

February 13, 2025

Site Control Section
Attn: Len Zinoman
New York State Department of Environmental Conservation
Bureau of Technical Support
625 Broadway, 11th Floor
Albany, New York 12233-7020

RE: **Response to Letter of Incompleteness
Brownfield Cleanup Application
500 Third Avenue Site, 500 Third Avenue, Brooklyn, New York
BCP # C224426**

Dear Mr. Zinoman:

Athenica Environmental Services, Inc. (Athenica), on behalf of PAB 3rd Ave Holdings LLC, prepared this response to the January 9, 2025 comment letter provided by the New York State Department of Environmental Conservation (NYSDEC) regarding the Brownfield Cleanup Program (BCP) Application for the referenced Site (Site), originally submitted on December 17, 2024.

As requested, this letter summarizes the responses to the items discussed in the NYSDEC January 9, 2025 correspondence, which are incorporated into the revised BCP application submitted concurrently with this letter. The format of this response is to provide each NYSDEC comment in italic font, followed by Athenica's response.

Section I: Property Information

- *As approval documents of the planned lot merger were not provided with the application, please:*
 - *Provide a county tax map with identifier numbers of the two current tax parcels identified in Section I of the application within the proposed site boundary, along with any figures needed to show the location and boundaries of the property.*
 - *Update Figure 2, Tax Map and Site Boundaries provided to show the current two tax parcels within the proposed site boundary.*
- *Note that additional comments regarding the Environmental Assessment may be included in the attached Project Manager's comments.*

Response: Provided with this resubmittal is a current tax map showing the combined tax lots into one lot, Lot 35, as well as the approved merger application. Figure 2 has been updated accordingly.

Section II: Project Description

- *Please add estimated dates that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.*

Response: Additional dates have been provided in this section. Those dates include: The remedial actions, as well as construction for the new building will begin as soon as possible after NYSDEC approval of a Remedial Action Work Plan (expected by June 2025), and a Certificate of Completion is anticipated before the end of 2026.

Section III: Land Use Factors

- *Please add a statement detailing the specific proposed post-remediation use.*

Response: This section has been updated and includes planned post-remediation occupancy of the Site for mixed (commercial and residential) use.

Section IV: Property's Environmental History

- *Please see attached comments provided by the Project Manager.*

Response: Please see below for responses to NYSDEC Project Manager comments.

Section V: Requestor Information

- *Provide a print-out from the NYS Department of State database, which indicates the requestor is authorized to conduct business in New York State.*

Response: This print-out is now included as an attachment to the application.

Section IX: Current Property Owner and Operator Information

- *Provide a list of previous owners and a list of previous operators, including dates of ownership or operation and last-known addresses and phone numbers. Describe the requestor's relationship to each previous owner and operator; if no relationship, indicate "none". When describing the requestor's relationship to current and historical owners and operators, include any relationship between the requestor's corporate members and the previous owners and operators. If the property consists of multiple parcels, be sure to include the ownership start date of each.*

Response: A list of previous owners, including dates of ownership and last-known addresses, has been provided as Attachment 7.

Section XI: Site Contact List

- *Provide acknowledgement from each document repository listed that they agree to act as a document repository for the project.*

Response: Confirmations of acceptance were received and are included as an attachment to the revised application.

Additional Comments

- *Please provide a response letter listing each comment in this letter, your response, and where revisions can be found in the revised application.*

- *In the top section of Page 1 of the revised application, please select “yes” to indicate that the submittal is a revised application and include the NYSDEC site code in the space provided.*

Response: This serves as the response letter to the Letter of Incompleteness. Page 1 of application has been revised to indicate that the submittal is a revised application.

NYSDEC Project Manager Comments

Section I: Property Information – Item 14: Environmental Assessment

- *Verify that the site consists of two tax parcels, Block 1020, Lots 35 and 36. Based on a January 2025 review of the NYC Department of Tax Property Info Portal, it appears Lots 35 and 36 have been combined into one lot, Lot 35. If the lots have been combined, please revise the site description in the Attachment 1 (Section 1, Question 14) to reflect the combined, single lot. If the lots are separate, please add lot labels and boundaries to the Figures provided in the BCP Application Attachments.*

Response: The Site has been combined into one tax parcel, Lot 35. The Site description has been revised to reflect this.

Section IV: Property’s Environmental History

- *Provide the soil borings, monitoring well construction logs, soil vapor sampling logs, photographs, and laboratory analytical reports associated with the June 2024 sampling efforts. These attachments were not included Remedial Investigation Report dated August 2024.*
- *Several pages of the Supplemental Sampling Report dated October 2024 were “scrambled”, i.e., labels on figures, monitoring well construction logs. Please resubmit a clean, readable version of this report.*

Response: All requested attachments have been included with the August 2024 report. All pages in pdf are clean and readable as of the sending of this response.

Attachment 2 (Section II, Question 4 and Section III, Section 6)

- *Revise the last paragraph to provide the date the remedial program is to start, to be consistent with the Section II instructions.*

Response: This section has been revised to include remedial program dates.

Sincerely,
ATHENICA ENVIRONMENTAL ENGINEERING, PLLC.



Spiro Dongaris, P.E.
Principal

Response to Letter of Incompleteness
Brownfield Cleanup Application
500 Third Avenue, 500 3rd Avenue, Brooklyn, NY
BCP # C224426
February 4, 2025

Enclosures



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

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 the previous environmental reports and work plans, if applicable;
 - b. one individual file (PDF) of each previous environmental report; and,
 - c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. Compress all files (PDFs) into one zipped/compressed folder.
3. Submit the application to the Site Control Section either via email or ground mail, as described below.

Please select only ONE submittal method – do NOT submit both email and ground mail.

a. VIA EMAIL:

- Upload the compressed folder to the NYSDEC File Transfer Service. (<http://fts.dec.state.ny.us/fts>) or another file-sharing service.
- Copy the download link into the body of an email with any other pertinent information or cover letter attached to the email.
- Subject line of the email: “BCP Application NEW - *Proposed Site Name*”
- Email your submission to DERSiteControl@dec.ny.gov – do NOT copy Site Control staff.

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, 11th Floor
Albany, NY 12233-7020

PROPOSED SITE NAME: 500 Third Avenue Site

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: C224426



Yes

No



**BROWNFIELD CLEANUP PROGRAM (BCP)
APPLICATION FORM**

BCP App Rev 15 – May 2023

SECTION I: Property Information

PROPOSED SITE NAME **500 Third Avenue Site**

ADDRESS/LOCATION **500 Third Avenue, 506 Third Avenue**

CITY/TOWN **Brooklyn**

ZIP CODE **11215**

MUNICIPALITY (LIST ALL IF MORE THAN ONE) **New York**

COUNTY **Kings**

SITE SIZE (ACRES) **0.15**

LATITUDE

LONGITUDE

	°	'	"	°	'	"
40	40	12.76	73	59	32.59	

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
500 Third Avenue		1020	35	0.15

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.

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

2. Is the required property map included with the application?

(Application will not be processed without a map)

<input checked="" type="radio"/>	<input type="radio"/>
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3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See [DEC's website](#) for more information)

If yes, identify census tract: _____

Percentage of property in En-zone (check one): 0% ☐ 1-49% ☐ 50-99% ☐ 100% ☐

<input type="radio"/>	<input checked="" type="radio"/>
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4. Is the project located within a disadvantaged community?

See application instructions for additional information.

<input type="radio"/>	<input checked="" type="radio"/>
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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"/>
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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"/>
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SECTION I: Property Information (CONTINUED)		Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?			<input checked="" type="radio"/>
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.			<input checked="" type="radio"/>
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.			<input checked="" type="radio"/>
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____			<input checked="" type="radio"/>
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: _____			<input checked="" type="radio"/>
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <div style="display: flex; justify-content: space-between;"> <div><u>Easement/Right-of-Way Holder</u></div> <div><u>Description</u></div> </div>			<input checked="" type="radio"/>
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <div style="display: flex; justify-content: space-between;"> <div><u>Type</u></div> <div><u>Issuing Agency</u></div> <div><u>Description</u></div> </div>			<input checked="" type="radio"/>
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format? See Attachment 1		<input checked="" type="radio"/>	
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.			
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.		Y	N
			<input checked="" type="radio"/>
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?			<input checked="" type="radio"/>
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?			<input checked="" type="radio"/>
NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.			
If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.			
Initials of each Requestor: <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> </div>			

SECTION II: Project Description

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

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

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

Yes

No

☒ N/A

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

☐ RIWP

☐ RAWP

☐ IRM

☒ No

4. Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.

Is this information attached?

☒ Yes

No See Attachment 2

SECTION III: Land Use Factors

1. What is the property's current municipal zoning designation? C4-4A (both parcels)

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

Residential ☒

Commercial ☒

Industrial ☐

3. Current use (select all that apply):

Residential ☐

Commercial ☐

Industrial ☐

Recreational ☐

Vacant ☒

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

Is this summary included with the application? See Attachment 3

Y
☒

N
☐

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

Residential ☒

Commercial ☒

Industrial ☐

If residential, does it qualify as single-family housing?

N/A

☒

6. Please provide a statement detailing the specific proposed post-remediation use.

Is this summary attached? See Attachment 2

☒

☐

7. Is the proposed post-remediation use a renewable energy facility?

See application instructions for additional information.

☐

☒

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

☒

☐

9. Is the proposed use consistent with applicable zoning laws/maps? See Attachment 4

Please provide a brief explanation. Include additional documentation if necessary.

☒

☐

10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? See Attachment 4

Please provide a brief explanation. Include additional documentation if necessary.

☒

☐

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:

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

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

*Please describe other known contaminants and the media affected:

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

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

Are the required drawings included with this application?



YES

NO

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

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

Other: Mirror manufacturing, ceramics laboratory

SECTION V: Requestor Information

NAME PAB 3rd Ave Holdings LLC

ADDRESS 135 13th Street

CITY/TOWN Brooklyn

STATE NY

ZIP CODE 11215

PHONE (917) 817-0829

EMAIL Brooklynib@gmail.com

	Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?	<input checked="" type="radio"/>	<input type="radio"/>
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?	<input checked="" type="radio"/>	<input type="radio"/>
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? See Attachment 5 N/A	<input checked="" type="radio"/>	<input type="radio"/>
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.	<input checked="" type="radio"/>	<input type="radio"/>

SECTION VI: Requestor Eligibility

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

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

SECTION VI: Requestor Eligibility (CONTINUED)

7. Has the requestor been convicted of a criminal offense (i) involving the handling, storing, treating, disposing or transporting or contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	Y	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 checked="" type="radio"/>
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?		<input 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 checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?		<input checked="" type="radio"/>
12. THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405(1) BY CHECKING ONE OF THE BOXES BELOW:		
PARTICIPANT 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.	<input type="checkbox"/>	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. NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste. If a requestor whose liability arises solely as a result of ownership, operation of, or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.
13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?		
Yes <input checked="" type="radio"/>	No	N/A See Attachment 6

SECTION VI: Requestor Eligibility (CONTINUED)

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

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

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

Is this proof attached?

Yes

No

☒ 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 Paul Basile

ADDRESS 135 13th Street

CITY Brooklyn

STATE NY

ZIP CODE 11215

PHONE (917) 817-0829

EMAIL Brooklynib@gmail.com

REQUESTOR'S CONSULTANT (CONTACT NAME) Spiro Dongaris, P.E.

COMPANY Athenica Environmental Engineering PLLC

ADDRESS 31-33 31st Street, 2nd Floor

CITY Astoria

STATE NY

ZIP CODE 11106

PHONE (718) 784-7490

EMAIL SDongaris@athenica.com

REQUESTOR'S ATTORNEY (CONTACT NAME) Christine Leas

COMPANY Sive Paget & Riesel, PC

ADDRESS 560 Lexington Avenue

CITY New York

STATE NY

ZIP CODE 10022

PHONE (646) 378-7267

EMAIL CLeas@sprlaw.com

SECTION VIII: Program Fee

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

	Y	N
1. Is the requestor applying for a fee waiver based on demonstration of financial hardship?		<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"/>		

SECTION IX: Current Property Owner and Operator Information

CURRENT OWNER PAB 3rd Ave Holdings LLC		
CONTACT NAME Paul Basile		
ADDRESS 135 13th Street		
CITY Brooklyn	STATE NY	ZIP CODE 11215
PHONE (917) 817-0829	EMAIL Brooklynib@gmail.com	
OWNERSHIP START DATE March 31, 2022 (Lot 35) and April 1, 2018 (Lot 36) **Lots merged in May 2022		
CURRENT OPERATOR N/A (Site is vacant)		
CONTACT NAME		
ADDRESS		
CITY	STATE	ZIP CODE
PHONE	EMAIL	
OPERATION START DATE		

SECTION X: Property Eligibility Information

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information as an attachment.		<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 checked="" type="radio"/>

SECTION X: Property Eligibility Information (continued)

	Y	N
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____		<input 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>		
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 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 as an attachment.		<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 Paul Basile (title) of PAB 3rd Ave Holdings 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: 02/04/25 Signature: 

Print Name: Paul Basile

PLEASE REFER TO THE APPLICATION COVER PAGE AND BCP APPLICATION INSTRUCTIONS FOR DETAILS OF PAPERLESS DIGITAL SUBMISSION REQUIREMENTS.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

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

BCP App Rev 15

Please respond to the questions below and provide additional information and/or documentation as required. <i>Please refer to the application instructions.</i>	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?	<input type="radio"/>	<input type="radio"/>
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?

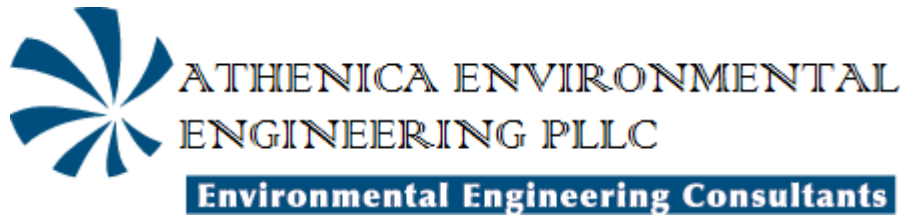
Yes - *Selecting this option will result in a “pending” status, as a BOA conformance determination has not yet been made. Proof of conformance will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination 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.

ATTACHMENTS



**ATTACHMENTS FOR BROWNFIELD CLEANUP PROGRAM APPLICATION
500 THIRD AVENUE SITE, BROOKLYN, NY 11215**

Attachment 1 (Section I, Question 14)

Location: The 500 Third Avenue Site is located in an urban area of Brooklyn (Kings County), and consists of a one tax parcel totaling 0.15 acre in area, with an address of 500 Third Avenue (Block 1020, Lot 35), the “Site”. Previously, Lots 35 and 36 were merged and are now a single tax lot, Lot 35. The Site location is shown on Figure 1, and Figure 2 shows the BCP Site boundaries and the address, tax identification information, and listed owner of the properties surrounding the Site.

Site Features: The Site is currently vacant, and was most recently used for storage of construction equipment. The previous Site buildings were demolished in 2023.

Current Zoning and Land Use: The Site parcel is zoned C4-4A, with the “C4” designation denoting a regional commercial district outside of a central business district. The “4A” suffix indicates that residential uses are permitted, with requirements equivalent to those for a R7A designation (i.e., floor area ratio of 4.0). Surrounding property uses are a mix of residential, light manufacturing and commercial warehouse. The Site is currently vacant; recent structures were demolished 2023, with a portion of the prior structure’s foundation slab remaining in the northwestern portion of the Site.

Past Use of the Site: As documented in the May 2024 Phase I ESA for the Site, the Lot 35 (500 Third Avenue) portion of the Site was previously developed with a 3-story building from prior to 1886 until as recently as 2007 (with unspecified commercial use from 1886 until as recently as 1950, residential and commercial uses from 1969 until as recently as 1982, and manufacturing use from 1986 until as recently as 2007), a 1-story stable from prior to 1886 until as recently as 1915, and a 1-story garage from 1938 until as recently as 2007. The Lot 36 (506 Third Avenue) portion of the Site was previously developed with two 1-story commercial buildings from prior to 1886 until as recently as 2007 (one of these commercial buildings was depicted with office use from 1904 until as recently as 1950), a 1-story stable in 1886, a second 1-story stable from prior to 1886 until as recently as 1915, a 1-story carriage house from 1904 until as recently as 1915, and an additional 1-story building from 1938 until as recently as 2007 (shown as a garage in 1938, a ceramic laboratory and warehouse in 1950, and a mirror manufacturing facility from 1969 until as recently as 2007). From 2007 through 2023, the property was occupied by a warehouse that stored CitiBikes (through at least 2017) and as a coffee distributor (until 2023, when demolition occurred).

The initial investigation at the Site was a June 2024 Site investigation for the New York Mayors City Office of Environmental Remediation (OER), to address the requirements associated with the New York City E-Designation for hazardous materials assigned to the Site. Based on the findings of the 2024 OER Site investigation, NYSDEC requested additional soil, groundwater, and soil vapor sampling, which was completed in August 2024. The findings of the initial and supplemental investigations showed that the primary contaminants of

concern for the Site are semi-volatile organic compounds (SVOCs, primarily polycyclic aromatic hydrocarbons (PAHs)) and metals (specifically, lead and mercury) in shallow soil; petroleum-related volatile organic compounds (VOCs) in groundwater; and petroleum-related VOCs and trichloroethene (TCE) in soil vapor.

Results are summarized in Table 1 and on Figure 3 (soil), Figure 4 (groundwater), and Figure 5 (soil vapor). The reports documenting these investigations are included with this application.

Site Geology and Hydrogeology: The stratigraphy of the Site consists of brown to dark brown fine sand, medium sand, and silt from ground surface to five feet below ground surface (bgs). Some evidence of historic fill (concrete, crushed brick fragments, and asphalt) was observed within the soil borings at depths up to five feet bgs, with the exception of SB-5 where crushed brick was observed from ground surface to 11 feet bgs. Deeper stratigraphy of the Site consists of brown, fine to medium sand, silt, clay, and fine to medium gravel from five to fifteen feet bgs. Bedrock was not encountered during the 2024 investigations (published data from the U. S. Geological Survey, depth to bedrock at the Site is approximately 175 feet bgs). The depth to groundwater at the Site ranged from 15.62 feet bgs to 18.26 feet bgs. Groundwater flow beneath the Site was determined to be from northwest to southeast, which is opposite to the regional groundwater flow direction reported by the U.S. Geological Survey.

Environmental Assessment: As presented above, two phases of sampling have been conducted at the Site to date, including a May 2024¹ investigation to meet OER requirements for the E-Designation for hazardous materials, and an August 2024² follow-up investigation program conducted as required by NYSDEC. The results from these investigations showed that the primary contaminants of concern for the Site are SVOCs (primarily PAHs) and metals (specifically, lead and mercury) in soil; petroleum-related VOCs in groundwater; and petroleum-related VOCs and TCE in soil vapor. Results are summarized in Table 1 and on Figure 1 (soil), in Table 2 and on Figure 2 (groundwater), and in Table 3 and on Figure 3 (soil vapor). The reports documenting these investigations are included with this application.

Soil – The 2024 Site investigations included laboratory analysis of 12 soil samples. No VOCs, pesticides, or PCBs were detected at concentrations above the Restricted Residential Soil Cleanup Objectives (SCOs) in any of the soil samples; Restricted Residential SCOs are applicable based on the planned mixed-use (commercial and residential) redevelopment of the Site. Concentrations of up to seven PAHs, lead, and/or mercury exceeding Restricted Residential SCOs were detected in three shallow (0 to 2 feet bgs) soil samples. The detected concentrations were identified as representative of contaminated soil/historic fill, and none of the deeper (11 to 13 feet bgs) soil samples contained any parameters at concentrations exceeding Unrestricted Use SCOs. Since the redevelopment plan for the Site (refer to Attachment 2 below for a full description of the Site redevelopment plan) includes excavation to a depth of at least 11 feet bgs, all impacted soil identified above this depth will be removed for off-Site disposal during the redevelopment program.

Groundwater – The investigation programs included installation and sampling of four temporary wells. Three wells were installed and sampled during the June 2024 investigation (and were removed after completion of sampling). The scope of the August 2024 supplemental sampling program included re-installation and sampling of the initial three temporary wells (sampled for analysis of VOCs only), plus installation and sampling of a fourth

¹ Remedial Investigation Report for 500 Third Avenue, prepared by Athenica, dated August 2024.

² Supplemental Sampling Report for 500 Third Avenue, prepared by Athenica, dated October 9, 2024.

temporary well (sampled for analysis of VOCs, SVOCs, pesticides, PCBs, and total and dissolved metals). Up to 12 petroleum-related VOCs were detected in the groundwater samples at concentrations exceeding New York State Class GA groundwater standards and guidance values, and the sample from TW-4 contained naphthalene at a concentration exceeding the Class GA guidance value. Dissolved magnesium, manganese, selenium, and/or sodium were also detected in all samples at concentrations exceeding New York State Class GA groundwater standards and guidance values.

Soil Vapor – Five soil vapor samples were collected for laboratory analysis of VOCs during the 2024 Site investigations (as the previous Site buildings have been demolished, the sampling scope did not include collection of indoor air samples). All samples were collected from 12 feet bgs. Up to 28 individual VOCs were detected in the soil vapor samples, mostly comprising petroleum-related compounds. Chlorinated VOCs detected in the soil vapor samples included tetrachloroethene at concentrations ranging from 7.2 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) to 94 $\mu\text{g}/\text{m}^3$, and TCE at concentrations ranging from 14 $\mu\text{g}/\text{m}^3$ to 4,900 $\mu\text{g}/\text{m}^3$. Evaluation of all TCE concentrations using the New York State Department of Health Soil Vapor/Indoor Air Matrix A would result in a decision of “Mitigate”, no matter what concentration would have been identified in indoor air.

Attachment 2 (Section II, Question 4 and Section III, Question 6)

The proposed redevelopment of the Site will consist of construction of a new 6-story residential building with a full cellar. The new building will be approximately 106 feet in height and with a total area of 31,618.33 square feet (sf), and will occupy approximately 81% of the Site area, with the remaining space comprising an approximately 1,206 sf paved outdoor area. The footprint of the planned building is approximately 5,193 sf, with excavation planned to approximately 11 feet bgs for the cellar and foundation elements, and approximately 15 feet bgs for the planned elevator pit (no excavation is planned below groundwater). There are no proposed unpaved or landscaped areas associated with the Site redevelopment.

The cellar will maintain accessory and residential storage areas, a mechanical room, a garbage room, and utility rooms. The first floor will be occupied by the lobby, a commercial space, a residential garage, and a package room. There will be office spaces on the second and third floors, office spaces and studios on the fourth floor, and residential units on the fifth, sixth, and seventh floors. The planned building will include 25 percent affordable residential units.

The remedial actions, as well as construction for the new building will begin as soon as possible after NYSDEC approval of a Remedial Action Work Plan (expected by June 2025), and a Certificate of Completion is anticipated before the end of 2026.

Attachment 3 (Section III, Question 4)

The Site is currently vacant, and was most recently used for storage of construction equipment. The previous Site buildings were demolished in 2023. As documented in the May 2024 Phase I ESA for the Site, the Lot 35 (500 Third Avenue) portion of the Site was previously developed with a 3-story building from prior to 1886 until as recently as 2007 (with unspecified commercial use from 1886 until as recently as 1950, residential and commercial uses from 1969 until as recently as 1982, and manufacturing use from 1986 until as recently as

2007), a 1-story stable from prior to 1886 until as recently as 1915, and a 1-story garage from 1938 until as recently as 2007. The Lot 36 (506 Third Avenue) portion of the Site was previously developed with two 1-story commercial buildings from prior to 1886 until as recently as 2007 (one of these commercial buildings was depicted with office use from 1904 until as recently as 1950), a 1-story stable in 1886, a second 1-story stable from prior to 1886 until as recently as 1915, a 1-story carriage house from 1904 until as recently as 1915, and an additional 1-story building from 1938 until as recently as 2007 (shown as a garage in 1938, a ceramic laboratory and warehouse in 1950, and a mirror manufacturing facility from 1969 until as recently as 2007). From 2007 through 2023, the property was occupied by a warehouse that stored CitiBikes (through at least 2017) and as a coffee distributor (until 2023, when demolition occurred).

The Site is planned for redevelopment into a new 6-story mixed-use commercial and residential building with a full cellar and is planned for Restricted-Residential Use.

Attachment 4 (Section III, Question 9 and Section III, Question 10)

The Site parcel is zoned C4-4A, with the “C4” designation denoting a regional commercial district outside of a central business district. The “4A” suffix indicates that residential uses are permitted, with requirements for those of a R7A designation (i.e., floor area ratio of 4.0). The planned redevelopment is consistent with the Site zoning (as shown on Figure 6) and current redevelopment trends within the Gowanus area.

The proposed redevelopment is also consistent with City Environmental Quality Review (CEQR) action #20DCP129K (E-617), which determined in 2021 that rezoning of the Site and nearby parcels to C4-4A would have no adverse environmental impact. As a result of that rezoning action, the Site was assigned E-designation E-617 for Hazardous Materials, Air Quality, and Noise, under the administration of New York City Mayor’s Office of Environmental Remediation.

Attachment 5 (Section V, Question 3)

The names of the members/owners of PAB 3rd Ave Holdings LLC are Paul Basile, Salvatore Basile, and Joseph Basile.

Attachment 6 (Section VI, Volunteer Statement)

The requestor PAB 3rd Ave Holdings LLC (PAB) seeks to enter into the Brownfield Cleanup Program (BCP) as a Volunteer.

- Lot 35 – deed March 31, 2022 from Pride Electric Co., Inc.; Lot 36 – Paul Basile deed 12/21/2016 from Roberta Lynn Scarlino Living Trust

PAB acquired title to Lot 35 in March 2022 from an unaffiliated business (Pride Electric Co., Inc.), and acquired title to Lot 36 in April 2018 from its member Paul Basile, who had acquired title in December 2016 from an unrelated/unaffiliated trust (Roberta Lynn Scarlino Living Trust). At the time of acquisition of the lots by PAB and Paul Basile, there was no evidence of any continuing or threatened future release and no

evidence of previously released contamination. The structures that existed at the time of acquisition were not occupied, and all redevelopment planning has been conducted in accordance with the NYC E-designation program. The site has been maintained in a secure condition, [fenced?] preventing access to site contamination that has been demonstrated to be below applicable criteria for the prior industrial uses. PAB's site investigation and planned remediation demonstrate that due care has been exercised to ascertain current site conditions and limit human and environmental exposure to previously released site impacts while planning for remediation and redevelopment. There is no evidence of natural resource exposure.

The requestor, has been quick to respond to follow up investigation requests from NYSDEC that were communicated via the NYC Office of Environmental Remediation, and after confirmation of Site contamination and subsequent conversations with NYSDEC, PAB now seeks entry into the BCP to further investigate and remediate the Site.

Attachment 7 (Section IX, Current property Owner and Operator Information

Lot 35 Previous Owners or Operators				
Date	Owner Entity	Address	Phone	Relationship to Requestor
11/13/1969	Eugene Fitzgerald	3714 Avenue J, Brooklyn, New York	NA	None
4/16/1970	500 Third Ave Bklyn Rlty Corp.	3714 Avenue J, Brooklyn, New York	NA	None
4/21/1971	Richard Lewisohn; City of New York	Room 500, City Hall, New York, New York	NA	None
1/7/1987	Strand Construc/Elect/Co	500 Third Avenue, Brooklyn, New York	NA	None
2/28/1996	500 3rd Ave Corp	500 Third Avenue, Brooklyn, New York	NA	None
3/19/2002	Pride Electric Inc.	60 East 42nd Street, Brooklyn, New York	NA	None
6/2/2014	Pride Electric Co., Inc.	160 11th Street, Brooklyn, New York	NA	None
4/11/2022	PAB 3rd Ave Holdings LLC	135 13th Street, Brooklyn, New York	917-817-0829	Requestor
7/28/2022	PAB 3rd Ave Holdings LLC	135 13th Street, Brooklyn, New York	917-817-0829	Requestor

Lot 36 Previous Owners or Operators				
Date	Owner Entity	Address	Phone	Relationship to Requestor
9/16/1975	Anthony Capobianco	185 Prospect Park Southwest, Brooklyn, NY	NA	None
7/6/1979	Edward Scarlino	471 6th Avenue, Brooklyn ,New York	NA	None
10/1/1985	Edward Scarlino	302 11th Street, Brooklyn, New York	NA	None
5/16/2016	Trustee, Roberta Lynn Scarlino	91 Wood Duck Court, Freehold, New Jersey	NA	None
12/29/2016	Paul Basile	541 3rd Avenue, Brooklyn, New York	917-817-0829	Requestor
4/1/2018	PAB 3rd Ave Holdings LLC	135 13th Street, Brooklyn, New York	917-817-0829	Requestor
7/26/2022	PAB 3rd Ave Holdings LLC	135 13th Street, Brooklyn, New York	917-817-0829	Requestor

Attachment 8 (Section XI, Contact List)

1. Local Officials	
Name and Title	Mailing Address
The Honorable Eric Adams Mayor, City of New York	City Hall New York, NY 10007
Eric McClure, Chair Brooklyn Community Board 6	250 Baltic Street Brooklyn, NY 11201
Alexa Aviles New York City Council	4417 Fourth Avenue, Ground Floor Brooklyn, NY 11220
Dan Garodnick, Chair New York City Planning Commission	120 Broadway, 31 st Floor New York, NY 10271

2. Site Occupants and Surrounding Property Owners		
Property Address	Occupant/Owner Name	Occupant/Owner Mailing Address
500 Third Avenue (Site, Block 1020, Lot 35)	None (vacant)	N/A
506 Third Avenue (Site, Block 1020, Lot 36)	None (vacant)	N/A
156 Eleventh Street (Block 1020, Lot 34)	PAB 3 rd Ave Holding LLC	135 13 th Street Brooklyn, NY 11215
508 Third Avenue (Block 1020, Lot 39)	Alejandro Ribeiro	1804 Stuart Street Brooklyn, NY 11229
494 Third Avenue (Block 1020, Lot 53)	David Engelman	968 46 th Street Brooklyn, NY 11219
501 Third Avenue (Block 1021, Lot 7)	501 Third Avenue LLC	c/o Leo Novik, 543 Carroll Street, Apt. 8 Brooklyn, NY 11215
499 Third Avenue (Block 1021, Lot 8)	499 Third Avenue LLC	c/o Leonardo Novik, 543 Carroll Street, Apt. 8 Brooklyn, NY 11215
497 Third Avenue (Block 1021, Lot 9)	Nestor Aguilar/	646 47 th Street, Apt. 1 Brooklyn, NY 11220

2. Site Occupants and Surrounding Property Owners (continued)		
Property Address	Occupant/Owner Name	Occupant/Owner Mailing Address
495 Third Avenue (Block 1021, Lot 10)	Rafael Gamba	223 Eleventh Street Brooklyn, NY 11215
179 Eleventh Street (Block 1015, Lot 1)	Approved Oil Co.	6717 Fourth Avenue Brooklyn, NY 11215

3. News Media

Outlet	Mailing Address
Patch	134 West 29 th Street New York, NY 10001
ABC7	7 Lincoln Square New York, NY 10023

4. Public Water Supplier

New York City Department of Environmental Protection	59-17 Junction Boulevard Flushing, NY 11373
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5. Persons Who Requested to be Placed on the Contact List

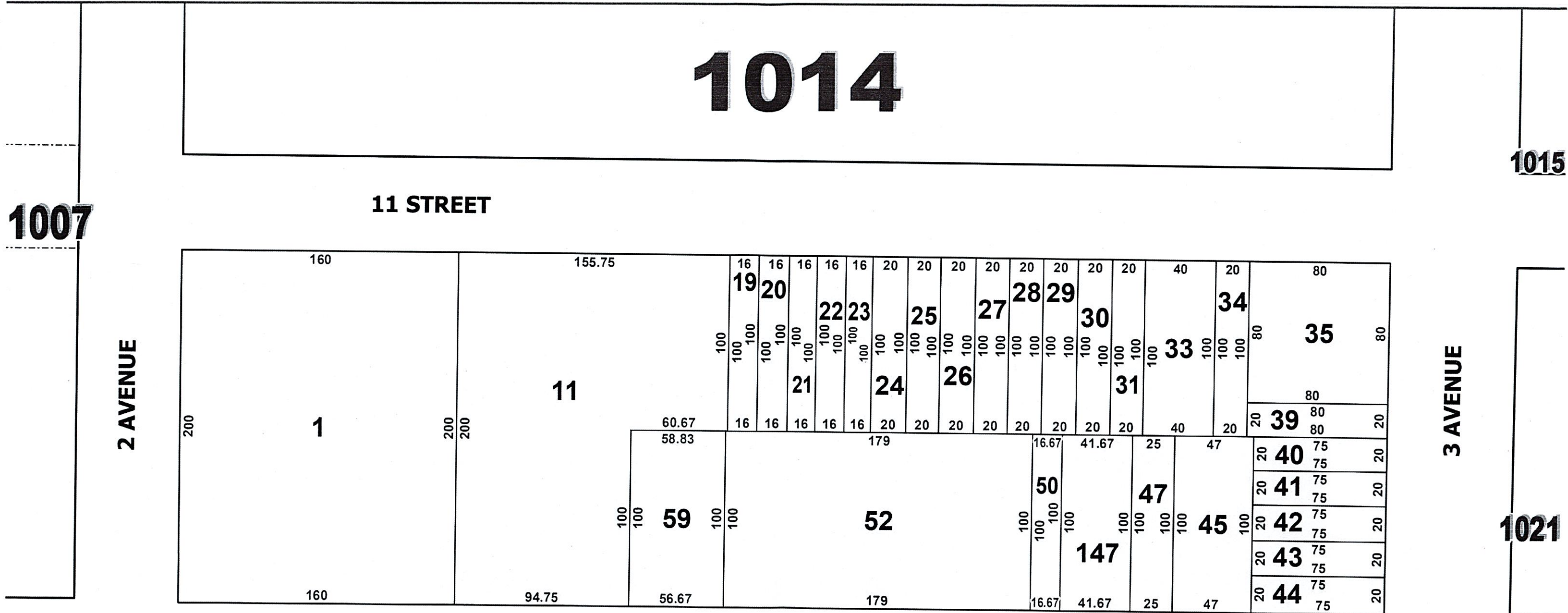
Name	Mailing Address
No requests received	

6. Nearby Schools and Day Care Facilities

School/Day Care Facility	Administrator Name and Title	Mailing Address
Platinum Daycare, Inc.		459 Third Avenue Brooklyn, NY 11215
The Maurice Sendak Community School (P.S. 118)	Jacqueline Smith, Principal	211 Eighth Street Brooklyn, NY 11215
P.S. 124	Valeria Ossa, Principal	515 Fourth Avenue Brooklyn, NY 11215
14 th Street Preschool (NYC KBMU)		199 Fourteenth Street Brooklyn, NY 11215

7. Document Repository

Location	Address
Brooklyn Library, Park Slope Branch	431 Sixth Avenue Brooklyn, NY 11215 Written confirmation of acceptance is attached within.
Brooklyn Community Board 6	250 Baltic Street Brooklyn, NY 11201 Written confirmation of acceptance is attached within.



1025

CITY OF NEW YORK
Manhattan, Bronx, ~~Brooklyn~~, Queens and Staten Island
BLOCK NO. 1020 LOT NO. 35
AS IT APPEARED FROM 11/26/2024 TO Present
I hereby certify that this is a true copy of a Tax Map as The Department of Finance
2/12/2025
DM
Date Tax Map Cartographer

1026

1027

LEGEND

TAX_LOT_POLYGON	50 Tax Lot Number	TAX_LOT_FACE
TAX_BLOCK_POLYGON	50 Tax Block Number	Regular
BOUNDARY	50 Condo FKA Tax Lot Number	Underwater
POSSSESSION_HOOK	C50 Condo Flag/Number	Unknown
	A9000 Air Lot Flag/Number	50 Tax Lot Dimension
	S8000 Sub Lot Flag/Number	+/- 50 Approximate Tax Lot Dimension
	R REUC Flag	

NYC Digital Tax Map
Borough of Brooklyn
Block: 1020

Effective Date: 11/26/2024

40 0 40 80 Feet

NYC
Department of Finance

LiRo GIS, Inc.

The official tax maps for the City of New York are maintained by the Department of Finance Tax Map Office. Tax maps show the lot lines, the block and lot numbers, the street names, lot dimensions, and easements. The maps and information presented are for information purposes only. The City of New York Department of Finance is not responsible for errors, omissions, or geographic accuracy on these digital maps. The Geographic



New York City Department of Finance • Property Division • Tax Map Office
APPLICATION FOR APPORTIONMENTS OR MERGERS

Instructions: Please complete this application and submit in person to: **Department of Finance, Property Division - Tax Map Office, 66 John Street, 13th Floor, New York, NY 10038.** Please read instructions for further details before completing this form. Print clearly.

SECTION A: PROPERTY INFORMATION

Borough: Brooklyn Block: 1020 Present Lot(s): 35 & 36

☒ Merger ☐ Apportionment Number of Lots Requested 1

☐ Air ☐ Subterranean

Lot(s) Usage: (check one) ☐ Residential Building Gross Sq/Ft: - ☐ Commercial Building Gross Sq/Ft: - ☒ Mix (Residential & Commercial) Building Gross Sq/Ft: 25,000

Property

1. Owner's Name (as per Deed): _____
LAST NAME FIRST NAME
OR
Company Name: PAB 3RD AVE HOLDINGS LLC

2. Address: 500 3RD AVE Brooklyn NY 11215
NUMBER AND STREET CITY STATE ZIP CODE

3. Filing Representative (if applicable): _____

SECTION B: CERTIFICATION

1. Architect/Engineer/Applicant's Name: Radusky Henry
LAST NAME FIRST NAME

2. Address: 6321 New Utrecht Avenue Brooklyn NY 11219
NUMBER AND STREET CITY STATE ZIP CODE

3. Telephone Number: 718-259-1100 Email Address: hradusky@bricolagedesigns.com

The applicant hereby certifies that, in making this application for merger/apportionment, he/she is the owner or acting under the direction of the owner.

Signature of Architect/ Engineer/Applicant: _____ Date: 05 / 05 / 2022

TAX MAP CHANGE WILL NOT BE MADE UNTIL PRESENTATION OF REQUIRED DOCUMENTS (see reverse for the required documents)

DRAW SKETCH TO SCALE 1" = 50', IF POSSIBLE INDICATE NORTH ARROW



Tentative Lot(s) Issued: _____
Customer Service Representative: _____ Date: 5.5.22 New Lot(s): N/A Lot(s) Affected: 35, 36 Lot(s) Dropped: 36

Please note: Map changes will not be made until presentation of all required documents is reviewed and approved by the Specialist.
Lots are tentative until final approval is received from the Tax Map Office.

Map Updated: _____
Tax Map Specialist: _____ Date: 1 / 1



Department of State

Division of Corporations

Entity Information

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

Entity Details



ENTITY NAME: PAB 3RD AVE HOLDINGS LLC

DOS ID: 5254515

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTION OF LAW: 203 LLC - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 12/21/2017

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 12/21/2017

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: PAST DUE

COUNTY: KINGS

NEXT STATEMENT DUE DATE: 12/31/2023

JURISDICTION: NEW YORK, 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: PAUL BASILE

Address: 135 13TH STREET, BROOKLYN, NY, UNITED STATES, 11215

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

ONLINE FILING RECEIPT

ENTITY NAME: PAB 3RD AVE HOLDINGS LLC

DOCUMENT TYPE: ARTICLES OF ORGANIZATION (DOM. LLC)

COUNTY: KING

FILED:12/21/2017 DURATION:***** CASH#:171221010313 FILE#:171221010313
DOS ID:5254515

FILER:

EXIST DATE

BLUMBERGEXCELSIOR CORPORATE SERVICES, INC.
236 BROADWAY
MENANDS, NY 12204

12/21/2017

ADDRESS FOR PROCESS:

PAUL BASILE
135 13TH STREET
BROOKLYN, NY 11215

REGISTERED AGENT:



The limited liability company is required to file a Biennial Statement with the Department of State every two years pursuant to Limited Liability Company Law Section 301. Notification that the Biennial Statement is due will only be made via email. Please go to www.email.ebiennial.dos.ny.gov to provide an email address to receive an email notification when the Biennial Statement is due.

SERVICE COMPANY: BLUMBERGEXCELSIOR CORPORATE SERVICES INC.-39
SERVICE CODE: 39

FEE: 200.00
FILING: 200.00
TAX: 0.00
PLAIN COPY: 0.00
CERT COPY: 0.00
CERT OF EXIST: 0.00

PAYMENTS 200.00
CHARGE 0.00
DRAWDOWN 200.00

229632

DOS-1025 (04/2007)

Authentication Number: 1712210320 To verify the authenticity of this document you may access the Division of Corporation's Document Authentication Website at <http://ecorp.dos.ny.gov>

ACKNOWLEDGEMENT COPY

ARTICLES OF ORGANIZATION OF

PAB 3RD AVE HOLDINGS LLC

Under Section 203 of the Limited Liability Company Law

FIRST: The name of the limited liability company is:

PAB 3RD AVE HOLDINGS LLC

SECOND: The county, within this state, in which the office of the limited liability company is to be located is **KINGS**.

THIRD: The Secretary of State is designated as agent of the limited liability company upon whom process against it may be served. The address within or without this state to which the Secretary of State shall mail a copy of any process against the limited liability company served upon him or her is:

PAUL BASILE
135 13TH STREET
BROOKLYN, NY 11215

FOURTH: The limited liability company is to be managed by: **ONE OR MORE MEMBERS**.

I certify that I have read the above statements, I am authorized to sign these Articles of Organization, that the above statements are true and correct to the best of my knowledge and belief and that my signature typed below constitutes my signature.

TRUDI WINTER, ORGANIZER (signature)

TRUDI WINTER , ORGANIZER
BLUMBERGEXCELSIOR
236 BROADWAY
MENANDS, NY 12204

Filed by:

BLUMBERGEXCELSIOR CORPORATE SERVICES, INC.
236 BROADWAY
MENANDS, NY 12204

ONLINE FILING RECEIPT

ENTITY NAME: PAB 3RD AVE HOLDINGS LLC

DOCUMENT TYPE: ARTICLES OF ORGANIZATION (DOM. LLC)

COUNTY: KING

FILED:12/21/2017 DURATION:***** CASH#:171221010313 FILE#:171221010313
DOS ID:5254515

FILER:

EXIST DATE

BLUMBERGEXCELSIOR CORPORATE SERVICES, INC.
236 BROADWAY
MENANDS, NY 12204

12/21/2017

ADDRESS FOR PROCESS:

PAUL BASILE
135 13TH STREET
BROOKLYN, NY 11215

REGISTERED AGENT:



The limited liability company is required to file a Biennial Statement with the Department of State every two years pursuant to Limited Liability Company Law Section 301. Notification that the Biennial Statement is due will only be made via email. Please go to www.email.ebiennial.dos.ny.gov to provide an email address to receive an email notification when the Biennial Statement is due.

SERVICE COMPANY: BLUMBERGEXCELSIOR CORPORATE SERVICES INC.-39
SERVICE CODE: 39

FEE: 200.00
FILING: 200.00
TAX: 0.00
PLAIN COPY: 0.00
CERT COPY: 0.00
CERT OF EXIST: 0.00

PAYMENTS 200.00
CHARGE 0.00
DRAWDOWN 200.00

229632

DOS-1025 (04/2007)

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ARTICLES OF ORGANIZATION OF

PAB 3RD AVE HOLDINGS LLC

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PAUL BASILE
135 13TH STREET
BROOKLYN, NY 11215

FOURTH: The limited liability company is to be managed by: **ONE OR MORE MEMBERS**.

I certify that I have read the above statements, I am authorized to sign these Articles of Organization, that the above statements are true and correct to the best of my knowledge and belief and that my signature typed below constitutes my signature.

TRUDI WINTER, ORGANIZER (signature)

TRUDI WINTER , ORGANIZER
BLUMBERGEXCELSIOR
236 BROADWAY
MENANDS, NY 12204

Filed by:
BLUMBERGEXCELSIOR CORPORATE SERVICES, INC.
236 BROADWAY
MENANDS, NY 12204



**ATHENICA ENVIRONMENTAL
ENGINEERING PLLC**

Environmental Engineering Consultants

December 5, 2024

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

Re: Request to Accept Designation as a Document Repository for New York State Brownfield Cleanup Program Activities at 500 Third Avenue, Brooklyn, New York

Dear Mr. Racioppo:

Athenica Environmental Engineering PLLC is preparing an application for acceptance of the referenced Site into the New York State Brownfield Cleanup Program (BCP), as administered by the New York State Department of Environmental Conservation (NYSDEC). As part of that application, the NYSDEC requires designation of document repositories, where local residents can review plans, reports, and other documents associated with the BCP activities at the Site. We request that Queens Community Board 1 accept designation as document repository for this Site. As discussed, we will provide electronic (PDF) copies of documents to you.

Thank you for your consideration of this request. If agreed, please sign below and return the signed acceptance to us via email or fax. Please contact us at (718) 784-7490 if you have any questions or require additional information.

Sincerely,

ATHENICA ENVIRONMENTAL SERVICES, INC.

Kenneth P. Wenz, Jr., PG, LEP
Senior Project Manager

By signature below, the Brooklyn Community Board 6 accepts designation as a document repository for the 500 Third Avenue Site:

Accepted By:



(Signature)

Printed Name:

Mike Racioppo

Title:

District Manager Brooklyn Community Board 6

Date:

January 31, 2025



**ATHENICA ENVIRONMENTAL
ENGINEERING PLLC**

Environmental Engineering Consultants

December 5, 2024

Stephanie Brueckel, Branch Manager
Brooklyn Library, Park Slope Branch
431 Sixth Avenue
Brooklyn, NY 11215

Re: Request to Accept Designation as a Document Repository for New York State Brownfield Cleanup Program Activities at 500 Third Avenue, Brooklyn, New York

Dear Ms. Brueckel:

Athenica Environmental Engineering PLLC is preparing an application for acceptance of the referenced Site into the New York State Brownfield Cleanup Program (BCP), as administered by the New York State Department of Environmental Conservation (NYSDEC). As part of that application, the NYSDEC requires designation of document repositories, where local residents can review plans, reports, and other documents associated with the BCP activities at the Site. We request that your library branch accept designation as document repository for this Site. As discussed, we will provide electronic (PDF) copies of documents to you.

Thank you for your consideration of this request. If agreed, please sign below and return the signed acceptance to us via email or fax. Please contact us at (718) 784-7490 if you have any questions or require additional information.

Sincerely,
ATHENICA ENVIRONMENTAL SERVICES, INC.

Kenneth P. Wenz, Jr., PG, LEP
Senior Project Manager

By signature below, the Brooklyn Library, Park Slope Branch accepts designation as a document repository for the 500 Third Avenue Site:

Accepted By:

Stephanie Brueckel
(Signature)

Printed Name:

Stephanie Brueckel

Title:

Branch Manager, Park Slope

Date:

1/27/25

TABLE

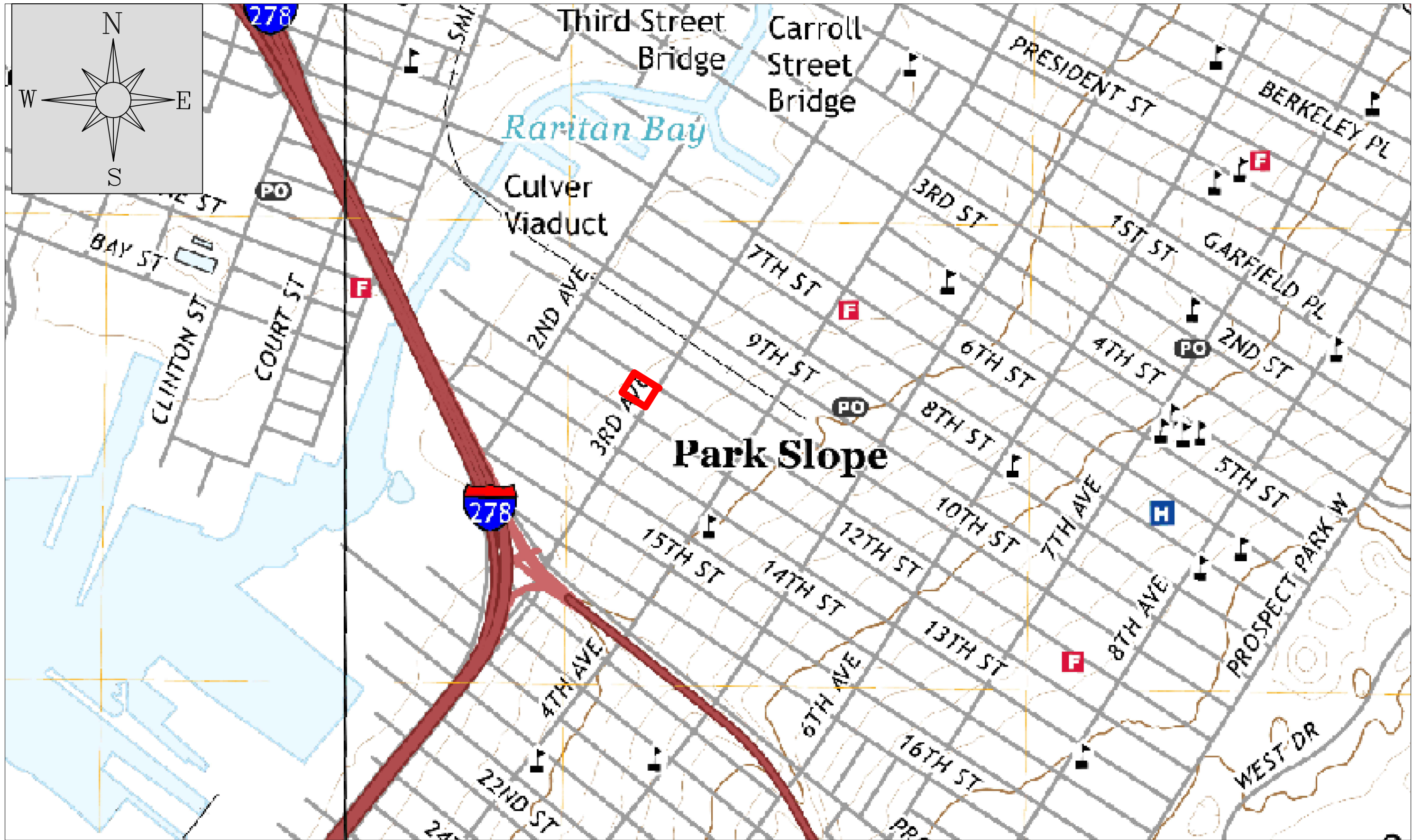
Table 1
Sample Data Summary
500 Third Avenue Site, Brooklyn, New York

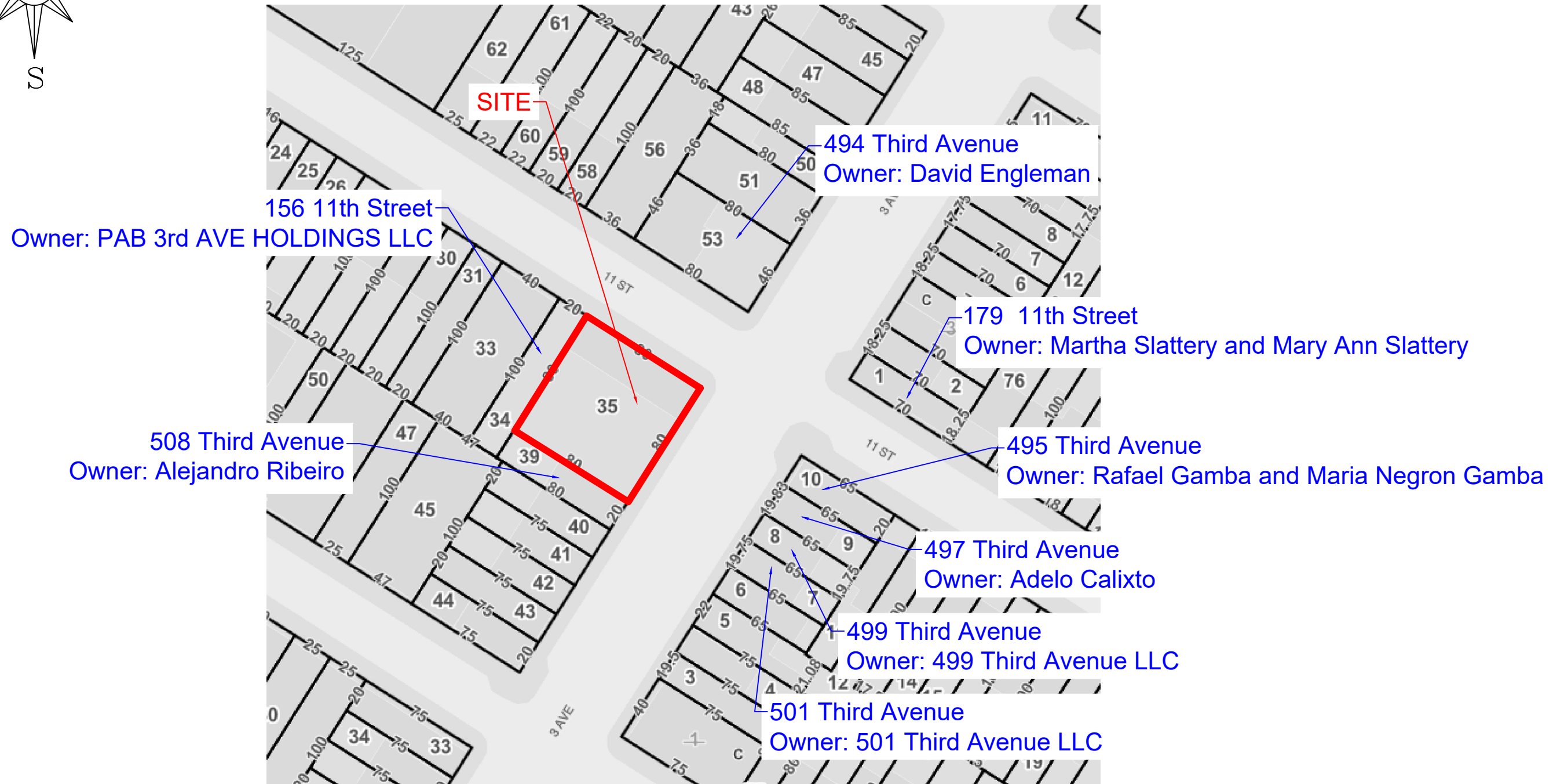
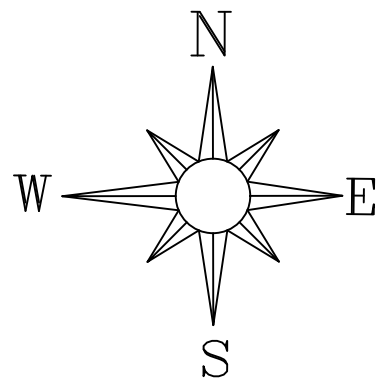
Soil				
Analyte	Detections Above Restricted Residential SCOs	Maximum Concentration (mg/kg)	Restricted Residenital SCO (mg/kg)	Depth (ft bgs)
benzo(a)anthracene	3	5.44	1	0-2
benzo(a)pyrene	3	19.9	1	0-2
benzo(b)fluoranthene	3	8.06	1	0-2
benzo(k)fluoranthene	1	8.06	3.9	0-2
chrysene	2	20.9	3.9	0-2
dibenzo(a,h)anthracene	3	2.6	0.33	0-2
indeno(1,2,3-cd)pyrene	3	15.1	0.5	0-2
lead	2	1,960	400	0-2
mercury	2	3.09	0.81	0-2

Groundwater			
Analyte	Detections Above AWQS	Maximum Concentration (µg/L)	AWQS (µg/L)
1,2,4-trimethylbenzene	5	3,600	5
1,3,5-trimethylbenzene	4	730	5
benzene	2	88	1
ethyl benzene	4	1,100	5
isopropylbenzene	3	230	5
n-butylbenzene	3	180	5
n-propylbenzene	4	750	5
o-xylene	4	1,100	5
p-isopropyltoluene	3	20	5
sec-butylbenzene	3	71	5
styrene	2	40	5
toluene	3	470	5
trichloroethene	1	6.8	5
xylene, total	4	3,400	5
naphthalene	2	132	10
dieldrin	1	0.0508	0.004
magnesium (dissolved)	3	44,100	35,000
manganese (dissolved)	4	5,290	300
selenium (dissolved)	1	16.2	10
sodium (dissolved)	4	482,000	20,000

Soil Gas			
Analyte	Total Detections	Maximum Concentration (µg/m³)	Type
1,2,4-trimethylbenzene	5	66	Soil Vapor
1,3,5-trimethylbenzene	5	23	Soil Vapor
1,3-butadiene	5	43	Soil Vapor
2,2,4-trimethylpentane	5	5.8	Soil Vapor
2-butanone	5	41	Soil Vapor
2-hexanone	2	4.3	Soil Vapor
4-methyl-2-pentanone	5	22	Soil Vapor
acetone	5	340	Soil Vapor
acrylonitrile	4	20	Soil Vapor
benzene	5	30	Soil Vapor
carbon disulfide	4	26	Soil Vapor
carbon tetrachloride	1	0.69	Soil Vapor
chloroform	4	19	Soil Vapor
chloromethane	2	2	Soil Vapor
cyclohexane	4	5.4	Soil Vapor
dichlorodifluoromethane	3	2.4	Soil Vapor
ethyl acetate	3	12	Soil Vapor
ethyl benzene	5	40	Soil Vapor
isopropanol	4	17	Soil Vapor
methyl methacrylate	1	3.8	Soil Vapor
methylene chloride	4	9.3	Soil Vapor
n-heptane	5	32	Soil Vapor
n-hexane	5	36	Soil Vapor
o-xylene	5	54	Soil Vapor
p- & m-xylenes	5	160	Soil Vapor
p-ethyltoluene	5	52	Soil Vapor
propylene	5	420	Soil Vapor
styrene	3	4.1	Soil Vapor
tetrachloroethylene	5	94	Soil Vapor
tetrahydrofuran	1	4.8	Soil Vapor
toluene	5	710	Soil Vapor
trichloroethylene	5	4,900	Soil Vapor
vinyl chloride	1	0.42	Soil Vapor

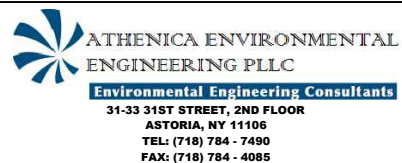
FIGURES





LEGEND:

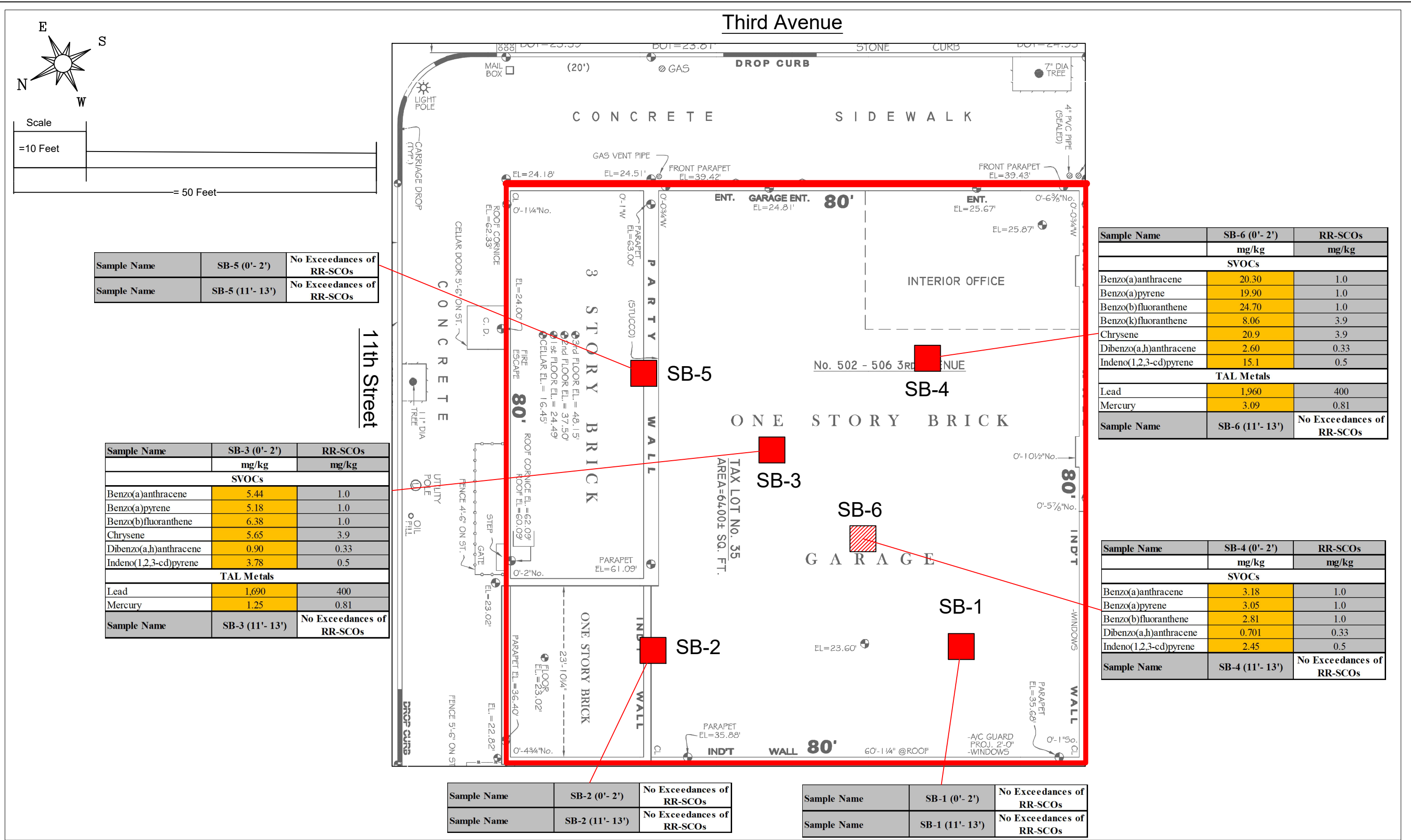
 Site Boundary

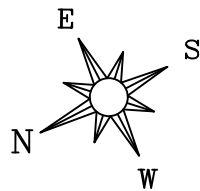


NOTES:

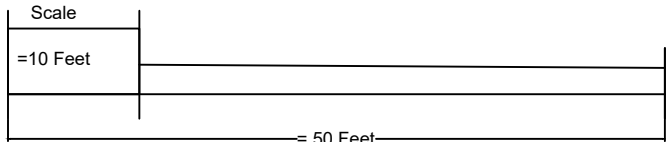
- Adapted from NYC Digital Tax Map
- Property Ownership information provided by ACRIS.

Date:	December 10, 2024	Site: 500 Third Avenue Site 500 Third Avenue, Brooklyn, New York 11215 Brownfield Cleanup Program Application
Drawn by:	Evan Greenberg, EIT	
Checked by:	Kenneth P. Wenz Jr., PG, LEP	
Drawing Scale:	As Drawn	
Project No.:	24-133-0666	Figure: 2
		Title: Tax Map and Site Boundaries





Sample Name	TW-1	NYS Class GA Groundwater Standards
	µg/L	µg/L
VOCs		
1,2,4-Trimethylbenzene	3,600	5
1,3,5-Trimethylbenzene	730	5
Ethyl Benzene	72	5
Isopropylbenzene	230	5
n-Butylbenzene	180	5
n-Propylbenzene	750	5
p-Isopropyltoluene	20	5
sec-Butylbenzene	71	5
Xylenes, Total	100	5

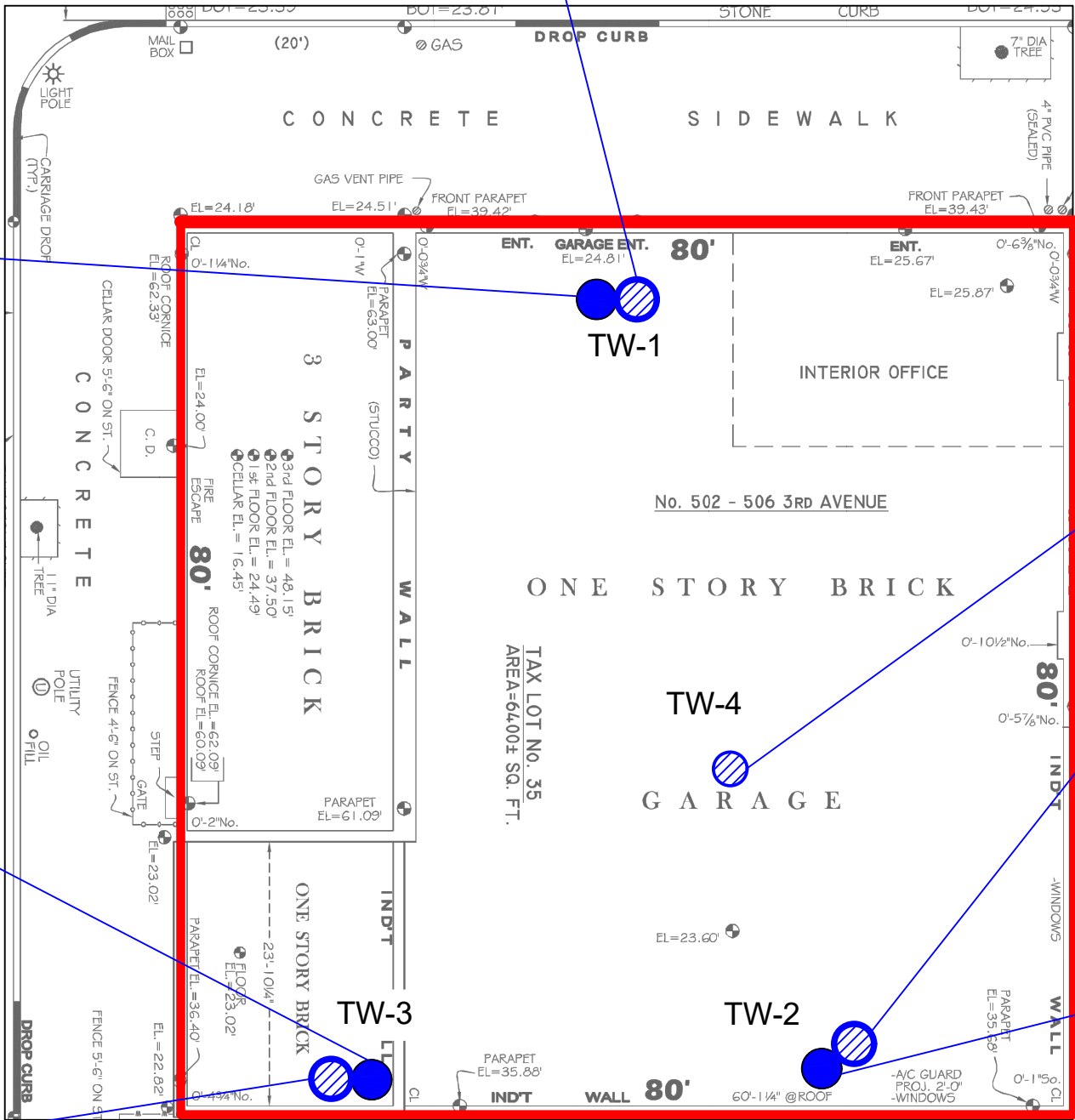


Sample Name	TW-1	NYS Class GA Groundwater Standards or Guidance Values
	µg/L	µg/L
VOCs		
1,2,4-Trimethylbenzene	1,900	5
1,3,5-Trimethylbenzene	550	5
Ethyl Benzene	1,100	5
Isopropylbenzene	200	5
n-Butylbenzene	57	5
n-Propylbenzene	630	5
o-Xylene	600	5
p-Isopropyltoluene	13	5
sec-Butylbenzene	49	5
Styrene	17	5
Toluene	10	5
Xylenes, Total	3,400	5
SVOCs		
Naphthalene	132	10
TAL Metals (Dissolved)		
Magnesium	44,100	35,000
Manganese	5,290	300
Sodium	482,000	20,000

Sample Name	TW-4	NYS Class GA Groundwater Standards or Guidance Values
	µg/L	µg/L
VOCs		
1,2,4-Trimethylbenzene	1,100	5
1,3,5-Trimethylbenzene	300	5
Benzene	60	1
Ethyl Benzene	670	5
Isopropylbenzene	110	5
n-Butylbenzene	31	5
n-Propylbenzene	180	5
o-Xylene	1,100	5
p-Isopropyltoluene	5.7	5
sec-Butylbenzene	20	5
Styrene	40	5
Toluene	470	5
Trichloroethene	6.8	5
Xylenes, Total	3,400	5
SVOCs		
Naphthalene	67	10
TAL Metals (Dissolved)		
Magnesium	41,100	35000
Manganese	3,290	300
Sodium	70,000	20,000

Sample Name	TW-3	NYS Class GA Groundwater Standards or Guidance Values
	µg/L	µg/L
VOCs		
1,2,4-Trimethylbenzene	98	5
1,3,5-Trimethylbenzene	30	5
Benzene	88	1
Ethyl Benzene	81	5
n-Propylbenzene	33	5
o-Xylene	65	5
Toluene	15	5
Xylenes, Total	350	5
TAL Metals (Dissolved)		
Manganese	3,140	300
Sodium	138,000	20,000

Sample Name	TW-3
No Exceedances of VOCs above NYS Class GA Groundwater Standards	



Sample Name	TW-2
No Exceedances of VOCs above NYS Class GA Groundwater Standards	

Sample Name	TW-2	NYS Class GA Groundwater Standards or Guidance Values
	µg/L	µg/L
VOCs		
1,2,4-Trimethylbenzene	8.5	5
TAL Metals (Dissolved)		
Magnesium	78,300	35,000
Manganese	1,440	300
Sodium	143,000	20,000
Selenium	16.2	10
Pesticides		
Dieldrin	0.0508	0.004

LEGEND:

- Site Boundary
- Temporary Groundwater Monitoring Wells - June 2024 RI
- Temporary Groundwater Monitoring Wells - August 2024 Supplemental Sampling



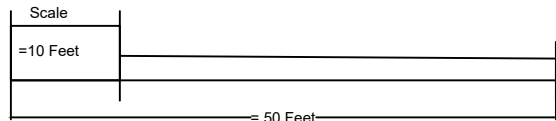
NOTES:

- Adapted from "Architectural Survey", surveyed April 28, 2022, by Boro Land Surveying P.C.
- Total Metal exceedances not depicted.

Exceeds NYS Class GA Groundwater Standards

Date: December 10, 2024
Drawn by: Evan Greenberg, EIT
Checked by: Kenneth P. Wenz Jr., PG, LEP
Drawing Scale: As Drawn
Project No.: 24-133-0666

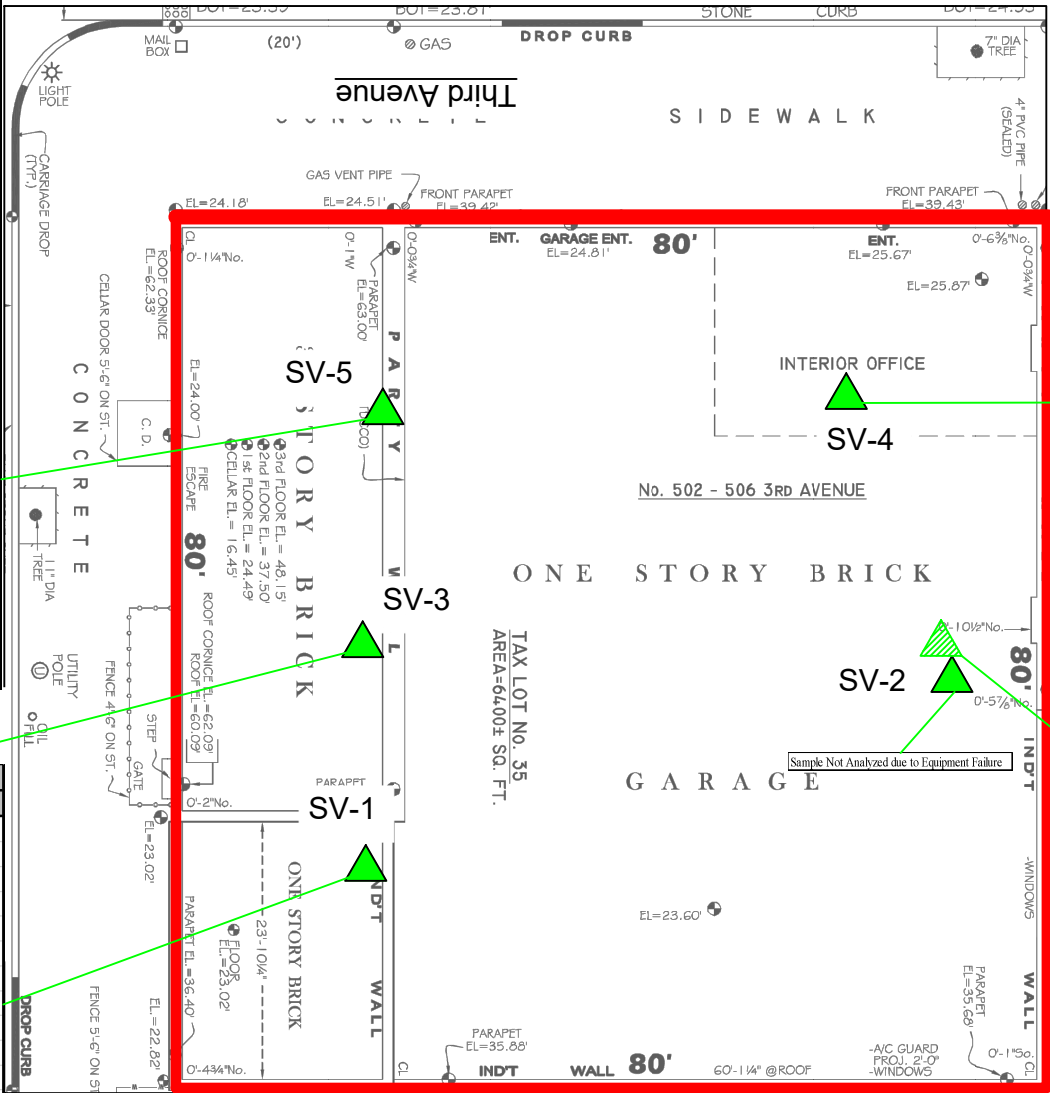
Site: 500 Third Avenue Site
500 Third Avenue, Brooklyn, New York 11215
Brownfield Cleanup Program Application
Figure: 4
Title: Exceedances in Groundwater Samples





SV-5		
Compound	Result	Q
VOCs	ug/m3	
Dilution Factor	3.012	
1,2,4-Trimethylbenzene	64	D
1,3,5-Trimethylbenzene	15	D
1,3-Butadiene	16	D
2-Butanone	13	D
2-Hexanone	3.0	D
4-Methyl-2-pentanone	16	D
Acetone	290	D
Benzene	13	D
Carbon disulfide	7.2	D
Chloroform	2.9	D
Cyclohexane	3.1	D
Dichlorodifluoromethane	2.4	D
Ethyl acetate	3.7	D
Ethyl Benzene	30	D
Isopropanol	3.1	D
Methyl Methacrylate	3.8	D
Methylene chloride	7.7	D
n-Heptane	14	D
n-Hexane	14	D
o-Xylene	47	D
p- & m- Xylenes	130	D
p-Ethyltoluene	49	D
Propylene	140	D
Styrene	3.7	D
Tetrachloroethylene	7.8	D
Toluene	110	D
Trichloroethylene	14	D
2,2,4-Trimethylpentane	3.8	D


SV-4		
Compound	Result	Q
VOCs	ug/m3	
Dilution Factor	3.25	
1,2,4-Trimethylbenzene	66	D
1,3,5-Trimethylbenzene	15	D
1,3-Butadiene	29	D
2-Butanone	11	D
4-Methyl-2-pentanone	4.5	D
Acetone	320	D
Acrylonitrile	4.1	BD
Benzene	16	D
Chloroform	1.6	D
Chloromethane	1.7	D
Cyclohexane	3.4	D
Dichlorodifluoromethane	2.3	D
Ethyl Benzene	31	D
Isopropanol	5.4	D
Methylene chloride	7.3	D
n-Heptane	17	D
n-Hexane	20	D
o-Xylene	49	D
p- & m- Xylenes	140	D
p-Ethyltoluene	51	D
Propylene	260	D
Styrene	3.7	D
Tetrachloroethylene	34	D
Toluene	110	D
Trichloroethylene	30	D
Vinyl Chloride	0.42	D
2,2,4-Trimethylpentane	3.6	D

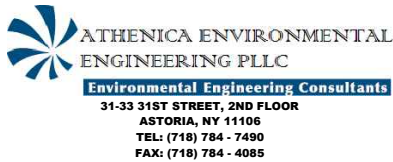
SV-2		
Compound	Result	Q
VOCs	ug/m3	
Dilution Factor	15.27	
1,2,4-Trimethylbenzene	61	D
1,3,5-Trimethylbenzene	23	D
1,3-Butadiene	43	D
2,2,4-Trimethylpentane	3.6	D
2-Butanone	41	D
4-Methyl-2-pentanone	11	D
Acetone	200	D
Acrylonitrile	7.0	D
Benzene	30	D
Carbon disulfide	26	D
Chloroform	19	D
Ethyl Benzene	32	D
Isopropanol	17	D
n-Heptane	27	D
n-Hexane	36	D
o-Xylene	48	D
p- & m- Xylenes	130	D
p-Ethyltoluene	52	D
Propylene	420	D
Tetrachloroethene	94	D
Toluene	91	D
Trichloroethene	4,900	DE



 Site Boundary

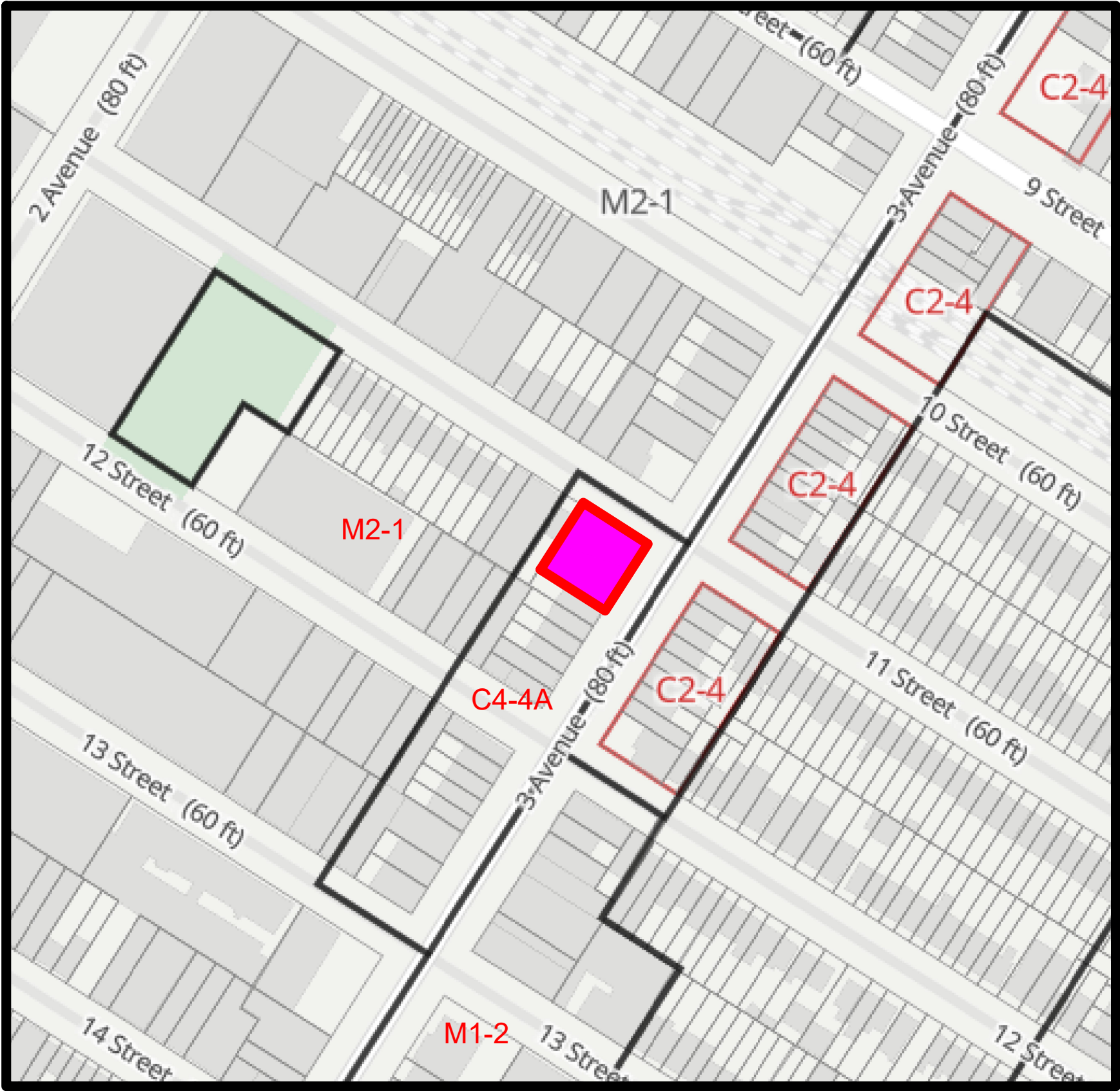
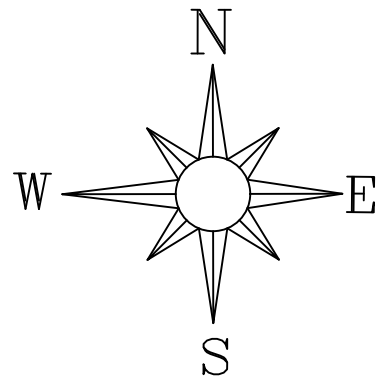
 Soil Vapor Probe - June 2024 RI

 Soil Vapor Probe - August 2024 Supplemental Sampling



- Adapted from "Architectural Survey", surveyed April 28, 2022, by Boro Land Surveying P.C.
- Q is the Qualifier Column with Definitions as follows:
 - D= result is from an analysis that required dilution
 - U= analyte not detected at or above the level indicated
 - E= result is estimated and cannot be accurately reported due to levels encountered or interferences
 - B= analyte found in the analysis batch blank

Date:	December 10, 2024	Site: 500 Third Avenue Site 500 Third Avenue, Brooklyn, New York 11215 Brownfield Cleanup Program Application
Drawn by:	Evan Greenberg, EIT	
Checked by:	Kenneth P. Wenz Jr., PG, LEP	
Drawing Scale:	As Drawn	
Project No.:	24-133-0666	Figure: 5 Title: Detected Concentrations in Soil Vapor Samples



LEGEND:

 Site Boundary



NOTES:

- Adapted from NYC Department of Planning Zoning and Land Use (ZOLA) Map.
- Site Zoning is C4-4A

Date: December 16, 2024

Drawn by: Evan Greenberg, EIT

Checked by: Kenneth P. Wenz Jr., PG, LEP

Drawing Scale: As Drawn

Project No.: 24-133-0666

Site: 500 Third Avenue Site
500 Third Avenue, Brooklyn, New York 11215
Brownfield Cleanup Program Application

Figure: 6

Title: Zoning Map