



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT

SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
 - a. one file in non-fillable PDF of the application form plus supplemental information, excluding any previous environmental reports and work plans, if applicable
 - b. if the application requires submittal of previous environmental reports to support the addition of new property, an affordable housing agreement to support the determination for tangible property credits in New York City, or other large files, please include each as a separate PDF.
2. *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below. **Please select only ONE submittal method – do NOT submit both via dropbox and ground mail.**
 - a. VIA SITE CONTROL DROPBOX:
 - [Request an invitation](#) to upload files to the Site Control submittal dropbox.
 - In the “Title” field, please include the following: “BCP Amendment Application - Site Name”.
 - After uploading files, an automated email will be sent to the submitter’s email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.
 - Application packages submitted through third-party file transfer services will not be accepted.
 - b. VIA GROUND MAIL:
 - Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). **DO NOT INCLUDE PAPER COPIES OF THE APPLICATION OR ATTACHMENTS.**
 - Mail the external storage device to the following address:

Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7015

SITE NAME: 1709 Surf Avenue
SITE CODE: C224398



**Department of
Environmental
Conservation**

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT

Please refer to the attached instructions for guidance on completing this application.

Submission of a full BCP application will be required should this application be determined to be a major amendment. If the amendment seeks to add or subtract more than an insignificant acreage of property to the BCA, applicants are encouraged to consult with the DEC project team prior to submitting this application.

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

1. Check the appropriate box(es) below based on the nature of the amendment modification(s) requested:

<input type="checkbox"/>	Amendment to modify the existing BCA (check one or more boxes below):
<input type="checkbox"/>	Add applicant(s)
<input type="checkbox"/>	Substitute applicant(s)
<input type="checkbox"/>	Remove applicant(s)
<input type="checkbox"/>	Change in name of applicant(s)
<input type="checkbox"/>	Amendment to reflect a transfer of title to all or part of the brownfield site:
	<p>a. A copy of the recorded deed must be provided. Is this attached? <input type="radio"/> Yes <input type="radio"/> No</p> <p>b. <input type="checkbox"/> Change in ownership <input type="checkbox"/> Additional owner (such as a beneficial owner)</p> <p>c. Pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been submitted prior to a transfer of ownership. If this has not yet been submitted, include the form with this application. Is this form attached? <input type="radio"/> Yes <input type="radio"/> No Submitted on: _____</p>
<input type="checkbox"/>	Amendment to modify description of the property(ies) listed in the existing BCA
<input type="checkbox"/>	Amendment to expand or reduce property boundaries of the property(ies) listed in the existing BCA
<input type="checkbox"/>	Sites in Bronx, Kings, New York, Queens or Richmond Counties ONLY: amendment to request determination that the site is eligible for tangible property credit component of the brownfield redevelopment tax credit.
<input checked="" type="checkbox"/>	Other (explain in detail below)

2. REQUIRED: Please provide a brief narrative describing the specific requests included in this amendment: The purpose of this BCA Amendment No. 2 application is to modify Section II.A of the BCA, which currently states "that a portion of Block 7061 Lot 27, has previously been remediated ...", to re-instate TPC eligibility for the larger TPC Exclusion Area on Lot 27. See Exhibit A for an expanded narrative and figures supporting this petition to re-instate the larger TPC Exclusion Area. (Note this BCP Site located in Kings County is generally eligible for TPCs through the En-Zone Gateway, per Section II.B of the BCA.)

SECTION I: CURRENT AGREEMENT INFORMATION*This section must be completed in full. Attach additional pages as necessary.*

BCP SITE NAME: 1709 Surf Avenue	BCP SITE NUMBER: C224398
NAME OF CURRENT APPLICANT(S): Coney Island Associates Phase 3 LLC; Coney Island Associates 3 Moderate LLC	
INDEX NUMBER OF AGREEMENT: C224398-05-24	DATE OF ORIGINAL AGREEMENT: 06/21/24
APPLICANT'S SIGNATORY: Donald Capoccia	

SECTION II: NEW REQUESTOR INFORMATION*Complete this section only if adding new requestor(s) or the name of an existing requestor has changed.*

NAME:			
ADDRESS:			
CITY/TOWN:			ZIP CODE:
PHONE:	EMAIL:		
REQUESTOR CONTACT:			
ADDRESS:			
CITY/TOWN:			ZIP CODE:
PHONE:	EMAIL:		
REQUESTOR'S CONSULTANT:		CONTACT:	
ADDRESS:			
CITY/TOWN:			ZIP CODE:
PHONE:	EMAIL:		
REQUESTOR'S ATTORNEY:		CONTACT:	
ADDRESS:			
CITY/TOWN:			ZIP CODE:
PHONE:	EMAIL:		
			Y
			N
1. Is the requestor authorized to conduct business in New York State?			<input type="radio"/>
2. If the requestor is a corporation, LLC, LLP, or other entity requiring authorization from the NYS Department of State (NYSDOS) to conduct business in NYS, the requestor's name must appear exactly as given above in the NYSDOS Corporation & Business Entity Database. A print-out of entity information from the NYSDOS database must be submitted with this application. Is this print-out attached?			<input type="radio"/>
3. Requestor must submit proof that the party signing this application and amendment has the authority to bind the requestor. This would be documentation showing the authority to bind the requestor in the form of corporate organizational papers, a Corporate Resolution or an Operating Agreement or Resolution for an LLC. Is this proof attached?			<input type="radio"/>
4. If the requestor is an LLC, the names of the members/owners must be provided. Is this information attached?			<input type="radio"/>
5. Describe the new requestor's relationship to all existing applicants:			<input type="radio"/>

SECTION III: CURRENT PROPERTY OWNER/OPERATOR INFORMATION*Complete this section only if a transfer of ownership has taken place. Attach additional pages if necessary.*Owner listed below is: ☐ Existing Applicant ☐ New Applicant ☐ Non-Applicant

OWNER'S NAME:

CONTACT:

ADDRESS:

CITY/TOWN:

ZIP CODE:

PHONE:

EMAIL:

OPERATOR:

CONTACT:

ADDRESS:

CITY/TOWN:

ZIP CODE:

PHONE:

EMAIL:

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION*Complete this section only if adding new requestor(s). Attach additional pages if necessary.*

If answering "yes" to any of the following questions, please provide additional information as an attachment. Please refer to ECL § 27-1407 for details.

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	<input type="radio"/>	<input type="radio"/>
2. Is the requestor presently subject to an existing order for the investigation, removal or remediation relating to contamination at the site?	<input type="radio"/>	<input type="radio"/>
3. Is the requestor subject to an outstanding claim by the Spill Fund for the site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	<input type="radio"/>	<input type="radio"/>
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the subject law; (ii) any order or determination; (iii) any regulation implementing ECL Article 27 Title 14; or (iv) any similar statute or regulation of the state or federal government? If so, provide additional information as an attachment.	<input type="radio"/>	<input type="radio"/>
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as site name, address, DEC site number, reason for denial, and any other relevant information.	<input type="radio"/>	<input type="radio"/>
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting or contaminants?	<input type="radio"/>	<input type="radio"/>
7. Has the requestor been convicted of a criminal offense (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state?	<input type="radio"/>	<input type="radio"/>
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of the Department, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to the Department?	<input type="radio"/>	<input type="radio"/>

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION (continued)		Y	N
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	<input type="radio"/>	<input type="radio"/>	<input 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 type="radio"/>	<input type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
12. THE NEW REQUESTOR MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL § 27-1405(1) BY CHECKING ONE OF THE BOXES BELOW:			
<input type="radio"/> PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of contamination 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 contamination.	<input type="radio"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of a hazardous waste or discharge of petroleum. NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that they have exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste. If a requestor's liability arises solely as a result of ownership, operation of or involvement with the site, they must submit a statement describing why they should be considered a volunteer – be specific as to the appropriate care taken.		
13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?	N/A <input type="radio"/>	Y <input type="radio"/>	N <input type="radio"/>
14. Requestor's relationship to the property (check all that apply): <input type="checkbox"/> Prior Owner <input type="checkbox"/> Current Owner <input type="checkbox"/> Potential/Future Purchaser <input type="checkbox"/> Other: _____			
15. If the requestor is not the current site owner, proof of site access sufficient to complete the remediation must be submitted. Proof must show that the requestor will have access to the property before being added to the BCA and throughout the BCP project, including the ability to place an easement on the site. Is this proof attached?	N/A <input type="radio"/>	Y <input type="radio"/>	N <input type="radio"/>

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES

Complete this section only if property is being added to or removed from the site, a lot merger or other change to site SBL(s) has occurred, or if modifying the site address for any reason.

1. Property information on current agreement (as modified by any previous amendments, if applicable):

ADDRESS:

CITY/TOWN:

ZIP CODE:

CURRENT PROPERTY INFORMATION

TOTAL ACREAGE OF CURRENT SITE:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

2. Requested change (check appropriate boxes below):

a. Addition of property (may require additional citizen participation depending on the nature of the expansion – see instructions)

PARCELS ADDED:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

TOTAL ACREAGE TO BE ADDED: _____

b. Reduction of property

PARCELS REMOVED:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

TOTAL ACREAGE TO BE REMOVED: _____

c. Change to SBL (e.g., lot merge, subdivision, address change)

NEW PROPERTY INFORMATION:

PARCEL ADDRESS

SECTION

BLOCK

LOT

ACREAGE

3. TOTAL REVISED SITE ACREAGE: _____

4. For all changes requested in this section, documentation must be provided. Required attachments are listed in the application instructions. Is the required documentation attached?

Y
☐

N
☐

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES (continued)

Complete this section for any addition of property. Use additional copies of this section as necessary.

5. Property information for parcels being added to the BCA

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE
CURRENT OWNER:		CONTACT NAME:		
ADDRESS:				
CITY:		STATE:	ZIP:	
PHONE:		EMAIL:		
OWNERSHIP START DATE:				
CURRENT OPERATOR:		CONTACT NAME:		
PHONE:		EMAIL:		
REQUESTOR RELATIONSHIP TO NEW PROPERTY (select from below)				
<input type="checkbox"/> PREVIOUS OWNER	<input type="checkbox"/> CURRENT OWNER	<input type="checkbox"/> POTENTIAL/FUTURE PURCHASER	<input type="checkbox"/>	OTHER: _____

If the applicant is not the current owner of the property, documentation demonstrating site access (which includes the ability to place an environmental easement on the site) must be provided. If the applicant currently owns the property being added to the site, a copy of the deed must be included.

IS PROOF OF ACCESS / OWNERSHIP ATTACHED? ☐ YES ☐ NO ☐ N/A

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE
CURRENT OWNER:		CONTACT NAME:		
ADDRESS:				
CITY:		STATE:	ZIP:	
PHONE:		EMAIL:		
OWNERSHIP START DATE:				
CURRENT OPERATOR:		CONTACT NAME:		
PHONE:		EMAIL:		
REQUESTOR RELATIONSHIP TO NEW PROPERTY (select from below)				
<input type="checkbox"/> PREVIOUS OWNER	<input type="checkbox"/> CURRENT OWNER	<input type="checkbox"/> POTENTIAL/FUTURE PURCHASER	<input type="checkbox"/>	OTHER: _____

If the applicant is not the current owner of the property, documentation demonstrating site access (which includes the ability to place an environmental easement on the site) must be provided. If the applicant currently owns the property being added to the site, a copy of the deed must be included.

IS PROOF OF ACCESS / OWNERSHIP ATTACHED? ☐ YES ☐ NO ☐ N/A

6. Data supporting the addition of property to the site must be included. Please refer to the instructions for a list of required tables and figures.

ARE THE REQUIRED FIGURES AND TABLES ATTACHED?

☐ YES ☐ NO ☐ N/A (land being added has been merged with an existing BCP lot and the applicant is not seeking to add more than an insignificant acreage of property to the BCA)

**APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT SUPPLEMENT
QUESTIONS FOR SITE SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY**

Complete this section only if the site is located within the five counties comprising New York City and the requestor is seeking a determination of eligibility for tangible property credits. Provide supporting documentation as required. Refer to the application instructions for additional information.

	Y	N
1. Is the site located in Bronx, Kings, New York, Queens or Richmond County?	<input 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 type="radio"/>	<input type="radio"/>
3. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)? Please see DEC's website for more information.	<input type="radio"/>	<input type="radio"/>
4. Is the property upside down as defined below? 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.	<input type="radio"/>	<input type="radio"/>
5. <u>For new tax parcels being added to the BCA through this amendment ONLY:</u> Are the parcels being added underutilized as defined below? From 6 NYCRR 375-3.2(I) as of August 12, 2016 (Please note: Eligibility determination for the underutilized category for the new tax parcels can only be made at the time of amendment 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.	<input type="radio"/>	<input type="radio"/>

<p>6. Is the project and affordable housing project as defined below?</p> <p>From 6 NYCRR 375-3.2(a) as of August 12, 2016:</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p>	<input type="radio"/>	<input type="radio"/>
<p>7. Is the project a planned renewable energy facility site as defined below?</p> <p>From ECL 27-1405(33) as of April 9, 2022:</p> <p>"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.</p> <p>From Public Service Law Article 4 Section 66-p as of April 23, 2021:</p> <p>(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.</p>	<input type="radio"/>	<input type="radio"/>
<p>8. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and meets the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?</p> <p>From ECL 75-0111 as of April 9, 2022:</p> <p>(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.</p>	<input type="radio"/>	<input type="radio"/>

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT**EXISTING AGREEMENT INFORMATION**

BCP SITE NAME: 1709 Surf Avenue

BCP SITE NUMBER: C224398

NAME OF CURRENT APPLICANT(S): Coney Island Associates Phase 3 LLC; Coney Island Associates 3 Moderate LLC

INDEX NUMBER OF AGREEMENT: C224398-05-24

DATE OF ORIGINAL AGREEMENT: 06/21/24

Declaration of Amendment:

By the requestor(s) and/or applicant(s) signature(s) below, and subsequent signature by the Department, the above application to amend the Brownfield Cleanup Agreement described above is hereby approved. This Amendment is made in accordance with and subject to all of the BCA and all applicable guidance, regulations and state laws applicable thereto. All other substantive and procedural terms of the Agreement will remain unchanged and in full force and effect regarding the parties to the Agreement.

Nothing contained herein constitutes a waiver by the Department or the State of New York of any rights held in accordance with the Agreement or any applicable state and/or federal law or a release for any party from obligations held under the Agreement or those same laws.

STATEMENT OF CERTIFICATION AND SIGNATURES: NEW REQUESTOR

Complete the appropriate section (individual or entity) below only if this Amendment adds a new requestor. Attach additional pages as needed.

(Individual)

I hereby affirm that the 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. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am _____ (title) of _____ (entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and 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.

_____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)

An authorized representative of each applicant must complete and sign the appropriate section (individual or entity) below. Attach additional pages as needed.

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am the Authorized Signatory (title) of Coney Island Associates Phase 3 LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. Donald Capoccia's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 9/15/25 Signature: _____

Print Name: DONALD CAPOCCIA

PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

☐ PARTICIPANT

A requestor who either (1) was the owner of the site at the time of the disposal of contamination 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 contamination.

☐ VOLUNTEER

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

Effective Date of the Original Agreement: 06/21/24

Signature by the Department:

DATED: _____

NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By:

Andrew O. Guglielmi, Director
Division of Environmental Remediation

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)

An authorized representative of each applicant must complete and sign the appropriate section (individual or entity) below. Attach additional pages as needed.

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am the Authorized Signatory (title) of Coney Island Associates 3 Moderate LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. Donald Capoccia's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 9/15/25 Signature: _____Print Name: DONALD CAROCCIA**PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS****REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT**

Status of Agreement:

☐**PARTICIPANT**

A requestor who either (1) was the owner of the site at the time of the disposal of contamination 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 contamination.

☐**VOLUNTEER**

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

Effective Date of the Original Agreement: 06/21/24

Signature by the Department:

DATED: _____

NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By:

Andrew O. Guglielmi, Director
Division of Environmental Remediation

SUBMITTAL REQUIREMENTS:

- The Department accepts both hard copy and electronic submittal of the *Application to Amend Brownfield Cleanup Agreement and Amendment* form.
- Hard copy submissions must also include an electronic version of the complete application form and attachments, in final, non-fillable Portable Document Format (PDF), on an external storage device (such as a thumb drive or CD). Applications must be sent to:
 - Chief, Site Control Section
 - New York State Department of Environmental Conservation
 - Division of Environmental Remediation
 - 625 Broadway, 12th Floor
 - Albany, NY 12233-7015
- NOTE: Electronic applications submitted in fillable format will be rejected.

INSTRUCTIONS FOR COMPLETING AN APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT

This form must be used to add or remove a party, reflect a change in property ownership to all or part of the site, modify a property description, or reduce/expand property boundaries for an existing BCP Agreement.

NOTE: DEC requires a standard full BCP application to request major changes to the description of the property set forth in the BCA (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). The application must be submitted to DEC in the same manner as the original application to participate.

COVER PAGE

Please select all options that apply. Provide a brief narrative of the nature of the amendment requested.

SECTION I: CURRENT AGREEMENT INFORMATION

This section must be completed in its entirety. The information entered here will auto-populate throughout the application and amendment.

Provide the site name, site code and name(s) of current requestor(s) exactly as this information appears on the existing agreement. This should reflect any changes made by previous amendments to the site name or parties on the BCA. Provide the agreement index number and the date of the initial BCA.

SECTION II: NEW REQUESTOR INFORMATION

This section is to be completed only if a new requestor is being added to the BCA, or if the name of the existing requestor has changed with the NYSDOS.

Requestor Name

Provide the name of the person(s)/entity requesting participation in the BCP. (If more than one, attach additional sheets with requested information.) The requestor is the person or entity seeking DEC review and approval of the remedial program.

If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database.

Requestor, Consultant and Attorney Contact Information

Provide the contact name, mailing address, telephone number and e-mail address for each of the following contacts:

Requestor's Representative: This is the person to whom all correspondence, notices, etc., will be sent, and who will be listed as the contact person in the BCA. Invoices will be sent to the representative unless another contact name and address is provided with the application.

Requestor's Consultant: Include the name of the consulting firm and the contact person.

Requestor's Attorney: Include the name of the law firm and the contact person.

Required Attachments for Section II:

- 1. NYSDOS Information: A print-out of entity information from the NYSDOS database to document that the applicant is authorized to do business in NYS. The requestor's name must appear throughout the application exactly as it does in the database.*
- 2. LLC Organization: If the requestor is an LLC, provide a list of the names of the members/owners of the LLC.*
- 3. Authority to Bind: Proof must be included that shows that the party signing this application and amendment is authorized to do so on behalf of the requestor. This documentation may be in the form of corporate organizational papers, a Corporate Resolution or Operating Agreement or Resolution.*

SECTION III: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Complete this section only if a transfer of ownership has taken place for all or part of the site property. Attach additional pages for each new owner if applicable.

Provide the relationship of the owner to the site by selecting one of the check-box options.

Owner Name, Address, etc.

Provide information for the new owner of the property. List all new parties holding an interest in the property. Attach separate pages as needed.

Operator Name, Address, etc.

Provide information for the new operator, if applicable.

NOTE: Pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been submitted prior to a transfer of ownership. If this form was not previously submitted, it must be included with this application. See <http://www.dec.ny.gov/chemical/76250.html> for additional information.

Required Attachments for Section III:

- 1. Copy of deed as proof of ownership.*
- 2. Ownership/Nominee Agreement, if applicable.*
- 3. Change of Use form, if not previously submitted to the Department.*

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION

For additional information regarding requestor eligibility, please refer to ECL §27-1407.

Provide a response to each question listed. If any question is answered in the affirmative, provide an attachment with detailed relevant information. It is permissible to reference specific sections of existing property reports; however, such information must be summarized in an attachment. For properties with multiple addresses or tax parcels, please include this information for each address or tax parcel.

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.

If the requestor is not the current site owner, proof of site access sufficient to complete the remediation must be submitted. Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site. A purchase contract does not suffice as proof of access.

Required Attachments for Section IV:

- 1. Detailed information regarding any questions answered in the affirmation, if applicable.*
- 2. Statement describing why the requestor should be considered a volunteer, if applicable.*
- 3. Site access agreement, as described above, if applicable.*

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES

NOTE: DEC requires a standard full BCP application to request major changes to the description of the property set forth in the BCA (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). The application must be submitted to DEC in the same manner as the original application to participate.

Property Information on Existing Agreement

Provide the site address and tax parcel information exactly as it appears on the current agreement (including as it has been modified in previous amendments).

Addition of Property

Provide the tax parcel information and acreage for each parcel to be added. Provide the total acreage to be added below the far-right column.

Reduction of Property

Provide the tax parcel information and acreage for each parcel to be removed. Provide the total acreage to be removed below the far-right column.

Change to address, SBL or metes and bounds description

Provide the new address and tax parcel information.

Total Revised Site Acreage

Provide the new total site acreage after addition or removal of property. If no change to site boundary, this should match the acreage provided above, under Property Information on Existing Agreement.

For all sites seeking to add property to the site, provide all requested information for each additional tax parcel (full or partial). Refer to the list below for additional required attachments.

All requested changes to this section should be accompanied by a revised survey or other acceptable map depicting the proposed new site boundary. Additionally, provide a county tax map with the site boundary outlined, as well as a USGS 7.5-minute quadrangle map with the site location clearly identified.

Required Attachments for Section V:

1. *For all additions and removal of property:*
 - a. *Site map clearly identifying the existing site boundary and proposed new site boundary*
 - b. *County tax map with the new site boundary clearly identified*
 - c. *USGS 7.5-minute quadrangle map with the site location clearly identified*
 - d. *For additions of property ONLY:*
 - i. *Data summary tables for each affected medium, highlighting exceedances of reasonably anticipated use SCOs*
 - ii. *Site drawings for each affected medium, identifying exceedances of reasonably anticipated use SCOs*
 - iii. *Proof of site access or ownership*
2. *For address changes, lot mergers, subdivisions and any other change to the property description:*
 - a. *County tax map with the site boundary and all SBL information clearly identified*
 - b. *USGS 7.5-minute quadrangle map with the site location clearly identified*
 - c. *Approved application for lot merger or apportionment, or the equivalent thereof, as proof from the municipality of the SBL change(s)*

SUPPLEMENT TO THE APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT – QUESTIONS FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

Complete this section only if the site is located within the five counties comprising New York City and the requestor is seeking a determination of eligibility for tangible property credits.

Provide responses to each question. If any question is answered in the affirmative, provide required documentation as applicable.

Required Attachments for NYC Site Supplement:

- 1. For sites located all or partially in an En-zone: provide a map with the site boundary clearly identified and the En-zone overlay showing that all or a portion of the site is located within an En-zone. This map must also indicate the census tract number in which the site is located. See [DEC's website](#) for additional information.*
- 2. For sites requesting an upside down or underutilized determination, an affidavit from the applicant and any documentation in support of this determination must be included. Note that an eligibility determination for the underutilized category can only be made at the time of initial application, so that determination can only apply to new parcels being considered for addition to the BCA.*
- 3. For affordable housing projects: provide the affordable housing regulatory agreement and any additional relevant information.*
- 4. For renewable energy site projects: for (a) planned renewable energy facilities generating/storing less than twenty-five (25) megawatts, provide a local land use approval; or, for (b) planned renewable energy facilities generating/storing twenty-five (25) megawatts or greater, provide the permit issued by the NYS Office of Renewable Energy Siting.*
- 5. For sites located within a disadvantaged community and a conforming Brownfield Opportunity Area: provide a map with the site boundary clearly identified and the disadvantaged community overlay showing that the site is located within a disadvantaged community.*

PART II: BROWNFIELD CLEANUP PROGRAM AMENDMENT

The information in the “EXISTING AGREEMENT INFORMATION” section should auto-populate with the information provided on page 2.

If a new requestor is applying to enter the program, provide the required information and signature at the bottom of page 8 and the required information and signature on page 9.

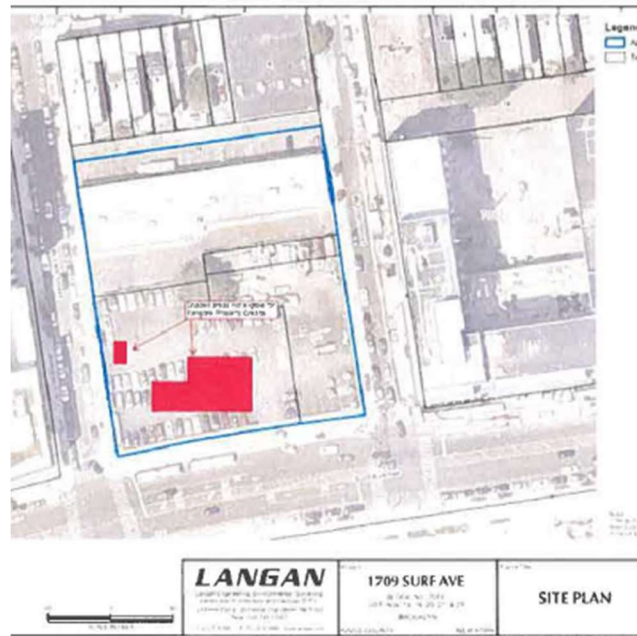
If no new requestor is applying to the program but any other change has been made, provide the required information and signature on page 9.

Exhibit A to BCA Amendment No. 2:

Expanded Narrative & Supporting Figures for Petition to Reinstate TPC Eligibility of Larger TPC Exclusion Area on Lot 27

This BCA Amendment No. 2 application seeks to modify Section II.A of the BCA (Index No. C224398-05-24, dated June 21, 2024). This Section II.A of the BCA currently states “that a portion of Block 7061 Lot 27” (*see below in red*) is ineligible for tangible property tax credits (“TPCs”), as such areas have allegedly “previously been remediated....” (the “TPC Exclusion Areas”).

EXHIBIT A SITE MAP



The Volunteers petition DEC to reinstate TPC eligibility of the larger TPC Exclusion Area on Lot 27, for the reasons presented below:

- The NYSDEC Spill Memo for Spill # 03-02857 does not indicate that the larger Lot 27 TPC Exclusion Area had been remediated to the applicable RRSCOs and/or PGWSCOs prior to the Spill’s administrative closure on 12/20/2011. While former USTs associated with this Spill # 03-02857 were removed circa 2003, no Remedial Action Plan to address spill-related impacts was produced or implemented. NYSDEC administratively closed Spill # 03-02857 on 12/20/2011 because petroleum-related groundwater contamination did not appear to be migrating off-Site based on perimeter monitoring wells and because the spill impacts were *proposed to be remediated* during future redevelopment of the property—which remediation in conjunction with redevelopment is occurring now, and for the first time since the Spill, under the BCP.
- The 2009 re-zoning of the Coney Island neighborhood (CEQR No. N090273(A)ZRK) modified the then-intended use of the Site to residential use, such that the RRSCOs were the applicable cleanup standards as of the Spill’s administrative closure on 12/20/2011.

- Per the Decision Document (DD) dated 12/17/2024, all “soils which exceed the [PGWSCOs] . . . for those contaminants found in site groundwater above standards” require further remediation. The PGWSCOs apply to:
 - o VOCs: 1,2,4,5-tetramethylbenzene; 1,2,4-trimethylbenzene; 1,3,4-trimethylbenzene; benzene; ethylbenzene; isopropylbenzene; *m,p*-xylene, naphthalene, *n*-butylbenzene, *n*-propylbenzene, *o*-xylene, sec-butylbenzene, tetrachloroethylene (PCE); toluene; and total xylenes
 - o SVOCs: 2,4-dimethylphenol; benzo(a)anthracene; benzo(a)pyrene; benzo(b)fluoranthene; chrysene; indeno(1,2,3- cd)pyrene; naphthalene; and phenol
 - o Metals: arsenic
- During the BCP Remedial Investigation and Remedial Action, Langan identified numerous exceedances of the RRSCOs and/or applicable PGWSCOs in soil samples collected from borings installed throughout the larger TPC Exclusion Area. These SCO exceedances were observed from 7-10 feet below grade surface (ft bgs). *See* Figures 1 and 2 for Site-wide and TPC Exclusion Area-specific soil analytical results, respectively.
- Additionally, the TPC Exclusion Area requires groundwater treatment via in-situ chemical oxidation (ISCO) to achieve the applicable Ambient Water Quality Standards and Guidance Values for Class GA Waters (SGVs). *See* Figure 3 for groundwater analytical results and Figure 4 for the extent of the ISCO treatment area.

These data clearly demonstrate that the larger TPC Exclusion Area on Lot 27 had not been “previously remediated” to the RRSCOs for the Site’s then-intended residential use as of the 2009 re-zoning and/or the PGWSCOs applicable to its regulatory specified use as a drinking water source as of the administrative closure of Spill # 03-02857 on 12/20/2011. Therefore, the larger TPC Exclusion Area’s eligibility for TPCs should be reinstated.

- Legend**
- Approximate Site Boundary
 - Tax Parcel
 - Areas that are Currently Not Eligible for TPC
 - Approximate Location of 550-gallon UST
 - RI Soil Boring Location
 - RI Soil Boring and Co-Located Monitoring Well
 - RI Soil Boring and Co-Located Soil Vapor Point Location
 - RI Soil Boring, Monitoring Well, and Co-Located Soil Vapor Point Location
 - Petroleum Impact Delineation Boring Location
 - Petroleum Impact Delineation Boring/ Monitoring Well Location
 - Approximate Location of TPC Sample
 - Petroleum-Related Compounds were Above the UU, PGW, and/or RURR SCOs within TPC Exclusion Area

Analyte	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Residential SCOs
VOCs			
1,2,4-Trimethylbenzene	3.6	3.6	52
1,3,5-Trimethylbenzene (Mesitylene)	8.4	8.4	52
Acetone	0.05	0.05	100
Benzene	0.06	0.06	4.8
Ethylbenzene	1	1	41
Naphthalene	12	12	100
n-Butylbenzene	12	12	100
m-Phenylbenzene	3.9	3.9	100
Sec-Butylbenzene	11	11	100
Tetrachloroethene (PCE)	1.3	1.3	19
Toluene	0.7	0.7	100
Total Xylenes	0.26	1.6	100
SVOCs			
Benzolanthracene	1	1	1
Benzo[a]pyrene	1	22	1
Benzo[b]fluoranthene	1	1.7	1
Benzo[k]fluoranthene	0.8	1.7	3.9
Chrysene	1	1	1
Dibenz[a,h]anthracene	0.33	1000	0.33
Fluoranthene	100	1000	100
Indeno[1,2,3-cd]pyrene	0.5	8.2	0.5
Naphthalene	12	12	100
Pyrene	100	1000	100
Pesticides			
4,4'-DDO	0.0033	14	13
4,4'-DDE	0.0033	17	8.9
4,4'-DDT	0.0033	136	7.9
Aldrin	0.005	0.19	0.097
Alpha-Chlordane	0.094	2.9	4.2
Dieldrin	0.005	0.1	0.2
Metals			
Barium	350	820	400
Chromium, Hexavalent	1	19	110
Chromium, Trivalent	30	N5	180
Copper	60	1720	270
Lead	63	450	400
Mercury	0.18	0.73	0.81
Zinc	109	2480	10000
PFAS			
Perfluorooctanesulfonic Acid (PFOS)	0.00088	0.001	0.044

Exceedance Summary.

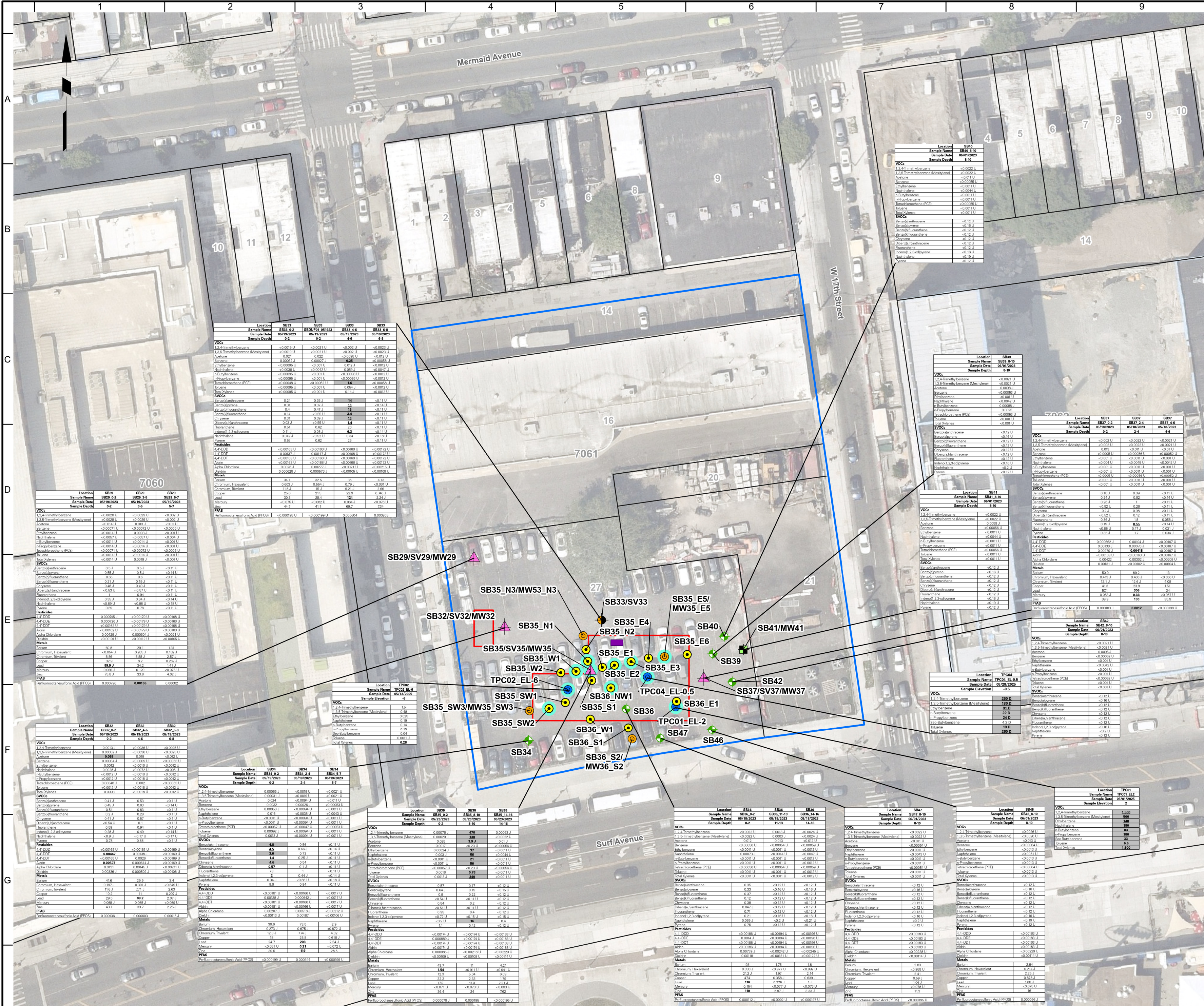
- 10 - Result exceeds Unrestricted Use SCOs
- 10 - Result exceeds Protection of Groundwater SCOs
- 10 - Result exceeds Restricted Use Residential SCOs

Notes:

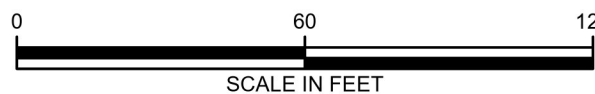
- Aerial imagery provided through Langan's subscription to NearMap.com, flown 5/28/2023.
- Parcel data provided by the New York City Department of City Planning.
- All features shown are approximate.
- Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use (UU), Protection of Groundwater (PGW), and Restricted Use Residential (RURR) Soil Cleanup Objectives (SCOs).
- Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Part 375 Remedial Programs Guidelines for Sampling and Analysis of Per- and Polyfluoroalkyl Substances (PFAS) Unrestricted Use, Restricted Use Residential/Industrial, and Protection of Groundwater Guidance Values (April 2022).
- Criticism comparisons for 3- and 4-methylphenol (m&p cresol) are provided for reference. Promulgated SCOs are for 3-methylphenol (m-cresol) and 4-methylphenol (p-cresol).
- The analytical results for samples collected from the petroleum-impacted delineation borings are shown on Figure 8B.
- Analytical LSI data is provided in a separate LSI report.
- The 550-gallon UST was encountered on April 18, 2025, during Remedial Action Work Plan (RAWP) implementation at about 1 foot below grade surface.
- LSI - Limited Subsurface Investigation
- RI - Remedial Investigation
- RL - Reporting Limit
- All units are in mg/kg (milligrams per kilogram)
- US - Not Standard
- NS - Underground Storage Tank
- TPC - Tangible Property Credits

Qualifiers:

- J - The analyte was positively identified and the associated numerical value is the approximate concentration of the analyte in the sample.
- UJ - The analyte was not detected at a level greater than or equal to the RL; however, the reported RL is approximate and may be inaccurate or imprecise.
- U - The analyte was analyzed for, but was not detected at a level greater than or equal to the level of the RL or the sample concentration for results impacted by blank contamination.
- D - The concentration reported is a result of a diluted sample.



WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless he is acting under the direction of a licensed professional engineer, to alter this item in any way.



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Project
1709 SURF AVE
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LOT Nos. 14, 16, 20, 21, & 27
BROOKLYN
KINGS COUNTY NEW YORK

SOIL ANALYTICAL RESULTS

Figure Title

Project No.	170747001	Figure No.	1
Date	8/19/2025		
Scale	1"=40'		
Drawn By	GS		

Legend

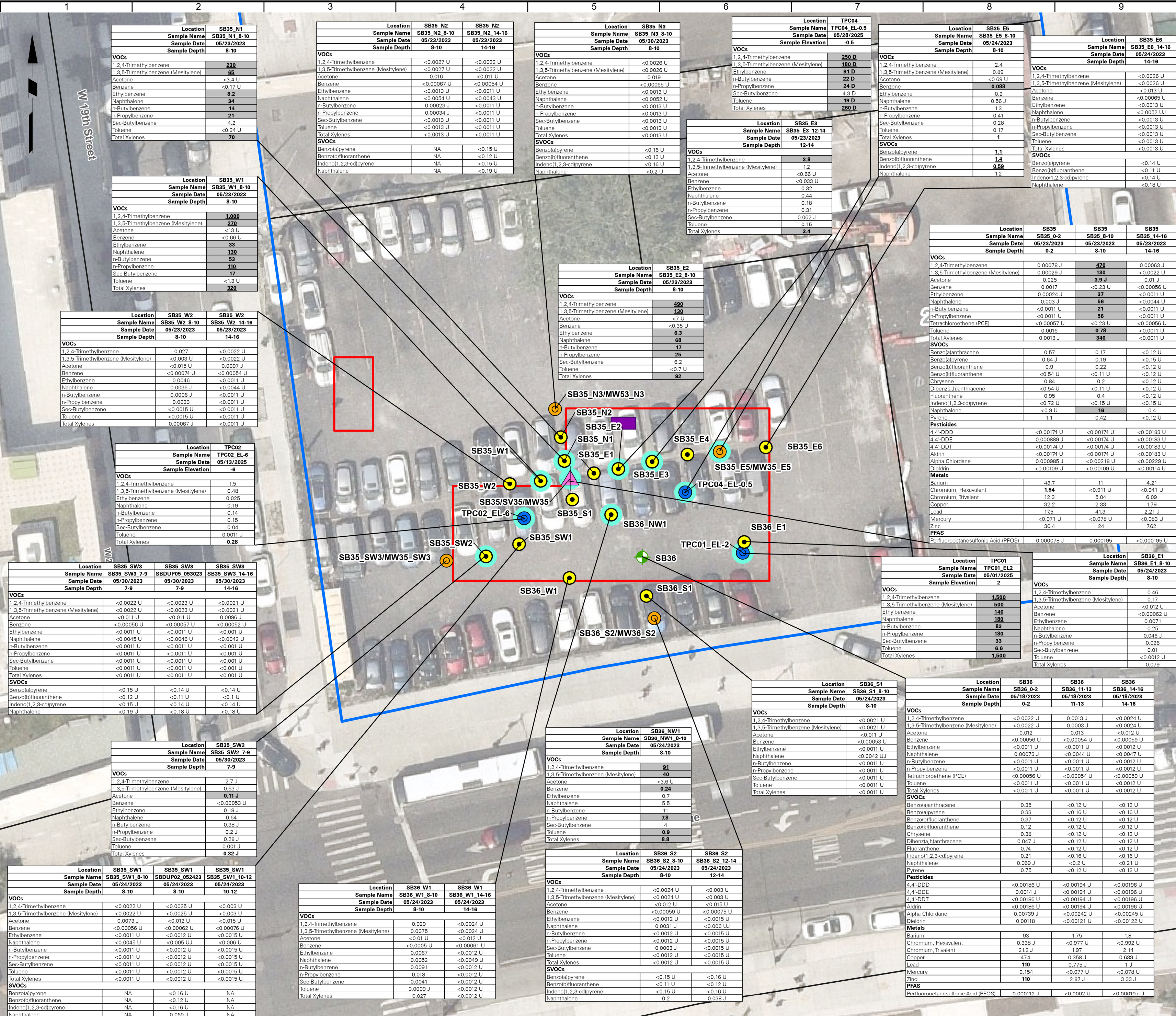
- Approximate Site Boundary
- Tax Parcel
- Areas that are Currently Not Eligible for TPC
- Approximate Location of 550-gallon UST
- RI Soil Boring Location
- RI Soil Boring, Monitoring Well, and Co-Located Soil Vapor Point Location
- Petroleum Impact Delineation Boring Location
- Petroleum Impact Delineation Boring/Monitoring Well Location
- Approximate Location of TPC Sample
- Petroleum-Related Compounds were Above the UU, PGW, and/or RURR SCOs within TPC Exclusion Area

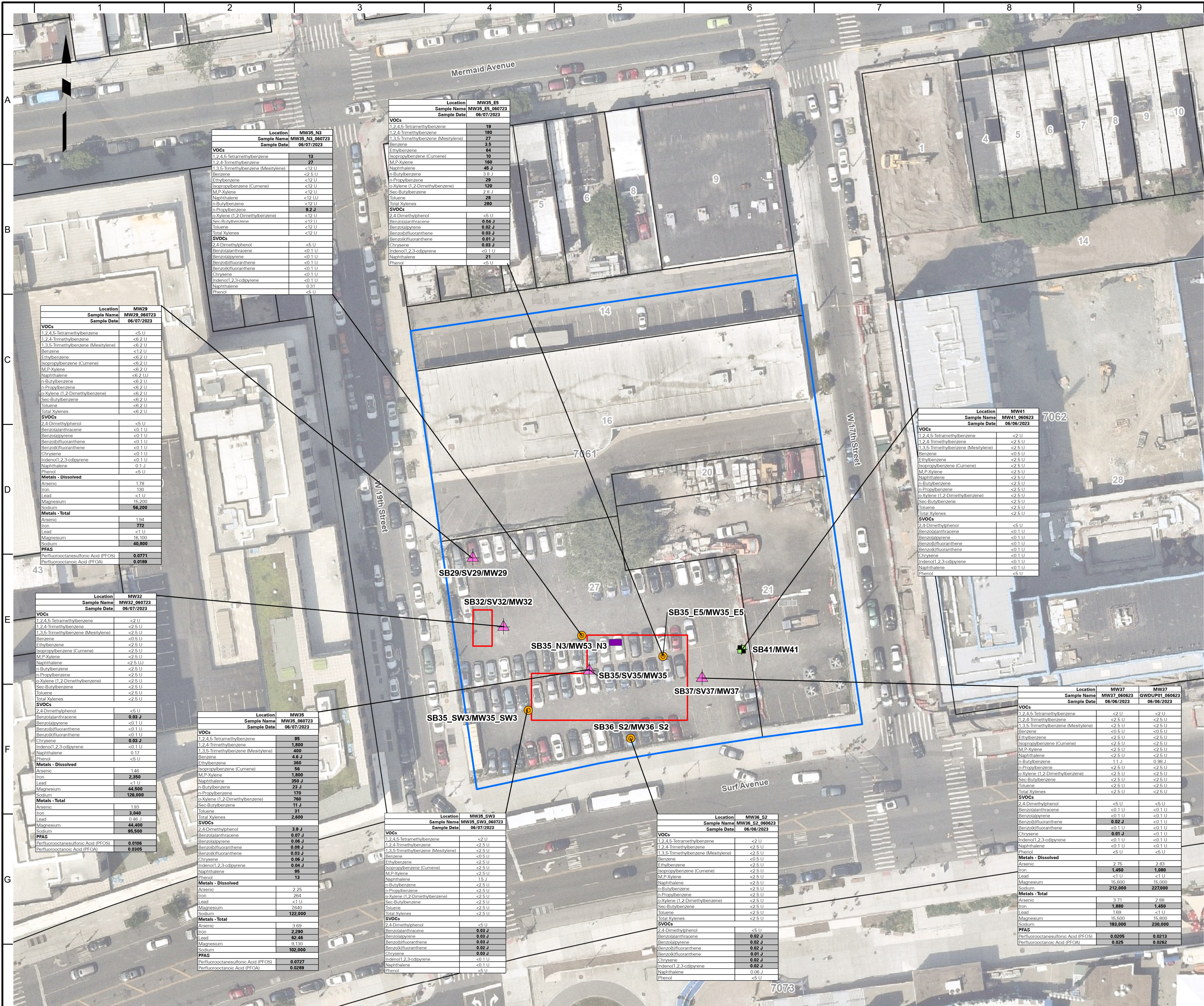
Analyte	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Residential SCOs
VOCs			
1,2,4-Trimethylbenzene	3.6	3.6	82
1,3,5-Trimethylbenzene (Mesitylene)	8.4	8.4	82
Acetone	0.05	0.05	100
Benzene	0.06	0.06	4.8
Ethylbenzene	1	1	41
Naphthalene	12	12	100
n-Butylbenzene	12	12	100
n-Propylbenzene	3.9	3.9	100
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Toluene	0.7	0.7	100
Total Xylenes	0.26	1.6	100
SVOCs			
Benzo(a)anthracene	1	1	1
Benzo(a)pyrene	1	22	1
Benzo(b)fluoranthene	1	1.7	1
Benzo(k)fluoranthene	0.8	1.7	3.9
Chrysene	1	1	3.9
Dibenz(a,h)anthracene	0.33	1000	0.33
Fluoranthene	100	1000	100
Indeno(1,2,3-cd)pyrene	0.5	8.2	0.5
Naphthalene	12	12	100
Pyrene	100	1000	100
Pesticides			
4,4'-DDD	0.0033	14	13
4,4'-DDE	0.0033	17	8.9
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Aldrin	0.005	0.19	0.097
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Dieldrin	0.005	0.1	0.2
Metals			
Barium	350	820	400
Chromium, Hexavalent	30	15	180
Chromium, Trivalent	50	1720	270
Copper	63	450	400
Lead	0.18	0.73	0.001
Mercury	109	2480	10000
PFAS			
Perfluorooctanesulfonic Acid (PFOS)	0.00088	0.001	0.044

Exceedance Summary.
 10 - Result exceeds Unrestricted Use SCOs
 11 - Result exceeds Protection of Groundwater SCOs
 12 - Result exceeds Restricted Use Residential SCOs

- Notes:**
- Aerial imagery provided through Langan's subscription to NearMap.com, flown 5/28/2023.
 - Parcel data provided by the New York City Department of City Planning.
 - All features shown are approximate.
 - Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use (UU), Protection of Groundwater (PGW), and Restricted Use Residential (RURR) Soil Cleanup Objectives (SCO).
 - Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Part 375 Remedial Programs Guidelines for Sampling and Analysis of Per- and Polyfluoroalkyl Substances (PFAS) Unrestricted Use, Restricted Use Residential, and Protection of Groundwater Guidance Values (April 2023).
 - Criterion comparisons for 3- and 4-methylphenol (m&p cresol) are provided for reference. Promulgated SCOs are for 3-methylphenol (m-cresol) and 4-methylphenol (p-cresol).
 - The 550-gallon UST was encountered on April 18, 2025, during Remedial Action Work Plan (RAWP) implementation at about 1 foot below grade surface.
 - RI - Remedial Investigation
 - RI - Reporting Limit
 - All units are in mg/kg (milligrams per kilogram)
 - NS - No Standard
 - UST - Underground Storage Tank
 - TPC - Tangible Property Credits

Qualifiers:
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 D - The concentration reported is a result of a diluted sample.





Legend	
	Approximate Site Boundary
	Tax Parcel
	Areas that are Currently Not Eligible for TPC
	Approximate Location of 550-gallon UST
+	RI Soil Boring and Co-Located Monitoring Well
+	RI Soil Boring, Monitoring Well, and Co-Located Soil Vapor Point Location
o	Petroleum Impact Delineation Boring/ Monitoring Well Location

Analyte	NYSDEC SGVs
VOCs	
1,2,4,5-Tetramethylbenzene	5
1,2,4-Trimethylbenzene	5
1,3,5-Trimethylbenzene (Mesitylene)	5
Benzene	1
Ethylbenzene	5
Isopropylbenzene (Cumene)	5
M,P-Xylene	5
Naphthalene	10
n-Butylbenzene	5
n-Propylbenzene	5
o-Xylene (1,2-Dimethylbenzene)	5
Sec-Butylbenzene	5
Toluene	5
Total Xylenes	5
SVOCs	
2,4-Dimethylphenol	1
Benzolanthracene	0.002
Benzolalpyrene	0
Benzobfluoranthene	0.002
Benzokfluoranthene	0.002
Chrysene	0.002
Indeno[1,2,3-cd]pyrene	0.002
Naphthalene	10
Phenol	1
Metals - Dissolved	
Arsenic	25
Iron	300
Lead	25
Magnesium	35000
Sodium	20000
Metals - Total	
Arsenic	25
Iron	300
Lead	25
Magnesium	35000
Sodium	20000
PFAS	
Perfluorooctanesulfonic Acid (PFOS)	0.0027
Perfluorooctanoic Acid (PFOA)	0.0067

Exceedance Summary:
10 - Result exceeds NYSDEC SGVs

Notes:
1. Aerial imagery provided through Langan's subscription to NearMap.com, flown 5/28/2023.
2. Parcel data provided by the New York City Department of City Planning.
3. Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 Codes, Rules, and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical and Operation Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water and published addenda (herein collectively referenced as "NYSDEC SGVs").
4. Analytical LSI data is provided in a separate LSI report.
5. The 550-gallon UST was encountered on April 18, 2025, during Remedial Action Work Plan (RAWP) implementation at about 1 foot below grade surface.
6. LSI - Limited Subsurface Investigation
7. RI - Remedial Investigation
8. RL - Reporting Limit
9. All units are in µg/L (micrograms per liter)
10. UST - Underground Storage Tank
11. TPC - Tangible Property Credits

Qualifiers:
J - The analyte was positively identified and the associated numerical value is the approximate concentration of the analyte in the sample.
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Figure Title
**GROUNDWATER
ANALYTICAL RESULTS**

Project No.
170747001
Date
7/25/2025
Scale
1"=40'
Drawn By
GS

Figure No.

3



- Legend**
- Approximate Site Boundary
 - Tax Parcel
 - Approximate Area of PetroFix™ and EA Blend Application (Target depth ~5 to 16 feet bgs.)
 - Approximate Location of TPC Sample

Notes:
1. Aerial imagery provided through Langan's subscription to NearMap.com, flown 5/28/2023.
2. Parcel data provided by the New York City Department of City Planning.
3. bgs - Below Grade Surface
4. All features shown are approximate.
5. TPC - Tangible Property Credits

E

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.



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Project

1709 SURF AVE

BLOCK No. 7061,
LOT Nos. 14, 16, 20, 21, & 27
BROOKLYN

KINGS COUNTY

NEW YORK

Figure Title

**TREATMENT AREA
LOCATION PLAN**

Project No.

170747001

Date

8/12/2025

Scale

1"=50'

Drawn By

GS

Figure No.

4