NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments. ○ **Yes** ◉ **No**
If yes, provide existing site number: _____

Is this a revised submission of an incomplete application? ◉ **Yes** ○ **No**
If yes, provide existing site number: C224373

BCP App Rev 13

SECTION I: Property Information

Included in Attachment A

PROPOSED SITE NAME 224 3rd Avenue

ADDRESS/LOCATION 224 3rd Avenue

CITY/TOWN Brooklyn | ZIP CODE 11217

MUNICIPALITY (LIST ALL IF MORE THAN ONE) N/A

COUNTY Kings | SITE SIZE (ACRES) 0.194

LATITUDE			LONGITUDE		
+40 °	40 ‘	45.33519967“	-73 °	59 ‘	6.33997676 “

Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, please indicate as such by inserting “p/o” in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding acreage column.

ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage
224 3rd Avenue	3	426	36	0.194

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	◉	○
2. Is the required property map provided in electronic format with the application? (Application will not be processed without a 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) If yes, identify census tract: _____ Percentage of property in En-zone (check one): 0% ◉ 1-49% ○ 50-99% ○ 100% ○	○	◉
4. Is the project located within a disadvantaged community? See application instructions for additional information.	○	◉
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	○	◉

	Y	N
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications:	○	◉
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	○	◉
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.	○	◉
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	○	◉
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number:	○	◉
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: ___	○	◉
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. Easement/Right-of-Way Holder Description	○	◉
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): Type Issuing Agency Description	○	◉
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?	◉	○

Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.

	Y	N
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.	◉	○
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	○	◉
17. If you have answered *YES* to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? N/A	○	○

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

If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.
Initials of each Requestor:

_____ _____ _____ _____ _____ _____

SECTION II: Project Description

Included in Attachment B

1. The project will be starting at: (●) Investigation ( ) Remediation

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

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

   ( ) Yes ( ) No (●) N/A

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

   [✔] RIWP [ ] RAWP [ ] IRM [ ] No

4. Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.
   Is this information attached? (●) Yes ( ) No

SECTION III: Land Use Factors

Included in Attachment C

1. What is the property's current municipal zoning designation? M1-4/R7X/G and M1-4/R6X/G

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

   Residential [✔] Commercial [✔] Industrial [✔]

3. Current use (select all that apply):

   Residential [ ] Commercial [ ] Industrial [ ] Recreational [ ] Vacant [✔]

	Y	N
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	(●)	( )
5. Reasonably anticipated post-remediation use (check all that apply): Residential [✔] Commercial [✔] Industrial [ ]		
If residential, does it qualify as single-family housing? ( ) N/A	( )	(●)
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	(●)	( )
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	(●)	( )
8. Do current and/or recent development patterns support the proposed use?	(●)	( )
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation and additional documentation if necessary.	(●)	( )
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation and additional documentation if necessary.	(●)	( )

SECTION IV: Property's Environmental History Included in Attachment D

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

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (*ASTM E1903*). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.**
2. **SAMPLING DATA: INDICATE (BY SELECTING THE OPTIONS BELOW) KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. DATA SUMMARY TABLES SHOULD BE INCLUDED AS AN ATTACHMENT, WITH LABORATORY REPORTS REFERENCED AND INCLUDED.**

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	☐	☐	☑
Chlorinated Solvents	☐	☐	☑
Other VOCs	☐	☐	☐
SVOCs	☑	☐	☐
Metals	☑	☑	☐
Pesticides	☐	☐	☐
PCBs	☐	☐	☐
PFAS	☐	☐	☐
1,4-dioxane	☐	☐	☐
Other – indicated below	☐	☐	☐

*Please describe other known contaminants and the media affected:

3. For each impacted medium above, include a site drawing indicating:
   - Sample location
   - Date of sampling event
   - Key contaminants and concentration detected
   - For soil, highlight exceedances of reasonably anticipated use
   - For groundwater, highlight exceedances of 6 NYCRR part 703.5
   - For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

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

Are the required drawings included with this application? ◉ YES ○ NO

4. Indicate Past Land Uses (check all that apply):

☐ Coal Gas Manufacturing	☐ Manufacturing	☐ Agricultural Co-Op	☐ Dry Cleaner
☐ Salvage Yard	☐ Bulk Plant	☐ Pipeline	☑ Service Station
☐ Landfill	☐ Tannery	☐ Electroplating	☐ Unknown

Other:

SECTION V: Requestor Information	Included in Attachment E
NAME 224 Third Ave Owner LLC	
ADDRESS 38 East 29th Street, 9th Floor	
CITY/TOWN New York	ZIP CODE 10016
PHONE 646-439-4000	EMAIL david@slatepg.com

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

SECTION VI: Requestor Eligibility	Included in Attachment F

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

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	○	◉
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	○	◉
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.	○	◉
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	○	◉
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	○	◉
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?	○	◉

SECTION VI: Requestor Eligibility (CONTINUTED)

	Y	N
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting or contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	○	◉
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	○	◉
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?	○	◉
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?	○	◉
11. Are there any unregistered bulk storage tanks on-site which require registration?	○	◉

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

☐ PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum, or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.	☑ VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste. **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.**

13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?

Yes ◉ No ○ N/A ○

SECTION VI: Requestor Eligibility (CONTINUTED)

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

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

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

Is this proof attached? ○ Yes ◉ No N/A

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

SECTION VII: Requestor Contact Information

REQUESTOR'S REPRESENTATIVE David Schwartz		
ADDRESS 38 East 29th Street, 9th Floor		
CITY New York		ZIP CODE 10016
PHONE 646-439-4000	EMAIL david@slatepg.com	
REQUESTOR'S CONSULTANT (CONTACT NAME) Brian Gochenaur		
COMPANY Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.		
ADDRESS 21 Penn Plaza, 360 West 31st Street, 8th Floor		
CITY New York		ZIP CODE 10001
PHONE 212-479-5479	EMAIL bgochenaur@Langan.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) Michael Bogin		
COMPANY Sive, Paget, & Riesel, P.C.		
ADDRESS 560 Lexington Avenue, 15th Floor		
CITY New York		ZIP CODE 10022
PHONE (646) 378-7210	EMAIL mbogin@sprlaw.com	

SECTION VIII: Program Fee

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

	Y	N
1. Is the requestor applying for a fee waiver based on demonstration of financial hardship?	○	◉
2. If yes, appropriate documentation to demonstrate financial hardship must be provided with the application. See application instructions for additional information. Is the appropriate documentation included with this application? N/A	○	◉

SECTION IX: Current Property Owner and Operator Information

Included in Attachment G

CURRENT OWNER 224 Third Ave Owner LLC		
CONTACT NAME David Schwartz		
ADDRESS 38 East 29th Street, 9th Floor		
CITY New York		ZIP CODE 10016
PHONE 646-439-4000	EMAIL david@slatepg.com	
OWNERSHIP START DATE November 8, 2022		
CURRENT OPERATOR Vacant		
CONTACT NAME N/A		
ADDRESS N/A		
CITY N/A		ZIP CODE N/A
PHONE N/A	EMAIL N/A	
OPERATION START DATE N/A		

SECTION X: Property Eligibility Information

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	○	◉
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	○	◉

SECTION X: Property Eligibility Information (continued)		
	Y	**N**
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____	○	◉
4. If the answer to question 2 or 3 above is *YES*, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. N/A ◉	○	○
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	○	◉
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information.	○	◉

SECTION XI: Site Contact List Included in Attachment H

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

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

SECTION XII: Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Authorized Signatory (title) of 224 Third Ave Owner LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 11/14/2022 Signature: 

Print Name: David Schwartz

SUBMITTAL INFORMATION

- Two (2) copies, one unbound paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable Portable Document Format (PDF), must be sent to:

  Chief, Site Control Section
  New York State Department of Environmental Conservation
  Division of Environmental Remediation
  625 Broadway, 11th Floor
  Albany, NY 12233-7020

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

FOR DEC USE ONLY
BCP SITE T&A CODE: _____ **LEAD OFFICE:** _____

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY
Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27-1407(1-a) must be submitted if requestor is seeking this determination.
BCP App Rev 13

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

From ECL 27-1405(31):
"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.

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

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

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

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

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

   ○ Project is an Affordable Housing Project – regulatory agreement attached

   ◉ Project is planned as Affordable Housing, but agreement is not yet available*
   *Selecting this option will result in a "pending" status. The regulatory agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

   ○ This is not an Affordable Housing Project

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

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

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

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

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

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

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

   (●) Yes – planned renewable energy facility site

   ( ) No – not a planned renewable energy facility site

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

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

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

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

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

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

   ( ) Yes

   (●) No

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

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

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BCP APPLICATION SUMMARY (FOR DEC USE ONLY)			
SITE NAME 224 3rd Avenue	SITE ADDRESS 224 3rd Avenue		
CITY Brooklyn	COUNTY Kings		ZIP 11217
REQUESTOR NAME 224 Third Ave Owner LLC	REQUESTOR ADDRESS 38 East 29th Street, 9th Floor		
CITY New York	ZIP 10016	EMAIL david@slatepg.com	

PROPERTY ADDRESS	SECTION	BLOCK	LOT
224 3rd Avenue	3	426	36

REQUESTOR'S REPRESENTATIVE		
NAME David Schwartz	ADDRESS 38 East 29th Street, 9th Floor	
CITY New York	ZIP 10016	EMAIL david@slatepg.com
REQUESTOR'S ATTORNEY		
NAME Michael Bogin	ADDRESS 560 Lexington Avenue, 15th Floor	
CITY New York	ZIP 10022	EMAIL mbogin@sprlaw.com
REQUESTOR'S CONSULTANT		
NAME Brian Gochenaur	ADDRESS 21 Penn Plaza, 360 West 31st Street, 8th Floor	
CITY New York	ZIP 10001	EMAIL bgochenaur@Langan.com

REQUESTOR'S REQUESTED STATUS	PARTICIPANT ☐	VOLUNTEER ☑
DEC DETERMINATION	AGREE	DISAGREE

APPLIED FOR FEE WAIVER	YES ○	NO ◉
ELIGIBLE FOR FEE WAIVER	YES	NO

PERCENTAGE WITHIN AN EN-ZONE	0% ◉	<50% ○	50-99% ○	100% ○
DEC DETERMINATION	AGREE		DISAGREE	

BCP APPLICATION SUMMARY (FOR DEC USE ONLY) (CONTINUED)		
FOR SITES IN NEW YORK CITY ONLY		
IS THE REQUESTOR SEEKING TANGIBLE PROPERTY CREDITS?	YES ◉	NO ○

UPSIDE DOWN	YES ○	NO ○
DEC DETERMINATION	AGREE	DISAGREE

UNDERUTILIZED	YES ○	NO ○
DEC DETERMINATION	AGREE	DISAGREE

AFFORDABLE HOUSING STATUS	PLANNED ○	YES ○	NO ○
DEC DETERMINATION		AGREE	DISAGREE

DISADVANTAGED COMMUNITY AND CONFORMING BOA	YES ○	NO ◉
DEC DETERMINATION	AGREE	DISAGREE

RENEWABLE ENERGY FACILITY SITE	YES ○	NO ○
DEC DETERMINATION	AGREE	DISAGREE

NOTES:

TABLE OF CONTENTS

Brownfield Cleanup Program Application
224 3rd Avenue
Brooklyn, New York

ATTACHMENT A
SECTION I: PROPERTY INFORMATION

Property and Tax Maps

The following maps are included with this attachment:

Figure A-1: Site Location Map is the required United States Geological Survey (USGS) 7.5-minute quadrangle map showing the proposed brownfield site.

Figure A-2: Site Plan provides a property base map that shows map scale, north arrow orientation, and proposed extent of the property with respect to adjacent streets and roadways.

Figure A-3: Surrounding Land Use Map provides the proposed brownfield site extent with adjacent property owners clearly identified, and surrounding land uses.

Figure A-4: Tax Lot Location Map provides a property base map that shows tax lot boundaries, the proposed brownfield site and surrounding area.

Item 1 – Tax Map Description

The proposed BCP site has a footprint of 8,740-square feet (0.19 acres) and is located at 224 3rd Avenue in Brooklyn, New York, which corresponds to Brooklyn Tax Block 426, Lot 36.

The Reference Point for the given latitude (40° 40' 45.335") and longitude (-73° 59' 6.339") is the approximate center of the site.

Item 14 - Property Description Narrative

Location

The site is located at 224 3rd Avenue (Tax Block 426, Lot 36) in the Gowanus neighborhood of Brooklyn, New York. Block 426 is bordered by Degraw Street to the north, 3rd Avenue to the east, Sackett Street to the south, and Nevins Street to the west. According to the USGS 7.5-Minute Quadrangle Map, the proposed brownfield site is at an elevation of about 17 feet above mean sea level (msl).

Site Features

The site occupies an area of 8,470 square feet (0.19± acres) and is improved with a one-story building with a partial cellar. The site is vacant, but was most recently occupied by A & A Brake

Services Company Inc. (an automobile repair shop) and Mack Truck Parts (an automobile parts retailer).

Current Zoning and Land Use

According to the New York City Planning Commission (NYCPC) Zoning Map 16c, dated November 23, 2021, the site is located partially in an M1-4/R7X/G district and partially in an M1-4/R6X/G district. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. Offices, hotels and most retail uses are also permitted. R7 districts are medium-density apartment house districts; and R6 districts are typically seen in built-up, medium density areas. The Special Gowanus Mixed Use District (G) surrounds the Gowanus Canal and promotes affordable housing growth and reinvestment in the neighborhood consistent with the existing mix of commercial, manufacturing, and cultural uses.

The Final Environmental Impact Statement (FEIS) for the Gowanus Neighborhood Plan was released on September 10, 2021, and the proposed BCP site received an E-Designation (E-601) for hazardous materials, air quality, and noise. Any future development will require coordination with the New York City Office of Environmental Remediation (NYCOER) to satisfy requirements associated with the E-Designation program.

The proposed use is consistent with applicable zoning laws and maps.

Past Use of the Site

The site includes one tax parcel, Block 426, Lot 36. A review of historical data revealed that the site was located in a densely developed urban area, characterized by commercial and industrial uses, as early as 1886. Historical records indicate the site was improved with multiple dwellings by 1886. Around 1915, the dwellings appear to have been replaced by two buildings used for "laundry" and a Bottle Cleaning & Storage facility, and a portion of a third building is indicated as bottle storage. By 1938, the new buildings appear to have been removed and a new single structure (built circa 1930) is constructed for use as a garage with a 550-gallon underground storage tank (UST). The site use as a garage/auto repair facility appears unchanged between 1938 and present day.

Site Geology and Hydrogeology

The site is located in a developed area of Brooklyn, New York that is generally covered with paved roads, public walkways and buildings. The built environment is generally underlain by uncontrolled fill used for construction and development since the 1800's. The area surrounding the Gowanus Canal, including the proposed brownfield site, was originally part of the former Gowanus Creek and associated wetlands. In 1848, the State of New York authorized construction of the Gowanus Canal as well as the draining and filling of the wetlands of South

Brooklyn (New York City Department of City Planning, 1985). By 1869, the Gowanus Canal was completed with the current street configuration surrounding the Canal.

According to soil descriptions provided in Langan's August 2021 Limited Subsurface Investigation (LSI) package, the proposed brownfield site cover (i.e., concrete slabs, asphalt pavement) is underlain by fill characterized by gray to brown sand with varying amounts of brick fragments, coal fragments, and coal ash extending to depths from about 16 to 18 feet below grade surface (bgs). The fill was underlain by alluvial deposits consisting of fine sand and silt. Bedrock was not encountered during the LSI, however, depth to bedrock is estimated to be greater than 100 feet bgs.

Groundwater was observed between 13 and 15 feet bgs during the 2021 LSI. Based on the general topography of the surrounding area, inferred groundwater flow is generally to the west, towards the Gowanus Canal, located about 720 feet west of the site.

Environmental Assessment

The results of the 2021 LSI identified petroleum-related and chlorinated VOCs in soil vapor and polycyclic aromatic hydrocarbons (PAHs) and metals in soil. However, additional impacts are suspected in soil and groundwater because of restricted access during the LSI to characterize the site. A summary of impacted media identified during the LSI is provided below.

- **Soil:** One VOC, Tetrachloroethene (PCE), was detected in soil above the Title 6 of New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use Soil Cleanup Objective (SCO) but below the NYCRR Part 375 Restricted Use Restricted-Residential (RR) SCO. SVOCs and metals were detected in soil at concentrations exceeding the NYCRR Part 375 RR SCO.
- **Groundwater:** Metals were detected above the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standard (AWQS) and Guidance Values for Class GA (drinking water).
- **Soil Vapor:** Petroleum-related and chlorinated VOCs were detected in soil vapor at the site at concentrations which are likely related to an on-site release. PCE and trichloroethene (TCE) were detected in soil vapor at maximum concentrations of 150,000 micrograms per cubic meter ($\mu g/m^3$), and 477 $\mu g/m^3$, respectively, which according to the NYSDOH Decision Matrix, warrants mitigation in future development.

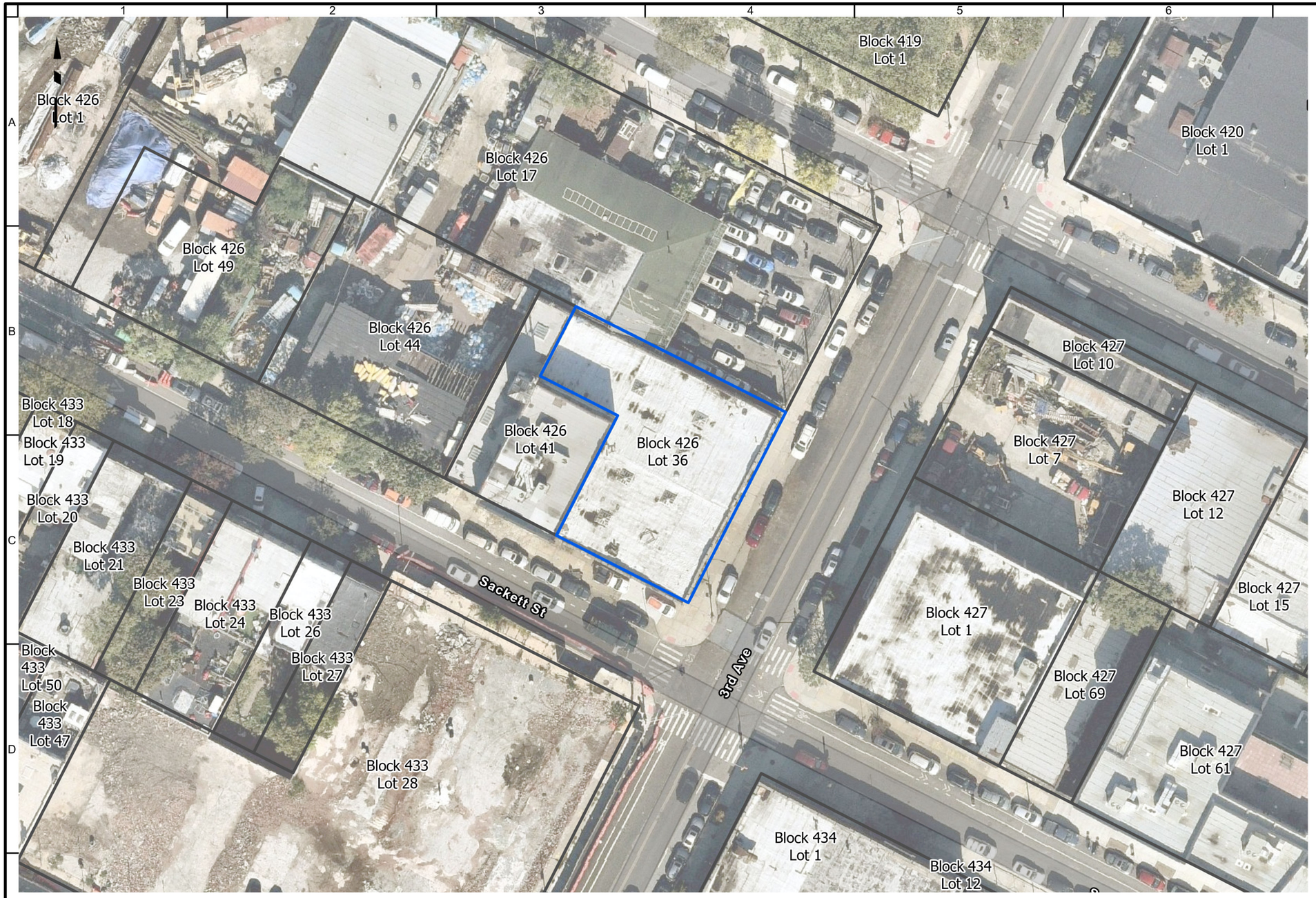
NOTES:
1. BASEMAP ADAPTED FROM UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5-MINUTE SERIES TOPOGRAPHICAL MAPS, BROOKLYN AND JERSEY CITY, NEW YORK AND NEW JERSEY, QUADRANGLES, 2019.

LANGAN
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001-2727
T: 212.479.5400 F: 212.479.5444 www.langan.com

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

Collectively known as Langan

Project	224 3RD AVENUE BLOCK No. 426, LOT No. 36 BROOKLYN NEW YORK
Figure Title	SITE LOCATION MAP
Project No.	170758101
Date	10/17/2022
Scale	1"=2,000'
Drawn By	PDT
Submission Date	
Figure No.	A-1
Sheet	Sheet x of x



Legend

- Approximate Site Boundary
- Tax Parcel

NOTES:
1. IMAGERY PROVIDED THROUGH LANGAN'S SUBSCRIPTION TO NEARMAP.COM. FLOWN ON 09/27/2022.
2. TAX PARCEL DATA PROVIDED BY THE NEW YORK CITY DEPARTMENT OF CITY PLANNING, MAPPLUTO 22V1.

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

50 0 50
SCALE IN FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project	224 3RD AVENUE BLOCK No. 426, LOT No. 36 BROOKLYN NEW YORK
Figure Title	SITE PLAN
Project No.	170758101
Date	10/20/2022
Scale	1"=50'
Drawn By	PDT
Figure No.	A-2

Path: \\langan.com\data\NYC\data1\170758101\Project Data\ArcGIS\APRX\170758101\170758101.aprx Date: 10/20/2022 User: pditillio Time: 1:55 PM

Legend

- Approximate Site Boundary
- 1,000-Foot Radius

Land Use

- 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 & Institutions
- Open Space & Outdoor Recreation
- Parking Facilities
- Vacant Land

NOTES:
1. WORLD TOPOGRAPHIC BASEMAP IS PROVIDED THROUGH LANGAN'S ESRI ARCGIS SOFTWARE LICENSING AND ARCGIS ONLINE
2. LAND USE DATA PROVIDED BY THE NEW YORK CITY DEPARTMENT OF CITY PLANNING, MAPPLUTO 22V1.

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SCALE IN FEET

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Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
224 3RD AVENUE
BLOCK No. 426, LOT No. 36
BROOKLYN NEW YORK

Figure Title
SURROUNDING LAND-USE AND SENSITIVE RECEPTORS MAP

Project No.	170758101
Date	10/20/2022
Scale	1"=300'
Drawn By	PDT
Figure No.	A-3

Path: \\langan.com\data\NYC\data1\170758101\Project Data\ArcGIS\APRX\170758101\170758101.aprx Date: 10/20/2022 User: pditillio Time: 2:02 PM

NOTES:
1. IMAGERY PROVIDED THROUGH LANGAN'S SUBSCRIPTION TO NEARMAP.COM. FLOWN ON 09/27/2022.
2. NEW YORK STATE ENVIRONMENTAL ZONES (EN-ZONES) PROVIDED BY NYS DEC - DIVISION OF ENVIRONMENTAL REMEDIATION.

100 0 100
SCALE IN FEET

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Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
224 3RD AVENUE
BLOCK No. 426, LOT No. 36
BROOKLYN NEW YORK

Figure Title
TAX MAP

Project No. 170758101
Date 10/28/2022
Scale 1"=100'
Drawn By PDT

Figure No. A-4

Path: \\langan.com\data\NYC\data1\170758101\Project Data\ArcGIS\APRX\170758101\170758101.aprx Date: 10/28/2022 User: pditillio Time: 2:01 PM

ATTACHMENT B
SECTION II: PROJECT DESCRIPTION

Item 1 – Project Stage

The remedial investigation scope of work will be detailed in a Remedial Investigation Work Plan (RIWP), which will be implemented to determine the nature and extent of soil, groundwater and soil vapor impacts from historical site use. The investigation findings will be documented in a Remedial Investigation Report (RIR). Future remediation to address impacts identified in the RIR will be described in a Remedial Action Work Plan (RAWP), which will be implemented concurrently with the contemplated development. The RIWP, RIR, and RAWP will be prepared and submitted in accordance with New York State Department of Environmental Conservation (NYSDEC) guidelines. The RIWP is being submitted with this application.

Item 4 - Redevelopment Project Description

The purpose of the project is to develop an underutilized, contaminated parcel of land into a viable residential space with commercial features, while implementing remedial measures that are protective of human health and the environment. The proposed re-development project is still in early planning stages and is subject to change, but is expected to include a mixed residential and commercial development with affordable housing on a site that will generate electricity through photovoltaic arrays. The development will be connected to the Con Edison distribution system.

Estimated Project Schedule

The site will be investigated in accordance with the RIWP included with this application. The findings of the investigation will be documented in a RIR and future remediation plans to address the identified impacts will be described in a RAWP. The certificate of completion is expected in June 2024. A timeline of anticipated BCP milestones is provided in the following schedule:

Estimated Project Schedule		2022		2023										2024											
Item	Action	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1	Preparation and Submission of BCP Application and Remedial Investigation Work Plan																										
2	NYSDEC Review of the BCP Application																										
3	Address NYSDEC comments to BCP Application																										
4	NYSDEC Secondary Review of BCP Application																										
5	30-day public comment period for the BCP Application and RIWP ends																										
6	NYSDEC issues Brownfield Cleanup Agreement (BCA)																										
7	30-day NYSDOH Review of RIWP																										
8	Field Implementation of the RIWP																										
9	Prepare and submit a Remedial Investigation Report (RIR) to NYSDEC																										
10	Prepare and submit a Remedial Action Work Plan (RAWP) with Alternatives Analysis (AA)																										
11	60-day NYSDEC & NYSDOH Review of RIR and RAWP concludes																										
12	45-day public comment period for the RAWP concludes																										
13	RAWP approval and issuance Decision Document																										
14	RAWP Implementation/Foundation Construction																										
15	FER and SMP (if needed)																										
16	BCP Certificate of Completion																										

Notes:

a) This is an estimated schedule; all items are subject to change.
b) BCP = Brownfield Cleanup Program
c) BCA = Brownfield Cleanup Agreement
d) COC = Certificate of Completion
e) NYSDEC = New York State Department of Environmental Conservation
f) NYSDOH = New York State Department of Health
g) RIWP = Remedial Investigation Work Plan
h) RIR = Remedial Investigation Report
i) RAWP = Remedial Action Work Plan
j) FER = Final Engineering Report
k) SMP = Site Management Plan

ATTACHMENT C
SECTION III: LAND USE FACTORS

Item 1 - Current Zoning

The site is included in the Gowanus Neighborhood Plan rezoning, which was approved and went into effect in November 2021. According to the New York City Planning Commission (NYCPC) Zoning Map 16c, dated November 23, 2021, the site is partially in a M1-4/R7X/G district and partially in a M1-4/R6X/G district. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. Offices, hotels and most retail uses are also permitted. R7 districts are medium-density apartment house districts; and R6 districts are typically seen in built-up, medium density areas. The Special Gowanus Mixed Use District (G) surrounds the Gowanus Canal and promotes affordable housing growth and reinvestment in the neighborhood consistent with the existing mix of commercial, manufacturing, and cultural uses.

Item 4 - Current Use

The proposed BCP site (Brooklyn Block 426, Lot 36) is 8,470 square feet and improved with a one-story building that was most recently occupied by an automobile repair shop and automobile parts store. The repair shop is currently vacant.

Items 6 & 7 - Intended Use Post Remediation

The proposed re-development project is still in early planning stages and is subject to change. The contemplated project includes a mixed residential and commercial development with affordable housing on a site that will generate electricity through photovoltaic arrays. The development will be connected to the Con Edison distribution system. The Requestor intents to engage in an interconnection agreement with Con Edison and obtain an acceptance letter for this site, similar to what the Requestor completed for another project in the Bronx. An example interconnection agreement that would be coordinated with Con Edison is included with this attachment.

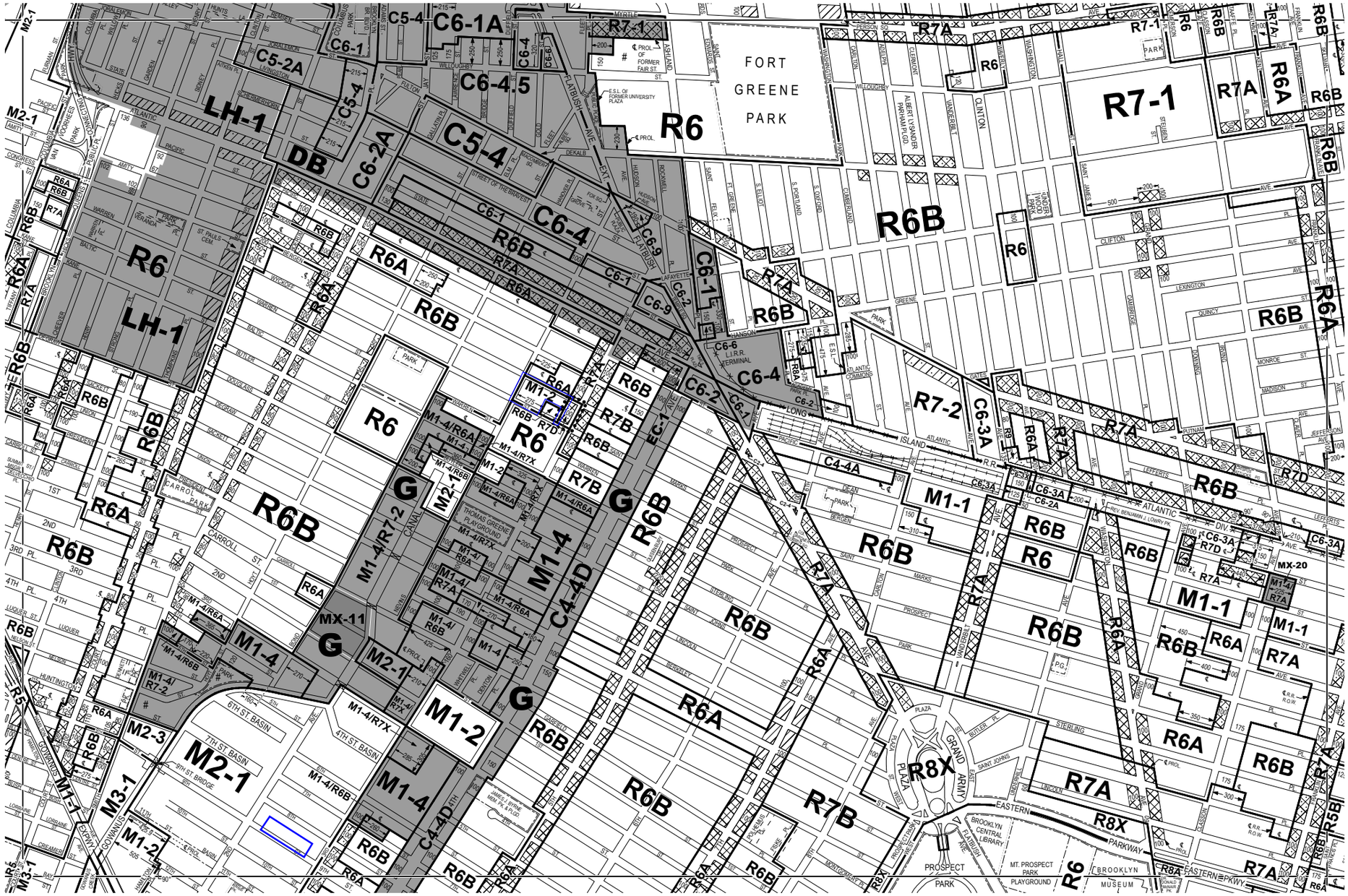
Item 8 – Historic/Current Development

Current development patterns support the proposed use. The proposed zoning for the site is for medium-density residential development and light manufacturing, which includes commercial uses such as retail, offices and hotel.

Item 10 - Comprehensive Plans

The proposed development and future use is consistent with Gowanus Neighborhood Plan, which was adopted by the City Council on November 23, 2021, to comply with the growing economic and residential community needs. The Gowanus Neighborhood Plan is included in this attachment.

Click blue outline on map to view diagram of **proposed** zoning change



NOTE: STREETS FOR STREET MAP CHANGES (C 030514 MMK - C 030516 MMK AND C 210179 MMK - C 210180 MMK) AND ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows an **R**, **C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:
06-16-2022 C 200335 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

12b	12d	13b
16a	**16c**	17a
16b	16d	17b

ZONING MAP **16c**

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

BRIGHT POWER

Theo Schaefer <tschaefer@brightpower.com>

Final Acceptance Letter 1973 Daly Ave, Bronx, NY 10460 [MC-512145]

1 message

dl-ESWEBPSNX@coned.com <dl-ESWEBPSNX@coned.com> Wed, Apr 13, 2022 at 10:10 AM
To: jkandel@camberpg.com
Cc: osg-coned@brightpower.com, jhannah@brightpower.com

conEdison
a conEdison, inc. company

Consolidated Edison Company Of New York, Inc
Bronx Energy Services
511 Theodore Fremd Avenue, 2nd Floor
Rye, NY 10580-1432

Date:	April 13, 2022
Service At:	1973 Daly Ave Bronx, NY 10460
Case Number:	MC-512145

Dear Evan Kaplan on behalf of Richard Gropper,

Your interconnection application for the above location has been **approved** to operate in conjunction with Con Edison's system. Please review this email and contact your CPM immediately if there are errors or concerns.

This authorization is limited to a determination that the installation described below has been accepted by Con Edison. It is your responsibility to ensure that your DG equipment is in compliance with any other jurisdictional codes and ordinances, and as per your contract you are required to obtain all environmental and other permits necessitated by governmental authorities for the construction and operation of the unit.

- Final As-Built kW - Solar : 43.2 kW
- Con Edison Account Number: 32669341860000

All system modifications, annual and periodic verification tests of the facility shall be conducted per New York's Standardized Interconnection Requirements. The generator-owner shall maintain verification test reports for inspection by the utility.

Please contact us at NetMetering@conEd.com or at 212-780-6600 with any billing inquiries*, or you can visit our website for answers to frequently asked questions.

****If you are currently enrolled in Con Edison's Level Payment Plan, Please call 1-800-75-CONED to be removed. This plan is not beneficial for solar customers***

Sincerely,
Suzanne Koch
Sr Specialist
Con Edison Company of NY
Bronx Energy Services
511 Theodore Fremd Avenue, 2nd Floor
Rye, NY 10580-1432

dl-ESWEBPSNX@coned.com
(W)914-925-6034

The zoning proposal could facilitate:

- New homes, including thousands for lower-income New Yorkers
- New jobs across a variety of sectors
- Community resources like new open space, parks and schools
- A resilient shoreline & cleaned-up brownfields
- New street trees

Next Steps

Share zoning proposal with community

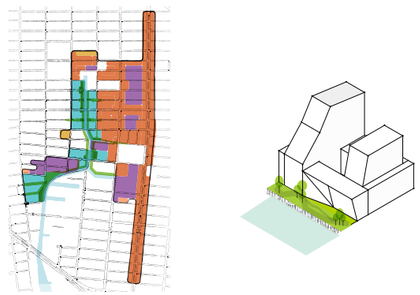
- February 6, 2019 @ PS 32 | 6:00PM
- Present to Community Board 6

Begin environmental review process

- Issue Draft Scope of Work
- Hold Public Scoping Meeting
- Receive Community Input on Methodology and Scope of Work for Environmental Review

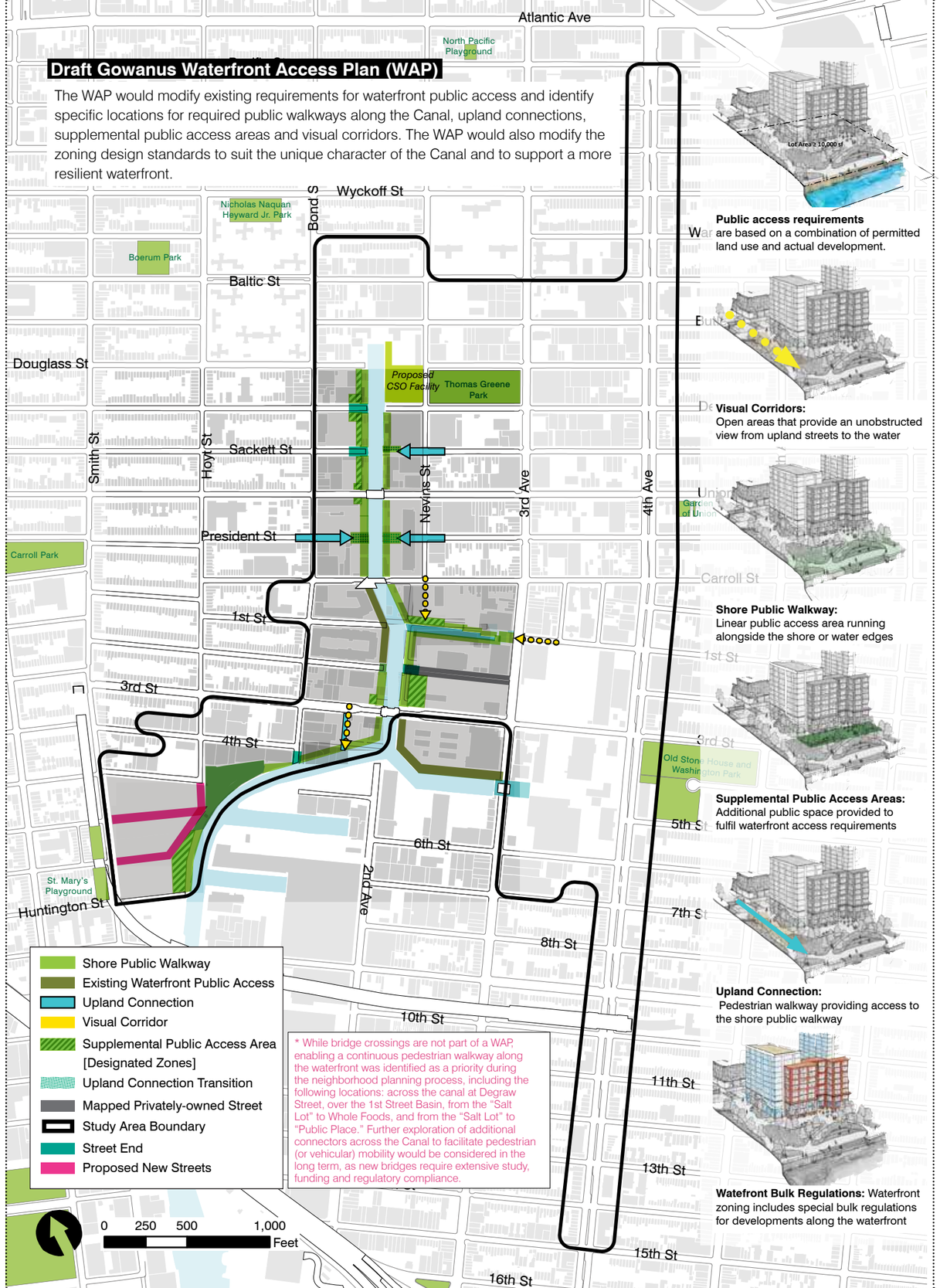
Continue to work with community partners and stakeholders to advance non-zoning neighborhood priorities

Analysis Framework



Draft Gowanus Waterfront Access Plan (WAP)

The WAP would modify existing requirements for waterfront public access and identify specific locations for required public walkways along the Canal, upland connections, supplemental public access areas and visual corridors. The WAP would also modify the zoning design standards to suit the unique character of the Canal and to support a more resilient waterfront.



Public access requirements are based on a combination of permitted land use and actual development.

Visual Corridors: Open areas that provide an unobstructed view from upland streets to the water

Shore Public Walkway: Linear public access area running alongside the shore or water edges

Supplemental Public Access Areas: Additional public space provided to fulfil waterfront access requirements

Upland Connection: Pedestrian walkway providing access to the shore public walkway

Watefront Bulk Regulations: Waterfront zoning includes special bulk regulations for developments along the waterfront

Gowanus
NEIGHBORHOOD PLANNING STUDY

This handout summarizes key elements of the Gowanus zoning proposal that has been crafted to support the broader neighborhood plan. More details can be found at nyc.gov/gowanus

The zoning proposal reflects and responds to comments and feedback received through the community planning process, initiated in 2016. The proposal lays the foundation for how the neighborhood can grow and change.

To help support the vision of Gowanus as a sustainable and resilient neighborhood, the zoning proposal includes measures for remediation of brownfield sites to safely accommodate new uses, elevation of the shoreline to protect from future sea-level-rise and more stringent standards for climate resilient development.

The proposal would create capacity to accommodate new neighbors, provide new homes - both market rate and a substantial number for lower-income New Yorkers - for existing and future residents to move to and allow more people to share in the prosperity and thriving neighborhoods nearby. It would do this by mapping zoning districts to allow a broader range of uses at moderate and higher densities in areas where industry and commercial businesses are less prevalant and the need for brownfield remediation is high and through applying Mandatory Inclusionary Housing.

The proposal would also harness a strong and diversifying economy to reinforce the local economy and support job growth. Areas will be maintained for non-residential only activity and where new residential is allowed, the proposal will promote integratation and a mixing of uses in new buildings through carefully crafted zoning incentives and requirements. The proposal will also increase density for job-generating uses and eliminate onerous parking requirements to help bring people to jobs and jobs to people.

The proposal would capitalize on opportunities through development to create new community reosurces like new neighborhood parks, waterfront open space and schools.

The proposal would create special use, floor area, bulk and parking regulations on both waterfront and non-waterfront blocks and establish special height and setback regulations for buildings along the waterfront and on key corridors to make ensure development responds to adjacent contexts.

NYC

Office of the Deputy Mayor for Housing & Economic Development
Mayor's Office of Recovery & Resiliency
Mayor's Office of Sustainability
NYC Department of Cultural Affairs
NYC Department of Education
NYC Department of Environmental Protection
NYC Department of Housing Preservation & Development
NYC Department of Parks & Recreation
NYC Department of Small Business Services
NYC Department of Transportation
NYC Economic Development Corporation
NYC Emergency Management
New York City Housing Authority
NYC Human Resources Administration
NYC Landmarks Preservation Commission
NYC Office of Environmental Remediation
NYC School Construction Authority

Key aspects of the draft zoning proposal:

Canal Corridor

- Create a Waterfront Access Plan to shape a unique esplanade knitting together waterfront parks, bridges and new development
- FAR incentive to encourage a mixing of uses and activate the waterfront and bridge crossings
- Require non-residential ground floors on bridge crossings
- New neighborhood, resilient park on City-owned land
- Elevate shoreline as resilient neighborhood adaptation strategy

Industrial and Commercial

- Increase density for industrial, commercial & arts-related spaces
- Eliminate parking & loading requirements for small businesses
- Facilitate modern-day loft buildings that meet & activate street
- Continue to prohibit new residential

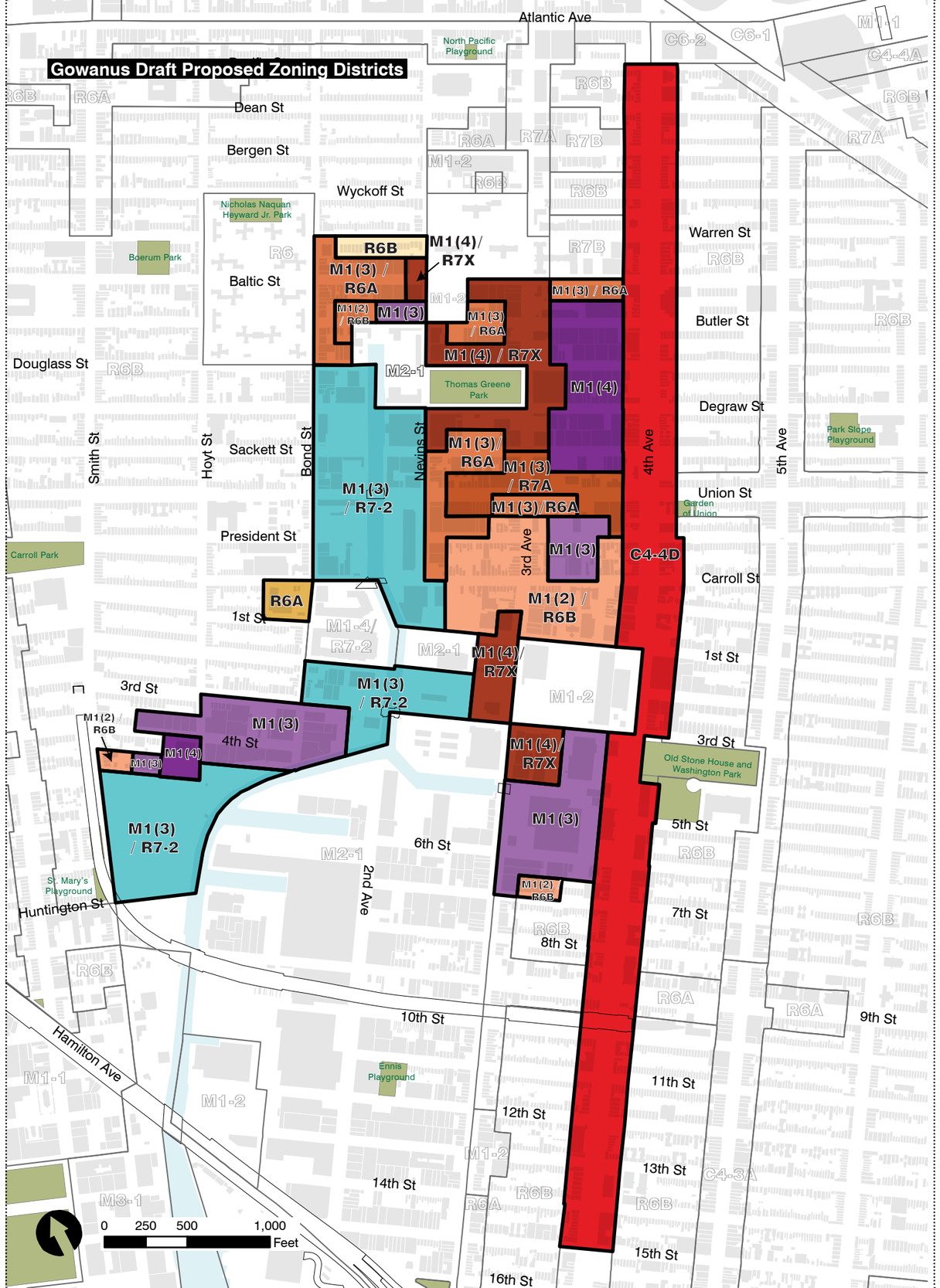
Enhanced Mixed Use

- Allow for medium to high density housing along major corridors, neighborhood connections and resources
- Require non-residential ground floors on key connectors and around Thomas Greene Park
- FAR incentives to promote the mixing of uses
- Require permanently affordable housing in all new developments – including on previously rezoned portions of 4th Avenue

Residential Areas

- Bring cluster of legal non-conforming homes in the flood plain into conformance with zoning
- Facilitate Catholic Charities low-income senior housing proposal
- Contextualize an existing R6 district

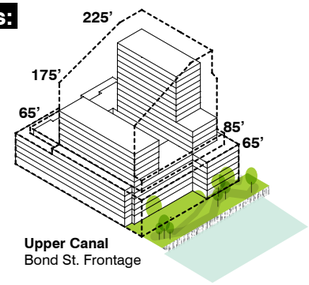
Gowanus Draft Proposed Zoning Districts



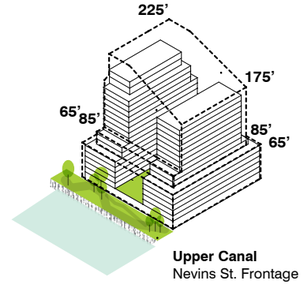
Key Technical Regulations:

Canal Corridor

District	M1(3) / R7-2
Uses	
Use Groups	2-14, 16, 17, 18
Max FAR by Use	
Retail/Entertainment	2
Other Commercial	3
Community Facility	
Industrial	
Residential	4.4
Total MAX FAR	**5***
Heights (in stories) by Location	
Bond Street	5-6
Nevins Street	6-8
Canal Frontage	
Max. Heights [Midblocks (after base heights and setbacks)]	6-8; 17-22; 25-30 [Block 471]
Special Use / FAR Regulations	
Req. Non-Residential Ground Floor Use	Yes (Canal Crossings)
Parking Requirement	
Market Rate Units	20%
Affordable Units	0%
Non-Residential	
Loading Requirement	
None for smaller businesses; reduced for larger businesses	



Upper Canal
Bond St. Frontage

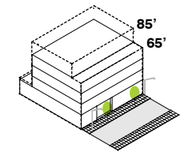


Upper Canal
Nevins St. Frontage

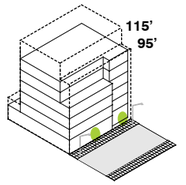
Industrial and Commercial

Districts*	M1 (3)	M1 (4)
Uses		
Use Groups	3-14, 16, 17, 18	3-14, 16, 17, 18
Residential	Not permitted	Not permitted
Max FAR by Use		
Retail/Entertainment	2 (No-Change)	2 (No-Change)
Other Commercial	3	4
Community Facility		
Industrial		
Total Max FAR	**3**	**4**
Heights (in stories)		
Base	6	9
Max	8	12
Other	Addl. 30 feet for larger sites (>20000 SF)	
Parking Requirement		
None		
Loading Requirement		
None for smaller businesses; reduced for larger		

**Exact District Names To Be Determined*



M1(3)



M1(4)

Enhanced Mixed Use — 4th Ave

Districts	M1(2)/R6B	M1(3)/R6A	M1(3)/R7A	M1(4)/R7X	C4-4D (R9A eqv)**
Uses					
Use Groups	2-14, 16, 17, 18				1-6, 8-10, 12
Max FAR by Use					
Retail/Entertainment	2	2	2	2	3.4
Other Commercial					
Community Facility	2	3	3	4	6.5
Industrial					
Residential	2.2	3.6	4.6	5.6	8.5
Total MAX FAR	**2.2**	**3.6**	**4.6**	**6***	**8.5**
Heights (in stories)					
Base	4	6	7	10	12
Max	5	8	9	14	17
Special Use / FAR Regulations					
Req. Non-Residential Ground Floor Use	-	-	Yes (Union Street)	Yes (Thomas Green Playground & 3rd Avenue)	Yes
Non-Residential Incentives	-	-	-	Yes*	-
Parking Requirement					
Market Rate Units	20%				
Affordable Units	0%				
Non-Residential					
Loading Requirement					
None for smaller businesses; reduced for larger					

**Achieved only through utilizing incentive FAR*
*** Modified C4-4D District*

ATTACHMENT D
SECTION IV: PROPERTY'S ENVIRONMENTAL HISTORY

The site is located in the Gowanus neighborhood of Brooklyn and in an area of historical industrial operations that have resulted in environmental impacts to the subsurface. According to Sanborn maps, a part of the site was labeled as "laundry" and another part of the site was labeled as "bottle cleaning & storage facility". Auto-repair facilities have operated at the site since at least 1938, which have resulted in releases of volatile organic compound (VOCs) –including chlorinated solvents– to the subsurface. The proposed site is eligible for the Brownfield Cleanup Program (BCP) based on concentrations of contaminants that exceed the criteria for the reasonably anticipated use of the site (restricted-residential). Chlorinated VOCs are also present in soil vapor at concentrations that warrant mitigation according to the New York State Department of Health (NYSDOH) soil vapor intrusion guidance.

Item 1 - Environmental Reports

Environmental-related documents prepared for the proposed brownfield site include the following (copies are provided with this attachment):

1. Historical Maps and Database Listings, provided by Environmental Data Resources, Inc. (EDR), dated August 26, 2021.
2. Limited Subsurface Investigation Letter Report, prepared by Langan, dated January 2023.
3. Phase I Environmental Site Assessment Report, prepared by Brussee Environmental Corp. (BEC), dated May 2022.
4. Limited Phase II Investigation, prepared by BEC, dated May 6, 2022.

The following is a summary of relevant findings for each environmental data package:

Historical Maps and Database Listings, provided by Environmental Data Resources, Inc. (EDR), dated August 26, 2021

Langan reviewed historical documents including topographic maps, Sanborn fire insurance maps and aerial photographs of the proposed brownfield site for the years spanning 1886 to 2007. City directory listings and environmental regulatory database listings were also reviewed.

Langan's review revealed that the proposed BCP site and surrounding area have been developed for residential, commercial and industrial uses since at least 1886. Historical records indicate the site was improved with multiple dwellings by 1886. Around 1915, the dwellings appear to have been replaced by two new buildings used for "laundry" and a Bottle Cleaning & Storage facility, and a portion of a third building is indicated as bottle storage. By 1938, the new buildings appear

to have been removed and a new single structure (built circa 1930) is present and labeled as a garage with a 550-gallon underground storage tank (UST). The site use as a garage and auto repair facility appears unchanged between 1938 and present day. The historical use of the site as an auto repair facility accounts for the presence of VOCs (including chlorinated solvents) in the subsurface.

August 2021 Limited Subsurface Investigation Package, prepared by Langan, dated October 2021

In August 2021, a Limited Subsurface Investigation (LSI) was completed at the proposed BCP site and adjacent properties to evaluate subsurface soil, groundwater, and soil vapor conditions. The findings presented here focus on soil, groundwater, and soil vapor samples collected within the proposed BCP site only. Four soil borings, one temporary groundwater well, and one soil vapor point were installed on the site. Sample locations are shown on the attached Figures D-1, D-2, and D-3. Soil sample analytical results identified several metals at concentrations above their respective restricted use restricted-residential (RURR) soil cleanup objectives (SCO). Groundwater analytical results identified metals at concentrations above NYSDEC ambient water quality standards (AWQS) and guidance values for Class GA (drinking water). The VOC tetrachloroethene (PCE) was detected in soil vapor at a concentration that warrants mitigation when compared to the NYSDOH decision matrices. Given the concentration of PCE identified in soil vapor, it is likely that PCE is present in soil and/or groundwater, but was not detected during the LSI.

Phase I Environmental Site Assessment Report, prepared by BEC, dated May 2022

BEC reviewed historical documents and conducted a site visit as part of a May 2022 Phase I Environmental Site Assessment (ESA). The following Recognized Environmental Conditions (REC) were identified:

- Underground Storage Tank: A 550-gallon UST was identified on Sanborn historical maps and possible tank piping (a fill port and vent pipe) was observed during the site reconnaissance. The potential for spills and releases from this tank was considered a REC.
- Historical Use of the Subject Property and Surrounding Properties: The site was used as an auto garage from the 1930's to 2022. Surrounding properties included various commercial and industrial uses, including the former Fulton Works Manufactured Gas Plant (MGP) that may have contributed to contamination of the subsurface at the subject property.

Limited Phase II Investigation, prepared by BEC, dated May 6, 2022

Based on the May 2022 Phase I ESA findings, BEC conducted a Phase II subsurface investigation consisting of a geophysical survey, drilling six soil borings to 15 feet bgs, installing three groundwater monitoring wells, and installing three soil vapor points. Seven soil samples, three groundwater samples, and three soil vapor samples were collected. SVOCs and metals were detected in soil above RR SCOs. PCE was detected in shallow soil above the residential SCO, and was also detected in groundwater. PCE was detected in soil vapor at a concentration of 150,000 micrograms per cubic meter (µg/m^3), which the NYSDOH decision matrices recommends mitigation.

Item 2 - Sampling Data

A summary of available laboratory analytical results exceeding applicable regulatory criteria for soil and groundwater samples collected during the 2021 LSI is provided as Tables 1 and 2. Soil vapor sample results from the 2021 LSI are summarized in Table 3. Extracted tables from the May 2022 Phase II Limited Investigation are included in this attachment. Sample location and analytical results maps are provided with as Figures D-1 through D-3. The following sections summarize maximum concentrations of contaminants for each media.

Soil

Soil samples contained concentrations of one SVOC and metals exceeding UU and RR SCOs. The following table summarizes maximum concentrations of target compounds detected above regulatory comparison criteria:

Table 1: Maximum Concentrations of Target Compounds Detected in Soil

Compounds	Maximum Soil Concentration (mg/kg)	Sample ID	Depth interval (feet bgs)	Part 375 UU SCO	Part 375 RR SCO
VOCs					
Tetrachloroethene (PCE)	18	SB6 (0-2)	0-2	1.3	19
SVOCs					
2-Methylphenol	1.1	SB1 (0-2)	0-2	0.33	100
Acenaphthene	41	SB1 (0-2)	0-2	20	100
Benz(a)anthracene	100	SB1 (0-2)	0-2	1	1
Benzo(a)pyrene	88	SB1 (0-2)	0-2	1	1
Benzo(b)fluoranthene	79	SB1 (0-2)	0-2	1	1
Benzo(k)fluoranthene	53	SB1 (0-2)	0-2	0.8	3.9
Chrysene	110	SB1 (0-2)	0-2	1	3.9
Dibenz(a,h)anthracene	11	SB1 (0-2)	0-2	0.33	0.33

Compounds	Maximum Soil Concentration (mg/kg)	Sample ID	Depth interval (feet bgs)	Part 375 UU SCO	Part 375 RR SCO
Dibenzofuran	36	SB1 (0-2)	0-2	7	59
Fluoranthene	310	SB1 (0-2)	0-2	100	100
Indeno(1,2,3-cd)pyrene	60	SB1 (0-2)	0-2	0.5	0.5
Naphthalene	65	SB1 (0-2)	0-2	12	100
Phenanthrene	410	SB1 (0-2)	0-2	100	100
Phenol	1.5	SB1 (0-2)	0-2	0.33	100
Pyrene	260	SB1 (0-2)	0-2	100	100
Metals					
Arsenic	25.8	SB1 (0-2)	0-2	13	16
Barium	1,380	SB5 (1-3)	1-3	350	400
Cadmium	19	SB5 (1-3)	1-3	2.5	4.3
Copper	514	SB20_1-2	1-2	50	270
Lead	4,440	SB5 (1-3)	1-3	63	400
Mercury	7.12	SB5 (1-3)	1-3	0.18	0.81
Selenium	7.1	SB4 (1-3)	1-3	3.9	180
Zinc	771	SB23_9-10	9-10	109	10,000

Notes:

1. Results compared to NYSDEC 6 NYCRR Part 375 Unrestricted Use (UU) and Restricted Use Restricted-Residential (RR) Soil Cleanup Objectives (SCOs).
2. mg/kg – milligram per kilogram

Groundwater

Groundwater samples contained concentrations of total and dissolved metals exceeding the Class GA AWQS. PCE and naphthalene were detected in groundwater below the Class GA AWQS. The following table summarizes maximum concentrations for target compounds detected above their regulatory comparison criteria:

Table 2: Maximum Concentrations of Target Compounds Detected in Groundwater

Compounds	Maximum Groundwater Concentration (µg/L)	Sample ID	Class GA AWQS
Metals			
Iron	56,500	MW04_081821	300
Magnesium	65,100	MW04_081821	35,000
Manganese	1,540	MW04_081821	300
Sodium	1,290,000	MW04_081821	20,000
Dissolved Metals			
Iron (Dissolved)	56,900	MW04_081821	300
Magnesium (Dissolved)	66,200	MW04_081821	35,000
Manganese (Dissolved)	1,570	MW04_081821	300
Selenium (Dissolved)	22.6B	MW04_081821	10
Sodium (Dissolved)	1,300,000	MW04_081821	20,000

Notes:

1. Results compared to NYSDEC TOGS 1.1.1. AWQS and guidance values for Class GA (drinking water).
2. µg/L - micrograms per liter

Soil Vapor

Petroleum-related compounds, including benzene, toluene, ethyl benzene, and xylenes (BTEX) were detected up to 403 µg/m^3. However, no standard currently exists for soil vapor in New York State. For reference, soil vapor sample results were screened against background concentrations detected in the ambient air sample and evaluated using the NYSDOH Decision Matrices. Based on the maximum concentration of PCE (150,000 µg/m^3) and TCE (477 µg/m^3), the NYSDOH Decision Matrices recommends mitigation. The following table summarizes maximum concentration detected in soil vapor above the NYSDOH Decision Matrices minimum sub-slab vapor concentration for recommended action:

Table 3: Maximum Concentrations of Target Compounds Detected in Soil Vapor

Constituent	Maximum Soil Vapor Concentration (µg/m^3)	Sample Location
Cis-1,2-Dichloroethene	503	SV3
Tetrachloroethene (PCE)	150,000	SV3
Trichloroethene (TCE)	477	SV3

Notes:
1. Results compared to the minimum soil vapor concentrations at which mitigation is recommended as set forth in the State of New York Decision Matrices for Sub-Slab Vapor and Indoor Air and subsequent updates (2017).
2. µg/m^3 - micrograms per cubic meter

Item 2 - Known or Suspected Sources of Contaminants

Impacts identified at the proposed brownfield site during the LSI and Phase II Limited Investigation have not been fully investigated and delineated. A UST is a suspected source of petroleum compounds detected in soil vapor and use of solvents for auto parts cleaning is a suspected source of PCE. Further investigation and delineation of areas of concern and associated contamination will be completed as part of a remedial investigation.

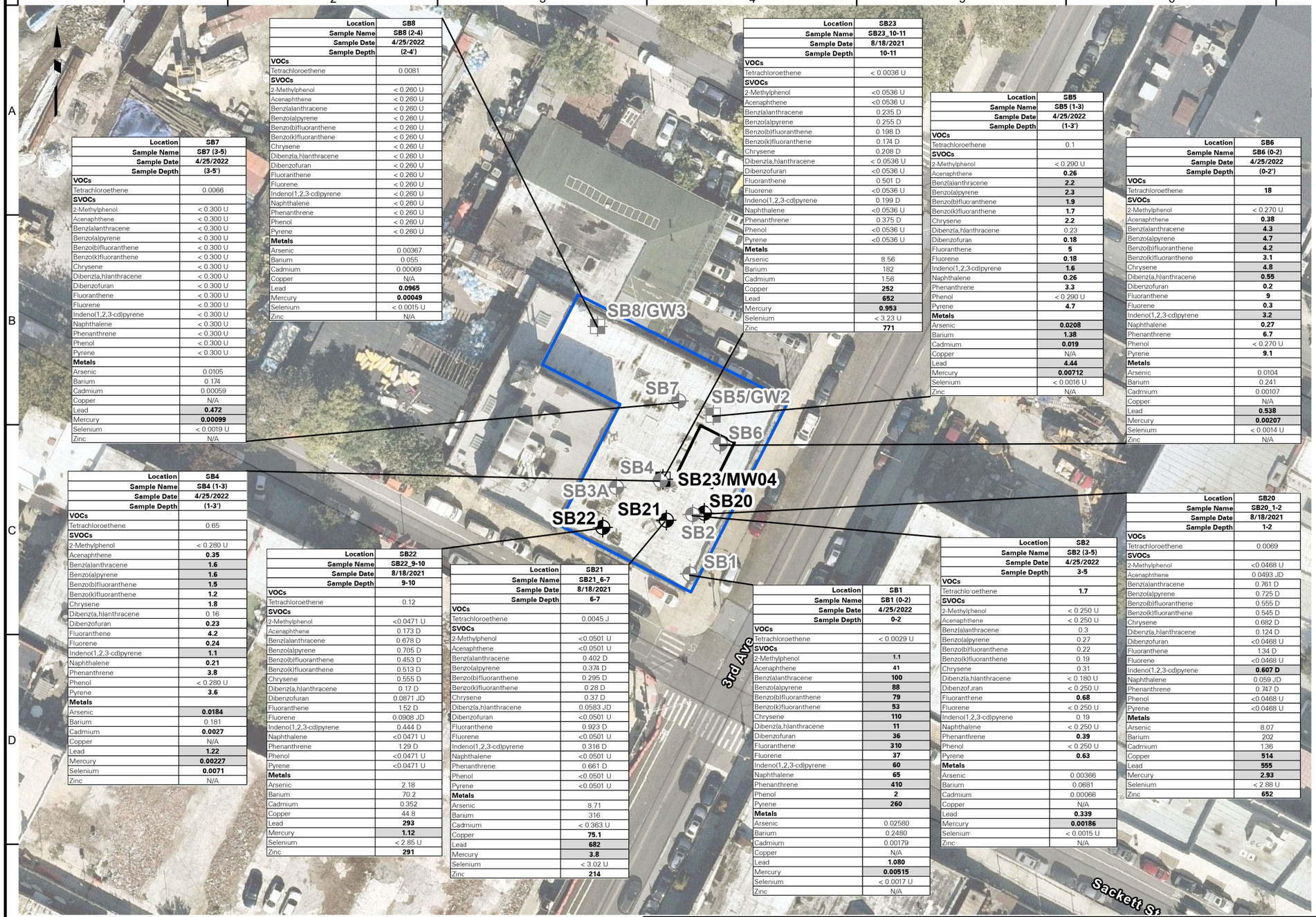
Item 3 – Site Figures

Figures:
- Figure D-1: Soil Sample Location and Analytical Results Map
- Figure D-2: Groundwater Sample Location and Analytical Results Map
- Figure D-3: Soil Vapor Sample Location and Analytical Results Map

Item 4 – Past Uses of the Site

A review of historical data revealed that the proposed BCP site was located in a densely developed urban area, characterized by commercial and industrial uses, as early as 1886. Historical records indicate that Lot 36 was improved with multiple dwellings as early as 1886. Around 1915, the dwellings appear to have been replaced by two new buildings used for

"laundry" and a Bottle Cleaning & Storage facility, and portion of a third building indicated as bottle storage. By 1938, the new buildings appear to have been removed and a new single structure (built circa 1930) was constructed for use as a garage with a 550-gallon UST. The site use as a garage and auto repair facility appears unchanged between 1938 and present day.



Location	SB8
Sample Name	SB8 (2-4)
Sample Date	4/25/2022
Sample Depth	(2-4')
VOCs	
Tetrachloroethene	0.0081
SVOCs	
2-Methylphenol	< 0.260 U
Acenaphthene	< 0.260 U
Benz(a)anthracene	< 0.260 U
Benzo(a)pyrene	< 0.260 U
Benzo(b)fluoranthene	< 0.260 U
Benzo(k)fluoranthene	< 0.260 U
Chrysene	< 0.260 U
Dibenz(a,h)anthracene	< 0.260 U
Dibenzofuran	< 0.260 U
Fluoranthene	< 0.260 U
Fluorene	< 0.260 U
Indeno(1,2,3-cd)pyrene	< 0.260 U
Naphthalene	< 0.260 U
Phenanthrene	< 0.260 U
Phenol	< 0.260 U
Pyrene	< 0.260 U
Metals	
Arsenic	0.00367
Barium	0.055
Cadmium	0.00069
Copper	N/A
Lead	**0.0965**
Mercury	**0.00049**
Selenium	< 0.0015 U
Zinc	N/A

Location	SB23
Sample Name	SB23_10-11
Sample Date	8/18/2021
Sample Depth	10-11
VOCs	
Tetrachloroethene	< 0.0036 U
SVOCs	
2-Methylphenol	<0.0536 U
Acenaphthene	<0.0536 U
Benz(a)anthracene	0.235 D
Benzo(a)pyrene	0.255 D
Benzo(b)fluoranthene	0.198 D
Benzo(k)fluoranthene	0.174 D
Chrysene	0.208 D
Dibenz(a,h)anthracene	< 0.0536 U
Dibenzofuran	<0.0536 U
Fluoranthene	0.501 D
Fluorene	<0.0536 U
Indeno(1,2,3-cd)pyrene	0.199 D
Naphthalene	<0.0536 U
Phenanthrene	0.375 D
Phenol	<0.0536 U
Pyrene	<0.0536 U
Metals	
Arsenic	8.56
Barium	182
Cadmium	1.56
Copper	**252**
Lead	**652**
Mercury	**0.953**
Selenium	< 3.23 U
Zinc	**771**

Location	SB5
Sample Name	SB5 (1-3)
Sample Date	4/25/2022
Sample Depth	(1-3')
VOCs	
Tetrachloroethene	0.1
SVOCs	
2-Methylphenol	< 0.290 U
Acenaphthene	**0.26**
Benz(a)anthracene	**2.2**
Benzo(a)pyrene	**2.3**
Benzo(b)fluoranthene	**1.9**
Benzo(k)fluoranthene	**1.7**
Chrysene	**2.2**
Dibenz(a,h)anthracene	0.23
Dibenzofuran	**0.18**
Fluoranthene	**5**
Fluorene	**0.18**
Indeno(1,2,3-cd)pyrene	**1.6**
Naphthalene	**0.26**
Phenanthrene	**3.3**
Phenol	< 0.290 U
Pyrene	**4.7**
Metals	
Arsenic	**0.0208**
Barium	**1.38**
Cadmium	**0.019**
Copper	N/A
Lead	**4.44**
Mercury	**0.00712**
Selenium	< 0.0016 U
Zinc	N/A

Location	SB6
Sample Name	SB6 (0-2)
Sample Date	4/25/2022
Sample Depth	(0-2')
VOCs	
Tetrachloroethene	**18**
SVOCs	
2-Methylphenol	< 0.270 U
Acenaphthene	**0.38**
Benz(a)anthracene	**4.3**
Benzo(a)pyrene	**4.7**
Benzo(b)fluoranthene	**4.2**
Benzo(k)fluoranthene	**3.1**
Chrysene	**4.8**
Dibenz(a,h)anthracene	**0.55**
Dibenzofuran	**0.2**
Fluoranthene	**9**
Fluorene	**0.3**
Indeno(1,2,3-cd)pyrene	**3.2**
Naphthalene	**0.27**
Phenanthrene	**6.7**
Phenol	< 0.270 U
Pyrene	**9.1**
Metals	
Arsenic	0.0104
Barium	0.241
Cadmium	0.00107
Copper	N/A
Lead	**0.538**
Mercury	**0.00207**
Selenium	< 0.0014 U
Zinc	N/A

Location	SB7
Sample Name	SB7 (3-5)
Sample Date	4/25/2022
Sample Depth	(3-5')
VOCs	
Tetrachloroethene	0.0066
SVOCs	
2-Methylphenol	< 0.300 U
Acenaphthene	< 0.300 U
Benz(a)anthracene	< 0.300 U
Benzo(a)pyrene	< 0.300 U
Benzo(b)fluoranthene	< 0.300 U
Benzo(k)fluoranthene	< 0.300 U
Chrysene	< 0.300 U
Dibenz(a,h)anthracene	< 0.300 U
Dibenzofuran	< 0.300 U
Fluoranthene	< 0.300 U
Fluorene	< 0.300 U
Indeno(1,2,3-cd)pyrene	< 0.300 U
Naphthalene	< 0.300 U
Phenanthrene	< 0.300 U
Phenol	< 0.300 U
Pyrene	< 0.300 U
Metals	
Arsenic	0.0105
Barium	0.174
Cadmium	0.00059
Copper	N/A
Lead	**0.472**
Mercury	**0.00099**
Selenium	< 0.0019 U
Zinc	N/A

Location	SB4
Sample Name	SB4 (1-3)
Sample Date	4/25/2022
Sample Depth	(1-3')
VOCs	
Tetrachloroethene	0.65
SVOCs	
2-Methylphenol	< 0.280 U
Acenaphthene	**0.35**
Benz(a)anthracene	**1.6**
Benzo(a)pyrene	**1.6**
Benzo(b)fluoranthene	**1.5**
Benzo(k)fluoranthene	**1.2**
Chrysene	**1.8**
Dibenz(a,h)anthracene	0.16
Dibenzofuran	**0.23**
Fluoranthene	**4.2**
Fluorene	**0.24**
Indeno(1,2,3-cd)pyrene	**1.1**
Naphthalene	**0.21**
Phenanthrene	**3.8**
Phenol	< 0.280 U
Pyrene	**3.6**
Metals	
Arsenic	**0.0184**
Barium	0.181
Cadmium	**0.0027**
Copper	N/A
Lead	**1.22**
Mercury	**0.00227**
Selenium	**0.0071**
Zinc	N/A

Location	SB22
Sample Name	SB22_9-10
Sample Date	8/18/2021
Sample Depth	9-10
VOCs	
Tetrachloroethene	0.12
SVOCs	
2-Methylphenol	<0.0471 U
Acenaphthene	0.173 D
Benz(a)anthracene	0.678 D
Benzo(a)pyrene	0.705 D
Benzo(b)fluoranthene	0.453 D
Benzo(k)fluoranthene	0.513 D
Chrysene	0.555 D
Dibenz(a,h)anthracene	0.17 D
Dibenzofuran	0.0871 JD
Fluoranthene	1.52 D
Fluorene	0.0908 JD
Indeno(1,2,3-cd)pyrene	0.444 D
Naphthalene	<0.0471 U
Phenanthrene	1.29 D
Phenol	<0.0471 U
Pyrene	<0.0471 U
Metals	
Arsenic	2.18
Barium	70.2
Cadmium	0.352
Copper	44.8
Lead	**293**
Mercury	**1.12**
Selenium	< 2.85 U
Zinc	**291**

Location	SB21
Sample Name	SB21_6-7
Sample Date	8/18/2021
Sample Depth	6-7
VOCs	
Tetrachloroethene	0.0045 J
SVOCs	
2-Methylphenol	<0.0501 U
Acenaphthene	<0.0501 U
Benz(a)anthracene	0.402 D
Benzo(a)pyrene	0.374 D
Benzo(b)fluoranthene	0.295 D
Benzo(k)fluoranthene	0.28 D
Chrysene	0.37 D
Dibenz(a,h)anthracene	0.0583 JD
Dibenzofuran	<0.0501 U
Fluoranthene	0.923 D
Fluorene	<0.0501 U
Indeno(1,2,3-cd)pyrene	0.316 D
Naphthalene	<0.0501 U
Phenanthrene	0.661 D
Phenol	<0.0501 U
Pyrene	<0.0501 U
Metals	
Arsenic	8.71
Barium	316
Cadmium	< 0.363 U
Copper	**75.1**
Lead	**682**
Mercury	**3.8**
Selenium	< 3.02 U
Zinc	**214**

Location	SB1
Sample Name	SB1 (0-2)
Sample Date	4/25/2022
Sample Depth	0-2
VOCs	
Tetrachloroethene	< 0.0029 U
SVOCs	
2-Methylphenol	**1.1**
Acenaphthene	**41**
Benz(a)anthracene	**100**
Benzo(a)pyrene	**88**
Benzo(b)fluoranthene	**79**
Benzo(k)fluoranthene	**53**
Chrysene	**110**
Dibenz(a,h)anthracene	**11**
Dibenzofuran	**36**
Fluoranthene	**310**
Fluorene	**37**
Indeno(1,2,3-cd)pyrene	**60**
Naphthalene	**65**
Phenanthrene	**410**
Phenol	**2**
Pyrene	**260**
Metals	
Arsenic	0.02580
Barium	0.2480
Cadmium	0.00179
Copper	N/A
Lead	**1.080**
Mercury	**0.00515**
Selenium	< 0.0017 U
Zinc	N/A

Location	SB2
Sample Name	SB2 (3-5)
Sample Date	4/25/2022
Sample Depth	3-5
VOCs	
Tetrachloroethene	**1.7**
SVOCs	
2-Methylphenol	< 0.250 U
Acenaphthene	< 0.250 U
Benz(a)anthracene	0.3
Benzo(a)pyrene	0.27
Benzo(b)fluoranthene	0.22
Benzo(k)fluoranthene	0.19
Chrysene	0.31
Dibenz(a,h)anthracene	< 0.180 U
Dibenzofuran	< 0.250 U
Fluoranthene	**0.68**
Fluorene	< 0.250 U
Indeno(1,2,3-cd)pyrene	0.19
Naphthalene	< 0.250 U
Phenanthrene	**0.39**
Phenol	< 0.250 U
Pyrene	**0.63**
Metals	
Arsenic	0.00366
Barium	0.0681
Cadmium	0.00066
Copper	N/A
Lead	**0.339**
Mercury	**0.00186**
Selenium	< 0.0015 U
Zinc	N/A

Location	SB20
Sample Name	SB20_1-2
Sample Date	8/18/2021
Sample Depth	1-2
VOCs	
Tetrachloroethene	0.0069
SVOCs	
2-Methylphenol	<0.0468 U
Acenaphthene	0.0493 JD
Benz(a)anthracene	0.761 D
Benzo(a)pyrene	0.725 D
Benzo(b)fluoranthene	0.555 D
Benzo(k)fluoranthene	0.545 D
Chrysene	0.682 D
Dibenz(a,h)anthracene	0.124 D
Dibenzofuran	<0.0468 U
Fluoranthene	1.34 D
Fluorene	<0.0468 U
Indeno(1,2,3-cd)pyrene	**0.607 D**
Naphthalene	0.059 JD
Phenanthrene	0.747 D
Phenol	<0.0468 U
Pyrene	<0.0468 U
Metals	
Arsenic	8.07
Barium	202
Cadmium	1.36
Copper	**514**
Lead	**555**
Mercury	**2.93**
Selenium	< 2.88 U
Zinc	**652**

Legend

- 2022 Phase II Soil Boring Location
- 2022 Phase II Soil Boring/Monitoring Well Location
- 2019 LSI Soil Boring Location
- 2019 LSI Soil Boring/Monitoring Well Location
- Approximate Site Boundary
- Approximate Tank Location

Analyte	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYDEC Part 375 Restricted Use Residential Soil Cleanup Objectives
VOCs		
Tetrachloroethene	**1.3**	19
SVOCs		
2-Methylphenol	**0.33**	100
Acenaphthene	**20**	100
Benz(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**
Fluoranthene	**100**	**100**
Fluorene	**30**	100
Indeno(1,2,3-cd)pyrene	**0.5**	**0.5**
Naphthalene	**12**	100
Phenanthrene	**100**	**100**
Phenol	**0.33**	100
Pyrene	**100**	**100**
Metals		
Arsenic	**13**	**16**
Barium	**350**	**400**
Cadmium	**2.5**	**4.3**
Copper	**50**	**270**
Lead	**63**	**400**
Mercury	**0.18**	**0.81**
Selenium	**3.9**	180
Zinc	**109**	10000

Exceedance Summary:

10 - Result exceeds Unrestricted Use SCOs

10 - Result exceeds Restricted Use Residential SCOs

Notes:

1. Imagery provided through Langan's subscription to Nearmap.com. Flown on 09/27/2022.
2. BCP - Brownfield Cleanup Program
3. Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Restricted Use Restricted-Residential and NYSDEC Part 375 Restricted Use Commercial Soil Cleanup Objectives (SCO).
4. Results are shown in milligram per kilogram (mg/kg)
5. No samples were analyzed from soil boring SB3A.
6. N/A – Not analyzed.

Qualifiers:

D = The concentration reported is a result of a diluted sample.
E = The result is estimated and cannot be accurately reported due to levels encountered or interferences.
J = The analyte was detected above the Method Detection Limit (MDL), but below the Reporting Limit (RL); therefore, the result is an estimated concentration.
U = The analyte was analyzed for, but was not detected at a level greater than or equal to the RL: the value shown in the table is the RL.

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Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
224 3RD AVENUE
BLOCK No. 426, LOT No. 36
BROOKLYN NEW YORK

Figure Title
SOIL SAMPLE LOCATION AND ANALYTICAL RESULTS MAP

Project No. 170758101
Date 1/30/2023
Scale 1"=50'
Drawn By PDT

Figure No. D-1

Location	GW3
Sample Name	GW3
Sample Date	4/25/2022
Metals - Dissolved	
Iron	N/A
Magnesium	N/A
Manganese	N/A
Selenium	N/A
Sodium	N/A
Metals - Total	
Iron	N/A
Magnesium	N/A
Manganese	N/A
Sodium	N/A

Location	MW04
Sample Name	MW04_081821
Sample Date	8/18/2021
Metals - Dissolved	
Iron	56,900
Magnesium	66,200
Manganese	1,570
Selenium	22.6 B
Sodium	1,300,000
Metals - Total	
Iron	56,500
Magnesium	65,100
Manganese	1,540
Sodium	1,290,000

Location	GW2
Sample Name	GW2
Sample Date	4/25/2022
Metals - Dissolved	
Iron	N/A
Magnesium	N/A
Manganese	N/A
Selenium	N/A
Sodium	N/A
Metals - Total	
Iron	N/A
Magnesium	N/A
Manganese	N/A
Sodium	N/A

Location	GW1
Sample Name	GW1
Sample Date	4/25/2022
Metals - Dissolved	
Iron	N/A
Magnesium	N/A
Manganese	N/A
Selenium	N/A
Sodium	N/A
Metals - Total	
Iron	N/A
Magnesium	N/A
Manganese	N/A
Sodium	N/A

Legend

- 2022 Phase II Soil boring/Monitoring Well Location
- 2019 LSI Soil Boring/Monitoring Well Location
- Approximate Site Boundary
- Approximate Tank Location

Analyte	NYSDEC SGVs
SVOCs	
Benzo(a)pyrene	0
Benzo(b)fluoranthene	0.002
Benzo(k)fluoranthene	0.002
Metals	
Iron	300
Magnesium	35000
Manganese	300
Selenium	10
Sodium	20000

Exceedance Summary

10 - Result exceeds NYSDEC SGVs

Notes:
1. Imagery provided through Langan's subscription to Nearmap.com. Flown on 09/27/2022.
2. BCP - Brownfield Cleanup Program
3. Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water (herein collectively referenced as "NYSDEC SGVs").
4. Results are shown in micrograms per liter (ug/l)
5. VOCs and SVOCs were not detected in any sample

Qualifiers:
B = The analyte was found in the associated analysis batch blank.
U = The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL

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Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

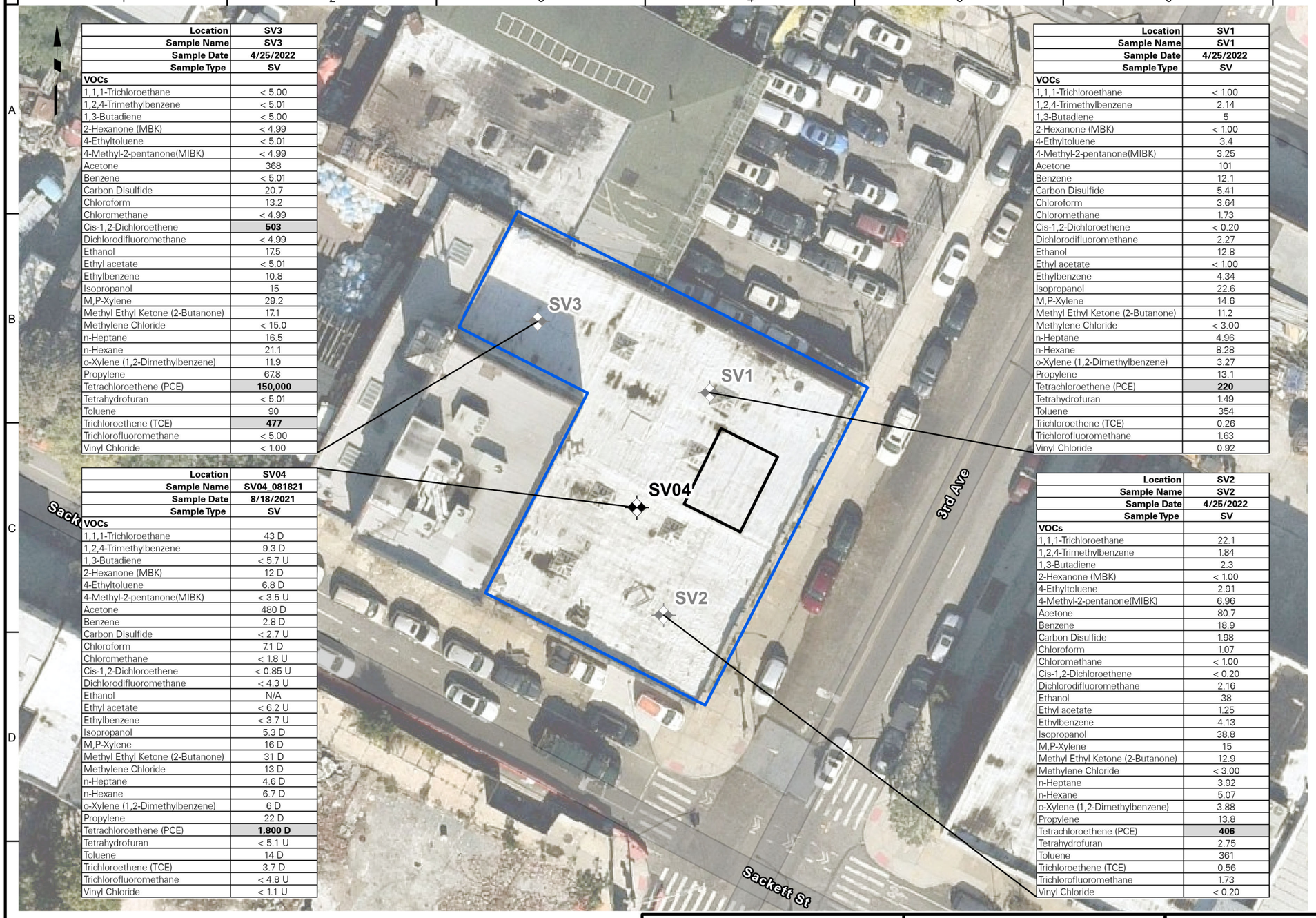
Project
224 3RD AVENUE
BLOCK No. 426, LOT No. 36
BROOKLYN NEW YORK

Figure Title
GROUNDWATER SAMPLE LOCATION AND ANALYTICAL RESULTS MAP

Project No. 170758101
Date 1/30/2023
Scale 1"=30'
Drawn By PDT

Figure No. D-2

Path: \\langan.com\data\NYC\data1\170758101\Project Data\ArcGIS\APRX\170758101\170758101.aprx Date: 1/30/2023 User: pditillio Time: 3:33 PM



Location	SV3
Sample Name	SV3
Sample Date	4/25/2022
Sample Type	SV
VOCs	
1,1,1-Trichloroethane	< 5.00
1,2,4-Trimethylbenzene	< 5.01
1,3-Butadiene	< 5.00
2-Hexanone (MBK)	< 4.99
4-Ethyltoluene	< 5.01
4-Methyl-2-pentanone(MIBK)	< 4.99
Acetone	368
Benzene	< 5.01
Carbon Disulfide	20.7
Chloroform	13.2
Chloromethane	< 4.99
Cis-1,2-Dichloroethene	**503**
Dichlorodifluoromethane	< 4.99
Ethanol	17.5
Ethyl acetate	< 5.01
Ethylbenzene	10.8
Isopropanol	15
M,P-Xylene	29.2
Methyl Ethyl Ketone (2-Butanone)	17.1
Methylene Chloride	< 15.0
n-Heptane	16.5
n-Hexane	21.1
o-Xylene (1,2-Dimethylbenzene)	11.9
Propylene	67.8
Tetrachloroethene (PCE)	**150,000**
Tetrahydrofuran	< 5.01
Toluene	90
Trichloroethene (TCE)	**477**
Trichlorofluoromethane	< 5.00
Vinyl Chloride	< 1.00

Location	SV04
Sample Name	SV04_081821
Sample Date	8/18/2021
Sample Type	SV
VOCs	
1,1,1-Trichloroethane	43 D
1,2,4-Trimethylbenzene	9.3 D
1,3-Butadiene	< 5.7 U
2-Hexanone (MBK)	12 D
4-Ethyltoluene	6.8 D
4-Methyl-2-pentanone(MIBK)	< 3.5 U
Acetone	480 D
Benzene	2.8 D
Carbon Disulfide	< 2.7 U
Chloroform	7.1 D
Chloromethane	< 1.8 U
Cis-1,2-Dichloroethene	< 0.85 U
Dichlorodifluoromethane	< 4.3 U
Ethanol	N/A
Ethyl acetate	< 6.2 U
Ethylbenzene	< 3.7 U
Isopropanol	5.3 D
M,P-Xylene	16 D
Methyl Ethyl Ketone (2-Butanone)	31 D
Methylene Chloride	13 D
n-Heptane	4.6 D
n-Hexane	6.7 D
o-Xylene (1,2-Dimethylbenzene)	6 D
Propylene	22 D
Tetrachloroethene (PCE)	**1,800 D**
Tetrahydrofuran	< 5.1 U
Toluene	14 D
Trichloroethene (TCE)	3.7 D
Trichlorofluoromethane	< 4.8 U
Vinyl Chloride	< 1.1 U

Location	SV1
Sample Name	SV1
Sample Date	4/25/2022
Sample Type	SV
VOCs	
1,1,1-Trichloroethane	< 1.00
1,2,4-Trimethylbenzene	2.14
1,3-Butadiene	5
2-Hexanone (MBK)	< 1.00
4-Ethyltoluene	3.4
4-Methyl-2-pentanone(MIBK)	3.25
Acetone	101
Benzene	12.1
Carbon Disulfide	5.41
Chloroform	3.64
Chloromethane	1.73
Cis-1,2-Dichloroethene	< 0.20
Dichlorodifluoromethane	2.27
Ethanol	12.8
Ethyl acetate	< 1.00
Ethylbenzene	4.34
Isopropanol	22.6
M,P-Xylene	14.6
Methyl Ethyl Ketone (2-Butanone)	11.2
Methylene Chloride	< 3.00
n-Heptane	4.96
n-Hexane	8.28
o-Xylene (1,2-Dimethylbenzene)	3.27
Propylene	13.1
Tetrachloroethene (PCE)	**220**
Tetrahydrofuran	1.49
Toluene	354
Trichloroethene (TCE)	0.26
Trichlorofluoromethane	1.63
Vinyl Chloride	0.92

Location	SV2
Sample Name	SV2
Sample Date	4/25/2022
Sample Type	SV
VOCs	
1,1,1-Trichloroethane	22.1
1,2,4-Trimethylbenzene	1.84
1,3-Butadiene	2.3
2-Hexanone (MBK)	< 1.00
4-Ethyltoluene	2.91
4-Methyl-2-pentanone(MIBK)	6.96
Acetone	80.7
Benzene	18.9
Carbon Disulfide	1.98
Chloroform	1.07
Chloromethane	< 1.00
Cis-1,2-Dichloroethene	< 0.20
Dichlorodifluoromethane	2.16
Ethanol	38
Ethyl acetate	1.25
Ethylbenzene	4.13
Isopropanol	38.8
M,P-Xylene	15
Methyl Ethyl Ketone (2-Butanone)	12.9
Methylene Chloride	< 3.00
n-Heptane	3.92
n-Hexane	5.07
o-Xylene (1,2-Dimethylbenzene)	3.88
Propylene	13.8
Tetrachloroethene (PCE)	**406**
Tetrahydrofuran	2.75
Toluene	361
Trichloroethene (TCE)	0.56
Trichlorofluoromethane	1.73
Vinyl Chloride	< 0.20

Legend

- 2022 Phase II Soil Vapor
- 2019 LSI Soil Vapor Sample Location
- Approximate Site Boundary
- Approximate Tank Location

Analyte	NYSDOH Decision Matrices Minimum Concentrations
VOCs	
1,1,1-Trichloroethane	100
1,2,4-Trimethylbenzene	NS
1,3-Butadiene	NS
2-Hexanone (MBK)	NS
4-Ethyltoluene	NS
4-Methyl-2-pentanone(MIBK)	NS
Acetone	NS
Benzene	NS
Carbon Disulfide	NS
Chloroform	NS
Chloromethane	NS
Cis-1,2-Dichloroethene	**6**
Dichlorodifluoromethane	NS
Ethanol	NS
Ethyl acetate	NS
Ethylbenzene	NS
Isopropanol	NS
M,P-Xylene	NS
Methyl Ethyl Ketone (2-Butanone)	NS
Methylene Chloride	100
n-Heptane	NS
n-Hexane	NS
o-Xylene (1,2-Dimethylbenzene)	NS
Propylene	NS
Tetrachloroethene (PCE)	**100**
Tetrahydrofuran	NS
Toluene	NS
Trichloroethene (TCE)	**6**
Trichlorofluoromethane	NS
Vinyl Chloride	NS

Exceedance Summary

10 Result exceeds NYSDOH Decision Matrices Minimum Concentrations

Notes:
1. Imagery provided through Langan's subscription to Nearmap.com. Flown on 09/27/2022.
2. BCP - Brownfield Cleanup Program
3. Soil vapor sample analytical results are compared to the minimum soil vapor concentrations at which mitigation is recommended as set forth in the New York State Department of Health (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices for Sub-Slab Vapor and Indoor Air and subsequent updates (2017).
4. Results are shown in micrograms per cubic meter (ug/m3)
5. N/A – Not analyzed.
6. NS – No Standard.

Qualifiers:
D = The concentration reported is a result of a diluted sample.
U = The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

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LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
224 3RD AVENUE
BLOCK No. 426, LOT No. 36
BROOKLYN NEW YORK

Figure Title
SOIL VAPOR SAMPLE LOCATION AND ANALYTICAL RESULTS MAP

Project No. 170758101
Date 1/30/2023
Scale 1"=30'
Drawn By PDT
Figure No. D-3

Soil Sample Analytical Results

224 3rd Avenue
Brooklyn, New York
Langan Project No.: 170758101

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	NYSDEC Part 375 Restricted Use Commercial SCOs	Location	SB20	SB21	SB22	SB23
					Sample Name	SB20_1-2	SB21_6-7	SB22_9-10	SB23_10-11
					Sample Date	08/18/2021	08/18/2021	08/18/2021	08/18/2021
					Sample Depth	1-2	6-7	9-10	10-11
					Block/Lot	Lot 36	Lot 36	Lot 36	Lot 36
					Unit	Result	Result	Result	Result
Volatile Organic Compounds									
1,1,1,2-Tetrachloroethane	630-20-6	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
1,1,1-Trichloroethane	71-55-6	0.68	100	500	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
1,1,2,2-Tetrachloroethane	79-34-5	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	76-13-1	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
1,1,2-Trichloroethane	79-00-5	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
1,1-Dichloroethane	75-34-3	0.27	26	240	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
1,1-Dichloroethene	75-35-4	0.33	100	500	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
1,2,3-Trichlorobenzene	87-61-6	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
1,2,3-Trichloropropane	96-18-4	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
1,2,4-Trichlorobenzene	120-82-1	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
1,2,4-Trimethylbenzene	95-63-6	3.6	52	190	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
1,2-Dibromo-3-Chloropropane	96-12-8	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
1,2-Dichlorobenzene	95-50-1	1.1	100	500	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
1,2-Dichloroethane	107-06-2	0.02	3.1	30	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
1,2-Dichloropropane	78-87-5	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	8.4	52	190	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
1,3-Dichlorobenzene	541-73-1	2.4	49	280	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
1,4-Dichlorobenzene	106-46-7	1.8	13	130	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
1,4-Dioxane (P-Dioxane)	123-91-1	0.1	13	130	mg/kg	<0.062 U	<0.056 U	<0.075 U	<0.071 U
2-Hexanone (MBK)	591-78-6	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Acetone	67-64-1	0.05	100	500	mg/kg	<0.0062 U	<0.0056 U	<0.0075 U	<0.0071 U
Acrolein	107-02-8	NS	NS	NS	mg/kg	<0.0062 U	<0.0056 U	<0.0075 U	<0.0071 U
Acrylonitrile	107-13-1	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Benzene	71-43-2	0.06	4.8	44	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Bromochloromethane	74-97-5	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Bromodichloromethane	75-27-4	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Bromoform	75-25-2	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Bromomethane	74-83-9	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Carbon Disulfide	75-15-0	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Carbon Tetrachloride	56-23-5	0.76	2.4	22	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Chlorobenzene	108-90-7	1.1	100	500	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Chloroethane	75-00-3	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Chloroform	67-66-3	0.37	49	350	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Chloromethane	74-87-3	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Cis-1,2-Dichloroethene	156-59-2	0.25	100	500	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Cis-1,3-Dichloropropene	10061-01-5	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Cyclohexane	110-82-7	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Dibromochloromethane	124-48-1	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Dibromomethane	74-95-3	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Dichlorodifluoromethane	75-71-8	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Ethylbenzene	100-41-4	1	41	390	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Hexachlorobutadiene	87-68-3	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Isopropylbenzene (Cumene)	98-82-8	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
M,P-Xylene	179601-23-1	NS	NS	NS	mg/kg	<0.0062 U	<0.0056 U	<0.0075 U	<0.0071 U
Methyl Acetate	79-20-9	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Methyl Ethyl Ketone (2-Butanone)	78-93-3	0.12	100	500	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Methylcyclohexane	108-87-2	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Methylene Chloride	75-09-2	0.05	100	500	mg/kg	<0.0062 U	0.0065 J	0.014 J	<0.0071 U
Naphthalene	91-20-3	12	100	500	mg/kg	NA	NA	NA	NA
n-Butylbenzene	104-51-8	12	100	500	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
n-Propylbenzene	103-65-1	3.9	100	500	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
o-Xylene (1,2-Dimethylbenzene)	95-47-6	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
p-Cymene (p-Isopropyltoluene)	CYMP	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Sec-Butylbenzene	135-98-8	11	100	500	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Styrene	100-42-5	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
T-Butylbenzene	98-06-6	5.9	100	500	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Tert-Butyl Alcohol	75-65-0	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Tert-Butyl Methyl Ether	1634-04-4	0.93	100	500	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Tetrachloroethene (PCE)	127-18-4	1.3	19	150	mg/kg	0.0069	0.0045 J	0.12	<0.0036 U
Toluene	108-88-3	0.7	100	500	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Total Xylenes	1330-20-7	0.26	100	500	mg/kg	<0.0093 U	<0.0084 U	<0.011 U	<0.011 U
Trans-1,2-Dichloroethene	156-60-5	0.19	100	500	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Trans-1,3-Dichloropropene	10061-02-6	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Trans-1,4-Dichloro-2-Butene	110-57-6	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Trichloroethene (TCE)	79-01-6	0.47	21	200	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Trichlorofluoromethane	75-69-4	NS	NS	NS	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U
Vinyl Chloride	75-01-4	0.02	0.9	13	mg/kg	<0.0031 U	<0.0028 U	<0.0038 U	<0.0036 U

Soil Sample Analytical Results

224 3rd Avenue
Brooklyn, New York
Langan Project No.: 170758101

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	NYSDEC Part 375 Restricted Use Commercial SCOs	Location	SB20	SB21	SB22	SB23
					Sample Name	SB20_1-2	SB21_6-7	SB22_9-10	SB23_10-11
					Sample Date	08/18/2021	08/18/2021	08/18/2021	08/18/2021
					Sample Depth	1-2	6-7	9-10	10-11
					Block/Lot	Lot 36	Lot 36	Lot 36	Lot 36
					Unit	Result	Result	Result	Result
Semi-Volatile Organic Compounds									
1,2,4,5-Tetrachlorobenzene	95-94-3	NS	NS	NS	mg/kg	<0.0934 U	<0.0999 U	<0.0939 U	<0.107 U
1,2,4-Trichlorobenzene	120-82-1	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
1,2-Dichlorobenzene	95-50-1	1.1	100	500	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
1,2-Diphenylhydrazine	122-66-7	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
1,3-Dichlorobenzene	541-73-1	2.4	49	280	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
1,4-Dichlorobenzene	106-46-7	1.8	13	130	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
2,3,4,6-Tetrachlorophenol	58-90-2	NS	NS	NS	mg/kg	<0.0934 U	<0.0999 U	<0.0939 U	<0.107 U
2,4,5-Trichlorophenol	95-95-4	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
2,4,6-Trichlorophenol	88-06-2	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
2,4-Dichlorophenol	120-83-2	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
2,4-Dimethylphenol	105-67-9	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
2,4-Dinitrophenol	51-28-5	NS	NS	NS	mg/kg	<0.0934 U	<0.0999 U	<0.0939 U	<0.107 U
2,4-Dinitrotoluene	121-14-2	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
2,6-Dinitrotoluene	606-20-2	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
2-Chloronaphthalene	91-58-7	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
2-Chlorophenol	95-57-8	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
2-Methylnaphthalene	91-57-6	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
2-Methylphenol (o-Cresol)	95-48-7	0.33	100	500	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
2-Nitroaniline	88-74-4	NS	NS	NS	mg/kg	<0.0934 U	<0.0999 U	<0.0939 U	<0.107 U
2-Nitrophenol	88-75-5	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
3 & 4 Methylphenol (m&p Cresol)	65794-96-9	0.33	100	500	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
3,3'-Dichlorobenzidine	91-94-1	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
3-Nitroaniline	99-09-2	NS	NS	NS	mg/kg	<0.0934 U	<0.0999 U	<0.0939 U	<0.107 U
4,6-Dinitro-2-Methylphenol	534-52-1	NS	NS	NS	mg/kg	<0.0934 U	<0.0999 U	<0.0939 U	<0.107 U
4-Bromophenyl Phenyl Ether	101-55-3	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
4-Chloro-3-Methylphenol	59-50-7	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
4-Chloroaniline	106-47-8	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
4-Chlorophenyl Phenyl Ether	7005-72-3	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
4-Nitroaniline	100-01-6	NS	NS	NS	mg/kg	<0.0934 U	<0.0999 U	<0.0939 U	<0.107 U
4-Nitrophenol	100-02-7	NS	NS	NS	mg/kg	<0.0934 U	<0.0999 U	<0.0939 U	<0.107 U
Acenaphthene	83-32-9	20	100	500	mg/kg	0.0552 JD	<0.0501 U	<0.0471 U	<0.0536 U
Acenaphthylene	208-96-8	100	100	500	mg/kg	0.0493 JD	<0.0501 U	0.173 D	<0.0536 U
Acetophenone	98-86-2	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
Aniline (Phenylamine, Aminobenzene)	62-53-3	NS	NS	NS	mg/kg	<0.187 U	<0.2 U	<0.188 U	<0.214 U
Anthracene	120-12-7	100	100	500	mg/kg	0.169 D	0.137 D	0.344 D	0.0855 JD
Atrazine	1912-24-9	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
Benzaldehyde	100-52-7	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
Benzidine	92-87-5	NS	NS	NS	mg/kg	<0.187 U	<0.2 U	<0.188 U	<0.214 U
Benzo(a)anthracene	56-55-3	1	1	5.6	mg/kg	0.761 D	0.402 D	0.678 D	0.235 D
Benzo(a)pyrene	50-32-8	1	1	1	mg/kg	0.725 D	0.374 D	0.705 D	0.255 D
Benzo(b)fluoranthene	205-99-2	1	1	5.6	mg/kg	0.555 D	0.295 D	0.453 D	0.198 D
Benzo(g,h,i)Perylene	191-24-2	100	100	500	mg/kg	0.464 D	0.25 D	0.368 D	0.15 D
Benzo(k)fluoranthene	207-08-9	0.8	3.9	56	mg/kg	0.545 D	0.28 D	0.513 D	0.174 D
Benzoic Acid	65-85-0	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	0.123 D	<0.0536 U
Benzyl Alcohol	100-51-6	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
Benzyl Butyl Phthalate	85-68-7	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
Biphenyl (Diphenyl)	92-52-4	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
Bis(2-chloroethoxy) methane	111-91-1	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
Bis(2-chloroethyl) ether (2-chloroethyl ether)	111-44-4	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
Bis(2-chloroisopropyl) ether	108-60-1	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
Bis(2-ethylhexyl) phthalate	117-81-7	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
Caprolactam	105-60-2	NS	NS	NS	mg/kg	<0.0934 U	<0.0999 U	<0.0939 U	<0.107 U
Carbazole	86-74-8	NS	NS	NS	mg/kg	0.0597 JD	0.0583 JD	0.101 D	<0.0536 U
Chrysene	218-01-9	1	3.9	56	mg/kg	0.682 D	0.37 D	0.555 D	0.208 D
Dibenz(a,h)anthracene	53-70-3	0.33	0.33	0.56	mg/kg	0.124 D	0.0583 JD	0.17 D	<0.0536 U
Dibenzofuran	132-64-9	7	59	350	mg/kg	<0.0468 U	<0.0501 U	0.0871 JD	<0.0536 U
Dibutyl phthalate	84-74-2	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
Diethyl phthalate	84-66-2	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
Dimethyl phthalate	131-11-3	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
Dioctyl phthalate	117-84-0	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
Diphenylamine	122-39-4	NS	NS	NS	mg/kg	<0.0934 U	<0.0999 U	<0.0939 U	<0.107 U
Fluoranthene	206-44-0	100	100	500	mg/kg	1.34 D	0.923 D	1.52 D	0.501 D
Fluorene	86-73-7	30	100	500	mg/kg	<0.0468 U	<0.0501 U	0.0908 JD	<0.0536 U
Hexachlorobenzene	118-74-1	0.33	1.2	6	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
Hexachlorobutadiene	87-68-3	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
Hexachlorocyclopentadiene	77-47-4	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
Hexachloroethane	67-72-1	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
Indeno(1,2,3-cd)pyrene	193-39-5	**0.5**	0.5	5.6	mg/kg	**0.607 D**	0.316 D	0.444 D	0.199 D
Isophorone	78-59-1	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
Naphthalene	91-20-3	12	100	500	mg/kg	0.059 JD	<0.0501 U	<0.0471 U	<0.0536 U
Nitrobenzene	98-95-3	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
n-Nitrosodimethylamine	62-75-9	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
n-Nitrosodi-N-Propylamine	621-64-7	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
n-Nitrosodiphenylamine	86-30-6	NS	NS	NS	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
Pentachlorophenol	87-86-5	0.8	6.7	6.7	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
Phenanthrene	85-01-8	100	100	500	mg/kg	0.747 D	0.661 D	1.29 D	0.375 D
Phenol	108-95-2	0.33	100	500	mg/kg	<0.0468 U	<0.0501 U	<0.0471 U	<0.0536 U
Pyrene	129-00-0	100	100	500	mg/kg	1.28 D	0.786 D	0.985 D	0.412 D
Pyridine	110-86-1	NS	NS	NS	mg/kg	NA	NA	NA	NA

Soil Sample Analytical Results

224 3rd Avenue
Brooklyn, New York
Langan Project No.: 170758101

Analyte	CAS Number	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs	NYSDEC Part 375 Restricted Use Commercial SCOs	Location	SB20	SB21	SB22	SB23
					Sample Name	SB20_1-2	SB21_6-7	SB22_9-10	SB23_10-11
					Sample Date	08/18/2021	08/18/2021	08/18/2021	08/18/2021
					Sample Depth	1-2	6-7	9-10	10-11
					Block/Lot	Lot 36	Lot 36	Lot 36	Lot 36
					Unit	Result	Result	Result	Result
Pesticides									
4,4'-DDD	72-54-8	0.0033	13	92	mg/kg	NA	NA	NA	NA
4,4'-DDE	72-55-9	0.0033	8.9	62	mg/kg	NA	NA	NA	NA
4,4'-DDT	50-29-3	0.0033	7.9	47	mg/kg	NA	NA	NA	NA
Aldrin	309-00-2	0.005	0.097	0.68	mg/kg	NA	NA	NA	NA
Alpha BHC (Alpha Hexachlorocyclohexane)	319-84-6	0.02	0.48	3.4	mg/kg	NA	NA	NA	NA
Alpha Chlordane	5103-71-9	0.094	4.2	24	mg/kg	NA	NA	NA	NA
Alpha Endosulfan	959-98-8	2.4	24	200	mg/kg	NA	NA	NA	NA
Beta Bhc (Beta Hexachlorocyclohexane)	319-85-7	0.036	0.36	3	mg/kg	NA	NA	NA	NA
Beta Endosulfan	33213-65-9	2.4	24	200	mg/kg	NA	NA	NA	NA
Chlordane (alpha and gamma)	57-74-9	NS	NS	NS	mg/kg	NA	NA	NA	NA
Delta Bhc (Delta Hexachlorocyclohexane)	319-86-8	0.04	100	500	mg/kg	NA	NA	NA	NA
Dieldrin	60-57-1	0.005	0.2	1.4	mg/kg	NA	NA	NA	NA
Endosulfan Sulfate	1031-07-8	2.4	24	200	mg/kg	NA	NA	NA	NA
Endrin	72-20-8	0.014	11	89	mg/kg	NA	NA	NA	NA
Endrin Aldehyde	7421-93-4	NS	NS	NS	mg/kg	NA	NA	NA	NA
Endrin Ketone	53494-70-5	NS	NS	NS	mg/kg	NA	NA	NA	NA
Gamma Bhc (Lindane)	58-89-9	0.1	1.3	9.2	mg/kg	NA	NA	NA	NA
Gamma-Chlordane	5566-34-7	NS	NS	NS	mg/kg	NA	NA	NA	NA
Heptachlor	76-44-8	0.042	2.1	15	mg/kg	NA	NA	NA	NA
Heptachlor Epoxide	1024-57-3	NS	NS	NS	mg/kg	NA	NA	NA	NA
Methoxychlor	72-43-5	NS	NS	NS	mg/kg	NA	NA	NA	NA
Toxaphene	8001-35-2	NS	NS	NS	mg/kg	NA	NA	NA	NA
Herbicides									
2,4,5-T (Trichlorophenoxyacetic Acid)	93-76-5	NS	NS	NS	mg/kg	NA	NA	NA	NA
2,4-D (Dichlorophenoxyacetic Acid)	94-75-7	NS	NS	NS	mg/kg	NA	NA	NA	NA
Silvex (2,4,5-Tp)	93-72-1	3.8	100	500	mg/kg	NA	NA	NA	NA
Polychlorinated Biphenyl									
PCB-1016 (Aroclor 1016)	12674-11-2	NS	NS	NS	mg/kg	<0.0188 U	<0.0199 U	<0.0186 U	<0.0209 U
PCB-1221 (Aroclor 1221)	11104-28-2	NS	NS	NS	mg/kg	<0.0188 U	<0.0199 U	<0.0186 U	<0.0209 U
PCB-1232 (Aroclor 1232)	11141-16-5	NS	NS	NS	mg/kg	<0.0188 U	<0.0199 U	<0.0186 U	<0.0209 U
PCB-1242 (Aroclor 1242)	53469-21-9	NS	NS	NS	mg/kg	<0.0188 U	<0.0199 U	<0.0186 U	<0.0209 U
PCB-1248 (Aroclor 1248)	12672-29-6	NS	NS	NS	mg/kg	<0.0188 U	<0.0199 U	<0.0186 U	<0.0209 U
PCB-1254 (Aroclor 1254)	11097-69-1	NS	NS	NS	mg/kg	<0.0188 U	<0.0199 U	<0.0186 U	<0.0209 U
PCB-1260 (Aroclor 1260)	11096-82-5	NS	NS	NS	mg/kg	<0.0188 U	<0.0199 U	<0.0186 U	<0.0209 U
Total PCBs	1336-36-3	0.1	1	1	mg/kg	<0.0188 U	<0.0199 U	<0.0186 U	<0.0209 U
Metals									
Aluminum	7429-90-5	NS	NS	NS	mg/kg	8,470	11,700	7,530	9,100
Antimony	7440-36-0	NS	NS	NS	mg/kg	<2.88 U	<3.02 U	<2.85 U	<3.23 U
Arsenic	7440-38-2	13	16	16	mg/kg	8.07	8.71	2.18	8.56
Barium	7440-39-3	350	400	400	mg/kg	202	316	70.2	182
Beryllium	7440-41-7	7.2	72	590	mg/kg	0.151	<0.06 U	<0.057 U	1.45
Cadmium	7440-43-9	2.5	4.3	9.3	mg/kg	1.36	<0.363 U	0.352	1.56
Calcium	7440-70-2	NS	NS	NS	mg/kg	8,630 B	30,000 B	9,140 B	9,370 B
Chromium, Hexavalent	18540-29-9	1	110	400	mg/kg	NA	NA	NA	NA
Chromium, Total	7440-47-3	NS	NS	NS	mg/kg	18.3	21.1	14.2	14.2
Chromium, Trivalent	16065-83-1	30	180	1500	mg/kg	NA	NA	NA	NA
Cobalt	7440-48-4	NS	NS	NS	mg/kg	8.82	11.7	8.09	13
Copper	7440-50-8	**50**	270	270	mg/kg	**514**	**75.1**	44.8	**252**
Cyanide	57-12-5	27	27	27	mg/kg	NA	NA	NA	NA
Iron	7439-89-6	NS	NS	NS	mg/kg	14,900	12,600	16,100	19,800
Lead	7439-92-1	**63**	400	1000	mg/kg	**555**	**682**	**293**	**652**
Magnesium	7439-95-4	NS	NS	NS	mg/kg	1,720	2,890	2,580	1,010
Manganese	7439-96-5	1600	2000	10000	mg/kg	213	252	226	301
Mercury	7439-97-6	**0.18**	0.81	2.8	mg/kg	**2.93**	**3.8**	**1.12**	**0.953**
Nickel	7440-02-0	30	310	310	mg/kg	24.5	24.6	23.7	23.4
Potassium	7440-09-7	NS	NS	NS	mg/kg	1,400	2,390	1,350	1,390
Selenium	7782-49-2	3.9	180	1500	mg/kg	<2.88 U	<3.02 U	<2.85 U	<3.23 U
Silver	7440-22-4	2	180	1500	mg/kg	<0.577 U	<0.605 U	<0.57 U	<0.646 U
Sodium	7440-23-5	NS	NS	NS	mg/kg	857	1,590	215	960
Thallium	7440-28-0	NS	NS	NS	mg/kg	<2.88 U	<3.02 U	<2.85 U	<3.23 U
Vanadium	7440-62-2	NS	NS	NS	mg/kg	25.1	37.2	19.2	33.5
Zinc	7440-66-6	**109**	10000	10000	mg/kg	**652**	**214**	**291**	**771**
General Chemistry									
Solids, Percent	SOLID	NS	NS	NS	Percent	86.7	82.6	87.7	77.4

Table 1

Soil Sample Analytical Results

224 3rd Avenue
Brooklyn, New York
Langan Project No.: 170758101

Notes:
CAS - Chemical Abstract Service
NS - No standard
mg/kg = milligram per kilogram
NA - Not Analyzed
RL - Reporting Limit
<RL - Not detected

Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use, Restricted Use Restricted-Residential and NYSDEC Part 375 Restricted Use Commercial Soil Cleanup Objectives (SCO).

Criterion comparisons for 3- & 4-methylphenol (m&p cresol) are provided for reference. Promulgated SCOs are for 3-methylphenol (m-cresol) and 4-methylphenol (p-cresol).

Qualifiers:
D = The concentration reported is a result of a diluted sample.
E = The result is estimated and cannot be accurately reported due to levels encountered or interferences.
J = The analyte was detected above the Method Detection Limit (MDL), but below the RL; therefore, the result is an estimated concentration.
U = The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.
B = The analyte was found in the associated analysis batch blank.

Exceedance Summary:

10	- Result exceeds NYSDEC Part 375 Unrestricted Use SCOs.
10	- Result exceeds NYSDEC Part 375 Restricted Use Restricted-Residential SCOs.
10	- Result exceeds NYSDEC Part 375 Restricted Use Commercial SCOs.

Groundwater Sample Analytical Results

224 3rd Avenue
Brooklyn, New York
Langan Project No.: 170758101

Analyte	CAS Number	NYSDEC SGVs	Location	MW04
			Sample Name	MW04_081821
			Sample Date	8/18/2021
			Block/Lot	Lot 36
			Unit	Result
Volatile Organic Compounds				
1,1,1,2-Tetrachloroethane	630-20-6	5	ug/l	<0.2 U
1,1,1-Trichloroethane	71-55-6	5	ug/l	<0.2 U
1,1,2,2-Tetrachloroethane	79-34-5	5	ug/l	<0.2 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	76-13-1	5	ug/l	<0.2 U
1,1,2-Trichloroethane	79-00-5	1	ug/l	<0.2 U
1,1-Dichloroethane	75-34-3	5	ug/l	<0.2 U
1,1-Dichloroethene	75-35-4	5	ug/l	<0.2 U
1,2,3-Trichlorobenzene	87-61-6	5	ug/l	<0.2 U
1,2,3-Trichloropropane	96-18-4	0.04	ug/l	<0.2 U
1,2,4-Trichlorobenzene	120-82-1	5	ug/l	<0.2 U
1,2,4-Trimethylbenzene	95-63-6	5	ug/l	<0.2 U
1,2-Dibromo-3-Chloropropane	96-12-8	0.04	ug/l	<0.2 U
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	0.0006	ug/l	<0.2 U
1,2-Dichlorobenzene	95-50-1	3	ug/l	<0.2 U
1,2-Dichloroethane	107-06-2	0.6	ug/l	<0.2 U
1,2-Dichloropropane	78-87-5	1	ug/l	<0.2 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	5	ug/l	<0.2 U
1,3-Dichlorobenzene	541-73-1	3	ug/l	<0.2 U
1,4-Dichlorobenzene	106-46-7	3	ug/l	<0.2 U
1,4-Dioxane (P-Dioxane)	123-91-1	NS	ug/l	<40 U
2-Hexanone (MBK)	591-78-6	50	ug/l	<0.2 U
Acetone	67-64-1	50	ug/l	2.7
Acrolein	107-02-8	5	ug/l	<0.2 U
Acrylonitrile	107-13-1	5	ug/l	<0.2 U
Benzene	71-43-2	1	ug/l	<0.2 U
Bromochloromethane	74-97-5	5	ug/l	<0.2 U
Bromodichloromethane	75-27-4	50	ug/l	<0.2 U
Bromoform	75-25-2	50	ug/l	<0.2 U
Bromomethane	74-83-9	5	ug/l	<0.2 U
Carbon Disulfide	75-15-0	60	ug/l	<0.2 U
Carbon Tetrachloride	56-23-5	5	ug/l	<0.2 U
Chlorobenzene	108-90-7	5	ug/l	<0.2 U
Chloroethane	75-00-3	5	ug/l	1.7
Chloroform	67-66-3	7	ug/l	<0.2 U
Chloromethane	74-87-3	5	ug/l	<0.2 U
Cis-1,2-Dichloroethene	156-59-2	5	ug/l	<0.2 U
Cis-1,3-Dichloropropene	10061-01-5	0.4	ug/l	<0.2 U
Cyclohexane	110-82-7	NS	ug/l	0.25 J
Dibromochloromethane	124-48-1	50	ug/l	<0.2 U
Dibromomethane	74-95-3	5	ug/l	<0.2 U
Dichlorodifluoromethane	75-71-8	5	ug/l	<0.2 U
Ethylbenzene	100-41-4	5	ug/l	<0.2 U
Hexachlorobutadiene	87-68-3	0.5	ug/l	<0.2 U
Isopropylbenzene (Cumene)	98-82-8	5	ug/l	<0.2 U
M,P-Xylene	179601-23-1	5	ug/l	<0.5 U
Methyl Acetate	79-20-9	NS	ug/l	<0.2 U
Methyl Ethyl Ketone (2-Butanone)	78-93-3	50	ug/l	<0.2 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/l	<0.2 U
Methylcyclohexane	108-87-2	NS	ug/l	<0.2 U
Methylene Chloride	75-09-2	5	ug/l	<1 U
n-Butylbenzene	104-51-8	5	ug/l	<0.2 U
n-Propylbenzene	103-65-1	5	ug/l	<0.2 U
o-Xylene (1,2-Dimethylbenzene)	95-47-6	5	ug/l	<0.2 U
p-Cymene (p-Isopropyltoluene)	CYMP	NS	ug/l	<0.2 U
Sec-Butylbenzene	135-98-8	5	ug/l	<0.2 U
Styrene	100-42-5	5	ug/l	<0.2 U
T-Butylbenzene	98-06-6	5	ug/l	<0.2 U
Tert-Butyl Alcohol	75-65-0	NS	ug/l	17
Tert-Butyl Methyl Ether	1634-04-4	10	ug/l	0.45 J
Tetrachloroethene (PCE)	127-18-4	5	ug/l	0.44 J
Toluene	108-88-3	5	ug/l	<0.2 U
Total Xylenes	1330-20-7	5	ug/l	<0.6 U
Trans-1,2-Dichloroethene	156-60-5	5	ug/l	<0.2 U
Trans-1,3-Dichloropropene	10061-02-6	0.4	ug/l	<0.2 U
Trans-1,4-Dichloro-2-Butene	110-57-6	5	ug/l	<0.2 U
Trichloroethene (TCE)	79-01-6	5	ug/l	<0.2 U
Trichlorofluoromethane	75-69-4	5	ug/l	<0.2 U
Vinyl Chloride	75-01-4	2	ug/l	<0.2 U

Groundwater Sample Analytical Results

224 3rd Avenue
Brooklyn, New York
Langan Project No.: 170758101

Analyte	CAS Number	NYSDEC SGVs	Location	MW04
			Sample Name	MW04_081821
			Sample Date	8/18/2021
			Block/Lot	Lot 36
			Unit	Result
Semivolatile Organic Compounds				
1,2,4,5-Tetrachlorobenzene	95-94-3	5	ug/l	<2.56 U
1,2,4-Trichlorobenzene	120-82-1	5	ug/l	<2.56 U
1,2-Dichlorobenzene	95-50-1	3	ug/l	<2.56 U
1,2-Diphenylhydrazine	122-66-7	0	ug/l	<2.56 U
1,3-Dichlorobenzene	541-73-1	3	ug/l	<2.56 U
1,4-Dichlorobenzene	106-46-7	3	ug/l	<2.56 U
2,3,4,6-Tetrachlorophenol	58-90-2	NS	ug/l	<1.28 U
2,4,5-Trichlorophenol	95-95-4	NS	ug/l	<1.28 U
2,4,6-Trichlorophenol	88-06-2	NS	ug/l	<1.28 U
2,4-Dichlorophenol	120-83-2	1	ug/l	<1.28 U
2,4-Dimethylphenol	105-67-9	1	ug/l	<1.28 U
2,4-Dinitrophenol	51-28-5	1	ug/l	<1.28 U
2,4-Dinitrotoluene	121-14-2	5	ug/l	<2.56 U
2,6-Dinitrotoluene	606-20-2	5	ug/l	<2.56 U
2-Chloronaphthalene	91-58-7	10	ug/l	<2.56 U
2-Chlorophenol	95-57-8	NS	ug/l	<1.28 U
2-Methylnaphthalene	91-57-6	NS	ug/l	<2.56 U
2-Methylphenol (o-Cresol)	95-48-7	NS	ug/l	<1.28 U
2-Nitroaniline	88-74-4	5	ug/l	<2.56 U
2-Nitrophenol	88-75-5	NS	ug/l	<1.28 U
3 & 4 Methylphenol (m&p Cresol)	65794-96-9	NS	ug/l	<1.28 U
3,3'-Dichlorobenzidine	91-94-1	5	ug/l	<2.56 U
3-Nitroaniline	99-09-2	5	ug/l	<2.56 U
4,6-Dinitro-2-Methylphenol	534-52-1	NS	ug/l	<1.28 U
4-Bromophenyl Phenyl Ether	101-55-3	NS	ug/l	<2.56 U
4-Chloro-3-Methylphenol	59-50-7	NS	ug/l	<1.28 U
4-Chloroaniline	106-47-8	5	ug/l	<2.56 U
4-Chlorophenyl Phenyl Ether	7005-72-3	NS	ug/l	<2.56 U
4-Nitroaniline	100-01-6	5	ug/l	<2.56 U
4-Nitrophenol	100-02-7	NS	ug/l	<1.28 U
Acenaphthene	83-32-9	20	ug/l	<0.0513 U
Acenaphthylene	208-96-8	NS	ug/l	<0.0513 U
Acetophenone	98-86-2	NS	ug/l	<2.56 U
Aniline (Phenylamine, Aminobenzene)	62-53-3	5	ug/l	<2.56 U
Anthracene	120-12-7	50	ug/l	<0.0513 U
Atrazine	1912-24-9	7.5	ug/l	<0.513 U
Benzaldehyde	100-52-7	NS	ug/l	<2.56 U
Benzidine	92-87-5	5	ug/l	<10.3 U
Benzo(a)anthracene	56-55-3	0.002	ug/l	<0.0513 U
Benzo(a)pyrene	50-32-8	0	ug/l	<0.0513 U
Benzo(b)fluoranthene	205-99-2	0.002	ug/l	<0.0513 U
Benzo(g,h,i)Perylene	191-24-2	NS	ug/l	<0.0513 U
Benzo(k)fluoranthene	207-08-9	0.002	ug/l	<0.0513 U
Benzoic Acid	65-85-0	NS	ug/l	<25.6 U
Benzyl Alcohol	100-51-6	NS	ug/l	<2.56 U
Benzyl Butyl Phthalate	85-68-7	50	ug/l	<2.56 U
Biphenyl (Diphenyl)	92-52-4	5	ug/l	<2.56 U
Bis(2-chloroethoxy) methane	111-91-1	5	ug/l	<2.56 U
Bis(2-chloroethyl) ether (2-chloroethyl ether)	111-44-4	1	ug/l	<1.28 U
Bis(2-chloroisopropyl) ether	108-60-1	5	ug/l	<2.56 U
Bis(2-ethylhexyl) phthalate	117-81-7	5	ug/l	0.728 B
Caprolactam	105-60-2	NS	ug/l	<2.56 U
Carbazole	86-74-8	NS	ug/l	<2.56 U
Chrysene	218-01-9	0.002	ug/l	<0.0513 U
Dibenz(a,h)anthracene	53-70-3	NS	ug/l	<0.0513 U
Dibenzofuran	132-64-9	NS	ug/l	<2.56 U
Dibutyl phthalate	84-74-2	50	ug/l	<2.56 U
Diethyl phthalate	84-66-2	50	ug/l	<2.56 U
Dimethyl phthalate	131-11-3	50	ug/l	<2.56 U
Dioctyl phthalate	117-84-0	50	ug/l	<2.56 U
Fluoranthene	206-44-0	50	ug/l	<0.0513 U
Fluorene	86-73-7	50	ug/l	0.421
Hexachlorobenzene	118-74-1	0.04	ug/l	<0.0205 U
Hexachlorobutadiene	87-68-3	0.5	ug/l	<0.513 U
Hexachlorocyclopentadiene	77-47-4	5	ug/l	<2.56 U
Hexachloroethane	67-72-1	5	ug/l	<0.513 U
Indeno(1,2,3-cd)pyrene	193-39-5	0.002	ug/l	<0.0513 U
Isophorone	78-59-1	50	ug/l	<2.56 U
Naphthalene	91-20-3	10	ug/l	<0.0513 U
Nitrobenzene	98-95-3	0.4	ug/l	<0.256 U
n-Nitrosodimethylamine	62-75-9	NS	ug/l	<0.513 U
n-Nitrosodi-N-Propylamine	621-64-7	NS	ug/l	<2.56 U
n-Nitrosodiphenylamine	86-30-6	50	ug/l	<2.56 U
Pentachlorophenol	87-86-5	1	ug/l	<0.256 U
Phenanthrene	85-01-8	50	ug/l	<0.0513 U
Phenol	108-95-2	1	ug/l	<1.28 U
Pyrene	129-00-0	50	ug/l	<0.0513 U
Pyridine	110-86-1	50	ug/l	<2.56 U

Groundwater Sample Analytical Results

224 3rd Avenue
Brooklyn, New York
Langan Project No.: 170758101

Analyte	CAS Number	NYSDEC SGVs	Location	MW04
			Sample Name	MW04_081821
			Sample Date	8/18/2021
			Block/Lot	Lot 36
			Unit	Result
Metals - Dissolved				
Aluminum	7429-90-5	NS	ug/l	<55.6 U
Antimony	7440-36-0	3	ug/l	<1.11 U
Arsenic	7440-38-2	25	ug/l	20.1
Barium	7440-39-3	1000	ug/l	759
Beryllium	7440-41-7	3	ug/l	<0.333 U
Cadmium	7440-43-9	5	ug/l	<0.556 U
Calcium	7440-70-2	NS	ug/l	315,000 B
Chromium, Total	7440-47-3	50	ug/l	<5.56 U
Cobalt	7440-48-4	NS	ug/l	<4.44 U
Copper	7440-50-8	200	ug/l	<22.2 U
Iron	7439-89-6	**300**	ug/l	**56,900**
Lead	7439-92-1	25	ug/l	<5.56 U
Magnesium	7439-95-4	**35000**	ug/l	**66,200**
Manganese	7439-96-5	**300**	ug/l	**1,570**
Mercury	7439-97-6	0.7	ug/l	<0.2 U
Nickel	7440-02-0	100	ug/l	<11.1 U
Potassium	7440-09-7	NS	ug/l	62,100
Selenium	7782-49-2	**10**	ug/l	**22.6 B**
Silver	7440-22-4	50	ug/l	<5.56 U
Sodium	7440-23-5	**20000**	ug/l	**1,300,000**
Thallium	7440-28-0	0.5	ug/l	<1.11 U
Vanadium	7440-62-2	NS	ug/l	<11.1 U
Zinc	7440-66-6	2000	ug/l	119
Metals - Total				
Aluminum	7429-90-5	NS	ug/l	<100 U
Antimony	7440-36-0	3	ug/l	<1.11 U
Arsenic	7440-38-2	25	ug/l	11
Barium	7440-39-3	1000	ug/l	731
Beryllium	7440-41-7	3	ug/l	<0.333 U
Cadmium	7440-43-9	5	ug/l	<0.556 U
Calcium	7440-70-2	NS	ug/l	302,000 B
Chromium, Total	7440-47-3	50	ug/l	<10 U
Cobalt	7440-48-4	NS	ug/l	<8 U
Copper	7440-50-8	200	ug/l	<40 U
Iron	7439-89-6	**300**	ug/l	**56,500**
Lead	7439-92-1	25	ug/l	<10 U
Magnesium	7439-95-4	**35000**	ug/l	**65,100**
Manganese	7439-96-5	**300**	ug/l	**1,540**
Mercury	7439-97-6	0.7	ug/l	<0.2 U
Nickel	7440-02-0	100	ug/l	<20 U
Potassium	7440-09-7	NS	ug/l	62,700
Selenium	7782-49-2	10	ug/l	<1.11 U
Silver	7440-22-4	50	ug/l	<10 U
Sodium	7440-23-5	**20000**	ug/l	**1,290,000**
Thallium	7440-28-0	0.5	ug/l	<1.11 U
Vanadium	7440-62-2	NS	ug/l	<20 U
Zinc	7440-66-6	2000	ug/l	137

Groundwater Sample Analytical Results

224 3rd Avenue
Brooklyn, New York
Langan Project No.: 170758101

Notes:
CAS - Chemical Abstract Service
NS - No standard
ug/l = micrograms per liter
NA - Not Analyzed
RL - Reporting Limit
<RL - Not detected

Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water (herein collectively referenced as "NYSDEC SGVs").

Qualifiers:
J = The analyte was detected above the Method Detection Limit (MDL), but below the Reporting Limit (RL); therefore, the result is an estimated concentration.
U = The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.
B = The analyte was found in the associated analysis batch blank.

Exceedance Summary:
10 - Result exceeds NYSDEC SGVs

Soil Vapor Sample Analytical Results

224 3rd Avenue
Brooklyn, New York
Langan Project No.: 170758101

Analyte	CAS Number	NYSDOH Decision Matrices Minimum Concentrations	Location	SV04
			Sample Name	SV04_081821
			Sample Date	8/18/2021
			Sample Type	SV
			Block/Lot	Lot 36
			Unit	Result
Volatile Organic Compounds				
1,1,1,2-Tetrachloroethane	630-20-6	NS	ug/m3	<5.9 U
1,1,1-Trichloroethane	71-55-6	100	ug/m3	43 D
1,1,2,2-Tetrachloroethane	79-34-5	NS	ug/m3	<5.9 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	76-13-1	NS	ug/m3	<6.6 U
1,1,2-Trichloroethane	79-00-5	NS	ug/m3	<4.7 U
1,1-Dichloroethane	75-34-3	NS	ug/m3	<3.5 U
1,1-Dichloroethene	75-35-4	6	ug/m3	<0.85 U
1,2,4-Trichlorobenzene	120-82-1	NS	ug/m3	<6.4 U
1,2,4-Trimethylbenzene	95-63-6	NS	ug/m3	9.3 D
1,2-Dibromoethane (Ethylene Dibromide)	106-93-4	NS	ug/m3	<6.6 U
1,2-Dichlorobenzene	95-50-1	NS	ug/m3	<5.2 U
1,2-Dichloroethane	107-06-2	NS	ug/m3	<3.5 U
1,2-Dichloropropane	78-87-5	NS	ug/m3	<4 U
1,2-Dichlorotetrafluoroethane	76-14-2	NS	ug/m3	<6 U
1,3,5-Trimethylbenzene (Mesitylene)	108-67-8	NS	ug/m3	<4.2 U
1,3-Butadiene	106-99-0	NS	ug/m3	<5.7 U
1,3-Dichlorobenzene	541-73-1	NS	ug/m3	<5.2 U
1,3-Dichloropropane	142-28-9	NS	ug/m3	<4 U
1,4-Dichlorobenzene	106-46-7	NS	ug/m3	<5.2 U
1,4-Dioxane (P-Dioxane)	123-91-1	NS	ug/m3	<6.2 U
2-Hexanone (MBK)	591-78-6	NS	ug/m3	12 D
4-Ethyltoluene	622-96-8	NS	ug/m3	6.8 D
Acetone	67-64-1	NS	ug/m3	480 D
Acrylonitrile	107-13-1	NS	ug/m3	<1.9 U
Allyl Chloride (3-Chloropropene)	107-05-1	NS	ug/m3	<13 U
Benzene	71-43-2	NS	ug/m3	2.8 D
Benzyl Chloride	100-44-7	NS	ug/m3	<4.5 U
Bromodichloromethane	75-27-4	NS	ug/m3	<5.8 U
Bromoethene	593-60-2	NS	ug/m3	<3.8 U
Bromoform	75-25-2	NS	ug/m3	<8.9 U
Bromomethane	74-83-9	NS	ug/m3	<3.3 U
Carbon Disulfide	75-15-0	NS	ug/m3	<2.7 U
Carbon Tetrachloride	56-23-5	6	ug/m3	<1.4 U
Chlorobenzene	108-90-7	NS	ug/m3	<4 U
Chloroethane	75-00-3	NS	ug/m3	<2.3 U
Chloroform	67-66-3	NS	ug/m3	7.1 D
Chloromethane	74-87-3	NS	ug/m3	<1.8 U
Cis-1,2-Dichloroethene	156-59-2	6	ug/m3	<0.85 U
Cis-1,3-Dichloropropene	10061-01-5	NS	ug/m3	<3.9 U
Cyclohexane	110-82-7	NS	ug/m3	<3 U
Dibromochloromethane	124-48-1	NS	ug/m3	<7.3 U
Dichlorodifluoromethane	75-71-8	NS	ug/m3	<4.3 U
Ethyl Acetate	141-78-6	NS	ug/m3	<6.2 U
Ethylbenzene	100-41-4	NS	ug/m3	<3.7 U
Hexachlorobutadiene	87-68-3	NS	ug/m3	<9.2 U
Isopropanol	67-63-0	NS	ug/m3	5.3 D
M,P-Xylene	179601-23-1	NS	ug/m3	16 D
Methyl Ethyl Ketone (2-Butanone)	78-93-3	NS	ug/m3	31 D
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	108-10-1	NS	ug/m3	<3.5 U
Methyl Methacrylate	80-62-6	NS	ug/m3	<3.5 U
Methylene Chloride	75-09-2	100	ug/m3	13 D
n-Heptane	142-82-5	NS	ug/m3	4.6 D
n-Hexane	110-54-3	NS	ug/m3	6.7 D
o-Xylene (1,2-Dimethylbenzene)	95-47-6	NS	ug/m3	6 D
Propylene	115-07-1	NS	ug/m3	22 D
Styrene	100-42-5	NS	ug/m3	<3.7 U
Tert-Butyl Methyl Ether	1634-04-4	NS	ug/m3	<3.1 U
Tetrachloroethene (PCE)	127-18-4	**100**	ug/m3	**1,800 D**
Tetrahydrofuran	109-99-9	NS	ug/m3	<5.1 U
Toluene	108-88-3	NS	ug/m3	14 D
Trans-1,2-Dichloroethene	156-60-5	NS	ug/m3	<3.4 U
Trans-1,3-Dichloropropene	10061-02-6	NS	ug/m3	<3.9 U
Trichloroethene (TCE)	79-01-6	6	ug/m3	3.7 D
Trichlorofluoromethane	75-69-4	NS	ug/m3	<4.8 U
Vinyl Acetate	108-05-4	NS	ug/m3	<3 U
Vinyl Chloride	75-01-4	6	ug/m3	<1.1 U

Soil Vapor Sample Analytical Results

224 3rd Avenue
Brooklyn, New York
Langan Project No.: 170758101

Notes:
AA = Ambient Air
SV = Soil Vapor
CAS - Chemical Abstract Service
NS - No standard
ug/m3 = micrograms per cubic meter
NA - Not Analyzed
RL - Reporting Limit
<RL - Not detected
Soil vapor sample analtical results are compared to the minimum soil vapor concentrations at which mitigation is recommended as set forth in the New York State Department of Health (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices for Sub-Slab Vapor and Indoor Air and subsequent updates (2017).
Ambient air sample analytical results are shown for reference only.

Qualifiers:
D = The concentration reported is a result of a diluted sample.
U = The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

Exceedance Summary:
10 - Result exceeds NYSDOH Decision Matrices Minimum Concentrations

Table 1
224 3rd Avenue, Brooklyn, NY
Soil Analytical Results
Volatile Organic Compounds

COMPOUND	NYSDEC Part 375.6 Unrestricted Use Soil Cleanup Objectives	NYDEC Part 375.6 Residential Soil Cleanup Objectives*	NYDEC Part 375.6 Restricted Residential Soil Cleanup Objectives*	SB1		SB2		SB4		SB5		SB6		SB7		SB8	
				(0-2')		(3-5')		(1-3')		(1-3')		(0-2')		(3-5')		(2-4')	
				4/25/2022		4/25/2022		4/25/2022		4/25/2022		4/25/2022		4/25/2022		4/25/2022	
	µg/Kg	µg/Kg	µg/Kg	µg/Kg		µg/Kg		µg/Kg		µg/Kg		µg/Kg		µg/Kg		µg/Kg	
				Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
1,1,1,2-Tetrachloroethane				< 15	15	< 57	57	< 8.1	8.1	< 9.4	9.4	< 37	37	< 8.6	8.6	< 37	37
1,1,1-Trichloroethane	680	100,000	100,000	< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
1,1,2,2-Tetrachloroethane				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
1,1,2-Trichloroethane				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
1,1-Dichloroethane	270	19,000	26,000	< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
1,1-Dichloroethene	330	100,000	100,000	< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
1,1-Dichloropropene				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
1,2,3-Trichlorobenzene				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
1,2,3-Trichloropropane				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
1,2,4-Trichlorobenzene				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
1,2,4-Trimethylbenzene	3,600	47,000	52,000	< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
1,2-Dibromo-3-chloropropane				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
1,2-Dibromoethane				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
1,2-Dichlorobenzene	1,100	100,000	100,000	< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
1,2-Dichloroethane	20	2,300	3,100	< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
1,2-Dichloropropane				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
1,3,5-Trimethylbenzene	8,400	47,000	52,000	< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
1,3-Dichlorobenzene	2,400	17,000	49,000	< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
1,3-Dichloropropane				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
1,4-Dichlorobenzene	1,800	9,800	13,000	< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
2,2-Dichloropropane				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
2-Chlorotoluene				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
2-Hexanone				< 73	73	< 72	72	< 40	40	< 47	47	< 47	47	< 43	43	< 46	46
2-Isopropyltoluene				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
4-Chlorotoluene				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
4-Methyl-2-pentanone				< 73	73	< 72	72	< 40	40	< 47	47	< 47	47	< 43	43	< 46	46
Acetone	50	100,000	100,000	< 50	50	**21**	50	**10**	40	< 47	47	**11**	47	< 43	43	< 46	46
Acrylonitrile				< 58	58	< 29	29	< 16	16	< 19	19	< 37	37	< 35	35	< 37	37
Benzene	60	2,900	4,800	< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
Bromobenzene				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
Bromochloromethane				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
Bromodichloromethane				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
Bromoform				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
Bromomethane				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
Carbon Disulfide				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
Carbon Tetrachloride	760	1,400	2,400	< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
Chlorobenzene	1,100	100,000	100,000	< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
Chloroethane				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
Chloroform	370	10,000	49,000	< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
Chloromethane				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
cis-1,2-Dichloroethene	250	59,000	100,000	< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
cis-1,3-Dichloropropene				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
Dibromochloromethane				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
Dibromomethane				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
Dichlorodifluoromethane				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
Ethylbenzene	1,000	30,000	41,000	< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
Hexachlorobutadiene				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
Isopropylbenzene				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
m&p-Xylene				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
Methyl Ethyl Ketone	120	100,000	100,000	< 87	87	< 86	86	< 49	49	< 57	57	< 56	56	< 52	52	< 56	56
Methyl t-butyl ether (MTBE)	930	62,000	100,000	< 29	29	< 29	29	< 16	16	< 19	19	< 19	19	< 17	17	< 19	19
Methylene chloride	50	51,000	100,000	< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
Naphthalene	12,000	100,000	100,000	< 15	15	**670**	660	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
n-Butylbenzene	12,000		100,000	< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
n-Propylbenzene	3,900	100,000	100,000	< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
o-Xylene				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
p-Isopropyltoluene				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
sec-Butylbenzene	11,000	100,000	100,000	< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
Styrene				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
tert-Butylbenzene	5,900	100,000	100,000	< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
Tetrachloroethene	1,300	5,500	19,000	< 15	15	**1,700**	840	**650**	610	**1,000**	940	**18,000**	1,400	**6.6**	8.6	**8.1**	9.3
Tetrahydrofuran (THF)				< 29	29	< 29	29	< 16	16	< 19	19	< 19	19	< 17	17	< 19	19
Toluene	700	100,000	100,000	< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
trans-1,2-Dichloroethene	190	100,000	100,000	< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
trans-1,3-Dichloropropene				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
trans-1,4-dichloro-2-butene				< 29	29	< 29	29	< 16	16	< 19	19	< 19	19	< 17	17	< 19	19
Trichloroethene	470	10,000	21,000	< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
Trichlorofluoromethane				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
Trichlorotrifluoroethane				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
Vinyl chloride	20	210	900	< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
Acrolein				< 15	15	< 14	14	< 8.1	8.1	< 9.4	9.4	< 9.3	9.3	< 8.6	8.6	< 9.3	9.3
Tert-butyl alcohol				< 290	290	< 290	290	< 160	160	< 190	190	< 190	190	< 170	170	< 190	190
1,4-Dioxane				< 120	120	< 110	110	< 100	100	< 100	100	< 100	100	< 100	100	< 100	100
Total CVOC Concentration				**0.0**		**1700.0**		**650.0**		**1000.0**		**18000.0**		**6.6**		**8.1**	
Total BTEX Concentration				**0.0**		**0.0**		**0.0**		**0.0**		**0.0**		**0.0**		**0.0**	
Total VOCs Concentration				**0.0**		**2,391.0**		**660.0**		**1,000.0**		**18,011.0**		**6.6**		**8.1**	

Notes:
* - 6 NYCRR Part 375-6 Remedial Program Soil Cleanup Objectives
RL - Reporting Limit
Bold/highlighted- Indicated exceedance of the NYSDEC UUSCO Guidance Value
Bold/highlighted- Indicated exceedance of the NYSDEC RSCO Guidance Value
Bold/highlighted- Indicated exceedance of the NYSDEC RRSCO Guidance Value
bsg = below surface grade.
bcg = below cellar grade

Table 2
224 3rd Avenue, Brooklyn, NY
Soil Analytical Results
Semi-Volatile Organic Compounds

COMPOUND	NYSDEC Part 375.6 Unrestricted Use Soil Cleanup Objectives	NYDEC Part 375.6 Residential Soil Cleanup Objectives*	NYDEC Part 375.6 Restricted Residential Soil Cleanup Objectives*	SB1		SB2		SB4		SB5		SB6		SB7		SB8	
				(0-2')		(3-5')		(1-3')		(1-3')		(0-2')		(3-5')		(2-4')	
				4/25/2022		4/25/2022		4/25/2022		4/25/2022		4/25/2022		4/25/2022		4/25/2022	
	µg/Kg	µg/Kg	µg/Kg	µg/Kg		µg/Kg		µg/Kg		µg/Kg		µg/Kg		µg/Kg		µg/Kg	
				Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
1,2,4,5-Tetrachlorobenzene				< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
1,2,4-Trichlorobenzene				< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
1,2-Dichlorobenzene	1,100	100,000	100,000	< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
1,2-Diphenylhydrazine				< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
1,3-Dichlorobenzene	2,400	17,000	49,000	< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
1,4-Dichlorobenzene	1,800	9,800	13,000	< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
2,2'-Oxybis(1-Chloropropane)				< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
2,4,5-Trichlorophenol				< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
2,4,6-Trichlorophenol				< 190	190	< 180	180	< 200	200	< 210	210	< 190	190	< 210	210	< 190	190
2,4-Dichlorophenol				< 190	190	< 180	180	< 200	200	< 210	210	< 190	190	< 210	210	< 190	190
2,4-Dimethylphenol				**1,400**	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
2,4-Dinitrophenol				< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
2,4-Dinitrotoluene				< 190	190	< 180	180	< 200	200	< 210	210	< 190	190	< 210	210	< 190	190
2,6-Dinitrotoluene				< 190	190	< 180	180	< 200	200	< 210	210	< 190	190	< 210	210	< 190	190
2-Chloronaphthalene				< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
2-Chlorophenol				< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
2-Methylnaphthalene				**20,000**	2,700	< 250	250	< 280	280	< 290	290	**140**	270	< 300	300	< 260	260
2-Methylphenol (o-cresol)	330	100,000	100,000	**1,100**	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
2-Nitroaniline				< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
2-Nitrophenol				< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
3&4-Methylphenol (m&p-cresol)				**2,900**	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
3,3'-Dichlorobenzidine				< 190	190	< 180	180	< 200	200	< 210	210	< 190	190	< 210	210	< 190	190
3-Nitroaniline				< 390	390	< 360	360	< 400	400	< 420	420	< 390	390	< 420	420	< 370	370
4,6-Dinitro-2-methylphenol				< 230	230	< 220	220	< 240	240	< 250	250	< 230	230	< 250	250	< 220	220
4-Bromophenyl phenyl ether				< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
4-Chloro-3-methylphenol				< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
4-Chloroaniline				< 310	310	< 290	290	< 320	320	< 340	340	< 310	310	< 340	340	< 300	300
4-Chlorophenyl phenyl ether				< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
4-Nitroaniline				< 390	390	< 360	360	< 400	400	< 420	420	< 390	390	< 420	420	< 370	370
4-Nitrophenol				< 390	390	< 360	360	< 400	400	< 420	420	< 390	390	< 420	420	< 370	370
Acenaphthene	20,000	100,000	100,000	**41,000**	2,700	< 250	250	**350**	280	**260**	290	**380**	270	< 300	300	< 260	260
Acenaphthylene	100,000	100,000	100,000	**4,700**	270	< 250	250	< 280	280	< 290	290	**200**	270	< 300	300	< 260	260
Acetophenone				< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
Aniline				< 310	310	< 290	290	< 320	320	< 340	340	< 310	310	< 340	340	< 300	300
Anthracene	100,000	100,000	100,000	**76,000**	27,000	< 250	250	**620**	280	**640**	290	**1,200**	270	< 300	300	< 260	260
Benz(a)anthracene	1,000	1,000	1,000	**100,000**	27,000	**300**	250	**1,600**	280	**2,200**	290	**4,300**	270	< 300	300	< 260	260
Benzidine				< 390	390	< 360	360	< 400	400	< 420	420	< 390	390	< 420	420	< 370	370
Benzo(a)pyrene	1,000	1,000	1,000	**88,000**	19,000	**270**	180	**1,600**	200	**2,300**	210	**4,700**	190	< 210	210	< 190	190
Benzo(b)fluoranthene	1,000	1,000	1,000	**79,000**	27,000	**220**	250	**1,500**	280	**1,900**	290	**4,200**	270	< 300	300	< 260	260
Benzo(ghi)perylene	100,000	100,000	100,000	**51,000**	2,700	**150**	250	**980**	280	**1,500**	290	**3,400**	270	< 300	300	< 260	260
Benzo(k)fluoranthene	800	1000	3,900	**53,000**	2,700	**190**	250	**1,200**	280	**1,700**	290	**3,100**	270	< 300	300	< 260	260
Benzoic acid				< 1900	1,900	< 1800	1,800	< 2000	2,000	< 2100	2,100	< 1900	1,900	< 2100	2,100	< 1900	1,900
Benzyl butyl phthalate				< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
Bis(2-chloroethoxy)methane				< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
Bis(2-chloroethyl)ether				< 190	190	< 180	180	< 200	200	< 210	210	< 190	190	< 210	210	< 190	190
Bis(2-ethylhexyl)phthalate				< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
Carbazole				**32,000**	1,900	< 180	180	**290**	200	**260**	210	**380**	190	< 210	210	< 190	190
Chrysene	1,000	1,000	3,900	**110,000**	27,000	**310**	250	**1,800**	280	**2,200**	290	**4,800**	270	< 300	300	< 260	260
Dibenz(a,h)anthracene	330	330	330	**11,000**	1,900	< 180	180	**160**	200	**230**	210	**550**	190	< 210	210	< 190	190
Dibenzofuran	7,000		59,000	**36,000**	2,700	< 250	250	**230**	280	**180**	290	**200**	270	< 300	300	< 260	260
Diethyl phthalate				< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
Dimethylphthalate				< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
Di-n-butylphthalate				< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
Di-n-octylphthalate				< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
Fluoranthene	100,000	100,000	100,000	**310,000**	27,000	**680**	250	**4,200**	280	**5,000**	290	**9,000**	2,700	< 300	300	< 260	260
Fluorene	30,000	100,000	100,000	**37,000**	2,700	< 250	250	**240**	280	**180**	290	**300**	270	< 300	300	< 260	260
Hexachlorobenzene	330	330	1,200	< 190	190	< 180	180	< 200	200	< 210	210	< 190	190	< 210	210	< 190	190
Hexachlorobutadiene				< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
Hexachlorocyclopentadiene				< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
Hexachloroethane				< 190	190	< 180	180	< 200	200	< 210	210	< 190	190	< 210	210	< 190	190
Indeno(1,2,3-cd)pyrene	500	500	500	**60,000**	2,700	**190**	250	**1,100**	280	**1,600**	290	**3,200**	270	< 300	300	< 260	260
Isophorone				< 190	190	< 180	180	< 200	200	< 210	210	< 190	190	< 210	210	< 190	190
Naphthalene	12,000	100,000	100,000	**65,000**	2,700	< 250	250	**210**	280	**260**	290	**270**	270	< 300	300	< 260	260
Nitrobenzene				< 190	190	< 180	180	< 200	200	< 210	210	< 190	190	< 210	210	< 190	190
N-Nitrosodimethylamine				< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
N-Nitrosodi-n-propylamine				< 190	190	< 180	180	< 200	200	< 210	210	< 190	190	< 210	210	< 190	190
N-Nitrosodiphenylamine				< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
Pentachloronitrobenzene				< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
Pentachlorophenol	800	2,400	6,700	< 230	230	< 220	220	< 240	240	< 250	250	< 230	230	< 250	250	< 220	220
Phenanthrene	100,000	100,000	100,000	**410,000**	27,000	**390**	250	**3,800**	280	**3,300**	290	**6,700**	270	< 300	300	< 260	260
Phenol	330	100,000	100,000	**1,500**	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
Pyrene	100,000	100,000	100,000	**260,000**	27,000	**630**	250	**3,600**	280	**4,700**	290	**9,100**	2,700	< 300	300	< 260	260
Pyridine				< 270	270	< 250	250	< 280	280	< 290	290	< 270	270	< 300	300	< 260	260
Total SVOCs				**1,850,600.0**		**3,330.0**		**23,480.0**		**28,410.0**		**56,120.0**		**0.0**		**0.0**	

Notes:

* - 6 NYCRR Part 375-6 Remedial Program Soil Cleanup Objectives

RL - Reporting Limit

Bold/highlighted- Indicated exceedance of the NYSDEC UUSCO Guidance Value

Bold/highlighted- Indicated exceedance of the NYSDEC RSCO Guidance Value

Bold/highlighted- Indicated exceedance of the NYSDEC RRSCO Guidance Value

bsg = below surface grade.

bcg = below cellar grade

Table 3
224 3rd Avenue, Brooklyn, NY
Soil Analytical Results
Metals

COMPOUND	NYSDEC Part 375.6 Unrestricted Use Soil Cleanup Objectives	NYDEC Part 375.6 Residential Soil Cleanup Objectives*	NYDEC Part 375.6 Restricted Residential Soil Cleanup Objectives*	SB1		SB2		SB4		SB5		SB6		SB7		SB8	
				(0-2')		(3-5')		(1-3')		(1-3')		(0-2')		(3-5')		(2-4')	
				4/25/2022		4/25/2022		4/25/2022		4/25/2022		4/25/2022		4/25/2022		4/25/2022	
	mg/Kg	mg/Kg	mg/Kg	mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg		mg/Kg	
				Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL
Arsenic	13	16	16	**25.8**	0.83	**3.66**	0.75	**18.4**	0.74	**20.8**	0.80	**10.4**	0.69	**10.5**	0.93	**3.67**	0.73
Barium	350	350	400	**248**	0.8	**68.1**	0.8	**181**	0.7	**1,380**	0.8	**241**	0.7	**174**	0.9	**55.4**	0.7
Cadmium	2.5	2.5	4.3	**1.79**	0.41	**0.66**	0.38	**2.7**	0.37	**19**	0.40	**1.07**	0.35	**0.59**	0.46	**0.69**	0.36
Chromium	30	36	180	**27.5**	0.41	**13.2**	0.38	**19.5**	0.37	**28.9**	0.40	**18.4**	0.35	**13**	0.46	**18.1**	0.36
Lead	63	400	400	**1,080**	83	**339**	0.8	**1,220**	74	**4,440**	80	**538**	0.7	**472**	0.9	**96.5**	0.7
Mercury	0.18	0.81	0.81	**5.15**	0.29	**1.86**	0.13	**2.27**	0.15	**7.12**	0.30	**2.07**	0.15	**0.99**	0.03	**0.49**	0.03
Selenium	3.9	36	180	< 1.7	1.7	< 1.5	1.5	**7.1**	1.5	< 1.6	1.6	< 1.4	1.4	< 1.9	1.9	< 1.5	1.5
Silver	2	36	180	< 0.41	0.41	< 0.38	0.38	< 0.37	0.37	**0.78**	0.40	< 0.35	0.35	< 0.46	0.46	< 0.36	0.36

Notes:

* - 6 NYCRR Part 375-6 Remedial Program Soil Cleanup Objectives

RL - Reporting Limit

Bold/highlighted- Indicated exceedance of the NYSDEC UUSCO Guidance Value

Bold/highlighted- Indicated exceedance of the NYSDEC RSCO Guidance Value

Bold/highlighted- Indicated exceedance of the NYSDEC RRSCO Guidance Value

bsg = below surface grade.

bcg = below cellar grade

Table 4
224 3rd Avenue, Brooklyn, NY
Groundwater Analytical Results
VOCs

Compound	NYSDEC Groundwater Quality Standards	GW1		GW2		GW3	
		4/25/2022		4/25/2022		4/25/2022	
		µg/L		µg/L		µg/L	
	µg/L	Result	RL	Result	RL	Result	RL
1,1,1-Trichloroethane	5	< 5.0	5.0	< 5.0	5.0	< 5.0	5.0
1,1,2,2-Tetrachloroethane	5	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
1,1,2-Trichloroethane	1	< 1.0	1.0	< 1.0	1.0	< 1.0	1.0
1,1-Dichloroethane	5	< 5.0	5.0	< 5.0	5.0	< 5.0	5.0
1,1-Dichloroethene	5	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
1,1-Dichloropropene	5	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
1,2,3-Trichlorobenzene		< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
1,2,3-Trichloropropane	0.04	< 0.25	0.25	< 0.25	0.25	< 0.50	0.50
1,2,4-Trichlorobenzene		< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
1,2,4-Trimethylbenzene	5	**0.3**	1.0	**0.45**	1.0	**0.6**	2.0
1,2-Dibromo-3-chloropropane	0.04	< 0.50	0.50	< 0.50	0.50	< 1.0	1.0
1,2-Dibromoethane	0.0006	< 0.25	0.25	< 0.25	0.25	< 0.50	0.50
1,2-Dichlorobenzene		< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
1,2-Dichloroethane	0.6	< 0.60	0.60	< 0.60	0.60	< 1.0	1.0
1,2-Dichloropropane	1	< 1.0	1.0	< 1.0	1.0	< 1.0	1.0
1,3,5-Trimethylbenzene	5	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
1,3-Dichlorobenzene	3	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
1,3-Dichloropropane	5	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
1,4-Dichlorobenzene		< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
2,2-Dichloropropane	5	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
2-Chlorotoluene	5	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
2-Hexanone	50	< 2.5	2.5	< 2.5	2.5	< 5.0	5.0
2-Isopropyltoluene	5	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
4-Chlorotoluene	5	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
4-Methyl-2-pentanone		< 2.5	2.5	< 2.5	2.5	< 5.0	5.0
Acetone	50	**3.6**	5.0	**5.1**	5.0	**7.5**	10
Benzene	1	< 0.70	0.70	< 0.70	0.70	< 0.70	0.70
Bromobenzene	5	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
Bromochloromethane	5	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
Bromodichloromethane	50	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
Bromoform	50	< 5.0	5.0	< 5.0	5.0	< 10	10
Bromomethane	5	< 5.0	5.0	< 5.0	5.0	< 5.0	5.0
Carbon Disulfide		< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
Carbon tetrachloride	5	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
Chlorobenzene	5	< 5.0	5.0	< 5.0	5.0	< 5.0	5.0
Chloroethane	5	< 5.0	5.0	< 5.0	5.0	< 5.0	5.0
Chloroform	7	**2.2**	5.0	**1.3**	5.0	< 7.0	7.0
Chloromethane	5	< 5.0	5.0	< 5.0	5.0	< 5.0	5.0
cis-1,2-Dichloroethene	5	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
cis-1,3-Dichloropropene	0.4	< 0.40	0.40	< 0.40	0.40	< 0.50	0.50
Dibromochloromethane	50	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
Dibromomethane	5	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
Dichlorodifluoromethane	5	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
Ethylbenzene	5	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
Hexachlorobutadiene	0.5	< 0.50	0.50	< 0.50	0.50	< 0.50	0.50
Isopropylbenzene	5	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
m&p-Xylene		< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
Methyl ethyl ketone	50	< 2.5	2.5	< 2.5	2.5	< 5.0	5.0
Methyl t-butyl ether (MTBE)		< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
Methylene chloride	5	< 3.0	3.0	< 3.0	3.0	< 5.0	5.0
Naphthalene	10	**1.1**	1.0	**2**	1.0	**2.2**	2.0
n-Butylbenzene	5	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
n-Propylbenzene	5	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
o-Xylene	5	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
p-Isopropyltoluene	5	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
sec-Butylbenzene	5	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
Styrene	5	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
tert-Butylbenzene	5	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
Tetrachloroethene	5	**1.8**	1.0	**2.7**	1.0	**2.8**	2.0
Tetrahydrofuran (THF)	50	< 5.0	5.0	< 5.0	5.0	< 10	10
Toluene	5	**0.41**	1.0	**0.6**	1.0	**0.88**	2.0
trans-1,2-Dichloroethene	5	< 5.0	5.0	< 5.0	5.0	< 5.0	5.0
trans-1,3-Dichloropropene	0.4	< 0.40	0.40	< 0.40	0.40	< 0.50	0.50
trans-1,4-dichloro-2-butene	5	< 2.5	2.5	< 2.5	2.5	< 5.0	5.0
Trichloroethene	5	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
Trichlorofluoromethane	5	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
Trichlorotrifluoroethane	5	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
Vinyl chloride	2	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
1,1,1,2-Tetrachloroethane	5	< 1.0	1.0	< 1.0	1.0	< 2.0	2.0
Acrolein	5	< 5.0	5.0	< 5.0	5.0	< 5.0	5.0
Acrylonitrile	5	< 5.0	5.0	< 5.0	5.0	< 5.0	5.0
Tert-butyl alcohol		< 50	50	< 50	50	< 100	100

Notes:

RL - Reporting Limit

Bold/highlighted- Indicated exceedance of the NYSDEC Groundwater Standard

Bold Only - Indicates concentration above reporting limit but below the NYSDEC Groundwater Standard

Table 5
224 3rd Avenue, Brooklyn, NY
Soil Vapor Analytical Results
Volatile Organic Compounds - VOCs

COMPOUNDS	NYSDOH Maximum Sub-Slab Value (µg/m^3) [a]	NYSDOH Soil Outdoor Background Levels (µg/m^3) [b]	SV1 4/25/2022 µg/m³		SV2 4/25/2022 µg/m³		SV3 4/25/2022 µg/m³	
			Result	RL	Result	RL	Result	RL
1,1,1,2-Tetrachloroethane			< 1.00	1.00	< 1.00	1.00	< 5.00	5.00
1,1,1-Trichloroethane	100	<2.0 - 2.8	< 1.00	1.00	**22.1**	1.00	< 5.00	5.00
1,1,2,2-Tetrachloroethane		<1.5	< 1.00	1.00	< 1.00	1.00	< 5.00	5.00
1,1,2-Trichloroethane		<1.0	< 1.00	1.00	< 1.00	1.00	< 5.00	5.00
1,1-Dichloroethane		<1.0	< 1.00	1.00	< 1.00	1.00	< 5.02	5.02
1,1-Dichloroethene		<1.0	< 0.20	0.20	< 0.20	0.20	< 1.00	1.00
1,2,4-Trichlorobenzene		NA	< 1.00	1.00	< 1.00	1.00	< 5.00	5.00
1,2,4-Trimethylbenzene		<1.0	**2.14**	1.00	**1.84**	1.00	< 5.01	5.01
1,2-Dibromoethane(EDB)		<1.5	< 1.00	1.00	< 1.00	1.00	< 5.00	5.00
1,2-Dichlorobenzene		<2.0	< 1.00	1.00	< 1.00	1.00	< 5.00	5.00
1,2-Dichloroethane		<1.0	< 1.00	1.00	< 1.00	1.00	< 5.02	5.02
1,2-dichloropropane			< 1.00	1.00	< 1.00	1.00	< 4.99	4.99
1,2-Dichlorotetrafluoroethane			< 1.00	1.00	< 1.00	1.00	< 5.00	5.00
1,3,5-Trimethylbenzene		<1.0	< 1.00	1.00	< 1.00	1.00	< 5.01	5.01
1,3-Butadiene		NA	**5**	1.00	**2.3**	1.00	< 5.00	5.00
1,3-Dichlorobenzene		<2.0	< 1.00	1.00	< 1.00	1.00	< 5.00	5.00
1,4-Dichlorobenzene		NA	< 1.00	1.00	< 1.00	1.00	< 5.00	5.00
1,4-Dioxane			< 1.00	1.00	< 1.00	1.00	< 5.01	5.01
2-Hexanone(MBK)			< 1.00	1.00	< 1.00	1.00	< 4.99	4.99
4-Ethyltoluene		NA	**3.4**	1.00	**2.91**	1.00	< 5.01	5.01
4-Isopropyltoluene			< 1.00	1.00	< 1.00	1.00	< 5.00	5.00
4-Methyl-2-pentanone(MIBK)			**3.25**	1.00	**6.96**	1.00	< 4.99	4.99
Acetone		NA	**101**	5.01	**80.7**	1.00	**368**	5.01
Acrylonitrile			< 1.00	1.00	< 1.00	1.00	< 5.01	5.01
Benzene		<1.6 - 4.7	**12.1**	1.00	**18.9**	1.00	< 5.01	5.01
Benzyl chloride		NA	< 1.00	1.00	< 1.00	1.00	< 5.00	5.00
Bromodichloromethane		<5.0	< 1.00	1.00	< 1.00	1.00	< 5.00	5.00
Bromoform		<1.0	< 1.00	1.00	< 1.00	1.00	< 5.00	5.00
Bromomethane		<1.0	< 1.00	1.00	< 1.00	1.00	< 5.01	5.01
Carbon Disulfide		NA	**5.41**	1.00	**1.98**	1.00	**20.7**	5.01
Carbon Tetrachloride	5	<3.1	< 0.20	0.20	< 0.20	0.20	< 1.00	1.00
Chlorobenzene		<2.0	< 1.00	1.00	< 1.00	1.00	< 5.01	5.01
Chloroethane		NA	< 1.00	1.00	< 1.00	1.00	< 5.01	5.01
Chloroform		<2.4	**3.64**	1.00	**1.07**	1.00	**13.2**	4.98
Chloromethane		<1.0 - 1.4	**1.73**	1.00	< 1.00	1.00	< 4.99	4.99
Cis-1,2-Dichloroethene		<1.0	< 0.20	0.20	< 0.20	0.20	**503**	1.00
cis-1,3-Dichloropropene		NA	< 1.00	1.00	< 1.00	1.00	< 4.99	4.99
Cyclohexane		NA	< 1.00	1.00	< 1.00	1.00	< 4.99	4.99
Dibromochloromethane			< 1.00	1.00	< 1.00	1.00	< 5.00	5.00
Dichlorodifluoromethane		<5.0	**2.27**	1.00	**2.16**	1.00	< 4.99	4.99
Ethanol			**12.8**	1.00	**38**	1.00	**17.5**	5.01
Ethyl acetate		NA	< 1.00	1.00	**1.25**	1.00	< 5.01	5.01
Ethylbenzene		<4.3	**4.34**	1.00	**4.13**	1.00	**10.8**	4.99
Heptane		NA	**4.96**	1.00	**3.92**	1.00	**16.5**	5.00
Hexachlorobutadiene		NA	< 1.00	1.00	< 1.00	1.00	< 5.00	5.00
Hexane		<1.5	**8.28**	1.00	**5.07**	1.00	**21.1**	5.00
Isopropylalcohol		NA	**22.6**	1.00	**38.8**	1.00	**15**	5.01
Isopropylbenzene			< 1.00	1.00	< 1.00	1.00	< 5.01	5.01
m,p-Xylene		<4.3	**14.6**	1.00	**15**	1.00	**29.2**	4.99
Methyl Ethyl Ketone			**11.2**	1.00	**12.9**	1.00	**17.1**	5.01
Methyl tert-butyl ether(MTBE)		NA	< 1.00	1.00	< 1.00	1.00	< 5.01	5.01
Methylene Chloride		<3.4	< 3.00	3.00	< 3.00	3.00	< 15.0	15.0
n-Butylbenzene			< 1.00	1.00	< 1.00	1.00	< 5.00	5.00
o-Xylene		<4.3	**3.27**	1.00	**3.88**	1.00	**11.9**	4.99
Propylene		NA	**13.1**	1.00	**13.8**	1.00	**67.8**	5.01
sec-Butylbenzene			< 1.00	1.00	< 1.00	1.00	< 5.00	5.00
Styrene		<1.0	< 1.00	1.00	< 1.00	1.00	< 4.98	4.98
Tetrachloroethene	30		**220**	0.25	**406**	1.25	**150,000**	420
Tetrahydrofuran		NA	**1.49**	1.00	**2.75**	1.00	< 5.01	5.01
Toluene		1.0 - 6.1	**354**	5.01	**361**	5.01	**90**	5.01
Trans-1,2-Dichloroethene		NA	< 1.00	1.00	< 1.00	1.00	**5.19**	4.99
trans-1,3-Dichloropropene		NA	< 1.00	1.00	< 1.00	1.00	< 4.99	4.99
Trichloroethene	5	<1.7	**0.26**	0.20	**0.56**	0.20	**477**	0.99
Trichlorofluoromethane		NA	**1.63**	1.00	**1.73**	1.00	< 5.00	5.00
Trichlorotrifluoroethane			< 1.00	1.00	< 1.00	1.00	< 5.00	5.00
Vinyl Chloride		<1.0	**0.92**	0.20	< 0.20	0.20	< 1.00	1.00
BTEX			**388.31**		**402.91**		**141.90**	
Total VOCs			**813.39**		**1049.71**		**151683.99**	
Total CVOCs			**224.82**		**429.73**		**150993.20**	

Notes:
NA No guidance value or standard available
(a) Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York. October 2006. New York State Department of Health.
(b) NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York, February 2005, Summary of Background Levels for Selected Compounds (NYSDOH Database, Outdoor values)
All soil vapor point implants installed to 7 feet below surface grade.

Previous Environmental Reports

(Separate Attachment)

ATTACHMENT E
SECTION V: REQUESTOR INFORMATION

The Requestor, 224 Third Ave Owner LLC, a Limited Liability Corporation, is the owner and developer of the proposed Brownfield Cleanup Program (BCP) site, identified as Block 426, Lot 36. A copy of the NYS Department of State Division of Corporations entity information for 224 Third Ave Owner LLC and a Manager Consent and Certificate (designating the authorized signatory) are included with this attachment.

224 Third Ave Owner LLC is organized with three members: 224 Third QOF LLC, Third Ave QOF LLC, and 224 Third Partner LLC. The Requester recently purchased the property and is not affiliated with past owners or operators of the property; therefore the Requestor qualifies as a Volunteer. As the owner of the proposed BCP site, the Requestor has complete access to complete investigation and remediation as needed and to place an easement on the site if necessary.

Department of State
Division of Corporations

Entity Information

Return to Results | Return to Search

Entity Details

ENTITY NAME: 224 THIRD AVE OWNER LLC
FOREIGN LEGAL NAME: 224 THIRD AVE OWNER LLC
ENTITY TYPE: FOREIGN LIMITED LIABILITY COMPANY
SECTIONOF LAW: LIMITED LIABILITY COMPANY - 802 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
DATE OF INITIAL DOS FILING: 10/13/2022
EFFECTIVE DATE INITIAL FILING: 10/13/2022
FOREIGN FORMATION DATE: 08/31/2022
COUNTY: NEW YORK
JURISDICTION: DELAWARE, UNITED STATES

DOS ID: 6615469
FICTITIOUS NAME:
DURATION DATE/LATEST DATE OF DISSOLUTION:
ENTITY STATUS: ACTIVE
REASON FOR STATUS:
INACTIVE DATE:
STATEMENT STATUS: CURRENT
NEXT STATEMENT DUE DATE: 10/31/2024
NFP CATEGORY:

ENTITY DISPLAY | NAME HISTORY | FILING HISTORY | MERGER HISTORY | ASSUMED NAME HISTORY

Service of Process Name and Address

Name: C/O SLATE PROPERTY GROUP LLC

Address: 38 E. 29TH ST., 9TH FLOOR, NEW YORK, NY, UNITED STATES, 10016

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

224 THIRD AVE OWNER LLC

MANAGER CONSENT AND CERTIFICATE

November 14, 2022

The undersigned, being the Manager (the "Manager") of 224 THIRD AVE OWNER LLC, a Delaware limited liability company (the "Company"), hereby certifies as follows and adopts the following resolutions and authorizes each of the Authorized Signatories (as defined below) to take the following actions on behalf of the Company:

WHEREAS, the Company is the fee owner of certain real property together with certain improvements thereon, located at Brooklyn Tax Block 426, Lot 36, more commonly known by the street address at 224 3rd Avenue, Brooklyn, New York (the "Property");

WHEREAS, the Company desires to include the Property in the New York State Department of Environmental Conservation Brownfield Cleanup Program (the "BCP");

WHEREAS, the Company desires to enter into a Brownfield Site Agreement with the New York State Department of Environmental Conservation (the "Agreement") to evidence the inclusion of the Property in the BCP.

NOW, THEREFORE, BE IT RESOLVED, that the Company is hereby authorized and directed to execute and deliver any and all documents in connection with the Agreement, including without limitation any applications, agreements, amendments, environmental easements, and any other documents deemed necessary in substantial accordance with this Consent and Certificate.

AND BE IT FURTHER RESOLVED, that the Manager hereby authorizes and directs Martin Nussbaum and David Schwartz to acknowledge, execute and deliver for and on behalf of the Company, each as an "Authorized Signatory" of the Company, any and all agreements, amendments, resolutions, documents, applications, certificates, easements, and authorizations which may be necessary, convenient or advisable to effect the inclusion of the Property in the BCP, and to take such additional actions as deemed desirable and appropriate to carry out the intent and to accomplish the purposes of these resolutions;

AND BE IT FURTHER RESOLVED, that any and all lawful action taken in good faith by the Managers prior to the date hereof on behalf of the Company and in furtherance of the transactions contemplated by the foregoing consent are in all respects ratified, confirmed and approved by the Company as its own acts and deeds, and shall conclusively be deemed to be the acts and deeds of the Company for all purposes.

[signature on following page]

IN WITNESS WHEREOF, the undersigned have executed this Consent in the capacity noted below as of date first written above.

MANAGER:

224 THIRD QOF LLC

By: THIRD AVENUE MM LLC, a Delaware limited liability company, as Manager

David Schwartz
Authorized Signatory

ATTACHMENT F
SECTION VI: REQUESTOR ELIGIBILITY

Volunteer Status

Pursuant to ECL § 27-1405(1), 224 Third Ave Owner LLC is properly designated as a Volunteer. There is no indication of any contribution to or exacerbation of site conditions during the time of Requestors ownership or involvement with the site, nor is the Requestor affiliated with past owners/operators of the site.

The Requestor, 224 Third Ave Owner LLC, is a Limited Liability Corporation organized with three members: 224 Third QOF LLC, Third Ave QOF LLC, and 224 Third Partner LLC. After recently acquiring the property, the Requestor recognized the need to address current conditions to prevent future releases, and to prevent or limit human, environmental or natural resource exposures to any previously released contamination. As such, the Requestor qualifies as a Volunteer in the Brownfield Cleanup Program.

ATTACHMENT G
SECTION IX: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

The Requestor, 224 Third Ave Owner LLC, is not affiliated with past property owners, operators, or the release of contaminants associated with prior uses. The current owner of the proposed BCP site is described below – a copy of the deed is included with this attachment.

Property Owner Contact Information

224 Third Ave Owner LLC
38 East 29th Street, 9th Floor
New York, NY, 10016

Previous Site Owners

Deeds prior to 1974 were not available on the New York City Automated City Register Information System (ACRIS) website. Property transactions after 1974 are summarized in the following table.

Date	Document Type	First Party	Second Party	Relationship of First Party to Applicant
06/03/1976	Deed	Frances B Rlty Corp.	Avel Rlty Corp. Inc.	None
04/01/1993	Deed	F B J Realty Co.	Abatemarco Realty Corp.	None
11/08/2022	Deed	Abatemarco Realty Corporation	224 Third Ave Owner LLC	None

Reference: New York City Department of Finance ACRIS website: https://a836-acris.nyc.gov/DS/DocumentSearch/Index.

Previous Site Operators

Operator Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
A&A Brake Service Company Inc.	Occupant (1973-2022)	224 3rd Ave, Brooklyn, NY 11217 718.624.4488	None
Able Truck Repairing	Occupant (1965-1973)	224 3rd Ave, Brooklyn, NY 11217 (Phone Number Unknown)	None
Unknown Piano moving company	Occupant (1965 – 1973)	224 3rd Ave, Brooklyn, NY 11217 (Phone Number Unknown)	None
Third Av Truck Maintenance	Occupant (1960-1976)	224 3rd Ave, Brooklyn, NY 11217 (Phone Number Unknown)	None
Sackett St Garage Inc.	Occupant (1940-1949)	224 3rd Ave, Brooklyn, NY 11217 (Phone Number Unknown)	None
Wagenseil Chas Jr Trucking	Occupant (1928 – 1945)	224 3rd Ave, Brooklyn, NY 11217 (Phone Number Unknown)	None
Unknown Laundromat and Bottle Recycling Facility	Occupant (1915 -1938)	224 3rd Ave, Brooklyn, NY 11217 (Phone Number Unknown)	None

References:

1. Historical Maps and Database Listings, provided by Environmental Data Resources, Inc. (EDR), dated August 26, 2021.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

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

2022110900266001002E1251

RECORDING AND ENDORSEMENT COVER PAGE **PAGE 1 OF 4**

Document ID: 2022110900266001 Document Date: 11-08-2022 Preparation Date: 11-09-2022
Document Type: DEED
Document Page Count: 3

PRESENTER:
BETTER RECORDINGS, LLC
1 PARAGON DRIVE - RANY-48102
SUITE 150B
MONTVALE, NJ 07645
REC@BETTERTITLERESEARCH.COM

RETURN TO:
BETTER RECORDINGS, LLC
1 PARAGON DRIVE - RANY-48102
SUITE 150B
MONTVALE, NJ 07645
REC@BETTERTITLERESEARCH.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	426	36	Entire Lot	224 3 AVENUE

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

CRFN_____ *or* DocumentID_____ *or* _____ Year_____ Reel____ Page_____ *or* File Number_____

PARTIES

GRANTOR/SELLER:
ABATEMARCO REALTY CORPORATION
38 VALLEYVIEW DRIVE
NORTHPORT, NY 11768

GRANTEE/BUYER:
224 THIRD AVE OWNER LLC
38 EAST 29TH STREET, 9TH FLOOR
NEW YORK, NY 10016

FEES AND TAXES

Mortgage :

Mortgage Amount:	$	0.00
Taxable Mortgage Amount:	$	0.00
Exemption:		
TAXES: County (Basic):	$	0.00
City (Additional):	$	0.00
Spec (Additional):	$	0.00
TASF:	$	0.00
MTA:	$	0.00
NYCTA:	$	0.00
Additional MRT:	$	0.00
TOTAL:	$	0.00
Recording Fee:	$	52.00
Affidavit Fee:	$	0.00

Filing Fee: $ 250.00

NYC Real Property Transfer Tax: $ 315,000.00

NYS Real Estate Transfer Tax: $ 78,000.00

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 11-10-2022 15:29
City Register File No.(CRFN): **2022000420172**

City Register Official Signature

BARGAIN AND SALE DEED
WITHOUT COVENANTS AGAINST GRANTOR'S ACTS

THIS INDENTURE, made as of the 8th day of November, 2022,

BETWEEN

ABATEMARCO REALTY CORPORATION, a New York corporation, having an address at c/o Anthony J. Dimaso, 38 Valleyview Drive, Northport, New York 11768, party of the first part,

and

224 THIRD AVE OWNER LLC, a Delaware limited liability company, having an address at 38 East 29th Street, 9th Floor, New York, New York 10016, party of the second part;

WITNESSETH, that the party of the first part in consideration for Ten ($10.00) Dollars and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever;

ALL those certain plots, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Kings, Borough of Brooklyn, and State of New York, known as 224 Third Avenue, Brooklyn, New York, and as Block: 426, Lot: 36 in Kings County, New York, and as more particularly described in Schedule A attached hereto;

Being and hereby intending to convey the premises conveyed to the party of the first part by Deed from F.B.J. Realty Co., dated April 1, 1993, and recorded on April 14, 1993 in the Office of the City Register of the City of New York, Kings County, at Reel 3029, Page 2289:

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

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

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

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

ABATEMARCO REALTY CORPORATION, a New York corporation

By: _____
Name: Anthony J. Dimaso
Title: President

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

On the 9 day of November, in the year 2022, before me, the undersigned, personally appeared ANTHONY J. DIMASO, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary

Shera Holcdorf
Notary Public, State of New York
No. 01HO6078465
Qualified in Richmond County
Commission Expires October 5, 2026

RECORD AND RETURN:

Riverside Abstract, LLC
3839 Flatlands Avenue, Suite 208
Brooklyn, New York 11234

RIVERSIDE ABSTRACT, LLC
As Agent for
FIDELITY NATIONAL TITLE INSURANCE COMPANY
LEGAL DESCRIPTION

Title No.: **RANY-48102**

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 westerly side of 3rd Avenue and northerly side of Sackett Street;

RUNNING THENCE northerly along the westerly side of 3rd Avenue, 100 feet;

THENCE westerly parallel with the northerly side of Sackett Street, 110 feet 9 inches;

THENCE southerly parallel with the westerly side of 3rd Avenue through a party wall, 36 feet 10 inches;

THENCE easterly parallel with the northerly side of Sackett Street through a party wall, 41 feet 3 inches;

THENCE southerly parallel with the westerly side of 3rd Avenue through a party wall, 63 feet 2 inches to the northerly side of Sackett Street;

THENCE easterly along the northerly side of Sackett Street, 69 feet 6 inches to the point or place of BEGINNING.

Note: Address, Block & Lot shown for informational purposes only

Designated as Block 426, Lot 36, Kings County and also known as 224 3rd Avenue, Brooklyn, NY 11217.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

2022110900266001002SDCD0

SUPPORTING DOCUMENT COVER PAGE **PAGE 1 OF 1**

Document ID: 2022110900266001 Document Date: 11-08-2022 Preparation Date: 11-09-2022
Document Type: DEED

ASSOCIATED TAX FORM ID: 2022110400223

SUPPORTING DOCUMENTS SUBMITTED:

	Page Count
RP - 5217 REAL PROPERTY TRANSFER REPORT	4

FOR CITY USE ONLY

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

C3. Book OR C5. CRFN | | C4. Page | |

REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location: 224 (STREET NUMBER) | 3 AVENUE (STREET NAME) | BROOKLYN (BOROUGH) | 11217 (ZIP CODE)

2. Buyer Name: 224 THIRD AVE OWNER LLC (LAST NAME / COMPANY) | (FIRST NAME)

(LAST NAME / COMPANY) | (FIRST NAME)

3. Tax Billing Address: Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form) | (LAST NAME / COMPANY) | (FIRST NAME)

(STREET NUMBER AND STREET NAME) | (CITY OR TOWN) | (STATE) | (ZIP CODE)

4. Indicate the number of Assessment Roll parcels transferred on the deed: 1 # of Parcels OR ☐ Part of a Parcel

4A. Planning Board Approval - N/A for NYC

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

5. Deed Property Size: | (FRONT FEET) X | (DEPTH) OR | (ACRES)

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐

7. New Construction on Vacant Land ☐

8. Seller Name: ABATEMARCO REALTY CORPORATION (LAST NAME / COMPANY) | (FIRST NAME)

(LAST NAME / COMPANY) | (FIRST NAME)

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

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

SALE INFORMATION

10. Sale Contract Date: 4 / 15 / 2022 (Month / Day / Year)

11. Date of Sale / Transfer: 11 / 8 / 2022 (Month / Day / Year)

12. Full Sale Price $ 12,000,000

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

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

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

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

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

15. Building Class: G 2

16. Total Assessed Value (of all parcels in transfer): 3,276,000

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

BROOKLYN 426 36

20221104002232010 1

CERTIFICATION

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

BUYER

BUYER SIGNATURE | DATE

38 EAST 29TH STREET, 9TH FLOOR

STREET NUMBER | STREET NAME (AFTER SALE)

NEW YORK | NY | 10016

CITY OR TOWN | STATE | ZIP CODE

BUYER'S ATTORNEY

LAST NAME | FIRST NAME

AREA CODE | TELEPHONE NUMBER

SELLER

SELLER SIGNATURE | DATE 11/8/22

Anthony J. Dimaso, president

SIGNATURE RIDER TO RP-5217NYC FORM

PURCHASER:

224 Third Ave Owner LLC,
a Delaware limited liability company

By: _____
Name: Martin Nussbaum
Title: Authorized Signatory

The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

(1) **Property receiving service: BOROUGH: BROOKLYN** **BLOCK: 426** **LOT: 36**

(2) **Property Address: 224 3 AVENUE, BROOKLYN, NY 11217**

(3) **Owner's Name:** **224 THIRD AVE OWNER LLC**

Additional Name:

Affirmation:

☑ Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.

B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner: Joel Applefeld

Signature: _____ Date (mm/dd/yyyy) 11/8/21

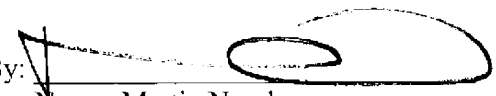
Name and Title of Person Signing for Owner, if applicable:

2022110400223101

SIGNATURE RIDER TO
DEPARTMENT OF ENVIRONMENTAL PROTECTION
CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING

GRANTEE:

224 Third Ave Owner LLC,
a Delaware limited liability company

By: 
Name: Martin Nussbaum
Title: Authorized Signatory

ATTACHMENT H
SECTION VII: CONTACT LIST INFORMATION

Item 1 – Chief Executive Officer and Planning Board

Chief Executive Officer
Mayor Eric Adams
City Hall
260 Broadway Avenue
New York, New York 10007

New York City Planning Commission
Joseph Douek, Chair
Department of City Planning
22 Reade Street
New York, NY 10007-1216

Borough of Brooklyn, Borough President
Antonio Reynoso
209 Joralemon Street
Brooklyn, NY 11201

Borough of Brooklyn, Department of City Planning
Edith Hsu-Chen
16 Court Street, 7th Floor
Brooklyn, NY 11241

Item 2 - Residents, Owners, and Occupants, of the Property and Adjacent Properties

Address/ Block and Lot	Owner/Mailing Address	Occupant/Mailing Address
224 3rd Avenue Block 426, Lot 36	224 Third Ave Owner LLC 38 East 29th St., 9th Floor New York, NY, 10016	Vacant 224 3rd Avenue Brooklyn, NY 11217

Adjacent properties include:

Gowanus Union Street LLC
Block 433, Lot 28
585 Union Street
Brooklyn, NY 11217

573 Sackett 2015 LLC
Block 426, Lot 41
573 Sackett Street
Brooklyn, New York, 11217

242 Nevins, Inc.
Block 426, Lot 44
563 Sackett Street
Brooklyn, New York, 11217

601 Union Street Realty Corp
Block 434, Lot 1
231 3rd Avenue
Brooklyn, NY 11217

Angelo Properties LLC
Block 427, Lot 10
209 3rd Avenue
Brooklyn, NY 11217

Saira Properties LLC
Block 427, Lot 7
213 3rd Avenue
Brooklyn, NY 11217

Angelo Properties LLC
Block 427, Lot 1
215 3rd Avenue
Brooklyn, NY 11217

545 Sackett Swap Parcel Owner LLC
Block 427, Lot 17
560 Degraw Street
Brooklyn, NY 11217

Item 3 - Local News Media

The Brooklyn Paper
One Metrotech Center, Third Floor
Brooklyn, NY 11201
718-260-2500

Brooklyn Daily Eagle
16 Court Street, Suite 2901
Brooklyn, NY, 11241
718-422-7410

Item 4 - Public Water Supply

The responsibility for supplying water in New York City is shared between the NYC Department of Environmental Protection (NYCDEP), the Municipal Water Finance Authority, and the New York City Water Board:

New York City Department of Environmental Protection
Rohit T. Aggarwala, Commissioner
59-17 Junction Boulevard
Flushing, NY 11373

New York City Municipal Water Finance Authority
255 Greenwich Street, 6th Floor
New York, NY 10007

New York City Water Board
Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Flushing, NY 11373

Item 5 - Request for Contact

We are unaware of any requests for inclusion on the contact list.

Item 6 - Schools and Day Care Facilities

There are no schools or day care facilities located on the site. The following are schools or day care facilities located within ½ mile of the site:

The Rivendell School
(about 0.13 miles south of the site)
Katy Hill, Executive Director
277 3rd Avenue
Brooklyn, NY 11215
718-499-5667

PS 133 – William A Butler
(about 0.19 miles northeast of the site)
Heather Foster Mann, Principal
610 Baltic St
Brooklyn, NY 11217
718-398-5320

Park Slope Preschool
(about 0.15 miles east of the site)
150 4th Ave.
Brooklyn, NY 11217
718-260-8100

Tiny Steps Daycare Center
(about 0.19 miles east of the site)
256 4th Ave
Brooklyn, NY 11215
917-324-1536

Daddy's Daycare 6
(about 0.21 miles east of the site)
357 Douglass St
Brooklyn, NY 11217
917-647-4448

P.S. 372 The Children's School
(about 0.25 miles south of the site)
Rosa Amato, Principal
215 1st Street
Brooklyn, NY 11215
718-624-5271

Alonzo A. Daughtry Memorial Day Care Center, Inc. – KCHM
(about 0.28 miles east of the site)
565 Baltic Street
Brooklyn, 11217
718-596-1993

Mildred's Family Daycare
(about 0.31 miles northwest of the site)
426 Baltic Street,
Brooklyn, NY 11217
347-599-0339

Kid's Care Daycare
(about 0.33 miles south of the site)
281 1st Street
Brooklyn, NY 11215
pskidcaretwo@gmail.com

Sunflower Child Care
(about 0.34 miles southeast of the site)
238 5th Avenue
Brooklyn, NY, 11215
718-783-0738

Brooklyn High School of the Arts
(about 0.37 miles north of the site)
Daniel Vecchiano, Principal
345 Dean St
Brooklyn, NY 11217
718-855-2412

Bumble Bee Daycare
(about 0.22 miles southeast of the site)
258 4th Avenue
Brooklyn, NY 11215
347-422-0998

St John's Kidz
(about 0.28 miles east of the site)
390 Butler St.
Brooklyn, NY 11217
718-789-0008

PS 32 – The Samuel Mills Sprole School
(about 0.30 miles west of the site)
Denise Watson-Adin, Principal
317 Hoyt Street
Brooklyn, NY 11231
718-222-6400

Eladia's Kids
(about 0.31 miles east of the site)
Eladia Causil-Rodriguez
147 5th Ave
Brooklyn, NY 11217
718-622-3316

Park Slope Christian Academy
(about 0.33 miles northeast of the site)
98 5th Ave
Brooklyn, NY 11217
718-636-9363

New Dawn Charter High School
(about 0.34 miles northwest of the site)
Sara M. Asmussen, Ph.D., Exec. Director
242 Hoyt St
Brooklyn, NY 11231
347-505-9101

The Math and Science Exploratory School
(about 0.37 miles north of the site)
Arin M. Rusch, Principal
345 Dean St
Brooklyn, NY 11217
718-330-9328

Tiny Steps Daycare Center
(about 0.37 miles east of the site)
33 St Johns Pl
Brooklyn, NY 11217
347-323-0882

Al-Madinah School
(about 0.38 miles south of the site)
Ahmed Jammoudy
383 3rd Ave
Brooklyn, NY 11215
718-222-4986

Zusin Family Daycare
(about 0.40 miles southeast of the site)
323 3rd Street
Brooklyn, NY, 11215
347-599-1740

Park Slope North Early Childhood Center
(about 0.40 miles east of the site)
Melissa Aase, Chief Executive Director
71 Lincoln Pl
Brooklyn, NY 11217
718-638-4100

Daddy's Daycare 4
(about 0.44 miles northwest of the site)
87 Douglass St
Brooklyn, NY, 11231
917-647-4448

Special Education School 77
(about 0.45 miles northeast of site)
Ebony Russell, Principal
62 Park Pl
Brooklyn, NY 11217
718-789-1191

PS 38 – The Pacific School
(about 0.37 miles north of the site)
Ms. Pascale, Principal
450 Pacific St
Brooklyn, NY 11217
718-330-9305

Strong Place for Hope Daycare
(about 0.39 miles southeast of the site)
333 2nd Street
Brooklyn, NY 11215
718-499-0747

Acorn High School for Social Justice
(about 0.40 miles north of the site)
500 Pacific St
Brooklyn, NY 11217
718-694-0027

PS/MS 282 – Park Slope Elementary & Middle School
(about 0.41 miles east of the site)
Amy Rodriguez, Principal
180 6th Ave
Brooklyn, NY 11217
718-622-1626

Cobble Hill School for American Studies
(about 0.45 miles northwest of the site)
Annamaria Mule
347 Baltic St
Brooklyn, NY 11201
718-403-9544; 718-330-9275

Strong Place for Hope Daycare
(about 0.46 miles north of the site)
460 Atlantic Avenue
Brooklyn, NY 11217
718-522-1351

William Alexander Middle School 51
(about 0.47 miles southeast of the site)
Neal Singh, Principal
350 5th Ave
Brooklyn, NY 11215
718-369-7603

P.S. 58 The Carroll School
(about 0.48 miles west of the site)
Katie Dello Stritto, Principal
330 Smith St
Brooklyn, NY 11231
718-330-9322

Hannah Senesh Community Day School
(about 0.49 miles west of the site)
Nicole Nash, Principal
342 Smith St
Brooklyn, NY 11231
718-858-8663

Open House Nursery School
(about 0.49 miles northwest of the site)
318 Warren St # A
Brooklyn, NY 11201
718-625-5252

PS 261
(about 0.50 miles northwest of the site)
Erica Davis, Principal
314 Pacific St
Brooklyn, NY 11201
718-330-9275

PS 369 Coy L Cox School
(about 0.50 miles north of the site)
Majorie Dalrymple, Principal
383 State St
Brooklyn, NY 11217
718-852-1701

Mini Minders Daycare
(about 0.50 miles southeast of the site)
249 6th Avenue
Brooklyn, NY 11215
718-768-6240

Daddy's Daycare 1
(about 0.50 miles southeast of the site)
315 7th St., 1st Floor
Brooklyn, NY 11215
917-647-4448

Item 7 - Document Repository

A letter was sent to and received from the following sources, acknowledging that they agree to act as a document repository for documents generated under the BCP Program:

Brooklyn Community Board 6
Michael Racioppo, District Manager
250 Baltic Street
Brooklyn, NY 11201
718-643-3027

Brooklyn Public Library – Pacific Branch
Candace Vasquez, Managing Librarian
25 4th Avenue
Brooklyn, NY 11217
718- 638-1531

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

October 20, 2022

Michael Racioppo
Brooklyn Community Board 6
250 Baltic Street
Brooklyn, NY 11201
(718) 643-3027

RE: Brownfield Cleanup Program Application
244 3rd Avenue
244 3rd Avenue (Block 426, Lot 36)
Brooklyn, New York 11201

To Mr. Racioppo:

We represent 224 Third Ave Owner LLC for their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced development project in Brooklyn, New York. It is a NYSDEC requirement that we supply them a letter certifying that the local community board is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below and return if you are able to certify that your community board will be willing and able to act as the temporary public repository for this BCP project.

Sincerely,
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.

Albert Tashji, P.E.
Project Manager

Yes, the Brooklyn Community Board 6 is willing and able to act as a public repository on behalf of 224 Third Ave Owner LLC in the cleanup of the 244 3rd Avenue project under the NYSDEC BCP.

Michael Racioppo
District Manager - Brooklyn Community Board 6 October 20,2022
(Name) (Date)

(Title)

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

October 20, 2022

Candace Vasquez
Brooklyn Public Library – Pacific Branch
25 4th Avenue
Brooklyn, NY 11217
(718) 638-1531

Re: Brownfield Cleanup Program Application
244 3rd Avenue
244 3rd Avenue (Block 426, Lot 36)
Brooklyn, NY 11201

Ms. Vasquez:

We represent 224 Third Ave Owner LLC in their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced development in Brooklyn, New York. It is a NYSDEC requirement that we supply them a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below if you are able to certify that your library would be willing and able to act as the public repository for this BCP project.

Sincerely,
Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.

Albert Tashji, P.E.
Project Manager

Yes, the Brooklyn Public Library – Pacific Branch is willing and able to act as a public repository on behalf of 224 Third Ave Owner LLC in their cleanup of the 244 3rd Avenue project under the NYSDEC BCP.

_Candace G_____ _____10/26/2022_____
(Name) (Date)

_____Branch Manager_____
(Title)