



Brownfield Cleanup Program Application

Broadway Triangle Site B
Block 2269
Lots 14, 16, 17, 18, 45, 47, 48, 49, and 50
35-45 Bartlett Street and
68-76 Gerry Street
Brooklyn, New York 11206

April 8, 2022

Prepared for:

Unified Neighborhood Partners LLC
2 Kingsland Avenue
Brooklyn, New York 11211

Prepared by:

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



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

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

☐ Yes

☒ No

If yes, provide existing site number: _____

PART A (note: application is separated into Parts A and B for DEC review purposes) *BCP App Rev 11*

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME Unified Neighborhood Partners LLC

ADDRESS 2 Kingsland Avenue

CITY/TOWN Brooklyn

ZIP CODE 11211

PHONE 718-388-5454

FAX

E-MAIL cstewart@stnicksalliance.com

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

☒ Yes ☐ No

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

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

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

Section II. Project Description *Appendix B*

1. What stage is the project starting at?

☒ Investigation

☐ Remediation

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

2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☐ No *Not Applicable*

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

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

Section III. Property's Environmental History Appendix C

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

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

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

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

*Please describe: _____

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

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

Figures 4, 5, 6

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

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*

(*answering No will result in an incomplete application)

☒ Yes ☐ No

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

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

Other: Fuel Factory, Truck Body Builder, Pickle Factory, Tailor, Locksmith, Wheelchair Storage, Commercial, Residential

Section IV. Property Information - See Instructions for Further Guidance Appendix D				
PROPOSED SITE NAME Broadway Triangle Site B				
ADDRESS/LOCATION 35-45 Bartlett Street and 68-76 Gerry Street				
CITY/TOWN Brooklyn		ZIP CODE 11206		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): New York City				
COUNTY Kings		SITE SIZE (ACRES) 0.63		
LATITUDE (degrees/minutes/seconds) 40 ° 42 ' 04.5 "		LONGITUDE (degrees/minutes/seconds) 73 ° 56 ' 49.3 "		
Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed , please indicate as such by inserting "P/O" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding far right column. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS. Site includes additional lots. See Appendix D for complete lot listing.				
Parcel Address	Section No.	Block No.	Lot No.	Acreage
Site includes multiple lots, see Appendix D				
1. Do the proposed site boundaries correspond to tax map metes and bounds? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, please attach an accurate map of the proposed site.				
2. Is the required property map attached to the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (application will not be processed without map)				
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <div style="text-align: right;">If yes, identify census tract : <u>507</u></div> <div style="text-align: center;"> Percentage of property in En-zone (check one): <input type="checkbox"/> 0-49% <input type="checkbox"/> 50-99% <input checked="" type="checkbox"/> 100% </div>				
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, identify name of properties (and site numbers if available) in related BCP applications: _____				
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach relevant supporting documentation.				
7. Are there any lands under water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, these lands should be clearly delineated on the site map.				

Section IV. Property Information (continued)

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

Easement/Right-of-way Holder

Description

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information) **None**

Type

Issuing Agency

Description

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

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**?

☒ Yes ☐ No

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

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

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

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

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

Not Applicable

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

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

Initials of each Requestor: AS _____

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

Section V. Additional Requestor Information See Instructions for Further Guidance		DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Charlie Stewart/St. Nicks Alliance			
ADDRESS 2 Kingsland Avenue			
CITY/TOWN Brooklyn		ZIP CODE 11211	
PHONE 718-388-5454	FAX	E-MAIL cstewart@stnicksalliance.org	
NAME OF REQUESTOR'S CONSULTANT Jessica L. Taylor, P.G./Roux Environmental Engineering and Geology, D.P.C.			
ADDRESS 209 Shafter Street			
CITY/TOWN Islandia		ZIP CODE 11749	
PHONE 631-630-2395	FAX	E-MAIL jtaylor@rouxinc.com	
NAME OF REQUESTOR'S ATTORNEY George C. D. Duke, Esq., P.G./BROWN DUKE & FOGEL, P.C.			
ADDRESS 350 Fifth Ave, Suite 4640			
CITY/TOWN New York		ZIP CODE 10118	
PHONE 201-915-0236	FAX 646-219-2601	E-MAIL gduke@bdflegal.com	
Section VI. Current Property Owner/Operator Information – if not a Requestor Appendix E			
CURRENT OWNER'S NAME NYCHPD		OWNERSHIP START DATE: varies	
ADDRESS 100 Gold Street			
CITY/TOWN New York		ZIP CODE 10038	
PHONE 212-863-8408	FAX	E-MAIL straughp@hpd.nyc.gov	
CURRENT OPERATOR'S NAME Perris Straughter/New York City Department of Housing Preservation and Development			
ADDRESS 100 Gold Street			
CITY/TOWN New York		ZIP CODE 10038	
PHONE 212-863-8408	FAX	E-MAIL straughp@hpd.nyc.gov	
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".			
IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.			
Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407) Appendix F			
If answering "yes" to any of the following questions, please provide an explanation as an attachment.			
1. Are any enforcement actions pending against the requestor regarding this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

Section VII. Requestor Eligibility Information (continued)

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

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

☐ PARTICIPANT

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

☒ VOLUNTEER **Appendix F**

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

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

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

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

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

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

☒ Yes ☐ No **Appendix F**

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

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

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

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

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

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

Section X. Land Use Factors Appendix H

1. What is the current municipal zoning designation for the site? R7A

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

☒ Residential ☐ Commercial ☐ Industrial

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

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

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

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

If residential, does it qualify as single family housing?

☐ Yes ☒ No

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

☒ Yes ☐ No

See attached Appendix H.

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

☒ Yes ☐ No

See attached Appendix H.

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

☒ Yes ☐ No

See attached Appendix H.

XI. Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____

Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Authorized Signatory (title) of Unified Neighborhood Partners LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a BCA within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: 4/8/22

Signature: 

Print Name: Alex Spatz

SUBMITTAL INFORMATION:

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

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

FOR DEC USE ONLY

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

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

BCP App Rev 11

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

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

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

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

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

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

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

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

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

BCP Application Summary (for DEC use only)

Site Name: Broadway Triangle Site B
City: Brooklyn

Site Address: 35-45 Bartlett Street and 68-76 Gerry Street
County: Kings **Zip:** 11206

Tax Block & Lot
Section (if applicable):

Block:

Lot:

Requestor Name: Unified Neighborhood Partners LLC **Requestor Address:** 2 Kingsland Avenue
City: Brooklyn **Zip:** 11211 **Email:** cstewart@stnicksalliance.com

Requestor's Representative (for billing purposes)

Name: Charlie Stewart/St. Nicks Alliance **Address:** 2 Kingsland Avenue
City: Brooklyn **Zip:** 11211 **Email:** cstewart@stnicksalliance.org

Requestor's Attorney

Name: George C. D. Duke, Esq., P.G./BROWN DUKE & FOGEL, P.C. **Address:** 350 Fifth Ave, Suite 4640
City: New York **Zip:** 10118 **Email:** gduke@bdflegal.com

Requestor's Consultant

Name: Jessica L. Taylor, P.G./Roux Environmental Engineering and Geology, D.P.C. **Address:** 209 Shafter Street
City: Islandia **Zip:** 11749 **Email:** jtaylor@rouxinc.com

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

DER Determination: ☐ Agree ☐ Disagree

Requestor's Requested Status: ☒ Volunteer ☐ Participant

DER/OGC Determination: ☐ Agree ☐ Disagree
Notes:

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

Does Requestor Claim Property is Upside Down: ☐ Yes ☒ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Property is Underutilized: ☐ Yes ☒ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

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

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

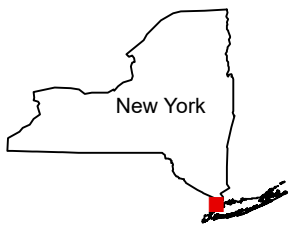
Brownfield Cleanup Program Application
Broadway Triangle Site B

FIGURES

1. Site Location Map
2. Existing Conditions and Tax Map
3. Surrounding Land Use and Adjacent Property Owners
4. Soil Sample Locations and Exceedances
5. Groundwater Sample Locations and Exceedances
6. Soil Vapor Sample Locations and Detections



QUADRANGLE LOCATION



Title:

SITE LOCATION MAP

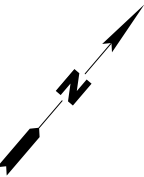
BROADWAY TRIANGLE SITE B
35-45 BARTLETT ST AND 68-76 GERRY ST, BROOKLYN NY

Prepared for:

UNIFIED NEIGHBORHOOD PARTNERS LLC



Compiled by: B.V.	Date: 03/04/21	FIGURE 1
Prepared by: M.S.R.	Scale: AS SHOWN	
Project Mgr: B.V.	Project: 3605.0001Y002	
File: 3605.0001Y109.1.mxd		



LEGEND

- BCP SITE BOUNDARY
- 2269 19 BLOCK LOT

NOTE

1. SOURCE - NEW YORK CITY DEPARTMENT OF INFORMATION AND TECHNOLOGY



Title:

EXISTING CONDITIONS AND TAX MAP

BROADWAY TRIANGLE SITE B
35-45 BARTLETT ST AND 68-76 GERRY ST, BROOKLYN NY

Prepared for:

UNIFIED NEIGHBORHOOD PARTNERS LLC

ROUX

Compiled by: B.V.

Prepared by: M.S.R.

Project Mgr: B.V.

File: 3605.0001Y109.2.mxd

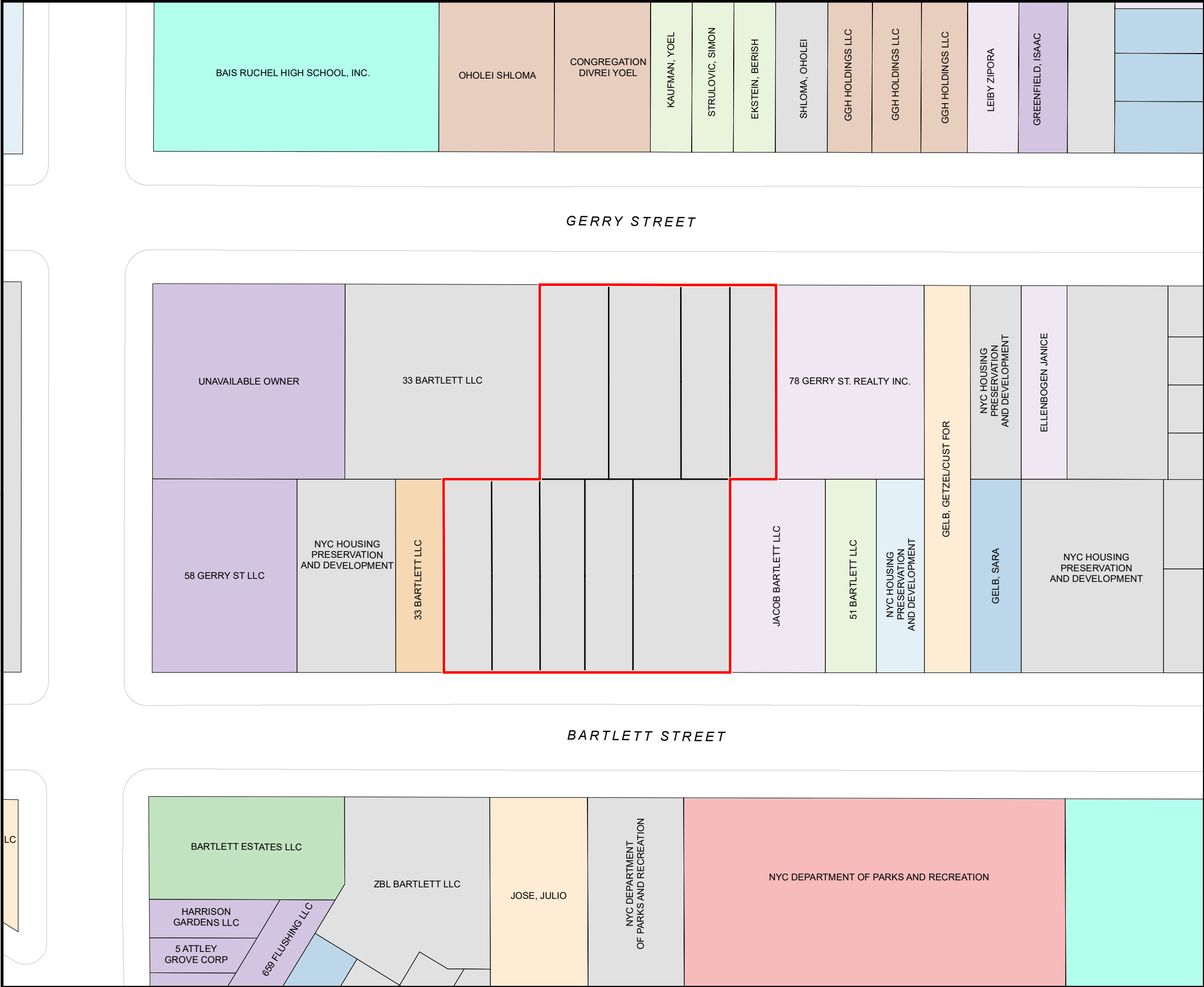
Date: 03/04/21

Scale: AS SHOWN

Project: 3605.0001Y002

FIGURE
2

\\GIS\PROJECTS\3605\0001Y109\3605.0001Y109.3.MXD



LEGEND

- BCP SITE BOUNDARY
- ONE & TWO FAMILY BUILDINGS
- MULTI-FAMILY WALK-UP BUILDINGS
- MULTI-FAMILY ELEVATOR BUILDINGS
- MIXED RESIDENTIAL & COMMERCIAL BUILDINGS
- COMMERCIAL & OFFICE BUILDINGS
- INDUSTRIAL & MANUFACTURING
- TRANSPORTATION & UTILITY
- PUBLIC FACILITIES AND INSTITUTIONS
- OPEN SPACE & OUTDOOR RECREATION
- PARKING FACILITIES
- VACANT LAND
- UNKNOWN

NOTE

1. SOURCE - NEW YORK CITY DEPARTMENT OF INFORMATION AND TECHNOLOGY

50 0 50'

Title:

SURROUNDING LAND USE AND ADJACENT PROPERTY OWNERS

BROADWAY TRIANGLE SITE B
35-45 BARTLETT ST AND 68-76 GERRY ST, BROOKLYN NY

Prepared for:

UNIFIED NEIGHBORHOOD PARTNERS LLC

ROUX	Compiled by: B.V.	Date: 03/04/21	FIGURE 3
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: B.V.	Project: 3605.0001Y002	
	File: 3605.0001Y109.3.mxd		

V:\GIS\PROJECTS\3605\0001Y109\3605.0001Y109.4.MXD

RXB-1401	12/15/2020	12/15/2020
Depth (ft bls)	0 - 2	0 - 2 FD
SVOCs		
Benzo(A)Anthracene	1.6	3.2
Benzo(A)Pyrene	1.4	3
Benzo(B)Fluoranthene	2	3.6
Benzo(K)Fluoranthene	0.81	1.5
Chrysene	1.7	3
Indeno(1,2,3-C,D)Pyrene	0.56	1.1
Metals		
Barium	2440	1050
Lead	1040	499
Mercury	0.52	0.58
Zinc	851	511

SB-01	4/9/2020	4/9/2020
Depth (ft bls)	0 - 2	14 - 16
SVOCs		
Benzo(a)anthracene	2.95	ND
Benzo(a)pyrene	2.01	ND
Benzo(b)fluoranthene	1.6	ND
Benzo(k)fluoranthene	1.84	ND
Chrysene	3.26	ND
Dibenzo(a,h)anthracene	0.651	ND
Indeno(1,2,3-cd)pyrene	1.18	ND
Metals		
Barium	914	NE
Lead	169	NE
Mercury	0.4	ND
Zinc	707	NE
Pesticides		
4,4'-DDD	0.193	ND
4,4'-DDE	0.273	ND
4,4'-DDT	1.67	ND

RXB-1801	12/14/2020
Depth (ft bls)	0 - 2
SVOCs	
Benzo(A)Anthracene	3.1
Benzo(A)Pyrene	3.7
Benzo(B)Fluoranthene	4.6
Benzo(K)Fluoranthene	1.9
Chrysene	3.1
Dibenz(A,H)Anthracene	0.71
Indeno(1,2,3-C,D)Pyrene	2.4
Metals	
Barium	951
Chromium, Total	43.2
Copper	169
Lead	621
Mercury	0.54
Zinc	715

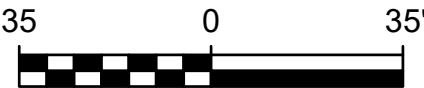
SB-02	4/9/2020	4/9/2020
Depth (ft bls)	0 - 2	5 - 7
VOCs		
Acetone	ND	0.13
Xylenes, Total	ND	0.31
SVOCs		
Acenaphthene	0.662	20.5
Benzo(a)anthracene	9.28	136
Benzo(a)pyrene	7.6	132
Benzo(b)fluoranthene	6.9	132
Benzo(k)fluoranthene	6.16	105
Chrysene	10.1	143
Dibenzo(a,h)anthracene	1.79	32.1
Dibenzofuran	ND	29.8
Fluorene	NE	32.6
Indeno(1,2,3-cd)pyrene	4.39	87.1
Naphthalene	ND	40.2
Phenanthrene	NE	104
Phenol	ND	1.57
Metals		
Arsenic	NE	19.3
Barium	1080	645
Chromium	32.7	NE
Copper	57.8	135
Lead	541	910
Mercury	0.645	3.46
Nickel	NE	52.4
Silver	2.17	ND
Zinc	723	1120
Pesticides		
4,4'-DDE	0.00638	ND
4,4'-DDT	0.0396	ND
Dieldrin	0.00736	ND

- LEGEND
- LOCATION OF ROUX SOIL BORING
 - LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL BORING COLLECTED IN 2020
 - LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL BORING AND GROUNDWATER SAMPLE COLLECTED IN 2020
 - LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL VAPOR POINT COLLECTED IN 2020
 - BCP SITE BOUNDARY

Parameter	NYSDEC Part 375 UUSCOs	NYSDEC Part 375 RRSCOs
VOCs		
Acetone	0.05	100
Xylenes, Total	0.26	100
SVOCs		
Acenaphthene	20	100
Benzo(A)Anthracene	1	1
Benzo(A)Pyrene	1	1
Benzo(B)Fluoranthene	1	1
Benzo(K)Fluoranthene	0.8	3.9
Chrysene	1	3.9
Dibenz(A,H)Anthracene	0.33	0.33
Dibenzofuran	7	59
Fluorene	30	100
Indeno(1,2,3-C,D)Pyrene	0.5	0.5
Naphthalene	12	100
Phenanthrene	100	100
Phenol	0.33	100
Metals		
Arsenic	13	16
Barium	350	400
Chromium, Total	30	180
Copper	50	270
Lead	63	400
Manganese	1600	2000
Mercury	0.18	0.81
Selenium	3.9	180
Nickel	30	310
Silver	2	180
Zinc	109	10000
Pesticides		
4,4'-DDD	0.0033	13
4,4'-DDE	0.0033	8.9
4,4'-DDT	0.0033	7.9
Dieldrin	0.005	0.2

- NOTES
- ALL CONCENTRATIONS SHOWN IN MILLIGRAMS PER KILOGRAM
 - BOLD DATA INDICATES AN EXCEEDANCE OF NYSDEC PART 375 UUSCO
 - SHADED DATA INDICATES AN EXCEEDANCE OF NYSDEC PART 375 RRSCO

- FD- DUPLICATE SAMPLE
FT BLS - FEET BELOW LAND SURFACE
ND - NO DETECTION
NE - NO EXCEEDANCE
NYSDEC - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
PCBS - POLYCHLORINATED BIPHENYLS
RRSCOs - RESTRICTED RESIDENTIAL SOIL CLEANUP OBJECTIVES
SVOCs - SEMIVOLATILE ORGANIC COMPOUNDS
UUSCOs - UNRESTRICTED USE SOIL CLEANUP OBJECTIVES
VOCs - VOLATILE ORGANIC COMPOUNDS



Title: **SOIL SAMPLE LOCATIONS AND EXCEEDANCES**

BROADWAY TRIANGLE SITE B
35-45 BARTLETT ST AND 68-76 GERRY ST, BROOKLYN NY

Prepared for: **UNIFIED NEIGHBORHOOD PARTNERS LLC**

Compiled by: B.V.	Date: 03/04/21	FIGURE 4
Prepared by: M.S.R.	Scale: AS SHOWN	
Project Mgr: K.S.	Project: 3605.0001Y002	
File: 3605.0001Y109.4.mxd		

RXB-5001	12/15/2020
Depth (ft bls)	0 - 2
SVOCs	
Benzo(A)Anthracene	3.6
Benzo(A)Pyrene	2.4
Benzo(B)Fluoranthene	3.2
Benzo(K)Fluoranthene	1.6
Chrysene	3.9
Indeno(1,2,3-C,D)Pyrene	0.88
Metals	
Barium	874
Copper	88.8
Lead	1280
Mercury	3.3
Zinc	552

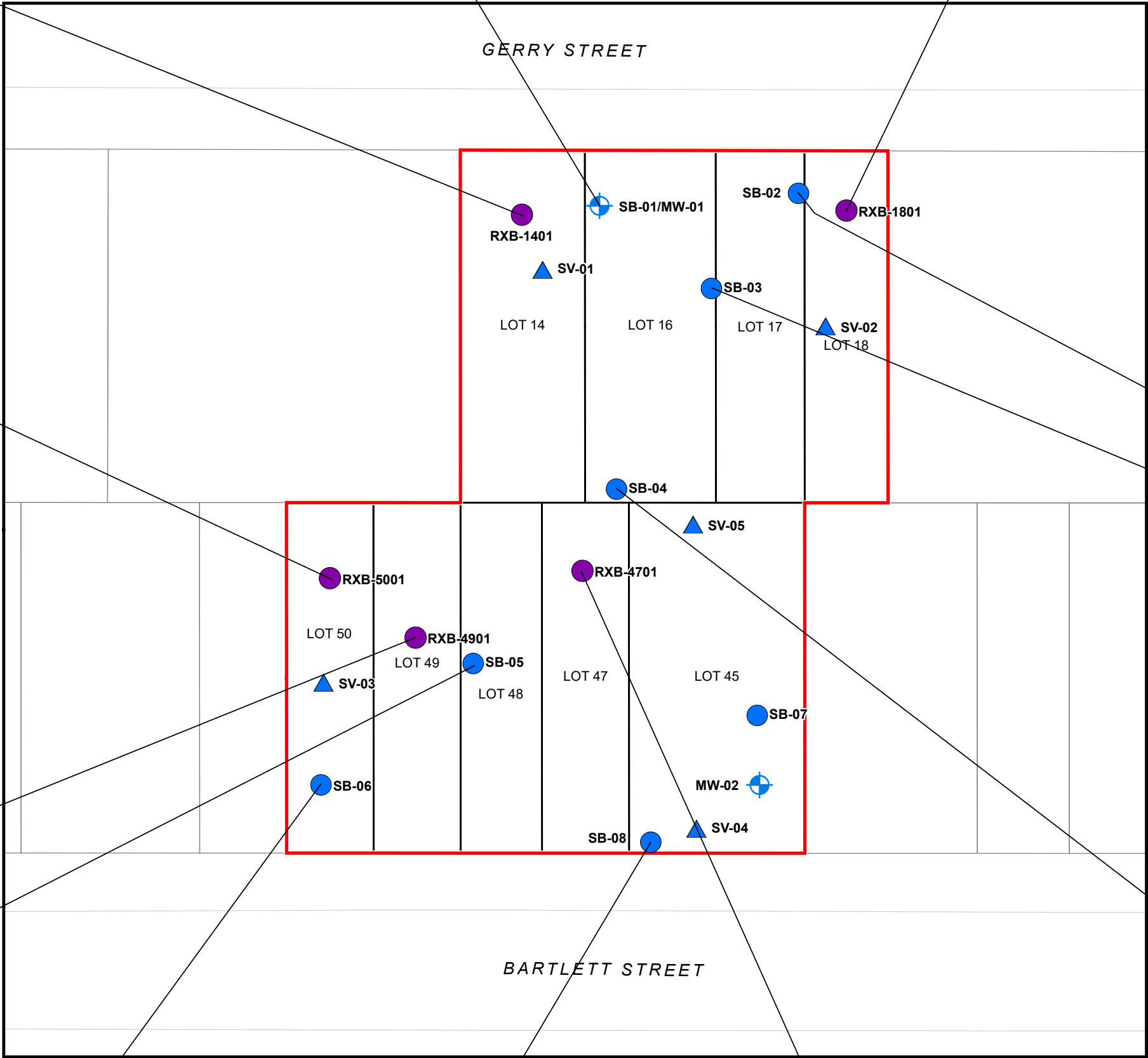
RXB-4901	12/14/2020
Depth (ft bls)	0 - 2
SVOCs	
Benzo(A)Anthracene	6.5
Benzo(A)Pyrene	8.1
Benzo(B)Fluoranthene	11
Benzo(K)Fluoranthene	3.8
Chrysene	6.2
Dibenz(A,H)Anthracene	1.8
Indeno(1,2,3-C,D)Pyrene	5.8
Metals	
Arsenic	13.4
Barium	947
Chromium, Total	35.8
Copper	135
Lead	2370
Mercury	2.1
Zinc	949

SB-05	4/9/2020	4/9/2020
Depth (ft bls)	0 - 2	5 - 7
SVOCs		
Benzo(a)anthracene	4.25	NE
Benzo(a)pyrene	3.68	NE
Benzo(b)fluoranthene	2.9	NE
Benzo(k)fluoranthene	2.34	NE
Chrysene	4.19	NE
Dibenzo(a,h)anthracene	0.939	ND
Indeno(1,2,3-cd)pyrene	2.21	NE
Metals		
Barium	550	608
Copper	NE	62.2
Lead	399	1930
Mercury	1.19	1.03
Zinc	376	316
Pesticides		
4,4'-DDD	0.007	ND
4,4'-DDE	0.0114	ND
4,4'-DDT	0.093	ND
Dieldrin	0.00513	ND

SB-06	4/9/2020	4/9/2020
Depth (ft bls)	0 - 2	5 - 7
Metals		
Arsenic	14.4	NE
Chromium	50	NE
Copper	70.2	NE
Lead	109	NE
Mercury	0.789	0.287
Nickel	31.1	NE
Zinc	129	NE

SB-08	4/9/2020	4/9/2020
Depth (ft bls)	0 - 2	10 - 12
SVOCs		
Indeno(1,2,3-cd)pyrene	0.542	ND
Metals		
Arsenic	38.8	ND
Lead	194	NE
Manganese	10800	NE
Mercury	0.227	ND
Selenium	8.18	ND
Zinc	2720	NE
Pesticides		
4,4'-DDE	0.00501	ND
4,4'-DDT	0.014	ND
Dieldrin	0.00937	ND

RXB-4701	12/14/2020
Depth (ft bls)	0 - 2
SVOCs	
Benzo(A)Anthracene	1.3
Benzo(A)Pyrene	1.6
Benzo(B)Fluoranthene	1.8
Chrysene	1.2
Indeno(1,2,3-C,D)Pyrene	1.2
Metals	
Barium	1130
Lead	411
Mercury	0.84
Zinc	415



V:\GIS\PROJECTS\3605\0001\Y109\3605.0001\Y109.5.MXD



LEGEND

- LOCATION OF ROUX SOIL BORING
- LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL BORING COLLECTED IN 2020
- LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL BORING AND GROUNDWATER SAMPLE COLLECTED IN 2020
- LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL VAPOR POINT COLLECTED IN 2020
- BCP SITE BOUNDARY

MW-01	4/14/2020
Metals (Total)	
Selenium	21.1
Sodium	43000
Metals (Dissolved)	
Selenium	19.2
Sodium	47600

Parameter	NYSDEC AWQSGVs
Metals (Total)	
Selenium	10
Sodium	20000
Metals (Dissolved)	
Selenium	10
Sodium	20000

MW-02	4/14/2020
Metals (Total)	
Selenium	18
Sodium	20200
Metals (Dissolved)	
Selenium	14.2
Sodium	20200

NOTES

- ALL CONCENTRATIONS SHOWN IN MICROGRAMS PER LITER
- BOLD DATA INDICATES AN EXCEEDANCE OF NYSDEC AWQSGV

AWQSGV - AMBIENT WATER-QUALITY STANDARDS AND GUIDANCE VALUES
NYSDEC - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION



Title:

GROUNDWATER SAMPLE LOCATIONS AND EXCEEDANCES

BROADWAY TRIANGLE SITE B
35-45 BARTLETT ST AND 68-76 GERRY ST, BROOKLYN NY

Prepared for:

UNIFIED NEIGHBORHOOD PARTNERS LLC

ROUX

Compiled by: B.V.

Date: 03/04/21

Prepared by: M.S.R.

Scale: AS SHOWN

Project Mgr: B.V.

Project: 3605.0001Y002

File: 3605.0001Y109.5.mxd

FIGURE

5

V:\GIS\PROJECTS\3605\0001\Y109\3605.0001\Y109.6.MXD

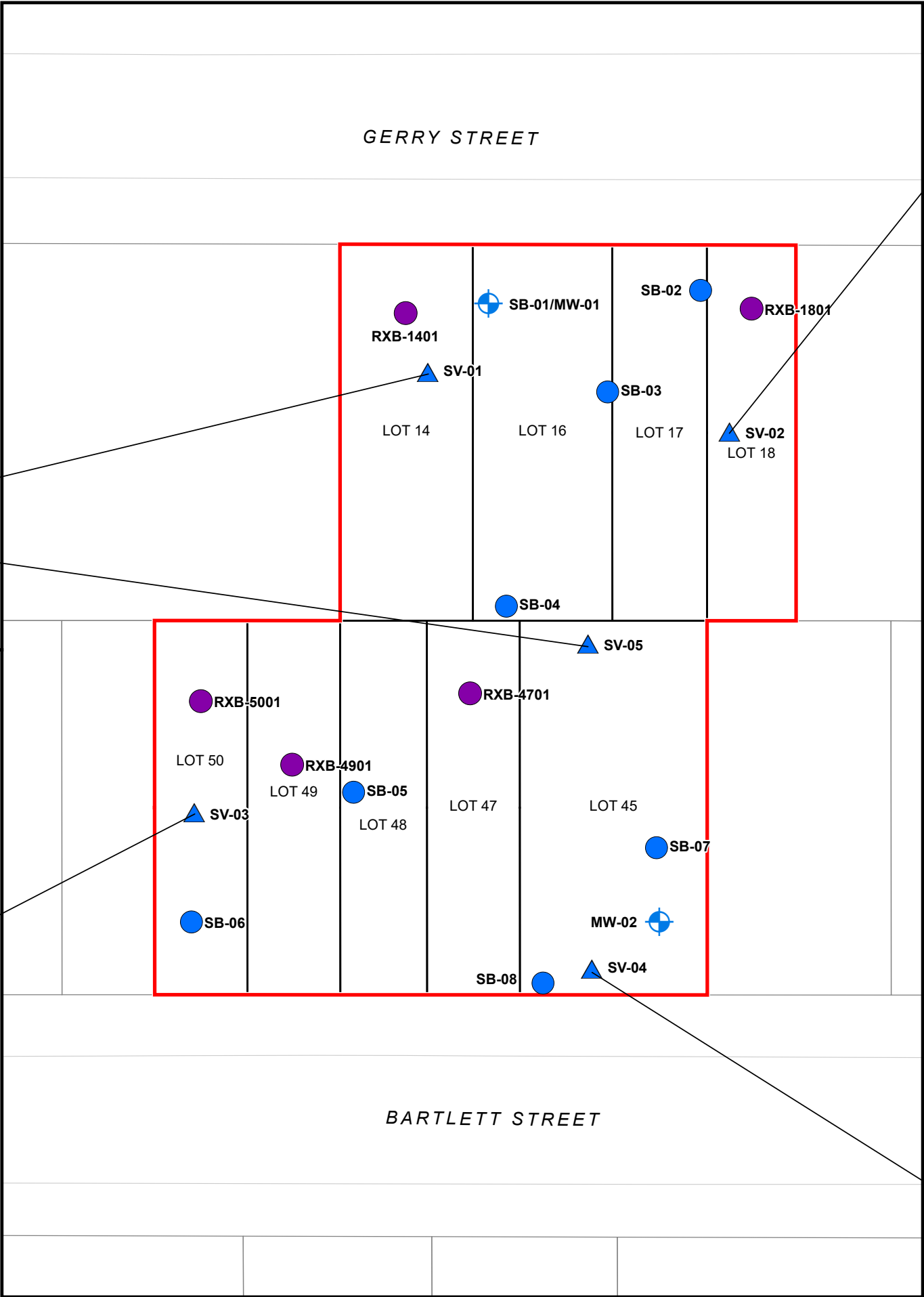
SV-01	4/9/2020
VOCs	
1,2,4-Trimethylbenzene	2.4
1,3,5-Trimethylbenzene	2.7
2-Butanone	220
2-Hexanone	25
Acetone	38
Benzene	8.1
Carbon disulfide	2.6
cis-1,2-Dichloroethene	0.72
Cyclohexane	8.8
Dichlorodifluoromethane	2.8
Ethylbenzene	50
n-Heptane	7.4
n-Hexane	4.1
o-Xylene	24
p/m-Xylene	43
p-Ethyltoluene	9.5
Tetrachloroethene	90
Toluene	40
Trichloroethene	20
Trichlorofluoromethane	2.4

SV-05	4/9/2020
VOCs	
1,2,4-Trimethylbenzene	1.4
2-Butanone	200
2-Hexanone	14
Acetone	45
Carbon tetrachloride	0.53
Dichlorodifluoromethane	3.3
Ethylbenzene	1.2
Isopropanol	28
Methyl Methacrylate	36
n-Hexane	1.5
p/m-Xylene	3.9
Tetrachloroethene	12
Toluene	5.8
Trichlorofluoromethane	6

SV-03	4/9/2020
VOCs	
2-Butanone	210
2-Hexanone	15
Acetone	47
Chloroform	1.6
Dichlorodifluoromethane	2.8
Isopropanol	19
Methyl Methacrylate	20
n-Hexane	1.7
p/m-Xylene	3
Tetrachloroethene	10
Toluene	3.4
Trichlorofluoromethane	2.7

SV-02	4/9/2020
VOCs	
1,2,4-Trimethylbenzene	2.1
2-Butanone	310
2-Hexanone	17
Acetone	57
Benzene	1.1
Carbon disulfide	2.6
Dichlorodifluoromethane	2.9
Isopropanol	3.2
n-Heptane	2.9
n-Hexane	1.6
p/m-Xylene	4
p-Ethyltoluene	1.9
Propylene	21
Tetrachloroethene	110
Toluene	5
Trichloroethene	5.8
Trichlorofluoromethane	2.8

SV-04	4/9/2020
VOCs	
1,2,4-Trimethylbenzene	2.1
1,3,5-Trimethylbenzene	0.67
2-Butanone	59
2-Hexanone	6.3
4-Methyl-2-pentanone	1
Acetone	33
Benzene	0.83
Carbon disulfide	1.1
Carbon tetrachloride	0.52
Chloroform	0.67
Chloromethane	0.73
Cyclohexane	0.8
Dichlorodifluoromethane	2.3
Ethyl Acetate	1.5
Ethylbenzene	2
Isopropanol	26
Methyl Methacrylate	27
n-Heptane	1.8
n-Hexane	2
o-Xylene	2.6
p/m-Xylene	7.2
p-Ethyltoluene	2.5
Styrene	0.76
Tetrachloroethene	2.7
Toluene	7.9
Trichloroethene	0.44
Trichlorofluoromethane	2.1



LEGEND

LOCATION OF ROUX SOIL BORING

LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL BORING COLLECTED IN 2020

LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL BORING AND GROUNDWATER SAMPLE COLLECTED IN 2020

LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL VAPOR POINT COLLECTED IN 2020

BCP SITE BOUNDARY

NOTES

1. ALL CONCENTRATIONS SHOWN IN MICROGRAMS PER CUBIC METER

VOCs - VOLATILE ORGANIC COMPOUNDS

35035'

Title:

SOIL VAPOR SAMPLE LOCATIONS AND DETECTIONS

BROADWAY TRIANGLE SITE B
35-45 BARTLETT ST AND 68-76 GERRY ST, BROOKLYN NY

Prepared for:

UNIFIED NEIGHBORHOOD PARTNERS LLC

Compiled by: B.V.

Date: 03/04/21

Prepared by: M.S.R.

Scale: AS SHOWN

Project Mgr: B.V.

Project: 3605.0001Y002

File: 3605.0001Y109.6.mxd

FIGURE

6

Brownfield Cleanup Program Application
Broadway Triangle Site B

APPENDICES

- A. Requestor Information
- B. Property Description
- C. Property's Environmental History
(Previous Reports Provided as Separate Files)
- D. Property Information
- E. Current Property Owner-Operator Information
- F. Requestor Eligibility Information
- G. Contact List Information
- H. Land Use Factors

Brownfield Cleanup Program Application
Broadway Triangle Site B

APPENDIX A

Requestor Information

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through January 21, 2021.

Selected Entity Name: UNIFIED NEIGHBORHOOD PARTNERS LLC

Selected Entity Status Information

Current Entity Name: UNIFIED NEIGHBORHOOD PARTNERS LLC

DOS ID #: 5599456

Initial DOS Filing Date: AUGUST 06, 2019

County: NEW YORK

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

UNIFIED NEIGHBORHOOD PARTNERS LLC

2 KINGSLAND AVENUE

BROOKLYN, NEW YORK, 11211

Registered Agent

NONE

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

***Stock Information**

of Shares

Type of Stock

\$ Value per Share

No Information Available

*Stock information is applicable to domestic business corporations.

Name History

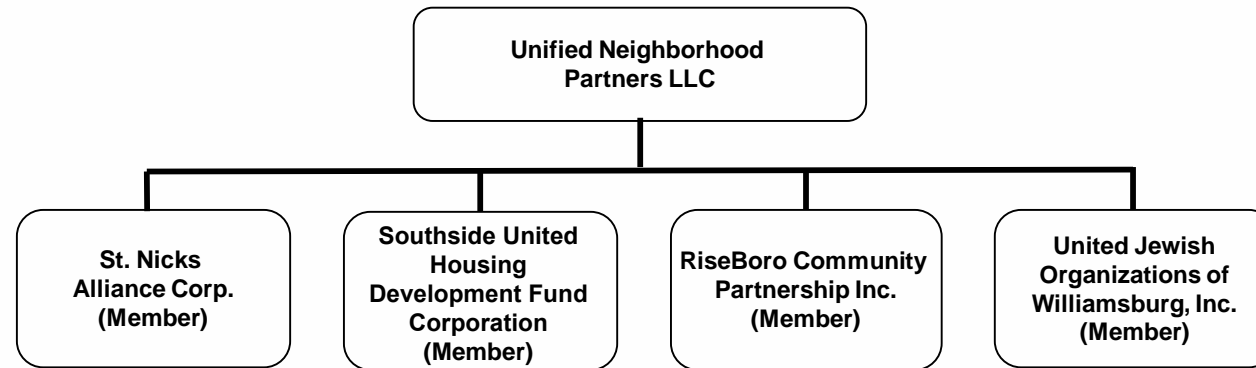
Filing Date	Name Type	Entity Name
AUG 06, 2019	Actual	UNIFIED NEIGHBORHOOD PARTNERS LLC

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

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

[Search Results](#) [New Search](#)

[Services/Programs](#) | [Privacy Policy](#) | [Accessibility Policy](#) | [Disclaimer](#) | [Return to DOS](#)
[Homepage](#) | [Contact Us](#)



Brownfield Cleanup Program Application
Broadway Triangle Site B

APPENDIX B

Property Description

Appendix B – Project Description

Broadway Triangle Site B
35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, New York 11206
BCP Application – Section II, Question 4

The Site proposed for entry into the Brownfield Cleanup Program (BCP) is located at 35-45 Bartlett Street and 68-76 Gerry Street in the Broadway Triangle section of Brooklyn, New York (Site), as shown on Figure 1. The Site is comprised of nine lots (Tax Block 2269, Lots 14, 16, 17, 18, 45, 47, 48, 49, and 50) in Kings County and encompasses approximately 0.63-acres. The Site is bounded by Gerry Street to the north, Bartlett Street to the south, and commercial and residential buildings to the east and west. The Site is currently comprised of vacant, overgrown land with several patches of exposed concrete as shown on Figure 2. Owners and land use descriptions for properties in the surrounding area are shown on Figure 3.

Proposed Development Plan

The development proposal plan includes two 100% multi-family affordable, 9-story buildings consisting of 171 dwelling units, and 2,200 square feet dedicated to community facilities such as a laundry room, children's playroom, community room, and bike storage. The community space will be operated by a coalition of local nonprofits and would provide a variety of services and programming for the community. The proposal plan also includes a rooftop solar array.

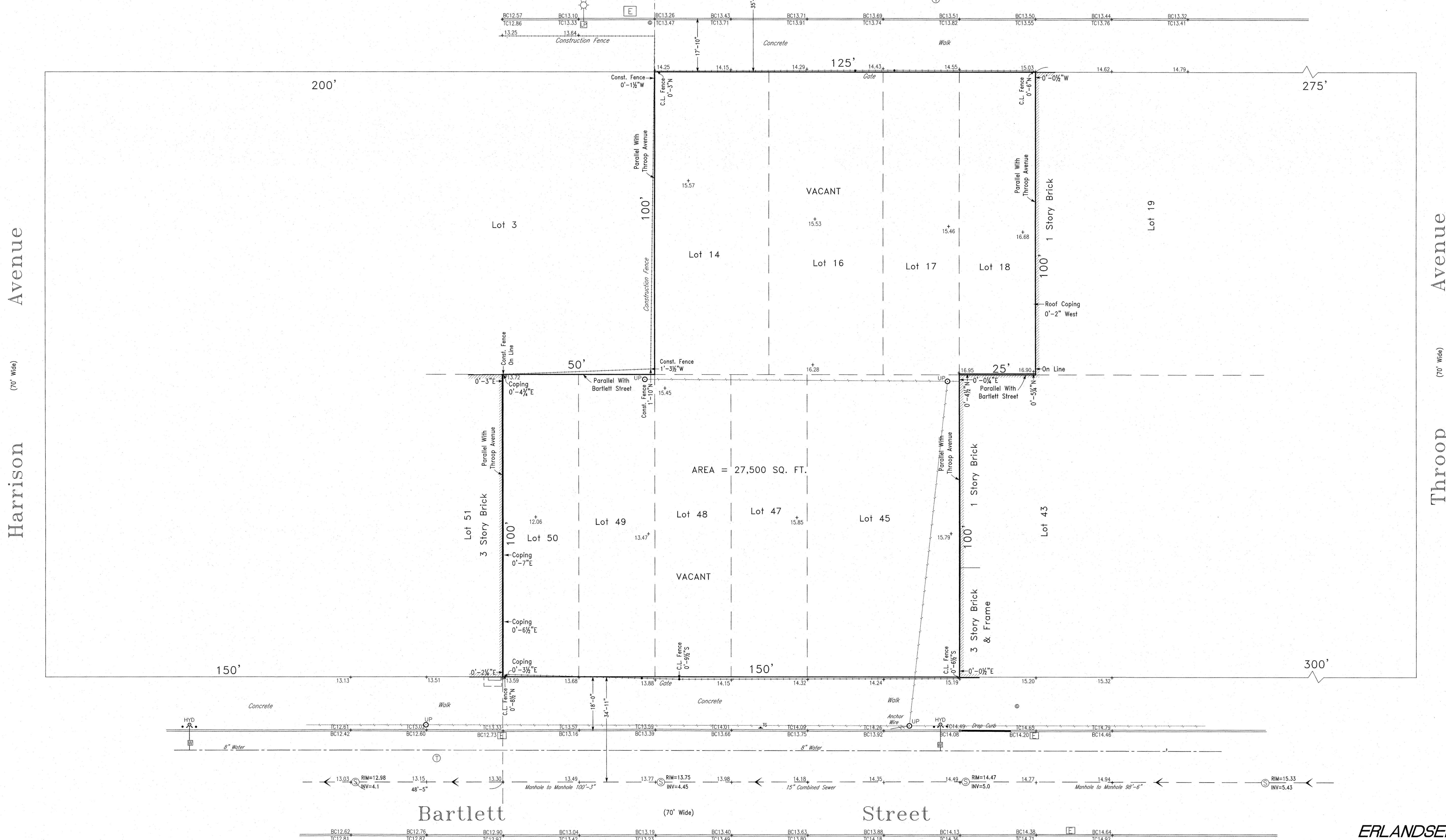
Projected Schedule

Timeframe	Description
April 8, 2022	Submit BCP Application
August 2022	Submit RIWP
November 2022	RI Field Work
January 2023	Submit RIR/RAWP
June 2023	Close on Construction Financing, Commence Remedial Action & Construction
December 2023	Anticipated issuance of Certificate of Completion

LEGEND		
Sewer Manhole		Top Curb Elevation TC48.65
Water Manhole		Bottom Curb Elevation BC48.40
Electric Manhole		Legal Grade LG49.52
Monitoring Well		Rim Elevation RIM=48.97
Tree & Caliper		Inw=36.9
Catch Basin		Top Catch Basin Elevation TCB48.65
Water Valve		Bottom Catch Basin Elevation BC48.40
Gas Valve		Spot Elevation TS48.56
Fire Hydrant		Chain Link Fence
Light Pole		Steel Face Curb
Traffic Signal		Concrete or Stone Curb
Traffic Sign		Drop Curb
Pedestrian Ramp		Sewer Line
		Water Line
		Gas Line

Notes:

- 1) ALL ELEVATIONS SHOWN HEREON REFER TO THE MVD 1988 DATUM.
- 2) ALL SUBSURFACE UTILITIES SHOWN HEREON WERE OBTAINED FROM CITY DEPARTMENTS AND PRIVATE UTILITY COMPANIES AND SAID UTILITIES ARE APPROXIMATE ONLY AND NOT GUARANTEED BY THE SURVEYOR. CONSULT APPROPRIATE DEPARTMENT OR COMPANY BEFORE DESIGNING ANY CONNECTIONS.
- 3) KNOWNIBLE EASEMENTS, RECORDED OR UNRECORDED, NOT SHOWN.
- 4) THERE ARE NO VISIBLE STREAMS OR WATERCOURSES ON THE PROPERTY AS SHOWN ON THIS SURVEY.
- 5) UNDERGROUND FOUNDATIONS OR SUBSTRUCTURES NOT VISIBLE NOT SHOWN.



UNAUTHORIZED ALTERATION OR ADDITION
TO THIS SURVEY IS A VIOLATION OF
THE SURVEY MAPS AND PLANS ACT OF THE NEW YORK STATE
EDUCATION LAW.
ONLY COPIES FROM THE ORIGINAL OF
THIS SURVEY MARKED WITH THE ORIGINAL OF
THE LAND SURVEYOR'S INKED SEAL OR
EMBOSSED SEAL SHALL BE CONSIDERED A
VALID TRUE COPY.
CERTIFICATIONS INDICATED HEREON SHALL
RUN ONLY TO THE PERSON FOR WHOM THE
SURVEY IS PREPARED AND ON HIS BEHALF TO
THE TITLE COMPANY, GOVERNMENTAL AGENCY
OR LENDING INSTITUTION. THESE RUNS ARE READ
TO THE ASSIGNEES OF THE LENDING INSTITUTION.
CERTIFICATIONS ARE NOT TRANSFERABLE TO
ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

TAX BLOCK 2269, LOTS 14, 16, 17, 18, 45, 47, 48, 49, & 50
BOROUGH OF BROOKLYN, CITY OF NEW YORK

ERLANDSEN-CROWELL & SHAW
FOUNDED IN 1852 BY E.W. CONKLIN
Civil Engineers & City Surveyors
241 JERICHO TPKE NEW HYDE PARK, NY 11040 516-326-4353
718-526-0339

DATE: December 18, 2019

Scale: 1"=16'

69896

Broadway Commons

DEPARTMENT OF CITY PLANNING SUBMISSION

Broadway Triangle RFP

Site B | Williamsburg, Brooklyn

July 1, 2019





BROADWAY COMMONS

The proposed design for Broadway Commons integrates an irregular through-block infill site into its surrounding block, with two new, energy-efficient buildings that each include an intergenerational mixture of family and senior housing. After evaluating alternative massing schemes, the design team determined that two independent structures were more spatially efficient than a single building. In addition, the single unified open space between the two buildings receives more sunlight and will become a major outdoor focal point for Broadway Commons residents, as well as for residents of Bartlett Crossing (Site A) and Throop Corners (Site C). In conjunction with this large landscaped courtyard, the South Building facing Bartlett Street includes a large, visually transparent ground floor community room, opening directly to the street as well as to the courtyard. By integrating both AIRS apartments and the required amenity spaces for low income seniors with family sized units, both buildings are able to maximize the available floor area under the existing zoning to provide as much new affordable housing as possible for the neighborhood.

The new structures, North Building and South Building, use a contemporary design vocabulary that emphasizes interior daylighting in public and private spaces, while enhancing the diverse and rapidly changing streetscapes of the immediate neighborhood. The overall design goal is to create high quality affordable housing with a pedestrian-friendly ground floor and an entrance design that contributes to a lively, revitalized neighborhood.

ZONING

PRELIMINARY ZONING STUDY		Broadway Triangle Site B, Brooklyn	
RFP Site B	Block: 2269	Lot: 14, 16, 17, 18, 45, 47, 48, 49, 50	
	Locations:	35 Bartlett Street / Gerry Street, Brooklyn	
	Community District:	Brooklyn 1	
	Zoning Map:	13b	
	Zoning district per RFP:	R7A	
	Lot Area:	27,500 SF	
	Inclusionary Hosung Area (Y/N):	YES	
	Transit Zone (Y/N):	YES	
FRESH Program Zone (Y/N):		YES, Discretionary Tax Incentives	
Use Group		Allowable	Proposed
ZR22-00	Use Group 1- 2 (residential); 3- 4 (community facility)	1,2,3,4	2 (Residential)
ZR23-00	Use Group 5- 9, 14 (commercial)	5,6,7,8,9,14	
FAR (Under Quality Housing Program)		Allowable	Proposed
ZR23-153	Residential As-Of-Right FAR	4.00	
	Max Allowable Residential As-Of-Right SF	110,000 SF	
ZR23-154(b)	Residential Inclusionary Housing Max FAR	4.60	4.60
	Max Allowable Residential Inclusionary Housing SF	126,500 SF	
ZR23-155	Residential AIRS FAR	5.01	0.32
	Max Allowable Residential AIRS SF	137,775 SF	
ZR24-11	Community Facility FAR	4.00	None proposed
	Max Allowable Community Facility SF	110,000 SF	
Maximum Lot Coverage (Residential Use)			Proposed
ZR23-15	Maximum Lot Coverage: 65% (for through Lot) As-Of-Right	65%	64%
ZR23-153			
Density Regulation			Proposed
ZR23-22	Density Factor As-Of-Right	680	
ZR23-22	Maximum allowable DU for IH (FAR/DU factor)	186	181
	* No unit factor requirements for AIRS		
ZR23-23	Minimum Size of Dwelling Units AIRS	325 SF	compliant
Yard Regulations			Proposed
ZR23-45	Front yard (N/A for R7A)	0 FT	0 FT
ZR24-34			
ZR24-35(b)	Side Yard (Not Required) or if open area is provided	0 FT or 8 FT	0 FT
ZR23-462(c)			
ZR23-464(b)			
ZR23-463	Maximum aggregate width of street walls	N/A	
ZR23-533(a)	Rear Yard Equivalent	Min. 60 FT	64 FT
Height/Setback			Proposed
ZR23-662(b)table 1; table 2 w/ qualifying g.f.	Min Base Height	40 FT	
	Max. Base Height QH As-of-Right	65 FT	
	Maximum Base Height (QH with qualifing ground floors)	75 FT	
	Maximum Building Height QH As-of-Right	80 FT	
	Maximum Building Height (QH with qualifying ground floors)	85 FT	
	Max. numbers of stories (QH with qualifying ground floors)	8	
ZR 23-664 (a)(2)	Modified height and setback requirements for certain IH or AIRS - requiring min. 50% of floor area use as residential; and min. 20% residential floor area is affordable floor area per ZR 23-154 (b)		compliant 100% residential and affordable
ZR 23-664 (a)(2) and (b) table 1	Min. Base Height (IH/AIRS w/ qualifying ground floors)	40 FT	compliant
	Max. Base Height (IH/AIRS w/ qualifying ground floors)	75 FT	compliant
	Max. Building Height (IH/AIRS w/ qualifying ground floors)	95 FT	compliant
	Max. numbers of stories (IH/AIRS w/ qualifying ground floors)	9	9
ZR23-662(c)(1) ZR33-441	Min Req Setback beyond Base (Narrow St - Bartlett and Gerry St)	15 FT	15 FT
ZR23-621	Permitted obstructions / dormer		compliant
ZR23-621(c)(1)	Max. Aggregate width of all Dormers (Gerry and Bartlett Street) = <60% of width street wall, minus 1% of height (for QH)		
Parking Requirement			
ZR25-162	Residential Parking: As-Of-Right (1 off-street space/300 sf Lot Area)		None. Within Transit Zone
ZR25-252	Residential Parking: AIRS & Income-restricted housing units	N/A within Transit Zone	
ZR25-231	Community Facility Parking	Varies	N/A
Enclosed Bicycle Parking Requirement			
ZR25-811 ZR36-711	Residential As-Of-Right	1 per 2 dwelling units	Provided at Cellar
ZR25-811 ZR36-711	Min Req for AIRS (1 per 10,000 sqft FA)		
ZR25-811	Min Req for Community Facility	Varies	N/A

* Minimum 4% of total AIRS floor area required to be allocated as AIRS amenity/accessory space. 355 SF required (8856 SF *4%). 500 SF space provided.

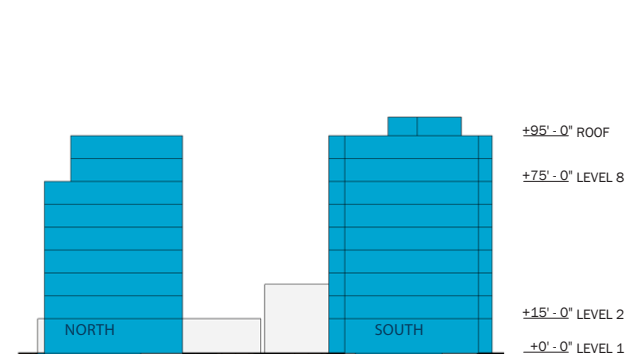
ZONING MAP



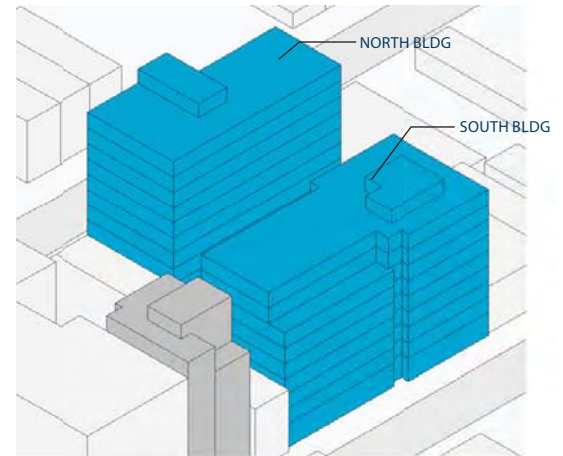
TAX LOT MAP



ZONING



MASSING

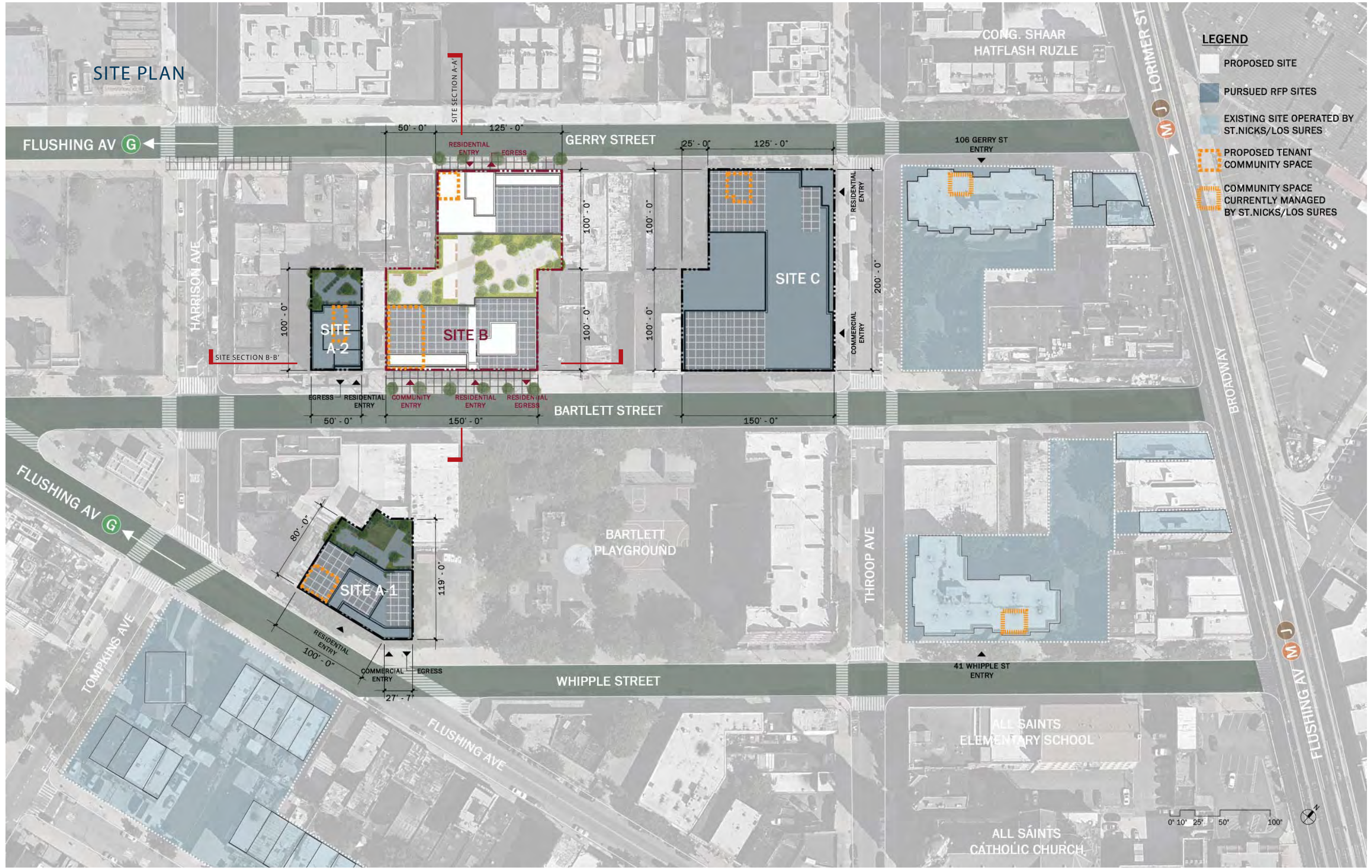


BUILDING SUMMARY

Floor	Elev	Gross Floor Area				Zoning Floor Area				Unit Mix					
		Gross Floor Area	Residential	Comm. Facility	Gross FA	Mech/Code Deductions	QH Deductions	Comm. Facility Deductions	Total Zoning FA	0 BR	1 BR	2 BR	3 BR	4 BR	Total DU
Cellar	-10	5,683	5,683	0	5,683	0	-5,683	-	0						
1	0.0	17,688	17,688	0	17,688	-884	-3,420	-	13,384	4	3	3	2	0	12
2	15.0	17,688	17,688	0	17,688	-884	-1,140	-	15,664	7	7	9	0	0	23
3	25.0	17,688	17,688	0	17,688	-884	-1,140	-	15,664	7	7	9	0	0	23
4	35.0	17,688	17,688	0	17,688	-884	-1,140	-	15,664	7	7	9	0	0	23
5	45.0	17,688	17,688	0	17,688	-884	-1,140	-	15,664	5	9	6	2	0	22
6	55.0	17,688	17,688	0	17,688	-884	-1,140	-	15,664	5	9	6	2	0	22
7	65.0	17,688	17,688	0	17,688	-884	-1,140	-	15,664	5	9	6	2	0	22
8	75.0	15,930	15,930	0	15,930	-797	-1,140	-	13,994	2	5	7	2	1	17
9	85.0	15,930	15,930	0	15,930	-797	-1,140	-	13,994	2	5	7	2	1	17
Roof	95.0	2,096	2,096	0	2,096	-2,096	0	-	0						
Total			163,455	0	163,455	-9,880	-18,219	0	135,356	44	61	62	12	2	181
										24%	34%	34%	7%	1%	100%

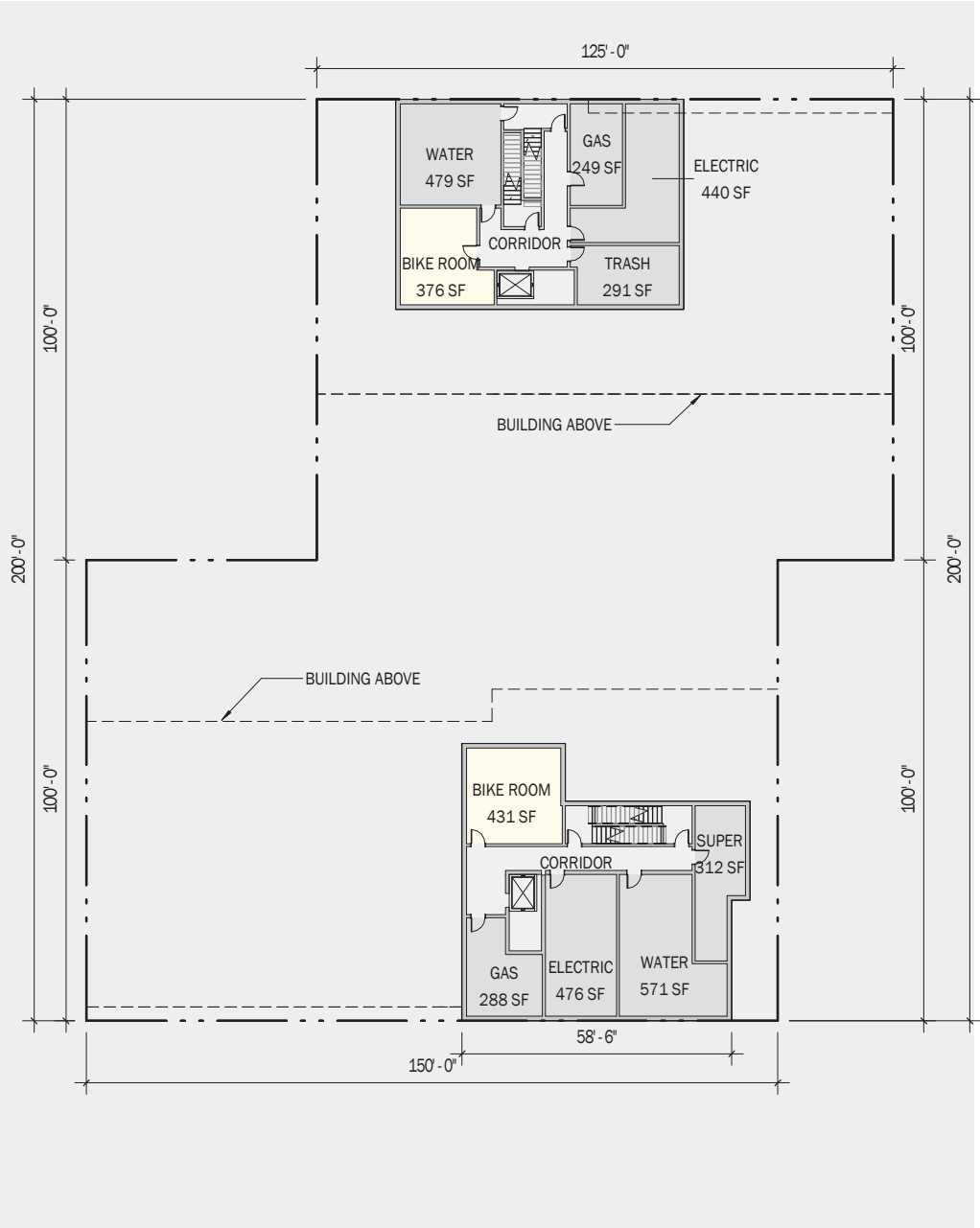
* (15) AIRS units are included within the unit mix above. (8) OBR and (7) 1BR

** (18) units within the overall unit mix summary above are assigned for formerly homeless households.





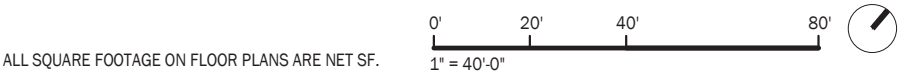
FLOOR PLANS



CELLAR



GROUND FLOOR



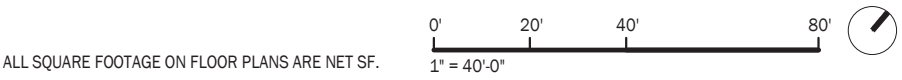
FLOOR PLANS



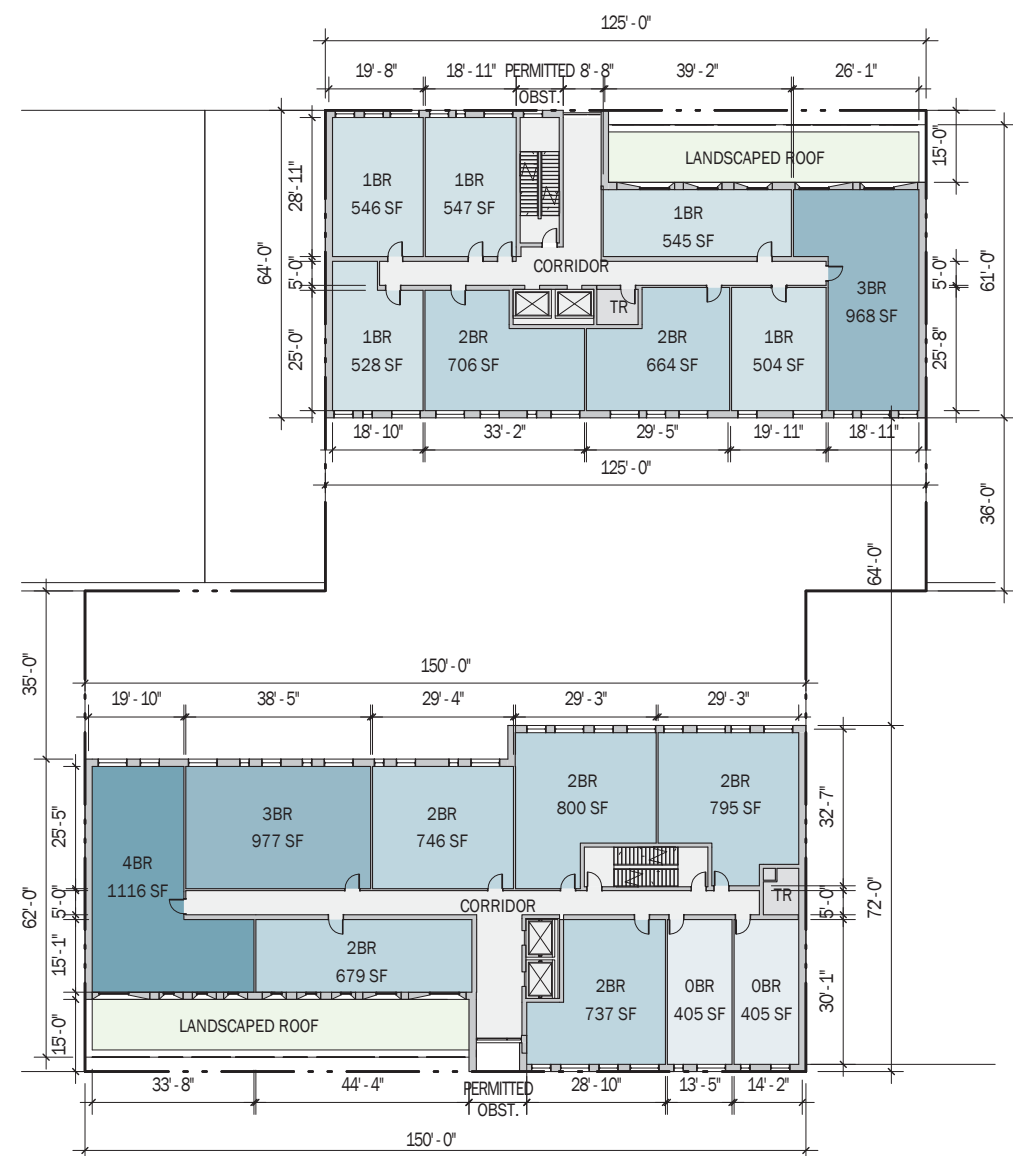
LEVEL 2 - 4



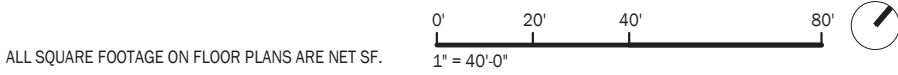
LEVEL 5 - 7



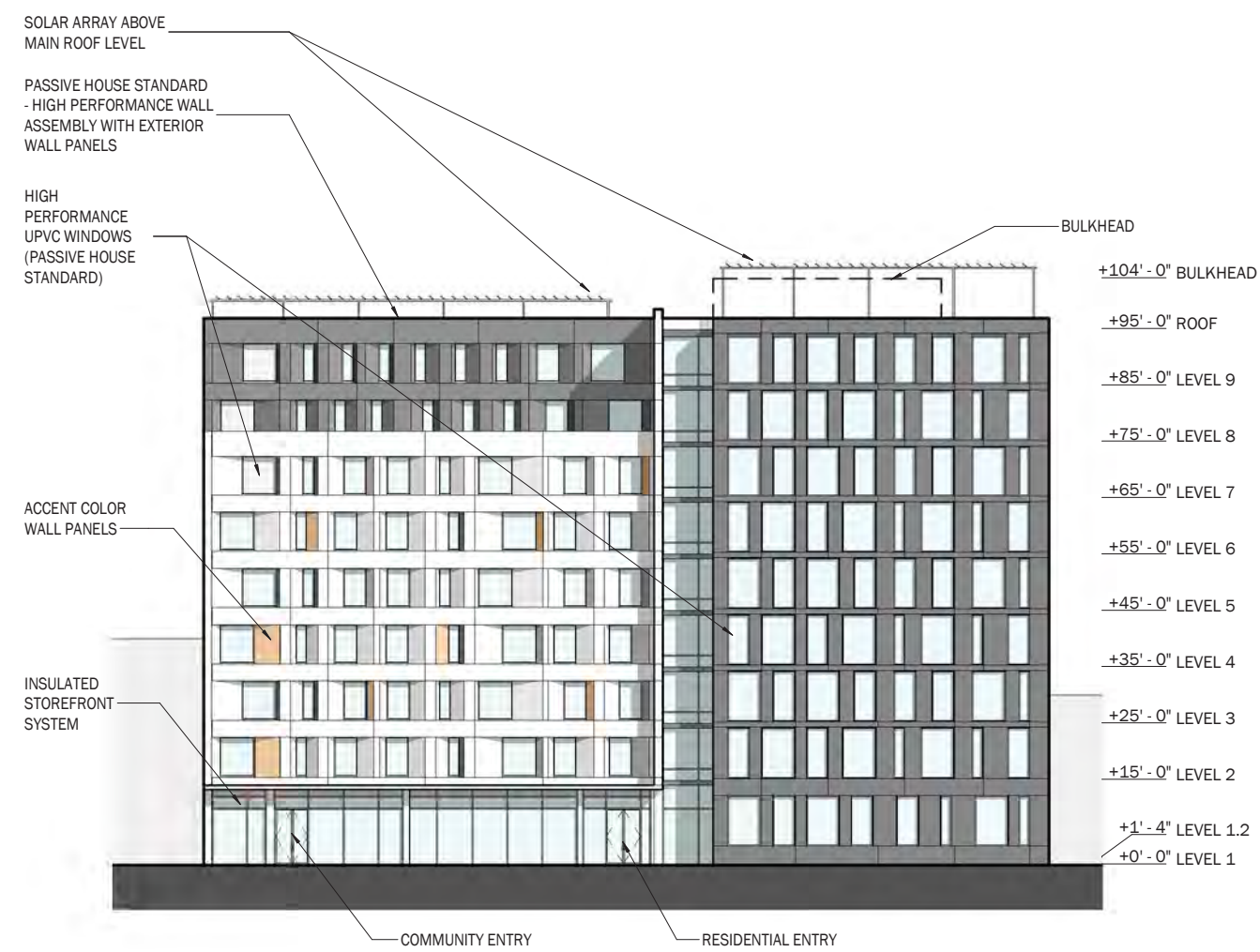
FLOOR PLANS



LEVEL 8 - 9



SOUTH BUILDING ELEVATIONS



SOUTH ELEVATION FRONTING BARTLETT STREET



NORTH ELEVATION FACING COURTYARD

NORTH BUILDING ELEVATIONS



NORTH ELEVATION FRONTING GERRY STREET



SOUTH ELEVATION FACING COURTYARD

ZONING_NO AIRS

PRELIMINARY ZONING STUDY			Broadway Triangle Site B, Brooklyn	
RFP Site B	Block: 2269	Lot: 14, 16, 17, 18, 45, 47, 48, 49, 50		
	Locations:	35 Bartlett Street / Gerry Street, Brooklyn		
	Community District:	Brooklyn 1		
	Zoning Map:	13b		
	Zoning district per RFP:	R7A		
	Lot Area:	27,500 SF		
	Inclusionary Hosung Area (Y/N):	YES		
	Transit Zone (Y/N):	YES		
FRESH Program Zone (Y/N):		YES, Discretionary Tax Incentives		
Use Group		Allowable	Proposed	
ZR22-00	Use Group 1- 2 (residential); 3- 4 (community facility)	1,2,3,4	2 (Residential)	
ZR23-00	Use Group 5- 9, 14 (commercial)	5,6,7,8,9,14		
FAR (Under Quality Housing Program)		Allowable	Proposed	
ZR23-153	Residential As-Of-Right FAR	4.00		
	Max Allowable Residential As-Of-Right SF	110,000 SF		
ZR23-154(b)	Residential Inclusionary Housing Max FAR	4.60	4.60	
	Max Allowable Residential Inclusionary Housing SF	126,500 SF	126,500 SF	
ZR23-155	Residential AIRS FAR	5.01	0.00	
	Max Allowable Residential AIRS SF	137,775 SF	0 SF *	
ZR24-11	Community Facility FAR	4.00	None proposed	
	Max Allowable Community Facility SF	110,000 SF		
Maximum Lot Coverage (Residential Use)			Proposed	
ZR23-15	Maximum Lot Coverage: 65% (for through Lot) As-Of-Right	65%	64%	
ZR23-153				
Density Regulation			Proposed	
ZR23-22	Density Factor As-Of-Right	680		
ZR23-22	Maximum allowable DU for IH (FAR/DU factor)	186	171	
	* No unit factor requirements for AIRS			
ZR23-23	Minimum Size of Dwelling Units AIRS	325 SF	compliant	
Yard Regulations			Proposed	
ZR23-45	Front yard (N/A for R7A)	0 FT	0 FT	
ZR24-34				
ZR24-35(b)	Side Yard (Not Required) or if open area is provided	0 FT or 8 FT	0 FT	
ZR23-462(c)				
ZR23-464(b)				
ZR23-463	Maximum aggregate width of street walls	N/A		
ZR23-533(a)	Rear Yard Equivalent	Min. 60 FT	64 FT	
Height/Setback			Proposed	
ZR23-662(b)table 1; table 2 w/ qualifying g.f.	Min Base Height	40 FT		
	Max. Base Height QH As-of-Right	65 FT		
	Maximum Base Height (QH with qualifying ground floors)	75 FT		
	Maximum Building Height QH As-of-Right	80 FT		
	Maximum Building Height (QH with qualifying ground floors)	85 FT		
	Max. numbers of stories (QH with qualifying ground floors)	8		
ZR 23-664 (a)(2)	Modified height and setback requirements for certain IH or AIRS - requiring min. 50% of floor area use as residential; and min. 20% residential floor area is affordable floor area per ZR 23-154 (b)		compliant 100% residential and affordable	
ZR 23-664 (a)(2) and (b) table 1	Min. Base Height (IH/AIRS w/ qualifying ground floors)	40 FT	compliant	
	Max. Base Height (IH/AIRS w/ qualifying ground floors)	75 FT	compliant	
	Max. Building Height (IH/AIRS w/ qualifying ground floors)	95 FT	compliant	
	Max. numbers of stories (IH/AIRS w/ qualifying ground floors)	9	9	
ZR23-662(c)(1) ZR33-441	Min Req Setback beyond Base (Narrow St - Bartlett and Gerry St)	15 FT	15 FT	
ZR23-621	Permitted obstructions / dormer			
ZR23-621(c)(1)	Max. Aggregate width of all Dormers (Gerry and Bartlett Street) = <60% of width street wall, minus 1% of height (for QH)		compliant	
Parking Requirement				
ZR25-162	Residential Parking: As-Of-Right (1 off-street space/300 sf Lot Area)		None. Within Transit Zone	
ZR25-252	Residential Parking: AIRS & Income-restricted housing units	N/A within Transit Zone		
ZR25-231	Community Facility Parking	Varies	N/A	
Enclosed Bicycle Parking Requirement				
ZR25-811 ZR36-711	Residential As-Of-Right	1 per 2 dwelling units	Provided at Cellar	
ZR25-811 ZR36-711	Min Req for AIRS (1 per 10,000 sqft FA)			
ZR25-811	Min Req for Community Facility	Varies	N/A	
* Minimum 4% of total AIRS floor area required to be allocated as AIRS amenity/accessory space. 355 SF required (8856 SF *4%). 500 SF space provided.				

ZONING MAP



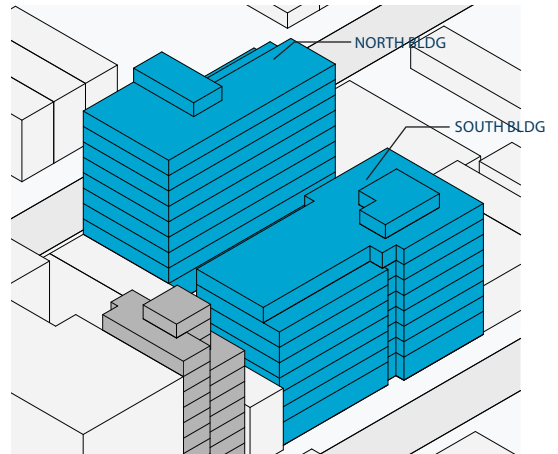
TAX LOT MAP



ZONING



MASSING

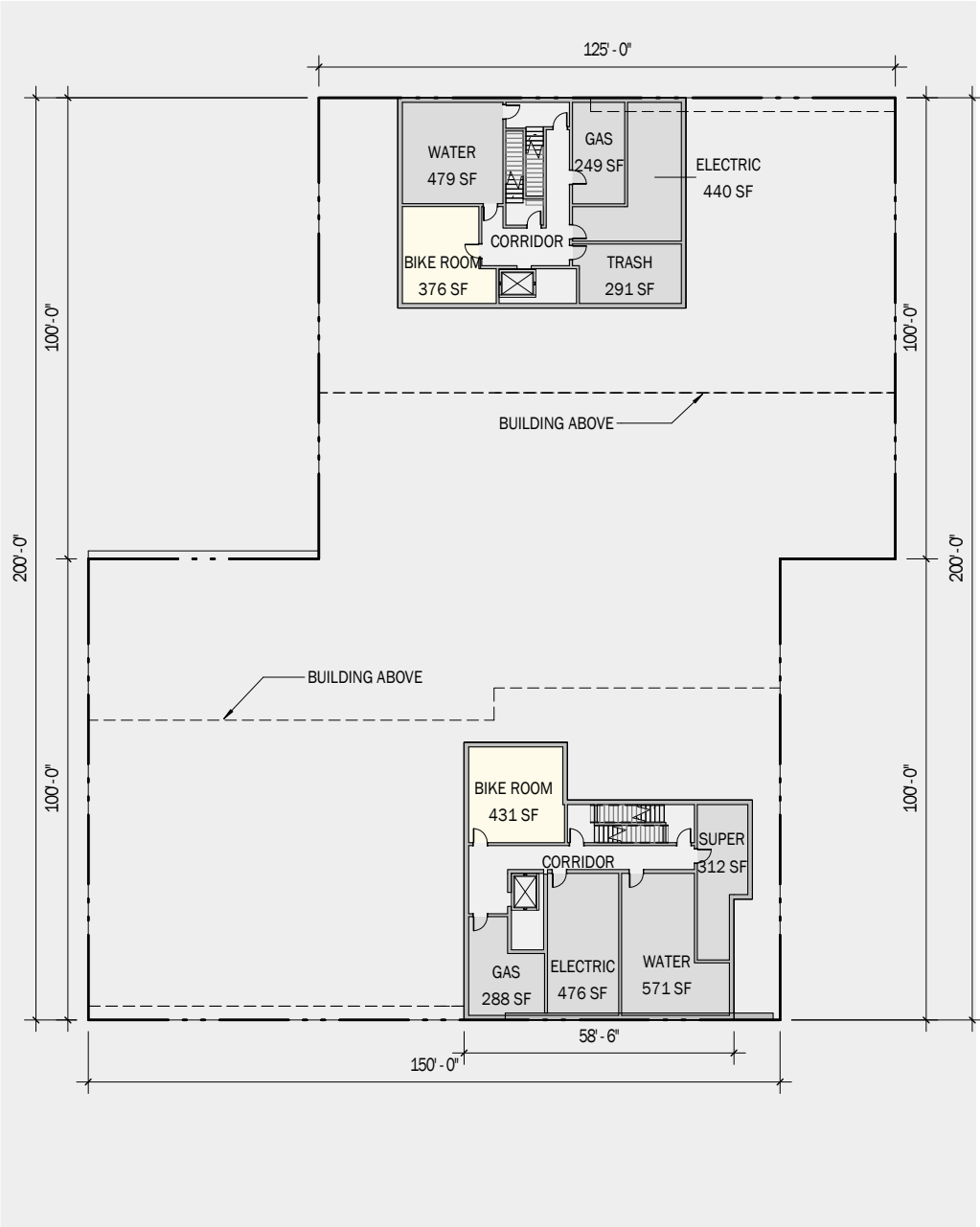


BUILDING SUMMARY

Floor	Elev	Gross Floor Area				Zoning Floor Area				Unit Mix					
		Gross Floor Area	Residential	Comm. Facility	Gross FA	Mech/Code Deductions	QH Deductions	Comm. Facility Deductions	Total Zoning FA	0 BR	1 BR	2 BR	3 BR	4 BR	Total DU
Cellar	-10	5,683	5,683	0	5,683	0	-5,683	-	0						
1	0.0	17,688	17,688	0	17,688	-884	-3,420	-	13,384	4	3	3	2	0	12
2	15.0	17,688	17,688	0	17,688	-884	-1,140	-	15,664	7	7	9	0	0	23
3	25.0	17,688	17,688	0	17,688	-884	-1,140	-	15,664	7	7	9	0	0	23
4	35.0	17,688	17,688	0	17,688	-884	-1,140	-	15,664	7	7	9	0	0	23
5	45.0	17,688	17,688	0	17,688	-884	-1,140	-	15,664	5	9	6	2	0	22
6	55.0	17,688	17,688	0	17,688	-884	-1,140	-	15,664	5	9	6	2	0	22
7	65.0	17,688	17,688	0	17,688	-884	-1,140	-	15,664	5	9	6	2	0	22
8	75.0	15,930	15,930	0	15,930	-797	-1,140	-	13,994	2	5	7	2	1	17
9	85.0	15,930	6,000	0	6,000	-300	-562	-	5,138	0	5	2	0	0	7
Roof	95.0	2,096	2,096	0	2,096	-2,096	0	-	0						
Total			153,525	0	153,525	-9,383	-17,642	0	126,500	42	61	57	10	1	171
										25%	36%	33%	6%	1%	100%

** (17) units within the overall unit mix summary above are assigned for formerly homeless households.

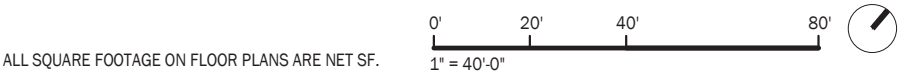
FLOOR PLANS_NO AIRS



CELLAR



GROUND FLOOR



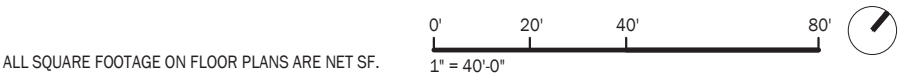
FLOOR PLANS_NO AIRS



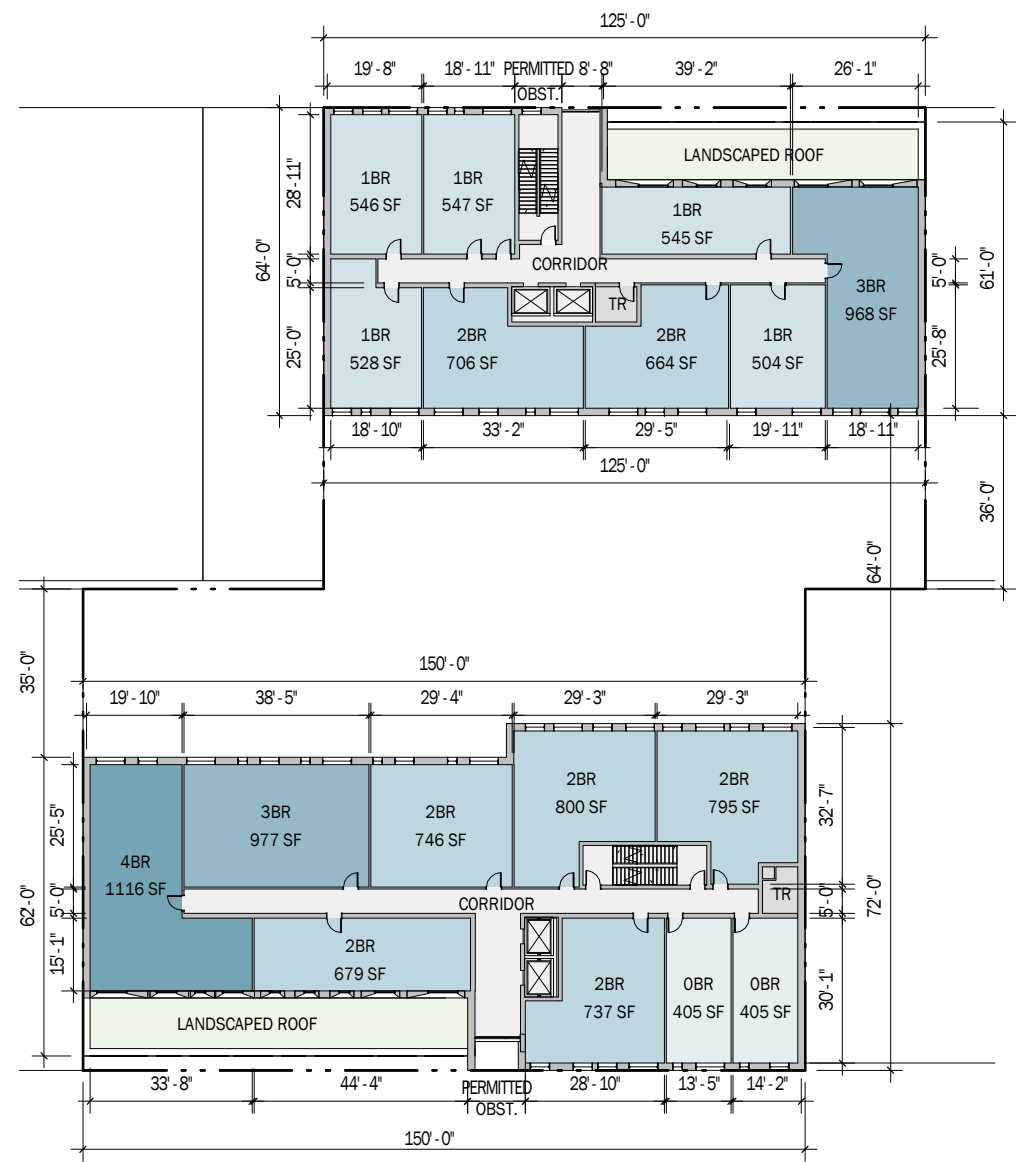
LEVEL 2 - 4



LEVEL 5 - 7

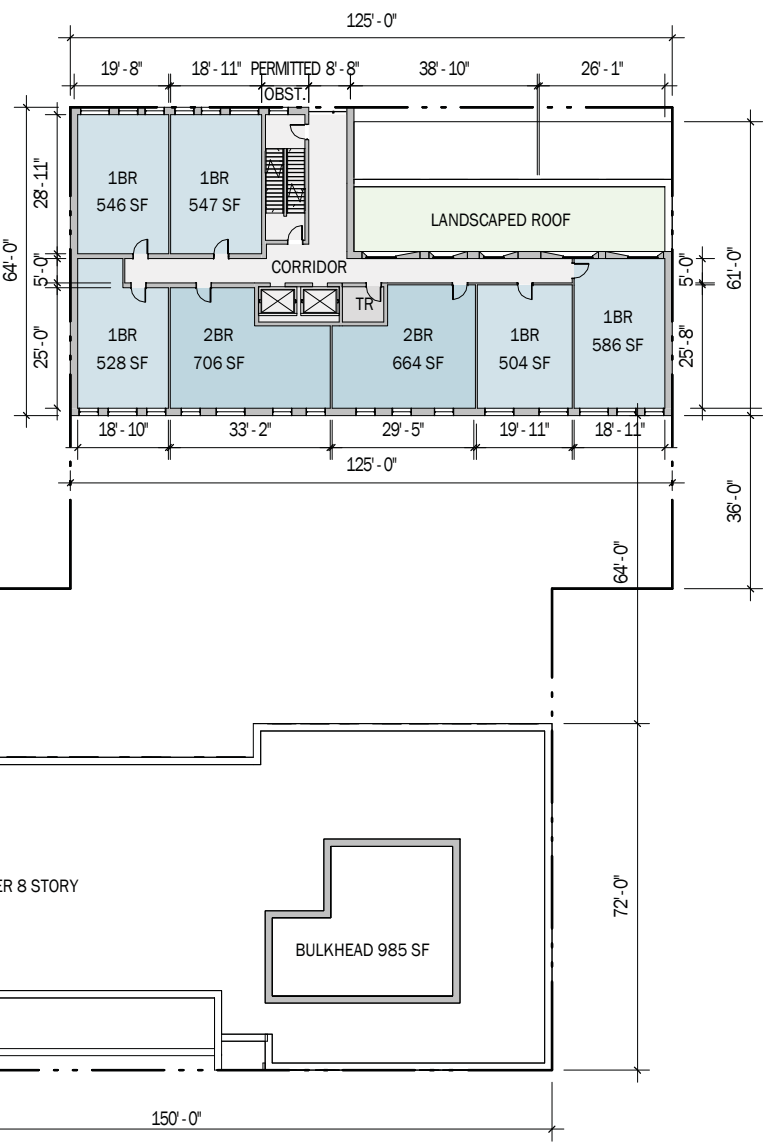


FLOOR PLANS_NO AIRS



LEVEL 8

ALL SQUARE FOOTAGE ON FLOOR PLANS ARE NET SF.



LEVEL 9

Property's Environmental History
(Previous Reports Provided as Separate Files)

Appendix C – Property’s Environmental History

Broadway Triangle Site B
35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, New York 11206
BCP Application - Section III

The following previous environmental investigations have been conducted at the Site, are attached for review in Appendix C and on the enclosed CD:

- **Phase I Environmental Site Assessment (ESA)**, prepared by Environmental Business Consultants (EBC), dated November 8, 2019
- **Remedial Investigation Report**, prepared by Gallagher Bassett Technical Services, dated June 2020
- **BCP Eligibility Soil Sampling Summary**, prepared by Roux Environmental Engineering and Geology, D.P.C., dated March 8, 2021

A summary of the findings from the Site is provided below.

Phase I Environmental Site Assessment (ESA), prepared by Environmental Business Consultants, dated November 8, 2019

No recognized environmental conditions (RECs) controlled recognized environmental conditions (CRECs), or historic recognized environmental conditions (HRECs) were identified in the EBC Phase I ESA. EBC identified the following environmental concerns (ASTM Non-Scope issues/Business Environmental Risks [BERs]). The BERs are summarized below:

BERs

- The Phase I ESA Sanborn map from 1904 depicts a small “fuel” factory, the map from 1950 depicts a truck body builder and a non-specific industrial use, and the map from 1965 depicts a newspaper printer, all at the northeastern corner of the property. The Site (specifically the northeastern lots) were not identified on any regulatory agency database in the Phase I ESA performed by EBC. While these on-Site operations pre-date most, if not all current environmental regulations, given the nature of their operations (truck body building and newspaper printing), these operations involve minimal to no chemical usage. Further, given the relatively short time these facilities operated (less than ten years) and their small size (2,500 square feet), EBC concluded the large-scale use and storage of industrial chemicals was unlikely; furthermore, no evidence of spills (staining/odors) was observed during EBC’s Site reconnaissance. As such, these historic uses are unlikely to have resulted in significant impacts to the subsurface at the Site. However, since several of the former industrial uses are unknown, EBC considered the historic use of the subject property to be a BER.
- As most of the Site was formerly developed with the multiple buildings, there is a potential for fill materials to be present (utilized to backfill the foundations and/or basements of the former structures following their demolition). As no information regarding the nature of source of the fill materials was available for review, EBC identified the potential for contaminated and/or structurally unsuitable materials to be present on the Site, which EBC considered a BER.
- The subject property (each of the nine parcels) is identified as having E-Air restrictions (E-238), which were determined during the Broadway Triangle Rezoning completed by the City in December 2009 (CEQR 09HPD019K). The Air E-Designation requires that any new residential and/or commercial development on Lot Nos. 14 through 18 utilize natural gas for the heating, ventilation and air conditioning and that stacks must be 60 feet from the southern, western, and eastern lot lines. For Lots 45 through 50, any new residential and/or commercial development must utilize No. 2 fuel oil the heating, ventilation and air conditioning with stacks a minimum 72 feet from the northern, western and eastern lot lines or natural gas with stacks a minimum of 60 feet from the northern, western and eastern lot lines to avoid any potential significant adverse air quality impacts. The Air E-designations require the issuance of a Notice to Proceed by the NYCOER before the property can be redeveloped. EBC considered the presence of the E-Air designations to be a BER.

Appendix C – Property’s Environmental History

Broadway Triangle Site B
35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, New York 11206
BCP Application - Section III

Remedial Investigation Report, prepared by Gallagher Basset Technical Services, dated June 2020

GBTS performed a remedial investigation at the Site in April 2020, which is described in the Remedial Investigation Report (RIR) provided in Appendix C. During the RI, 32 soil samples were collected from eight soil borings, two groundwater samples were collected from temporary wells, and five soil vapor samples were collected from temporary monitoring points. A summary of findings is provided below:

Soil/Fill

According to the GBTS RIR, the following analytes exceeded the NYSDEC Part 375 Restricted Residential Soil Cleanup Objectives (RRSCOs):

SVOCs

- Benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, indeno(1,2,3-cd)pyrene, and phenanthrene.

Metals

- Arsenic, barium, lead, manganese, and mercury.

Exceedances of RRSCOs and Unrestricted Use Soil Cleanup Objectives (UUSCOs) within the boundaries of the Site are depicted on Figure 4.

Groundwater

According to the GBTS RIR for the Site, the following analytes exceeded of NYSDEC AWQSGVs:

Metals (total and dissolved)

- Selenium and sodium

Exceedances of the AWQSGVs within the boundaries of the Site are depicted on Figure 5.

Soil Vapor

According to the GBTS RIR for the Site, the following analytes were detected in soil vapor:

VOCs

- 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 2-butanone, 2-hexanone, 4-methyl-2-pentanone, acetone, benzene, carbon disulfide, carbon tetrachloride, chloroform, chloromethane, cis-1,2-dichloroethene, cyclohexane, dichlorodifluoromethane, ethyl acetate, ethylbenzene, isopropanol, methyl methacrylate, n-heptane, n-hexane, o-xylene, p/m-xylene, p-ethyltoluene, propylene, styrene, tetrachloroethene, toluene, trichloroethene, and trichlorofluoromethane.

Detections of analytes in soil vapor within the boundaries of the Site are depicted on Figure 6.

BCP Eligibility Soil Sampling Summary – Site B, prepared by Roux Environmental Engineering and Geology, D.P.C, dated March 8, 2021

Roux performed a shallow soil investigation in December 2020, which is described in the Brownfield Cleanup Program (BCP) Eligibility Soil Sampling Summary and is attached to this application (Appendix C). In total, five soil samples (plus QA/QC) were collected from five soil borings advanced on Block 2269, Lots 14, 18, 47, 49, and 50.

Appendix C – Property’s Environmental History

Broadway Triangle Site B
35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, New York 11206
BCP Application - Section III

Soil/Fill

According to the Roux Site investigation the following analytes are in exceedance of the NYSDEC Part 375 Restricted Residential Soil Cleanup Objectives (RRSCOs):

SVOCs

- Benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, chrysene, dibenzo(a,h)anthracene, and indeno(1,2,3-c,d)pyrene.

Metals

- Barium, lead, and mercury.

Exceedances of the RRSCOs and UUSCOs within the boundaries of the proposed Site are depicted on Figure 4.

SOIL RRSCO EXCEEDANCE SUMMARY

The proposed Site redevelopment plan is to provide affordable multi-family housing; therefore, the available soil data was compared to the NYSDEC Restricted Residential Soil Cleanup Objectives (RRSCOs). Based on the proposed post-redevelopment Site use, soil exceedances of RRSCOs for SVOCs and metals serve as the threshold for the Site’s entry into the NYSDEC BCP. Additional soil sampling and analysis is planned as part of the Remedial Investigation upon acceptance into the NYSDEC BCP. Exceedances of the RRSCOs within the boundaries of the proposed Site are graphically depicted on Figure 4.

Brownfield Cleanup Program Application
Broadway Triangle Site B

APPENDIX D

Property Information

Appendix D – Property Description Narrative

Broadway Triangle Site B
35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, NY 11206
BCP Application - Section IV, Question 10

Location

The Site is located at 35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, New York encompassing Kings County Tax Map Block 2269 and Lots 14, 16, 17, 18, 45, 47, 48, 49, and 50. The Site is in an urban area and is bounded by Gerry Street to the north, Bartlett Street to the south, and commercial and residential buildings to the east and west. A Site Location Map is provided as Figure 1.

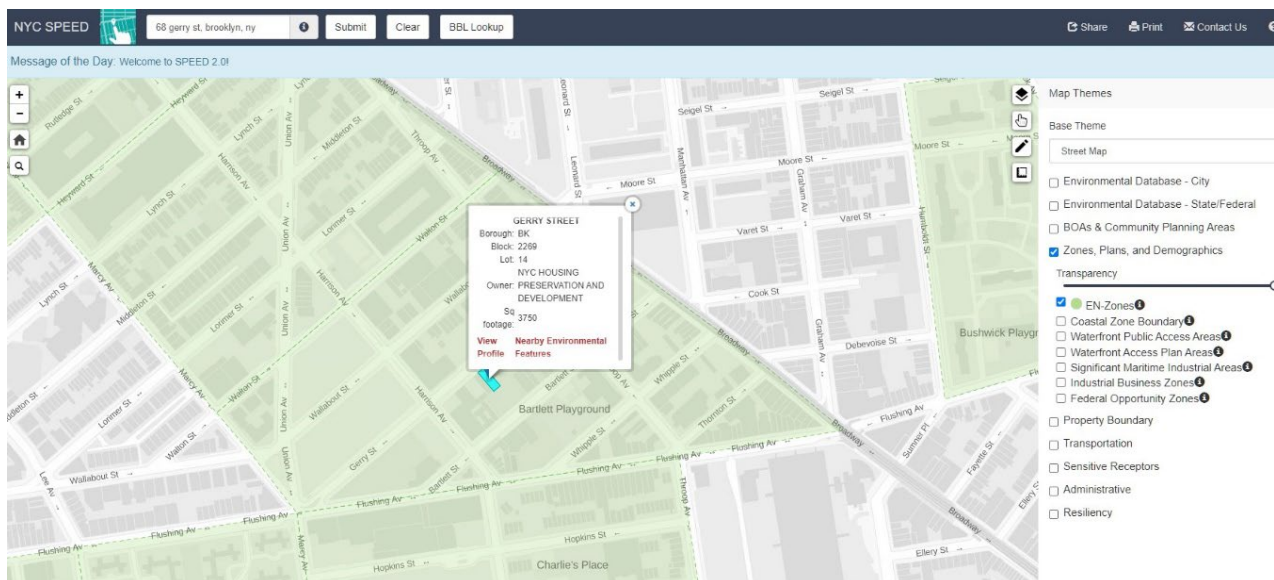
Parcel Address	Block No.	Lot No.	Acreage
Gerry Street	2269	14	0.086
Gerry Street	2269	16	0.086
74 Gerry Street	2269	17	0.057
76 Gerry Street	2269	18	0.057
43 Bartlett Street	2269	45	0.115
41 Bartlett Street	2269	47	0.057
39 Bartlett Street	2269	48	0.057
37 Bartlett Street	2269	49	0.057
35 Bartlett Street	2269	50	0.057

Site Features

The Site is 0.63 acres (27,500 square feet) and is currently comprised of vacant, overgrown land containing remnants of building foundations at the southeast portion (Figure 2). A chain-link fence surrounds the Site at the sidewalks. Further details on historic Site use are discussed in the *Past Use of the Site* section below.

Current Zoning and Land Use

The current property zoning is R7A for multi-family residential use. The Site is 100% wholly located within a designated Environmental Zone (En-Zone) pursuant to Tax Law 21(b)(6) identified as census tract 507 as shown in the map below:



Appendix D – Property Description Narrative

Broadway Triangle Site B
35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, NY 11206
BCP Application - Section IV, Question 10

The proposed future use as two multi-family affordable residential buildings is consistent with the existing zoning laws for this property. R7A districts typically produce high lot coverage (i.e., seven- to nine- story) apartment buildings, blending with existing buildings in many established neighborhoods. The floor area ratio in R7A districts is 4.0. Above a base height of 40 to 65 feet, or 75 feet if providing a qualifying ground floor, the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum height of 80 feet, or 85 feet if providing a qualifying ground floor. In order to preserve the traditional streetscape, the street wall of a new building can be no closer to the street line, than any adjacent street wall, but need not be farther than 10 feet. Buildings must have interior amenities for the residents pursuant to the Quality Housing Program.

The area surrounding the Site consists primarily of commercial and multi-family residential properties and vacant land (Figure 3). The Site is adjoined by the following: multi-family residential structures and vacant, overgrown land to the north (across Gerry Street); a commercial structure (electric company) and a multi-family residential structure to the east; the Robel & Sons Automotive Repair and Bartlett Playground to the south (across Bartlett Street); and a mixed use (commercial/residential) structure to the northwest, currently undergoing construction. No sensitive receptors (e.g., hospitals or day care facilities) are located within a 250 to 500-foot radius of the Site.

Past Use of the Site

Based on a review of Historic Sanborn fire insurance maps, aerial photographs, city directories, and New York City Assessor's and Building Department records, the following Site history was established. The Site was developed as early as 1887 with several commercial and residential structures (including several outbuildings). Commercial uses have included a tailor, a wheelchair storage facility, a pickle factory, and a locksmith. The northeastern portion of the Site was occupied by a fuel factory (76 Gerry Street; Lot 18) in 1904 and a truck body builder (74 Gerry street; Lot 17) in 1950; no other significant on-Site commercial uses were noted. The Site has been vacant since circa 1980. Several nearby properties were identified as automotive repair facilities and garages. All nine tax parcels that comprise the Site are currently owned by NYC Housing Preservation and Development (HPD).

Site Geology & Hydrogeology

Based on the June 2020 Remedial Investigation Report performed by Gallagher Basset Technical Services, subsurface materials throughout the Site generally contain fill materials (unsorted sand, gravel, and debris [e.g., brick, ash, concrete, and glass]) to depths ranging from 6 feet to 12.5 feet below ground surface. Fill materials overlie native grayish black to grayish green silt at the northern portion of the Site and brown fine sandy silt to light gray silty clay at the southern portion of the Site. Depth to bedrock is unknown. No bedrock was encountered to a maximum depth of 16 ft below ground surface during the RI.

Groundwater, when encountered, was generally between approximately 7 and 8 ft bls. Groundwater flow direction is likely influenced by subsurface utilities, bedrock topography, and other subsurface features. For the purposes of assigning gradients, the assumed groundwater flow direction is west to east in the area of the Site.

Environmental Assessment

Based upon investigations conducted to date, the primary contaminants of concern for the Site include a subset of semivolatile organic compounds (SVOCs) known as polycyclic aromatic hydrocarbons (PAHs), metals in soil, and chlorinated volatile organic compounds (CVOCs) in soil vapor.

Soil – PAHs including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, indeno(1,2,3-c,d)pyrene, and phenanthrene were detected above their respective RRSCOs predominantly in shallow soil (0-7 ft bls) throughout the Site. Soil samples collected from the 5-7 ft bls interval on Lot 17 contained the highest detected concentrations of PAHs such as chrysene (143 milligrams per kilogram [mg/kg]), benzo(a)anthracene (136 mg/kg), and indeno(1,2,3-cd)pyrene (87.1 mg/kg). Metals including arsenic, barium, lead, mercury, and manganese were detected above their

Appendix D – Property Description Narrative

Broadway Triangle Site B
35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, NY 11206
BCP Application - Section IV, Question 10

respective RRSCOs across multiple lots in the shallow soil samples (0-7 ft bls). The highest concentration of lead was detected at RXB-4901 0-2 ft bls on Lot 49 (2,370 mg/kg); however significant concentrations of lead were also detected in SB-05 at 5-7 ft bls (Lot 48), SB-04 at 4-6 ft bls (Lot 16), RXB-1401 at 0-2 ft bls (Lot 14), and RXB-5001 at 0-2 ft bls (Lot 50). The highest concentration of mercury was detected on Lot 16 in SB-04 at 4-6 ft bls (4.63 mg/kg).

Groundwater – Groundwater samples collected at the Site exceeded the Ambient Water Quality Standards and Guidance Values (AWQSGVs) for the metals including selenium and sodium. There were slight exceedances of the AWQSGVs for selenium and sodium at MW-02 (14.2 to 18 micrograms per liter [ug/L] and 20,200 ug/L, respectively). The highest concentrations of selenium and sodium were detected at MW-01, with both being measured at more than double their respective AWQSGVs (19.2 to 21.1 ug/L and 43,000 to 47,600 ug/L, respectively). No groundwater samples exceeded the AWQSGVs for PAHs.

Soil Vapor – Soil vapor samples collected at the Site detected numerous volatile organic compounds. Among the compounds detected at multiple soil vapor sample locations were acetone, 2-butanone, as well as the chlorinated volatile organic compounds trichloroethene (TCE), tetrachloroethene (PCE), carbon tetrachloride, and trichlorofluoromethane. With the exception of PCE, soil vapor concentrations of CVOCs at the Site were generally measured to be relatively low in concentration. The highest concentrations of PCE were detected in the northwestern portion of the Site in samples SV-01 (Lot 14) and SV-02 (Lot 18) at concentrations measuring 90 and 100 micrograms per cubic meter (ug/m³), respectively.

Brownfield Cleanup Program Application
Broadway Triangle Site B

APPENDIX E

Current Property Owner-Operator Information

Appendix E – Previous Property Owners and Operators

Broadway Triangle Site B
35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, New York 11206
BCP Application - Section VI

Unified Neighborhood Partners LLC has no relationship to previous owners and operators. A summary of the dates that the City of New York took ownership of each tax parcel is provided below.

Tax Parcel	Date	Source
Block 2269, Lot 14	8/17/1999	NYC ACRIS
Block 2269, Lot 16	10/21/1977	NYC ACRIS
Block 2269, Lot 17	9/16/1976	NYC ACRIS
Block 2269, Lot 18	10/21/1977	NYC ACRIS
Block 2269, Lot 45	10/19/2020	NYC ACRIS
Block 2269, Lot 47	8/17/1982	NYC ACRIS
Block 2269, Lot 48	8/17/1982	NYC ACRIS
Block 2269, Lot 49	8/12/1999	NYC ACRIS
Block 2269, Lot 50	8/12/1999	NYC ACRIS

Additional owner and operator information is provided for each tax parcel below.

PREVIOUS OWNER'S INFORMATION FROM NEW YORK CITY TAX RECORDS
Block 2269, Lot 14

Period	Lot	Owner	Source	Relationship to Requestor
Unknown to 5/27/1966	Block 2269, Lot 14	Joel and Sylvia Zalisky <i>1073 Eastern Parkway, Brooklyn, NY</i>	NYC ACRIS	None
5/27/1966 to 1/8/1968	Block 2269, Lot 14	Emelkay Construction Corp <i>117 Seigel Street, Brooklyn, NY</i>	NYC ACRIS	None
1/8/1968 to 8/1/1968	Block 2269, Lot 14	Broshkov Realty Corp. c/o Joel Zalisky <i>1073 Eastern Parkway, Brooklyn, NY</i>	NYC ACRIS	None
1/8/1968	Block 2269, Lot 14	Kuber Holding Corp. <i>1045 Ocean Ave, Brooklyn, NY</i>	NYC ACRIS	None
8/1/1968 to 5/16/1969	Block 2269, Lot 14	Varcel Realty Corp. <i>100 Fifth Ave, New York, NY</i>	NYC ACRIS	None
5/16/1969 to 10/14/1977	Block 2269, Lot 14	Catania & Ieraci Realty Corp. c/o Frank Catania <i>9701 Shore Rd, Brooklyn, NY</i>	NYC ACRIS	None

Appendix E – Previous Property Owners and Operators

Broadway Triangle Site B
 35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, New York 11206
 BCP Application - Section VI

Period	Lot	Owner	Source	Relationship to Requestor
10/14/1977 to 10/18/1977	Block 2269, Lot 14	Jesus Rivera 159 Hopkins St. Brooklyn, NY	NYC ACRIS	None
7/6/1983 to 4/4/1984	Block 2269, Lot 14	Saverio Minucci 41 Cherry Lane East, Syosset, NY	NYC ACRIS	None
4/4/1984 to 6/23/1987	Block 2269, Lot 14	Salvatore Minucci 4 North Umlerland Road, Jericho, NY	NYC ACRIS	None
6/23/1987 to 1/13/1988	Block 2269, Lot 14	Victor Gluck 110 Lee Avenue, Brooklyn, NY	NYC ACRIS	None
1/13/1988 to 8/17/1999	Block 2269, Lot 14	68 Gerry Realty Corp. 1070 East 58 th Street, Brooklyn, NY	NYC ACRIS	None
8/17/1999 to Present	Block 2269, Lot 14	The City of New York City Hall, Manhattan, New York	NYC ACRIS	None

PREVIOUS OWNER'S INFORMATION FROM NEW YORK CITY TAX RECORDS**Block 2269, Lot 16**

Period	Lot	Owner	Source	Relationship to Requestor
Unknown to 4/11/1966	Block 2269, Lot 16	John Galardi Contact Information Unknown	NYC ACRIS	None
4/11/1966 to 4/21/1971	Block 2269, Lot 16	618 E 140 th Street Corp 453 Bedford Avenue, Brooklyn, NY	NYC ACRIS	None
4/21/1971 to 10/21/1977	Block 2269, Lot 16	Shimon Tabak 126 Division Avenue, Brooklyn, NY	NYC ACRIS	None
10/21/1977 to Present	Block 2269, Lot 16	The City of New York City Hall, Manhattan, NY	NYC ACRIS	None

PREVIOUS OWNERS' INFORMATION FROM NEW YORK CITY TAX RECORDS**Block 2269, Lot 17**

Period	Lot	Owner	Source	Relationship to Requestor
Unknown to 5/27/1966	Block 2269, Lot 49	Emelkay Construction Corp 117 Seigel Street, Brooklyn, NY	NYC ACRIS	None
5/27/1966 to 9/16/1976	Block 2269, Lot 49	Joel and Sylvia Zalisky 1073 Eastern Parkway, Brooklyn, NY	NYC ACRIS	None
9/16/1976 to Present	Block 2269, Lot 17	The City of New York City Hall, Manhattan, NY	NYC ACRIS	None

Appendix E – Previous Property Owners and Operators

Broadway Triangle Site B
35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, New York 11206
BCP Application - Section VI

PREVIOUS OWNERS' INFORMATION FROM NEW YORK CITY TAX RECORDS

Block 2269, Lot 18

Period	Lot	Owner	Source	Relationship to Requestor
Unknown to 5/27/1966	Block 2269, Lot 49	Emelkay Construction Corp <i>117 Seigel Street, Brooklyn, NY</i>	NYC ACRIS	None
5/27/1966 to 10/21/1977	Block 2269, Lot 49	Joel and Sylvia Zalisky <i>1073 Eastern Parkway, Brooklyn, NY</i>	NYC ACRIS	None
10/21/1977 to Present	Block 2269, Lot 17	The City of New York <i>City Hall, Manhattan, NY</i>	NYC ACRIS	None

PREVIOUS OWNERS' INFORMATION FROM NEW YORK CITY TAX RECORDS

Block 2269, Lot 45

Period	Lot	Owner	Source	Relationship to Requestor
Unknown to 5/27/1966	Block 2269, Lot 49	Emelkay Construction Corp <i>117 Seigel Street, Brooklyn, NY</i>	NYC ACRIS	None
5/27/1966 to 10/21/1977	Block 2269, Lot 49	Joel and Sylvia Zalisky <i>1073 Eastern Parkway, Brooklyn, NY</i>	NYC ACRIS	None
10/21/1977 to 9/26/1979	Block 2269, Lot 45	The City of New York <i>City Hall, Manhattan, NY</i>	NYC ACRIS	None
9/26/1979 to 7/10/1987	Block 2269, Lot 45	Ronald Baker <i>4 Coventry Court, Half Hollow Hills, NY 11798</i>	NYC ACRIS	None
7/10/1987 to 1/15/1997	Block 2269, Lot 45	Sybil Condulis and Michael Santa Maria <i>321 Post Avenue, Westbury, NY 11590</i>	NYC ACRIS	None
1/15/1997 to 10/19/2020	Block 2269, Lot 45	Ramooe Inc <i>524 Bedford Avenue, Brooklyn, NY</i>	NYC ACRIS	None
10/19/2020 to Present	Block 2269, Lot 45	The City of New York <i>City Hall, Manhattan, NY</i>	NYC ACRIS	None

PREVIOUS OWNERS' INFORMATION FROM NEW YORK CITY TAX RECORDS

Block 2269, Lot 47

Period	Lot	Owner	Source	Relationship to Requestor
Unknown to 5/27/1966	Block 2269, Lot 49	Emelkay Construction Corp <i>117 Seigel Street, Brooklyn, NY</i>	NYC ACRIS	None

Appendix E – Previous Property Owners and Operators

Broadway Triangle Site B
 35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, New York 11206
 BCP Application - Section VI

Period	Lot	Owner	Source	Relationship to Requestor
5/27/1966 to 12/27/1973	Block 2269, Lot 49	Joel and Sylvia Zalisky <i>1073 Eastern Parkway, Brooklyn, NY</i>	NYC ACRIS	None
12/27/1973 to 6/7/1977	Block 2269, Lot 47	The City of New York <i>City Hall, Manhattan, NY</i>	NYC ACRIS	None
6/7/1977 to 8/17/1982	Block 2269, Lot 47	Jichak Schwartz <i>209 Ross Street, Brooklyn, NY</i>	NYC ACRIS	None
8/17/1982 to Present	Block 2269, Lot 47	The City of New York <i>City Hall, Manhattan, NY</i>	NYC ACRIS	None

PREVIOUS OWNERS' INFORMATION FROM NEW YORK CITY TAX RECORDS**Block 2269, Lot 48**

Period	Lot	Owner	Source	Relationship to Requestor
Unknown to 5/27/1966	Block 2269, Lot 49	Emelkay Construction Corp <i>117 Seigel Street, Brooklyn, NY</i>	NYC ACRIS	None
5/27/1966 to Unknown	Block 2269, Lot 49	Joel and Sylvia Zalisky <i>1073 Eastern Parkway, Brooklyn, NY</i>	NYC ACRIS	None
Unknown to 2/24/1976	Block 2269, Lot 48	Rebbie Baker <i>39 Bartlett Street, Brooklyn, NY</i>	NYC ACRIS	None
2/24/1976 to 4/25/1977	Block 2269, Lot 48	Julia Speller <i>218 Linden Boulevard, Brooklyn, NY</i>	NYC ACRIS	None
4/25/1977 to 8/17/1982	Block 2269, Lot 48	Ruthett Dukes <i>39 Bartlett Street, Brooklyn, NY</i>	NYC ACRIS	None
8/17/1982 to Present	Block 2269, Lot 48	The City of New York <i>City Hall, Manhattan, NY</i>	NYC ACRIS	None

PREVIOUS OWNERS' INFORMATION FROM NEW YORK CITY TAX RECORDS**Block 2269, Lot 49**

Period	Lot	Owner	Source	Relationship to Requestor
Unknown to 5/27/1966	Block 2269, Lot 49	Emelkay Construction Corp <i>117 Seigel Street, Brooklyn, NY</i>	NYC ACRIS	None
5/27/1966 to Unknown	Block 2269, Lot 49	Joel and Sylvia Zalisky <i>1073 Eastern Parkway, Brooklyn, NY</i>	NYC ACRIS	None
Unknown to 11/18/1970	Block 2269, Lot 49	Wanda Filipkowski <i>41-20 218th Street, Bayside, NY</i>	NYC ACRIS	None

Appendix E – Previous Property Owners and Operators

Broadway Triangle Site B
 35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, New York 11206
 BCP Application - Section VI

Period	Lot	Owner	Source	Relationship to Requestor
11/18/1970 to 8/12/1999	Block 2269, Lot 49	Thomas and Virginia Urban <i>52-19 244th Street, Douglaston, NY</i>	NYC ACRIS	None
8/12/1999 to Present	Block 2269, Lot 49	The City of New York <i>City Hall, Manhattan, NY</i>	NYC ACRIS	None

PREVIOUS OWNERS' INFORMATION FROM NEW YORK CITY TAX RECORDS
Block 2269, Lot 50

Period	Lot	Owner	Source	Relationship to Requestor
Unknown to 5/27/1966	Block 2269, Lot 50	Emelkay Construction Corp <i>117 Seigel Street, Brooklyn, NY</i>	NYC ACRIS	None
5/27/1966 to 4/9/1969	Block 2269, Lot 50	Joel and Sylvia Zalisky <i>1073 Eastern Parkway, Brooklyn, NY</i>	NYC ACRIS	None
4/9/1968 to 4/3/1969	Block 2269, Lot 50	The City of New York <i>City Hall, Manhattan, NY</i>	NYC ACRIS	None
4/3/1969 to 6/28/1972	Block 2269, Lot 50	Baroma Associates <i>4813 Fifth Avenue, Brooklyn, NY</i>	NYC ACRIS	None
6/28/1972 to 8/12/1999	Block 2269, Lot 50	Thomas Urban <i>52-19 244th Street, Douglaston, NY</i>	NYC ACRIS	None
8/12/1999 to Present	Block 2269, Lot 50	The City of New York <i>City Hall, Manhattan, NY</i>	NYC ACRIS	None

PREVIOUS OPERATORS' INFORMATION FROM SANBORN FIRE INSURANCE MAPS
Block 2269, Lots 14, 16, 17 18, 45, 47, 48, 49, 50

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1887	Block 2269, Lots 14, 16, 17 18, 45, 47, 48, 49, 50	Commercial and Residential (including several outbuildings) Commercial uses include a tailor, wheelchair storage facility, pickle factory and a locksmith.	Sanborn Maps	None
1904	Block 2269, Lot 18	Fuel Factory	Sanborn Maps	None

Appendix E – Previous Property Owners and Operators

Broadway Triangle Site B
 35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, New York 11206
 BCP Application - Section VI

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1904	Block 2269, Lots 14, 16, 17, 45, 47, 48, 49, 50	Northern portions: developed with several residences, a tailor shop, and a wheelwright storage facility. Southern portions: developed with three residences and two (one 4- and one 5-story) retail buildings.	Sanborn Maps	None
1918	Block 2269, Lots 14, 16, 17, 18, 45, 47, 48, 49, 50	Northwestern portions: redeveloped with two 5-story multi-tenant retail buildings. Northern portions: tailor shop and fuel factory converted to a retail store and garage.	Sanborn Maps	None
1935	Block 2269, Lots 14, 16, 17, 18, 45, 47, 48, 49, 50	Same as above (S.A.A.)	Sanborn Maps	None
1950	Block 2269, Lots 14, 16, 17, 18, 45, 47, 48, 49, 50	S.A.A. except: Northeast portion: Undeveloped parcel redeveloped with a truck body building and northeastern most parcel redeveloped with a welding shop and non-specific industrial use.	Sanborn Maps	None
1965	Block 2269, Lots 14, 16, 17, 18, 45, 47, 48, 49, 50	S.A.A. except: Two northeastern are shown as developed with a newspaper printing and typesetting operation.	Sanborn Maps	None
1980	Block 2269, Lots 14, 16, 17, 18, 45, 47, 48, 49, 50	Vacant	Sanborn Maps	None

PREVIOUS OPERATORS' INFORMATION FROM CITY DIRECTORIES**Block 2269, Lot 50**

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1934	Block 2269, Lot 50	COHEN BERNARD COHEN BERNARD GENNES CASPER KLEIN SIMON PODGORSKI LOTTIE PODGORSKI WM SCHWARTZ BERNARD SCHWARTZ HARRY <i>-Contact information Not Available</i>	R. L. Polk & Co.	None

Appendix E – Previous Property Owners and Operators

Broadway Triangle Site B
 35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, New York 11206
 BCP Application - Section VI

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1960	Block 2269, Lot 50	Armstrong Rosa Gray Erwin <i>-Contact Information Not Available</i>	New York Telephone Company	None
1965-1970	Block 2269, Lot 50	Carlisle Jessie <i>-Contact Information Not Available</i>	New York Telephone	None
1970	Block 2269, Lot 50	Morris Lagretta Williams Minnie <i>-Contact Information Not Available</i>	New York Telephone	None
1973-1976	Block 2269, Lot 50	RODRIGUEZ FANNIE WILLIAMS MINNIE <i>-Contact Information Not Available</i>	New York Telephone	None
1976	Block 2269, Lot 50	CLARK LARRY <i>-Contact Information Not Available</i>	New York Telephone	None

PREVIOUS OPERATORS' INFORMATION FROM CITY DIRECTORIES
Block 2269, Lot 45

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1940-1945	Block 2269, Lot 45	Levy Herman Miller Sol <i>-Contact Information Not Available</i>	New York Telephone	None
1960	Block 2269, Lot 45	CARROLL ETHEL MANN BERTHA <i>-Contact Information Not Available</i>	New York Telephone	None
1960	Block 2269, Lot 45	Armstrong Eunice J Boyce Ruth Bryant Gwendolyn Cox Gerald Gunn Mary Jackson Margaret L Mallory Lenwood Pennington Rose Mrs Ross Fredk Jr Terrell Lester Wright Walter V <i>-Contact Information Not Available</i>	New York Telephone Company	None
1973	Block 2269, Lot 45	Pennington Rose <i>-Contact Information Not Available</i>	New York Telephone	None

Appendix E – Previous Property Owners and Operators

Broadway Triangle Site B
35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, New York 11206
BCP Application - Section VI

PREVIOUS OPERATORS' INFORMATION FROM CITY DIRECTORIES
Block 2269, Lot 14

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1934	Block 2269, Lot 14	AQUALI MELCHOR COHEN ABR COHEN BENJ GOLDBERG JACK KIRSHNERMAN ANNE LEVINE JULIUS MARANESE LOUIS MARANESE PEARL MORMAN JACK PATASHNEK HILDA PEWPEC LUCIFER ROMAN YACUMA SCHAEFFER NORA SCHECHTERMAN DOROTHY SCHECHTERMAN ESTHER SCHECHTERMAN RAPHAEL SHEPNICK MAX SMITH SAML WORONTSOFF BORIS WORONTSOFF LILLIAN WRADLOVSKY MARIAN <i>-Contact Information Not Available</i>	R. L. Polk & Co.	None
1960	Block 2269, Lot 14	Cohen B Ramos Ricardo Rodriguez Eusebia Mrs Rodriguez Manuel Tolentino Ellen Mrs Torres Agapito <i>-Contact Information Not Available</i>	New York Telephone Company	None
1965	Block 2269, Lot 14	Ramos Ricardo Torres Agapito <i>-Contact Information Not Available</i>	New York Telephone	None
1970	Block 2269, Lot 14	Caro Gladys Lopez Mercedes Melendez Antonia Mrs Paiso C T	New York Telephone	None

Appendix E – Previous Property Owners and Operators

Broadway Triangle Site B
35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, New York 11206
BCP Application - Section VI

Period	Tax Parcel	Operator	Source	Relationship to Requestor
		Ramos Ricardo Shelton Janie M Torres Agapito Velez Dominick <i>-Contact Information Not Available</i>		
1973	Block 2269, Lot 14	De Guzman Philip Jr Lopez Mercedes Martinez Jose Melendez Antonia Mrs Paiso C T Ramos Ricardo Velez Dominick <i>-Contact Information Not Available</i>	New York Telephone	None
1976	Block 2269, Lot 14	CARDINES REGINO PAISO C T PEREZ B RODRIGUEZ JOSEPH VELEZ DOMLNICK <i>-Contact Information Not Available</i>	New York Telephone Company	None

PREVIOUS OPERATORS' INFORMATION FROM CITY DIRECTORIES
Block 2269, Lot 18

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1934	Block 2269, Lot 18	GOLD ISAAC GOLD JONAS GOLD OSCAR GOLDMAN ISRAEL RITIGLIANO FRANCIS RITIGLIANO GIACOMO RITUGLIANO JARK <i>-Contact Information Not Available</i>	R. L. Polk & Co.	None
1949	Block 2269, Lot 18	Adroit Equip Distributrs <i>-Contact Information Not Available</i>	New York Telephone Company	None
1965	Block 2269, Lot 18	Gerry Press Inc Phone: 718-729-5440 Address: 13-05 44th Avenue, Long Island City, NY 11101-6991	New York Telephone	None

Appendix E – Previous Property Owners and Operators

Broadway Triangle Site B
35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, New York 11206
BCP Application - Section VI

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1965-1970	Block 2269, Lot 18	Monomelt Co sales & svc <i>-Contact Information Not Available</i>	New York Telephone	None

PREVIOUS OPERATORS' INFORMATION FROM CITY DIRECTORIES

Block 2269, Lots 16, 17, 47, 48 and 49

No records in City Directory report

Brownfield Cleanup Program Application
Broadway Triangle Site B

APPENDIX F

Requestor Eligibility Information

Appendix F – Requestor Eligibility Information

Broadway Triangle Site B

35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, New York 11206
BCP Application – Section VII

Based on the environmental history discussed in the preceding Appendix, the Site was developed as early as 1887 with several commercial and residential structures including several outbuildings. Commercial uses have included a tailor, a wheelchair storage facility, a pickle factory and a locksmith. The northeastern portion of the Site was occupied by a fuel factory (76 Gerry Street; Lot 18) in 1904 and a truck body builder (74 Gerry street; Lot 17) in 1950. No other significant on-Site commercial uses were noted. All of the former buildings were demolished by circa 1980 and the Site has remained vacant. The Site is currently unpaved and overgrown with small vegetation. All nine tax parcels are currently owned by New York City (NYC) Housing Preservation and Development (HPD).

Contaminants present in impacted Site soils consist predominantly of semivolatile organic compounds (SVOCs) and metals in exceedance of Restricted Residential Soil Cleanup Objectives (RRSCOs).

The Site is secured by a chain link fence with locking access gates. Unified Neighborhood Partners LLC (Requestor), upon taking ownership of the Site, will maintain the Site fence to preclude potential public contact with impacted shallow Site soils. Accordingly, the Requestor's liability would arise solely as a result of its ownership. Furthermore, the Requestor has no connection with any previous release of hazardous substances on the Site. As such the Requestor is a Volunteer.



LOUISE CARROLL
Commissioner
ALEXANDRA WARREN
Acting Deputy Commissioner
PERRIS STRAUGHTER
Assistant Commissioner

Office of Neighborhood Strategies
Division of Planning & Predevelopment
100 Gold Street
New York, NY 10038

October 5, 2020

Kelly A. Lewandowski, P.E.
Site Control Section
New York State Department of Environmental Conservation
650 Broadway - 11th Floor
Albany, New York 12233

Re: Proof of Site Access
Block 2272, Lots 49, 51, 52, 53, 108
Block 2269, Lots 14, 16, 17, 18, 25, 27, 28, 29, 30
31, 33, 35, 36, 45, 47, 48, 49, 50, and 52
Borough of Brooklyn


Dear Ms. Lewandowski,

I am writing regarding Unified Neighborhood Partners ("UNP") LLC's application to the Brownfield Cleanup Program ("BCP"). Unified Neighborhood Partners and its contractors will have access to the above referenced lots also known as the Broadway Triangle project (the "Development Sites") as described in this letter.

The Development Sites are currently owned by the City of New York (the "City"). The City, acting by and through its Department of Housing Preservation and Development ("HPD") selected Unified Neighborhood Partners, as part of a competitive Requests for Proposal process to develop the Sites, and is working with the team toward a closing of project financing and the commencement of remediation and construction. In accordance with a license agreement between UNP, acting by and through its general contractor, ("Roux, Inc."), and the City, HPD will provide Roux, Inc. access to the Development Sites to complete investigation activities required by the New York State Department of Environmental Conservation under the BCP prior to the City's conveyance of the site and the commencement of remediation and construction.

Please accept this letter to serve as **proof of site access**. If you have any further questions, please feel free to contact the HPD Project Manager, Felipe Cortes at 212 863-8566, or via email at: Cortesf@hpd.nyc.gov

Sincerely,


Arielle Goldberg
HPD Director of Land Use and Policy



Brownfield Cleanup Program Application
Broadway Triangle Site B

APPENDIX G

Contact List Information

Appendix G - Site Contact List

Broadway Triangle Site B
663-667 Flushing Avenue and 29-31 Bartlett Street, Brooklyn, New York 11206
BCP Application – Section IX

i. Local and State Officials

Councilman Lincoln Restler
33rd Council District
410 Atlantic Avenue
Brooklyn, NY 11217
Tel: 718-875-5200
Fax: 718-643-6620

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

Assemblywoman Maritza Davila
53rd Assembly District
249 Wilson Avenue
Brooklyn, NY 107
718-443-1205
Fax: 718-443-1424

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

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

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

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

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

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

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

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

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

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

Appendix G - Site Contact List

Broadway Triangle Site B
35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, NY 11206
BCP Application – Section IX

ii. Current Site Owner

Subject Site

Block 2269, Lot 45

NYC HOUSING PRESERVATION AND
DEVELOPMENT
100 Gold Street
New York, NY 10038

Subject Site

Block 2269, Lot 47

NYC HOUSING PRESERVATION AND
DEVELOPMENT
100 Gold Street
New York, NY 10038

Subject Site

Block 2269, Lot 48

NYC HOUSING PRESERVATION AND
DEVELOPMENT
100 Gold Street
New York, NY 10038

Subject Site

Block 2269, Lot 49

NYC HOUSING PRESERVATION AND
DEVELOPMENT
100 Gold Street
New York, NY 10038

Subject Site

Block 2269, Lot 50

NYC HOUSING PRESERVATION AND
DEVELOPMENT
100 Gold Street
New York, NY 10038

Subject Site

Block 2269, Lot 14

NYC HOUSING PRESERVATION AND
DEVELOPMENT
100 Gold Street
New York, NY 10038

Subject Site

Block 2269, Lot 16

NYC HOUSING PRESERVATION AND
DEVELOPMENT
100 Gold Street
New York, NY 10038

Subject Site

Block 2269, Lot 17

NYC HOUSING PRESERVATION AND
DEVELOPMENT
100 Gold Street
New York, NY 10038

Subject Site

Block 2269, Lot 18

NYC HOUSING PRESERVATION AND
DEVELOPMENT
100 Gold Street
New York, NY 10038

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

Adjacent Properties to the North

Block 2266, Lot 52

Oholei Shloma
517 Flushing Avenue
Brooklyn, New York 11205

Block 2266, Lot 49

CONGREGATION DIVREI YOEL
144 Spencer Street, #612
Brooklyn, New York 11205

Block 2266, Lot 48

KAUFMAN, YOEL
81 Gerry Street
Brooklyn, New York 11206

Block 2266, Lot 47

STRULOVIC, SIMON
83 Gerry Street
Brooklyn, New York 11206

Appendix G - Site Contact List

Broadway Triangle Site B
35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, NY 11206
BCP Application – Section IX

Block 2266, Lot 46

EKSTEIN, BERISH
85 Gerry Street, Unit 1
Brooklyn, New York 11206

Adjacent Properties to the East

Block 2269, Lot 19

78 GERRY ST. REALTY INC.
78 Gerry Street
Brooklyn, New York 11206

Block 2269, Lot 43

JACOB BARTLETT LLC
268 Penn Street
Brooklyn, New York 11206

Adjacent Properties to the South

Block 2272, Lot 13

NYC DEPARTMENT OF PARKS AND
RECREATION
830 Fifth Avenue
New York, NY 10065

Block 2272, Lot 11

NYC DEPARTMENT OF PARKS AND
RECREATION
830 Fifth Avenue
New York, NY 10065

Block 2272, Lot 9

JULIO JOSE
620 Eagle Avenue
West Hempstead, NY 11552

Block 2272, Lot 6

JULIO JOSE
620 Eagle Avenue
West Hempstead, NY 11552

Adjacent Properties to the West

Block 2269, Lot 3

58 GERRY ST LLC
89 Wallabout Street
Brooklyn, New York 11249

Block 2269, Lot 51

58 GERRY ST LLC
89 Wallabout Street
Brooklyn, New York 11249

iv. Community, Religious, Civic and other Authorities

FDNY Engine 237
43 Morgan Ave
Brooklyn, NY 11237

All Saints Catholic Church
115 Throop Ave
Brooklyn, NY 11206

The Universal Church
7 Debevoise St
Brooklyn, NY 11206

New York City Police Department 88th Precinct
298 Classon Ave
Brooklyn, NY 11205

CityLight Church Brooklyn
105 Montrose Ave
Brooklyn, NY 11206

Fountain of life church
147 Walton St
Brooklyn, NY 11206

Appendix G - Site Contact List

Broadway Triangle Site B
35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, NY 11206
BCP Application – Section IX

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

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

Legacy Brooklyn Church
7 Marcus Garvey Blvd
Brooklyn, NY 11206

Congregation Tehilas Moshe
215 Middleton St
Brooklyn, NY 11206

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

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

First Mennonite Church
23 Marcus Garvey Blvd
Brooklyn, NY 11206

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

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

Divrei Yoel Satmar
161 Harrison Ave
Brooklyn, NY 11206

Galileo Temple
19 Montrose Ave
Brooklyn, NY 11206

v. Parks and Recreation

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

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

vi. Day Cares and School

The Baby Play Place Preschool & Daycare
Administrator: Tiffany Taylor
25 Boerum St STE 7S
Brooklyn, NY 11206

4 Future Generations WeeCare
Administrator: Kenesha Traynham-Cooper
744 Park Ave
Brooklyn, NY 11206

Tender Tots ChildCare, Preschool & Programs
Administrator: Stephanie Goicochea
810 Flushing Ave
Brooklyn, NY 11206

Intermediate School 318
Principal: Leander Windley
101 Walton St
Brooklyn, NY 11206

New York City Housing Authority's Marcy Day
Care Center
494 Marcy Ave
Brooklyn, NY 11206

Public School 403
760 Broadway
Brooklyn, NY 11206

New York City Housing Authority's Sumner Day
Care Center
880 Park Ave
Brooklyn, NY 11206

BWCCS2 MIDDLE SCHOOL
Principal: Edwin Santiago
11 Bartlett St
Brooklyn, NY 11206

Appendix G - Site Contact List

Broadway Triangle Site B
35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, NY 11206
BCP Application – Section IX

UTA Stamar Girls High School
366 Wallabout St
Brooklyn, NY 11206

Central Brooklyn Seventh Day Adventist School
130 Boerum St
Brooklyn, NY 11206

Public School 380
Principal: Victoria Prisinzano
370 Marcy Ave
Brooklyn, NY 11206

P.S. 257 John F. Hylan
Principal: Idalys Tolentino
60 Cook St
Brooklyn, NY 11206

Success Academy Myrtle Middle School
Principal: Denae Howard
700 Park Ave
Brooklyn, NY 11206

Intermediate School 71
Principal: Howard Fineman
215 Heyward St
Brooklyn, NY 11206

Success Academy Bed-Stuy 2
Principal: Alisha Neptune
211 Throop Ave
Brooklyn, NY 11206

Public School 148
185 Ellery St
Brooklyn, NY 11206

vii. Local Water Supply

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

viii. Local News and Media

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

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

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

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

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

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

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

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

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

Appendix G - Site Contact List

Broadway Triangle Site B
35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, NY 11206
BCP Application – Section IX

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

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

x. Document Repository

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

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

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

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

Brandon Vella

From: Brooke Hildebrand
Sent: Saturday, January 30, 2021 2:51 PM
To: Brandon Vella
Subject: FW: Depository Site

Brooke Hildebrand | Staff Scientist

209 Shafter Street, Islandia, New York 11749
Main: 631.232.2600 | Direct: 631.630.2373 | Mobile: 631.356.3719
Email: bhildebrand@rouxinc.com | Website: www.rouxinc.com



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



From: Balsan, Michelle <MBalsan@bklynlibrary.org>
Sent: Saturday, January 30, 2021 2:50 PM
To: Brooke Hildebrand <bhildebrand@rouxinc.com>
Cc: Waldron, Marc <mwaldron@bklynlibrary.org>
Subject: Depository Site

This message originated outside your organization. Please use caution!

Good afternoon Brooke,

You're more than welcome to use this location as a depository site! Just be aware that people looking to view any material left here will not be able to view it inside the building at this time due to Covid protocols at BPL Locations.

Feel free to drop off whatever materials need to be placed here and to reach out if you have any further questions!

Enjoy the rest of the weekend,

**Michelle Balsan | Library Information Supervisor, Bushwick
Brooklyn Public Library**
Tel: 718.602.1348
bklynlibrary.org

From: [Brooke Hildebrand](#)
To: bk01@cb.nyc.gov
Cc: [Brandon Vella](#)
Subject: Permission for Brooklyn Community Board 1 Use as Document Repository
Date: Friday, January 15, 2021 4:53:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good afternoon,

Roux Environmental Engineering and Geology, D.P.C. (Roux) on behalf of UNP Site A Developer LLC, UNP Site B Developer LLC, and UNP Site C Developer LLC, requests permission to use Brooklyn Community Board 1 as a document repository for future reports and correspondence associated with the proposed New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) projects located at the following Sites:

- Parcel A: 663-667 Flushing Avenue and 29-31 Bartlett Street, Brooklyn, NY 11206;
- Parcel B: 35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, NY 11206;
- Parcel C: 59-69 Bartlett Street, 84-100 Throop Avenue, and 90-100 Gerry Street, Brooklyn, NY 11206.

As part of the Site's BCP Application, NYSDEC requires Roux to provide proof of "acknowledgement from the repositories listed that they agree to act as a document repository for the project".

Please reply with confirmation that Brooklyn Community Board 1 permits to its use as a document repository for these BCP Sites.

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

Sincerely,

Brooke Hildebrand | Staff Scientist

209 Shafter Street, Islandia, New York 11749

Main: 631.232.2600 | Direct: 631.630.2373 | Mobile: 631.356.3719

Email: bhildebrand@rouxinc.com | Website: www.rouxinc.com



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



From: [Brooke Hildebrand](#)
To: mbalsan@bklynlibrary.org
Cc: [Brandon Vella](#)
Subject: Permission for Bushwick Library Use as Document Repository
Date: Thursday, January 21, 2021 2:37:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good afternoon,

Roux Environmental Engineering and Geology, D.P.C. (Roux) on behalf of UNP Site A Developer LLC, UNP Site B Developer LLC, and UNP Site C Developer LLC, requests permission to use Bushwick Library as a document repository for future reports and correspondence associated with the proposed New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) projects located at the following Sites:

- Parcel A: 663-667 Flushing Avenue and 29-31 Bartlett Street, Brooklyn, NY 11206;
- Parcel B: 35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, NY 11206;
- Parcel C: 59-69 Bartlett Street, 84-100 Throop Avenue, and 90-100 Gerry Street, Brooklyn, NY 11206.

As part of the Site's BCP Application, NYSDEC requires Roux to provide proof of "acknowledgement from the repositories listed that they agree to act as a document repository for the project".

Please reply with confirmation that Bushwick Library permits to its use as a document repository for these BCP Sites.

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

Sincerely,

Brooke Hildebrand | Staff Scientist

209 Shafter Street, Islandia, New York 11749

Main: 631.232.2600 | Direct: 631.630.2373 | Mobile: 631.356.3719

Email: bhildebrand@rouxinc.com | Website: www.rouxinc.com



Land Use Factors

Appendix H –Land Use Factors

Broadway Triangle Site B
35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, New York 11206
BCP Application - Section X

2. Current Use –The Site was most recently used for commercial and residential purposes; however, operations have ceased and all buildings were demolished by 1980. The Site has since remained vacant.

3. Reasonably Anticipated Use Post Remediation – The development proposal plan includes two 100% affordable, multifamily 9-story buildings consisting of 171 dwelling units and 2,200 square feet dedicated to community facilities such as a laundry room, children's playroom, community room, and bike storage area. The community space will be operated by a coalition of local nonprofits and would provide a variety of services and programming for the community. The proposal plan also includes a rooftop solar array.

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

The contemplated future use as a multi-family affordable housing unit and community facility supports the current development patterns by promoting a revitalized neighborhood and promoting neighborhood needs.

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

Yes, the proposed mixed-use as affordable housing and community facility space is consistent with the current property zoning. The building will be 9-stories which is also consistent with the allowable development height for the building.

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

The NYCHPD Broadway Triangle Redevelopment Plan was released in 2007 and positions this vibrant, multicultural neighborhood in northern Brooklyn as a future nucleus of a revitalized neighborhood in the Broadway Triangle area. NYCHPD aims to: 1. Facilitate the development of affordable housing and foster inclusive communities. 2. Properly serve formerly homeless, senior households, and households in need of supportive services. 3. Relieve the trend towards increased rents in the Broadway Triangle area. 4. Contribute to the economic and social vibrancy of the neighborhood and enhance the current inventory of commercial and community uses within the neighborhood.