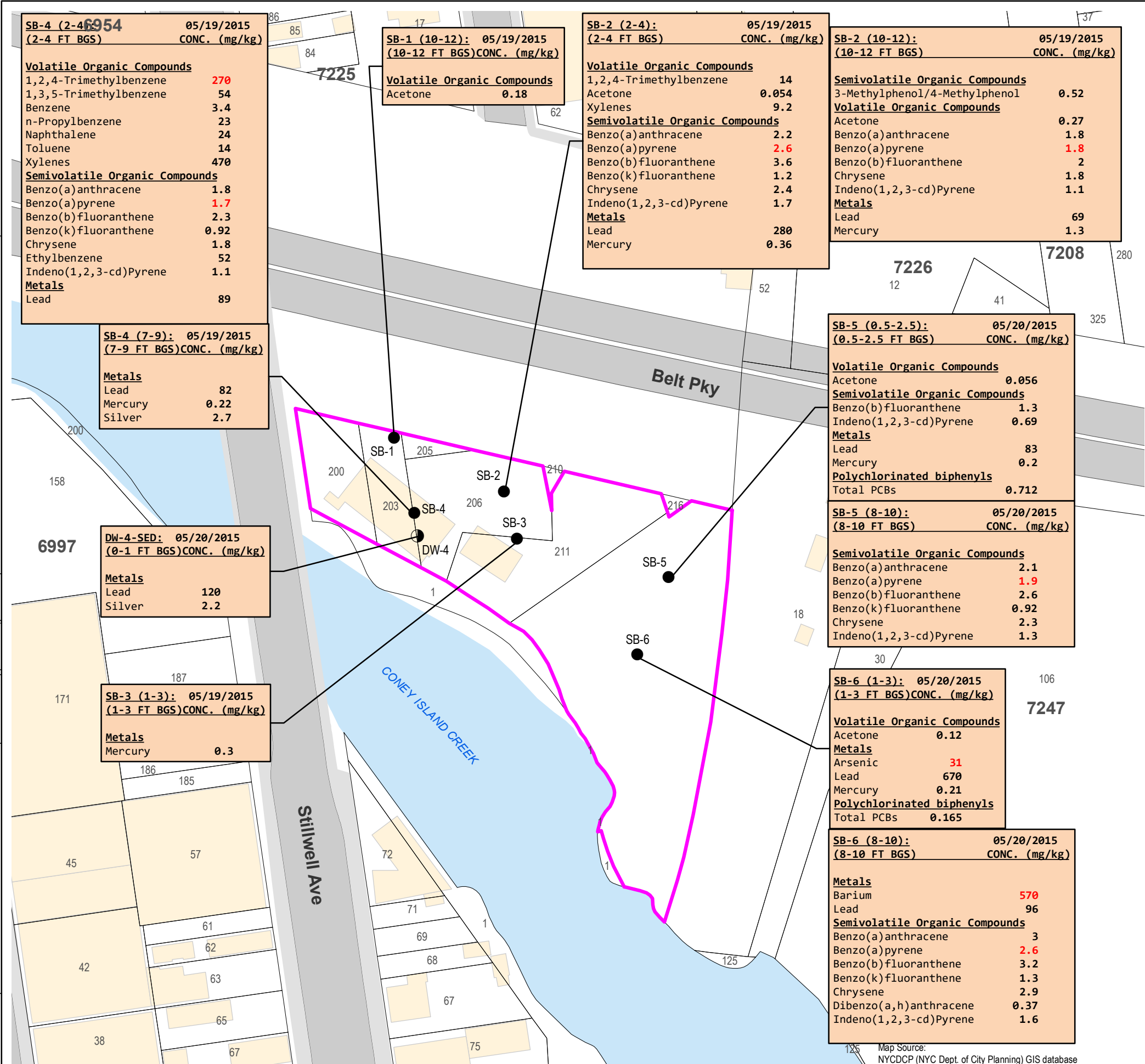
440 Park Avenue South, New York, NY 10016

2647 Stillwell Avenue
Brooklyn, New York

ZONING MAP

DATE 9/28/2022
PROJECT NO. 220241
FIGURE 6

© 2022 AKRF W:\Projects\220241 - TBE RE 2647 STILLWELL Technical\GIS and Graphics\SAR\BCP.appl\20241 Fig 7 Soil Sample Concentrations Above NYSDEC UUSCOs and CSCOs.mxd 09/28/2022 2:11:53 PM jzalus



- LEGEND**
- PROJECT SITE BOUNDARY
 - LOT BOUNDARY AND TAX LOT NUMBER
 - BLOCK NUMBER
 - BUILDING
 - SOIL BORING LOCATION
 - DRYWELL LOCATION

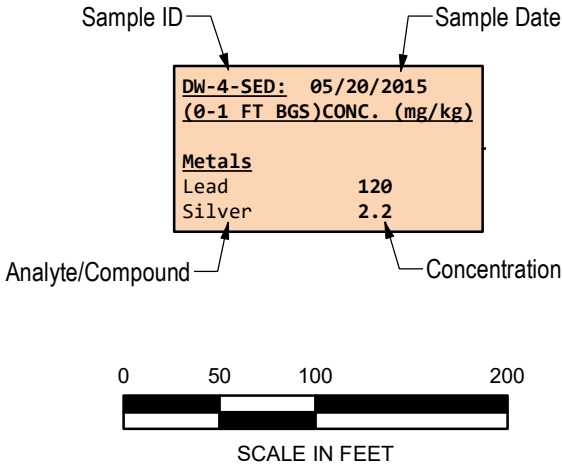
Part 375 Soil Cleanup Objectives (SCOs): SCOs listed in the New York State Department of Environmental Conservation (NYSDEC) "Part 375" Regulations (6 NYCRR Part 375).

Exceedances of NYSDEC Unrestricted Use Soil Cleanup Objectives (UUSCOs) are presented in **bold** font.

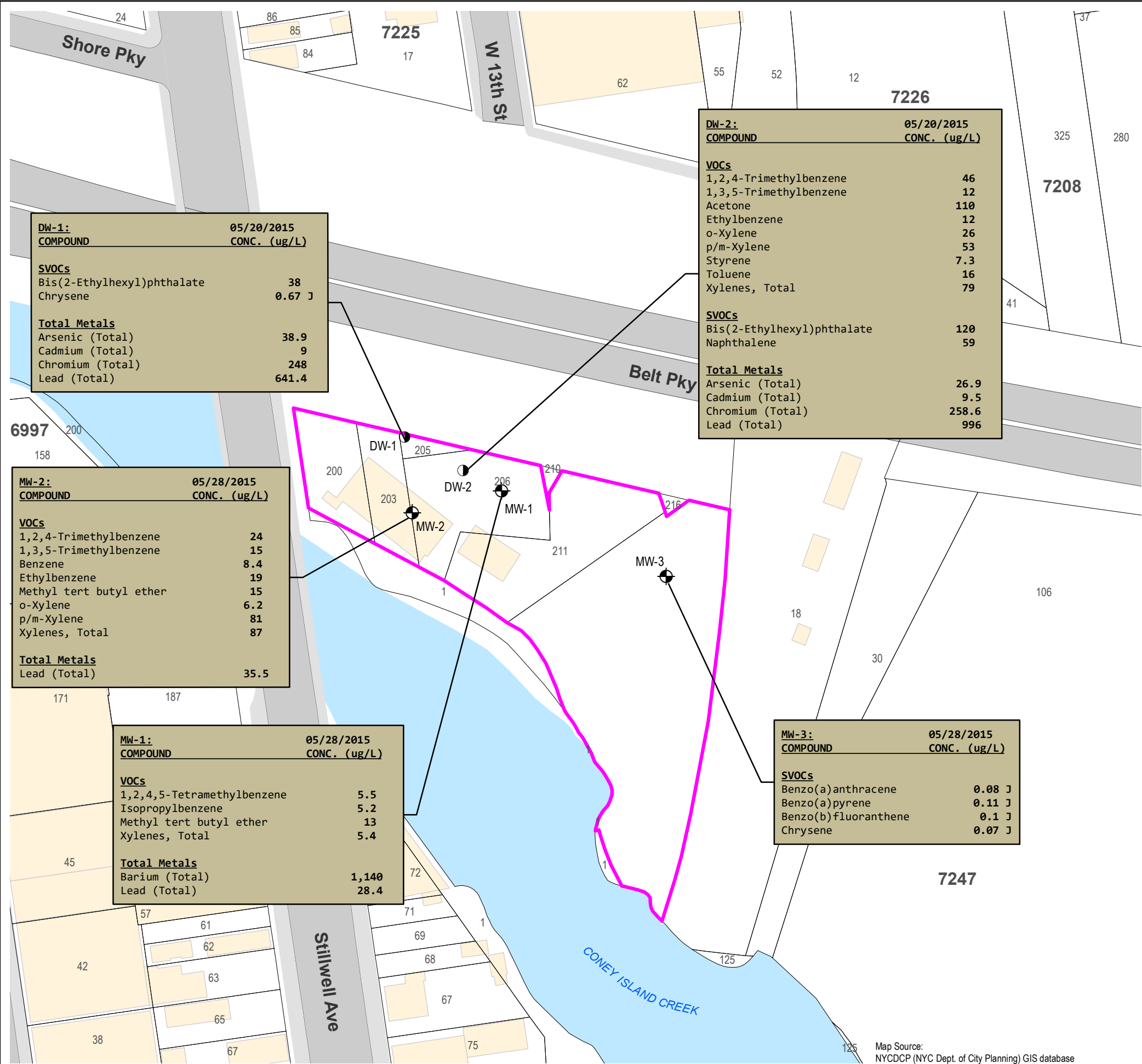
Exceedances of NYSDEC Commercial Soil Cleanup Objectives (CSCOs) are presented in **red**.

mg/kg: milligrams per kilogram = parts per million (ppm)

	CSCO mg / kg	UUSCO mg / kg
Volatile Organic Compounds		
1,3,5-Trimethylbenzene (Mesitylene)	190	8.4
Acetone	500	0.05
Benzene	44	0.06
Ethylbenzene	390	1
Naphthalene	500	12
N-Propylbenzene	500	3.9
Toluene	500	0.7
Xylenes, Total	500	0.26
Semivolatile Organic Compounds		
3-Methylphenol (M-Cresol)	500	0.33
Benzo(a)Anthracene	5.6	1
Benzo(a)Pyrene	1	1
Benzo(b)Fluoranthene	5.6	1
Benzo(k)Fluoranthene	56	0.8
Chrysene	56	1
Dibenzo(a,h)Anthracene	0.56	0.33
Indeno(1,2,3-c,d)Pyrene	5.6	0.5
PCBs		
Total PCBs	1	0.1
Metals		
Arsenic	16	13
Barium	400	350
Lead	1000	63
Mercury	2.8	0.18
Silver	1500	2



© 2022 AKRF W:\Projects\220241 - TBE RE 2647 STILLWELL Technical\GIS and Graphics\SAR\BCP app\20241 Fig 8 Groundwater Exceedances above AWQSGVs.mxd 09/28/2022 2:42:50 PM izalus



LEGEND

- PROJECT SITE BOUNDARY
- 211 LOT BOUNDARY AND TAX LOT NUMBER
- 7247 BLOCK NUMBER
- BUILDING
- MONITORING WELL LOCATION
- DRYWELL LOCATION

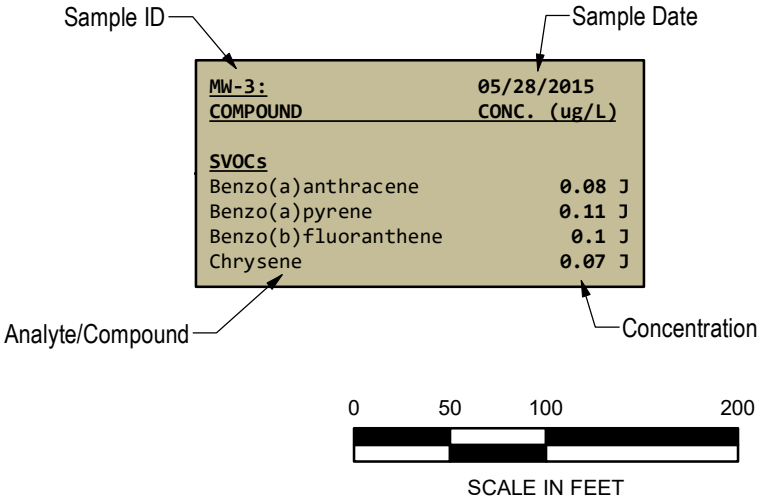
NYSDEC TOGS Class GA Ambient Water Quality Standard and Guidance Values (AWQSGVs):
New York State Department of Environmental Conservation (NYSDEC)
Technical and Operational Guidance Series (TOGS) (1.1.1):

ug/L: micrograms per Liter = parts per billion (ppb)

J: The concentration given is an estimated value.

Only Exceedances of NYSDEC AWQSGVs are shown in bold font.

	AWQSGVs ug/L
Volatile Organic Compounds	
1,2,4,5-Tetramethylbenzene	5
1,2,4-Trimethylbenzene	5
1,3,5-Trimethylbenzene	5
Acetone	50
Benzene	1
Ethylbenzene	5
Isopropylbenzene	5
Methyl tert butyl ether	10
o-Xylene	5
p/m-Xylene	5
Styrene	5
Toluene	5
Xylenes, Total	5
Semivolatile Organic Compounds	
Benzo(a)anthracene	0.002
Benzo(a)pyrene	ND
Benzo(b)fluoranthene	0.002
Bis(2-Ethylhexyl)phthalate	5
Chrysene	0.002
Naphthalene	10
Metals	
Arsenic	25
Barium	1000
Cadmium	5
Chromium	50
Lead	25



440 Park Avenue South, New York, NY 10016

2647 Stillwell Avenue
Bronx, New York

DATE
9/28/2022

PROJECT NO.
220241

FIGURE
8

GROUNDWATER EXCEEDANCES ABOVE AWQSGVs

ATTACHMENT D
PREVIOUS REPORTS

ATTACHMENT E
DOCUMENT REPOSITORY LETTERS



Environmental, Planning, and Engineering Consultants

440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com

September 9, 2022

Brooklyn Community Board 13
1201 Surf Avenue, 3rd Floor
Brooklyn, NY 11224
Phone: (718) 266-3001

Re: Document Repository for 2647 Stillwell Avenue, Brooklyn, NY 11223

To Whom It May Concern:

AKRF, Inc. is submitting a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application on behalf of TBE RE Acquisition Co. II LLC for the project site located at 2647 Stillwell Avenue, Brooklyn, NY 11223. As required by NYSDEC, Brooklyn Community Board 13 will be the repository to which all pertinent electronic documents generated for this project will be sent. Please understand that these documents will have to be made available to the public when requested until the NYSDEC determines that these documents are no longer needed.

Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to mjepsen@akrf.com. Please call me at (646) 388-9567 with any questions. Thank you.

Sincerely,
AKRF, Inc.

A handwritten signature in blue ink that reads "Mark Jepsen".

Mark Jepsen
Technical Director

ACKNOWLEDGED AND ACCEPTED:

Name

Eddie Mark

Title

District Manager

Signature

A handwritten signature in blue ink that reads "Eddie Mark".



Environmental, Planning, and Engineering Consultants

440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com

September 9, 2022

Coney Island Library
1901 Mermaid Avenue
Brooklyn, New York 11224

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Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to mjepsen@akrf.com. Please call me at (646) 388-9567 with any questions. Thank you.

Sincerely,
AKRF, Inc.

Mark Jepsen
Technical Director

ACKNOWLEDGED AND ACCEPTED:

Name

Title

Signature

BORIS IOSELEV

Supervising Librarian

9/9/2022

Please send us both: CD and Hard Copy

Offices in New York • New Jersey • Pennsylvania • Maryland • Connecticut

Thank you.