

NYSDEC BROWNFIELD CLEANUP PROGRAM APPLICATION

ROGERS SNYDER BROWNFIELD SITE
858 ROGERS AVENUE/2605 SNYDER AVENUE
BLOCK 5107, LOTS 88, 97 & 101
BROOKLYN, NEW YORK 11226

PREPARED FOR:
ROGERS PLAZA NY LLC
162 MANHATTAN AVENUE
BROOKLYN, NEW YORK 11206



H&A of New York LLP
237 W 35th Street
16th Floor
New York, NY 10123
Tel: 646.277.5686

12 September 2022
File No. 0204521

Alexandra Servis
Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, New York 12233

Subject: Brownfield Cleanup Program Application
Rogers Snyder Brownfield Site
858 Rogers Avenue and 2605 Snyder Avenue
Brooklyn, New York 11226 (Site)

Ladies and Gentlemen,

Haley & Aldrich of New York (Haley & Aldrich), on behalf of Rogers Plaza NY LLC, has prepared this Brownfield Cleanup Program (BCP) Application for the above referenced Site in response to comments received by the New York State Department of Environmental Conservation (NYSDEC) in a letter dated 29 August 2022. Enclosed in this package is a USB drive which contains the full Brownfield Cleanup Program Application Package including two Phase I Environmental Site Assessments (ESA) dated June 2021 and March 2019 by RSK, a Limited Phase II Investigation letter report dated April 2019 by EBC, a Phase II Environmental Site Assessment report dated August 2021 by PWGC, and a Limited Phase II Environmental Site Investigation Report dated 8 March 2022 by Haley & Aldrich. A hard copy signed revised BCP Application form is also enclosed for record. The revised BCP Application addresses the NYSDEC comments as follows:

Section I: Property Information

- The Census Tract in which the Site is located is now included and a map depicting the Site's location within an EnZone has been included in Attachment A Section I.
- Figures 3 and 4 have been revised to indicate the proposed property boundary.

Section III: Land Use Factors

- The approximate date the Site became vacant is now included.

Section IV: Property's Environmental History

- The Soil Vapor Summary Table in Section IV.2 has been revised to indicate that the sample type was sub-slab rather than soil vapor and Figure 6 has been revised to indicate that all vapor sampling conducted at the Site was sub-slab.

Section XI: Site Contact List

- Brooklyn Community Board 6 was not amenable to acting as a document repository for the project, instead Brooklyn Public Library – Rugby Library has been added as a document repository for the project and signed confirmation from the library is attached.

Should you have any questions, please do not hesitate to contact me at (646) 277-5688 or via email at mconlon@haleyaldrich.com.

Thank you,



Mari C. Conlon, P.G.
Senior Project Manager



James M. Bellew
Principal

Enclosed copies provided via email to:

Yoel Barminka (Rogers Plaza NY LLC)

Cris-Sandra Maycock (NYSDEC)

Jane O'Connell (NYSDEC)

James Simpson (NYSDEC)

CASE MANGER PENDING (NYSDEC)

CASE MANGER PENDING (NYSDOH)

George Duke (Connell Foley LLP)

Email: barminyc@gmail.com

Email: cris-sandra.maycock@dec.ny.gov

Email: jane.oconnell@dec.ny.gov

Email: james.simpson@dec.ny.gov

Email:

Email:

Email: gduke@connellfoley.com

Table of Contents

ATTACHMENT A Section I: PROPERTY INFORMATION	4
SECTION I.14: Property Description	5
.....	6
SECTION I.14: Environmental Assessment	7
ATTACHMENT B Section II: PROJECT DESCRIPTION	9
SECTION II: Project Description	10
ATTACHMENT C Section III: LAND USE FACTORS	11
Section III: LAND USE FACTORS	12
ATTACHMENT D Section IV: PROPERTY’S ENVIRONMENTAL HISTORY	13
SECTION IV.1: Reports	14
SECTION IV.2: Sampling Data	16
SECTION IV.3: Sampling Data	17
SECTION IV.4: Past Land Uses	18
ATTACHMENT E Section V: REQUESTOR INFORMATION	19
SECTION V: Requestor Information	20
ATTACHMENT F Section VI: REQUESTOR ELIGIBILITY INFORMATION	21
Section VI: Requestor Eligibility Information	22
ATTACHMENT G Section IX: CURRENT PROPERTY OWNER/OPERATOR INFORMATION	23
Section IX: Current Property Owner/Operator Information	24
ATTACHMENT H Section XI: CONTACT LIST INFORMATION AND ACKNOWLEDGEMENT FROM REPOSITORY	28
Section IX: Acknowledgement from Brooklyn Public Library – Flatbush Branch Acknowledgement to Act as Document Repository	33
Section IX: Acknowledgement from Brooklyn Public Library – Rugby Library Acknowledgement to Act as Document Repository	34



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: C224374

BCP App Rev 13

SECTION I: Property Information

PROPOSED SITE NAME Rogers Snyder Brownfield Site

ADDRESS/LOCATION 858 Rogers Avenue and 2605 Snyder Avenue

CITY/TOWN Brooklyn ZIP CODE 11226

MUNICIPALITY (LIST ALL IF MORE THAN ONE) Brooklyn

COUNTY Kings SITE SIZE (ACRES) 0.325

LATITUDE 40 ° 38 ' 56.56N " LONGITUDE 73 ° 57 ' 9.06W "

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				
2605 Snyder Avenue		5107	88	0.103				
858 Rogers Avenue		5107	97	0.082				
880 Rogers Avenue		5107	101	0.140				
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.				<table><tr><th>Y</th><th>N</th></tr><tr><td><input checked="" type="radio"/></td><td><input type="radio"/></td></tr></table>	Y	N	<input checked="" type="radio"/>	<input type="radio"/>
Y	N							
<input checked="" type="radio"/>	<input type="radio"/>							
2. Is the required property map provided in electronic format with the application? (Application will not be processed without a map)				<table><tr><td><input checked="" type="radio"/></td><td><input type="radio"/></td></tr></table>	<input checked="" type="radio"/>	<input type="radio"/>		
<input checked="" type="radio"/>	<input type="radio"/>							
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) If yes, identify census tract: <u>Census Tract 794</u> Percentage of property in En-zone (check one): 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100% <input checked="" type="radio"/>				<table><tr><td><input checked="" type="radio"/></td><td><input type="radio"/></td></tr></table>	<input checked="" type="radio"/>	<input type="radio"/>		
<input checked="" type="radio"/>	<input type="radio"/>							
4. Is the project located within a disadvantaged community? See application instructions for additional information.				<table><tr><td><input type="radio"/></td><td><input checked="" type="radio"/></td></tr></table>	<input type="radio"/>	<input checked="" type="radio"/>		
<input type="radio"/>	<input checked="" type="radio"/>							
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.				<table><tr><td><input type="radio"/></td><td><input checked="" type="radio"/></td></tr></table>	<input type="radio"/>	<input checked="" type="radio"/>		
<input type="radio"/>	<input checked="" type="radio"/>							

6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____	Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	<input type="radio"/>	<input checked="" type="radio"/>
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.	<input type="radio"/>	<input checked="" type="radio"/>
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	<input type="radio"/>	<input checked="" type="radio"/>
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____	<input type="radio"/>	<input checked="" type="radio"/>
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: _____	<input type="radio"/>	<input checked="" type="radio"/>
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <div style="display: flex; justify-content: space-between;"> <div><u>Easement/Right-of-Way Holder</u></div> <div><u>Description</u></div> </div>	<input type="radio"/>	<input checked="" type="radio"/>
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <div style="display: flex; justify-content: space-between;"> <div><u>Type</u></div> <div><u>Issuing Agency</u></div> <div><u>Description</u></div> </div>	<input type="radio"/>	<input checked="" type="radio"/>
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?	<input checked="" type="radio"/>	<input type="radio"/>
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.		
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.	Y	N
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	<input type="radio"/>	<input checked="" type="radio"/>
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?	<input type="radio"/>	<input type="radio"/>
NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.		
If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions. Initials of each Requestor: <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> </div>		

SECTION II: Project Description

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

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

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

☐ Yes ☐ No ☒ N/A

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

☒ RIWP ☐ RAWP ☐ IRM ☐ No

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

1. What is the property's current municipal zoning designation? R6 C2-3

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

Residential ☒ Commercial ☒ Industrial ☐

3. Current use (select all that apply):

Residential ☐ Commercial ☐ Industrial ☐ Recreational ☐ Vacant ☒

4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant.
Is this summary included with the application?

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

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

Residential ☒ Commercial ☒ Industrial ☐

If residential, does it qualify as single-family housing? ☐ N/A

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

6. Please provide a statement detailing the specific proposed post-remediation use.
Is this summary attached?

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

7. Is the proposed post-remediation use a renewable energy facility?
See application instructions for additional information.

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

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

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

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

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

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

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

SECTION IV: Property's Environmental History

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

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

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

*Please describe other known contaminants and the media affected:

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

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

Are the required drawings included with this application? ☒ YES ☐ NO

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

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

Other: Auto repair, machine shop, tool and dye manufacturing

SECTION V: Requestor Information							
NAME Rogers Plaza NY LLC							
ADDRESS 162 Manhattan Avenue							
CITY/TOWN Brooklyn		ZIP CODE 11206					
PHONE (917) 627-3013		EMAIL barminyc@gmail.com					
1. Is the requestor authorized to conduct business in New York State (NYS)?			<table border="1"> <thead> <tr> <th>Y</th> <th>N</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	Y	N	<input checked="" type="radio"/>	<input type="radio"/>
Y	N						
<input checked="" type="radio"/>	<input type="radio"/>						
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that that requestor is authorized to conduct business in NYS. Is this attached?			<table border="1"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<input type="radio"/>		
<input checked="" type="radio"/>	<input type="radio"/>						
3. If the requestor is an LLC, the names of the members/owners need to be provided on a separate attachment. Is this attached?			<table border="1"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<input type="radio"/>		
<input checked="" type="radio"/>	<input type="radio"/>						
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.			<table border="1"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<input type="radio"/>		
<input checked="" type="radio"/>	<input type="radio"/>						

SECTION VI: Requestor Eligibility		
If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.		
	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	<input type="radio"/>	<input checked="" type="radio"/>
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	<input type="radio"/>	<input checked="" type="radio"/>
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	<input type="radio"/>	<input checked="" type="radio"/>
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	<input type="radio"/>	<input checked="" type="radio"/>
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?	<input type="radio"/>	<input checked="" type="radio"/>

SECTION VI: Requestor Eligibility (CONTINUED)

7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting or contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	Y <input type="radio"/>	N <input checked="" type="radio"/>
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	<input type="radio"/>	<input checked="" type="radio"/>
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	<input type="radio"/>	<input checked="" type="radio"/>
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	<input type="radio"/>	<input checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input checked="" type="radio"/>
12. THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405(1) BY CHECKING ONE OF THE BOXES BELOW:		
PARTICIPANT <input type="checkbox"/> <p>A requestor who either (1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum, or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.</p>	VOLUNTEER <input checked="" type="checkbox"/> <p>A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.</p> <p>NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste.</p> <p>If a requestor whose liability arises solely as a result of ownership, operation of, or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.</p>	
13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached? Yes <input checked="" type="radio"/> No <input type="radio"/> N/A <input type="radio"/>		

SECTION VI: Requestor Eligibility (CONTINUED)

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

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

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

Is this proof attached?

☐ Yes

☐ No

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

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

Yoel Barminka

ADDRESS

162 Manhattan Avenue

CITY

Brooklyn

ZIP CODE

11206

PHONE

(917) 627-3013

EMAIL

barminyc@gmail.com

REQUESTOR'S CONSULTANT (CONTACT NAME)

Mari Conlon

COMPANY

Haley & Aldrich

ADDRESS

237 West 35th Street, 16th Floor

CITY

New York

ZIP CODE

10123

PHONE

(646) 277-5688

EMAIL

mconlon@haleyaldrich.com

REQUESTOR'S ATTORNEY (CONTACT NAME)

George Duke

COMPANY

Connell Foley LLP

ADDRESS

875 Third Avenue, 21st Floor

CITY

New York

ZIP CODE

10022

PHONE

(212) 542-3772

EMAIL

GDuke@connellfoley.com

SECTION VIII: Program Fee

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

	Y	N
1. Is the requestor applying for a fee waiver based on demonstration of financial hardship?	<input type="radio"/>	<input checked="" type="radio"/>
2. If yes, appropriate documentation to demonstrate financial hardship must be provided with the application. See application instructions for additional information.	<input type="radio"/>	<input type="radio"/>
Is the appropriate documentation included with this application?		

SECTION IX: Current Property Owner and Operator Information

CURRENT OWNER Rogers Plaza NY LLC		
CONTACT NAME Yoel Barminka		
ADDRESS 162 Manhattan Avenue		
CITY Brooklyn		ZIP CODE 11206
PHONE (917) 627-3013	EMAIL barminyc@gmail.com	
OWNERSHIP START DATE 12/23/2021		
CURRENT OPERATOR Not Applicable (vacant)		
CONTACT NAME		
ADDRESS		
CITY		ZIP CODE
PHONE	EMAIL	
OPERATION START DATE		

SECTION X: Property Eligibility Information

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

SECTION X: Property Eligibility Information (continued)

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

SECTION XI: Site Contact List

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

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

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 a Member (title) of Rogers Plaza NY 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: 8/8/22 Signature: 

Print Name: Anshel Friedman

SUBMITTAL INFORMATION

- Two (2) copies, one unbound paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable Portable Document Format (PDF), must be sent to:
Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, NY 12233-7020

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

FOR DEC USE ONLY

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

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

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

BCP App Rev 13

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

From ECL 27-1405(31):

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

From 6 NYCRR 375-3.2(I) 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:

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

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

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

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

Check appropriate box below:

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

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

- (a) “Affordable housing project” means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.
- (1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants’ household’s annual gross income.
- (2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.
- (3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

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

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

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

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

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

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

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

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

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

- ☐ Yes
- ☒ No

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

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

THIS PAGE INTENTIONALLY LEFT BLANK

BCP APPLICATION SUMMARY (FOR DEC USE ONLY)		
SITE NAME Rogers Snyder Brownfield Site		SITE ADDRESS 858 Rogers Avenue and 2605 Snyder Avenue
CITY Brooklyn	COUNTY Kings	ZIP 11226
REQUESTOR NAME Rogers Plaza NY LLC		REQUESTOR ADDRESS 162 Manhattan Avenue
CITY Brooklyn	ZIP 11206	EMAIL barminyc@gmail.com

PROPERTY ADDRESS	SECTION	BLOCK	LOT
2605 Snyder Avenue		5107	88
858 Rogers Avenue		5107	97
880 Rogers Avenue		5107	101

REQUESTOR'S REPRESENTATIVE		
NAME Yoel Barminka	ADDRESS 162 Manhattan Avenue	
CITY Brooklyn	ZIP 11206	EMAIL barminyc@gmail.com
REQUESTOR'S ATTORNEY		
NAME George Duke	ADDRESS 875 Third Avenue, 21st Floor	
CITY New York	ZIP 10022	EMAIL GDuke@connellfoley.com
REQUESTOR'S CONSULTANT		
NAME Mari Conlon	ADDRESS 237 West 35th Street, 16th Floor	
CITY New York	ZIP 10123	EMAIL mconlon@haleyaldrich.com

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

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

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

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

YES

☒

NO

☐**UPSIDE DOWN**

YES

☐

NO

☐**DEC DETERMINATION**

AGREE

DISAGREE

UNDERUTILIZED

YES

☐

NO

☐**DEC DETERMINATION**

AGREE

DISAGREE

AFFORDABLE HOUSING STATUS

PLANNED

☐

YES

☐

NO

☐**DEC DETERMINATION**

AGREE

DISAGREE

DISADVANTAGED COMMUNITY AND CONFORMING BOA

YES

☐

NO

☒**DEC DETERMINATION**

AGREE

DISAGREE

RENEWABLE ENERGY FACILITY SITE

YES

☐

NO

☐**DEC DETERMINATION**

AGREE

DISAGREE

NOTES:

ATTACHMENT A

Section I: PROPERTY INFORMATION

SECTION I.14: PROPERTY DESCRIPTION

Site Location

The site's address is 858 Rogers Avenue, 880 Rogers Avenue and 2605 Snyder Avenue, Brooklyn, NY 11226. The site is located in Kings County, New York and is identified as Brooklyn Block 5107, Lots 88, 97 and 101 and is currently vacant.

The site is located within an urban area of Brooklyn characterized by multi-story light industrial, commercial, and residential buildings. The Site is located approximately 3.25 miles west of the Belt Parkway. The Site is bound to the north by Erasmus Street and residential buildings, to the east by Rogers Avenue followed by commercial buildings, to the south by Snyder Avenue followed by commercial buildings, and to the west by Veronica Place followed by commercial buildings.

A Site location map is included in Figure 1. An aerial photograph of the subject Site is included in Figure 2. A tax map is included in Figure 3. A map showing surrounding land use is included as Figure 4.

Site Features

The Site is 0.325 acres in size and is improved with two multi-story residential and two commercial buildings, and one parking area (Lot 88). The properties are all vacant. The commercial building on Lot 97 was formerly occupied by "Casa 1 Tire Repair".

Current Zoning and Land Use

According to the New York City Planning Commission Zoning Map 17b, the site is located within a residential and commercial zoning district (R6 and C2-3). R6 zoning districts are widely mapped in built-up, medium-density areas in Brooklyn, Queens, and the Bronx. The character of R6 districts can range from neighborhoods with a diverse mix of building types and heights to large-scale "tower in the park" developments. C2 districts are commercial overlays mapped within residence districts and are along streets that serve local retail needs. These districts are found extensively throughout the city's lower and medium-density areas and occasionally in higher-density districts. C2 districts also permit a wide range of uses such as funeral homes and repair services.

Past Site Use

Based on a Phase I Environmental Site Assessments (Phase I ESAs) in June 2021 and March 2019, the Site was first developed as early as the late 1800s; the northern region of the Site (856-858 Rogers Avenue) was depicted with two-story residential and commercial storefronts through 2007. By 1929, 860 Rogers Avenue was developed with a one-story commercial building. Use of the northern region of the Site remained similar until about 1951, where an auto garage was depicted at 860 Rogers Avenue. The auto garage located at 860 Rogers Avenue was active until at least the late 1980s. The southern region of the Site was predominantly vacant between at least 1888 through 1929. By 1951, historic Sanborn maps depict a machine shop at 880 Rogers Avenue (Lot 101) and 2601 Snyder Avenue (Lot 88) was developed with two, one-story buildings and one, two-story building. In 2001, 880 Rogers Avenue (Lot 101) was depicted as an auto repair shop. Sources of contamination, including semi-volatile organic compounds (SVOCs) and metals, are likely attributed to the former use of the Site.

Historical use of the surrounding properties up- and cross-gradient to the Site includes mixed-use residential and commercial buildings.

Site Geology and Hydrogeology

Based on findings from previous investigations, the site is underlain urban fill generally consisting of brown to dark brown fine sand with varying amounts of gravel, brick, asphalt and silt from surface grade to approximately 5 to 8 feet below grade surface (ft bgs). The urban fill layer is underlain by a potential native layer consisting of brown to light brown medium to fine sand with varying amounts of coarse sand, silt, gravel, and intermittent clay lenses.

Water level data was determined from multiple off-site monitoring wells previously installed by others. The average depth to groundwater is approximately 35 ft bgs. The inferred regional groundwater flow direction for the area surrounding the site is to the northeast.

Environmental Zone Designation

The Site is 100% located in EnZone Type A in Census Tract 794.

Census Tract 794

Census Tract 794	
EnZoneType A	
FIPS	36047079400
County_FIP	36047
Geography	Census Tract 794
County	Kings County
UnempRate	22.2
NYS_UR	11.5
Pov_Rate	21.6
CountyPR	23.2
CountyRate	46.4
Criteria_B	
Both_AB	
Criteria_A	Y
Type	YA

EnZone Type A indicated in green.



SECTION I.14: Environmental Assessment

The Requestor seeks entry into the New York State Department of Environmental Conservation (NYSDEC) BCP at the investigation stage. Phase I Environmental Site Assessments (ESAs) were completed in June 2021 (Lot 97) and March 2019 (Lots 88 and 101) by RSK Environmental LLC (RSK). In addition, Limited Phase II Environmental Site Investigations (ESIs) were completed in April 2019 by Environmental Business Consultants (EBC), in August 2021 by P.W. Grosser Consulting Inc. (PWGC), and on 8 March 2022 by Haley & Aldrich of New York.

Based on the findings of the Limited Phase II ESIs, the primary contaminants of concern for the site are heavy metals and SVOCs, specifically polycyclic aromatic hydrocarbons (PAHs), in soil and chlorinated volatile organic compounds (CVOCs) in sub-slab vapor. Additional investigation is necessary to determine if an onsite source of contamination exists.

Soil

Soil analytical results were compared to NYSDEC 6 NYCRR Part 375 UUSCOs and RRSCOs.

Elevated SVOCs were identified throughout the Site in shallow soils to 5 ft bgs and found to exceed RRSCOs in soils as deep as 6 to 7 ft bgs on the eastern boundary of Lot 97. Seven SVOCs including benzo(a)anthracene (maximum concentration 12 milligrams per kilogram [mg/kg] in HA-06_0-2), benzo(a)pyrene (maximum concentration 11 mg/kg in HA-06_0-2), benzo(b)fluoranthene (maximum concentration 15 mg/kg in HA-06_0-2), benzo(k)fluoranthene (maximum concentration 4.6 mg/kg in SB6 (3-5'), chrysene (maximum concentration 11 mg/kg in HA-06_0-2), dibenzo(a,h)anthracene (maximum concentration 1.2 mg/kg in HA-06_0-2), and indeno(1,2,3-cd)pyrene (maximum concentration 5.6 mg/kg in HA-06_0-2) were identified above RRSCOs.

Elevated metals were identified throughout the Site in shallow soils to 2 ft bgs. Six metals including lead (maximum concentration 1800 mg/kg in SS07 (1-2'), arsenic (maximum concentration 30.4 mg/kg in SS07 (1-2')), mercury (maximum concentration 1.95 mg/kg in HA-05_0-2), barium (maximum concentration 582 mg/kg in SS07 (1-2')), and cadmium (maximum concentration 10.9 in HA-02_0-1) were identified above RRSCOs.

One polychlorinated biphenyl (PCB), Aroclor 1260, was detected above the UUSCO in two shallow soil samples collected from 0 to 2 ft bgs on Lot 88 and Lot 97 (maximum concentration 0.165 mg/kg).

Tetrachloroethene (PCE) was detected at 0.0074 mg/kg in a soil sample collected from the southwestern portion of Lot 97 at 2 to 4 ft bgs and at 0.0036 mg/kg in a soil sample collected from the central portion of Lot 97.

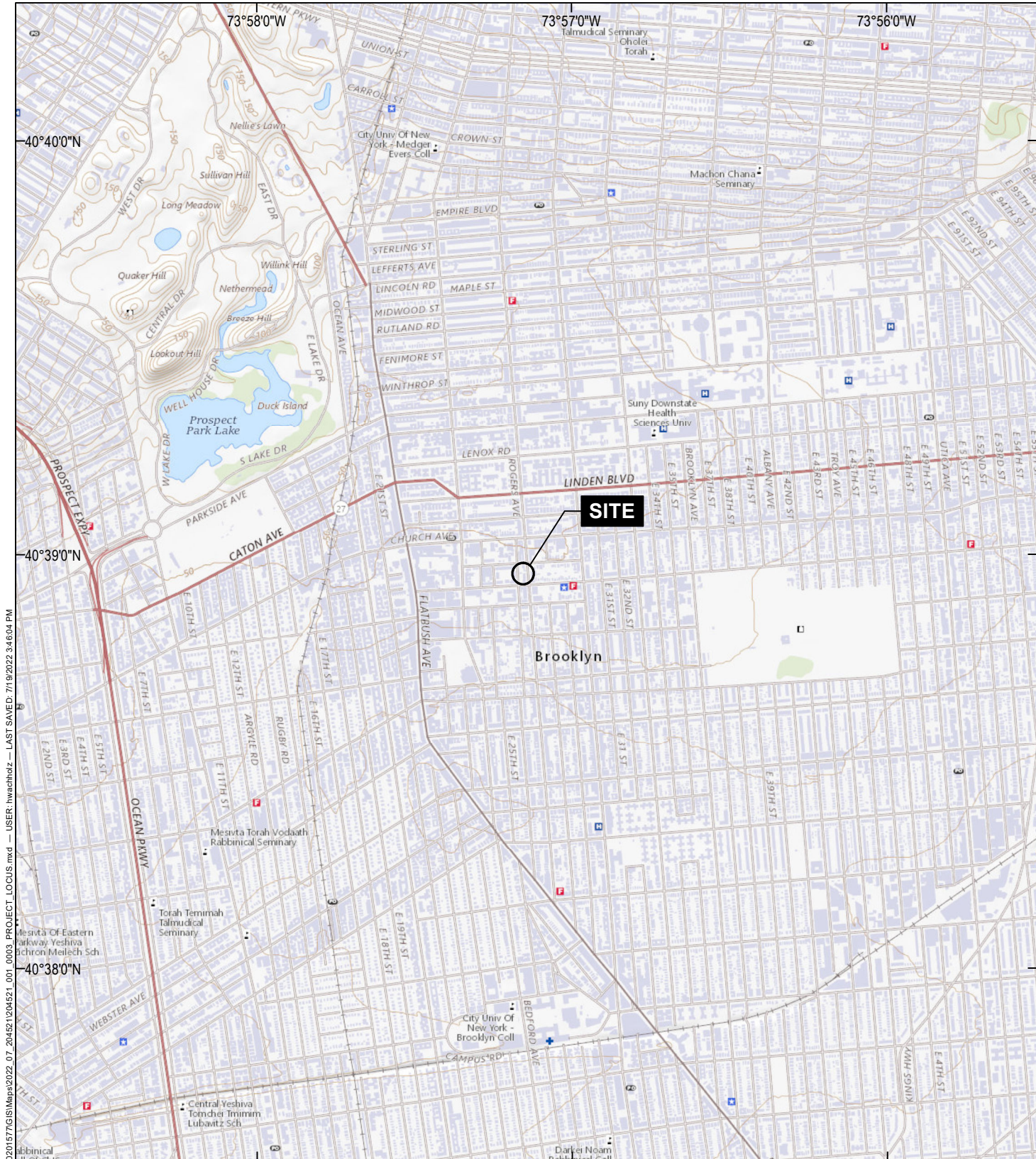
Sub-slab Vapor

Elevated CVOCs were detected in sub-slab vapor during previous Limited Phase II ESIs.

During the February 2022 Limited ESI, cis-1,2-dichloroethene (maximum concentration of 1.54 $\mu\text{g}/\text{m}^3$), methylene chloride (maximum concentration of 2.41 $\mu\text{g}/\text{m}^3$), PCE (maximum concentration of 13.1 $\mu\text{g}/\text{m}^3$), and vinyl chloride (maximum concentration of 322 $\mu\text{g}/\text{m}^3$) were detected in sub-slab vapor samples collected on Lot 97.

During the 2021 Limited ESI, PCE was detected in sub-slab vapor from the southwest corner of Lot 97 at 272 $\mu\text{g}/\text{m}^3$ and in indoor air at a maximum concentration of 29.3 $\mu\text{g}/\text{m}^3$ collected from a sample in the northwest portion of the Lot.

During the 2019 Limited ESI, carbon tetrachloride (maximum concentration of 2.06 $\mu\text{g}/\text{m}^3$), trichloroethene (TCE; maximum concentration of 0.26 $\mu\text{g}/\text{m}^3$), and PCE (maximum concentration of 2.12 $\mu\text{g}/\text{m}^3$) were detected on Lot 101.



GIS FILE PATH: \\haleyaldrich.com\hare\CFI\Projects\0201577\GIS\Mapa\0202_07_204521\204521_001_0003_PROJECT_LOCUS.mxd — USER: hwachhofz — LAST SAVED: 7/19/2022 3:46:04 PM



MAP SOURCE: USGS
SITE COORDINATES: 40°38'57"N, 73°57'09"W

**HALEY
ALDRICH**

ROGERS SNYDER BROWNFIELD SITE
858 ROGERS AVENUE & 2605 SNYDER AVENUE
BROOKLYN, NY

PROJECT LOCUS



APPROXIMATE SCALE: 1 IN = 2000 FT
JULY 2022

FIGURE 1

GIS: \\haleyaldrich.com\share\CP\Projects\0204521\GIS\Maps\2022_02\204521_000_0000_SITE_MAP.mxd - kensen - 2/1/2022 4:47:40 PM

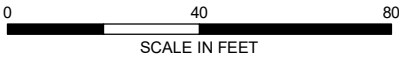


LEGEND

-  PARCEL BOUNDARY
-  SITE BOUNDARY

NOTES

- 1. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
- 2. AERIAL IMAGERY SOURCE: NEARMAP, 19 OCTOBER 2021



**HALEY
ALDRICH**

ROGERS SNYDER BROWNFIELD SITE
858 ROGERS AVENUE & 2505 SNYDER AVENUE
BROOKLYN, NEW YORK

SITE MAP


FEBRUARY 2022


FIGURE 2

GIS FILE PATH: \\haleyaldrich.com\share\GIS\Projects\0201577\GIS\Maps\2022_07_204521\204521_001_0005_TAX_MAP.mxd — USER: hwachholz — LAST SAVED: 7/19/2022 3:46:34 PM

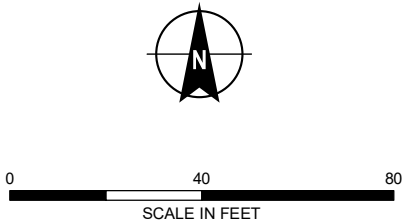


LEGEND

 SITE BOUNDARY

 PARCEL BOUNDARY

- NOTES**
1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
 2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING
 3. AERIAL IMAGERY SOURCE: NEARMAP, 4 MARCH 2022



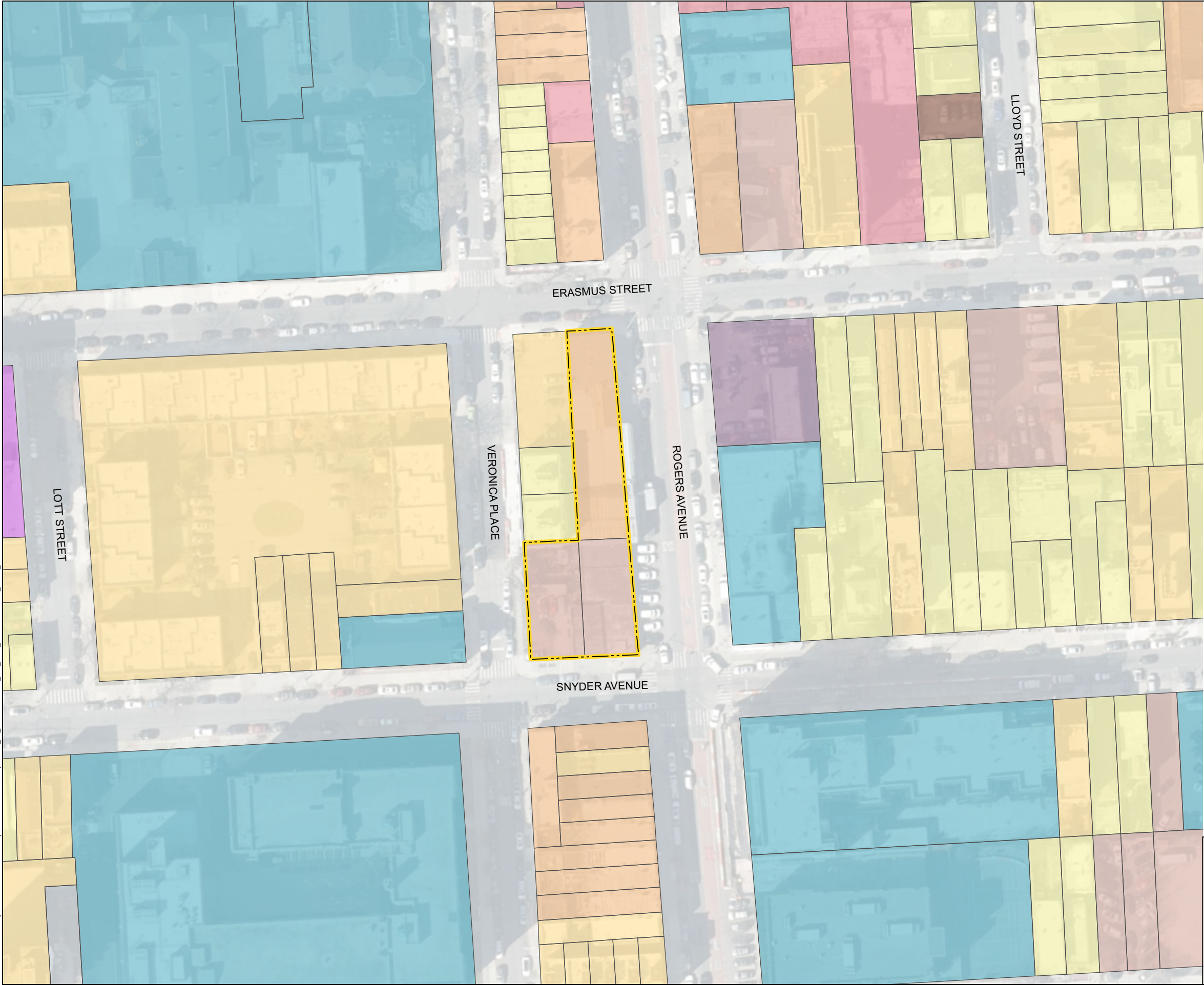
HALEY ALDRICH ROGERS SNYDER BROWNFIELD SITE
858 ROGERS AVENUE & 2605 SNYDER AVENUE
BROOKLYN, NEW YORK

TAX MAP

SEPTEMBER 2022

FIGURE 3

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\0201577\GIS\Maps\2022_07_20452\204521_001_0006_SURROUNDING_LAND_USAGE.mxd — USER: hwacholz — LAST SAVED: 7/19/2022 3:49:53 PM



LEGEND

LAND USE

- INSTITUTIONS
- MULTI-FAMILY RESIDENTIAL
- MIXED USE
- COMMERCIAL
- PARKING
- TRANSPORTATION
- SITE BOUNDARY
- PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. LAND USE DATA SOURCE: NYC OPEN ACCESSIBLE SPACE INFORMATION SYSTEM (NYC OASIS), 29 APRIL 2022
3. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING
4. AERIAL IMAGERY SOURCE: ESRI



0 80 160
SCALE IN FEET



ROGERS SNYDER BROWNFIELD SITE
858 ROGERS AVENUE & 2605 SNYDER AVENUE
BROOKLYN, NEW YORK

SURROUNDING LAND USE MAP

SEPTEMBER 2022

FIGURE 4

ATTACHMENT B

Section II: PROJECT DESCRIPTION

SECTION II: PROJECT DESCRIPTION

The purpose of the project is to redevelop an underutilized and contaminated property in addition to implementing remedial measures to protect human health and the environment. The site is an irregular-shaped lot and is improved with two multi-story residential and two commercial buildings, and one parking area (Lot 88). The properties are all vacant. One former commercial building was formerly occupied by “Casa 1 Tire Repair”.

The proposed project will include:

1. Demolition of the existing buildings to facilitate the remedial investigation
2. A remedial investigation to characterize the nature and extent of contamination and identify remedial measures
3. Excavation and off-site disposal of contaminated soil, and
4. Implementation of remedial measures, as required, in tandem with site-wide redevelopment

Project Schedule

It is anticipated that the Remedial Investigation will commence once Requestor is accepted into the BCP and the RIWP is approved by the Department. Implementation of the remedy would start within 6 to 8 months following acceptance of the Remedial Investigation Report by NYSDEC. Completion of the remedy is anticipated by mid-2023. A tentative project schedule is below.

Task	Duration	Start	End						2023											
				Aug	Sep	Oct	Nov	Dec	Jan	Feb	Marcl	April	May	June	July	Aug	Sept	Oct	Nov	
Application Execution, Permitting, Remedial Investigation, Remedy Design	240	8/1/2022	3/31/2023																	
Remedy Implementation	180	4/1/2023	7/31/2023																	
Preparation of FER and SMP	60	7/1/2023	9/30/2023																	
NYSDEC & NYSDOH Review of FER & SMP	45	9/15/2023	10/31/2023																	
NYSDEC Issues COC	30	11/1/2023	11/30/2023																	

Notes:

FER = Final Engineering Report

IRM WP = Interim Remedial Measure Work Plan

SMP = Site Management Plan

COC = Certificate of Completion

ATTACHMENT C

Section III: LAND USE FACTORS

SECTION III: LAND USE FACTORS

Zoning and Current Use

According to the New York City Planning Commission Zoning Map 17b, the site is located within a residential and commercial zoning district (R6 and C2-3). The Site has been vacant since the end of January 2022 and is improved with two multi-story residential and two commercial buildings, and one parking area (Lot 88). The former commercial building on Lot 97 was formerly occupied by “Casa 1 Tire Repair”.

Intended Use Post-Remediation

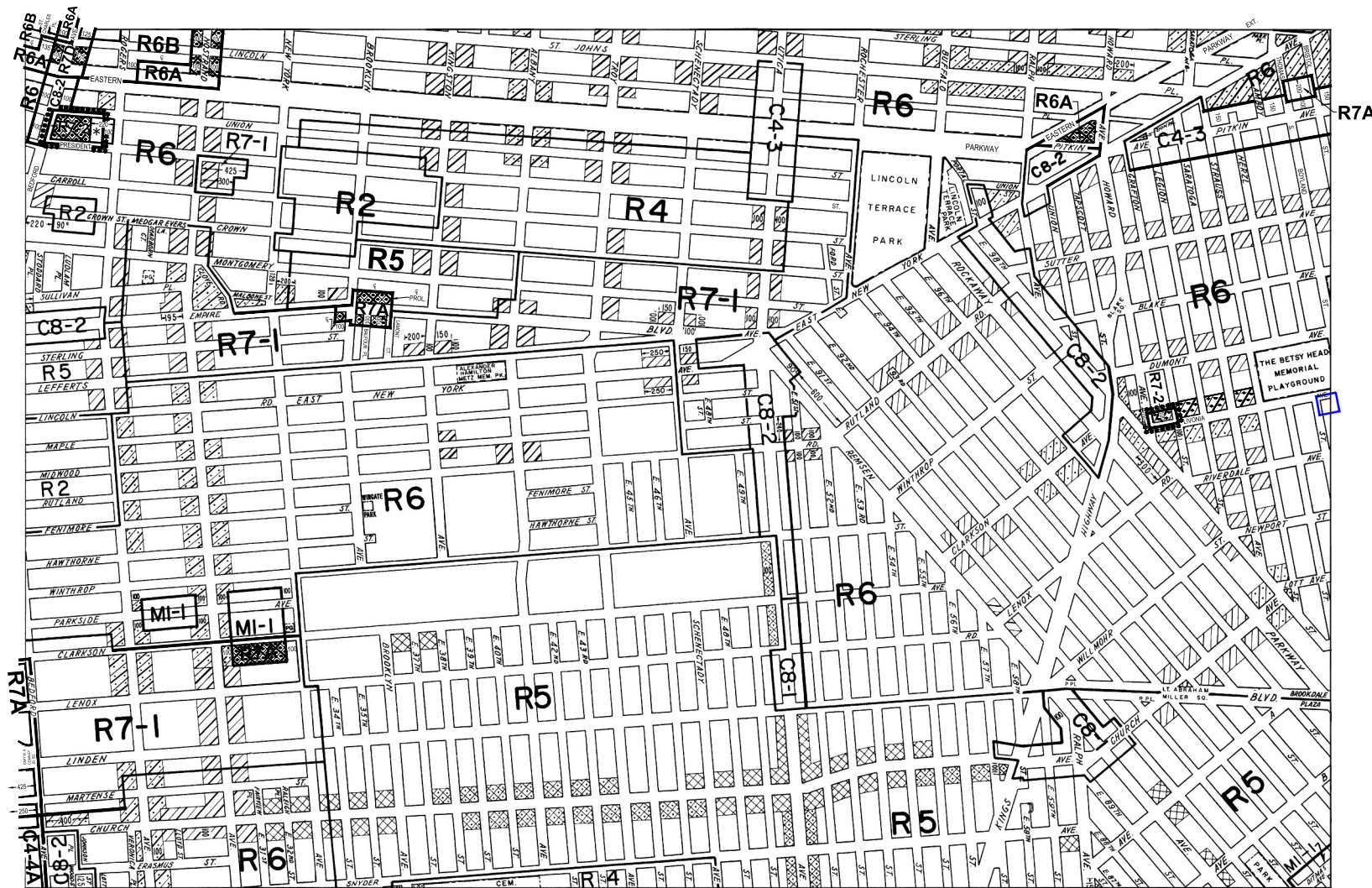
While the development plans are conceptual at this time, the planned project will consist of constructing a new six-story residential and community use building. The mixed use residential and commercial building will provide affordable residential rental units pursuant to the 421-a program. The Site vested for the 421-a program with a foundation element installed on Lot 88.

The post-remediation use of the Site is not proposed to be a renewable energy facility.

Compliance with Applicable Zoning Laws, Recent Development and Community Mast Plans

The proposed development of this property is consistent with the current zoning. The applicable zoning map is included as an attachment.

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



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:

*11–30–2017 C 170416 ZMK
11–16–2017 C 170454 ZMK

Special Requirements:

For a list of lots subject to CEOR 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

16c	17a	17c
16d	17b	17d
22c	23a	23c

© Copyrighted by the City of New York

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.



ZONING
MAP
17b

ATTACHMENT D

Section IV: PROPERTY'S ENVIRONMENTAL HISTORY

SECTION IV.1: REPORTS

The following reports were prepared for the Site prior to the Requestors' application:

1. March 2019, Phase I Environmental Assessment, prepared by RSK Environmental LLC
2. April 2019, Limited Phase II Environmental Investigation Report, prepared by Environmental Business Consultants
3. June 2021, Phase I Environmental Site Assessment, prepared by RSK Environmental LLC
4. August 2021, Phase II Environmental Site Assessment Report, Prepared by P.W. Grosser Consulting Inc.
5. 8 March 2022, Limited Phase II Environmental Site Investigation Report, prepared by Haley & Aldrich of New York

Reports are summarized below and are included as separate files on the attached USB.

March 2019 Environmental Site Assessment RSK Environmental LLC

In March 2019, RSK prepared a Phase I for the southern region of the Site (Lots 88 and 101). The following Recognized Environmental Condition (REC) was identified:

The Site is listed in the ECHO, US Airs and FINDS – An environmental review for the Site confirms that air pollutants consisting of automotive body, paint, interior repair and maintenance exist.

The Site was identified for previous usage for manufacturing for tools & dye and the twenty-two (22) years of auto repair shop activities as a recognized environmental condition.

April 2019 Limited Phase II Investigation Letter Report Prepared by EBC

In April 2019, EBC conducted a Phase II on the two southernmost Lots on the Site, Lots 101 and 88. The investigation was conducted to evaluate potential impacts related to the historic use of this area of the Site. Soil and sub-slab vapor samples were collected throughout the southern area of the Site. A summary of the environmental findings is presented below:

EBC identified urban fill generally consisting of brown silty fine to medium-grained sand in each soil boring extending to a depth of at least 5 feet bgs. No evidence of petroleum impacts (i.e., staining or odors) was observed and no elevated PID readings were noted.

Soil analytical results revealed that one VOC, acetone was detected in two of the six soil samples, but at concentrations well below its Unrestricted Use Soil Cleanup Objectives (UUSCOs) should also be noted that acetone is a common laboratory contaminant, and its presence in these samples may be attributable to laboratory cross-contamination. EBC concludes that the presence of SVOCs in Site Sub-slab vapor analytical results indicate the presence of several petroleum-related and chlorinated VOCs were detected in each of the three sub-slab vapor samples, but at concentrations below applicable regulatory criteria.

***June 2021 Phase I Environmental Site Assessment
Prepared by RSK***

In June 2021, RSK prepared a Phase I for the northern region of the Site (Lot 97). The following Recognized Environmental Condition (REC) was identified:

Historical use of the Site as a former auto repair shop from circa 1951 to at least until 2018. Additionally, from the site inspection RSK determined that the Site is currently utilized as a tire and repair shop. The former use as an auto repair shop and its current use as a tire and repair shop is suspected to have impacted the subsurface quality beneath the subject property and is considered a REC at this time which warrants a Phase II along with a geophysical survey in order to determine if any buried tanks exist on the subject property.

***August 2021 Phase II Environmental Site Assessment Report
Prepared by PWGC***

In August 2021, PWGC conducted a Phase II on the northernmost portion on the Site, Lot 97. The investigation was conducted to evaluate potential impacts related to the historic use of the Site. Soil and sub-slab vapor samples were collected throughout the southern area of the Site. A summary of the environmental findings is presented below:

PWGC observed no evidence of petroleum impacts (i.e., staining or odors) and no elevated photoionization detector (PID) readings noted in soil. VOCs were not detected in soil samples at concentrations greater than the minimum detection limit. SVOCs were observed in soil samples at concentrations greater than their respective UUSCOs at one sample location, including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, and dibenzo(a,h)anthracene. PWGC indicates that these exceedances are commonly associated with historic fill material, and are likely not associated with an onsite source. In regard to the sub-slab vapor results, PWGC recommends no further action.

Based upon these data, PWGC recommended further evaluation of sub-slab vapor and mitigation controls, as necessary, if any building modifications or changes to the building were proposed.

***8 March 2022 Limited Phase II Environmental Site Investigation Report
Prepared by Haley & Aldrich***

Haley & Aldrich completed a Limited Phase II ESI in February 2022 to characterize the Site's subsurface. Field observations and analytical results identified urban fill contaminated with heavy metals and SVOCs (specifically PAHs) at concentrations consistent with characteristics of urban fill found throughout the New York City area. SVOCs and total metals exceeding NYSDEC Title 6 NYCRR Part 375 Restricted Residential Soil Cleanup Objectives (RRSCOs) were observed widely distributed throughout the Site in urban fill, from the surface to a maximum depth of 2 ft bgs. CVOCs were identified in shallow soil on Lot 97 and in sub-slab vapor at the Site, specifically vinyl chloride which was identified in one sub-slab vapor sample collected from the central and eastern region of the Site (Lot 97). CVOCs including TCE and PCE were also detected in soil at the surface to a maximum depth of 4 ft bgs in three soil samples collected from the central region of the Site (Lot 97), in close proximity to the sub-slab vapor sampling location where elevated CVOCs were observed. Based on the findings of this Phase II, specifically, the presence

of CVOCs in sub-slab vapor, an on-site source may exist. Additional investigation and/or mitigation was recommended to identify the source of CVOCs in sub-slab vapor.

SECTION IV.2: SAMPLING DATA

Below are overview tables of the sampling data from the Limited Phase II ESIs conducted at the Site in April 2019, August 2021 and February 2022.

Soil Summary Table

Analytes > RRSCO	Detections > RRSCOs	Max Concentration (ppm)	RRSCO (ppm)	Depth (ft bgs)
Benzo(a)anthracene	7	12	1	0-2
Benzo(a)pyrene	7	11	1	0-2
Benzo(b)fluoranthene	7	15	1	0-2
Benzo(k)fluoranthene	2	4.6	3.9	3-5
Chrysene	3	11	3.9	0-2
Dibenzo(a,h)anthracene	5	1.2	0.33	0-2
Indeno(1,2,3-cd)pyrene	6	5.6	0.5	0-2
Lead	8	1800	400	1-2
Arsenic	1	30.4	16	1-2
Mercury	8	1.95	0.81	0-2
Barium	1	582	400	1-2
Cadmium	2	10.9	4.3	0-1

Sub-slab Vapor Summary Table

Analytes	Total Detections	Max. Detection ($\mu\text{g}/\text{m}^3$)	Type
Methylene Chloride	3	2.41	Sub-Slab Vapor
Carbon Tetrachloride	3	2.06	Sub-Slab Vapor
Trichloroethylene	2	0.26	Sub-Slab Vapor
Tetrachloroethene	1	272	Sub-Slab Vapor
Vinyl Chloride	1	322	Sub-slab Vapor

Notes:

Ft bgs = Feet below grade surface

ppm= Parts per million

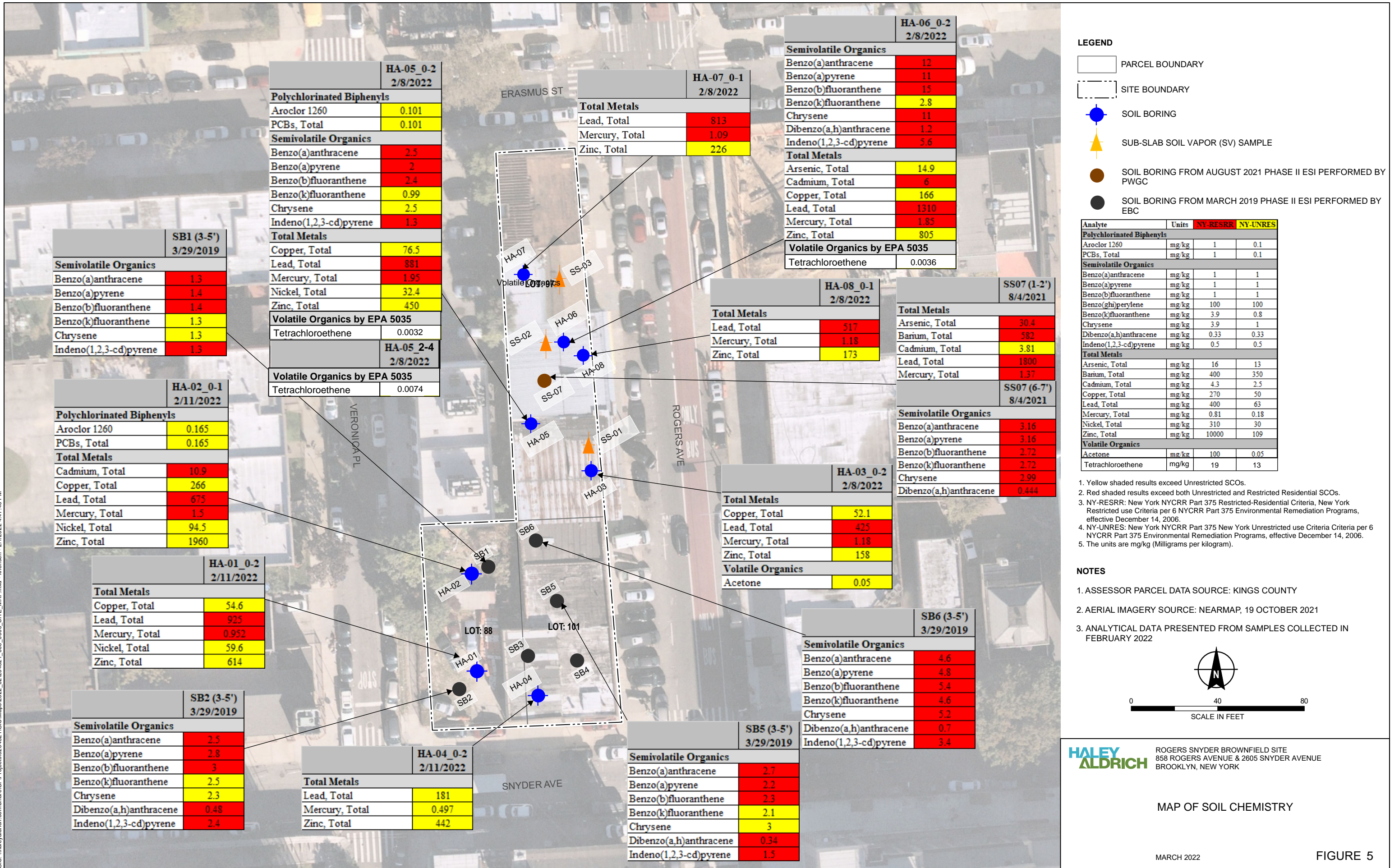
RRSCO = NYSDEC Restricted-Residential Use Soil Cleanup Objective

$\mu\text{g}/\text{m}^3$ = Microgram per cubic meter

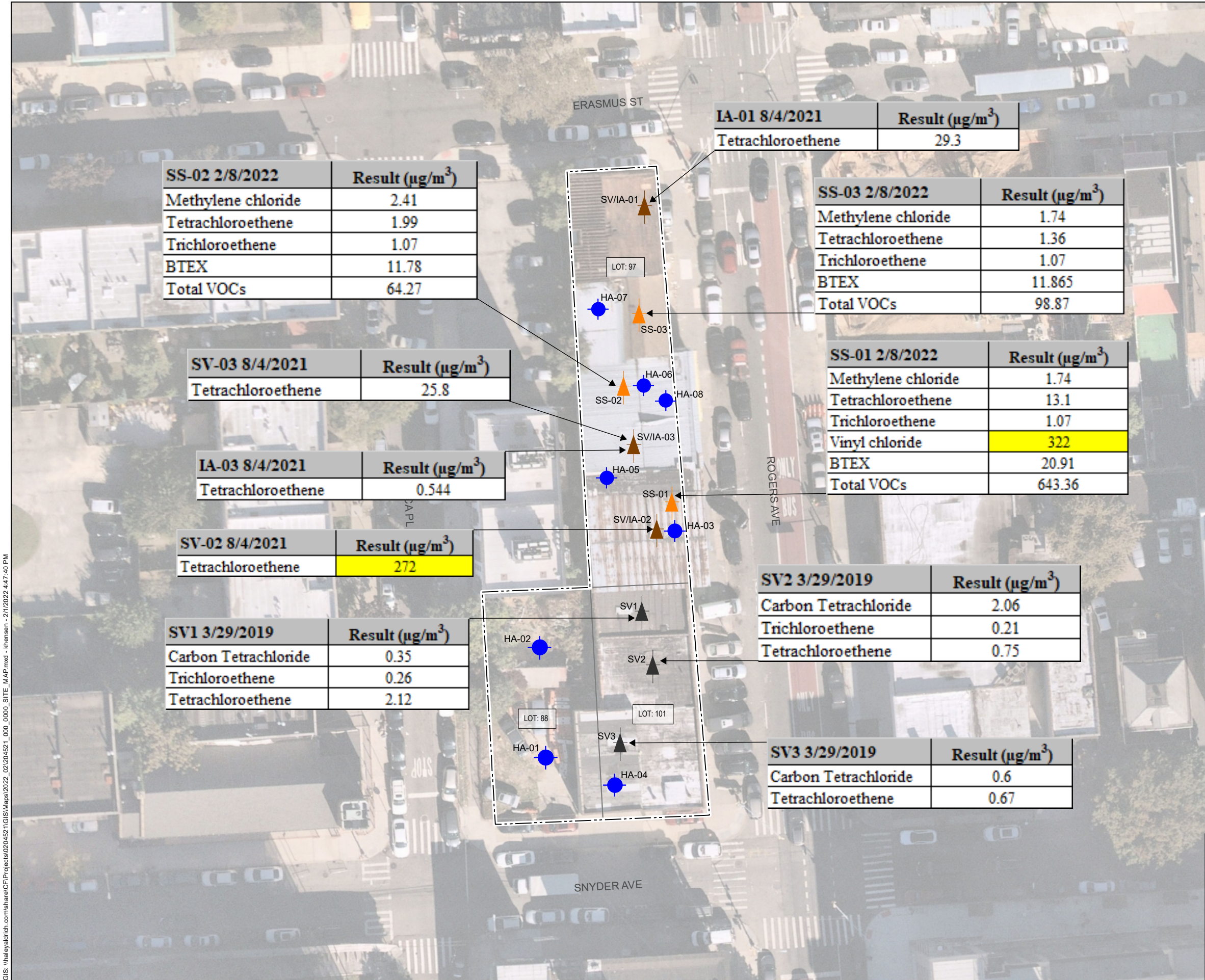
SECTION IV.3: SAMPLING DATA

For each impacted medium above, see attached Figures 5 and 6 below presenting data from the Limited Phase II ESIs.

GIS: \\haleyaldrich.com\share\CP\Projects\0204521\GIS\Maps\2022_02\204521_000_0000_SITE_MAP.mxd - kensen - 2/11/2022 4:47:40 PM



GIS: \\haleyaldrich.com\share\CP\Projects\2024521\GIS\Maps\2022_02\204521_000_0000_SITE_MAP.mxd - kensen - 2/1/2022 4:47:40 PM



LEGEND

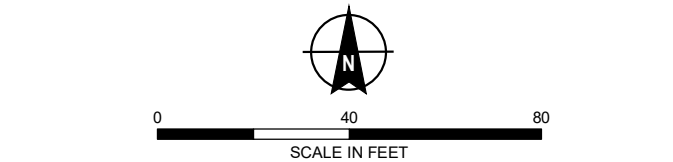
- PARCEL BOUNDARY
- SITE BOUNDARY
- SOIL BORING
- SUB-SLAB VAPOR SAMPLE FROM FEBRUARY 2022 LIMITED PHASE II BY HALEY & ALDRICH
- SUB-SLAB VAPOR/ CO-LOCATED INDOOR AIR SAMPLE FROM AUGUST 2021 PHASE II ESI PERFORMED BY PWGC
- SUB-SLAB VAPOR SAMPLE FROM MARCH 2019 PHASE II ESI PERFORMED BY EBC

	NYSDOH AGV's	NY-SSC-A	NY-SSC-B	NY-SSC-C	Units
Methylene chloride	60		100		ug/m³
Tetrachloroethene	30		100		ug/m³
Trichloroethene	2	6			ug/m³
Vinyl chloride				6	ug/m³

- Yellow shaded result exceeds New York DOH AGV and/or triggers action based on comparison to New York DOH Soil Vapor Intrusion Decision Matrices
- ug/m3 = micrograms per cubic meter
- NY-SSC-A: New York DOH Matrix A Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated May 2017.
- NY-SSC-B: New York DOH Matrix B Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated May 2017.
- NY-SSC-C: New York DOH Matrix C Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated May 2017.
- New York DOH Air Guidance Values Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated May 2017.

NOTES

- ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
- AERIAL IMAGERY SOURCE: NEARMAP, 19 OCTOBER 2021
- ANALYTICAL DATA PRESENTED FROM SAMPLES COLLECTED IN FEBRUARY 2022



ROGERS SNYDER BROWNFIELD SITE
858 ROGERS AVENUE & 2605 SNYDER AVENUE
BROOKLYN, NEW YORK

MAP OF SUB-SLAB VAPOR CHEMISTRY

MARCH 2022

FIGURE 6

SECTION IV.4: PAST LAND USES

Based on a Phase I Environmental Site Assessments (Phase I ESA's) in June 2021 and March 2019, the Site was first developed as early as the late 1800s; the northern region of the Site (856-858 Rogers Avenue) was depicted with two-story residential and commercial storefronts through 2007. By 1929, 860 Rogers Avenue was developed with a one-story commercial building. Use of the northern region of the Site remained similar until about 1951, where an auto garage was depicted at 860 Rogers Avenue. The auto garage located at 860 Rogers Avenue was active until at least the late 1980s. The southern region of the Site was predominantly vacant between at least 1888 through 1929. By 1951, historic Sanborn maps depict a machine shop at 880 Rogers Avenue (Lot 101) and 2601 Snyder Avenue (Lot 88) was developed with two, one-story buildings and one, two-story building. In 2001, 880 Rogers Avenue (Lot 101) was depicted as an auto repair shop. Sources of contamination, including semi-volatile organic compounds (SVOCs) and metals, are likely attributed to the former use of the Site.

ATTACHMENT E

Section V: REQUESTOR INFORMATION

SECTION V: REQUESTOR INFORMATION

The Requestor for this BCP Application includes the following: Rogers Plaza NY LLC, a New York State limited liability company. A copy of the organizational chart identifying members of the Requestor entities is provided as an attachment. Anshel Friedman is a member of and an authorized representative for Rogers Plaza NY LLC.

The contact information for the Requestor is:

Anshel Friedman, Member
162 Manhattan Avenue
Brooklyn, New York
Phone: (917) 627-3013
Email: barminyc@gmail.com
Fax: N/A

The proposed Brownfield Cleanup Program (BCP) site is currently owned by Rogers Plaza NY LLC, which is a New York State Limited Liability Company. A deed dated 23 December 2021 is available on ACRIS. A copy of the deed is included as an attachment.

The current members of Rogers Plaza NY LLC are as follows:

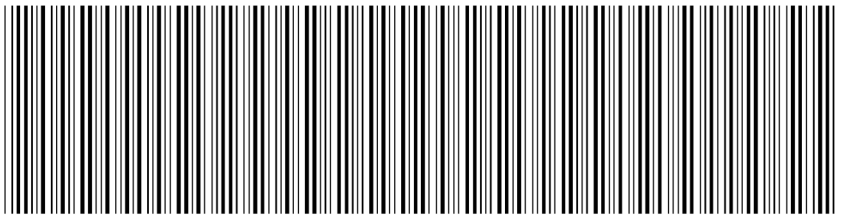
- Anshel Friedman
- Israel Schwartz
- Aaron Karpen

A printout of the entity information from the NYS Department of state's Corporation & Business Entity Database for Rogers Plaza NY LLC (the Requestor) are included as an attachment.

All documents will be certified by a Haley & Aldrich Licensed Professional Engineer (New York) and/or the Requestor in accordance with DER-10 Section 1.5.

**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.



2022011100448001002EF8F7

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2022011100448001

Document Date: 12-23-2021

Preparation Date: 01-12-2022

Document Type: DEED

Document Page Count: 3

PRESENTER:

LANDMARK ABSTRACT AGENCY LLC
207 ROCKAWAY TURNPIKE
LAWRENCE, NY 11559
LAA5381

RETURN TO:

JEFFREY ZWICK & ASSOCIATES P.C.
266 BROADWAY
SUITE 403
BROOKLYN, NY 11211

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	5107	101	Entire Lot	880 ROGERS AVENUE

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
BROOKLYN	5107	88	Entire Lot	2601 SNYDER AVENUE

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

VIBERT MCEWEN
880 ROGERS AVENUE
BROOKLYN, NY 11226

GRANTEE/BUYER:

ROGERS PLAZA NY LLC
162 MANHATTAN AVE
BROOKLYN, NY 11206

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:	\$	55.00
----------------	----	-------

Affidavit Fee:	\$	0.00
----------------	----	------

Filing Fee:

\$	250.00
----	--------

NYC Real Property Transfer Tax:

\$	118,125.00
----	------------

NYS Real Estate Transfer Tax:

\$	29,250.00
----	-----------

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 01-20-2022 17:21

City Register File No.(CRFN):

2022000030201



Annette McMill

City Register Official Signature

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

THIS INDENTURE, made the 23RD day of December, in the year 2021

BETWEEN Vibert McEwen, with an address of 880 Rogers Avenue, Brooklyn, NY 11226

party of the first part, and Rogers Plaza NY LLC with an address of 162 Manhattan Avenue, Brooklyn, NY 11206
party of the second part,

WITNESSETH, that the party of the first part, in consideration of

Ten (\$10.00) dollars

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

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being
in the

SEE SCHEDULE "A" ATTACHED

Being and intended to be the same premises as conveyed to Vibert McEwen by deed from 880 Rogers Corporation dated
10/21/1983 recorded 11/16/1983 in Reel 1447 Page 1364 in the Office of the City Register of the City of New York, Kings
County. Rerecorded by the City Register to correct the chain of title on 11/03/2005 in CRFN # 2005000617162.

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

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

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

IN PRESENCE OF:

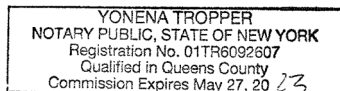
Vibert McEwen
VIBERT McEWEN

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Kings, ss:

On the 23rd day of December in the year 2021, before me, the undersigned, personally appeared Vibert McEwen

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

**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE**

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, personally appeared

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

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of , ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the day of in the year , before me the undersigned personally appeared

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

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

**Bargain and Sale Deed
With Covenants**

Title No.

VIBERT MCEWEN
TO
ROGERS AVENUE PLAZA NY LLC

SECTION:

BLOCK: 5107

LOT: 88 and 101

COUNTY OR TOWN: KINGS

RETURN BY MAIL TO:

Jeffrey Zwick & Associates P.C.
266 Broadway
Suite 403
Brooklyn NY 11211

DISTRIBUTED BY

YOUR TITLE EXPERTS
The Judicial Title Insurance Agency LLC
800-281-TITLE (8485) FAX: 800-FAX-9396

LANDMARK ABSTRACT AGENCY LLC

as Agent for
Old Republic National Title Insurance Company

SCHEDULE A (Description)

Title Number: **LAA5381**

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

BEGINNING at the corner formed by the intersection of the present Southerly side of Erasmus street and the Westerly side of Rogers Avenue;

RUNNING THENCE Southerly along the Westerly side of Rogers Avenue, 168 feet 9 and 1/8 inches;

THENCE Westerly parallel with the old line of Grant Street, 38 feet 5 and 1/2 inches;

THENCE Northerly 169 feet 1 inch to a point on the Southerly side of Erasmus Street, distant 36 feet 4 inches Westerly from the beginning point;

THENCE Easterly along the Southerly side of Erasmus Street, 36 feet 4 inches to the point or place of BEGINNING.

FOR INFORMATION ONLY:

Property Address: 858 Rogers Avenue, Brooklyn, NY Block: 5107 Lot: 97

As to 880 Rogers Avenue and 2601 Snyder Avenue

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

BEGINNING at the corner from the further intersection of the northerly side of Snyder Avenue (Grant Street) with the westerly side of Rogers Avenue;

running thence westerly along the northerly side of Snyder Avenue 88.03 feet to the easterly side of Veronica Place;

thence to the northerly side along the easterly side of Veronica Place 90.58 feet;

thence easterly parallel with Erasmus Street, 46.87 feet;

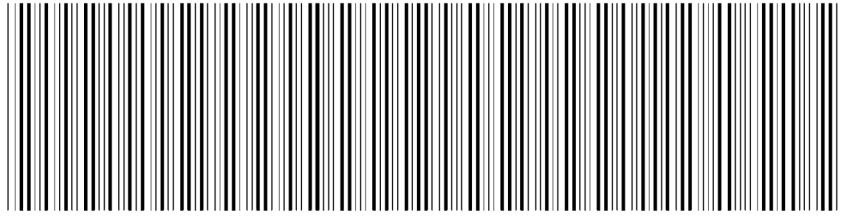
thence northerly along the dividing line between lots 22 and 24 on the side Maple Avenue Gerritt L. Martense filed in the office of the Register of Kings County 1.23 feet;

thence easterly parallel with the former line of Grant Street 38.50 feet to the westerly side of Rogers Avenue 91.17 feet to the corner of above mentioned, to the point or place of beginning.

FOR INFORMATION ONLY:

Property Address: 880 Rogers Avenue and 2601 Snyder Avenue, Brooklyn, NY Block: 5107 Lots: 88&101

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2022011100448001002S3676

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2022011100448001

Document Date: 12-23-2021

Preparation Date: 01-12-2022

Document Type: DEED

ASSOCIATED TAX FORM ID: 2021122100114

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING

2

RP - 5217 REAL PROPERTY TRANSFER REPORT

2

SMOKE DETECTOR AFFIDAVIT

2

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York }
County of *KWS* } SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at
880 ROGERS AVENUE

Street Address Unit/Apt.

BROOKLYN
Borough

New York,

5107
Block

101
Lot

(the "Premises");

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Vibert McEwen
Name of Grantor (Type or Print)

Vibert McEwen
Signature of Grantor

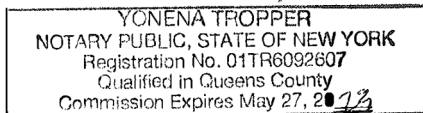
Rogers Plaza NY LLC
Name of Grantee (Type or Print)

[Signature]
Signature of Grantee

By Anshel Friedman member

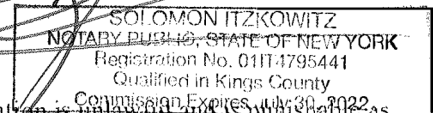
Sworn to before me

this *23* day of *Dec* 20*21*



Sworn to before me

this *21* day of *DEC* 20*21*



These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

2021122100114101

**Applicable properties compliant with the
Smoke Detector requirement**

Street Address	Unit/Apt	Borough	Block	Lot
2601 SNYDER AVENUE		BROOKLYN	5107	88

2021122100114101



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: 5107 LOT: 101
- (2) Property Address: 880 ROGERS AVENUE, BROOKLYN, NY 11226
- (3) Owner's Name: ROGERS PLAZA NY 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:

Signature:  12/23/23 Date (mm/dd/yyyy)

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES



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

Borough	Block	Lot	Street	City	State	Zip
BROOKLYN	5107	88	2601 SNYDER AVENUE	NY	NY	11226

202112210011410101

FOR CITY USE ONLY

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

C3. Book OR C4. Page
 C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 880 ROGERS AVENUE BROOKLYN 11226
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name ROGERS PLAZA NY LLC
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address
 LAST NAME / COMPANY FIRST NAME

4. Indicate the number of Assessment Roll parcels transferred on the deed 2 # of Parcels OR ☐ Part of a Parcel

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

6. Seller Name MCEWEN VIBERT
 LAST NAME / COMPANY FIRST NAME

7. Check the boxes below as they apply:

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

6. Ownership Type is Condominium ☐

7. New Construction on Vacant Land ☐

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

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

SALE INFORMATION

10. Sale Contract Date 12 / 23 / 2021
 Month Day Year

11. Date of Sale / Transfer 12 / 23 / 2021
 Month Day Year

12. Full Sale Price \$ 4 5 0 0 0 0 0
 (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 4 5 0 0 0 0 0

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) 2 8 0 3 5 0

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 BROOKLYN 5107 101 BROOKLYN 5107 88

202112210011420103

CERTIFICATION

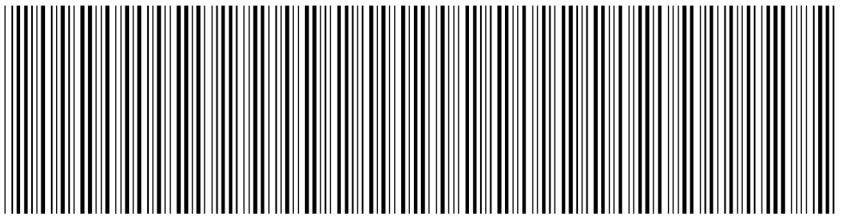
I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing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

<p>BUYER</p> <p><i>[Signature]</i></p>		<p>BUYER'S ATTORNEY</p>	
<p>BUYER SIGNATURE</p> <p>162 MANHATTAN AVE</p>	<p>DATE</p> <p>12/21/21</p>	<p>LAST NAME</p> <p>Anshel</p>	<p>FIRST NAME</p> <p>Eridner</p>
<p>STREET NUMBER</p> <p>162</p>	<p>STREET NAME (AFTER SALE)</p> <p>MANHATTAN</p>	<p>AREA CODE</p> <p>212</p>	<p>TELEPHONE NUMBER</p> <p>999-XXXX</p>
<p>CITY OR TOWN</p> <p>BROOKLYN</p>	<p>STATE</p> <p>NY</p>	<p>ZIP CODE</p> <p>11206</p>	<p>SELLER</p> <p><i>[Signature]</i></p>
			<p>DATE</p> <p>12/23/21</p>

2021122100114201

**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.



2022011100448002002EF8B3

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2022011100448002

Document Date: 12-23-2021

Preparation Date: 01-12-2022

Document Type: DEED

Document Page Count: 3

PRESENTER:

LANDMARK ABSTRACT AGENCY LLC
207 ROCKAWAY TURNPIKE
LAWRENCE, NY 11559
212-805-8120
LAA5381

RETURN TO:

JEFFREY ZWICK & ASSOCIATES P.C.
266 BROADWAY
SUITE 403
BROOKLYN, NY 11211

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	5107	97	Entire Lot 4	858 ROGERS AVENUE

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

MID LEE REALTY CORP
199 LEE AVENUE, SUITE 148
BROOKLYN, NY 11211

GRANTEE/BUYER:

ROGERS PLAZA NY LLC
162 MANHATTAN AVENUE
BROOKLYN, NY 11206

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:	\$	0.00
NYS Real Estate Transfer Tax:	\$	0.00

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 01-20-2022 17:21

City Register File No.(CRFN):

2022000030202



Annette McMill

City Register Official Signature

THIS INDENTURE, made as of the 23 day of December Two Thousand and Twenty One
BETWEEN

MID LEE REALTY CORP., a New York Corporation with an address at 199 Lee
Avenue, Suite 148, Brooklyn NY 11211
party of the first part, and

ROGERS PLAZA NY LLC, a New York limited liability company with an address at
162 Manhattan Avenue, Brooklyn NY 11206
party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten and 00/100ths (\$10.00) dollars, lawful money of the
United States, paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part,
the heirs or successors and assigns of the party of the second part forever all her right, title and interest to,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in
the

SEE SCHEDULE A ANNEXED HERETO AND MADE A PART HEREOF.

Said Premises being known as 858 Rogers Avenue, Brooklyn NY
Block: 5107 Lot: 97

Being intended to be the same premises conveyed to Grantor by deed from CYS Corporation dated 12/18/2002 and recorded on
3/17/2003 in CRFN: 2003000048686.

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

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

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

[Remainder of the page intentionally left blank. Signature page to follow.]

LANDMARK ABSTRACT AGENCY LLC

as Agent for
Old Republic National Title Insurance Company

MUNICIPAL DEPARTMENT SEARCHES AND STREET REPORT

Title Number: **LAA5381**

BLOCK 5107 LOT 97

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

BEGINNING at the corner formed by the intersection of the westerly side of Rogers Street with the southerly side of Erasmus Street;

RUNNING THENCE southerly along the westerly side of Rogers Avenue, 168.76 feet (deed & actual) 166.04 feet (tax map);

THENCE westerly forming an interior angle of 89 degrees 11 minutes 13 seconds with the last-mentioned course, 38.50 feet (actual), 38.44 feet (tax map);

THENCE northerly forming an interior angle of 90 degrees 04 minutes 35 seconds, 169.08 feet (deed) 167.7 feet (tax map) to the southerly side of Erasmus Street:

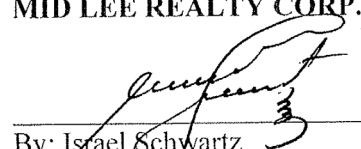
THENCE easterly along the southerly side of Erasmus Street forming an interior angle of 89 degrees 23 minutes 33 seconds, 36.33 feet (deed), 36.38 feet (tax map), to the point or place of BEGINNING.

asure

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

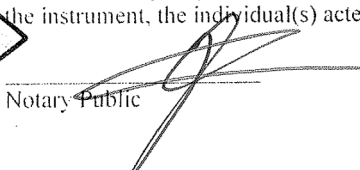
IN PRESENCE OF:

MID LEE REALTY CORP.


By: Israel Schwartz
Title: President

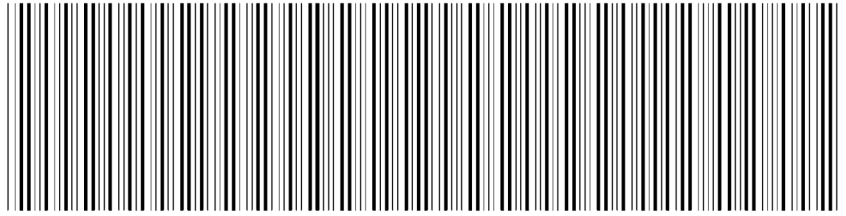
STATE OF NEW YORK)
COUNTY OF KINGS ss.:

On the 2 day of December in the year 2021 before me, the undersigned, a notary public in and for said state, personally appeared Israel Schwartz, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) acted, executed the instrument.


Notary Public

SOLOMON ITZKOWITZ
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01IT4795441
Qualified in Kings County
Commission Expires July 30, 2022

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2022011100448002002S3632

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2022011100448002

Document Date: 12-23-2021

Preparation Date: 01-12-2022

Document Type: DEED

ASSOCIATED TAX FORM ID: 2022011100210

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING

1

RP - 5217 REAL PROPERTY TRANSFER REPORT

2

SMOKE DETECTOR AFFIDAVIT

1

AFFIDAVIT OF COMPLIANCE WITH SMOKE DETECTOR REQUIREMENT FOR ONE- AND TWO-FAMILY DWELLINGS

State of New York }
County of Kings } SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

858 ROGERS AVENUE

Street Address Unit/Apt.

BROOKLYN

Borough

New York,

5107

Block

97

Lot

(the "Premises");

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized)

Name of Grantor (Type or Print)

Signature of Grantor

Name of Grantee (Type or Print)

Signature of Grantee

Sworn to before me

this 3 day of Dec 20 21

MEDEL KLEIN
NOTARY PUBLIC STATE OF NEW YORK
No. 01KL6200703
Qualified in Kings County
My Commission Expires February 09 2025

These statements are made with full knowledge that a willfully false representation is made, and is a crime of perjury under Article 210 of the Penal Law.

Sworn to before me

this 23 day of Dec 20 21

MEDEL KLEIN
NOTARY PUBLIC STATE OF NEW YORK
No. 01KL6200703
Qualified in Kings County
My Commission Expires February 09 2025

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

2021121600001101



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: 5107 LOT: 97
- (2) Property Address: 858 ROGERS AVENUE, BROOKLYN, NY 11226
- (3) Owner's Name: ROGERS PLAZA NY 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:

Signature: ^x

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

12/23/2021 Date (mm/dd/yyyy)

By Israel Schwartz member

C1. County Code _____ C2. Date Deed Recorded _____
Month / Day / Year
C3. Book OR _____ C4. Page _____
C5. CRFN _____



STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

1. Property Location	<div style="border-bottom: 1px solid black; padding-bottom: 2px;">858</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">STREET NUMBER</div>	<div style="border-bottom: 1px solid black; padding-bottom: 2px;">ROGERS AVENUE 4</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">STREET NAME</div>	<div style="border-bottom: 1px solid black; padding-bottom: 2px;">BROOKLYN</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">BOROUGH</div>	<div style="border-bottom: 1px solid black; padding-bottom: 2px;">11226</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">ZIP CODE</div>
2. Buyer Name	<div style="border-bottom: 1px solid black; padding-bottom: 2px;">ROGERS PLAZA NY LLC</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">LAST NAME / COMPANY</div>			
	<div style="border-bottom: 1px solid black; padding-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">FIRST NAME</div>			
	<div style="border-bottom: 1px solid black; padding-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">LAST NAME / COMPANY</div>			
	<div style="border-bottom: 1px solid black; padding-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">FIRST NAME</div>			
3. Tax Billing Address	Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)			
	<div style="border-bottom: 1px solid black; padding-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">LAST NAME / COMPANY</div>			
	<div style="border-bottom: 1px solid black; padding-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">FIRST NAME</div>			
	<div style="border-bottom: 1px solid black; padding-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">STREET NUMBER AND STREET NAME</div>			
	<div style="border-bottom: 1px solid black; padding-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">CITY OR TOWN</div>			
	<div style="border-bottom: 1px solid black; padding-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">STATE</div>			
	<div style="border-bottom: 1px solid black; padding-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">ZIP CODE</div>			
4. Indicate the number of Assessment Roll parcels transferred on the deed	<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; width: 40px; height: 30px; text-align: center; line-height: 30px;">1</div> <div style="margin: 0 5px;"># of Parcels</div> <div style="margin: 0 10px;">OR</div> <div style="border: 1px solid black; width: 40px; height: 30px; display: flex; align-items: center; justify-content: center;"> <input type="checkbox"/> </div> <div style="margin: 0 5px;">Part of a Parcel</div> </div>			
5. Deed Property Size	<div style="display: flex; align-items: center;"> <div style="border-bottom: 1px solid black; width: 100px; margin-right: 5px;"></div> <div style="margin-right: 5px;">X</div> <div style="border-bottom: 1px solid black; width: 100px; margin-right: 5px;"></div> <div style="margin-right: 5px;">OR</div> <div style="display: flex; align-items: center;"> <div style="border-bottom: 1px solid black; width: 100px; margin-right: 5px;"></div> <div style="margin-right: 5px;">ACRES</div> <div style="text-align: center;"> <input checked="" type="checkbox"/> </div> </div> </div>			
6. Seller Name	<div style="border-bottom: 1px solid black; padding-bottom: 2px;">MID LEE REALTY CORP</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">LAST NAME / COMPANY</div>			
	<div style="border-bottom: 1px solid black; padding-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">FIRST NAME</div>			
	<div style="border-bottom: 1px solid black; padding-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">LAST NAME / COMPANY</div>			
	<div style="border-bottom: 1px solid black; padding-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">FIRST NAME</div>			
9. Check the box below which most accurately describes the use of the property at the time of sale:	<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> A <input type="checkbox"/> One Family Residential B <input type="checkbox"/> 2 or 3 Family Residential </div> <div style="width: 50%;"> C <input type="checkbox"/> Residential Vacant Land D <input type="checkbox"/> Non-Residential Vacant Land </div> <div style="width: 50%;"> E <input checked="" type="checkbox"/> Commercial F <input type="checkbox"/> Apartment </div> <div style="width: 50%;"> G <input type="checkbox"/> Entertainment / Amusement H <input type="checkbox"/> Community Service </div> <div style="width: 50%;"> I <input type="checkbox"/> Industrial J <input type="checkbox"/> Public Service </div> </div>			

10. **Sale Contract Date**

12 / 23 / 2021
Month Day Year

11. **Date of Sale / Transfer**

12 / 23 / 2021
Month Day Year

12. **Full Sale Price \$**

_____ 0

(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**

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

15. Building Class S, 9 16. Total Assessed Value (of all parcels in transfer) 66138

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

BROOKLYN 5107 97

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'S ATTORNEY		
BUYER SIGNATURE <i>[Signature]</i>		DATE 12/23/21	LAST NAME		FIRST NAME
162 MANHATTAN AVENUE					
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER	
BROOKLYN			X	SELLER	
CITY OR TOWN	STATE NY	ZIP CODE 11206	SELLER SIGNATURE <i>[Signature]</i>		DATE 12/23/21

2021121600001201

Department of State

Division of Corporations

Entity Information

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

Entity Details

ENTITY NAME: ROGERS PLAZA NY LLC	DOS ID: 5956331
FOREIGN LEGAL NAME:	FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY	DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTION OF LAW: 203 LLC - LIMITED LIABILITY COMPANY LAW	ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 03/05/2021	REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 03/05/2021	INACTIVE DATE:
FOREIGN FORMATION DATE:	STATEMENT STATUS: CURRENT
COUNTY: KINGS	NEXT STATEMENT DUE DATE: 03/31/2023
JURISDICTION: NEW YORK, UNITED STATES	NFP CATEGORY:

ENTITY DISPLAY

NAME HISTORY

FILING HISTORY

MERGER HISTORY

ASSUMED NAME HISTORY

Service of Process Name and Address

Name: ROGERS PLAZA NY LLC

Address: 162 MANHATTAN AVE, BROOKLYN, NY, UNITED STATES, 11206

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
-------------	------------------	-----------------

ATTACHMENT F

Section VI: REQUESTOR ELIGIBILITY INFORMATION

SECTION VI: REQUESTOR ELIGIBILITY INFORMATION

Volunteer Status

The Requestors qualify as a “Volunteer” in the BCP because they did not cause, contribute, or permit the disposal of any contaminants at the Site, nor did the Requestors control the Site when such contamination occurred.

The Requestor or its affiliated entities do not have, nor have they ever had, a relationship with the past owners or operators of the site that caused the existing contamination. Rogers Plaza NY LLC is unaware of any continuing discharges or threatened releases from or at any of the Site parcels since acquiring the Site in December 2021.

The requestor has also prevented or limited the potential for human, environmental or natural resource exposure to previously released hazardous waste by maintaining Site buildings, surrounding pavement, and perimeter fencing surrounding the vacant parcels. Upon taking ownership of the Site on 23 December 2021 the Requestor began the process of vacating the property which was not completed until late January 2022. Once empty, the existing buildings underwent the necessary asbestos abatement activities which had to be completed prior to any mitigation or remediation efforts. Upon completion of abatement activities, the Requestor began the process of preparing the BCP application package. Based upon these circumstances, the Requestors meets the criteria for Volunteer status as defined in ECL 27-1405(1)(b).

ATTACHMENT G

Section IX: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

SECTION IX: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Current Owner and Operator

The proposed Brownfield Cleanup Program (BCP) site is currently owned by Rogers Plaza NY LLC which is a New York State Domestic Limited Liability Corporations. A deed dated 23 December 2021 was submitted for recording. A copy of the deed is included as an attachment in Section V.

The Site is currently vacant with no current operators.

Previous Owners and Operators

A list of previous owners of Lot 88 is provided in the below table.

Date	Document Type	First Party	Second Party	Relationship of First Party to Applicant
23 June 1971	Deed	Individual & Admin of Anastasia Prenty	880 Rogers Corp	None
21 October 1983	Deed	880 Rogers Corp	Vibert McEwen	None
23 December 2021	Deed (provided as an attachment)	Vibert McEwen	Rogers Plaza NY LLC	None

A list of previous owners of Lot 97 is provided in the below table.

Date	Document Type	First Party	Second Party	Relationship of First Party to Applicant
20 June 1984	Deed	Executive of John McMonagle	Gerard Arthiste	None
8 July 1994	Deed of Foreclosure	Gerard Arthiste	298 15 th St Corp	None
25 April 1994	Deed	298 15 th St Realty Corp	CYS Corporation	None
18 December 2002	Deed	CYS Corporation	Mid Lee Realty Corp.	None
23 December 2021	Deed (provided as attachment)	Mid Lee Realty Corp	Rogers Plaza NY LLC	None

A list of previous owners of Lot 101 is provided in the below table.

Date	Document Type	First Party	Second Party	Relationship of First Party to Applicant
21 October 1983	Deed	880 Rogers Corp	Vibert McEwen	None
23 December 2021	Deed (provided as an attachment)	Vibert McEwen	Rogers Plaza NY LLC	None

Reference: New York City Department of Finance Automated City Register Information System (ACRIS) website: <https://a836-acris.nyc.gov/DS/DocumentSearch/Index>. Current and former addresses and telephone numbers of the previous property owners are not available. There is no relationship between the Requestor's corporate members and any of the previous owners.

The site is currently vacant.

A list of previous operators of 2605 Snyder Avenue (Lot 88) is provided in the below table.

Date	Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
1960	Peter C Botcher	Operator	860 Rogers Avenue Phone No.: Not Available	None
1949	John F McClean	Operator	860 Rogers Avenue Phone No.: Not Available	None
1934	Printy Peter Lab H	Operator	860 Rogers Avenue Phone No.: Not Available	None
1928	Cunningham Dan T Vacuum Cleaners, Royal Sales & Service Co.	Operators	860 Rogers Avenue Phone No.: Not Available	None
Pre 1928	Unknown	Unknown	Unknown	None

A list of previous operators of 858 Rogers Avenue (Lot 97) is provided in the below table.

Date	Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
2017	Amand Auto, Casa 1 Tire Repair	Operator	856-860 Rogers Avenue Phone No.: Not Available	None
2010-2014	Casa 1 Tire Repair, Amand Automobile, Lourdes Williams, Rosaline Balcazar	Operator	856-860 Rogers Avenue Phone No.: Not Available	None
2009	Herman Sole, Jean Augustin, S Harman	Operator	856-860 Rogers Avenue Phone No.: Not Available	None
2005	H Augustin Jean Claudy, Lauremul Gertinde	Operator	856-860 Rogers Avenue Phone No.: Not Available	None
2000-2004	Jean Augustin, T Sylvestre, Neighborhood Lumber	Operator	856-860 Rogers Avenue Phone No.: Not Available	None
1997	Randon Kareen C, Gross Tebor	Operator	856-860 Rogers Avenue Phone No.: Not Available	None
1994	Augustin Jean- Claudy, Randon Shereen	Operator	856-860 Rogers Avenue Phone No.: Not Available	None
1992	Augustin Jean- Claudy, Haitian Gospel Church, Raphael Yolande, Gislaine Joseph, Victor Antonia	Operator	856-860 Rogers Avenue Phone No.: Not Available	None
1980-1985	Catherine Keilbach, Harry Kline	Operator	856-860 Rogers Avenue Phone No.: Not Available	None
1976	Catherine Keilbach, Harry	Operator	856-860 Rogers Avenue	None

	Kline, Corrigan Jas L, John Horan		Phone No.: Not Available	
1973	Mary Chuisano, Catherine Keilbach, Thomas Boyle, John Horan	Operator	856-860 Rogers Avenue Phone No.: Not Available	None
1970	Mary Chuisano, Catherine Keilbach, Tullys Tavern, John Horan	Operator	856-860 Rogers Avenue Phone No.: Not Available	None
1965	Tully's Tavern, Mary C Terry	Operator	856-860 Rogers Avenue Phone No.: Not Available	None
1960	Bernice Person, Carney Patk J Jr., Dependable Moving & Expressing, Tullys Tavern, Mary C OHare	Operator	856-860 Rogers Avenue Phone No.: Not Available	None
1949	Dependable Moving & Expenses, Mc Monagle J Café, Radio Vision Radio Sales & Service	Operator	856-860 Rogers Avenue Phone No.: Not Available	None
1945	Mc Monagle J Café	Operator	856-860 Rogers Avenue Phone No.: Not Available	None
1934	Snediker Leonard D Student Samuels R, John Restr, Hallman Peter Br Mgr Daniel Reeves Inc., Ryan Theresa AH	Operator	856-860 Rogers Avenue Phone No.: Not Available	None
Pre 1934	Unknown	Unknown	Unknown	None

A list of previous operators of 880 Rogers Avenue (Lot 101) is provided in the below table.

Date	Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
1992-2000	Macs Auto Collision	Operator	880 Rogers Avenue Phone No.: Not Available	None
1976	Deco Elevator Corp., Isele Thos A Tools & Dies, Pres-Lok Prods Inc.	Operators	880 Rogers Avenue Phone No.: Not Available	None

1973	Deco Elevator Corp, Isele Thos A Tools & Dies, Pres Lok Rods Inc., RS Tools & Die Shop	Operators	880 Rogers Avenue Phone No.: Not Available	None
1970	Deco Elevator Corp., Pres Lok Rods Inc., R&S Tools & Die Shop	Operators	880 Rogers Avenue Phone No.: Not Available	None
1965	Deco Elevator Corp., Pres Lok Rods Inc., R&S Tool & Die Shop	Operators	880 Rogers Avenue Phone No.: Not Available	None
1960	RS Tool & Die Shop, Deering Elevator Co., Isele Thos A Tools & Dies	Operators	880 Rogers Avenue Phone No.: Not Available	None
1949	Deering Elevator Co., Isele Thos A Tools & Dies, RS Tool & Die Shop, Tel Toy Co. Inc.	Operators	880 Rogers Avenue Phone No.: Not Available	None
1945	Schenck Rudolph Manchester	Operators	880 Rogers Avenue Phone No.: Not Available	None
1940	Benfred Motors	Operator	880 Rogers Avenue Phone No.: Not Available	None
1934	McKenna Bros Auto Access	Operator	880 Rogers Avenue Phone No.: Not Available	None
1928	Scileppi Jaos & Co Inc.	Operator	880 Rogers Avenue Phone No.: Not Available	None
Pre 1928	Unknown	Unknown	Unknown	None

Reference: Phase I Environmental Site Assessment, dated March 2019 prepared by RSK and Phase I Environmental Site Assessment, dated June 2021 prepared by RSK. Current and former addresses and telephone numbers of the previous property operators are not available. There is no relationship between the Requestor's corporate members and any of the previous operators.

ATTACHMENT H

Section XI: CONTACT LIST INFORMATION AND ACKNOWLEDGEMENT FROM REPOSITORY

SITE CONTACT LISTS

Executive

Role	Name	Phone	Mailing Address	Email / Contact
NYC Mayor	Eric Adams	212-NEW-YORK	City Hall New York, NY 10007	https://www1.nyc.gov/office-of-the-mayor/mayor-contact.page
NYC Department of City Planning Chairperson	Dan Garodnick	212-720-3300	120 Broadway 31st Floor New York, NY 10271	https://www1.nyc.gov/site/planning/about/email-the-director.page
Brooklyn Borough President	Antonio Reynoso	718-802-3700	Brooklyn Borough Hall 209 Joralemon Street Brooklyn, NY 11201	AskReynoso@brooklynbp.nyc.gov
Brooklyn Community Board 17 District Manager	Sherif Fraser	718-434-3461	4112 Farragut Road, Brooklyn, NY 11210	bk17@cb.nyc.gov
New York City Council District 40	Rita Joseph	212-788-7352	250 Broadway, Suite 1789, New York, NY 10007	District40@council.nyc.gov
NY Senate District 21 Senator	Kevin Parker	718-629-6401	3021 Tilden Avenue, Brooklyn, NY 11226	parker@nysenate.gov
NY State Assembly District 042 Member	Rodneyse Bichotte Hermelyn	718-940-0428	1312 Flatbush Avenue, Brooklyn, NY 11210	bichotter@nyassembly.gov
NYC Department of Health and Mental Hygiene (DOHMH)	Ashwin Vasan, M.D., PhD Commissioner	212-639-9675	42-09 28 th Street, Queens, NY 11101	opmc@health.ny.gov

Owners, Residents, Occupants

The Site is currently vacant and improved with two multi-story residential and two commercial buildings, and one parking area. The tables below provide current contact information for the owner of the site.

Owner	Contact Name	Phone	Mailing Address	Email
Rogers Plaza NY LLC	Yoel Barminka	(917) 627-3013	162 Manhattan Avenue, Brooklyn, NY 11206	barminyc@gmail.com

Adjacent Properties

Below is a list of the adjoining properties which are also detailed on Figure 7.

Owner/Entity Name	Contact Name	Site Use	Property Address	Owner Mailing Address
New York City Partnership Housing Development Fund Company, Inc.	Not Available	Condominiums	54 Veronica Place, Brooklyn, NY 11226	100 Gold Street, Room 917, New York, NY 10038
Veramus LLC	Not Available	Multi-family Walk-up Buildings	51 Veronica Place, Brooklyn, NY 11226	1554 49 th Street, Brooklyn, NY 11219
Veramus LLC	Not Available	Multi-family Walk-up Buildings	55 Veronica Place, Brooklyn, NY 11226	1554 49 th Street, Brooklyn, NY 11219
Wilmington Savings Fund Society, FSB	Not Available	Multi-family Walk-up Buildings	62 Veronica Place, Brooklyn, NY 11226	900 W 48 th Place, Suite 900, Kansas City, MO 64112
The Temple of Restoration	Not Available	Public Facilities & Institutions	2525 Snyder Avenue, Brooklyn, NY 11226	7520 4 th Avenue, Brooklyn, NY 11209
73 Veronica LLC	Not Available	Mixed Residential & Commercial Building	73 Veronica Place, Brooklyn, NY 11226	1154 Pacific Street, Brooklyn, NY 11216
888 Rogers Realty LLC	Not Available	Mixed Residential & Commercial Building	888 Rogers Avenue, Brooklyn, NY 11226	888 Rogers Avenue, Brooklyn, NY 11226
The Church of Pentecost Brooklyn, Inc.	Not Available	Public Facilities & Institutions	871 Rogers Avenue, Brooklyn, NY 11226	879 Rogers Avenue, Brooklyn, NY 11226
865 Rogers Avenue Realty LLC	Not Available	Transportation & Utility	865 Rogers Avenue, Brooklyn, NY 11226	125 Jericho Turnpike, C/O Bill Wolf Petroleum Corp., Jericho, NY 11753
854 Rogers LLC	Not Available	Mixed Residential & Commercial Building	852 Rogers Avenue, Brooklyn, NY 11226	333 West 52 nd Street, Suite 600, New York, NY 10019

Local News and Media:

Owner/Entity Name	Type	Address	Phone	Website
The Brooklyn Eagle	Online	16 Court Street Brooklyn, NY 11241	718-422-7413	www.brooklyneagle.com
Spectrum 1 News	Television	75 Ninth Avenue New York, NY 10011	212-691-6397	https://www.ny1.com/nyc/all-boroughs/about-us/contact-us

Public Water Supply:

Public water supply is a shared responsibility between the New York City Department of Environmental Protection (NYCDEP) and the Municipal Water Finance Authority.

Owner/Entity Name	Contact	Address	Phone	Email
NYCDEP	Rohit T. Aggarwala - Commissioner	59-17 Junction Blvd. Flushing, NY 11373	718-595-7000	https://www1.nyc.gov/nyc-resources/mail/dep-email-the-commissioner.page
NYC Municipal Water Finance Authority	Olga Chernat-Executive Director	255 Greenwich Street 6th Floor New York, NY 10007	212-788-5889	https://www1.nyc.gov/site/nyw/about/contact.page

Additional Requests

We are unaware of any requests to be included on the contact list for the Rogers Snyder Brownfield Site.

School or Day Care Located on or Proximal to the Site

The following schools or day care facilities are located within ½-mile radius to the site:

School Name	Approximate distance from Site in feet and (directional)	Administrator	Phone	Address
P.S. 181	1845' (Southeast)	Victor Esannason	718-462-5298	1023 New York Ave, Brooklyn, NY 11203
P.S. 399	433' (Southeast)	Lakeasha Williams	718-693-3023	2707 Albemarle Rd, Brooklyn, NY 11226
P.S. 6	920' (West)	Sharon Porter	718-856-6560	43 Snyder Ave, Brooklyn, NY 11226
M.S. 246 Walt Whitman Middle School	400' (South)	Bently Warrington	718-282-5230	72 Veronica Pl, Brooklyn, NY 11226
Success Academy Ditmas Park Middle School	400' (South)	Ann Powell	718-704-1464	72 Veronica Pl, Brooklyn, NY 11226
Success Academy Charter School Flatbush	1365' (West)	Ann Powell	646-790-2150	15 Snyder Ave, Brooklyn, NY 11226
Lefferts Gardens Ascend Lower School	1300' (Northwest)	Nadine Rubinstein	347-464-7600	123 Linden Blvd, Brooklyn, NY 11226
Explore Charter School - Explore Lower School	2588' (Northwest)	Casey Kean	718-703-4484	655 Parkside Avenue, Brooklyn, NY 11226
P.S. K141	2588' (Northwest)	Michele Thornton	718-941-0320	655 Parkside Avenue, Brooklyn, NY 11226
Erasmus Hall High School	1585' (West)	Marie Prendergast	718-564-2470	911 Flatbush Ave, Brooklyn, NY 11226
Science, Technology and Research Early College High School at Erasmus	1585' (West)	Dr. Eric E. Blake	718-564-2540	911 Flatbush Ave, Brooklyn, NY 11226
Academy for College Preparation and Career Exploration: A College Board School	1585' (West)	Joan Mosely	718-564-2566	911 Flatbush Ave, Brooklyn, NY 11226

Day Care Name	Approximate distance from Site in feet and (directional)	Administrator	Phone	Address
Lil Rockerz Daycare LLC	630' (Northeast)	Unlisted	718-282-7625	2713 Church Avenue, Brooklyn, NY 11226
New Hope Day Care	960' (East)	Unlisted	718-284-5923	1481 Nostrand Avenue, Brooklyn, NY 11226
Little Darlings Day Care Center	1030' (Southeast)	Unlisted	718-469-6207	1531 Nostrand Avenue, Brooklyn, NY 11226
Garden of Knowledge Day Care & Learning Center	1850' (Southeast)	Unlisted	718-469-2229	1657 Nostrand Avenue, Brooklyn, NY 11226
Lizzy's Day Care	1900 (South)	Unlisted	718-703-0013	1074 Rogers Avenue, Brooklyn, NY 11226
Beginning Steps Infant Day Care	1320' (West)	Unlisted	718-940-7700	21 Snyder Avenue, Brooklyn, NY 11203
Babies Laine Daycare	2590' (West)	Unlisted	718-462-4043	68 E 19 th Street, Brooklyn, NY 11226
Emmanuel Family Daycare Inc.	2600' (Southwest)	Unlisted	718-284-4101	681 Ocean Avenue, Brooklyn, NY 11226

Community Board

Owner/Entity Name	Contact	Address	Phone	Email
Brooklyn Community Board 17	Sherif Fraser	4112 Farragut Road, Brooklyn, NY 11210	718-434-3461	bk17@cb.nyc.gov

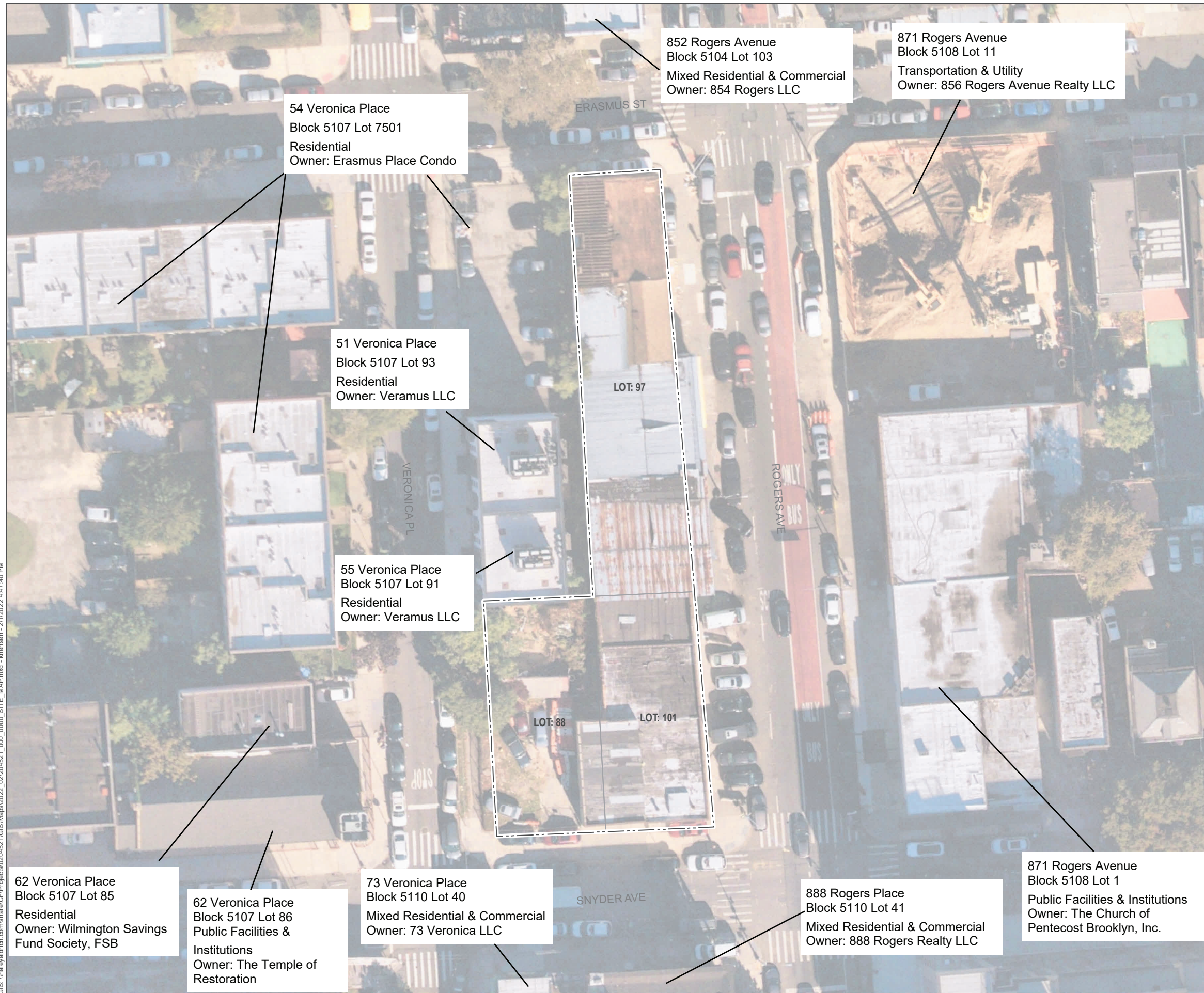
Document Repository

The Brooklyn Public Library – Flatbush Branch was notified on 13 July 2022 via email regarding utilizing their space as document repository and the Brooklyn Public Library – Rugby Library was notified on 1 September 2022 in person. Documentation of the confirmation from the Brooklyn Public Library – Flatbush Branch date 27 July 2022 and confirmation from Brooklyn Public Library – Rugby Branch date 2

September 2022 is attached below. The repository information is detailed below:

Owner/Entity Name	Contact	Address	Phone	Email
Brooklyn Public Library – Flatbush	Taina Evans	22 Linden Boulevard, Brooklyn, NY 11226	718-856-0813	tevens@brooklynpubliclibrary.org
Brooklyn Public Library – Rugby Library	Robert Nerboso	1000 Utica Avenue, Brooklyn, NY 11203	718-566-0053	r.nerboso@bklynlibrary.org

G:\S:\HaleyAldrich\GIS\Projects\2024521\GIS\Map\2022_02\204521_000_0000_SITE_MAP.mxd - kensen - 2/1/2022 4:47:40 PM

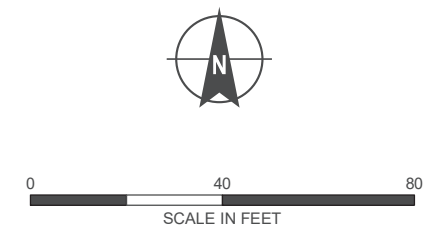


LEGEND

-  PARCEL BOUNDARY
-  SITE BOUNDARY

NOTES

1. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
2. AERIAL IMAGERY SOURCE: NEARMAP, 19 OCTOBER 2021



**HALEY
ALDRICH**

ROGERS SNYDER BROWNFIELD SITE
858 ROGERS AVENUE & 2605 SNYDER AVENUE
BROOKLYN, NEW YORK

ADJACENT SITE MAP

FEBRUARY 2022

FIGURE 7

Section XI: Brooklyn Public Library – Flatbush Branch Acknowledgment to act as Document Repository



HALEY & ALDRICH OF NEW YORK
237 W 35th Street
16th Floor
New York, NY 10123
Tel: 646.277.5686

13 July 2022
File No. 0204521

Brooklyn Public Library – Flatbush Branch
22 Linden Boulevard
Brooklyn, NY 11226

Via email: ~~n.ross@bklynlibrary.org~~ *teuans@bklynlibrary.org*
Attn: ~~Negla Ross-Paris~~ *Taina Evans*

Subject: Brownfield Cleanup Program Application – Request for Repository Use
858 Rogers Avenue & 2605 Snyder Avenue
Brooklyn, NY 11226

To Whom it May Concern:

Haley & Aldrich of New York (Haley & Aldrich), on behalf of Rogers Plaza NY LLC, is requesting use of the Brooklyn Public Library – Flatbush Branch as a document repository for the anticipated project located at 858 Rogers Avenue & 2605 Snyder Avenue, Brooklyn, NY. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your facility would be amenable to serving as a temporary public repository.

Should you have any questions, please do not hesitate to give me a call at (646) 277-5686.

Thank you,
HALEY & ALDRICH OF NEW YORK

Mari Cate Conlon

Mari Cate Conlon
Senior Project Manager

The Brooklyn Public Library – Flatbush Branch is willing to act as a public document repository holding and making available of all provided environmental documents related to the Rogers Snyder Brownfield Site.

Taina Evans / *lc*
Name

July 27, 2022
Date

Regional Director
Title

Section XI: Brooklyn Public Library – Rugby Branch Acknowledgment to act as Document Repository



H&A OF NEW YORK LLP D/B/A
HALEY & ALDRICH OF NEW YORK
237 W 35th Street
16th Floor
New York, NY 10123
Tel: 646.277.5686

1 September 2022
File No. 0204521

Brooklyn Public Library – Rugby Library
1000 Utica Avenue
Brooklyn, NY 11203
Via email: r.nerboso@bklynlibrary.org
Attn: Robert Nerboso

Subject: Brownfield Cleanup Program Application – Request for Repository Use
858 Rogers Avenue & 2605 Snyder Avenue
Brooklyn, NY 11226

To Whom it May Concern:

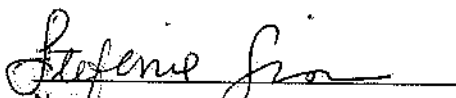
H&A of New York LLP d/b/a Haley & Aldrich of New York (Haley & Aldrich), on behalf of Rogers Plaza NY LLC, is requesting use of the Brooklyn Public Library – Rugby Library as a document repository for the anticipated project located at 858 Rogers Avenue & 2605 Snyder Avenue, Brooklyn, NY. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your facility would be amenable to serving as a temporary public repository.

Should you have any questions, please do not hesitate to give me a call at (646) 277-5686.

Thank you,
HALEY & ALDRICH OF NEW YORK


Mari Cate Conlon
Senior Project Manager

The Brooklyn Public Library – Rugby Library is willing to act as a public document repository holding and making available of all provided environmental documents related to the Rogers Snyder Brownfield Site.


Name

9/9/2022
Date

Neighborhood Library
Title
Supervisor