



**Department of  
Environmental  
Conservation**

**KATHY HOCHUL**  
Governor

**AMANDA LEFTON**  
Commissioner

December 26, 2025

Gowanus Douglass Street LLC  
Philip Caporaso  
19 West 24<sup>th</sup> Street, 12<sup>th</sup> Floor  
New York, NY 10010  
[pcaporaso@tavroscapital.com](mailto:pcaporaso@tavroscapital.com)

Re: Certificate of Completion  
251 Douglass Street  
Brooklyn, Kings County  
Site No. C224367

Dear Philip Caporaso:

Congratulations on having satisfactorily completed the remedial program at the 251 Douglass Street site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (NYSDEC) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

Please note that you are required to perform the following tasks:

- If you are the site owner, you must record the Notice of Certificate of Completion in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record the Notice within 30 days of the date that you acquire the site. If you are a non-owner, you must work with the owner to assure the Notice is recorded within the time frame specified. A standard Notice of Certificate of Completion form is attached to this letter.
- Provide electronic copies of the recorded Notice and proof of recording to NYSDEC's project manager.
- Provide the Certificate of Completion fact sheet to the Document Repositories within 10 days of issuance of the COC. NYSDEC will develop the fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;

- Implement NYSDEC-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to NYSDEC in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to NYSDEC in April 2027.

If you have any questions, please do not hesitate to contact Marnie DeLuke, NYSDEC's project manager, at 518-402-9773.

Sincerely,

*Andrew Guglielmi*

Andrew Guglielmi  
Division Director  
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

C. Vooris – NYSDOH, [Christine.Vooris@health.ny.gov](mailto:Christine.Vooris@health.ny.gov)  
Jim Sullivan – NYSDOH PM, [Jim.Sullivan@health.ny.gov](mailto:Jim.Sullivan@health.ny.gov)  
Scarlett McLaughlin - NYSDOH RC, [scarlett.mclaughlin@health.ny.gov](mailto:scarlett.mclaughlin@health.ny.gov)  
Matt Gokey, [matthew.gokey@tax.ny.gov](mailto:matthew.gokey@tax.ny.gov)  
Paul Takac, [paul.takac@tax.ny.gov](mailto:paul.takac@tax.ny.gov)  
Kevin Kleaka – Impact Environmental, [kkleaka@impactenvironmental.com](mailto:kkleaka@impactenvironmental.com)  
Michael Bogin - Sive Paget Riesel, [mbogin@sprlaw.com](mailto:mbogin@sprlaw.com)

ec w/o enc.:

Marnie DeLuke, Lisa Gorton, Jane O'Connell, Scott Deyette, Dana Nicole, Leia Schmidt

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)  
*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER(S):**

**Name**

Gowanus Douglass Street LLC

**Address**

19 West 24th Street, 12th Floor, New York, NY 10010

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 10/21/22    **Agreement Execution:** 10/25/22

**Agreement Index No.:** C224367-10-22

**Application Amendment Approval:** none

**Agreement Amendment Execution:** none

**SITE INFORMATION:**

**Site No.:** C224367    **Site Name:** 251 Douglass Street

**Site Owner:**    Gowanus Douglass Street LLC

**Street Address:** 251 Douglass Street

**Municipality:** Brooklyn

**County:** Kings

**DEC Region:** 2

**Site Size:** 0.654 Acres

**Tax Map Identification Number(s):** 412-50

**Percentage of site located in an EnZone:** 100 %

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

**CERTIFICATE ISSUANCE**

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

The remedial program for the site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

**Allowable Uses under the BCP:** Restricted-Residential, Commercial, and Industrial

**Cleanup Track:** Track 4: Restricted use with site-specific soil cleanup objectives

**Tax Credit Provisions:**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 28 %.

Eligibility for Tangible Property Credit is available through: EnZone.

Tangible Property Credit Component Rate is 15%.    Comprised of 10% Base, 5 % EnZone.

Dependent upon the project being developed in a manner consistent with the approved Brownfield Cleanup Program application, additional rate increases may be available if the site is developed as affordable housing (5%), if the Certificate Holder receives a separate Determination of Conformance with the BOA from the Secretary of State (5%), if the site is located in a disadvantaged community and not located in an EnZone (5%), if the site is developed as a renewable energy facility site (5%), or if the site is used primarily for manufacturing activities (5%) not to exceed a maximum 24 %.

The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Kings County as 2025000142504.

### **LIABILITY LIMITATION**

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

### **CERTIFICATE TRANSFERABILITY**

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by ECL Section 27-1419.5 and 6NYCRR Part 375-1.9.

### **CERTIFICATE MODIFICATION/REVOCATION**

This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon finding any of the following:

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;
- (4) there is good cause for such modification or revocation;
- (5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;
- (6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

The Certificate holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency is not cured or a request for a hearing is not received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Amanda Lefton  
Commissioner  
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 12/24/2025

Andrew O. Guglielmi, Director  
Division of Environmental Remediation

## **Exhibit A**

### **Site Description**

**SCHEDULE "A" PROPERTY DESCRIPTION**

***Environmental Easement Legal Description***

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

BEGINNING at the corner formed by the intersection of the northeasterly side of Douglass Street with the southeasterly side of Nevins Street;

RUNNING THENCE northeasterly along the southeasterly side of Nevins Street, 100 feet;

THENCE southeasterly parallel with Douglass Street, 140 feet;

THENCE northerly parallel with Nevins Street, 100 feet;

THENCE easterly parallel with Butler Street, 60 feet;

THENCE southerly parallel with Nevins Street, 100 feet;

THENCE southeasterly parallel with Douglass Street, 25 feet;

THENCE southerly parallel with Nevins Street, 100 feet;

THENCE westerly along the northerly side of Douglass Street, 255 feet to the point or place of BEGINNING.

Area: 28,499.82 SF or 0.654 acres

***Recorded Deed Descriptions***

**Former Lot 50 (Parcel 1):**

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

BEGINNING at a point on the northerly side of Douglass Street, distant 200 feet easterly from the corner formed by the intersection of the northerly side of Douglass Street and the easterly side of Nevins Street;

RUNNING THENCE northerly parallel with Nevins Street, 100 feet;

THENCE easterly parallel with Douglass Street, 25 feet;

THENCE southerly parallel with Nevins Street, 100 feet to the northerly side of Douglass Street;

THENCE westerly along the northerly side of Douglass Street, 25 feet to the point or place of BEGINNING.

Area: 2,499.98 square feet or 0.057 acres

Former Lot 15 (Parcel 2):

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

BEGINNING at a point on the southerly side of Butler Street, distant 140 feet easterly from the corner formed by the intersection of the southerly side of Butler Street with the easterly side of Nevins Street;

RUNNING THENCE southerly parallel with Nevins Street, 100 feet;

THENCE easterly parallel with Butler Street, 60 feet;

THENCE northerly parallel with Nevins Street, 100 feet to the southerly side of Butler Street;

THENCE westerly along the southerly side of Butler Street, 60 feet to the point or place of BEGINNING.

Area: 5,999.96 square feet or 0.138 acres

Former Lot 51 (Parcel 3):

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

BEGINNING at a point on the northerly side of Douglass Street, distant 100 feet easterly from the corner formed by the intersection of the southerly [*sic*] side of Douglass Street and the easterly side of Nevins Street;

RUNNING THENCE northerly parallel with Nevins Street, 100 feet;

THENCE easterly parallel with Douglass Street, 100 feet;

THENCE southerly parallel with Nevins Street, 100 feet to the northerly side of Douglass Street;

THENCE westerly along the northerly side of Douglass Street, 100 feet to the point or place of BEGINNING.

Area: 9,999.94 square feet or 0.230 acres

Former Lot 1 (Parcel 4):

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

BEGINNING at the corner formed by the intersection of the northeasterly side of Douglass Street with the southeasterly side of Nevins Street;

THENCE northeasterly along the southeasterly side of Nevins Street, 100 feet;

THENCE southeasterly parallel with Douglass Street, 100 feet;

THENCE southwesterly parallel with Nevins Street, 100 feet to the northeasterly side of Douglass Street;

THENCE northwesterly along the northeasterly side of Douglass Street, 100 feet to the corner, the point or place of BEGINNING.

Area: 9,999.94 square feet or 0.230 acres

## **Exhibit B**

### **Site Survey**



METES AND BOUNDS DESCRIPTION

BLOCK 412 FORMER LOT 50 PARCEL 1:  
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF DOUGLASS STREET, DISTANT 200 FEET EASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF DOUGLASS STREET AND THE EASTERLY SIDE OF NEVINS STREET;  
RUNNING THENCE NORTHERLY PARALLEL WITH NEVINS STREET, 100 FEET;  
THENCE EASTERLY PARALLEL WITH DOUGLASS STREET, 25 FEET;  
THENCE SOUTHERLY PARALLEL WITH NEVINS STREET, 100 FEET TO THE NORTHERLY SIDE OF DOUGLASS STREET;  
THENCE WESTERLY ALONG THE NORTHERLY SIDE OF DOUGLASS STREET, 25 FEET TO THE POINT OR PLACE OF BEGINNING.

LOT AREA: 2,499.98 SQUARE FEET OR 0.057 ACRES

BLOCK 412 FORMER LOT 15 PARCEL 2:  
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF BUTLER STREET, DISTANT 140 FEET EASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF BUTLER STREET WITH EASTERLY SIDE OF NEVINS STREET;  
RUNNING THENCE SOUTHERLY PARALLEL WITH NEVINS STREET, 100 FEET;  
THENCE EASTERLY PARALLEL WITH BUTLER STREET, 60 FEET;  
THENCE NORTHERLY PARALLEL WITH NEVINS STREET, 100 FEET TO THE SOUTHERLY SIDE OF BUTLER STREET;  
THENCE WESTERLY ALONG THE SOUTHERLY SIDE OF BUTLER STREET, 60 FEET TO THE POINT OR PLACE OF BEGINNING.

LOT AREA: 5,999.96 SQUARE FEET OR 0.138 ACRES

BLOCK 412 FORMER LOT 51 PARCEL 3:  
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF DOUGLASS STREET, DISTANT 100 FEET EASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF DOUGLASS STREET WITH THE EASTERLY SIDE OF NEVINS STREET;  
RUNNING THENCE NORTHERLY PARALLEL WITH NEVINS STREET, 100 FEET;  
THENCE EASTERLY PARALLEL WITH DOUGLASS STREET, 100 FEET;  
THENCE SOUTHERLY PARALLEL WITH NEVINS STREET, 100 FEET TO THE NORTHERLY SIDE OF DOUGLASS STREET;  
THENCE WESTERLY ALONG THE NORTHERLY SIDE OF DOUGLASS STREET, 100 FEET TO THE POINT OR PLACE OF BEGINNING.

LOT AREA: 9,999.94 SQUARE FEET OR 0.230 ACRES

BLOCK 412 FORMER LOT 1 PARCEL 4:  
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHEASTERLY SIDE OF DOUGLASS STREET WITH THE SOUTHEASTERLY SIDE OF NEVINS STREET;  
THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY SIDE OF NEVINS STREET, 100 FEET;  
THENCE SOUTHEASTERLY PARALLEL WITH DOUGLASS STREET, 100 FEET;  
THENCE SOUTHWESTERLY PARALLEL WITH NEVINS STREET, 100 FEET TO THE NORTHERLY SIDE OF DOUGLASS STREET;  
THENCE NORTHWESTERLY ALONG THE NORTHERLY SIDE OF DOUGLASS STREET, 100 FEET TO THE POINT OR PLACE OF BEGINNING.

LOT AREA: 9,999.94 SQUARE FEET OR 0.230 ACRES

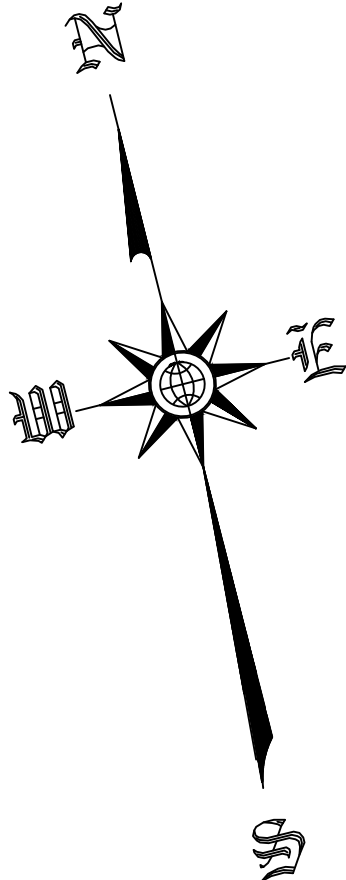
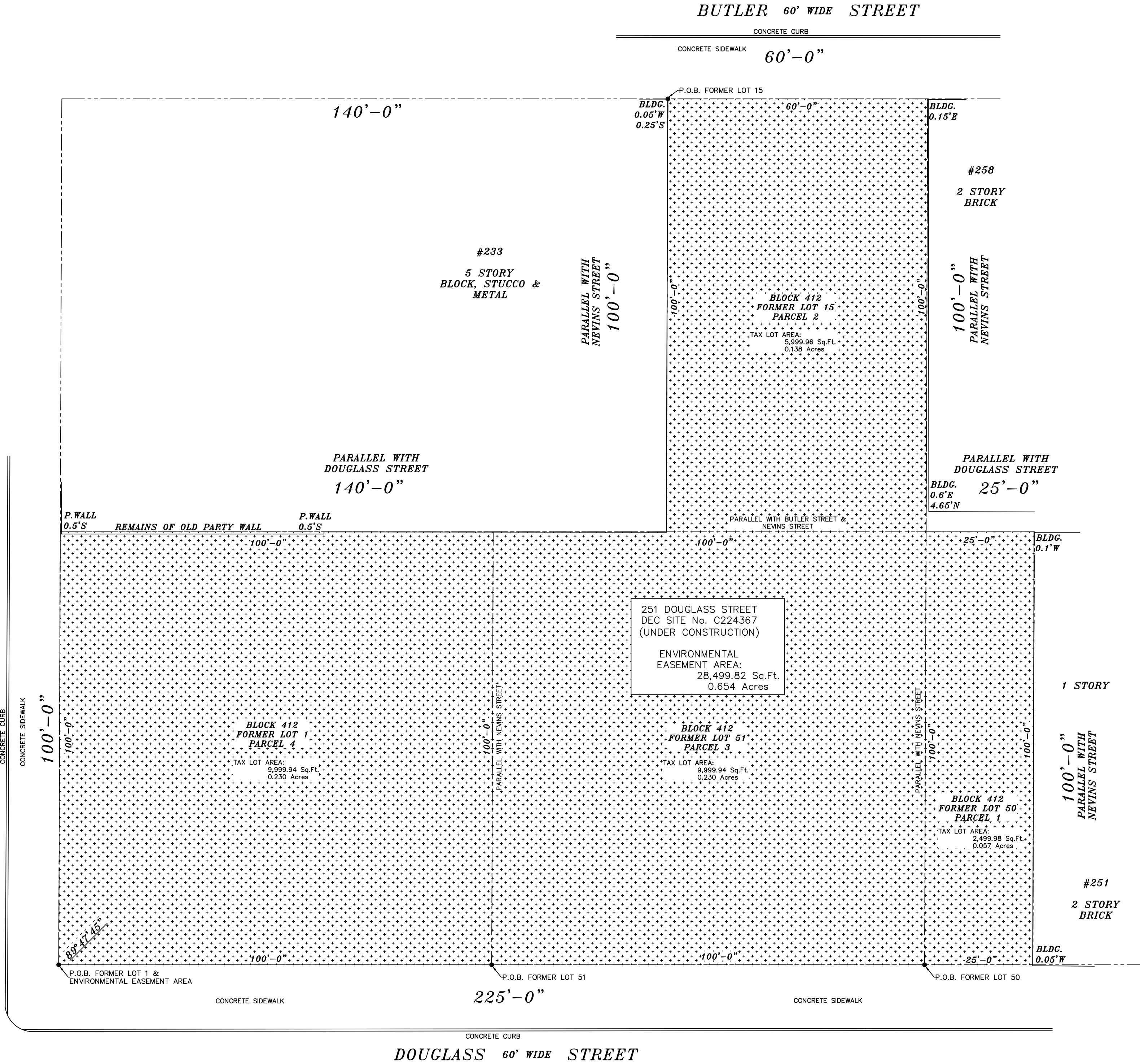
ENVIRONMENTAL EASEMENT METES AND BOUNDS DESCRIPTION  
DEC SITE No. C224367

COMBINED DESCRIPTION:  
BLOCK 412 LOT 50:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHEASTERLY SIDE OF DOUGLASS STREET WITH THE SOUTHEASTERLY SIDE OF NEVINS STREET;  
RUNNING THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY SIDE OF NEVINS STREET, 100 FEET;  
THENCE SOUTHEASTERLY PARALLEL WITH DOUGLASS STREET, 140 FEET;  
THENCE NORTHERLY PARALLEL WITH NEVINS STREET, 100 FEET;  
THENCE EASTERLY PARALLEL WITH BUTLER STREET, 60 FEET;  
THENCE SOUTHERLY PARALLEL WITH NEVINS STREET, 100 FEET;  
THENCE SOUTHEASTERLY PARALLEL WITH DOUGLASS STREET, 25 FEET;  
THENCE SOUTHERLY PARALLEL WITH NEVINS STREET, 100 FEET;  
THENCE WESTERLY ALONG THE NOTHERLY SIDE OF DOUGLASS STREET, 225 FEET TO THE POINT OR PLACE OF BEGINNING.

LOT AREA: 28,499.82 SQUARE FEET OR 0.654 ACRES

NEVINS 50' WIDE STREET



Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

Certification indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owner.

- INDICATED ENVIRONMENTAL EASEMENT AREA

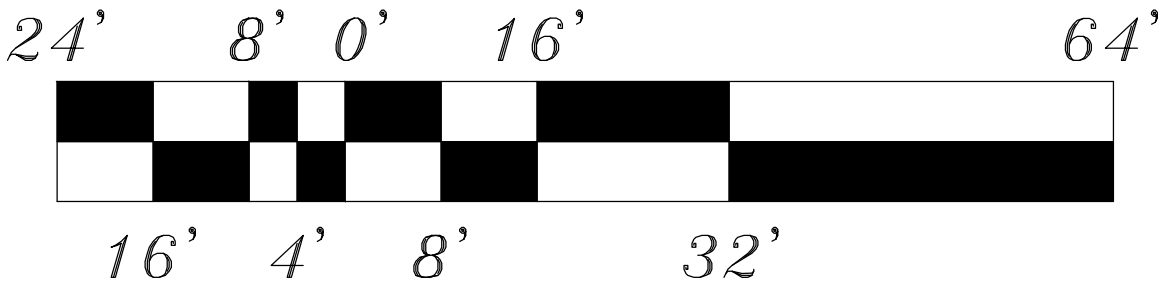
- NOTES:
1. REFERENCE PLAIN 0'-0" = 20.34' (NAVD88).
  2. COORDINATES SHOWN REFER TO NAD83(2011) - NEW YORK LONG ISLAND ZONE (3104) AND ARE EXPRESSED IN U.S. SURVEY FEET.
  3. ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  4. EASEMENTS NOT SHOWN ARE NOT GUARANTEED.

**SURVEY OF PROPERTY LOCATED AT:**  
#251 DOUGLASS STREET, BROOKLYN  
COUNTY OF KINGS  
CITY & STATE OF NEW YORK  
BLOCK ..... 412, LOT(S) ..... 50  
FORMER LOT(S) ....1, 15, 50 & 51  
D.E.C. SITE NUMBER - C224367

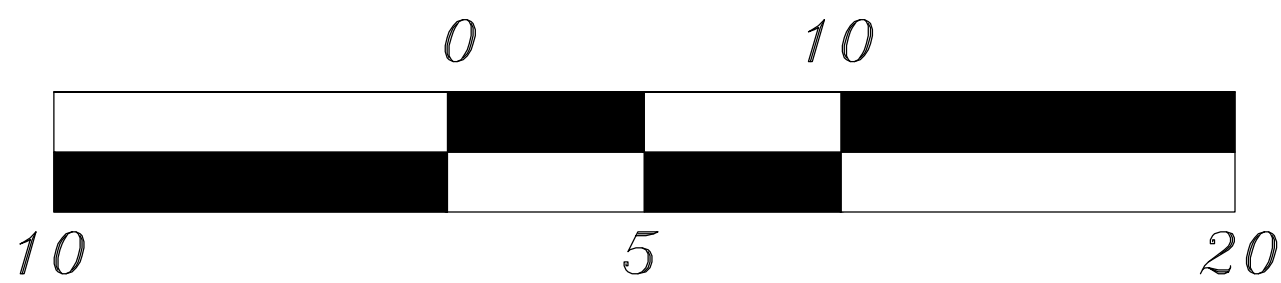
EASEMENT NOTE:

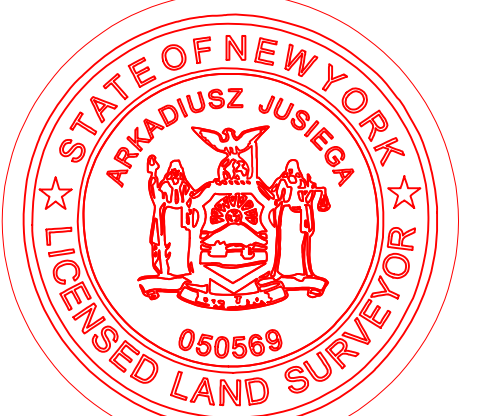
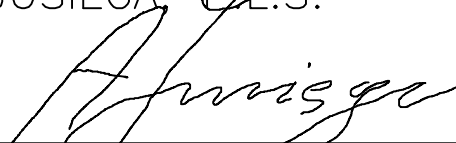
THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW. THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT DERWEB@DEC.NY.GOV

GRAPHIC SCALE - FEET  
1" = 16'



GRAPHIC SCALE - METERS



| REVISIONS DESCRIPTION   |   | PREPARED BY | DATE     | FILE     | CERTIFY TO:                                       |
|---|---|-------------|----------|----------|---|
| 1. ENVIRONMENTAL EASEMENT SURVEY  |   | K.S.        | 02-12-25 | ASC25041 | GOWANUS DOUGLASS STREET LLC                       |
| 2. REVISIONS  |   | K.S.        | 03-03-25 | ASC25041 |   |
|  | SURVEYED BY<br>ARKADIUSZ JUSIEGA, P.E.S.<br><br>N.Y.S. LIC. NO. 050569 |             |          |          | ORDERED BY:<br><b>BROADWAY CONSTRUCTION GROUP</b> |
|   | AREK SURVEYING P.C.<br>10 Taft Place,<br>Albertson NY 11507<br>WWW.ASCNY.NET<br>TEL: (516) 792-6676   |             |          |          |   |
|   | Scale: 1" = 16'<br>Job No: ASC-25041  |             |          |          |   |
| LICENSED IN N.Y. & N.J.   |   |             |          |          |   |

**NOTICE OF CERTIFICATE OF COMPLETION**  
**Brownfield Cleanup Program**  
**6 NYCRR Part 375-1.9(d)**

**251 Douglass Street, Site ID No. C224367**  
**251 Douglass Street, Brooklyn, NY, 11217**  
**Brooklyn, Kings County, Tax Map Identification Number: 412-50**

**PLEASE TAKE NOTICE**, the New York State Department of Environmental Conservation (NYSDEC) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to Gowanus Douglass Street LLC for a parcel approximately 0.654 acres located at 251 Douglass Street in Brooklyn, Kings County.

**PLEASE TAKE NOTICE**, the Certificate was issued upon satisfaction of the Commissioner, following review by NYSDEC of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the Remedial Work Plan.

**PLEASE TAKE NOTICE**, the remedial program for the site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- ☐ Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- ☐ Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- ☒ Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- ☒ Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- ☒ Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by NYSDEC as not inconsistent with the remedy.

**PLEASE TAKE NOTICE**, the remedial program relies upon use restrictions or the long-term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Kings County as 2025000142504.

**PLEASE TAKE NOTICE**, the Environmental Easement requires that the approved Site Management Plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to NYSDEC's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

**PLEASE TAKE NOTICE**, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability

**251 Douglass Street, Site No. C224367**  
**251 Douglass Street, Brooklyn, NY, 11217**

limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

**PLEASE TAKE NOTICE**, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to NYSDEC in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

**PLEASE TAKE NOTICE**, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

**PLEASE TAKE NOTICE**, the Certificate may entitle the Certificate holder(s) to tax credits in accordance with Tax Law Sections 21, 22 and 23.

**PLEASE TAKE NOTICE**, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by ECL Section 27-1419.5 and 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

**PLEASE TAKE NOTICE**, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

**PLEASE TAKE NOTICE**, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 Office located at 47-40 21<sup>st</sup> Street, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C224367>.

**WHEREFORE**, the undersigned has signed this Notice of Certificate

Gowanus Douglass Street LLC

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF NEW YORK            ) SS:  
COUNTY OF                    )

On the \_\_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_, before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

\_\_\_\_\_  
Signature and Office of individual  
taking acknowledgment

**Please record and return to:**

Philip Caporaso  
Gowanus Douglass Street LLC  
19 West 24<sup>th</sup> Street, 12<sup>th</sup> Floor  
New York, NY 10010



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
Site Management Form  
12/15/2025



**SITE DESCRIPTION**

**SITE NO.** C224367

**SITE NAME** 251 Douglass Street

**SITE ADDRESS:** 251 DOUGLASS STREET **ZIP CODE:** 11217

**CITY/TOWN:** Brooklyn

**COUNTY:** Kings

**ALLOWABLE USE:** Restricted-Residential, Commercial, and Industrial

**SITE MANAGEMENT DESCRIPTION**

**SITE MANAGEMENT PLAN INCLUDES:** YES NO

IC/EC Certification Plan ☒ ☐

Monitoring Plan

Operation and Maintenance (O&M) Plan ☒ ☐

Periodic Review Frequency: once a year ☐ ☒

Periodic Review Report Submitted Date: 04/30/2027

**Description of Institutional Control**

**Gowanus Douglass Street LLC**

19 West 24th Street, 12th Floor

**251 Douglass Street**

Environmental Easement

Block: 412

Lot: 50

Sublot:

Section:

Subsection:

S\_B\_L Image: 412-50

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

Surface Water Use Restriction

**Description of Engineering Control**

**Gowanus Douglass Street LLC**

19 West 24th Street, 12th Floor

**251 Douglass Street**

Environmental Easement

Block: 412

Lot: 50

Sublot:

Section:

Subsection:

S\_B\_L Image: 412-50

Cover System

Subsurface Barriers