



December 29, 2025

Winthrop Wharton
Coney Island Associates 3 Moderate LLC
150 Myrtle Avenue, Suite 2
Brooklyn, NY 11201
wwharton@bfcnyc.com

Brandon Baron
Coney Island Associates Phase 3 LLC
150 Myrtle Avenue, Suite 2
Brooklyn, NY 11201
bbaron@bfcnyc.com

Jaqueline Tom
Coney Island Phase III Housing Development Fund Corporation
C/O Settlement Housing Fund Inc.
247 West 37th Street, 4th Floor
New York, NY 10018
jtom@shfinc.org

Re: Certificate of Completion
1709 Surf Avenue
Brooklyn, Kings County
Site No. C224398

Dear Winthrop Wharton, Brandon Baron, and Jaqueline Tom:

Congratulations on having satisfactorily completed the remedial program at the 1709 Surf Avenue site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (NYSDEC) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

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

- If you are the site owner, you must record the Notice of Certificate of Completion in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record the Notice within 30 days of the date that you acquire the site. If you are a non-owner, you must work with the owner to assure the Notice is recorded within the time

frame specified. A standard Notice of Certificate of Completion form is attached to this letter.

- Provide electronic copies of the recorded Notice and proof of recording to NYSDEC's project manager.
- Provide the Certificate of Completion fact sheet to the Document Repositories within 10 days of issuance of the COC. NYSDEC will develop the fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;
- Implement NYSDEC-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to NYSDEC in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to NYSDEC in April 2027.

If you have any questions, please do not hesitate to contact Meghan Medwid, NYSDEC's project manager, at (518) 402-8610.

Sincerely,

Andrew Guglielmi

Andrew Guglielmi
Division Director
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

Christine Vooris – NYSDOH, Christine.Vooris@health.ny.gov
Angela Martin – NYSDOH, angela.martin@health.gov
Scarlett McLaughlin – NYSDOH, scarlett.mclaughlin@health.ny.gov
Brian Gochenaur, bgochenaur@langan.com
Michael Bogin, mbogin@sprlaw.com
Matt Gokey, matthew.gokey@tax.ny.gov
Paul Takac, paul.takac@tax.ny.gov

ec w/o enc.:

S. Deyette, L. Gorton, J. O'Connell, M. Medwid, L. Schmidt, K. Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name	Address
Coney Island Associates 3 Moderate LLC	150 Myrtle Avenue, Suite 2, Brooklyn, NY 11201
Coney Island Associates Phase 3 LLC	150 Myrtle Avenue, Suite 2, Brooklyn, NY 11201

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 6/21/24 **Agreement Execution:** 6/21/24
Agreement Index No.: C224398-05-24

Application Amendment Approval: 9/9/25 **Agreement Amendment Execution:** 9/9/25

Application Amendment Approval: 12/10/25 **Agreement Amendment Execution:** 12/10/25

SITE INFORMATION:

Site No.: C224398 **Site Name:** 1709 Surf Avenue

Site Owner: Coney Island Phase III Housing Development Fund Corporation
Coney Island Associates Phase 3 LLC
Coney Island Associates 3 Moderate LLC

Street Address: 1709 Surf Avenue; West 17 St.; 2925 West 19th St.; 2928 West 17th St.; 2930 West 17th St.

Municipality: Brooklyn **County:** Kings **DEC Region:** 2

Site Size: 1.511 Acres

Tax Map Identification Number(s): 7061-16, 7061-20, 7061-21, Portion of 7061-14, 7061-27

Percentage of site located in an EnZone: 100 %

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

CERTIFICATE ISSUANCE

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

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

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

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

Cleanup Track: Conditional Track 1: Unrestricted use, provided that the remedial goals for soil vapor intrusion are achieved within five years of the date of the Certificate. If those goals are not achieved within five years, this Certificate shall be modified to a Track 2 Residential cleanup. Unrestricted use, provided that the remedial goals for groundwater are achieved within five years of the date of the Certificate. If these goals are not achieved within five years, this Certificate shall be modified to a Track 2 Residential cleanup.

For a 1.408-acre area – See Exhibits A, B and C

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 50 %.

Eligibility for Tangible Property Credit is available through: EnZone.

Tangible Property Credit Component Rate is 20%. Comprised of 10% Base, 5 % EnZone, 5% Track 1.

For a 0.097-acre area (4,240-square foot) – See Exhibits A, B and C (Area 2, noting vertical restrictions)

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 50 %.

Eligibility for Tangible Property Credit is available through: EnZone.

Tangible Property Credit Component Rate is 20%. Comprised of 10% Base, 5 % EnZone, 5% Track 1.

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

For a 0.006 acre (280-square foot) area – See Exhibits A, B and C (Area 1)

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 50 %.

Eligibility for Tangible Property Credit is available through: EnZone.

Tangible Property Credit Component Rate is 0%.

The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Kings County as 2025000274830.

LIABILITY LIMITATION

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

CERTIFICATE TRANSFERABILITY

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

CERTIFICATE MODIFICATION/REVOCATION

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

(1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;

(2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;

(3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;

(4) there is good cause for such modification or revocation;

(5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;

(6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

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

Amanda Lefton
Commissioner
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 12/27/2025

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A
Site Description

Legal Description

PARCEL1(Block 7061, Lot14)

ALL that certain plot, piece or parcel of land situated, lying, and being in Brooklyn, County of Kings, City and State of New York, known and designated as Section 21, Block 7061, Lot 14 on the Tax Map of the City of New York for the Borough of Brooklyn, said premises more recently bounded and described in accordance with a survey made by Control Point Associates Inc., PC dated May 31, 2017 as follows

BEGINNING at a point on the westerly side of West 17th Street, 100 feet south of the corner formed by the intersection of Mermaid Avenue with the westerly side of West 17th Street;

RUNNING thence southerly along the westerly side of West 17th Street, 40 feet to a point;

THENCE westerly parallel with the southerly side of Mermaid Avenue, 237.62 feet to the easterly side of West 19th Street;

THENCE northerly along the easterly side of West 19th Street, 40 feet to a point;

THENCE easterly parallel with the southerly side of Mermaid Avenue, 237.62 feet to the point of place of BEGINNING.

The above described parcel having an area of 9,505 square feet or 0.218 acre.

Parcel 2 (Block 7061, Lot 20)

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

BEGINNING at a point on the westerly side of West 17th Street, distant 150 feet northerly from the corner formed by the intersection of the westerly side of West 17th Street with the northerly side of Surf Avenue;

RUNNING thence westerly at an interior angle of 90 degrees 00' 30" to West 17th Street, 127 feet 9-1/4 inches (Deed) 128.82 feet (Tax Map) 127.88 feet (Survey);

THENCE northerly at an interior angle of 89 degrees, 19'37" with the last course mentioned, 20 feet;

THENCE easterly at an interior angle of 90 degrees 40'23" with the last mentioned course, 127 feet 6-1/4inches (Deed) 128.61 feet (Tax Map) 127.77 (Survey) to the westerly side of West 17th Street;

THENCE southerly along the westerly side of 17th Street, 20 feet to the point of BEGINNING.

The above described parcel having an area of 2,553 square feet or 0.059 acre.

PACEL 3 (Block 7061, Lot 27)

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

BEGINNING at the corner formed by the intersection of West 19th Street with the northerly side of Surf Avenue;

THENCE northerly along the easterly side of West 19th Street, 151.65 feet to a point distant 246 feet southerly from the southeast corner of West 19th Street and Mermaid Avenue;

THENCE easterly parallel with Mermaid Avenue, 109.79 feet to the center line of Lot Number 28 on Map entitled "Map of Common Land, Town of Gravesend" filed September 5, 1878;

THENCE southerly along said line 34 feet;

THENCE easterly parallel with Mermaid Avenue, 68.25 feet (Deed), 68.23 (Tax Map and Survey) to a point in a line parallel with the westerly side of West 17th Street and distance 60 feet westerly therefrom;

THENCE southerly along said parallel line, 110 feet to the northerly side of Surf Avenue;

THENCE westerly along the northerly side of Surf Avenue, 177.84 feet (Deed) 177.55 (Tax Map and Survey) to the point or place of BEGINNING.

The above described parcel having an area of 23,717 square feet or 0.544 acre.

PARCEL 4 (Block 7061, Lot 16)

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

BEGINNING at a point on the westerly side of West 17th Street, 140 feet south of the corner of the intersection with the southerly side of Mermaid Avenue with the westerly side of West 17th Street;

RUNNING thence southerly along the westerly side of West 17th Street, 80 feet to a point;

THENCE westerly parallel with Mermaid Avenue 127.54 feet to a point;

THENCE southerly at an exterior angle of 90 degrees 40'23" to the last described course 26 feet (Survey) 26.09 ' (Tax Map) to a point;

THENCE westerly parallel with Mermaid Avenue 109.79 feet to the easterly side of West 19th Street;

THENCE northerly along said easterly side of West 19th Street 106 feet;

THENCE easterly parallel with Mermaid Avenue 237.62 feet to a point on the westerly side of west 17th Street being 140 feet south of the corner formed by the intersection of the southerly side of Mermaid Avenue with the westerly side of West 17th Street, which said point is also the point or place of BEGINNING.

The above described parcel having an area of 21,868 square feet or 0.502 acre.

PARCEL 5 (Block 7061, Lot 21)

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

BEGINNING at a point being the corner formed by the westerly side of West 17th Street and the northerly side of Surf Avenue;

THENCE westerly along said northerly side of Surf Avenue 60 feet to a point;

THENCE northerly parallel with West 17th Street 110 feet to a point;

THENCE westerly parallel with Mermaid Avenue 68.23 feet to a point;

THENCE northerly at an interior angle of 89 degrees 19' 37" to the last described course 40 feet to a point;

THENCE easterly parallel with Mermaid Avenue 127.77 feet to the westerly side of West 17th Street;

THENCE southerly along said westerly side of West 17th Street 150 feet to a point being the corner formed by the westerly side of West 17th Street and the northerly side of Surf Avenue, said point also being the point or place of BEGINNING.

The above described parcel having an area of 11,719 square feet or 0.269 acre.

Environmental Easement Description

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

BEGINNING at the corner formed by the intersection of the easterly side of West 19th Street (60 feet wide) with the northerly side of Surf Avenue (120 feet wide);

RUNNING THENCE northerly along the easterly side of West 19th Street, 282.65 feet to a point;

RUNNING THENCE easterly parallel with the southerly side of Mermaid Avenue (80 feet wide), 237.62 feet to the westerly side of West 17th Street (60 feet wide);

RUNNING THENCE southerly along the westerly side of West 17th Street, 275.00 feet to the northerly side of Surf Avenue;

RUNNING THENCE westerly along the northerly side of Surf Avenue, 60.29 feet to a point of curvature;

RUNNING THENCE westerly continuing along the northerly side of Surf Avenue and along a curve bearing to the left and having a radius of 2060.00 feet, an arc length of 177.55 feet to the point or place of BEGINNING.

The above described parcel having an area of 65,797 square feet or 1.511 acres.

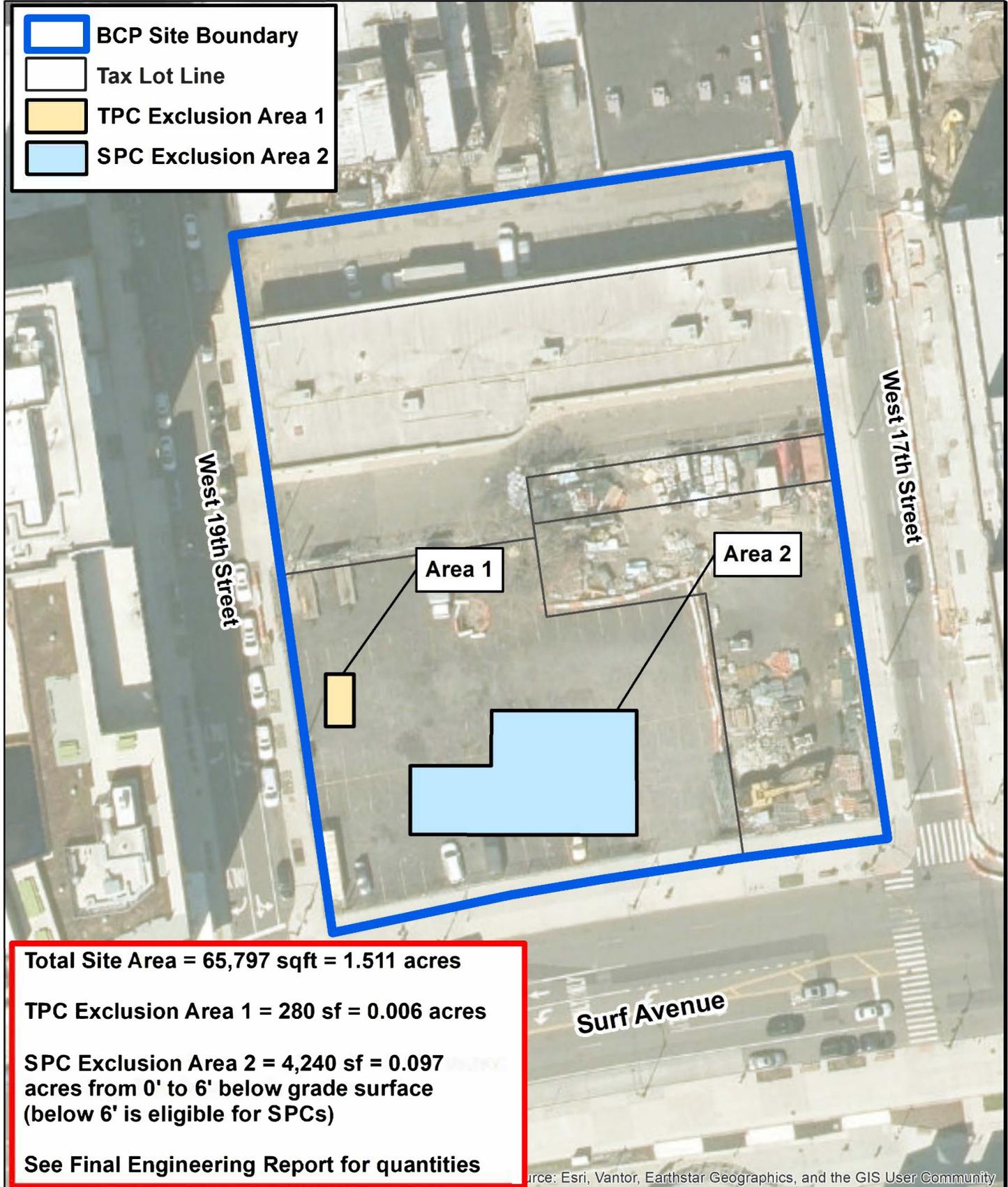
Exhibit B

Site Survey

Exhibit C

Tangible Property Credit Component Exclusion Area

-  BCP Site Boundary
-  Tax Lot Line
-  TPC Exclusion Area 1
-  SPC Exclusion Area 2



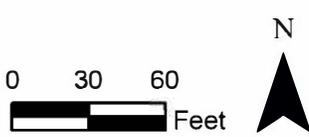
Total Site Area = 65,797 sqft = 1.511 acres

TPC Exclusion Area 1 = 280 sf = 0.006 acres

SPC Exclusion Area 2 = 4,240 sf = 0.097 acres from 0' to 6' below grade surface (below 6' is eligible for SPCs)

See Final Engineering Report for quantities

Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community



1709 Surf Avenue
 Site No. C224398
 Brooklyn, Kings County, NY

Exhibit C
Tax Credit Exclusion
Areas

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

1709 Surf Avenue, Site ID No. C224398
N/A, 2928, and 2930 West 17th Street, 2925 West 19th Street, and 1709 Surf Avenue,
Brooklyn, NY, 11224
Brooklyn, Kings County, Tax Map Identification Numbers: Block 7061 Lots p/o 14, 16, 20, 21, & 27

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (NYSDEC) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to Coney Island Associates 3 Moderate LLC and Coney Island Associates Phase 3 LLC for a parcel approximately 1.511 acres located at N/A, 2928, and 2930 West 17th Street, 2925 West 19th Street, and 1709 Surf Avenue, Brooklyn, Kings County.

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

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

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

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

PLEASE TAKE NOTICE, the remedial program relies upon use restrictions or the long-term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for County as 2025000274830.

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

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

1709 Surf Avenue, C224398
N/A, 2928, and 2930 West 17th Street, 2925 West 19th Street, and 1709 Surf Avenue,
Brooklyn, NY, 11224

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

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

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

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

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

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

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 Office located at 47-40 21st Street, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C224398>.

WHEREFORE, the undersigned has signed this Notice of Certificate

Coney Island Associates Phase 3 LLC

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

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

Signature and Office of individual
taking acknowledgment

Please record and return to:
Coney Island Associates Phase 3 LLC
Attn: Winthrop Wharton
150 Myrtle Avenue, Suite 2
Brooklyn, NY 11201

1709 Surf Avenue, C224398
N/A, 2928, and 2930 West 17th Street, 2925 West 19th Street, and 1709 Surf Avenue,
Brooklyn, NY, 11224

WHEREFORE, the undersigned has signed this Notice of Certificate

Coney Island Associates 3 Moderate LLC

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

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

Signature and Office of individual
taking acknowledgment

Please record and return to:
Coney Island Associates Phase 3 LLC
Attn: Winthrop Wharton
150 Myrtle Avenue, Suite 2
Brooklyn, NY 11201

1709 Surf Avenue, C224398
N/A, 2928, and 2930 West 17th Street, 2925 West 19th Street, and 1709 Surf Avenue,
Brooklyn, NY, 11224

WHEREFORE, the undersigned has signed this Notice of Certificate

Coney Island Phase III Housing Development Fund Corporation

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

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

Signature and Office of individual
taking acknowledgment

Please record and return to:
Coney Island Associates Phase 3 LLC
Attn: Winthrop Wharton
150 Myrtle Avenue, Suite 2
Brooklyn, NY 11201



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
 12/22/2025



SITE DESCRIPTION

SITE NO. **C224398**

SITE NAME 1709 Surf Avenue

SITE ADDRESS: 1709 Surf Avenue ZIP CODE: 11224

CITY/TOWN: Brooklyn

COUNTY: Kings

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

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:	YES	NO
IC/EC Certification Plan	■	□
Monitoring Plan	■	□
Operation and Maintenance (O&M) Plan	□	■

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/30/2027

Description of Institutional Control

Coney Island Associates Phase 3 LLC

150 Myrtle Avenue, Suite 2

1709 Surf Avenue

Environmental Easement

Block: 7061

Lot: 27

Sublot:

Section:

Subsection:

S_B_L Image: Portion of 7061-27

Building Use Restriction

Ground Water Use Restriction

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

1924 West 17th Street

Environmental Easement

Block: 7061

Lot: 14

Sublot:

Section:

Subsection:

S_B_L Image: Portion of 7061-14

Building Use Restriction

Ground Water Use Restriction

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

2928 West 17th Street

Environmental Easement

Block: 7061

Lot: 20

Sublot:

Section:

Subsection:

S_B_L Image: 7061-20

Building Use Restriction

Ground Water Use Restriction

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

Coney Island Phase III Housing Developme

247 West 37th Street, 4th Floor

2925 West 19th Street

Environmental Easement

Block: 7061

Lot: 16

Sublot:

Section:

Subsection:

S_B_L Image: 7061-16

Building Use Restriction

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

2930 West 17th Street

Environmental Easement

Block: 7061

Lot: 21

Sublot:

Section:

Subsection:

S_B_L Image: 7061-21

Building Use Restriction

Ground Water Use Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

Surface Water Use Restriction

Description of Engineering Control

Coney Island Associates Phase 3 LLC

150 Myrtle Avenue, Suite 2

1709 Surf Avenue

Environmental Easement

Block: 7061

Lot: 27

Sublot:

Section:

Subsection:

S_B_L Image: Portion of 7061-27

Monitoring Wells

Vapor Mitigation

1924 West 17th Street

Environmental Easement

Block: 7061

Lot: 14

Sublot:

Section:

Subsection: 7061

S_B_L Image: Portion of 7061-14

Monitoring Wells

Vapor Mitigation

2928 West 17th Street

Environmental Easement

Block: 7061

Lot: 20

Sublot:

Section:

Subsection: 7061

S_B_L Image: 7061-20

Monitoring Wells

Vapor Mitigation

Coney Island Phase III Housing Developme

247 West 37th Street, 4th Floor

2925 West 19th Street

Environmental Easement

Block: 7061

Lot: 16

Sublot:

Section:

Subsection: 7061

S_B_L Image: 7061-16

Monitoring Wells

Vapor Mitigation

2930 West 17th Street

Environmental Easement

Block: 7061

Lot: 21

Sublot:

Section:

Subsection: 7061

S_B_L Image: 7061-21

Monitoring Wells

Vapor Mitigation