



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.
If yes, provide existing site number: _____ Yes No

Is this a revised submission of an incomplete application?
If yes, provide existing site number: C224392 Yes No

BCP App Rev 14 – January 2023

SECTION I: Property Information

PROPOSED SITE NAME: 601-607 Union Street
 ADDRESS/LOCATION: 601-607 Union Street
 CITY/TOWN: Brooklyn ZIP CODE 11215
 MUNICIPALITY (LIST ALL IF MORE THAN ONE): Borough of Brooklyn
 COUNTY: Kings SITE SIZE (ACRES) 0.86
 LATITUDE: 40 ° 40 ' 43 " LONGITUDE: 73 ° 59 ' 05 "

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
601-609 Union Street (a.k.a. 231-249 Third Avenue/602-614 Sackett Street)		434	1	0.48
613-621 Union Street		434	12	0.38

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	<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)	<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: _____ Percentage of property in En-zone (check one): 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100% <input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
4. Is the project located within a disadvantaged community? See application instructions for additional information.	<input checked="" type="radio"/>	<input type="radio"/>
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____	<input type="radio"/>	<input checked="" type="radio"/>
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	<input checked="" type="radio"/>	<input 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"/>

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? M1-4/R7A (Lot 1 and p/o Lot 12), M1-4 (p/o Lot 12)

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

3. Current use (select all that apply):
 Residential Commercial Industrial Recreational Vacant

	Y	N
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	<input checked="" type="radio"/>	<input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply): Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> If residential, does it qualify as single-family housing? <input type="radio"/> 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chlorinated Solvents	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Metals	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1,4-dioxane	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other – indicated below	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Please describe other known contaminants and the media affected: acetone in soil

- 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):

Coal Gas Manufacturing	<input 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	<input type="checkbox"/>

Other: Lot 1: Lumber yard and auto repair; Lot 12: residential

SECTION V: Requestor Information		
NAME: 601 Union Street Owner LLC (a.k.a. Union Street Owner LLC)		
ADDRESS: 221 West 37th Street, 5th Floor		
CITY/TOWN: New York		ZIP CODE 10018
PHONE: (917) 886-6309	EMAIL: shlomi@avdoo.com	
1. Is the requestor authorized to conduct business in New York State (NYS)?	<input checked="" type="radio"/> Y	<input type="radio"/> N
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?	<input checked="" type="radio"/> Y	<input type="radio"/> N
3. If the requestor is an LLC, the names of the members/owners need to be provided on a separate attachment. Is this attached? N/A <input type="radio"/>	<input checked="" type="radio"/> Y	<input type="radio"/> N
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.	<input checked="" type="radio"/> Y	<input type="radio"/> N

SECTION VI: Requestor Eligibility		
If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.		
	<input type="radio"/> Y	<input type="radio"/> N
1. Are any enforcement actions pending against the requestor regarding this site?	<input type="radio"/> Y	<input checked="" type="radio"/> N
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	<input type="radio"/> Y	<input checked="" type="radio"/> N
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"/> Y	<input checked="" type="radio"/> N
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"/> Y	<input checked="" type="radio"/> N
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"/> Y	<input checked="" type="radio"/> N
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"/> Y	<input checked="" type="radio"/> N
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting or contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	<input type="radio"/> Y	<input checked="" type="radio"/> N
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"/> Y	<input checked="" type="radio"/> N

SECTION VI: Requestor Eligibility (CONTINUED)

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?	Y	N
	<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"/>
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11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input type="radio"/>
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The current PBS record for #2-601127 is listed as "Tank Information withheld", therefore, the answer to Q11 is unclear now.

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:

<p>PARTICIPANT <input type="checkbox"/> 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>	<p>VOLUNTEER <input checked="" type="checkbox"/> 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>
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13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?

Yes No N/A

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

Previous Owner Current Owner Potential/Future Purchaser Other: _____

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

Is this proof attached? Yes No N/A

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

SECTION VII: Requestor Contact Information		
REQUESTOR'S REPRESENTATIVE: Shlomi Avdoo		
ADDRESS: 221 West 37th Street, 5th Floor		
CITY: New York		ZIP CODE: 10018
PHONE: (347) 778-0560	EMAIL: shlomi@avdoo.com	
REQUESTOR'S CONSULTANT (CONTACT NAME): Ruijie Xu		
COMPANY: HydroTech Environmental Engineering and Geology, DPC		
ADDRESS: 231 West 29th Street Suite 1104		
CITY: New York		ZIP CODE: 10001
PHONE: (631) 229-7090	EMAIL: rxu@hydrotechenvironmental.com	
REQUESTOR'S ATTORNEY (CONTACT NAME): George C. Duke		
COMPANY: Connell Foley LLP		
ADDRESS: 875 Third Avenue, Floor 21		
CITY: New York		ZIP CODE: 10022
PHONE: (212) 307-3700	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.		
Is the appropriate documentation included with this application? N/A	<input checked="" type="radio"/>	<input type="radio"/>

SECTION IX: Current Property Owner and Operator Information		
CURRENT OWNER: 601 Union Street Realty Corp. for Lot 1 and 607 Union Street Realty Associates, Inc. for Lot 12		
CONTACT NAME: Steve Evans		
ADDRESS: 60 Madison Avenue		
CITY: New York		ZIP CODE: 10010
PHONE: (646) 688-6610	EMAIL: evansecurities@gmail.com	
OWNERSHIP START DATE: 8/15/1989 for Lot 1 and 3/19/1990 for Lot 12		
CURRENT OPERATOR: SJ Fuel Co., Inc.		
CONTACT NAME: Steve Evans		
ADDRESS: 601 Union Street		
CITY: Brooklyn		ZIP CODE: 11215
PHONE: (646) 688-6610	EMAIL: evansecurities@gmail.com	
OPERATION START DATE: 1994		

Steve Evans, broker, is the contact for current owner and operator.
 S&J Fuel Co., Inc. is in the process of closing out the business and vacating the building. Full move-out should be expected in mid to late October 2023.

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"/>
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 Manager (title) of 601 Union Street Owner LLC (a.k.a. Union Street Owner LLC) (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 08/17/2023 Signature: 

Print Name: Shlomi Avdoo

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) on an external storage device (such as thumb drive or CD), 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 SUPPORTING DOCUMENTS WITH THE HARD COPY APPLICATION FORM.
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.

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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 type="radio"/>	<input checked="" 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 with documentation

Pending – planned renewable energy facility awaiting documentation

*Selecting this option will result in a “pending” status. The appropriate documentation 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.

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 plans to meet the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?

Yes - *Selecting this option will result in a “pending” status, as a BOA conformance determination has not yet been made. Proof of conformance 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.

No

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

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

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- Figure 1: Tax Map
- Figure 2: Proposed BCP Site Boundary Plan
- Figure 3: Disadvantaged Community Plan
- Figure 4: USGS Topographic Map
- Figure 5: Land Use Map
- Figure 6: Zoning Map
- Figure 7: FEMA Flood Zone
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- Figure 13: Site and Adjacent Property Map

ATTACHMENTS

- Section IV: Data Summary Table
- Section V: Current Deed for Lot 1 and Lot 12

Section V: Entity Information for 601 Union Street Owner LLC a.k.a. Union Street Owner LLC

Section V: Member Consent Form

Section VI: Record for PBS #2-601627

Section VI: Proof of Site Access

Section XI: Request Letter for Document Repository at Library

Section XI: Request Letter for Document Repository at Community Board

SUPPLEMENT TO SECTION I – PROPERTY INFORMATION

Property Description

Location

601 – 607 Union Street (the “Site”) is located at 601 – 607 Union Street on the east side of Third Avenue between Sackett Street to the north and Union Street to the south in the Borough of Brooklyn, New York. The Site is surrounded by a 4-story mixed residential and commercial building, four 4-story residential buildings, a 1-story office and warehouse to the south and an 8-story commercial building to the east and a 1-story, a 2-story and 3-story commercial buildings to the north. The property to the west is a vacant lot, which is currently under development (most recently developed with a 1-story industrial building).

Site Features

Currently, the Subject Property contains two Tax Lots (Lot 1 and Lot 12) with a total area of 37,553 square feet (SF). Lot 1 is fully developed with a 1-story office/warehouse with a partial cellar (appr. 500 SF) located in the northeastern portion. The slab-on-grade portion and the partial cellar of the building are covered with concrete building slab/cellar slab except a small area was exposed due to historic tank removal and/or other intrusive work as per current owner. Lot 12 is utilized as open parking and storage yard with an asphalt cover throughout.

As part of the development, the two current lots will be merged and the new Subject Property will include 100% of the current Lot 1 and 12. Therefore, the proposed BCP site will cover the entire current Lot 1 and 12. The proposed development plan consists of two mixed residential and commercial buildings in the western and southeastern portion and one commercial building in the northeastern portion occupying 70% of the merged lots and private yard occupying the remaining 30% area.

Figure 1 includes a copy of the Tax Map. **Figure 2** provides a map showing the proposed BCP site boundary. The Site is located within the Disadvantaged Community as depicted in **Figure 3**.

Current Zoning and Land Use

The site is zoned M1-4/R7A (manufacturing district). The current use of the site is commercial/manufacturing only. The current zoning allows residential, community and commercial/manufacturing and use.

Past Use of the Site

Based upon the historic Sanborn Maps and City Directory Records, the current Lot 1 was developed with a lumber yard with several 1- & 2-story lumber sheds in the western portion as early as 1906. The development remained the same on this lot till 1950s where the existing building was constructed and operated as auto repair/service station for trucks and buses till now.

The current Lot 12 was developed with four 4-story residential buildings in the southern portion prior to 1906. The residential buildings were no longer observed, and a 1-story office building was mapped in the eastern half of the lot. The lot became vacant with no development prior to 1970s and started being used for truck parking since early 2000s.

No remedial activities have been performed prior to the submission of this Brownfield Cleanup Application.

Site Geology and Hydrology

The Site is located in western portion of Brooklyn, New York. The elevation of the Subject Property is approximately 18 feet above mean sea level (USGS 7.5-Minute Brooklyn, New York Quadrangle, 2013). **Figure 4** provides a copy of the USGS Topographic Map.

Brooklyn, New York is located in the western portion of Long Island. Long Island consists of a wedge-shaped mass of unconsolidated deposits that overlies ancient basement rock.

The thickness of these deposits ranges from approximately 100 feet on the Island's north shore to approximately 2,000 feet in some portions of the south shore. These deposits contain ground water that is the sole source of drinking water for the Island's over 3.1 million residents.

The major landforms of Long Island of importance to the hydrologic system are the moraines and outwash plains, which originated from glacial activity. The moraines represent the farthest extent of the glacial advances. The moraines consist of till, which is a poorly sorted mixture of sand, silt, clay, gravel and boulders. The till is poor to moderately permeable in most areas. Outwash plains are located to the south of the moraines. The outwash plains were formed by the action of glacial melt water streams, which eroded the headland material of the moraines and laid down deposits of well-sorted sands, silts and gravels. These outwash deposits have a moderate to high permeability.

The Upper Glacial Aquifer is the uppermost hydrogeologic unit. This aquifer encompasses the moraine and outwash deposits, in addition to some localized lacustrine, marine and reworked materials. A relatively high horizontal hydraulic conductivity and a low vertical hydraulic conductivity characterize the outwash plain portion of this unit. Since the water table is situated in the Upper Glacial Aquifer.

The Magothy Formation directly underlies the Upper Glacial Aquifer in the vicinity of the site. This formation is a Cretaceous coastal-shelf deposit, which consists principally of layers of sand and gravel with some interbedded clay. This formation ranges from moderate to highly permeable. A clay layer in some parts of Long Island confines the uppermost portion of the aquifer. The Magothy is Long Island's principal aquifer for public water supply. The United States Environmental Protection Agency (USEPA) has classified the Long Island aquifer system as a sole source aquifer.

The Raritan Formation is the deepest unit and rests directly above the bedrock units. This formation is comprised of a sand member (Lloyd Aquifer) and a clay member (Raritan Clay). The Lloyd sand extends southward from Flushing Bay to the Atlantic Ocean. The thickness of the sand member ranges in depth from 200 to 800 feet below sea level and increases in thickness to the southeast. The clay member acts as an aquitard confining the lower Lloyd aquifer between the clay and the underlying bedrock.

According to the investigation, groundwater was encountered from 12.30 to 13.75 feet below ground surface (bgs). According to the investigation performed at 585 Union Street (BCP Site #C224329) located on the west side of Third Avenue between Sackett Street and Union Street and less than 100 feet from the Subject Property, groundwater flow direction is toward the west-southwest, in the direction of Gowanus Canal.

Environmental Assessment

Based upon a Phase I ESA performed by Athenica Environmental Services, Inc. in July 2022, the following Recognized Environmental Concerns (RECs) were identified:

- The presence of E-Designations for HazMat, Noise and Air at the Subject Property;
- The historic and current use as industrial, manufacturing, auto repair and fuel oil storage/handling uses of the Subject Property;
- The historic and/or current industrial, automotive service, and gasoline station uses of the surrounding properties;
- Open spill #2009932 was reported on March 9, 2021, approximately 50 feet to the west at 585 Union Street. Investigation identified contamination in soil and groundwater;
- Open spill #9605719 was reported on August 2, 1996, approximately 315 feet to the east at 204-222 4th Avenue. Investigations identified contamination in soil vapor and groundwater; and
- The Potential Vapor Encroachment Condition (PVEC) from on-Site operations and off-Site properties with documented releases to soil vapor and groundwater.

No Controlled RECs (CRECs), or Historical RECs (HRECs) were identified at the Site.

A Phase II Environmental Site Assessment was performed by HydroTech Environmental Engineering and Geology, DPC (HydroTech) in September 2022. The results of the investigation are documented in a draft Phase II Environmental Site Assessment report prepared by HydroTech. No visual evidence of any petroleum free product or the sheen was identified beneath the property. Detailed findings are as following:

Soil:

- Petroleum related VOCs were found most abundant in deep soil between 8-12 feet from the vicinity of the oil/water separator in the mid-northern portion of the building, which might be indicative of impact of leakage from the associated sub-grade equipment. Chlorinated VOCs including 1,4-dichlorobenzene (3.4 mg/kg) in deep soil from northern portion and methylene chloride (5.1 mg/kg) in shallow soil from southeastern portion and deep soil from northeastern portion were detected at concentrations exceeding their respective UUSCOs but below their respective Restricted Soil Cleanup Objectives for Restricted Residential (RRSCOs). No other notable levels of chlorinated VOCs were observed in the soil.
- Several SVOCs including PAHs and metals were detected in shallow and deep soil at concentrations exceeding Unrestricted Use Soil Cleanup Objectives and Restricted Use Soil Cleanup Objectives for Restricted Residential and Commercial.
- Various metals were detected in shallow and deep soil across the Site at concentrations exceeding their respective UUSCOs. Specifically, the concentration of metals including arsenic (max. 106 mg/kg), barium (max. 4,910 mg/kg), lead (max. 2,400 mg/kg), zinc (max. 2,980 mg/kg) and mercury (max. 47.1 mg/kg) also exceeded their respective Restricted Use Soil Cleanup Objectives for Restricted Residential and Commercial. The presence of the PAHs and the metals is likely attributed to the presence of urban fill material beneath the Site, which is consistent with the soil screening results and the historic and current use of the Site.
- One emerging contaminant, PFOA (1.62 ug/kg), was in soil beneath the southern portion of the Site at a concentration exceeding its NYSDEC Guidance Value for Unrestricted Use.
- No pesticides, PCBs or 1,4-dioxane were detected in soil samples.

Groundwater:

- Groundwater is present between 12.3 feet to 13.75 feet underneath the property. Groundwater flow direction was not determined in this investigation but is assumed to be west-southwest towards the Gowanus Canal based upon the investigation performed in the western adjacent Site across Third Avenue.
- Petroleum-range VOC, benzene (6.21 ug/L), was detected in groundwater slightly exceeding its respective regulatory standards but should not be indicative of spills or significant impact from historic and/or current use of the Site for auto repair. No notable levels of chlorinated VOCs were observed in the groundwater.
- SVOCs and dissolved metals were identified in the groundwater beneath the Site, which are likely attributed to regional groundwater quality or associated with the urban fill.
- Emerging contaminants including 1,4-dioxane (1.54 ug/L), PFOS (max. 0.042 ug/L) and PFOA (max. 0.070 ug/L) were identified in groundwater beneath the Site at concentrations exceeding their respective NYSDEC Guidance Value.
- No pesticides or PCBs were detected in groundwater samples.

Soil Vapor and Sub-Slab Vapor:

- No significant concentrations of petroleum-range VOCs were identified in soil vapor or sub slab vapor. Chlorinated solvents such as PCE (550 ug/m³) and TCE (240 ug/m³) were identified in sub slab vapor underneath the northern portion at concentrations requiring mitigation as per the NYSDOH Decision Matrix. Considering their absence in the soil and groundwater, the soil vapor impact from chlorinated-range VOCs is likely attributed to an off-site source.

Maps

Figure 1 – Tax Map

Figure 2 – Proposed BCP Site Boundary Plan

Figure 3 – Disadvantaged Community Plan

Figure 4 – USGS Topographic Map

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HYDROTECH ENVIRONMENTAL ENGINEERING AND GEOLOGY, DPC

231 WEST 29TH STREET, SUITE 1104
 MANHATTAN, NY 10001

TEL: (631) 462-5866

BASE DRAWING PREPARED BY

NEW YORK CITY DEPARTMENT OF FINANCE
 TAX MAP

PROJECT NAME AND ADDRESS

601 - 607 UNION STREET, BROOKLYN

PROJECT FIGURE

FIGURE 1 - TAX MAP

PROJECT NO. 220073	DATE 7/3/2023
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DRAWN BY N.P.	REVIEWED BY R.X.
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SCALE (11X17) AS NOTED	APPROVED BY T.K.
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PROPOSE BCP SITE BOUNDARY
 601 - 607 UNION STREET, BROOKLYN

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 MANHATTAN, NY 10001

TEL: (631) 462-5866

BASE DRAWING PREPARED BY

GF55

PROJECT NAME AND ADDRESS

601-607 UNION STREET, BROOKLYN

PROJECT FIGURE

FIGURE 2 - PROPOSED BCP SITE
 BOUNDARY PLAN

PROJECT NO.
 220073

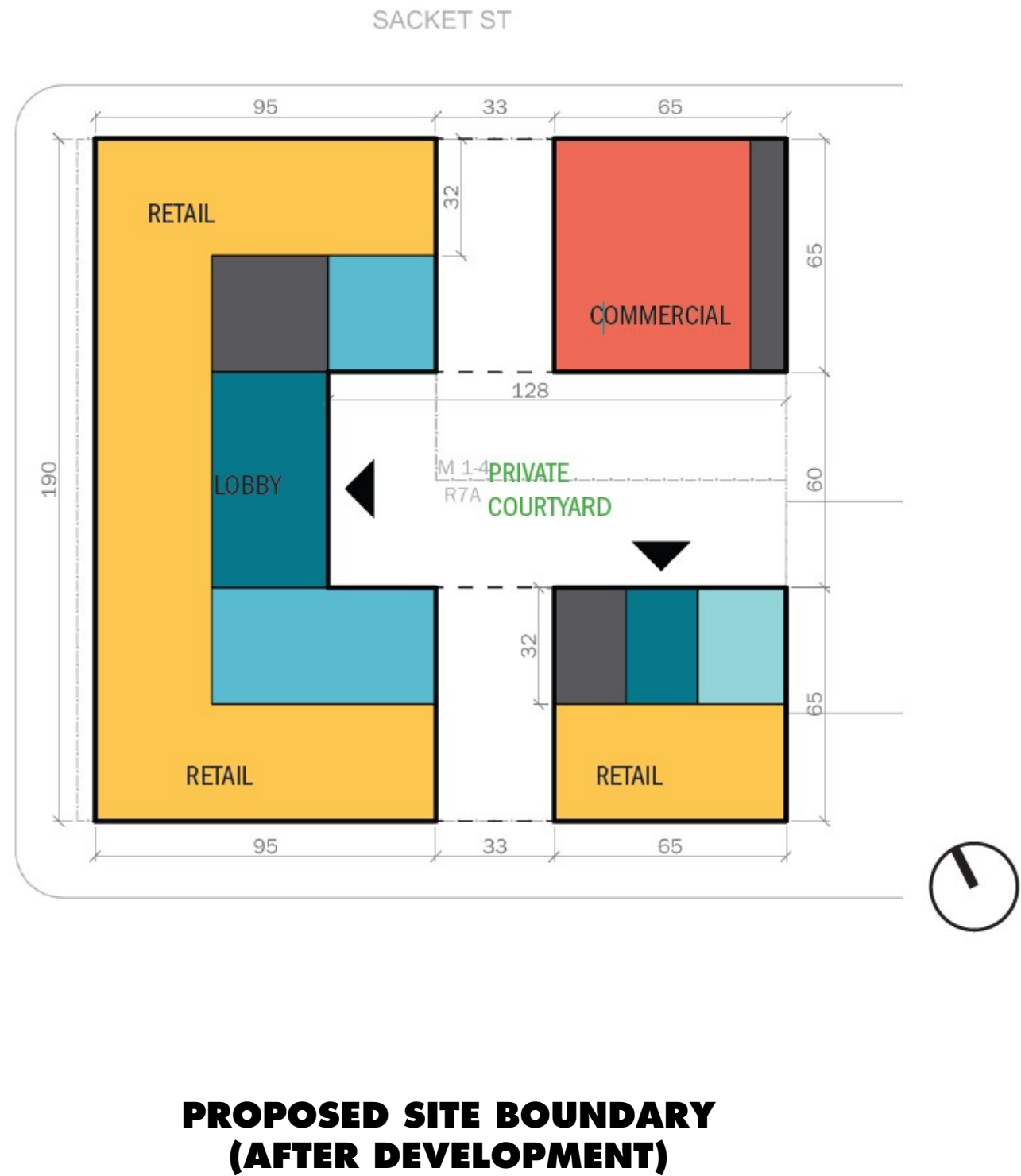
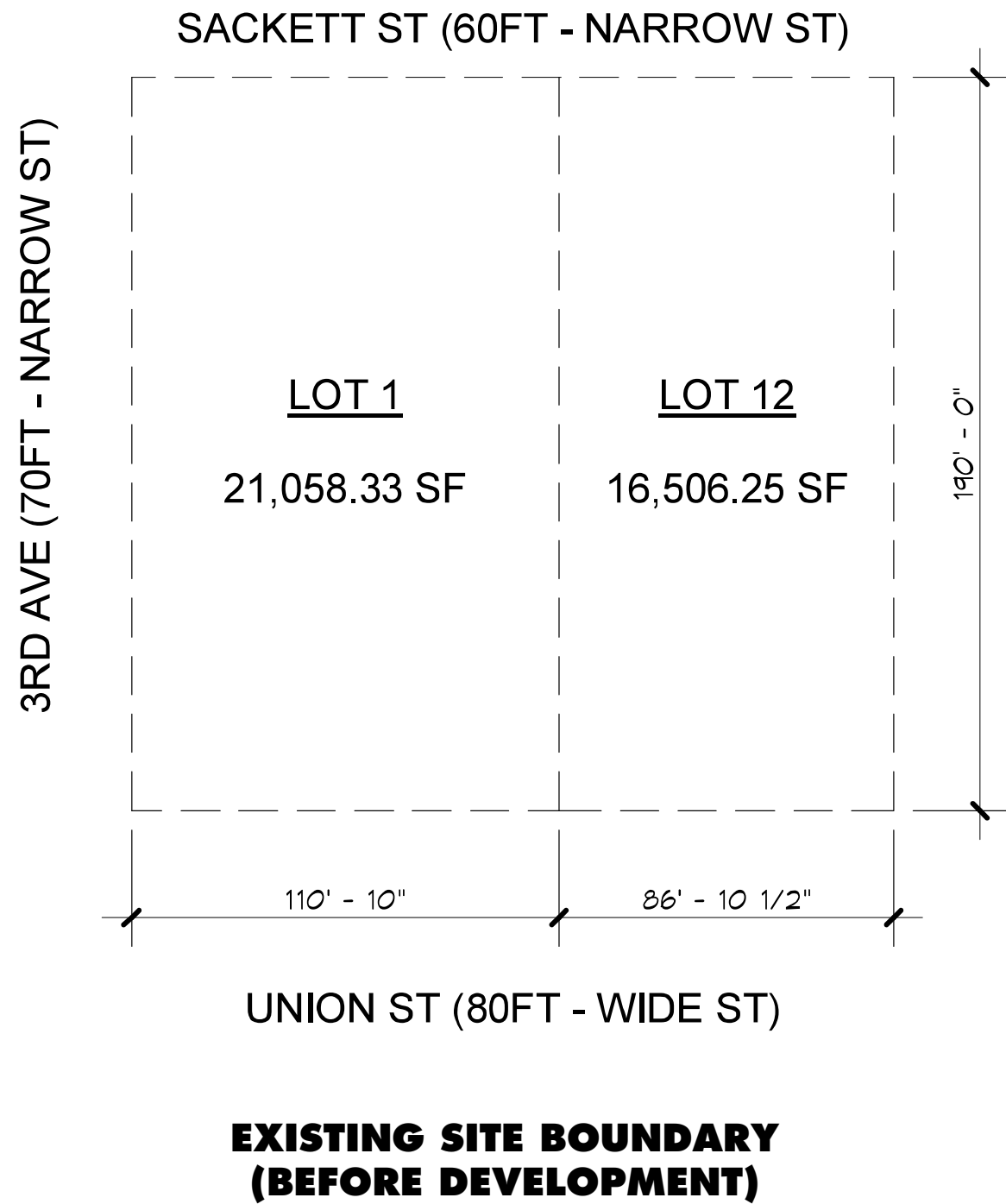
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 N.P.

REVIEWED BY
 R.X.

SCALE (11X17)
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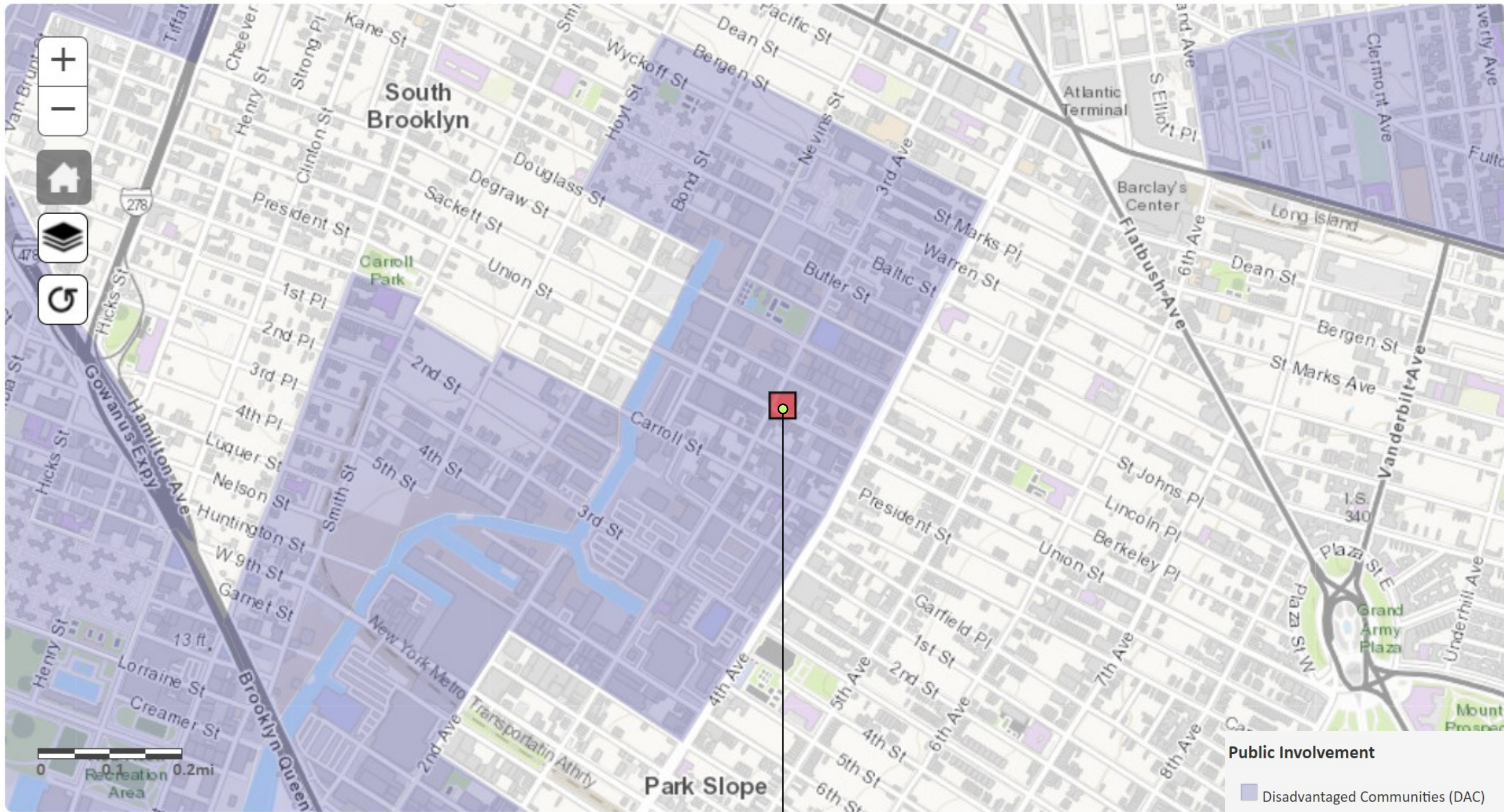
APPROVED BY
 T.K.



**EXISTING SITE BOUNDARY
 (BEFORE DEVELOPMENT)**

**PROPOSED SITE BOUNDARY
 (AFTER DEVELOPMENT)**

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PROPOSED BCP SITE
 601 - 607 UNION STREET, BROOKLYN

DATE	DESCRIPTION	CHK

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 231 WEST 29TH STREET, SUITE 1104
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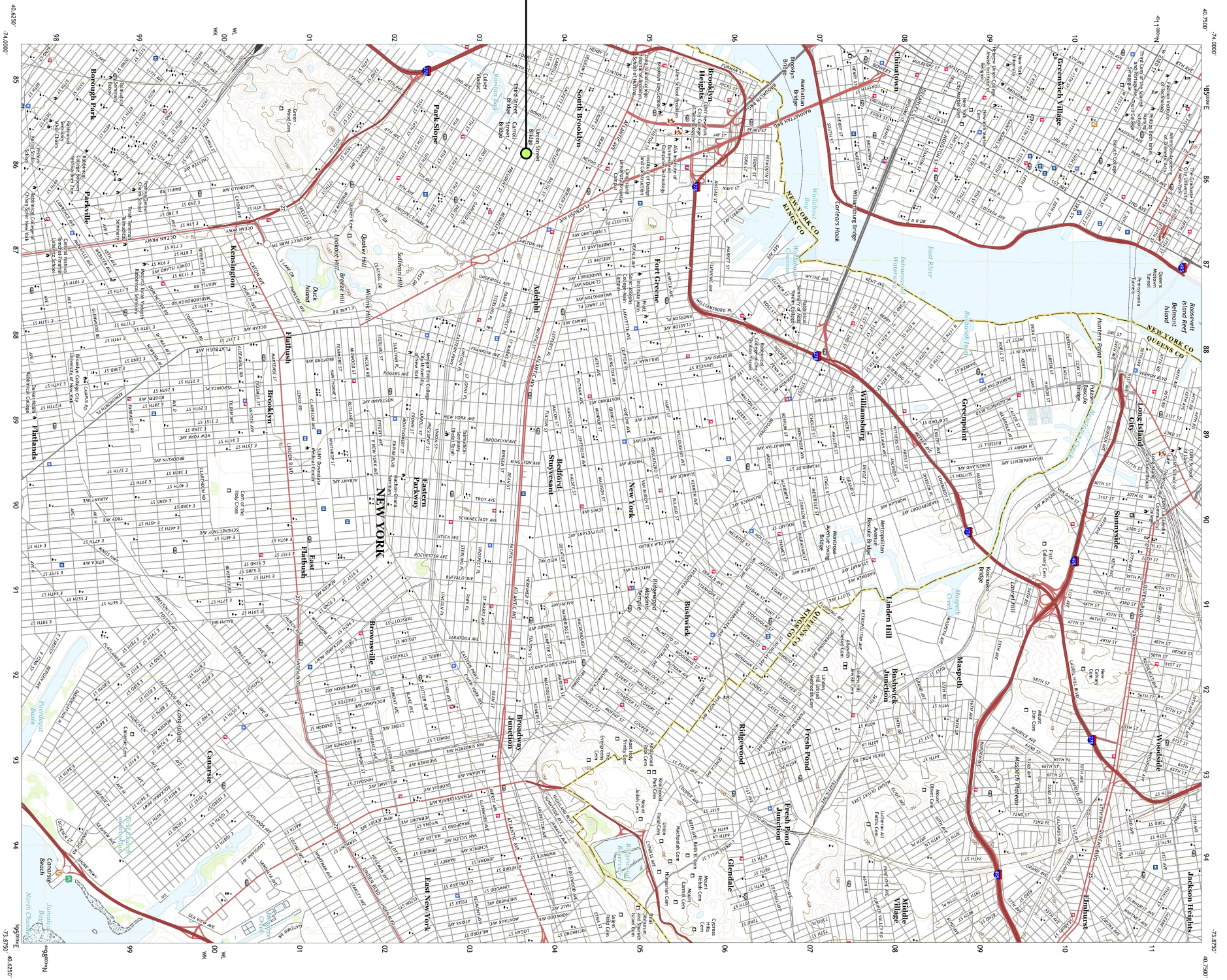
PROJECT NAME AND ADDRESS
 601-607 UNION STREET, BROOKLYN

PROJECT FIGURE
 FIGURE 3 - DISADVANTAGED COMMUNITY PLAN

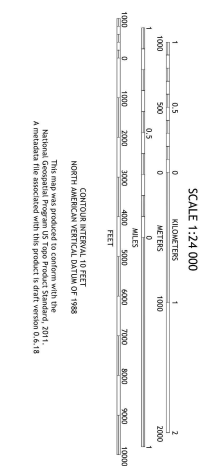
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PROPOSED BCP SITE

601 - 607 UNION STREET, BROOKLYN



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 This map is a digital elevation model (DEM) derived from the National Elevation Dataset (NED) and is not a topographic map. It is intended for use in conjunction with other data and should not be used for navigation or other purposes that require accurate elevation information. For more information, visit www.fgdl.gov.



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 US State
 State Route

BROOKLYN, NY
 2019



U.S. DEPARTMENT OF THE INTERIOR
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US Topo

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 NEW YORK
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 TOPOGRAPHIC MAPS

PROJECT NAME AND ADDRESS
 601 - 607 UNION STREET, BROOKLYN

PROJECT FIGURE
 FIGURE 4 - TOPOGRAPHIC MAP

PROJECT NO. 220073	DATE 6/8/2023
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SCALE (11X17) AS NOTED	APPROVED BY T.K.

SUPPLEMENT TO SECTION II – PROJECT DESCRIPTION

Project Description

Purpose and Scope – The purpose of the project is to address the known contamination at the Site in anticipation of a proposed new mixed residential and commercial development. The project includes the investigation and remediation of contamination identified on the Site under the New York State Brownfields Program. The Requestor plans on conducting a remedial investigation consistent with an approved Remedial Investigation Work Plan in accordance with ECL Article 27, Title 14, 6 NYCRR 375-1.6(a), 375-3.6, and 375-6, and all applicable laws, rules, regulations, and guidance documents. After the Remedial Investigation Work Plan has been implemented, the Requestor plans on submitting a summary report and work plan proposing either remedial action or further investigation.

Estimated Project Schedule – The Estimated Project Schedule is as following:

Schedule Milestone	Anticipated Date
Brownfield Cleanup Agreement Signed	August 2023
Submit Citizen Participation Plan (CPP)	August 2023
NYSDEC Approval of RIWP	September 2023
Implementation RIWP	October 2023
Submit RIR/RAWP	November/December 2023
Fact Sheet Announcing the 45-day Public Comment Period for RAWP Activities	January/February 2024
NYSDEC RAWP Approval/Issuance of Decision Document	March 2024
Begin Implementation of Remedial Action	April 2024
Submittal of FER and SMP	October 2025
Issuance of Certificate of Completion	December 2025

A copy of the digital copy Remedial Investigation Work Plan (draft) is submitted along with this application.

SUPPLEMENT TO SECTION III – LAND USE FACTORS

Current Zoning and Land Use

The site is zoned M1-4/R7A and M1-4 (manufacturing district). Specifically, 95% of Lot 1 and 50% of Lot 12 (southern half) are zoned M1-4/R7A and the remaining 5% of Lot 1 and 50% of Lot 12 (northern half) are zoned M1-4. The current use of the site is commercial/manufacturing only. The current zoning allows residential, community and commercial/manufacturing use in the area zoned M1-4/R7A and community and commercial/manufacturing use in the area zoned M1-4. **Figure 5** provide a copy of the Land Use Map.

Currently, the Subject Property contains two Tax Lots (Lot 1 and Lot 12) with a total area of 37,553 square feet (SF). As part of the development, the two current lots will be merged and the new Subject Property will include 100% of the current Lot 1 and 12. Therefore, the proposed BCP site will cover the entire current Lot 1 and 12. The proposed development plan consists of two mixed residential and commercial buildings in the western and southeastern portion and one commercial building in the northeastern portion occupying 70% of the merged lots and private yard occupying the remaining 30% area. The previous **Figure 1** provides the current Tax Map and **Figure 2** provides a map showing the proposed BCP site boundary.

The current Lot 1 is fully developed with a 1-story building operated as warehouse/office for a petroleum trucking and management company, including on-Site truck repair and maintenance. A mezzanine level is also maintained in the northeastern portion and utilized as office space. The slab-on-grade portion of the building is fully covered with concrete slab. An oil/water separator is in the north central portion of the building and is in line with the sewer connection. A 6-foot by 6-foot steel cover is located atop the separator. The interior of the separator was unable to be accessed. A steel vent pipe is located through the roof along the northern wall of the building, and is likely associated with the separator. The partial cellar is mostly covered with concrete slab with a small area excluded, which was exposed due to historic tank removal or other limited soil intrusive work as per the client. One 3,000-gallon aboveground storage tank (AST) enclosed in concrete and one 550-gallon #2 AST with no enclosure were observed in the northwestern corner of the cellar. Both tanks are filled with #2 fuel oil. Light stains were observed in the concrete floor in the direct vicinity of the tank.

The current Lot 12 is an open area, which is utilized for parking and storage with an asphalt cover.

Access to the building is located along Sackett Street to the north, Third Avenue to the west and Union Street to the south. Access to the parking lot is located along Sackett Street to the north and Union Street to the south.

Prior to development, the existing building will be fully demolished, which is anticipated to be in December 2023/January 2024.

Past Use of the Site

Based upon the historic Sanborn Maps and City Directory Records, the current Lot 1 was developed with a lumber yard with several 1- & 2-story lumber sheds in the western portion as early as 1906. The development remained the same on this lot till 1950s where the existing building was constructed and operated as auto repair/service station for trucks and buses till now.

The current Lot 12 was developed with four 4-story residential buildings in the southern portion prior to 1906. The residential buildings were no longer observed, and a 1-story office building was mapped in the eastern half of the lot. The lot became vacant with no development prior to 1970s and started being used for truck parking since early 2000s.

Anticipated Uses Post Remediation

The proposed development plan consists of two mixed residential and commercial buildings in the western and southeastern portion and one commercial building in the northeastern portion occupying 70% of the merged lots and private yard occupying the remaining 30% area. The proposed building use will be consistent with the current zoning code (M1-4/R7A and M1-4). The development plan is still under preparation and no drawing is included in this application.

Applicable Zoning Laws/Maps and Plans

The current zoning allows residential, community and commercial/manufacturing use in the area zoned M1-4/R7A and community and commercial/manufacturing use in the area zoned M1-4. The surrounding areas within a 500-foot radius of the Site consist of predominantly manufacturing districts. Properties within a ¼-mile radius are zoned R6B, M1-4/R6A, M1-4/R7A, M1-4/R7-2 M1-4 and C4-4D.

The proposed uses are consistent with the existing zoning. All anticipated uses for the Site will be consistent with borough-wide efforts at revitalization and supported efforts to remediate properties so they can be redeveloped into the highest and best uses consistent with local land use and zoning. **Figure 6** provides the Zoning Map.

The Site is not located Flood Hazard Area defined by FEMA. **Figure 7** provides the FEMA Flood Zone map.

Maps:

Figure 5 – Land Use Map

Figure 6 – Zoning Map

Figure 7 – FEMA Flood Zone



Legend

- Transit, Roads, Reference Features**
 - Roads, ferries, commuter rail, neighborhood names
 - Roads**
 - Major Roads
 - Interstate Highways
 - Tunnels
 - Neighborhood/Town Labels**
 - County Boundaries**
 - Ferry**
 - Commuter Rail**
 - NYC subway routes and stations**
- Parks, Playgrounds, & Open Space**
 - Parks & Public Lands
 - Forested Areas (NJ)
 - Community Gardens
 - School property with garden
 - Playgrounds
 - Green Spaces Along Streets
 - Golf Courses
 - Baseball/Soccer/Football Fields
 - Tennis/Basketball/Handball Courts & Tracks
 - Cemeteries
- Land Use**
 - Block/Lot Boundaries**
 - (Building footprints in gray)
 - 1 & 2 Family Residential
 - Multi-family Residential
 - Mixed Use
 - Open space & outdoor recreation
 - Commercial
 - Institutions
 - Industrial
 - Parking
 - Transportation / Utilities
 - Vacant Lots

(Not all items in the legend may be visible on the map.)

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PROPOSED BCP SITE BOUNDARY 601 - 607 UNION STREET, BROOKLYN

DATE	DESCRIPTION	CHK

SEAL & SIGNATURE



HYDROTECH ENVIRONMENTAL ENGINEERING AND GEOLOGY, DPC

231 WEST 29TH STREET, SUITE 1104
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 601 - 607 UNION STREET, BROOKLYN

PROJECT FIGURE
 FIGURE 5 - LAND USE MAP

PROJECT NO. 220073	DATE 7/3/2023
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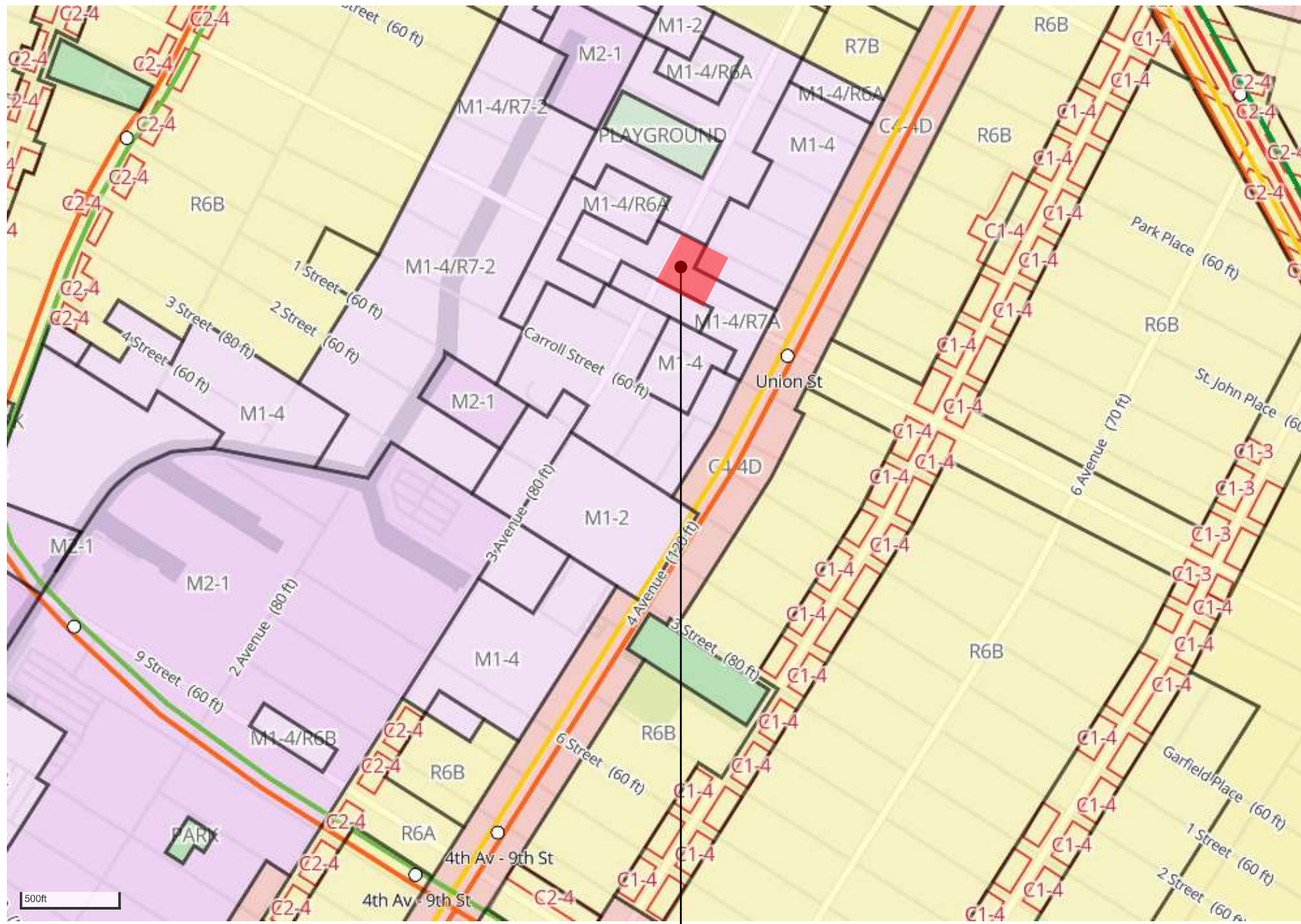
601 - 607 UNION STREET, BROOKLYN

PROJECT FIGURE
 FIGURE 6 - ZONING MAP

PROJECT NO. 220073	DATE 7/3/2023
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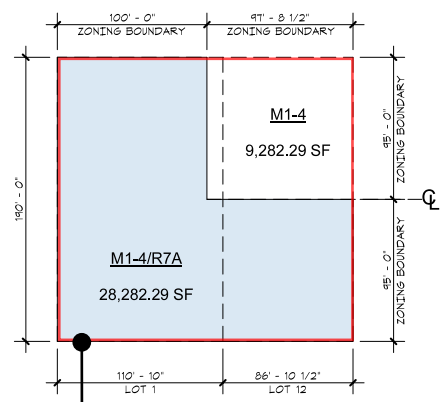


Zoning and Land Use

- Tax Lots
- Zoning Districts
 - Commercial Districts ■
 - Manufacturing Districts ■
 - Residence Districts ■
 - Parks ■
 - Battery Park City ■
- Commercial Overlays
 - C1-1 through C1-5
 - C2-1 through C2-5

Basemaps

- Subways —
- Building Footprints



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PROPOSED BCP SITE BOUNDARY
 601 - 607 UNION STREET, BROOKLYN

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PROPOSED BCP SITE
 601 - 607 UNION STREET, BROOKLYN

DATE	DESCRIPTION	CHK

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 231 WEST 29TH STREET, SUITE 1104
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BASE DRAWING PREPARED BY
 NEW YORK CITY DEPARTMENT OF CITY PLANNING AND FEMA

PROJECT NAME AND ADDRESS
 601 - 607 UNION STREET, BROOKLYN

PROJECT FIGURE
 FIGURE 7 - FEMA FLOOD ZONE

PROJECT NO. 220073	DATE 2/20/2023
DRAWN BY N.P.	REVIEWED BY R.X.
SCALE (11X17) AS NOTED	APPROVED BY T.K.

SUPPLEMENT TO SECTION IV – PROPERTY’S ENVIRONMENTAL HISTORY

Based upon a Phase I ESA performed by Athenica Environmental Services, Inc. (Athenica) in July 2022, the Site was developed with one 2-story lumber shed on Lot 1 and several 4-story residential building on Lot 12 from as early as 1906. The existing 1-story building at Lot 1 was constructed prior to 1951. The residential buildings on Lot 12 were likely demolished between 1926 and 1951 and Lot 12 remained vacant since then.

The following Recognized Environmental Concerns (RECs) were identified at the Site:

- The E-Designation for the Site represents a REC since it pertains to potential hazardous materials.
- The historic and current industrial, manufacturing, auto repair and fuel oil storage/handling uses of the Site.
- The historic and/or current industrial use, automotive service and gasoline station at the surrounding properties.
- Open spill number 2009932 was reported on March 9, 2021, approximately 50 feet west of the Site at 585 Union Street. Investigations identified contamination in soil and groundwater;
- Open spill #9605719 was reported on August 2, 1996, approximately 315 feet to the east at 204-222 4th Avenue. Investigations identified contamination in soil vapor and groundwater; and
- The Potential Vapor Encroachment Condition (PVEC) from on-Site operations and off-Site properties with documented releases to soil vapor and groundwater.

No Controlled RECs (CRECs), or Historical RECs (HRECs) were identified at the Site.

A Phase II Environmental Site Assessment was performed by HydroTech Environmental Engineering and Geology, DPC (HydroTech) in September 2022 across Lot 1 and Lot 12. The full results of the investigation are documented in a draft Phase II Environmental Site Assessment report dated October 19, 2022 prepared by HydroTech.

The investigation results at the Subject Property as summarized as following:

Soil

Acetone was detected in soil from SP-15 at 0.057 mg/kg slightly exceeding its respective Unrestricted Use Soil Cleanup Objectives (UUSCO). Acetone is commonly known as a laboratory contaminant and its exceedance should not be indicative of a release.

Chlorinated VOCs including 1,4-dichlorobenzene (3.4 mg/kg) in SP-11 (10-12) and methylene chloride (max. 5.1 mg/kg) in SP-1 (8-10), SP-2 (8-10) and SP-6 (2-4) were detected at concentrations exceeding their respective UUSCOs but below their respective Restricted Soil Cleanup Objectives for Restricted Residential (RRSCOs). Petroleum VOC and its derivatives such as 1,2,4-trimethylbenzene (3.7 mg/kg), n-butylbenzene (25 mg/kg), n-propylbenzene (max. 29 mg/kg), sec-butylbenzene (22 mg/kg) and total xylene (1.1 mg/kg) in SP-10 (8-10) and SP-11 (10-12) were detected at concentrations exceeding their respective UUSCOs but below RRSCOs. No other VOCs were detected in any of the soil samples at concentrations exceeding UUSCOs. Total VOCs ranges from 0.014 mg/kg in SP-14 (6-8) to 104.33 mg/kg in SP-11 (10-12).

Various SVOCs, categorized as Polycyclic Aromatic Hydrocarbons (PAHs) including acenaphthene (23.8 mg/kg), benzo(a)anthracene (max. 40.5 mg/kg), benzo(a)pyrene (max. 54.8 mg/kg), benzo(b)fluoranthene (max. 21 mg/kg), benzo(k)fluoranthene (max. 28.2 mg/kg), chrysene (max. 43 mg/kg), dibenzo(a,h)anthracene (max. 4.41 mg/kg), fluoranthene (107 mg/kg), indeno(1,2,3-cd)pyrene (max. 24.9 mg/kg) and pyrene (183 mg/kg) were detected in SP-1 (8-10), SP-2 (8-10), SP-4 (4-6), SP-6 (2-4), SP-9 (1-3), SP-12 (10-12), SP-14 (6-8), SP-15 (6-8) and SP-16 (8-10) at concentrations exceeding their respective UUSCOs. Except acenaphthylene, all the forementioned PAHs were also detected in most of the samples exceeding their respective RRSCOs and/or Restricted Soil Cleanup Objectives for Commercial (RCSCOs). No other SVOCs were detected in any of the soil samples at concentrations

exceeding UUSCOs. Concentrations of total SVOCs ranges from no detection in SP-5 (6-8) to 671.98 mg/kg in SP-15 (6-8).

Metals including arsenic (max. 106 mg/kg), barium (max. 4,910 mg/kg), copper (max. 181 mg/kg), lead (max. 2,400 mg/kg), nickel (max. 451 mg/kg), silver (max. 7.08 mg/kg), zinc (max. 2,980 mg/kg), mercury (max. 47.1 mg/kg) and chromium, trivalent (max. 109 mg/kg) were detected individually or collectively in all samples at concentrations exceeding their respective UUSCOs. Among the forementioned metals, the concentrations of lead in SP-4 (4-6), SP-9 (1-3), SP-11 (10-12), SP-12 (10-12) and SP-14 (6-8) and mercury in SP-7 (0-2), SP-11 (10-12), SP-13 (10-12) and SP-14 (6-8) also exceed their respective RRSCOs; and the concentrations of arsenic in SP-3 (10-12), SP-7 (0-2), SP-9 (1-3), SP-12 (10-12) and SP-13 (10-12), barium in SP-6 (2-4), SP-7 (0-2), SP-9 (1-3) and SP-12 (10-12), lead in SP-3 (10-12), SP-6 (2-4), SP-7 (0-2), SP-10 (8-10), nickel in SP-9 (1-3), zinc in SP-6 (2-4), mercury in SP-1 (8-10), SP-4 (4-6), SP-9 (1-3), SP-10 (8-10), SP-12 (10-12), SP-16 (8-10) and SP-17 (4-6) also exceed their respective RCSCOs. No other metals were detected at concentrations exceeding their respective regulatory standards.

PFAs including Perfluoroheptanoic acid (PFHpA), Perfluorohexanoic acid (PFHxA), Perfluoro-n-butanoic acid (PFBA) and Perfluorooctanoic acid (PFOA) were detected in SP-4 (4-6), SP-6 (2-4), SP-8 (1-3), SP-12 (10-12) and SP-13 (10-12). Among the detected compounds, PFOA in SP-4 (4-6) was found at a concentration of 1.62 ug/kg exceeding its respective NYSDEC Guidance Value for Unrestricted Use.

No pesticides, PCBs or 1,4-dioxane were detected in soil samples.

Figure 8 provides the map of VOCs, SVOCs and metals in soil. **Figure 9** provides the map of PFAs in soil.

Groundwater

Groundwater was encountered at approximately between 12.3 feet to 13.75 feet bgs. No evidence of free product was identified on the groundwater.

Benzene was detected in MW-7 at a concentration of 6.21 ug/L, which exceeds its GQS. No other VOCs were detected in any of the groundwater samples at concentrations exceeding their respective GQS.

SVOCs including benzo(a)anthracene (max. 0.36 ug/L), benzo(a)pyrene (max. 0.19 ug/L), benzo(b)fluoranthene (max. 0.16 ug/L), benzo(k)fluoranthene (max. 0.17 ug/L), chrysene (max. 0.37 ug/L) and indeno(1,2,3-cd) pyrene (max. 0.1 ug/L) were detected in MW-2, MW-3, MW-4, MW-7 and MW-8 at concentrations exceeding their respective GQS. No other SVOCs were detected in any of the groundwater samples at concentrations exceeding their respective GQS.

No pesticide was detected at concentrations exceeding their respective GQS. No PCBs were detected in any samples.

Various metals detected in groundwater samples. Among the detected metals, concentrations of dissolved metals including barium (max. 3,170 ug/L), chromium (max. 339 ug/L), copper (213 ug/L), lead (max. 9,230 ug/L), magnesium (max. 146,000 ug/L), manganese (max. 12,100 ug/L), nickel (max. 1,990 ug/L), sodium (max. 938,000 ug/L), zinc (max. 11,700 ug/L), antimony (max. 11.3 ug/L) and beryllium (max. 136 ug/L) exceeded their respective GQS in part of or all samples.

The compound 1,4-Dioxane was detected in MW-6 at a concentration of 1.54 ug/L, which exceeds its NYSDEC Guidance Value.

Several PFAs were detected in all groundwater samples including 1H,1H,2H,2H-Perfluorooctanesulfonic acid (6:2 FTS), Perfluorobutanesulfonic acid (PFBS), Perfluoroheptanoic acid (PFHpA), Perfluorohexanoic acid (PFHxA), Perfluoro-n-butanoic acid (PFBA), Perfluorooctanesulfonic acid (PFOS), Perfluorooctanoic acid (PFOA) and Perfluoropentanoic acid (PFPeA). The concentrations of PFOS (max. 0.042 ug/L) in both MW-5 and MW-7 and PFOA (max. 0.070 ug/L) in all groundwater

samples with the exception of MW-8 are present at concentrations exceeding their respective NYSDEC Guidance Value.

Figure 10 provides the map of VOCs, SVOCs and metals in groundwater. **Figure 11** provides the map of PFAs and 1,4-dioxane in groundwater.

Soil Vapor and Sub-Slab Vapor

Both petroleum-range VOCs and chlorinated-range VOCs were detected in the soil vapor samples. The total concentrations of VOCs range from 109.7 ug/m³ in SSB-4 to 2,141.7 ug/m³ in SSB-6.

Chlorinated VOCs including 1,1-dichloroethane (max 3.9 ug/m³), carbon tetrachloride (0.31 ug/m³), chloroethane (0.44 ug/m³), chloroform (max. 4.2 ug/m³), chloromethane (max. 2.3 ug/m³), cis-1,2-dichloroethylene (max. 7.2 ug/m³), dichlorodifluoromethane (max. 2.1 ug/m³), methylene chloride (max. 5.2 ug/m³), tetrachloroethylene (PCE) (max. 550 ug/m³), trans-1,2-dichloroethylene (2.2 ug/m³), trichloroethylene (TCE) (max. 240 ug/m³), trichlorofluoromethane (freon 11) (max. 1.2 ug/m³) and vinyl chloride (max. 0.6 ug/m³) were detected individually or collectively in all vapor samples.

According to NYSDOH Soil Vapor/Indoor Air Matrix, the concentrations of cis-1,2-dichloroethene and TCE in SSB-1 and PCE in SSB-3 might either require no further action or require monitoring/mitigation in these locations. The concentrations of TCE (240 ug/m³) and PCE in SSB-2 (550 ug/m³) will require mitigation based upon the matrix.

Petroleum related VOCs including BTEX compounds (benzene, toluene, ethyl benzene and xylenes) and their derivatives were commonly detected in all vapor samples. The total concentration of BTEX compounds range from 13 ug/m³ in SSB-1 to 152.1 ug/m³ in SSB-3.

Figure 12 provides the map of VOCs in soil vapor/sub-slab vapor.

The previous investigations including the following reports are provided in a separate file along with this application:

- Phase I Environmental Site Assessment by Athenica Environmental Services, Inc. dated July 11, 2022
- Phase II Environmental Site Assessment by HydroTech Environmental Engineering and Geology, DPC dated October 19, 2022

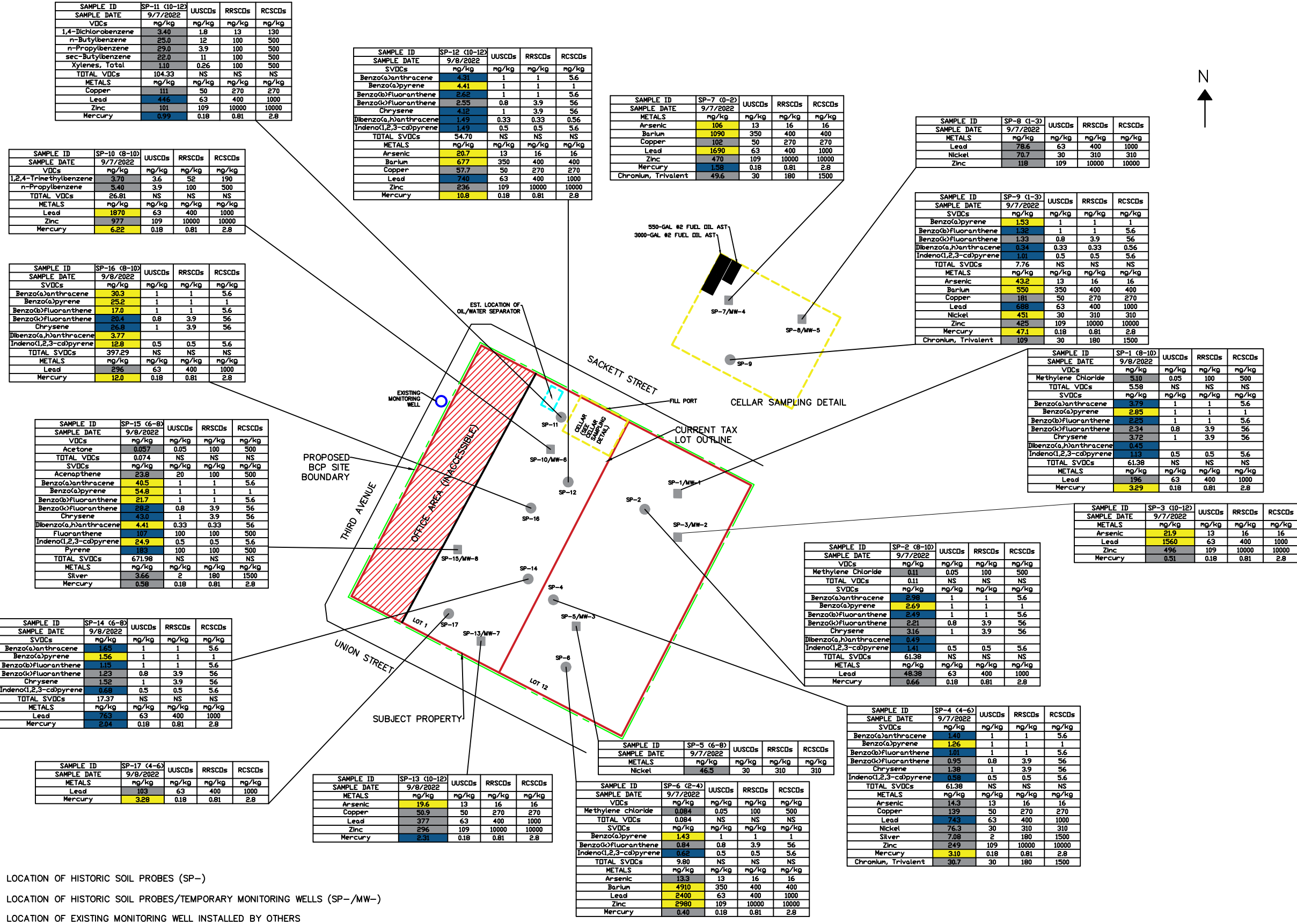
The figures presented below are pulled directly from Focused Subsurface Investigation letter:

- Figure 8: VOCs, SVOCs and Metals in Soil
- Figure 9: PFAs in Soil
- Figure 10: VOCs, SVOCs and Metals in Groundwater
- Figure 11: 1,4-Dioxane and PFAs in Groundwater
- Figure 12: VOCs in Soil Vapor and Sub-Slab Vapor

Attachment:

- Data Summary Table

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BASE DRAWING PREPARED BY

PROJECT NAME AND ADDRESS
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PROJECT FIGURE

FIGURE 8: VOCs, SVOCs, METALS IN SOIL

PROJECT NO.	DATE
220073	7/5/2023

DRAWN BY	REVIEWED BY
G.T.	R.X.

SCALE	APPROVED BY
(11X17) AS SHOWN	T.K.

NOTE:
1. CELLAR SHAPE IS ESTIMATED AND NOT TO SCALE
2. ALL SAMPLES WERE ANALYZED FOR VOCs, SVOCs, METALS, PCBs AND PESTICIDES. ONLY THE COMPOUND(S) EXCEEDING RESPECTIVE REGULATORY STANDARD(S) ARE MAPPED ON THIS PLAN.

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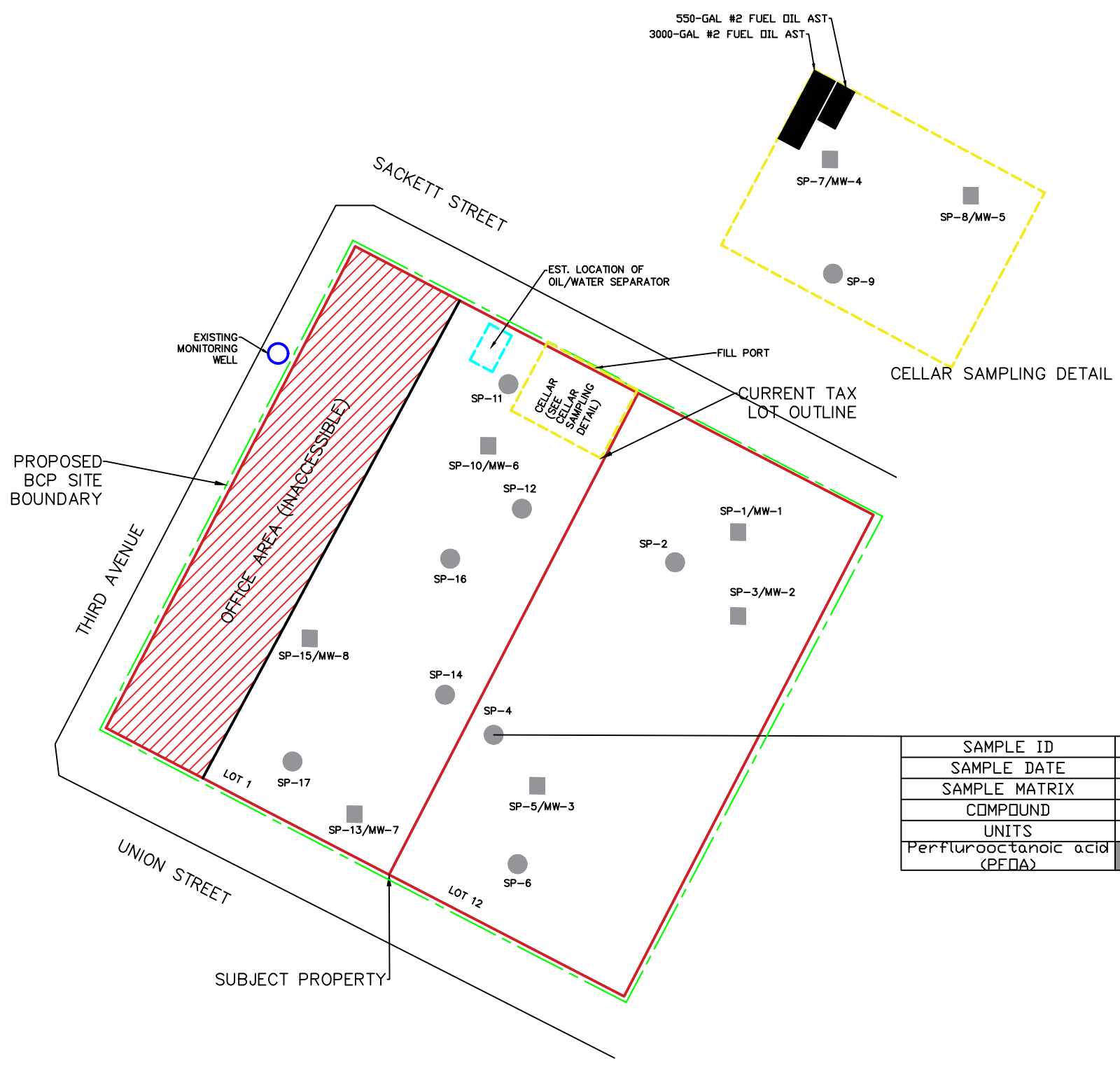
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PROJECT NAME AND ADDRESS
 601-607 UNION STREET, BROOKLYN

PROJECT FIGURE
 FIGURE 9: PFAs IN SOIL

PROJECT NO. 220073	DATE 7/5/2023
DRAWN BY G.T.	REVIEWED BY R.X.
SCALE (11X17) AS SHOWN	APPROVED BY T.K.



SAMPLE ID	SP-4 (4-6)	NYSDEC Guidance for Unrestricted Use	NYSDEC Guidance Value for Residential Use
SAMPLE DATE	9/7/2022		
SAMPLE MATRIX	SOIL		
COMPOUND	RESULT		
UNITS	ug/kg	Q	ug/kg
Perflurooctanoic acid (PFPA)	1.62		0.66
			6.6

- LEGEND:
- LOCATION OF HISTORIC SOIL PROBES (SP-)
 - LOCATION OF HISTORIC SOIL PROBES/TEMPORARY MONITORING WELLS (SP-/MW-)
 - LOCATION OF EXISTING MONITORING WELL INSTALLED BY OTHERS
 - SAMPLE EXCEEDS NYSDEC GUIDANCE VALUE FOR UNRESTRICTED USE

NOTE:
 1. CELLAR SHAPE IS ESTIMATED AND NOT TO SCALE
 2. ALL SAMPLES WERE ANALYZED FOR 1,4-DIOXANE AND PFAs. ONLY THE COMPOUND(S) EXCEEDING RESPECTIVE GUIDANCE VALUE(S) ARE MAPPED ON THIS PLAN.

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PROJECT NAME AND ADDRESS

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PROJECT FIGURE

FIGURE 10: VOCs, SVOCs, METALS IN GROUNDWATER

PROJECT NO.	DATE
220073	7/5/2023
DRAWN BY	REVIEWED BY
G.T.	R.X.
SCALE (11X17)	APPROVED BY
AS SHOWN	T.K.

SAMPLE ID	MW-4	NYSDEC TOGS Standards and Guidance Values - GA
SAMPLE DATE	9/9/2022	
CLIENT MATRIX	GROUNDWATER	
COMPOUND	RESULT	ug/L
SVOCs	ug/L	ug/L
Benzo(a)anthracene	0.36	0.002
Benzo(a)pyrene	0.19	0.002
Benzo(b)fluoranthene	0.16	0.002
Benzo(k)fluorathene	0.17	0.002
Chrysene	0.37	0.002
Indeno(1,2,3-cd)pyrene	0.10	0.002
TOTAL SVOCs	12.10	NS
DISSOLVED METALS		
Manganese	539	300
Sodium	47500	20000
Beryllium	18.5	3

SAMPLE ID	MW-6	NYSDEC TOGS Standards and Guidance Values - GA
SAMPLE DATE	9/9/2022	
CLIENT MATRIX	GROUNDWATER	
COMPOUND	RESULT	ug/L
DISSOLVED METALS		
Lead	653	25
Magnesium	89600	35000
Manganese	910	300
Sodium	258000	20000
Beryllium	136	3

SAMPLE ID	MW-8	NYSDEC TOGS Standards and Guidance Values - GA
SAMPLE DATE	9/9/2022	
CLIENT MATRIX	GROUNDWATER	
COMPOUND	RESULT	ug/L
SVOCs	ug/L	ug/L
Benzo(a)anthracene	0.090	0.002
Chrysene	0.080	0.002
Indeno(1,2,3-cd)pyrene	0.050	0.002
TOTAL SVOCs	5.52	NS
DISSOLVED METALS		
Barium	2930	1000
Chromium	97.9	50
Lead	8410	25
Magnesium	146000	35000
Manganese	2640	300
Nickel	119	100
Sodium	246000	20000
Zinc	3440	2000
Beryllium	47.0	3

SAMPLE ID	MW-7	NYSDEC TOGS Standards and Guidance Values - GA
SAMPLE DATE	9/9/2022	
CLIENT MATRIX	GROUNDWATER	
COMPOUND	RESULT	ug/L
VOCs	ug/L	ug/L
Benzene	6.21	1
TOTAL VOCs	22.76	NS
SVOCs	ug/L	ug/L
Benzo(a)pyrene	0.10	0.002
TOTAL SVOCs	0.94	NS
DISSOLVED METALS		
Barium	2230	1000
Lead	172	25
Magnesium	83400	35000
Manganese	12100	300
Nickel	148	100
Zinc	2560	2000
Beryllium	11.3	3

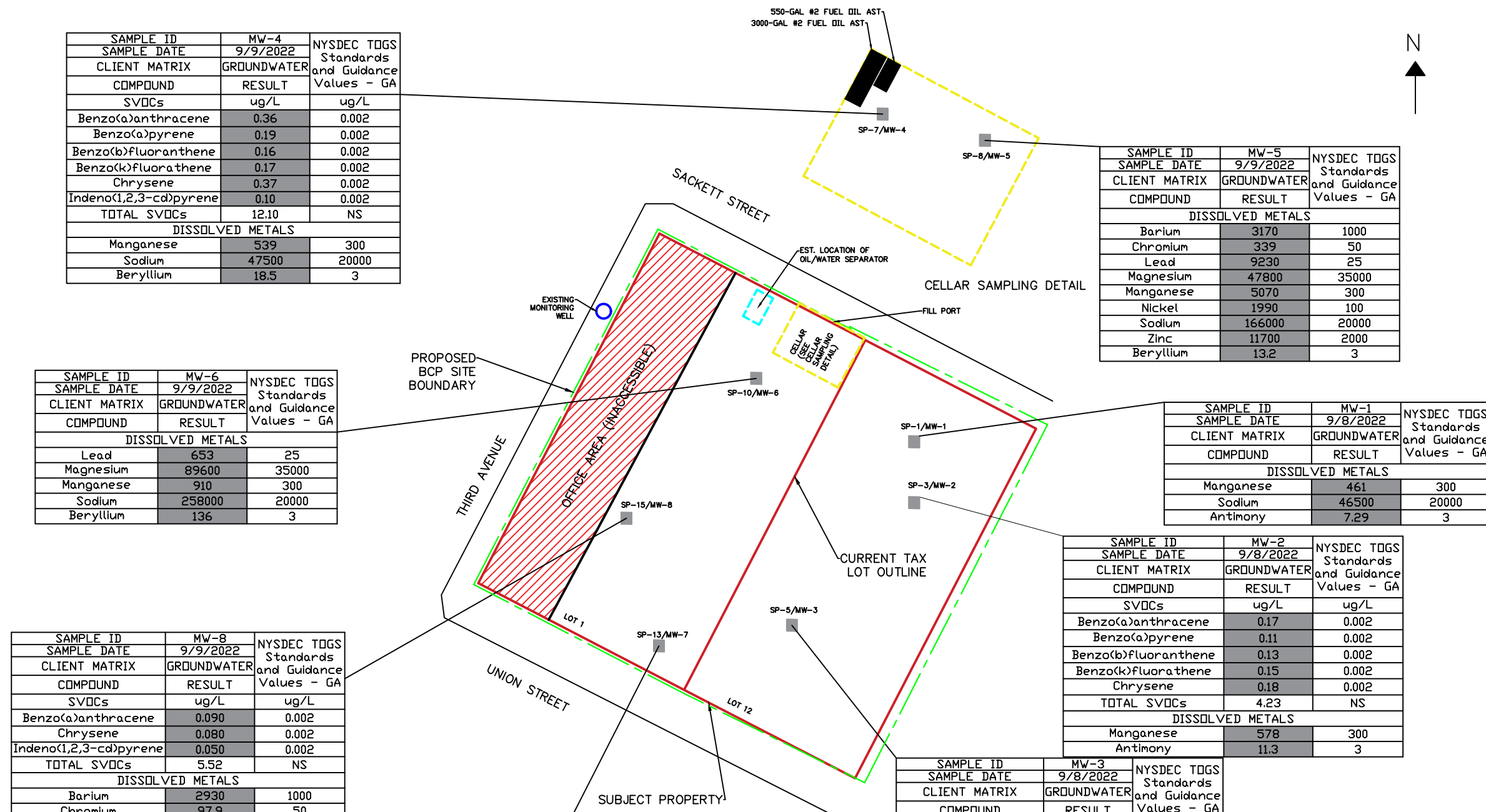
SAMPLE ID	MW-3	NYSDEC TOGS Standards and Guidance Values - GA
SAMPLE DATE	9/8/2022	
CLIENT MATRIX	GROUNDWATER	
COMPOUND	RESULT	ug/L
SVOCs	ug/L	ug/L
Benzo(a)anthracene	0.074	0.002
Benzo(a)pyrene	0.063	0.002
Benzo(b)fluoranthene	0.053	0.002
Benzo(k)fluorathene	0.063	0.002
Chrysene	0.074	0.002
TOTAL SVOCs	2.34	NS
DISSOLVED METALS		
Lead	60.1	25
Magnesium	58200	35000
Manganese	720	300
Sodium	64300	20000
Antimony	8.08	3

SAMPLE ID	MW-1	NYSDEC TOGS Standards and Guidance Values - GA
SAMPLE DATE	9/8/2022	
CLIENT MATRIX	GROUNDWATER	
COMPOUND	RESULT	ug/L
DISSOLVED METALS		
Manganese	461	300
Sodium	46500	20000
Antimony	7.29	3

SAMPLE ID	MW-2	NYSDEC TOGS Standards and Guidance Values - GA
SAMPLE DATE	9/8/2022	
CLIENT MATRIX	GROUNDWATER	
COMPOUND	RESULT	ug/L
SVOCs	ug/L	ug/L
Benzo(a)anthracene	0.17	0.002
Benzo(a)pyrene	0.11	0.002
Benzo(b)fluoranthene	0.13	0.002
Benzo(k)fluorathene	0.15	0.002
Chrysene	0.18	0.002
TOTAL SVOCs	4.23	NS
DISSOLVED METALS		
Manganese	578	300
Antimony	11.3	3

NOTE:
 1. CELLAR SHAPE IS ESTIMATED AND NOT TO SCALE
 2. ALL SAMPLES WERE ANALYZED FOR VOCs, SVOCs, METALS (TOTAL AND DISSOLVED), PCBs AND PESTICIDES. ONLY THE COMPOUND(S) EXCEEDING RESPECTIVE REGULATORY STANDARD(S) ARE MAPPED ON THIS PLAN.

LEGEND:
 ■ LOCATION OF HISTORIC SOIL PROBES/TEMPORARY MONITORING WELLS (SP-/MW-)
 ○ LOCATION OF EXISTING MONITORING WELL INSTALLED BY OTHERS
 ■ SAMPLE EXCEEDS NYSDEC TOGS STANDARDS AND GUIDANCE VALUES - GA



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PROJECT NAME AND ADDRESS
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PROJECT FIGURE
 FIGURE 11: 1,4-DIOXANE AND PFAS IN GROUNDWATER

PROJECT NO. 220073	DATE 7/5/2023
DRAWN BY G.T.	REVIEWED BY R.X.
SCALE (11X17) AS SHOWN	APPROVED BY T.K.

SAMPLE ID	MW-4	NYSDEC GUIDANCE VALUE
SAMPLE DATE	9/9/2022	
CLIENT MATRIX	GROUNDWATER	
COMPOUND	RESULT	
UNITS	ug/L	ug/L
Perfluorooctanoic acid (PFDA)	0.051	0.01

SAMPLE ID	MW-5	NYSDEC GUIDANCE VALUE
SAMPLE DATE	9/9/2022	
CLIENT MATRIX	GROUNDWATER	
COMPOUND	RESULT	
UNITS	ug/L	ug/L
Perfluorooctanesulfonic acid (PFOS)	0.014	0.01
Perfluorooctanoic acid (PFDA)	0.051	0.01

SAMPLE ID	MW-1	NYSDEC GUIDANCE VALUE
SAMPLE DATE	9/8/2022	
CLIENT MATRIX	GROUNDWATER	
COMPOUND	RESULT	
UNITS	ug/L	ug/L
Perfluorooctanoic acid (PFDA)	0.070	0.01

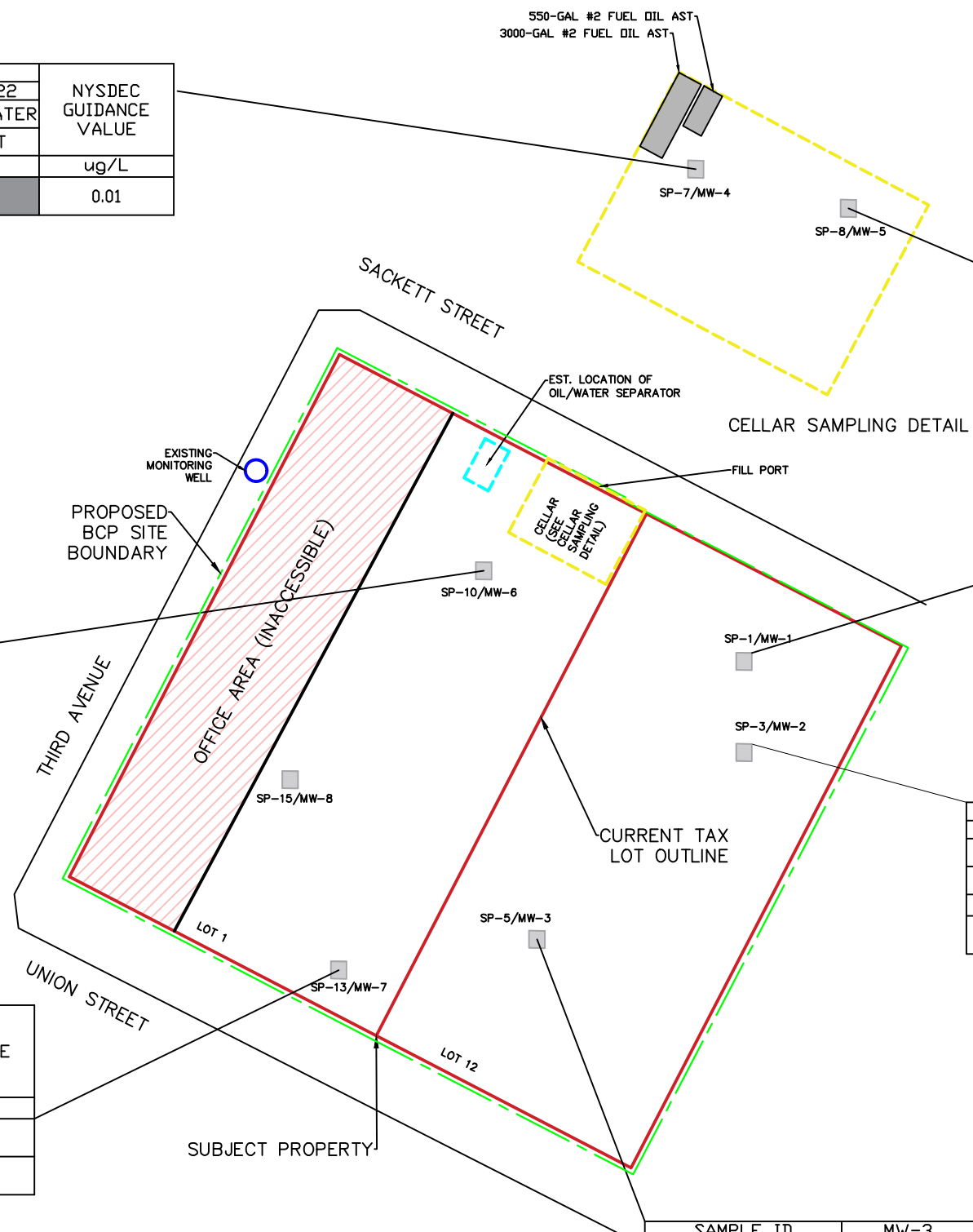
SAMPLE ID	MW-2	NYSDEC GUIDANCE VALUE
SAMPLE DATE	9/8/2022	
CLIENT MATRIX	GROUNDWATER	
COMPOUND	RESULT	
UNITS	ug/L	ug/L
Perfluorooctanoic acid (PFDA)	0.011	0.01

SAMPLE ID	MW-3	NYSDEC GUIDANCE VALUE
SAMPLE DATE	9/8/2022	
CLIENT MATRIX	GROUNDWATER	
COMPOUND	RESULT	
UNITS	ug/L	ug/L
Perfluorooctanoic acid (PFDA)	0.043	0.01

SAMPLE ID	MW-6	NYSDEC GUIDANCE VALUE
SAMPLE DATE	9/9/2022	
CLIENT MATRIX	GROUNDWATER	
COMPOUND	RESULT	
UNITS	ug/L	ug/L
1,4-Dioxane	1.54	1
UNITS	ug/L	ug/L
Perfluorooctanoic acid (PFDA)	0.021	0.01

SAMPLE ID	MW-7	NYSDEC GUIDANCE VALUE
SAMPLE DATE	9/9/2022	
CLIENT MATRIX	GROUNDWATER	
COMPOUND	RESULT	
UNITS	ug/L	ug/L
Perfluorooctanesulfonic acid (PFOS)	0.042	0.01
Perfluorooctanoic acid (PFDA)	0.055	0.01

- LEGEND:
- LOCATION OF SOIL PROBES/TEMPORARY MONITORING WELLS (SP-/MW-)
 - LOCATION OF EXISTING MONITORING WELL INSTALLED BY OTHERS
 - SAMPLE EXCEEDS NYSDEC GUIDANCE VALUE



NOTE:
 1. CELLAR SHAPE IS ESTIMATED AND NOT TO SCALE
 2. ALL SAMPLES WERE ANALYZED FOR 1,4-DIOXANE AND PFAS. ONLY THE COMPOUND(S) EXCEEDING RESPECTIVE GUIDANCE VALUE(S) ARE MAPPED ON THIS PLAN.

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DATE	DESCRIPTION	CHK

SEAL & SIGNATURE



HYDROTECH ENVIRONMENTAL ENGINEERING AND GEOLOGY, DPC
 231 WEST 29TH STREET, SUITE 1104, NEW YORK, NY 10001
 TEL: (631) 462-5866

BASE DRAWING PREPARED BY

PROJECT NAME AND ADDRESS
 601-607 UNION STREET, BROOKLYN

PROJECT FIGURE
 FIGURE 12: VOCs IN SOIL VAPOR AND SUB-SLAB VAPOR

PROJECT NO. 220073	DATE 7/3/2023
DRAWN BY G.T.	REVIEWED BY R.X.
SCALE (11X17) AS SHOWN	APPROVED BY T.K.

SAMPLE ID	SSB-1
SAMPLE DATE	9/9/2022
CLIENT MATRIX	SOIL VAPOR
COMPOUND	RESULT
UNITS	ug/m3
1,1-Dichloroethane	0.68
1,2,4-Trimethylbenzene	24.0
1,3,5-Trimethylbenzene	7.90
1,3-Butadiene	1.10
1,4-Dioxane	1.20
2-Butanone	3.90
2-Hexanone	4.50
4-Methyl-2-pentanone	1.40
Acetone	51.0
Benzene	2.20
Carbon disulfide	0.68
Chloroethane	0.44
Chloroform	1.80
Chloromethane	1.40
cis-1,2-Dichloroethylene	7.20
Cyclohexane	5.40
Dichlorodifluoromethane	2.10
Ethyl acetate	1.20
Ethyl Benzene	8.60
Isopropanol	18.00
Methyl Methacrylate	0.82
Methylene chloride	1.80
n-Heptane	8.60
n-Hexane	6.00
o-Xylene	14.0
p-&m- Xylenes	30.0
p-Ethyltoluene	26.0
Propylene	9.40
Tetrachloroethylene	92.0
Tetrahydrofuran	2.10
Toluene	13.0
trans-1,2-Dichloroethylene	2.20
Trichloroethylene	21.0
Trichlorofluoromethane (Freon 11)	1.20
Vinyl Chloride	0.60
TOTAL BTEX	67.8
TOTAL VOCs	373.4

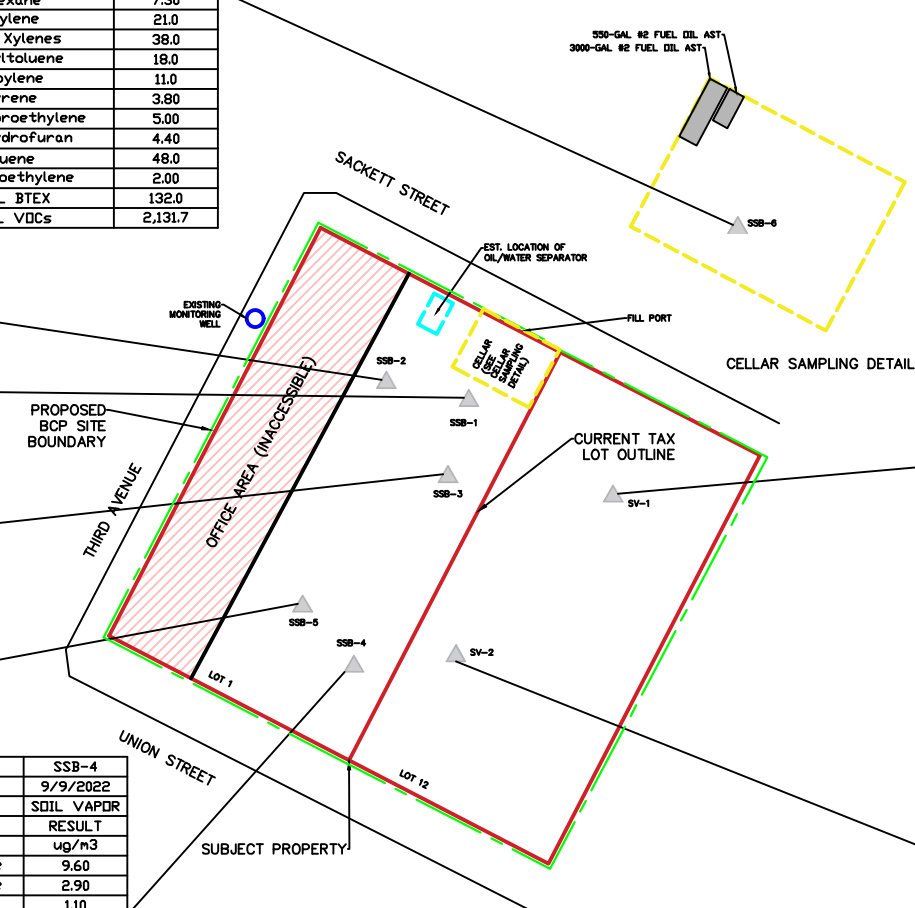
SAMPLE ID	SSB-2
SAMPLE DATE	9/9/2022
CLIENT MATRIX	SOIL VAPOR
COMPOUND	RESULT
UNITS	ug/n3
1,2,4-Trimethylbenzene	5.80
1,3,5-Trimethylbenzene	1.40
1,3-Butadiene	1.30
2-Butanone	0.89
2-Hexanone	1.70
Acetone	6.20
Benzene	1.70
Chloroform	4.20
Chloromethane	0.46
cis-1,2-Dichloroethylene	0.40
Cyclohexane	1.70
Dichlorodifluoromethane	2.10
Ethyl acetate	1.50
Ethyl Benzene	1.80
Isopropanol	1.80
Methyl Methacrylate	0.83
Methylene chloride	1.40
n-Heptane	1.20
n-Hexane	1.10
o-Xylene	2.50
p-&m- Xylenes	7.30
p-Ethyltoluene	5.10
Propylene	2.40
Styrene	0.86
Tetrachloroethylene	550
Toluene	4.60
Trichloroethylene	240
Trichlorofluoromethane (Freon 11)	1.20
TOTAL BTEX	17.9
TOTAL VOCs	851.4

SAMPLE ID	SSB-6
SAMPLE DATE	9/9/2022
CLIENT MATRIX	SOIL VAPOR
COMPOUND	RESULT
UNITS	ug/n3
1,2,4-Trimethylbenzene	11.0
1,3,5-Trimethylbenzene	9.10
1,3-Butadiene	4.90
2-Butanone	150
2-Hexanone	12.0
4-Methyl-2-pentanone	11.0
Acetone	1700
Benzene	12.0
Carbon disulfide	11.0
Chloromethane	2.30
Cyclohexane	8.70
Ethyl Benzene	13.0
Isopropanol	17.00
Methyl Methacrylate	3.00
Methylene chloride	5.20
n-Heptane	13.0
n-Hexane	7.30
o-Xylene	21.0
p-&m- Xylenes	38.0
p-Ethyltoluene	18.0
Propylene	11.0
Styrene	3.80
Tetrachloroethylene	5.00
Tetrahydrofuran	4.40
Toluene	48.0
Trichloroethylene	2.00
Trichlorofluoromethane (Freon 11)	132.0
TOTAL BTEX	132.0
TOTAL VOCs	2,131.7

SAMPLE ID	SSB-3
SAMPLE DATE	9/9/2022
CLIENT MATRIX	SOIL VAPOR
COMPOUND	RESULT
UNITS	ug/n3
1,2,4-Trimethylbenzene	33.0
1,3,5-Trimethylbenzene	11.0
1,3-Butadiene	1.20
1,4-Dioxane	1.30
2-Butanone	7.80
2-Hexanone	5.70
4-Methyl-2-pentanone	5.70
Acetone	77.0
Acrylonitrile	0.38
Benzene	9.10
Bromomethane	0.68
Carbon disulfide	3.80
Chloromethane	1.30
Cyclohexane	28.0
Dichlorodifluoromethane	1.90
Ethyl acetate	2.40
Ethyl Benzene	20.0
Isopropanol	10.00
Methyl Methacrylate	4.30
Methyl tert-butyl ether (MTBE)	0.76
Methylene chloride	1.30
n-Heptane	38.0
n-Hexane	27.0
o-Xylene	26.0
p-&m- Xylenes	60.0
p-Ethyltoluene	40.0
Propylene	53.0
Tetrachloroethylene	150.0
Tetrahydrofuran	9.20
Toluene	37.0
Trichloroethylene	2.60
Trichlorofluoromethane (Freon 11)	1.10
TOTAL BTEX	152.1
TOTAL VOCs	672.0

SAMPLE ID	SSB-5
SAMPLE DATE	9/9/2022
CLIENT MATRIX	SOIL VAPOR
COMPOUND	RESULT
UNITS	ug/n3
1,1-Dichloroethane	3.901
1,2,4-Trimethylbenzene	12.0
1,3,5-Trimethylbenzene	5.30
1,4-Dioxane	1.70
2-Butanone	19.0
4-Methyl-2-pentanone	2.20
Acetone	110
Acrylonitrile	2.90
Benzene	2.80
Carbon disulfide	28.0
Chloromethane	0.88
Cyclohexane	49.0
Dichlorodifluoromethane	1.90
Ethyl acetate	3.80
Ethyl Benzene	7.30
Isopropanol	5.10
Methyl tert-butyl ether (MTBE)	40.0
Methylene chloride	1.60
n-Heptane	35.0
n-Hexane	74.0
o-Xylene	9.40
p-&m- Xylenes	22.0
p-Ethyltoluene	13.0
Propylene	93.0
Styrene	1.20
Tetrachloroethylene	5.30
Tetrahydrofuran	13.0
Toluene	7.50
Trichloroethylene	2.50
TOTAL BTEX	29.0
TOTAL VOCs	575.3

SAMPLE ID	SSB-4
SAMPLE DATE	9/9/2022
CLIENT MATRIX	SOIL VAPOR
COMPOUND	RESULT
UNITS	ug/n3
1,2,4-Trimethylbenzene	9.60
1,3,5-Trimethylbenzene	2.90
1,3-Butadiene	1.10
2-Butanone	1.50
2-Hexanone	1.40
4-Methyl-2-pentanone	0.68
Acetone	14.0
Benzene	1.40
Carbon disulfide	1.60
Carbon tetrachloride	0.31
Chloromethane	1.40
Cyclohexane	0.91
Dichlorodifluoromethane	2.00
Ethyl Benzene	3.50
Isopropanol	1.80
Methylene chloride	1.20
n-Heptane	1.90
n-Hexane	1.20
o-Xylene	5.50
p-&m- Xylenes	16.0
p-Ethyltoluene	9.60
Propylene	4.10
Styrene	0.71
Tetrachloroethylene	17.0
Tetrahydrofuran	0.98
Toluene	5.30
Trichloroethylene	0.71
Trichlorofluoromethane (Freon 11)	1.20
Vinyl Chloride	0.21
TOTAL BTEX	31.7
TOTAL VOCs	109.7



LEGEND:
 ▲ LOCATION OF SOIL VAPOR PROBES (SV-) OR SUB-SLAB VAPOR PROBES (SSB-)
 ○ LOCATION OF EXISTING MONITORING WELL INSTALLED BY OTHERS
 ■ VALUE MAY REQUIRE NO FURTHER ACTION OR TRIGGER MONITORING OR MITIGATION AS PER NYSDOH DECISION MATRICES
 ■ VALUE TRIGGERS MITIGATION AS PER NYSDOH DECISION MATRICES

NOTE:
 1. CELLAR SHAPE IS ESTIMATED AND NOT TO SCALE



SAMPLE ID	SV-1
SAMPLE DATE	9/9/2022
CLIENT MATRIX	SOIL VAPOR
COMPOUND	RESULT
UNITS	ug/m3
1,2,4-Trimethylbenzene	1.40
1,3-Butadiene	1.30
2-Butanone	23.0
2-Hexanone	5.70
Acetone	99.0
Acrylonitrile	0.54
Benzene	1.70
Carbon disulfide	23.0
Chloromethane	0.87
Cyclohexane	8.50
Dichlorodifluoromethane	1.30
Ethyl acetate	1.40
Ethyl Benzene	2.10
Isopropanol	3.70
Methylene chloride	1.30
n-Heptane	6.60
n-Hexane	19.0
o-Xylene	1.90
p-&m- Xylenes	4.20
p-Ethyltoluene	0.94
Propylene	67.0
Tetrachloroethylene	1.30
Toluene	3.10
Trichloroethylene	0.51
TOTAL BTEX	13.0
TOTAL VOCs	279.4

SAMPLE ID	SV-2
SAMPLE DATE	9/9/2022
CLIENT MATRIX	SOIL VAPOR
COMPOUND	RESULT
UNITS	ug/m3
1,2,4-Trimethylbenzene	2.50
1,3,5-Trimethylbenzene	0.85
1,3-Butadiene	1.10
2-Butanone	7.00
2-Hexanone	2.60
4-Methyl-2-pentanone	1.10
Acetone	53.0
Acrylonitrile	0.83
Benzene	3.00
Carbon disulfide	0.75
Cyclohexane	2.10
Ethyl acetate	1.60
Ethyl Benzene	1.10
Isopropanol	3.10
Methylene chloride	1.30
n-Heptane	28.0
n-Hexane	35.0
o-Xylene	1.60
p-&m- Xylenes	3.50
p-Ethyltoluene	1.40
Propylene	57.0
Styrene	0.74
Tetrachloroethylene	4.80
Toluene	5.90
Trichloroethylene	0.47
TOTAL BTEX	15.1
TOTAL VOCs	220.3

Sample Matrix	Sample Date	Parameter Concentration	Standard or Guidance Value
Soil	9/7/2022	1,2,4-trimethylbenzene (3.7 ppm)	UUSCO (3.6 ppm)
		1,4-dichlorobenzene (3.4 ppm)	UUSCO (1.8 ppm)
		Acetone (0.057 ppm)	UUSCO (0.05 ppm)
		Methylene chloride (5.1 ppm)	UUSCO (0.05 ppm)
		n-butylbenzene (25 ppm)	UUSCO (12 ppm)
		n-propylbenzene (5.4 - 29 ppm)	UUSCO (3.9 ppm)
		sec-butylbenzene (22 ppm)	UUSCO (11 ppm)
		total xylene (1.1 ppm)	UUSCO (0.26 ppm)
		Acenaphthene (23.8 ppm)	UUSCO (20 ppm)
		Benzo(a)anthracene (1.4 – 40.5 ppm)	RRSCO (1 ppm) RCSCO (5.6 ppm)
		Benzo(a)pyrene (1.26 – 54.8 ppm)	RCSCO (1 ppm)
		benzo(b)fluoranthene (1.01 – 21.7 ppm)	RRSCO (1 ppm) RCSCO (5.6 ppm)
		benzo(k)fluoranthene (0.84 – 28.2 ppm)	UUSCO (0.8 ppm) RRSCO (3.9 ppm)
		chrysene (1.38 – 43 ppm)	UUSCO (1 ppm) RRSCO (3.9 ppm)
		dibenzo(a,h)anthracene (0.34 – 4.41 ppm)	RRSCO (0.33 ppm)
		indeno(1,2,3-cd)pyrene (0.58 – 24.9 ppm)	RRSCO (0.5 ppm) RCSCO (5.6 ppm)
Pyrene (183 ppm)	RRSCO (100 ppm)		

Sample Matrix	Sample Date	Parameter Concentration	Standard or Guidance Value
		Arsenic (13.3 – 106 ppm)	UUSCO (13 ppm) RCSCO (16 ppm)
		Barium (550 – 4910 ppm)	RCSCO (400 ppm)
		Copper (50.9 – 181 ppm)	UUSCO (50 ppm)
		Lead (78.6 – 2400 ppm)	UUSCO (63 ppm) RRSCO (400 ppm) RCSCO (1000 ppm)
		Mercury (0.40 – 47.1 ppm)	UUSCO (0.18 ppm) RRSCO (0.81 ppm)
		Nickel (46.5 - 451 ppm)	UUSCO (30 ppm) RCSCO (310 ppm)
		Silver (3.66 – 7.08 ppm)	UUSCO (2 ppm)
		Zinc (110 – 2980 ppm)	UUSCO (109 ppm)
		Chromium Trivalent (30.7 – 109 ppm)	UUSCO (30 ppm)
		PFOA (1.62 ppb)	Guidance Value for Unrestricted Use (0.66 ppb)
Groundwater	9/8/2022, 9/9/2022	Tetrachloroethylene (6.9 – 34 ppb)	GQS (5 ppb)
		Benzo(a)anthracene (0.074 – 0.36 ppb)	GQS (0.002 ppb)
		Benzo(a)pyrene (0.063 – 0.19 ppb)	GQS (0.002 ppb)

Sample Matrix	Sample Date	Parameter Concentration	Standard or Guidance Value
		Benzo(b)fluoranthene (0.053 – 0.16 ppb)	GQS (0.002 ppb)
		Benzo(k)fluoranthene (0.063 – 0.17 ppb)	GQS (0.002 ppb)
		Chrysene (0.074 – 0.37 ppb)	GQS (0.002 ppb)
		Indeno(1,2,3-cd)pyrene (0.05 – 0.1 ppb)	GQS (0.002 ppb)
		Barium (2230 – 3170 ppb)	GQS (1000 ppb)
		Chromium (97.9 – 339 ppb)	GQS (50 ppb)
		Lead (60.1 – 9230 ppb)	GQS (25 ppb)
		Magnesium (47800 - 146000 ppb)	GQS (35000 ppb)
		Manganese (461 – 12100 ppb)	GQS (300 ppb)
		Nickel (119 – 1990 ppb)	GQS (100 ppb)
		Sodium (46500 – 938000 ppb)	GQS (20000 ppb)
		Zinc (2560 – 11700 ppb)	GQS (2000 ppb)
		Antimony (8.08 ppb)	GQS (3 ppb)
		Beryllium (13.2 - 136 ppb)	GQS (3 ppb)
		1,4-dioxane (1.54 ppb)	NYSDEC Guidance Value (1 ppb)

Sample Matrix	Sample Date	Parameter Concentration	Standard or Guidance Value
		PFOS (0.014 – 0.042 ppb)	NYSDEC Guidance Value (0.01 ppb)
		PFOA (0.021 – 0.070 ppb)	NYSDEC Guidance Value (0.01 ppb)
Soil Vapor/ Sub-Slab Vapor	9/9/2022	Total BTEX (13.0 – 152.1 ug/m ³)	NA
		Cis-1,2-dichloroethene (7.2 ug/m ³)	No further action or NYSDOH Monitoring/Mitigation Level
		Trichloroethene (21 – 240 ug/m ³)	No further action or NYSDOH Monitoring/Mitigation Level
		Tetrachloroethene (150 – 550 ug/m ³)	No further action or NYSDOH Monitoring/Mitigation Level

Note:

All investigation results are from Phase II Environmental Site Assessment prepared by HydroTech Environmental Engineering and Geology, DPC dated October 19, 2022.

UUSCO = NYSDEC Unrestricted Use Soil Cleanup Objectives

RRSCO = NYSDEC Restricted Use Soil Cleanup Objectives – Restricted Residential

RCSCO = NYSDEC Restricted Use Soil Cleanup Objectives – Commercial

GQS = NYSDEC TOGS Groundwater Quality Standards

Only exceedances in dissolved metals in groundwater are listed in above table.

1 ppm = 1 part per million = 1 milligram per kilogram

1 ppb = 1 part per billion = 1 microgram per kilogram or 1 microgram per liter

1 ug/m³ = 1 microgram per cubic meter

SUPPLEMENT TO SECTION V – REQUESTOR INFORMATION

The current Property Owner for Lot 1 is 601 Union Street Realty Corp. 601 Union Street Realty Corp has owned the property since August 30, 1989.

The current Property Owner for Lot 12 is 607 Union Street Realty Associates, Inc. 607 Union Street Realty Associates, Inc has owned the property since August 30, 1989.

The current property owners (601 Union Street Realty Corp. and 607 Union Street Realty Associates, Inc.) are the sellers for Lot 1 and Lot 2, respectively. 601 Union Street Owner LLC a.k.a. Union Street Owner LLC (the Requestor) is the contract purchaser for both Lot 1 and Lot 12 and will be the requestor.

Shlomi Avdoo, Manager, is the sole member of the requestor and is authorized to sign on behalf of 601 Union Street Owner LLC a.k.a. Union Street Owner LLC.

Attachment:

- Current Deed for Lot 1 and Lot 12
- Entity Information for 601 Union Street Owner LLC a.k.a. Union Street Owner LLC
- Member Consent Form

SAB251K - Select

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

THIS INDENTURE, made the 15th day of August, nineteen hundred and eighty-nine
BETWEEN PASQUALE VETRANO, residing at
107 Augusta Avenue, Staten Island, New York 10312

PLT 2441 REC 566

party of the first part, and

601 UNION STREET REALTY CORP., a New York corporation
with offices at 60 Madison Avenue, New York, NY 10010

party of the second part.

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,
ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the Easterly corner of 3rd Avenue and Union Street;

RUNNING THENCE Southerly along Union Street, 110 feet 10 inches;

THENCE Northeasterly parallel with 3rd Avenue, 190 feet to the Westerly side of Sackett Street;

THENCE Northwesterly along the said Westerly side of Sackett Street, 110 feet 10 inches to the Southeasterly side of 3rd Avenue;

THENCE Southeasterly along the Southeasterly side of 3rd Avenue, 190 feet to the corner aforesaid, to the point or place of BEGINNING.

Being the same premises conveyed to the grantor herein by deed dated March 26, 1986, and recorded in Reel 1791 Page 1924.

Said premises being known as 601 Union Street, Brooklyn, NY 11215.

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 15 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 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

[Signature]

[Signature]
PASQUALE VETRANO

3290

Standard N.Y.S. Form 4002, Mortgage and Sale Deed, with Convent Assignor's Acknowledgment or Certificate

OFF: 2441 PAGE 567

STATE OF NEW YORK, COUNTY OF *Nassau* 811 STATE OF NEW YORK, COUNTY OF 811

On the 15th day of August 1989, before me personally came PASQUALE VETRANO

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

Clifford M. Lewison
CLIFFORD M. LEWISON
 Notary Public, State of New York
 No. 30-4886708
 Qualified in Nassau County
 Commission Expires February 17, 1991

STATE OF NEW YORK, COUNTY OF 811 STATE OF NEW YORK, COUNTY OF 811

On the day of 19 , before me personally came On the day of 19 , before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at No. to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

that he is the that he knows to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

Recorded at the request of
SELECT ABSTRACT CORPORATION

Recorded at Request of COMMONWEALTH LAND
 TITLE INSURANCE COMPANY

RETURN BY MAIL TO:
 David Schick, Esq.
 Frenkel & Hershkowitz
 319 5th Avenue
 New York, NY
 Zip No. 10016

BARGAIN AND SALE DEED
 WITH COVENANT AGAINST GRANTOR'S ACTS
 TITLE NO. *SA3251K*

PASQUALE VETRANO
 TO
 UNION STREET REALTY CORP.

SECTION 2
 BLOCK 434
 LOT 1
 COUNTY ~~CORCORAN~~ King

601 Union Street
 TAX MAP

RECORDED AT THE REQUEST OF
SELECT ABSTRACT CORPORATION

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
 Divided by
COMMONWEALTH LAND
 TITLE INSURANCE COMPANY
 A Ralston Group Holding Company

RECEIVED
 REAL ESTATE
 AUG 30 1989
 TRANSFER TAX
 COUNTY

RECORDED IN
 VGS COUNTY
 OFFICE OF THE CITY REGISTER
 1989 AUG 30 A 9 13
Jay A. ...
 CITY REGISTER

REC. FEE
 SET #
 EXT #

13669
 7200

SA 32504 Select

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

FILED 2529 MAR 1981

THIS INDENTURE, made the 15th day of February, nineteen hundred and ninety

BETWEEN
PASQUALE VETRANO, residing at 107 Augusta Avenue
Staten Island, New York 10312

party of the first part, and
607 UNION STREET REALTY ASSOCIATES, INC., a New York
corporation with offices at 319 Fifth Avenue, New York, NY 10016

Stamp
\$1,000.00

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

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

BEGINNING at a point on the Southerly side of Sackett Street, distant
110 feet 10 inches Easterly from the corner formed by the intersection
of the Southerly side of Sackett Street with the Easterly side of 3rd
Avenue;

RUNNING THENCE Southerly parallel with 3rd Avenue, 190 feet to the Northerly
side of Union Street;

THENCE Easterly along the Northerly side of Union Street, 86 feet 10 1/2 inches;

THENCE Northerly parallel with 3rd Avenue 190 feet to the Southerly side
of Sackett Street;

THENCE Westerly along the Southerly side of Sackett Street 86 feet 10 1/2
inches to the point or place of BEGINNING.

BEING THE SAME PREMISES as conveyed to the Grantors herein by deed dated
July 11, 1986 and recorded in the Office of the Clerk of the County of Kings
on August 19, 1986 in Reel 1865, page 707 and by Deed dated June 27, 1985
and recorded July 10, 1985 in Reel 1665, page 1239

SAID PREMISES being known as 607 Union Street, Brooklyn, New York 11215

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:

Pasquale Vetrano
PASQUALE VETRANO, Seller

3290

Standard N.Y.S.T.U. Form 8009, Revised and Sets Bound, with Certificate Applicant Guaranty's Act—Individual or Corporation.

AS IN ORIGINAL

STATE OF NEW YORK, COUNTY OF *NASSAU*

On the 15th day of February 1990, before me personally came PASQUALE VETRANO

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

Handwritten signature
JOSHUA H. LEICHMAN
NOTARY PUBLIC, State of New York
No. 41-46637B
Qualified in Queens County
Commission Expires August 31 1994

STATE OF NEW YORK, COUNTY OF *QUEEN* Bill 2529 Page 1952

On the day of 19, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed in name thereof by like order.

00716 JPH:JMS
00716 JPH:JMS
06-01-20

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came 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 resides at No.

that he knows to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed in name as witness thereto.

00716 JPH:JMS
00716 JPH:JMS
05-01-20

Recorded at the request of
SELECT ABSTRACT CORPORATION
SA 3250K
607 Union Street

SECTION 2
BLOCK 436
LOT Lot 12
COUNTY OR TOWN Kings

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE NO.

PASQUALE VETRANO
TO
607 UNION STREET REALTY ASSOCIATES, INC.

Recorded at Request of COMMONWEALTH LAND
TITLE INSURANCE COMPANY

RETURN BY MAIL TO:

Frenkel & Hershkowitz, Esqs.
319 Fifth Avenue
New York, NY 10016



RECORDED IN KINGS COUNTY
11374
MAR 19 1990
REAL ESTATE
TRANSFER TAX
KINGS COUNTY

REC-700
EST 1000
EST 1000
EST 1000

Department of State

Division of Corporations

Entity Information

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

Entity Details



ENTITY NAME: 601 UNION STREET OWNER LLC

DOS ID: 6773570

FOREIGN LEGAL NAME: UNION STREET OWNER LLC

FICTITIOUS NAME: 601 UNION STREET OWNER LLC

ENTITY TYPE: FOREIGN LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTION OF LAW: LIMITED LIABILITY COMPANY - 802 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 03/22/2023

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 03/22/2023

INACTIVE DATE:

FOREIGN FORMATION DATE: 10/24/2022

STATEMENT STATUS: CURRENT

COUNTY: NEW YORK

NEXT STATEMENT DUE DATE: 03/31/2025

JURISDICTION: DELAWARE, UNITED STATES

NFP CATEGORY:

[ENTITY DISPLAY](#)[NAME HISTORY](#)[FILING HISTORY](#)[MERGER HISTORY](#)[ASSUMED NAME HISTORY](#)

Service of Process on the Secretary of State as Agent

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:

Name: THE LLC

Address: 221 WEST 37TH STREET, 5TH FLOOR, NEW YORK, NY, UNITED STATES, 10018

Electronic Service of Process on the Secretary of State as agent: Not Permitted

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

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

ENTITY NAME : 601 UNION STREET OWNER LLC
DOCUMENT TYPE : APPLICATION OF AUTHORITY
ENTITY TYPE : FOREIGN LIMITED LIABILITY COMPANY

DOS ID : 6773570
FILE DATE : 03/22/2023
FILE NUMBER : 230324000221
TRANSACTION NUMBER : 202303230003412-1820374
EXISTENCE DATE : 03/22/2023
DURATION/DISSOLUTION : PERPETUAL
COUNTY : NEW YORK



SERVICE OF PROCESS ADDRESS : THE LLC
221 WEST 37TH STREET, 5TH FLOOR
NEW YORK, NY, 10018, USA

**ELECTRONIC SERVICE OF PROCESS
EMAIL ADDRESS :** N/A

FILER : SHLOMO AVDOO, UNION STREET OWNER LLC
221 WEST 37TH STREET, 5TH FLOOR
NEW YORK, NY, 10018, USA

SERVICE COMPANY : UNITED CORPORATE SERVICES, INC.
SERVICE COMPANY ACCOUNT : 37

You may verify this document online at : <http://ecorp.dos.ny.gov>
AUTHENTICATION NUMBER : 100003192257

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

**STATE OF NEW YORK
DEPARTMENT OF STATE**

I hereby certify that the annexed copy for 601 UNION STREET OWNER LLC, File Number 230324000221 has been compared with the original document in the custody of the Secretary of State and that the same is true copy of said original.



WITNESS my hand and official seal of the Department of State, at the City of Albany, on March 24, 2023.

Brendan C. Hughes

Brendan C. Hughes
Executive Deputy Secretary of State



Division of Corporations,
State Records and
Uniform Commercial Code

Department of State
DIVISION OF CORPORATIONS,
STATE RECORDS AND
UNIFORM COMMERCIAL CODE
One Commerce Plaza
99 Washington Ave.
Albany, NY 12231-0001
<https://dos.ny.gov>

APPLICATION FOR AUTHORITY OF

UNION STREET OWNER LLC

(Insert name of Foreign Limited Liability Company)

Under Section 802 of the Limited Liability Company Law

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

UNION STREET OWNER LLC

The fictitious name under which the foreign limited liability company will do business in New York is:

601 UNION STREET OWNER LLC

(Complete only if the foreign limited liability company's true name is not acceptable for authorization pursuant to §204 of the Limited Liability Company Law. The fictitious name must contain the words "Limited Liability Company" or the abbreviation "LLC" or "L.L.C.")

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

DELAWARE

The date of its organization is: OCTOBER 24, 2022

THIRD: The county within New York State in which the office of the foreign limited liability company is to be located or if the foreign limited liability company shall maintain more than one office in this state, the county within New York State in which the principal office of the foreign limited liability company is to be located is: NEW YORK COUNTY

(Complete with the name of a New York State county. Please note that the limited liability company is not required to have an actual physical office in New York State.)

FOURTH: The Secretary of State is designated as agent of the foreign limited liability company upon whom process against the foreign limited liability company may be served.

The post office address to which the Secretary of State shall mail a copy of any process against the foreign limited liability company served upon the Secretary of State by personal delivery is:

221 WEST 37TH STREET, 5TH FLOOR, NEW YORK, NY 10018

(Optional) The email address to which the Secretary of State shall email a notice of the fact that process against the foreign limited liability company has been served electronically upon the Secretary of State is:

FIFTH: (Check and complete the statement that applies)

The foreign limited liability company is required to maintain an office in the jurisdiction of its formation.

The address of its office is:

C/O UNITED CORPORATE SERVICES 874 WALKER ROAD, SUITE C, DOVER, DE 19904

The foreign limited liability company is not required to maintain an office in the jurisdiction of its formation.

The address of the principal office of the foreign limited liability company is:

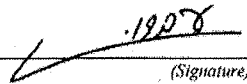
SIXTH: The foreign limited liability company is in existence in its jurisdiction of formation at the time of the filing of this application.

SEVENTH: The Articles of Organization of the foreign limited liability company were filed with the following officer in the jurisdiction of its formation:

Officer (e.g. "Secretary of State"): SECRETARY OF STATE OF DELAWARE

The address of the officer is: 401 FEDERAL STREET #4, DOVER, DE 19901

X



(Signature)

SHLOMO AVDOO

(Type or print name)

Capacity of signer (Check appropriate box):



Member



Manager



Authorized Person

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "UNION STREET OWNER LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-FIRST DAY OF MARCH, A.D. 2023.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "UNION STREET OWNER LLC" WAS FORMED ON THE TWENTY-FOURTH DAY OF OCTOBER, A.D. 2022.

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



7099995 8300

SR# 20231085574

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

Handwritten signature of Jeffrey W. Bullock in black ink, written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

Authentication: 202968586

Date: 03-21-23

Filed with the NYS Department of State on 03/22/2023
Filing Number: 230324000221 DOS ID: 6773570

UNI-37

APPLICATION FOR AUTHORITY
OF

UNION STREET OWNER LLC

(insert name of Foreign Limited Liability Company)

Under Section 802 of the Limited Liability Company Law

Filer's Name and Mailing Address:

SHLOMO AVDOO

Name:

UNION STREET OWNER LLC

Company, if Applicable:

221 WEST 37TH STREET, 5TH FLOOR

Mailing Address:

NEW YORK, NY 10018

City, State and Zip Code:

Cust Ref# UNION42161

NOTES:

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

(For office use only.)

DRAWDOWN

RECEIVED
2023 MAR 23 PM 1:59

**UNION STREET OWNER LLC AUTHORIZATION
TO COMPLETE REMEDIAL REQUIREMENTS**

The undersigned, being all of the members of 601 Union Street Owner LLC a.k.a. Union Street Owner LLC, a New York limited liability company (the "Company") hereby certify as of April 5, 2023, as follows and adopt the following resolutions and authorize the Company to authorize and direct Shlomi Avdoo (the "Authorized Signatory") to take the following actions on behalf of the Company:

WHEREAS, the Company desires to authorize the Authorized Signatory, set forth below, to undertake actions necessary to redevelop 601-609 Union Street (a.k.a. 231-24 Third Avenue/602-614 Sackett Street) Brooklyn, NY 11215; Block 434, Lot 1, 613-621 Union Street Brooklyn, NY 11215; Block 434, Lot P/O 12 (the "Property" or the "Site").

WHEREAS, in connection with the redevelopment of the Property, the Company has or will prepare and submit an application to participate in the New York State Brownfield Cleanup Program ("BCP") and, if accepted into the BCP, file related documents with the New York State Department of Environmental Conservation ("DEC") pursuant to the BCP, including, but not limited to an environmental easement and notice of certificate of completion; and undertake environmental remediation work related thereto consistent with applicable laws, regulations and guidance under the BCP (collectively referred to as the "Remedial Program Requirements");

NOW THEREFORE, BE IT

RESOLVED, the Authorized Signatory be, and hereby is, authorized and directed, in the name of and on behalf of the Company, to execute and to deliver all applications, documents and instruments required to effectuate the BCA and/or subsequent amendments, and make any filings required to comply with the BCA consistent with the Remedial Program Requirements; and be it further;

RESOLVED, that this Authorization may be signed in any number of counterparts, including but not limited to electronic, and shall become effective as of the date herein below written when each person named below shall have signed a copy hereof; and

RESOLVED, The Authorized Signatory is authorized to bind the Company as an Authorized Signatory for the purposes set forth in this Authorization, the signature set forth opposite his name below is his actual signature:

<u>Authorized Signatory</u>	<u>Signature</u>
Shlomi Avdoo	

IN WITNESS WHEREOF, the undersigned have signed and sealed this Member Consent on April, 5, 2023.

MEMBERS:

601 Union Street Owner LLC a.k.a.
Union Street Owner LLC

Shlomi Avdoo

By: Shlomi Avdoo

SUPPLEMENT TO SECTION VI – REQUESTOR ELIGIBILITY AS A VOLUNTEER

PBS Clarification:

The current PBS record for #2-601127 is listed as “Tank Information Withheld”, therefore, it is unclear if there’s any unregistered bulk storage tank(s) on site. A copy of the PBS record is included in the following page.

Volunteer Statement:

As part of its pre-acquisition due diligence, the Requestor performed all appropriate inquiries generally consistent with CERCLA and industry standards. HydroTech performed subsurface investigations which were summarized in a Phase II Environmental Site Assessment Report, included with this application. The findings identified contamination on the site which the Requestor proposes to investigate and remediate, if necessary, pursuant to the New York State Brownfield Cleanup Program, as a Volunteer. Requestor’s 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.

Requestors are preparing to develop this site long after it was used for industrial purposes, thus its involvement with the site is subsequent to the disposal or discharge of the identified contamination. Accordingly, the Requestors qualify as volunteers in accordance with ECL 27- 1405.

Proof of Site Access:

Since the requestor (“601 Union Street Owner LLC a.k.a. Union Street Owner LLC”) is not the current owner of the entirety of the site, a site access agreement demonstrating the requestor will have access to the property before signing the BCA and throughout the BCP project and be able to conduct scopes to fulfill Remedial Program Requirements including but not limited to performing remedial investigation, implement remedial works, placing environmental easement if Track 1 Cleanup is not achieved and filing for notice of completion is included in the following pages.

Attachments:

- Record for PBS #2-601627
- Proof of Site Access



Bulk Storage Database Search Details

Facility Information

Site No.: 2-601627

Status: Active

Expiration Date: 11/02/2023

Site Type: PBS

Facility Type: Storage Terminal/Petroleum Distributor

Site Name: SJ FUEL CO. INC.

Address: 601 UNION STREET

Locality: BROOKLYN

State: NY

Zipcode: 11215

County: Kings

Tank Information

*Tank Information withheld (not releaseable under Freedom of Information Law)
in accordance with Public Officers Law Sections 86.5, 87.2(f), 89.5(a)(1)(1-a)*

Refine This Search

601 Union Street Realty Corp.

May 22, 2023

Union Street Owner LLC
c/o Avdoo & Partners Development
Attn. Shlomi Avdoo
221 West 37th Street
New York, NY, United States, 10018

Re: Property Access and Authorization under the New York State Brownfield Cleanup Program
601-607 Union Street, Brooklyn, NY

Dear Sir or Madam:

601 Union Street Realty Corp. (the "Owner") is the owner of the property located at 601-609 Union Street (a.k.a 231-249 Third Avenue/602-614 Sackett Street), Brooklyn, NY 11215; Block 434, Lot 1 (the "Property" or the "Site"). The Owner hereby authorizes the entities listed on Exhibit A, attached hereto (collectively referred to as the "Authorized Applicant(s)/Requestor(s)"), to access the Property and to apply to participate in and perform any obligations required under the New York State Department of Environmental Conservation's ("NYSDEC") Brownfield Cleanup Program ("BCP"), in each case to the extent expressly agreed by Owner in a separate writing.

Owner understands that the Authorized Applicants/Requestors will also need to provide access to the NYSDEC and environmental professionals that the Authorized Applicants has/have hired to perform any investigation and remedial activities under the BCP. Owner further understands that an easement may be needed in connection with BCP efforts, and authorizes the placement of an easement on or through the Property subject to the prior review and consent of the Owner, in accordance with any subsequent or separate writing between the parties.

Sincerely,

601 Union Street Realty Corp.

Peter Darco

By _____
Peter D'Arco

EXHIBIT A

AUTHORIZED APPLICANT(S)/REQUESTOR(S)

- Union Street Owner LLC

607 Union Street Realty Associates, Inc.

April 6, 2023

Union Street Owner LLC
c/o Avdoo & Partners Development
Attn: Shlomi Avdoo
221 West 37th Street
New York, NY, United States, 10018

Re: Property Access and Authorization under the New York State Brownfield Cleanup Program
601-607 Union Street, Brooklyn, NY

Dear Sir or Madam:

607 Union Street Realty Associates, Inc. (the “Owner”) is the owner of the property located at 613-621 Union Street, Brooklyn, NY 11215; Block 434, Lot 12 (the “Property” or the “Site”). The Owner hereby authorizes the entities listed on Exhibit A, attached hereto (collectively referred to as the “Authorized Applicant(s)/Requestor(s)”), to access the Property and to apply to participate in and perform any obligations required under the New York State Department of Environmental Conservation’s (“NYSDEC”) Brownfield Cleanup Program (“BCP”), in each case to the extent expressly agreed by Owner in a separate writing.

Owner understands that the Authorized Applicants/Requestors will also need to provide access to the NYSDEC and environmental professionals that the Authorized Applicants has/have hired to perform any investigation and remedial activities under the BCP. Owner further understands that an easement may be needed in connection with BCP efforts, and authorizes the placement of an easement on or through the Property subject to the prior review and consent of the Owner, in accordance with any subsequent or separate writing between the parties.

Sincerely,

607 Union Street Realty Associates, Inc.

Peter Darco

By _____
Peter D’Arco

607 Union Street Realty Associates, Inc.

EXHIBIT A

AUTHORIZED APPLICANT(S)/REQUESTOR(S)

- Union Street Owner LLC

SUPPLEMENT TO SECTION IX – CURRENT PROPERTY OWNER AND OPERATOR INFORMATION

Property Owner Information – The current Property Owner for Lot 1 is 601 Union Street Realty Corp. and the current Property Owner for Lot 12 is 607 Union Street Realty Associates, Inc., which are also the seller of these two lots. 601 Union Street Owner LLC a.k.a. Union Street Owner LLC (the Contract Purchaser for both lots) will be the “Requestor” for the purpose of this application. Shlomi Avdoo, Manager, is authorized to sign on behalf of 601 Union Street Owner LLC a.k.a. Union Street Owner LLC and will be the primary contact. The transaction of both properties is currently ongoing and anticipated to be completed in December 2023.

The following provides a list of historical and current owners available on NYC Department of Finance ACRIS Database:

Lot 1 (601 – 609 Union Street, Brooklyn)

Name	Address	Date of Deed Registration	Phone	Relationship to Requestor
601 Union Street Owner LLC a.k.a. Union Street Owner LLC	221 West 37 th Street, 5 th Floor, New York, NY 10018	NA	347-778-0560	Requestor/Contract Purchaser of Lot 1
601 Union Street Realty Corp.	60 Madison Avenue, New York, NY 10010	8/15/1989	646-688-6610	Current Owner/Seller of Lot 1
Pasquale Vetrano	107 Augusta Avenue, Staten Island, NY 10312	4/8/1986	Unknown	None
Plaza Motor Plan Co.	212 – 220 Third Avenue, Brooklyn, NY 11217	3/11/1977	Unknown	None
Pomvet Realty Corp.	601 Union Street, Brooklyn, NY 11215	1/4/1972	Unknown	None
White Motor Corporation (former White Motor Company)	100 Eriaview Plaza, Cleveland, OH 44114	Unknown	Unknown	None

Lot 12 (613 – 621 Union Street, Brooklyn)

Name	Address	Date of Deed Registration	Phone	Relationship to Requestor
601 Union Street Owner LLC a.k.a. Union Street Owner LLC	221 West 37 th Street, 5 th Floor, New York, NY 10018	NA	347-778-0560	Requestor/ Contract Purchaser of Lot 12
607 Union Street Realty Associates, Inc.	319 Fifth Avenue, New York, NY 10016	3/19/1990	646-688-6610	Current Owner/Seller of Lot 12
Pasquale Vetrano	107 Augusta Avenue, Staten Island, NY 10312	8/19/1986	Unknown	None
Anthony Viola	41 Summit Street, Brooklyn, NY 11231	7/10/1985	Unknown	None
LMC Data Inc.	116 East 27 th Street, New York, NY 10016	11/2/1972	Unknown	None
Distinctive Devices, Inc.	95K S. Hoffman Lane, Central Islip, NY 11727	Unknown	Unknown	None
Esco Packers & Supply Co. Inc.	607 Union Street, Brooklyn, NY 11215	5/6/1970	Unknown	None
Vincy Realty Corporation	497 Union Street, Brooklyn, NY 11215	8/10/1966	Unknown	None
Anthony Cestari	1486 East 16 th Street, Brooklyn, NY 11230	6/24/1966	Unknown	None
Marie Cestari	501 Avenue C, Brooklyn, NY 11218	Unknown	Unknown	None

The following provides a list of current and historical operators available in the City Directory Search Database:

Lot 1 (601 – 609 Union Street, Brooklyn)

Name	Phone	Year of Operation/Occupancy	Relationship to Requestor
SJ Fuel Co. SJ Fuel Inc.	718-855-6060	2017-Present	Current Operator till mid to late October 2023 (building will be fully vacated by then)
Bayridge Fuel Oil Company SJ Fuel Company Incorporated	Unknown	2014	None
Energy Deregulationscom LLC S J Electric Inc. S J Fuel Co Inc. SJ Energy Services LLC	Unknown	2009	None
S 3 Fuel Co.	Unknown	2005	None
Kalinowski Michael Tanveer Aslam Peter Darco SJ Electric Inc. SJ Fuel Co. Jay Genuth	Unknown	2004	None
Aysar Corp. Factory Direct Inc. Groskob Co. Gross KBRCK Co. Inc.	Unknown	2000	None
Bayridge Fuel Oil Company S&J Electrical Incorporated S&J Fuel Company Incorporated Pro Line	Unknown	1999	None
LDC Contractors S&J Electrical Inc. S&J Fuel Company Inc.	Unknown	1997	None

Pro Line			
Bayridge Fuel Oil Co. LDC Industries S J Fuel Company Inc.	Unknown	1994	None
Zoog TK Guarino Nicholas J	Unknown	1985	None
Brooklyn White Trucks Inc.	Unknown	1960, 1970, 1973	None
Schaiz Dora Mrs. Confr H1 DO Sacchiedw Clk H	Unknown	1934	None
Greer John Rlest Schellderfer Jos R Ullrich Caroline Mrs. R	Unknown	1928	None

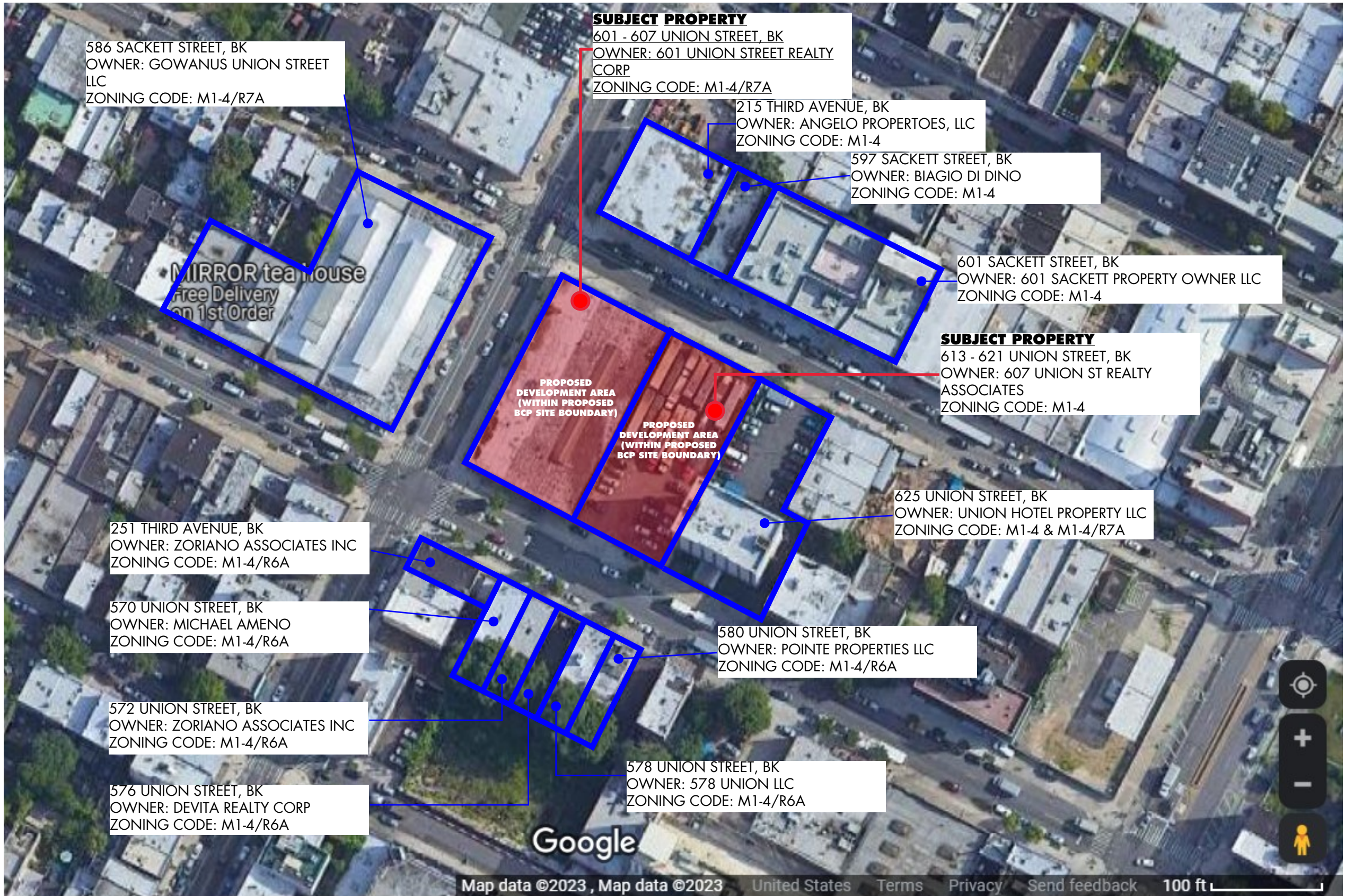
Lot 12 (613 – 621 Union Street, Brooklyn)

Name	Phone	Year of Operation/Occupancy	Relationship to Requestor
Occupant unknown	Unknown	2004	None
Fermar Parking Inc.	Unknown	1994	None

A map showing the owner information of the site and adjacent properties is included on the following page.

Map:

Figure 13 – Site and Adjacent Property Map



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DATE	DESCRIPTION	CHK

SEAL & SIGNATURE



HYDROTECH ENVIRONMENTAL ENGINEERING AND GEOLOGY, DPC
231 WEST 29TH STREET, SUITE 1104
MANHATTAN, NY 10001
TEL: (631) 462-5866

BASE DRAWING PREPARED BY
GOOGLE MAPS

PROJECT NAME AND ADDRESS
601 - 607 UNION STREET, BROOKLYN

PROJECT FIGURE
FIGURE 13 - MAP OF SITE AND ADJACENT PROPERTIES

PROJECT NO. 220073	DATE 2/20/2023
DRAWN BY N.P.	REVIEWED BY R.X.
SCALE (11X17) AS NOTED	APPROVED BY T.K.

SUPPLEMENT TO SECTION XI – SITE CONTACT LIST

1. LOCAL AND STATE OFFICIALS

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

Borough Director Alex Sommer
New York City Dept. of City Planning –
Brooklyn Borough Office:
120 Broadway 30th Floor
New York, NY 10271

Council Member Shahana Hanif
39th Council District
456 5th Ave - 3rd Floor
Brooklyn, NY 11215

District Manager Michael Racioppo
Brooklyn Community Board 6
250 Baltic Street
Brooklyn, NY 11201-6401

Assembly Member Jose Rivera
NYS Assembly District 52
341 Smith Street
Brooklyn, NY 11231

New York City Mayor's Office
Eric Adams, Mayor
City Hall
New York, NY 10007

NYS DOH-Albany
Scarlett McLaughlin
Empire State Plaza Corning Tower
Albany, NY 12237

Commissioner Rohit T. Aggarwala
NYC Dept. Of Environmental Protection
59-17 Junction Boulevard
Flushing, NY 11373

Director Mark McIntyre
NYC Office of Environmental Remediation
100 Gold Street, 2nd Floor
New York, NY 10038

Chair Dan Garodnick
NYC Dept. of Planning
120 Broadway, 31st Floor
New York, NY 10271

Director Hilary Semel
NYC Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

Hon. Charles Schumer
U.S. Senator
780 Third Avenue, Suite 2601
New York, NY 10017

Hon. Kristen Gillibrand
U.S. Senator
780 Third Avenue, Suite 2601
New York, NY 10017

BY EMAIL:

NYC MOER

Mark McIntyre, Director

Email: MMcIntyre@cityhall.nyc.gov

NYC DOHMH

Nathan Graber, MD, MPH

Email: Ngraber1@health.nyc.gov

NYC DOHMH

Christopher D'Andrea

Email: cdandrea@health.nyc.gov

NYC DOS

Thomas Milora

Email: tmilora@dsny.nyc.gov

NYS DEC Region 2

Jane O'Connell

Email: jane.oconnell@dec.ny.gov
andre.obligado@dec.ny.gov
James.Simpson@dec.ny.gov
Antonia.Pereira@dec.ny.gov

District Manager Shahana Hanif

39th Council District

District39@council.nyc.gov

NYS DOH – Albany

Scarlett McLaughlin

Email: scarlett.mclaughlin@health.ny.gov

2. OWNERS, RESIDENTS AND OCCUPANTS ON OR ADJACENT TO THE SITE

The Subject Properties:

601 Union Street Realty Corp. (Current Owner)
60 Madison Avenue, New York, NY 10010

607 Union Street Realty Associates, Inc.
(Current Owner)
60 Madison Avenue, New York, NY 10010

SJ Fuel Co. Inc. (Current Occupant)
601 Union Street, Brooklyn, NY 11215

The Adjacent Properties:

Union Hotel Property LLC
(Owner of 625 Union Street)
40 West 57th Street, New York, NY 10019

Pointe Properties LLC
(Owner of 580 Union Street)
208 Pleasant Plains Avenue, Staten Island, NY
10309

578 Union LLC
(Owner of 578 Union Street)
199 Lee Avenue, Suite 894, Brooklyn, NY
11211

Devita Realty Corp
(Owner of 576 Union Street)
576 Union Street, Brooklyn, NY 11215

Zoriano Associates Inc.
(Owner of 572 Union Street and 251 Third
Avenue)
237 4th Avenue, Brooklyn, NY 11215

Michael Ameno
(Owner of 570 Union Street)
703 Sackett Street, Brooklyn, NY 11217

Gowanus Union Street LLC
(Owner of 586 Sackett Street)
27 West 24th Street Suite 702, New York, NY
10010

Angelo Properties, LLC
(Owner of 215 Third Avenue)
225 Third Avenue, Brooklyn, NY 11217

Biagio Di Dino
(Owner of 597 Sackett Street)
875 59th Street, Brooklyn, NY 11220

601 Sackett Property Owner LLC
(Owner of 601 Sackett Street)
175 Blake Avenue, Brooklyn, NY 11212

3. LOCAL NEWS MEDIA

New York Post
1211 Avenue of the Americas
New York, NY 10036-8790

4. PUBLIC WATER SUPPLIER

NYC Department of Environmental Protection
Bureau of Water Supply
59-17 Junction Blvd
Flushing, NY 11373

5. ANY PERSON, COMMUNITY BASED ORGANIZATION, BOA GROUP, OR LOCAL MEDIA WHO HAS REQUESTED TO BE PLACED ON THE CONTACT LIST.

None.

6. ADMINISTRATOR OF NEARBY SCHOOL OR DAY CARE FACILITY

Administrator Kara Pereira
Rivendell School
277 Third Avenue
Brooklyn, NY 11215

7. DOCUMENT REPOSITORY

Candace Vasquez
Pacific Library
25 Fourth Avenue at Pacific Street
Brooklyn, NY 11217

District Manager Michael Racioppo
Brooklyn Community Board 6
250 Baltic Street
Brooklyn, NY 11201

Attachments:

- Request Letter for Document Repository at Library
- Request Letter for Document Repository at Community Board



**HydroTech Environmental
ENGINEERING AND GEOLOGY, DPC**

231 West 29th Street, Suite 1104
New York, New York 10001 USA
Tel: (631) 462-5866

Email: Info@hydrotechenvironmental.com
WWW.HYDROTECHENVIRONMENTAL.COM
USA - Middle East - North Africa

March 20, 2023

Ms. Candace Vasquez
Pacific Library
25 Fourth Avenue at Pacific Street
Brooklyn, NY 11217
(718) 638-1531

Re: Document Repository for Brownfield Cleanup Program (BCP)
Site Address: 601 - 607 Union Street, Brooklyn, NY 11215

Dear Ms. Vasquez,

This letter is intended to seek your approval to use Pacific Library, a branch of the New York Public Library located at the address above as a document's repository for the upcoming remedial investigation and development at above referenced property. This document repository is intended to house for community review all principal documents generated prior and during the Brownfield Cleanup Program (BCP) at this site as per the requirements of the New York State Department of Environmental Conservation (NYSDEC).

Should you acknowledge this agreement that your library will act as a document's repository for this upcoming BCP project, I appreciate if you can sign this letter and return to my attention for my record and NYSDEC record.

If you require any additional information, please feel free to contact me directly at 631-462 5866.

Very Truly Yours,
Hydro Tech Environmental Engineering and Geology, DPC

Pacific Library

Name CANDACE VASQUEZ

Title BRANCH MANAGER

Signature Candace S Vasquez

Date 3/21/23

Ruijie Xu
Project Manager

Encs.
cc: HydroTech File #220073



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ENGINEERING AND GEOLOGY, DPC

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March 20, 2023

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

Re: Document Repository for Brownfield Cleanup Program (BCP)
Site Address: 601 - 607 Union Street, Brooklyn, NY 11215

Dear Mr. Racioppo,

This letter is intended to seek your approval to use Brooklyn Community Board 6 Office located at the address above as a document's repository for the upcoming remedial investigation and development at above referenced property. This document repository is intended to house for community review all principal documents generated prior and during the Brownfield Cleanup Program (BCP) at this site as per the requirements of the New York State Department of Environmental Conservation (NYSDEC).

Should you acknowledge this agreement that your office will act as a document's repository for this upcoming BCP project, I appreciate if you can sign this letter and return to my attention for my record and NYSDEC record.

If you require any additional information, please feel free to contact me directly at 631-462-5866.

Very Truly Yours,
HydroTech Environmental Engineering and Geology, DPC

Brooklyn Community Board 6 Office

Name Michael Racioppo

Title District Manager

Signature 

Date May, 18, 2023



Ruijie Xu
Project Manager

Encs.
cc: HydroTech File # 220073