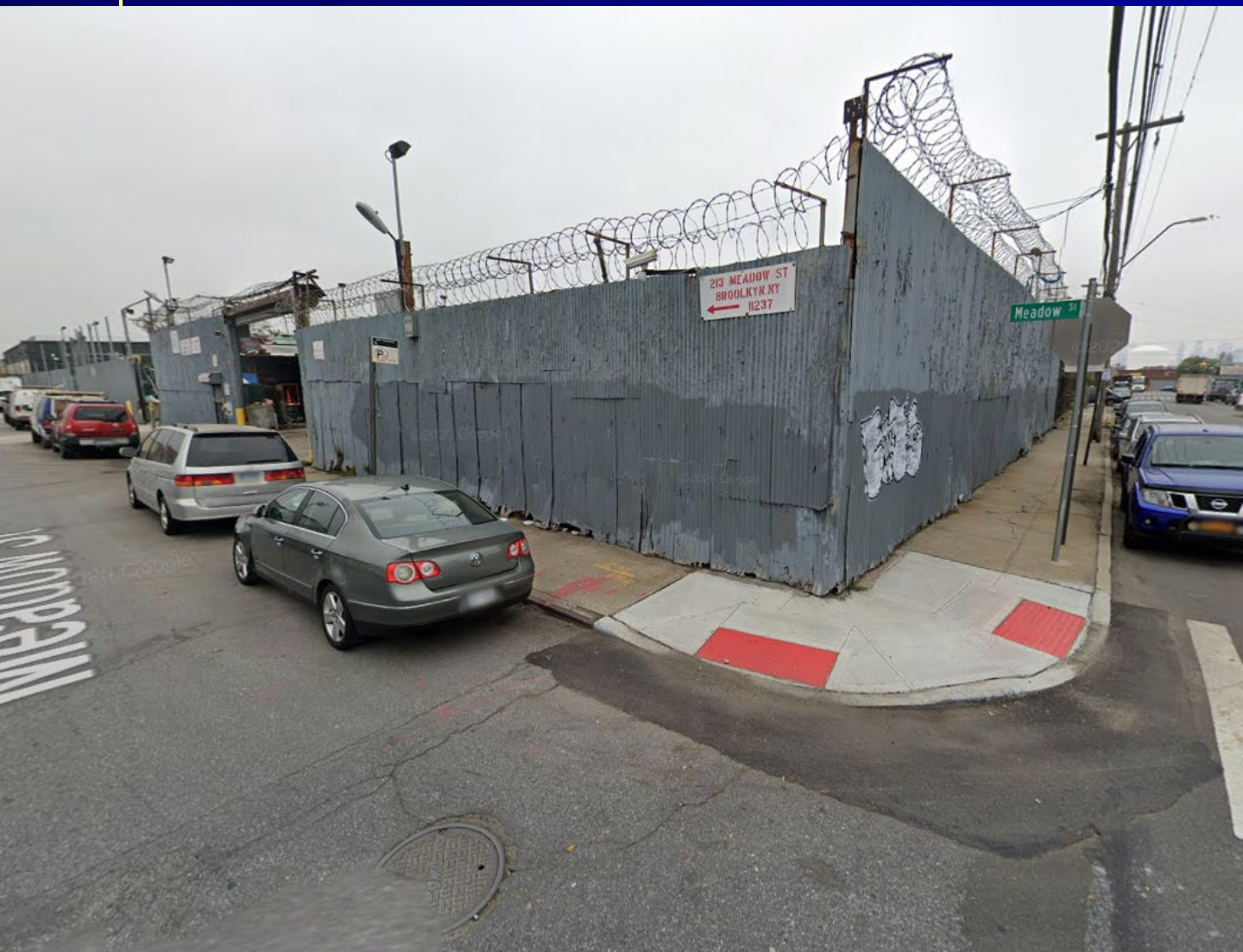


**GO Quay, LLC**  
**Brownfield Cleanup Program Application**  
**213 Meadow Street MTA Facilities Project Site**  
**213 Meadow Street, 190 Varick Avenue, and 208 Varick Avenue**  
**Brooklyn, New York 11237**



**Legal & Consulting Team:**  
**Knauf Shaw LLP & Roux.**  
**February 2025**

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June 23, 2025

**VIA ELECTRONIC MAIL**  
[DERSiteControl@dec.ny.gov](mailto:DERSiteControl@dec.ny.gov)  
[Alexandra.servis@dec.ny.gov](mailto:Alexandra.servis@dec.ny.gov)

Site Control Section  
Attn: Alexandra Servis  
New York State Department of Environmental Conservation  
Bureau of Technical Support  
625 Broadway, 11<sup>th</sup> Floor  
Albany, New York 12233-7020

**RE: Brownfield Cleanup Program – Revised Submission  
GO Quay, LLC  
213 Meadow Street MTA Facilities Project Site  
C224422**

Dear Lexie:

On behalf of GO Quay, LLC, enclosed please find a revised Brownfield Cleanup Program (“BCP”) application, in response to the Department’s rejection of this application based on its conclusion that the proposed use is industrial, and therefore the Site was not contaminated with enough industrial exceedances for the Site to be eligible for the BCP.

Based on our further understanding of the NYC Transit Authority Mobile Wash Unit and Material Control Unit facility, we have revised the text of the initial application, which did not sufficiently describe the commercial nature of the planned use. We incorrectly assumed that vehicle repair and washing of vehicles were the primary uses at this planned facility. This was incorrect. As further described below, no vehicle washing or vehicle repair occurs at all. The facility is actually just a warehouse for vehicles that are used to move mobile wash units off-site to various subway stations where the units in the vehicles are used to wash the subway stations. In addition, the Material Control unit merely stores cleaning supplies that are also used off-site when subway stations are cleaned. There is a small vehicle parts maintenance area, but it is not used to do any vehicle repairs. Only part maintenance occurs. As a result, there can be little question the facility is NOT industrial in nature but clearly a commercial storage warehouse. Additional facts and any analysis on the current zoning of the site on which the existing facility is currently located and the planned future zoning is presented below.

In addition, we failed to advise the Department that the Volunteer will not be claiming any tangible property tax credits on this public-private partnership project because it is solely acting as a developer for the NYCTA/MTA to construct the new on-Site facility. The Volunteer will not own the land or the building, and as a result, will not be claiming any tangible property tax credits.



**I. The Current NYC Transit Authority Mobile Wash Unit and Material Control Unit facility located at 40 Quay Street is located in a commercial zone not an industrial zone**

The Current NYC Transit Authority Mobile Wash Unit and Material Control Unit Facility located at 40 Quay Street has been present in a residential (R6) district with a commercial overlay (C2-4) zoning district since 2005, not an industrial or manufacturing zone. The one-story building is divided into warehouse space and office space. The facility is primarily used as a vehicle parking and storage facility for the Mobile Wash Unit and the Material Control Unit. The Mobile Wash Unit includes vehicles that contain units to power wash off-site subway stations. This is why it is called the “Mobile” wash unit facility. We incorrectly assumed in the original 213 Meadow Street application that washing of vehicles was occurring inside this facility, which was incorrect. The Material Control Unit picks up and distributes cleaning supplies for subway stations. No use of these supplies occurs inside the facility, which is merely a storage warehouse for supplies. See photo below of the inside of the facility:



In addition to vehicle parking and the storage portion of the warehouse for the cleaning supplies for the Material Control Unit, there is a loading dock with two mechanical levelers and an associated floor drain, two solid waste dumpsters, smaller solid waste dumpsters throughout the subject property, a natural gas meter room with an associated sump, a water meter room, a small parts repair area, a portion of a drum storage area, and numerous sumps. The drum storage area consists of 13 55-gallon steel drums containing hydraulic fluid, antifreeze, and engine oil, six plastic drums with diesel exhaust and



windshield wiper fluid, and one 100-gallon used oil plastic tote. The drums are located on secondary containment. The repair area is only used to make necessary repairs to components of the vehicles; typical vehicle maintenance and vehicle fueling is done offsite. Therefore, vehicle repair is not the primary use of the facility.

## **II. The Project is not “Industrial” as defined in the Part 375 Regulations & the Project’s Zoning Resolution Categorizes the Project as Commercial**

The planned MTA storage warehouse facility for the BCP Site does not squarely fit within either the commercial or industrial use definitions in 6 NYCRR §375-1.8(g)(2)(iii-iv), which are transcribed here as follows:

- (iii) “Commercial use” which is the land use category which shall only be considered for the primary purpose of buying, selling or trading of merchandise or services. Commercial use includes passive recreational uses, which are public uses with limited potential for soil contact; and
- (iv) “Industrial use” which is the land use category which shall only be considered for the primary purpose of manufacturing, production, fabrication or assembly process and ancillary services. Industrial use does not include any recreational component.

Since the facility is mainly a vehicle and products storage warehouse, it is certainly not being *primarily* used for manufacturing, production, fabrication or assembly process and ancillary services. Therefore, even as the facility was described in the first application. It is unclear how the department determined that the facility met the industrial use definition above. The commercial use definition above similarly does not include a warehouse type storage facility.

Therefore, we have analyzed the Zoning Resolution of the City of New York adopted for the project further guidance on whether this use is properly categorized as commercial or industrial. The excerpts of the NYC Zoning Resolution cited below have been added into a new Exhibit E.

Section 12-10 of the Zoning Resolution defines “commercial” uses by reference to a list of Use Groups, depending on the district type: residence, commercial, and manufacturing. Within M zoning districts wherein 213 Meadow Street is located, the Use Groups listed as commercial comprise the following:

1. Retail and Services (UG IV);
2. Transient Accommodations (UG V);
3. Retail and Services VI;
4. Offices and Laboratories (UG VII);
5. Recreation, Entertainment and Assembly Spaces (VIII); and
6. Storage (UG IX).

Under current zoning, the warehouse and storage use for the storage of the mobile wash unit trucks and product storage for the material control unit is categorized under the Storage (UG IX) commercial use category, which includes similar uses such as trucking terminals and commercial or public vehicle storage.

Trucking terminals and commercial or public vehicle storage, and similar uses, are not classified as “manufacturing” uses under the Zoning Resolution. ZR § 12-10 defines a “manufacturing” use as any use listed in Use Group X (note that “industrial” is not a defined term in the Zoning Resolution). ZR Section 42-20 states that “Use Group X consists of uses engaged in the mechanical, physical, or chemical transformation of materials into new goods.” Trucking terminals, commercial or public vehicle storage, and similar uses— such as the storage of the mobile wash unit vehicles and product storage—are not listed under Use Group X; therefore, they are not considered “manufacturing” uses under the Zoning Resolution.

For the reasons outlined above, the “commercial” designation is the most appropriate classification for the planned 213 Meadow Street project which will relocate the existing MTA Mobile Wash Unit and Material Control Unit warehouse storage facility from 40 Quay Street to this Site.

### III. The Data includes Commercial and Industrial Exceedances

Finally, the soil data obtained to date reveals both commercial and industrial soil cleanup objective exceedances as depicted below, which is the same chart that was included in the application:

Analytes > RUSCOs (Commercial = CSCOs; Industrial ISCOs)	Detections > CSCOs	Detections > ISCOs	Maximum Detection (ppm)	CSCOs (ppm)	ISCOs (mg/kg)	Depth (ft- bgs)
<b>SVOCs</b>						
Benzo(a)anthracene	3	1	11.6	5.6	11	2-4
Benzo(a)pyrene	5	5	9.58	1	1.1	2-4
Benzo(b)fluoranthene	3	0	7.91	5.6	11	2-4
Dibenz(a,h)anthracene	5	2	1.31	0.56	1.1	2-4
<b>Metals</b>						
Arsenic	2	2	41.8	16	16	2-4
Barium	3	0	1,140	400	10,000	4-7
Copper	3	0	445	270	10,000	2-4
Lead	1	0	1,420	1,000	3,900	2-4

The Poly Aromatic Hydrocarbon (PAH) numbers are much higher than normal history fill numbers based on the past and ongoing heavy industrial uses that have been on this Site.



We respectfully request the Department to reconsider this application at its upcoming July 2025 eligibility meeting based on the attached revised application.

Sincerely,  
**KNAUF SHAW LLP**

A handwritten signature in black ink that reads "Linda R. Shaw".

LINDA R. SHAW, ESQ.

Enclosure

cc: Haala Al Hadithy, Project Manager, Region 2 - [haala.al-hadithy@dec.ny.gov](mailto:haala.al-hadithy@dec.ny.gov)  
Heather Leibowitz, Project Attorney - [heather.leibowitz@dec.ny.gov](mailto:heather.leibowitz@dec.ny.gov)  
Simeon Maleh, GO Quay, LLC - [smaleh@gothamorg.com](mailto:smaleh@gothamorg.com)  
Jessica Taylor, Roux Environmental Engineering and Geology, DPC - [jtaylor@rouxinc.com](mailto:jtaylor@rouxinc.com)





**SUBMITTAL INSTRUCTIONS:**

1. Compile the application package in the following manner:
  - a. one file in non-fillable PDF which includes a Table of Contents, the application form, and 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. \*OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.

**Please select only ONE submittal method – do NOT submit both via dropbox and ground mail.**

a. VIA SITE CONTROL DROPBOX:

- [Request an invitation](#) to upload files to the Site Control submittal dropbox.
- In the "Title" field, please include the following: "New BCP Application - *Proposed Site Name*".
- After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.
- Application packages submitted through third-party file transfer services will not be accepted.

b. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
- Mail the external storage device to the following address:  
Chief, Site Control Section  
Division of Environmental Remediation  
625 Broadway, 12<sup>th</sup> Floor  
Albany, NY 12233-7020

**SITE NAME:** 213 Meadow Street MTA Facilities Project 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: C224433

☒

Yes

☐

No



# BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 16.1 – March 2025

## SECTION I: Property Information

PROPOSED SITE NAME **213 Meadow Street MTA Facilities Project Site**

ADDRESS/LOCATION **213 Meadow Street, 190 Varick Avenue, and 208 Varick Avenue**

CITY/TOWN **Brooklyn, New York**

ZIP CODE **11237**

MUNICIPALITY (LIST ALL IF MORE THAN ONE) **New York City, Kings County**

COUNTY **Kings County**

SITE SIZE (ACRES) **1.29**

LATITUDE

LONGITUDE

°	'	“	°	'	“
40	42	47.1924	73	55	41.2422

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
<b>213 Meadow Street</b>	<b>3</b>	<b>2951</b>	<b>45</b>	<b>0.546</b>
<b>190 Varick Avenue</b>	<b>3</b>	<b>2951</b>	<b>1</b>	<b>0.372</b>
<b>208 Varick Avenue</b>	<b>3</b>	<b>2951</b>	<b>5</b>	<b>0.372</b>

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.	<b>Y</b>	<b>N</b>
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)	<input checked="" type="radio"/>	<input type="radio"/>
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See <a href="#">DEC's website</a> for more information) If yes, identify census tract: <b>N/A</b> Percentage of property in En-zone (check one): <input checked="" type="radio"/> 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100%	<input type="radio"/>	<input checked="" type="radio"/>
4. Is the project located within a disadvantaged community? See application instructions for additional information.	<input checked="" type="radio"/>	<input type="radio"/>
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	<input checked="" type="radio"/>	<input type="radio"/>
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications:	<input type="radio"/>	<input checked="" type="radio"/>

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 type="radio"/>	<input checked="" type="radio"/>
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.		<input type="radio"/>	<input checked="" type="radio"/>
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.		<input type="radio"/>	<input checked="" type="radio"/>
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____		<input type="radio"/>	<input checked="" type="radio"/>
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: _____		<input type="radio"/>	<input checked="" type="radio"/>
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information.  <div style="display: flex; justify-content: space-between;"> <div><u>Easement/Right-of-Way Holder</u></div> <div><u>Description</u></div> </div>		<input type="radio"/>	<input checked="" type="radio"/>
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information):  <div style="display: flex; justify-content: space-between;"> <div><u>Type</u></div> <div><u>Issuing Agency</u></div> <div><u>Description</u></div> </div>		<input type="radio"/>	<input checked="" type="radio"/>
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?		<input checked="" type="radio"/>	<input type="radio"/>
<b>Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.</b>			
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.		<input type="radio"/>	<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 type="radio"/>	<input checked="" type="radio"/>
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?		<input type="radio"/>	<input type="radio"/>
<b>NOTE:</b> 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.			
<b>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.</b> <b>Initials of each Requestor:</b> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> </div>			



## SECTION II: Project Description

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

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

Beginning January 1, 2024, all work plans and reports submitted for the BCP shall address Green and Sustainable Remediation (GSR) and DER-31 (see [DER-31, Green Remediation](#)). Work plans, reports and design documents will need to be certified in accordance with DER-31.

5. Please provide a description of how Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts.

Is this information attached? ☒ Yes ☐ No

6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?

☐ Yes ☒ No

## SECTION III: Ecological Concerns

- |   | Y                                | N                                |
|---|----------------------------------|----------------------------------|
| 1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?  | <input type="radio"/>            | <input checked="" type="radio"/> |
| 2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?  | <input type="radio"/>            | <input checked="" type="radio"/> |
| 3. Is/are there a/any Contaminant(s) of Ecological Concern?   | <input type="radio"/>            | <input checked="" type="radio"/> |
| If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, is required. The applicant may submit the FWRIA with the application or as part of the Remedial Investigation Report. |                                  |                                  |
| 4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application?  | <input checked="" type="radio"/> | <input type="radio"/>            |








N/A ☒

**SECTION IV: Land Use Factors**

1. What is the property's current municipal zoning designation? <u>M3-1</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/>		
3. Current use (select all that apply): Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input type="checkbox"/>		
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	Y <input checked="" type="radio"/>	N <input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply): Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> If residential, does it qualify as single-family housing? N/A <input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	<input checked="" type="radio"/>	<input type="radio"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use?	<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>

**SECTION V: Current and Historical Property Owner and Operator Information**

CURRENT OWNER Varick Meadow Holdings LLC (Owner of all 3 lots)		
CONTACT NAME Daniel Calasuonno		
ADDRESS 79-51 Cooper Avenue		
CITY Glendale	STATE NY	ZIP CODE 11385
PHONE (917) 807-7213	EMAIL dc@titangroupny.com	
OWNERSHIP START DATE March 5, 2025		
CURRENT OPERATOR Same as Owner		
CONTACT NAME		
ADDRESS		
CITY	STATE	ZIP CODE
PHONE	EMAIL	
OPERATION START DATE		

## SECTION VI: Property's Environmental History

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

- 1. Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard ([ASTM E1903](#)). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.**
- 2. SAMPLING DATA:** Indicate (by selecting the options below) known contaminants and the media which are known to have been affected. Data summary tables should be included as an attachment, with laboratory reports referenced and included.

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Metals	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1,4-dioxane	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other – indicated below	<input 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 checked="" type="checkbox"/> Salvage Yard	<input type="checkbox"/> Bulk Plant	<input type="checkbox"/> Pipeline	<input checked="" type="checkbox"/> Service Station
<input type="checkbox"/> Landfill	<input type="checkbox"/> Tannery	<input type="checkbox"/> Electroplating	<input type="checkbox"/> Unknown

Other: Oil truck parking, storage (including for plumbing), lumberyard, automotive wrecking, junk yard, and a solid waste transfer facility



SECTION VII: Requestor Information					
NAME GO Quay, LLC					
ADDRESS c/o Gotham Organization, Inc., 111 Fifth Avenue, 9th Floor					
CITY/TOWN New York		STATE NY	ZIP CODE 10003		
PHONE (212) 599-0520		EMAIL smaleh@gothamorg.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 <a href="#">NYS Department of State's Corporation &amp; Business Entity Database</a> . 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? N/A <input type="radio"/>				<input checked="" type="radio"/>	<input type="radio"/>
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of <a href="#">DER-10: Technical Guidance for Site Investigation and Remediation</a> and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? <b>Documents that are not properly certified will not be approved under the BCP.</b>				<input checked="" type="radio"/>	<input type="radio"/>

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Simeon Maleh			
ADDRESS 111 Fifth Avenue, 9th Floor			
CITY New York		STATE NY	ZIP CODE 10003
PHONE (212) 716-2536		EMAIL smaleh@gothamorg.com	
REQUESTOR'S CONSULTANT (CONTACT NAME) Jessica Taylor, P.G.			
COMPANY Roux Environmental Engineering and Geology, D.P.C.			
ADDRESS 209 Shafter Street			
CITY Islandia		STATE NY	ZIP CODE 11749
PHONE (631) 232-2600		EMAIL jtaylor@rouxinc.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) Linda R. Shaw, Esq.			
COMPANY Knauf Shaw LLP			
ADDRESS 2600 Innovation Square, 100 S. Clinton Avenue			
CITY Rochester		STATE NY	ZIP CODE 14604
PHONE (585) 546-8430		EMAIL lshaw@nyenvlaw.com	

**SECTION IX: 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 with supporting documentation.

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

**SECTION X: 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"/>
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	<input type="radio"/>	<input checked="" type="radio"/>
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	<input type="radio"/>	<input checked="" type="radio"/>
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	<input type="radio"/>	<input checked="" type="radio"/>
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	<input type="radio"/>	<input checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input checked="" type="radio"/>

**SECTION X: Requestor Eligibility (continued)**

12. The requestor must certify that he/she/they is/are 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.

☐**VOLUNTEER**

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

☐ No

☐ N/A

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

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

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 XI: Property Eligibility Information

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	<input type="radio"/>	<input checked="" type="radio"/>
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	<input type="radio"/>	<input checked="" type="radio"/>
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____  Date Permit Issued: _____ Permit Expiration Date: _____	<input type="radio"/>	<input checked="" type="radio"/>
4. If the answer to question 2 or 3 above is YES, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. <div style="text-align: right;">N/A <input checked="" type="radio"/></div>	<input type="radio"/>	<input type="radio"/>
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	<input type="radio"/>	<input checked="" type="radio"/>
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	<input type="radio"/>	<input checked="" type="radio"/>

## SECTION XII: 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.
- For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.

## 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 an authorized signatory (title) of GO Quay, 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: 12/13/2024 Signature:  \_\_\_\_\_

Print Name: David Picket \_\_\_\_\_

**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 16.1**

<b>Please respond to the questions below and provide additional information and/or documentation as required. Please refer to the application instructions.</b>	<b>Y</b>	<b>N</b>
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 type="radio"/>	<input checked="" type="radio"/>
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	<input type="radio"/>	<input checked="" type="radio"/>
4. Is the property upside down or underutilized as defined below?		
Upside down	<input type="radio"/>	<input checked="" type="radio"/>
Underutilized	<input type="radio"/>	<input checked="" type="radio"/>

**From ECL 27-1405(31):**

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

**From 6 NYCRR 375-3.2(I) as of August 12, 2016** (Please note: Eligibility determination for the underutilized category can only be made at the time of application):

375-3.2:

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

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

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

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

**Check appropriate box below:**

- ☐ Project is an Affordable Housing Project – regulatory agreement attached
- ☐ Project is planned as Affordable Housing, but agreement is not yet available
- ☒ 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.



# **BCP APPLICATION SUPPORT DOCUMENT**

## **Exhibit List**

<b>Exhibit A</b>	Site Location Map, Base Map, and Street Map
<b>Exhibit B</b>	Tax Boundary Map and Survey Map
<b>Exhibit C</b>	Brownfield Opportunity Area (“BOA”) Map, Disadvantaged Communities Map (“DCM”), Environmental Justice (“EJ”) Map, and En-Zone Map
<b>Exhibit D</b>	Flood Map
<b>Exhibit E</b>	Zoning Map and NYC Zoning Resolution Excerpts
<b>Exhibit F</b>	Previous Owners and Operators List
<b>Exhibit G</b>	Deeds
<b>Exhibit H</b>	Site Access Agreement
<b>Exhibit I</b>	Site Drawing Spider Maps
<b>Exhibit J</b>	NYS DOS Entity Information and Organizational Chart
<b>Exhibit K</b>	Written Consent
<b>Exhibit L</b>	Site Contact List
<b>Exhibit M</b>	Repository Letters
<b>Exhibit N</b>	Preliminary Climate Screening Checklist

## **ENVIRONMENTAL REPORTS:**

1. March 2022 Phase I Environmental Site Assessment prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., for GO Quay, LLC
  - a. Addendum to March 2022 Phase I Environmental Site Assessment prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., for GO Quay, LLC.
2. March 2022 Phase II Environmental Site Assessment prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., for GO Quay, LLC.

## SECTION I – PROPERTY INFORMATION

The Site is located at the following addresses:

Parcel Address	Tax Parcel Identification No.	Acreage <sup>1</sup>
213 Meadow Street	Brooklyn, Block 2951, Lot 45	+/- 0.546
190 Varick Avenue	Brooklyn, Block 2951, Lot 1	+/- 0.372
208 Varick Avenue	Brooklyn, Block 2951, Lot 5	+/- 0.372

The Site located in Brooklyn, New York 11237 (“Site” or “BCP Site”). The Site Location Map, Base Map and Street Map are in Exhibit A.

### 1. Site Boundary and Tax Parcel Information

The Site boundary does correspond to the tax boundary. The Tax Boundary Map and a Survey Map are provided in Exhibit B.

### 2. Property Map

The Site Location Map, Base Map and Street Map are in Exhibit A. The Tax Boundary Map and Survey Map are in Exhibit B.

### 3-5. BOA, Disadvantaged Communities, EJ and En-Zone Designations

The Site BOA, Disadvantaged Communities, Environmental Justice, and En-Zone Maps are in Exhibit C. The Site is not located in an EnZone. The Site is located in the North Brooklyn designated BOA. The Site is also located in a disadvantaged community area. According to the New York State Disadvantaged Communities Map, the Site is located on Census Tract 36047044900, which has an environmental burden higher than 100% of Census Tracts statewide and a population vulnerability higher than 87% percent of Census Tracts statewide. While it is important to note that the planned project is 100% commercial and is located in a designated BOA and DAC area, the applicant will not be seeking to apply for a BOA Conformance Determination in order to secure tangible property tax credits because this is a public-private partnership project in which the volunteer is solely acting as a developer for the NYCTA/MTA to construct the new on-Site facility. The Volunteer will not own the land or the building, and as a result, will not be claiming any tangible property tax credits.. The Site is also located in a Potential Environmental Justice Area. The EPA EJScreen map indicates that approximately 65% of the population surrounding this Site is a minority population. Approximately 13% of the area surrounding the Site is linguistically isolated, so the BCP documents will not need to be translated.

### 6-11. Please refer to the BCP Application Form.

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<sup>1</sup> Acreages were determined using a conversion from the square footage listed online (under “land area” on the New York City Property Information Portal, by the New York City Department of Finance.

## **12. Easements and Existing Right of Ways**

There are no Easements or Existing Right-of-Ways located on the Site.

## **13. Please refer to BCP Application Form.**

## **14. Property Description and Environmental Assessment**

### **A. Site Location**

The Site is located at the following addresses:

<b>Parcel Address</b>	<b>Tax Parcel Identification No.</b>
213 Meadow Street	Brooklyn, Block 2951, Lot 45
190 Varick Avenue	Brooklyn, Block 2951, Lot 1
208 Varick Avenue	Brooklyn, Block 2951, Lot 5

The Site located in an urban area of the City of New York, Kings County, New York 11237. The Site spans almost an entire block; it is bordered to the north by Ten Eyck Street, east by Stewart Avenue, west by Varick Avenue and south by Meadow Street. The closest water bodies are Newton Creek and English Kills, a tributary of Newton Creek. English Kills is located approximately 0.13 miles from the Site. The Site is partially in a flood zone. The Northwest corner of the site is located in a Zone X flood area. A Zone X area designation includes areas with a 0.2% annual chance flood, areas with a 1% annual chance of flood with average depths of less than one foot or with drainage areas less than one square mile, and areas protected by levees from a 1% annual chance flood. *See Exhibit D, Flood Map.*

### **B. Site Features**

The Site is mostly undeveloped other than a small one-story structure located on Lot 45. At the time of the Phase I in 2022, the Site was occupied by Castle Demolition and was used for truck storage and repairs, food truck storage, and scaffolding storage areas. Currently, the 213 Meadow Street lot is used as a waste transfer station by Castle Sanitation and a demolition business by Titan Industrial Services. The 190 Varick Street lot is used by Roma Scaffold. These are businesses operated by the current owner as discussed below.

### **C. Current Zoning and Land Use**

The Site is currently located in the Manufacturing District (M1-3); therefore, the commercial project is consistent with the current zoning and is “as of right.” *See Exhibit E, Zoning Map.*

The BOA Plan desires to preserve the commercial / industrial nature of the area to preserve jobs. As stated above, the Site has recently been used for truck storage and repairs, including three in-service 275-gallon Above Ground storage Tanks (ASTs) containing waste oil, motor oil, and hydraulic oil and one out-of-service AST, formerly used for fuel oil.

This Site is currently undeveloped with structures other than a small one-story structure located on Lot 45. Lot 45 (213 Meadow Street) is currently occupied by Castle Sanitation for truck storage and repairs since approximately 1999 (approximately 25 years) and demolition business by Titan Industrial Services. Lot 1 (190 Varrick Street) and Lot 5 (208 Varick Street) are currently occupied by Roma Scaffolding for scaffolding storage as of approximately 2014. These are businesses operated by the current owner.

To the north, the Site is bound by an undeveloped lot followed by Ten Eyck Street and a one-story industrial/manufacturing building. To the east is an undeveloped lot, followed by Stewart Avenue and a two-story industrial/manufacturing building complex. To the south, the Site is bound by Meadow Street, followed by a two-story industrial/manufacturing building and parking areas. To the west, the Site is bound by Varick Avenue, followed by a two-story industrial/manufacturing waste management building and transfer station. The Site is located within an area of dense industrial and manufacturing development on the city block bound by Ten Eyck Street to the north, Stewart Avenue to the east, Meadow Street to the south, and Varick Avenue to the west.

The nearest residential neighborhood is approximately 0.42 miles away. The nearest rail line is approximately 0.23 miles away from the Site.

#### D. Past Use of the Site

According to the Sanborn Maps, the Site was operated for oil truck parking, junk yards, and auto wrecking on the western portion of the Site as of 1965. In the early 1980s, the east side of Lot 45 was used for truck parking, repair shop, and storage and the west side of Lot 45 was previously a temporary C&D transfer station from approximately 1985 until it was shut down around 1995. On March 31, 1994, an on-Site spill was reported to NYSDEC, where a truck spilled approximately 5-gallons of diesel onto the concrete. The spill was assigned NYSDEC Spill No. 9315532, and the spill was administratively closed on March 31, 1994. The current use of Lot 45 is truck storage and repair. Lot 1 was an auto wrecking junk yard and is now used for scaffolding storage. Lot 5 was previously known to be vacant and is now used for scaffolding storage. The Site contamination resulting from the current and historic uses of the Site (repair yard, auto wrecking yard, and C&D transfer station) include industrial and commercial exceedances of semi-volatile organic compounds (SVOCs) and heavy metals, which are present at levels not just indicative of the presence of historic fill soils, volatile organic compounds (VOCs), SVOCs, heavy metals and Perfluorooctanoic Acids (PFAS) in the groundwater, and petroleum-related, chlorinated and other VOCs in soil vapor. See also Section IV.4 for a full description of past land uses.<sup>2</sup>

The historical owners and operators associated with the Site are further described below and in Exhibit F, Previous Owners and Operators List.

#### E. Site Geology and Hydrogeology

Site stratigraphy in the western portions of the Site consists of a 1- to 2-foot-thick layer of concrete underlain by a 4- to 6-foot layer of fill followed by native sand and silty sand. The central portion

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<sup>2</sup> Some of these timeframes differ from the timeframes in the environmental reports but have been adjusted based on the actual knowledge of the current owner

of the Site consists of an approximately 6-foot layer of fill underlain by native sand and silty sand. The eastern portion of the Site consists of a 2-foot-thick layer of concrete, underlain by an 8- to 15-foot layer of fill followed by native sand, silt, and clay. All borings to date were completed to approximately 20 feet below ground surface.

Groundwater was encountered between 9.5 and 11.5 feet below ground surface in monitoring wells. Based on site/area topography, groundwater flow is anticipated to be to the west, toward English Kills, a tributary of Newton Creek.

#### F. Environmental Assessment

In soil, semi-volatile organic compounds (SVOCs) were detected in exceedance of the Commercial Soil Cleanup Objective (CSCOs) and Industrial Soil Cleanup Objectives (ISCOs) including benzo(a)anthracene (max of 11.6 ppm/depth 2-4 ft-bgs/location LSB-7<sup>3</sup>), benzo(a)pyrene (max of 9.58 ppm/depth 2-4 ft-bgs/location LSB-7), benzo(b)fluoranthene (max of 7.91 ppm/depth 2-4 ft-bgs/location LSB-7), and dibenz(a,h)anthracene (max of 1.31 ppm/depth 2-4 ft-bgs/location LSB-2). Metals were also detected in exceedance of the CSCOs and ISCOs including arsenic (max of 41.8 ppm/depth 2-4 ft-bgs/location LSB-1), barium (max of 1,140 ppm/depth 4-7 ft-bgs/location LSB-5), copper (max of 445 ppm/depth 2-4 ft-bgs/location LSB-1), and lead (max of 1,420 ppm/depth 2-4 ft-bgs/location LSB-1).

In groundwater, volatile organic compounds (VOCs) were detected in exceedance of the Ambient Water Quality Standards (AWQS) including acetone (max of 135 ppb/location LMW-1<sup>4</sup>) and methyl tert-butyl ether ("MTBE"; max of 11.4 ppb/location LMW-1). SVOCs were also detected in exceedance of the AWQS including 1,4-Dioxane (max of 1.92 ppb/location LMW-2), benzo(a)anthracene (max of 0.7 ppb/location LMW-1), benzo(a)pyrene (max of 0.83 ppb/location LMW-1), benzo(b)fluoranthene (max of 0.77 ppb/location LMW-1), benzo(k)fluoranthene (max of 0.66 ppb/location LMW-1), chrysene (max of 0.86 ppb/location LMW-1), and indeno(1,2,3-cd)pyrene (max of 0.48 ppb/location LMW-1). Metals including iron (max of 45,200 ppb/location LMW-1), lead (max of 92.5 ppb/location LMW-4), magnesium (max of 94,900 ppb/location LMW-1), manganese (max of 1,060 ppb/location LMW-1), and sodium (max of 412,000 ppb/location LMW-1) were detected in exceedance of the AWQS. Perfluorooctanoic Acids (PFAs) including Perfluorooctanesulfonic Acid (PFOS) (max of 0.115 ppb/location LMW-3) and Perfluorooctanoic Acid (PFOA) (max of 0.135 ppb/location LMW-2) were also detected in the groundwater.

In soil vapor, petroleum-related, chlorinated other VOCs were detected within at least one of the four (4) samples collected from the Site including 1,1-dichloroethane (max of 21.7 µg/m<sup>3</sup>/location SV-4<sup>5</sup>), 1,2,4-trimethylbenzene (max of 8.31 µg/m<sup>3</sup>/location LSV-4), 1,2-dichlorobenzene (max of 6.6 µg/m<sup>3</sup>/location LSV-3), 1,3,5-trimethylbenzene (max of 4.29 µg/m<sup>3</sup>/location LSV-2), 1,4-dichlorobenzene (max of 28.9 µg/m<sup>3</sup>/location LSV-3), 4-ethyltoluene (max of 6.44 µg/m<sup>3</sup>/location LSV-2), acetone (max of 40 µg/m<sup>3</sup>/location LSV-1), benzene (max of 3.07 µg/m<sup>3</sup>/location LSV-3), carbon disulfide (max of 31.3 µg/m<sup>3</sup>/location LSV-2), carbon tetrachloride (max of 0.279

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<sup>3</sup> Please see the Soil Spider Map included in Exhibit I for the location of the borings listed in this paragraph.

<sup>4</sup> Please see the Groundwater Spider Map included in Exhibit I for the location of the Monitoring Wells listed in this paragraph

<sup>5</sup> Please see the Soil Vapor Spider Map in Exhibit I for the location of the soil vapor points listed in this paragraph.



µg/m<sup>3</sup>/location LSV-1), chloromethane (max of 1.16 µg/m<sup>3</sup>/location LSV-1), cyclohexane (max of 468 µg/m<sup>3</sup>/location LSV-2), dichlorodifluoromethane (max of 36.8 µg/m<sup>3</sup>/location LSV-4), ethyl acetate (max of 1.17 µg/m<sup>3</sup>/location LSV-1), ethylbenzene (max of 9.24 µg/m<sup>3</sup>/location LSV-3), isopropanol (max of 12.8 µg/m<sup>3</sup>/location LSV-3), m,p-xylene (max of 8.64 µg/m<sup>3</sup>/location LSV-3), methyl ethyl ketone (max of 8.08 µg/m<sup>3</sup>/location LSV-4), methyl methacrylate (max of 0.726 µg/m<sup>3</sup>/location LSV-1), methylene chloride (max of 6.2 µg/m<sup>3</sup>/location LSV-3), n-heptane (max of 400 µg/m<sup>3</sup>/location LSV-4), n-hexane (max of 707 µg/m<sup>3</sup>/location LSV-4), o-xylene (max of 4.5 µg/m<sup>3</sup>/location LSV-2), methyl tert-butyl ether (max of 7.09 µg/m<sup>3</sup>/location LSV-4), toluene (max of 8.02 µg/m<sup>3</sup>/location LSV-3), trichloroethene (max of 0.397 µg/m<sup>3</sup>/location LSV-1), trichlorofluoromethane (max of 1.16 µg/m<sup>3</sup>/location LSV-1), and total BTEX (max of 32.25 µg/m<sup>3</sup>/location LSV-3).

### **15-17. Regarding Questions 15-17 on the BCP Application Form:**

Requestor is not seeking a determination that the project will be eligible for affordable housing credits because they are not planning on redeveloping the property for affordable housing. Requestor is not seeking a determination that the Site is Upside down or Underutilized. Even though the Site is in a designated BOA and DAC, the Volunteer will not be seeking tangible property tax credits by pursuing a BOA conformance designation. The project is consistent with the North Brooklyn BOA Plan which seeks to preserve the commercial – industrial nature of the area to preserve jobs and these type of uses while simultaneously seeking remediation of brownfield sites.

## **SECTION II: PROJECT DESCRIPTION**

### **1-3. Please refer to the BCP Application Form.**

### **4. Short Project Description**

The planned redevelopment of the Site entails the construction of an approximately 145,000 square foot MTA facility that will house the MTA's mobile wash unit vehicles, materials storage facility, and emergency response facility. The whole facility will consist of storage, vehicle parking, and administrative space. The Volunteer will not own the land or the new facility but rather is acting solely as a developer to perform the remediation and development of the project for the NYCTA/MTA in the public-private partnership project. As a result, the Volunteer will not be claiming the tangible property tax credits.

The Current NYC Transit Authority Mobile Wash Unit and Material Control Unit facility located at 40 Quay Street has been present in a residential (R6) district with a commercial overlay (C2-4) zoning district since 200 and will be moving to this Site to provide the same primarily warehouse storage function. The one-story building is divided into warehouse space and office space. The facility is primarily used as a vehicle parking and storage facility for the Mobile Wash Unit and the Material Control Unit. The Mobile Wash Unit includes vehicles that contain units to power wash off-site subway stations. This is why it is called the "Mobile" wash unit facility. No washing of vehicles occurs inside this facility. The Material Control Unit picks up and distributes cleaning

supplies for subway stations. No use of these supplies occurs inside the facility, which is merely a storage warehouse for supplies. See photo below of the inside of the facility:



In addition to vehicle parking and the storage portion of the warehouse for the cleaning supplies for the Material Control Unit, there is a loading dock with two mechanical levelers and an associated floor drain, two solid waste dumpsters, smaller solid waste dumpsters throughout the subject property, a natural gas meter room with an associated sump, a water meter room, a small repair area, a portion of a drum storage area, and numerous sumps. The drum storage area consists of 13 55-gallon steel drums containing hydraulic fluid, antifreeze, and engine oil, six plastic drums with diesel exhaust and windshield wiper fluid, and one 100-gallon used oil plastic tote. The drums are located on secondary containment. The repair area is only used to make necessary repairs to components of the vehicles; typical vehicle maintenance and vehicle fueling is done offsite. Therefore, vehicle repair is not the primary use of the facility.

This is an important public private partnership project because the current facility at 40 Quay Street is in a primarily residential zone and needs to be relocated. Therefore, City Hall, the NYC Transit Authority owner, and MTA are all in favor of this important project and have all been working with the developer for a number of years to enable this project to move forward. But BCP participation is critical to the success of this project and the planned projects at the Quay street parcels

## Schedule – Commencement through COC

A Remedial Investigation (“RI”) Work Plan is expected to be completed on the Site within 30 days of the execution of the BCA. Since this application is being resubmitted late June 2025, BCA execution is expected by late fall/early winter 2025. Therefore, the RIWP is expected to be prepared and submitted within 30 days of BCA execution as required. The RI will be completed during the late winter 2025/early 2026 after RIWP approval. A Remedial Action Work Plan (“RAWP”) will be prepared in early spring 2026 and will be subject to a 45-day comment period. Remediation is expected to commence in the third or fourth quarter of 2026. The Certificate of Completion is anticipated to be issued by the end of 2027.

### **5. Green and Sustainable Remediation (GSR)**

Remedial Investigation Report/Alternatives Analysis: GSR will be incorporated into RI project planning, including the application of the proposed environmental footprint analysis tool, and how climate resiliency will be included. A discussion about the plan to implement GSR will be included in the RIR. Specifically, during the RI implementation, the consultant will:

- Evaluate sensitive, local human and ecological receptors which require protection from contaminants of concern, traffic, noise, dust and odors during the implementation. An enhanced Community Air Monitoring Plan will be implemented.
- Identify vendors with operation centers local to the Site to minimize fuel consumption associated with travel to and from the Site.
- Backfill boreholes with soil cuttings where possible to avoid generation of investigation-derived waste and minimize transportation for disposal of drums.
- Salvage organic debris that is uncontaminated and free of pests or disease, for use as supplemental infill, mulch or compost.
- Salvage uncontaminated objects with potential recycle, resale, donation or onsite infrastructure value, such as steel, concrete and granite.
- Designate collection points for recycling single-use items such as metal, plastic and glass containers; paper and cardboard; and other consumable items.
- Advise contractors to avoid idling vehicles while on the BCP Site.

Remedial Design: While there is a concern that GRS can promote less protective remedies, the engineering team will evaluate if this concern can be avoided by, implementing the following green remediation principles and techniques to the extent feasible in the design and implementation of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term and specify chemicals or agents, where applicable, that are not harmful or hazardous to aquatic environments and the subsurface, are readily biodegradable, and/or can help to improve site geochemical conditions;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;

- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, including that any future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction. (see below)

Remedial Action: An environmental footprint analysis will be completed, which will use an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWiseTM (available in the Sustainable Remediation Forum [SURF] library) or similar Department accepted tool and construction considerations should reference NYSDEC standard specification 01 89 29-Green Remediation Practice and the associated Form A – Summary of Green Remediation Metrics will be used to track actual metrics for the footprint analysis. For example, the truck exhaust will be tracked and trucks will be asked to shut down if they are on site and idling their engines. Contractors will also be required to pay attention to the carbon emissions used in the material generation and transportation to reduce the carbon footprint and recycling applicability where possible. This extends to the use of drilling fluids that are biodegradable and chemicals that are not harmful or hazardous during site operations.

Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Other concepts will be evaluated such as using rail instead of trucks for off-site waste disposal. Rubble strips will be explored instead of the use of water to clean truck before off-site transport when trucks have to be used. Renewable powered systems, such as solar powered vibration equipment or a geothermal system to power a groundwater treatment system or subslab depressurization system (SSDS) can be evaluated. Similar to the GRS principles employed during the investigation, site workers will be encouraged to travel to the Site by mass transit or in electric vehicles. The footprint analysis will be included in the Final Engineering Report.

Site Management: GSR will be incorporated into Site Management, including use of DEC's SMP template, resource and energy consumption reduction, waste minimization, and climate resiliency evaluation within Periodic Review Reports (PRRs). Further, progress with respect to green and sustainable remediation metrics will be tracked, and reported in PRRs, as part of the Site Management program, and opportunities to further reduce the environmental footprint of the project will be identified as appropriate.

Redevelopment: Specifically for this Site, all new HVAC systems in the proposed new building will conform to the 2020 Energy Conservation Construction Code of New York (or most recent edition), specified enclosures will be energy efficient, all appliances will be Energy Star and all lighting will meet applicable recent energy codes.

## **6. Climate Change Screening or Vulnerability Assessment**

The Site is entering the program at the investigation Stage, therefore, a Climate Change Screening or Vulnerability Assessment is not required at this time. Nevertheless, a preliminary Climate Screening checklist is attached hereto in Exhibit N. The remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the Site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

Since the Site is partially in a flood plain, to address climate vulnerability issues, the Design Flood Elevation (DFE), which is the elevation of the highest flood [generally the base flood elevation (BFE) plus a safety factor (freeboard)] that a retrofitting method is designed to protect against, will be established relative to the Zone X flood area. Dry floodproofing will be installed as to protect interior spaces and critical building infrastructure will be located above the DFE.

## **SECTION III: ECOLOGICAL CONCERNS**

### **1-3. Please refer to the BCP Application Form**

### **4. Fish and Wildlife Resources Impact Analysis Part I (FWRIA Part I).**

This Site is located in a highly urbanized area, which is not located near an active fish or wildlife habitat. However, because the Site is located within 0.13 miles from a mapped tidal wetland, a FWRIA Part I, pursuant to DER-10 Section 3.10.1, will be submitted with the Remedial Investigation Work Plan.

It is important in terms of a preliminary FWRIA assessment analysis that the DEC Environmental Resource Mapper located at the link below, does not identify any significant natural communities or rare plants or animals in the vicinity of the Site.

[https://gisservices.dec.ny.gov/gis/erm/?\\_gl=1\\*19gdquq\\*\\_ga\\*MTA0MDU5ODAxMi4xNjk2NTEwOTc0\\*\\_ga\\_QEDRGF4PYB\\*MTc0MDYwNTgwMi4xNTMuMC4xNzQwNjA1ODAyLjAuMC4w](https://gisservices.dec.ny.gov/gis/erm/?_gl=1*19gdquq*_ga*MTA0MDU5ODAxMi4xNjk2NTEwOTc0*_ga_QEDRGF4PYB*MTc0MDYwNTgwMi4xNTMuMC4xNzQwNjA1ODAyLjAuMC4w)

Newtown Creek is an estuarine waterbody that forms a portion of the border between the boroughs of Brooklyn and Queens in New York City, New York (NYC, NY), which is located 0.13 miles from the Site. Newtown Creek is approximately 3.8 miles from the head of English Kills to where it enters the East River. It is a part of the New York State Coastal Zone (NYCDP 2021) and one

of six NYC Significant Maritime and Industrial Areas (SMIAs; NYCDCP 2021). However, Newtown Creek is both a New York State Superfund and a Federal Superfund Site. Newtown Creek was nominated to the national priorities list (NPL) in January 2009, and formally added on September 29, 2010 when published in the U.S. Federal Register. The USEPA, as the lead agency, negotiated an Order of Consent with the key responsible parties, which include the City of New York and the following five companies: Phelps Dodge Refining Corporation, Texaco, Inc., BP Products North America, Inc., The Brooklyn Union Gas Company d/b/a National Grid, NY, and ExxonMobil Oil Corporation (USEPA 2011).

According to environmental reports that have been prepared with respect to this Superfund Site, which are available on the DECinfo Locator, the original Newtown Creek watershed has been permanently altered by urbanization such that there is little freshwater flow to Newtown Creek other than stormwater and municipal combined sewer overflows (CSOs) during wet weather. There are thirty (30) CSO outfalls and over 100 stormwater discharges to Newtown Creek with large outfalls located primarily in the tributaries. Newtown Creek is classified by New York State as a Class SD saline surface water body and was first listed on the Section 303(d) List in 1998 of impaired waterways. It is included on the New York State 2018 Section 303(d) List of Impaired Waters due to oxygen demand, fecal coliform, and garbage and refuse (NYSDEC 2020). While the Creek is been designated as a Class SD saline surface water body, the best use of which is for fishing, because of natural or man-made conditions, the Creek does not meet the requirements for fish propagation (New York Codes, Rules and Regulations, Title 6, Chapter X, Subchapter A, Article 2, Part 701 [6 CRR-NY 701.14]).

Despite these facts, it is NYSDEC's position that Newtown Creek is, and will remain, viable habitat. The FWRIA that will be prepared in the RIWP will take all of these facts into account in addition to the fact that the remediation of the Site will be designed to prevent any off-site migration impacts from the Site toward the Creek to the extent such impacts are occurring. While the Site may have groundwater contamination, this will be prevented from discharging to surface water.

There is no habitat of an endangered, threatened or special concern species present. Finally, there are no ecological resources present on or in the vicinity of the Site.

## **SECTION IV: LAND USE FACTORS**

### **1. Current Zoning**

The Site is within the Manufacturing District (M3-1). *See* Exhibit E, Zoning Map.

### **2. Allowed Uses**

The M3-1 zoning district is designated for areas with heavy industries that generate noise, traffic or pollutants, and allows for uses such as power plants, solid waste transfer facilities and recycling plants, and fuel supply depots. Public parking garages are permitted in the M3-1 district with a capacity of up to 150 spaces, or the City Planning Commission may permit public parking garages with more than 150 spaces. Since the proposed commercial project is allowed in the current zoning,



the project is as of right and does not need to go through the ULURP CERQ approval process.

However, a Zoning Resolution of the City of New York was adopted for the project and Section 12-10 of the Zoning Resolution includes this project within the “commercial” uses category by reference to a list of Use Groups, depending on the district type: residence, commercial, and manufacturing. Within M zoning districts wherein 213 Meadow Street is located, the Use Groups listed as commercial comprise the following:

1. Retail and Services (UG IV);
2. Transient Accommodations (UG V);
3. Retail and Services VI;
4. Offices and Laboratories (UG VII);
5. Recreation, Entertainment and Assembly Spaces (VIII); and
6. Storage (UG IX).

Under current zoning, the warehouse and storage use for the storage of the mobile wash unit trucks and product storage for the material control unit is categorized under the Storage (UG IX) commercial use category, which includes similar uses such as trucking terminals and commercial or public vehicle storage.

Trucking terminals and commercial or public vehicle storage, and similar uses, are not classified as “manufacturing” uses under the Zoning Resolution. ZR § 12-10 defines a “manufacturing” use as any use listed in Use Group X (note that “industrial” is not a defined term in the Zoning Resolution). ZR Section 42-20 states that “Use Group X consists of uses engaged in the mechanical, physical, or chemical transformation of materials into new goods.” Trucking terminals, commercial or public vehicle storage, and similar uses—such as the storage of the mobile wash unit vehicles and product storage—are not listed under Use Group X; therefore, they are not considered “manufacturing” uses under the Zoning Resolution.

For the reasons outlined above, the “commercial” designation is the most appropriate classification for the planned 213 Meadow Street project which will relocate the existing MTA Mobile Wash Unit and Material Control Unit warehouse storage facility from 40 Quay Street to this Site.

### **3-4. Current Use**

This Site is currently undeveloped with no structures other than a small one-story structure located on Lot 45. Lot 45 is currently occupied by Castle Sanitation for truck storage and repairs since approximately 1999 (approximately 25 years). Lot 1 and 5 are currently occupied by Roma Scaffolding for scaffolding storage areas as of approximately 2014. Currently, 213 Meadow Street (Lot 45) is used by Castle Sanitation for truck storage and repair and by Titan Industrial Services as a demolition business. The 190 Varrick Street Lot 1 and 208 Varick Street Lot 5 are used by Roma Scaffold for scaffolding storage. These are businesses operated by the current owner.

## **5. Intended Use Post Remediation**

After the remediation, the Site will be used for a new commercial MTA warehouse storage facility for the storage of Mobile Wash Unit vehicles that are used to clean subway stations off-site and storage of cleaning products managed by the Material Control Unit also used to clean subway stations off-site.

## **6. Post Remediation Use**

Post remediation use of the Site entails the development of a new MTA warehouse storage facility for the storage of Mobile Wash Unit vehicles that are used to clean subway stations off-site and storage of cleaning products managed by the Material Control Unit also used to clean subway stations off-site.

## **7. Renewable Energy Facility**

The proposed post-remediation use is not a renewable energy facility.

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

Yes, current, historical, and/or recent development patterns support the proposed use. This project is also freeing up a site located at 40 Quay Street in Brooklyn, where the current MTA storage warehouse facility is located, for two much-needed partial affordable housing projects.

## **9. Is the proposed use consistent with applicable zoning laws/maps?**

Yes, the project is consistent with the New York City zoning laws and map.

## **10. Consistent with the Master Plan?**

Yes, the project is consistent with the New York City planning documents, specifically, the North Brooklyn Industry & Innovation Plan released in 2018, which intended to update land use policy in several ways: (1) Strengthen Core Industrial Areas, (2) Create New Models for Flexible Workspace and Innovation Districts, and (3) Limit New Hotels and Personal Storage in Core Industrial Areas. The Site is also located within the Core Industrial Area. In addition, the project is consistent with the North Brooklyn BOA Plan, which seeks to preserve the commercial / industrial character of the area but also remediate contaminated brownfield sites.

## **SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION**

The owners of the Site are listed in the table below.

Parcel Address	Owner	Ownership Start Date
213 Meadow Street	Varick Meadow Holdings LLC	March 7, 2024
190 Varick Avenue	Varick Meadow Holdings LLC	March 7, 2024
208 Varick Avenue	Varick Meadow Holdings LLC	March 7, 2024

See Exhibit G, Deeds for additional information.

Requestor is not the owner of the site. Varick Meadow Holdings LLC is the current owner of the Site. See Exhibit G - Deeds. The Requestor has received a temporary license from the Owner to access the property to perform investigation and remediation work required by the BCP. See Exhibit H - Site Access Agreement.

The Previous Owner and Operator list is attached in Exhibit F. This Exhibit includes both current and previous property owners and operators by name, last known address, telephone number, and the Requestor's relationship to each owner and operator (all of which are "None"). Exhibit F also includes the prior operators' use of the Site.

## **SECTION VI: PROPERTY'S ENVIRONMENTAL HISTORY**

### **1. List of Environmental Reports**

The following is the list of environmental reports for the Site attached separately of the combined application in a separate folder labeled "Environmental Reports":

- a. March 2022 Phase I Environmental Site Assessment prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., for GO Quay, LLC
  - i. Addendum to March 2022 Phase I Environmental Site Assessment prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., for GO Quay, LLC
- b. March 2022 Phase II Environmental Site Assessment prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., for GO Quay, LLC

### **2. Sampling Data**

See Exhibit I – Site Drawing Spider Maps, which include sampling data summaries, and the laboratory reports found in the March 2022 Phase II Environmental Site Investigation Report.

### 3. Environmental Assessment

Based on the investigations conducted to date, the primary contaminants of concern are SVOCs and metals in the soil, VOCs, SVOCs, metals, and PFAS in the groundwater, and petroleum-related, chlorinated and other VOCs in soil vapor. See Exhibit I Site Drawing Spider Maps.

#### Soil:

Analytes > RUSCOs (Commercial = CSCOs; Industrial ISCOs)	Detections > CSCOs	Detections > ISCOs	Maximum Detection (ppm)	CSCOs (ppm)	ISCOs (mg/kg)	Depth (ft- bgs)
<b>SVOCs</b>						
Benzo(a)anthracene	3	1	11.6	5.6	11	2-4
Benzo(a)pyrene	5	5	9.58	1	1.1	2-4
Benzo(b)fluoranthene	3	0	7.91	5.6	11	2-4
Dibenz(a,h)anthracene	5	2	1.31	0.56	1.1	2-4
<b>Metals</b>						
Arsenic	2	2	41.8	16	16	2-4
Barium	3	0	1,140	400	10,000	4-7
Copper	3	0	445	270	10,000	2-4
Lead	1	0	1,420	1,000	3,900	2-4

#### Groundwater:

Analyte > AWQS	Detections > AWQS	Max Detection (ppb)	AWQS (ppb)	NYSDEC Guidance Values (PFAS) (ppb)
<b>VOCs</b>				
Acetone	2	135	50	-
Methyl Tert-Butyl Ether	1	11.4	10	-
<b>SVOCs</b>				
1,4-Dioxane (P-Dioxane) (also considered a VOC)	2	1.92	-	1
Benzo(a)anthracene	3	0.7	0.002	-
Benzo(a)pyrene	3	0.83	0	-
Benzo(b)fluoranthene	3	0.77	0.002	-
Benzo(k)fluoranthene	3	0.66	0.002	-
Chrysene	3	0.86	0.002	-
Indeno(1,2,3-cd)pyrene	2	0.48	0.002	-
<b>Metals</b>				

Iron	5	45,200	300	-
Lead	2	92.5	25	-
Magnesium	5	94,900	35,000	-
Manganese	3	1,060	300	-
Sodium	5	412,000	20,000	-
<b>Perfluorooctanoic Acids</b>				
Perfluorooctanesulfonic Acid (PFOS)	4	0.115	-	0.01
Perfluorooctanoic Acid (PFOA)	5	0.135	-	0.01

#### Soil Vapor:

Analytes	Total Detections	Max Detection ( $\mu\text{g}/\text{m}^3$ )	Type
<b>VOCs</b>			
1,1-Dichloroethane	1	21.7	SV
1,2,4-Trimethylbenzene	3	8.31	SV
1,2-Dichlorobenzene	1	6.6	SV
1,3,5-Trimethylbenzene (Mesitylene)	1	4.29	SV
1,4-Dichlorobenzene	1	28.9	SV
4-Ethyltoluene	1	6.44	SV
Acetone	5	40	SV
Benzene	2	3.07	SV
Carbon Disulfide	4	31.3	SV
Carbon Tetrachloride	1	0.279	SV
Chloromethane	1	1.16	SV
Cyclohexane	5	468	SV
Dichlorodifluoromethane	2	36.8	SV
Ethyl Acetate	1	1.17	SV
Ethylbenzene	4	9.24	SV
Isopropanol	2	12.8	SV
M,P-Xylene	3	8.64	SV
Methyl Ethyl Ketone (2- Butanone)	5	8.08	SV
Methyl Methacrylate	1	0.726	SV
Methylene Chloride	3	6.2	SV
n-Heptane	4	400	SV
n-Hexane	5	707	SV
o-Xylene (1,2- Dimethylbenzene)	2	4.5	SV
Methyl Tert-Butyl Ether	1	7.09	SV
Toluene	4	8.02	SV
Trichloroethene (TCE)	1	0.397	SV

Trichlorofluoromethane	1	1.16	SV
Total BTEX	5	32.25	SV

#### 4. Past Land Use

##### 1. Past Use of the Site

According to the Sanborn Maps, the Site was operated for oil truck parking, junk yards, and auto wrecking on the western portion of the Site as of 1965. In the early 1980s, the east side of Lot 45 was used for truck parking, repair shop, and storage and the west side of Lot 45 was previously a temporary C&D transfer station from approximately 1985 until it was shut down around 1995.<sup>6</sup> The current use is for truck storage and repairs. Lot 1 was an auto wrecking junk yard and is now used for scaffolding storage. Lot 5 was previously known to be vacant and is now used for scaffolding storage.

Historical and current uses of surrounding sites includes a private garage with truck repair, paint room, gasoline tank, wire product manufacturing, an oil/fuel company, metals stamping, and metal products manufacturing between 1951 and 2007, a vinyl plastics company and a chemical products company with manufacturing facilities between 1965 and 2007, gasoline storage between 1933 and 1988, auto wrecking between 1965 and 1977, an automobile repair facility (1933-1987), filling stations (1933-1968), and an oil terminal (1933-1968). The long industrial use has led to some industrial and commercial exceedances of the soil cleanup objectives (SCOs) as shown above and groundwater and soil vapor contamination.

The Site's property listings in the City Directory Abstract consist of auto wrecking and demolition and salvage companies. Further, the Site is identified in the NY Spills database for a release reported to the NYSDEC on March 31, 1994, where a tank truck spilled approximately 5-gallons of diesel onto the concrete, and clean up was in-progress at the time the spill was reported. The spill was assigned NYSDEC Spill No. 9315532, and the spill was administratively closed on March 31, 1994.

##### 2. Past Investigations Related to Uses and Environmental Conditions that Led to the Submission of this Application.

In March 2022, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. ("Langan") completed a Phase I Environmental ("ESA") for the Site. This ESA identified one recognized environmental condition ("REC"), one historical REC ("HREC"), one de minimis condition, and two business environmental risks ("BERs"). The REC was the presence of contaminated historic fill containing elevated concentrations of metals and SVOCs at the Site. The HREC was the identification of Spill Case #9315532, discussed above. The de minimis condition Langan identified was evidence of small motor oil releases in isolated areas in the southeastern corner of the Site. The first BER was the operations conducted on the Site throughout its history, including oil truck parking, auto wrecking, junk yarding, and truck repairs. The second BER Langan included was the possibility that previously-unidentified underground storage tanks ("USTs") may be present given the Site's history of automotive-related use.

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<sup>6</sup> Some of the timeframes differ from the timeframes in the environmental reports but have been adjusted based on actual knowledge of the current owner.



Langan also completed a Phase II ESA for the Site in March 2022. This Phase II included multiple conclusions after testing. First, the presence of contaminated historical fill was confirmed throughout the Site at depths of up to 10 feet bgs on the western and eastern portions of the Site. Second, SVOCs were detected in every boring but LSB-1 and LSB-6 in concentrations exceeding Industrial RUSCOs, Commercial RUSCOs, and/or Protection of Groundwater standards. Additionally, metals were detected in all soil borings except for LSB-4 and LSB-7 exceeding the same standards, and PFAS were also detected. Third, SVOCs, metals, and PFAS were also all detected in the groundwater monitoring wells in exceedance of AWQS. Fourth, three chlorinated VOCs were detected in soil vapor samples exceeding NYSDOH Vapor Intrusion Guidance Decision matrices. Fifth, and finally, field observations made during the Phase II included odors detected in all soil borings excepted LSB-3 as well as PID readings ranging from 15.9ppm to 171ppm.

## **SECTION VII: REQUESTOR INFORMATION**

The Requestor is GO Quay, LLC, a New York limited liability company, located at c/o Gotham Organization, Inc., 111 Fifth Avenue, 9th Floor, New York, New York 10003. GO Quay, LLC is authorized to do business in the State of New York. See Exhibit J, NYSDOS Entity Information. GO Quay Venture LLC is the sole member of GO Quay, LLC. See Exhibit J, Organizational Chart.

The Written Consent provides David L. Pickett with authority to sign all Brownfield Cleanup Program (“BCP”) documents on behalf of the Requestor GO Quay, LLC. See Exhibit K, Written Consent.

## **SECTION VIII: REQUESTOR CONTACT INFORMATION**

**Please refer to the BCP Application Form.**

## **SECTION IX: PROGRAM FEE**

**Please refer to the BCP Application Form.**

## **SECTION X: REQUESTOR ELIGIBILITY**

**1-11. Please refer to BCP Application Form.**

### **REQUESTOR CERTIFICATION**

The Requestor certifies it is a Volunteer, since it does not have nor has ever had a relationship with any of the past owners or operators of the Site that caused the contamination other than it plans to volunteer to remediate and redevelop the Site. Requestor did not have involvement with the Site at the time of disposal. The Requestor has performed all required environmental due diligence prior to volunteering for this remediation and has implemented due care with respect to the Site during any access.

## **SECTION XI: PROPERTY ELIGIBILITY INFORMATION**

**Please refer to the responses to Questions 1-6 on the BCP Application Form, which confirm that the site is not ineligible for the BCP.**

In addition to the responses on the application form, which clarify the Site is an eligible brownfield site pursuant to ECL § 27-1405, the following information further demonstrates this Site's eligibility for the BCP.

The Site meets the definition of an eligible "brownfield site" in Environmental Conservation Law § 27-1405(2) as "any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by the department that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations." Environmental investigation results show evidence of impact from the Site's previous commercial and industrial uses, which can be linked to and caused contamination above the applicable cleanup standards. See Environmental Reports separately attached and the Spider Maps in Exhibit I, providing the data demonstrating exceedances of the cleanup standards for this Site. As a result, the Site meets the definition of a brownfield site pursuant to Environmental Conservation Law §27-1405(2).

## **SECTION XII: SITE CONTACT LIST**

See Exhibit L – Site Contact List. See Exhibit M – Repository Letters.

# **EXHIBIT A**

# BASE MAP

213 Meadow Street MTA  
Facilities Project Site  
213 Meadow Street, 190 Varick  
Avenue, and 208 Varick Avenue

**Legend:**  
 Site Property Boundary

Corresponding page  
lists adjacent property owners by  
letter A – P



All feature locations are  
approximate. This map is  
intended as a schematic to  
be used in conjunction with  
associated Application and  
Support Information, and  
should not be relied upon  
as a survey for planning  
and other activities.

**September 2024**  
**Source: NYC Property**  
**Information Portal**



Number	Property Owner(s) Name(s)	Property Address	Section-Block-Lot
1	Varick Meadow Holdings LLC	208 Varick Avenue	3-2951-5
2	Varick Meadow Holdings LLC	190 Varick Avenue	3-2951-1
3	Varick Meadow Holdings LLC	213 Meadow Street	3-2951-45

<b>Letter</b>	<b>Adjacent Property Owner(s) Name(s)</b>	<b>Property Address</b>	<b>Section-Block-Lot</b>
<b>A</b>	The Losquasdro Family LLC	201 Varick Avenue	3-2945-1
<b>B</b>	47 Bridgewater Corp.	1202 Metropolitan Avenue	3-2945-18
<b>C</b>	1250 Metropolitan Avenue LLC	1250 Metropolitan Avenue	3-2952-1
<b>D</b>	Ten Eyck LLC	227 Stewart Avenue	3-2951-16
<b>E</b>	Steve Realty Corp	200 Stewart Avenue	3-2958-1
<b>F</b>	MDO Property Management	204 Meadow Street	3-2957-23
<b>G</b>	MDO Property Management	200 Meadow Street	3-2957-14
<b>H</b>	MDO Property Management	194 Meadow Street	3-2957-12
<b>I</b>	MDO Property Management	188 Varick Avenue	3-2957-8
<b>J</b>	MDO Property Management	182 Varick Avenue	3-2957-6
<b>K</b>	NYC Dept Sanitation	Varick Avenue	3-2962-15
<b>L</b>	Meyer Fine	175 Varick Avenue	3-2962-11
<b>M</b>	Waste Management	221 Varick Avenue	3-2950-1
<b>N</b>	Waste Management	197 Varick Avenue	3-2950-7
<b>O</b>	Waste Management of New York	217 Varick Avenue	3-2943-1
<b>P</b>	HB NYC Realty LLC	1150 Metropolitan Avenue	3-2943-2



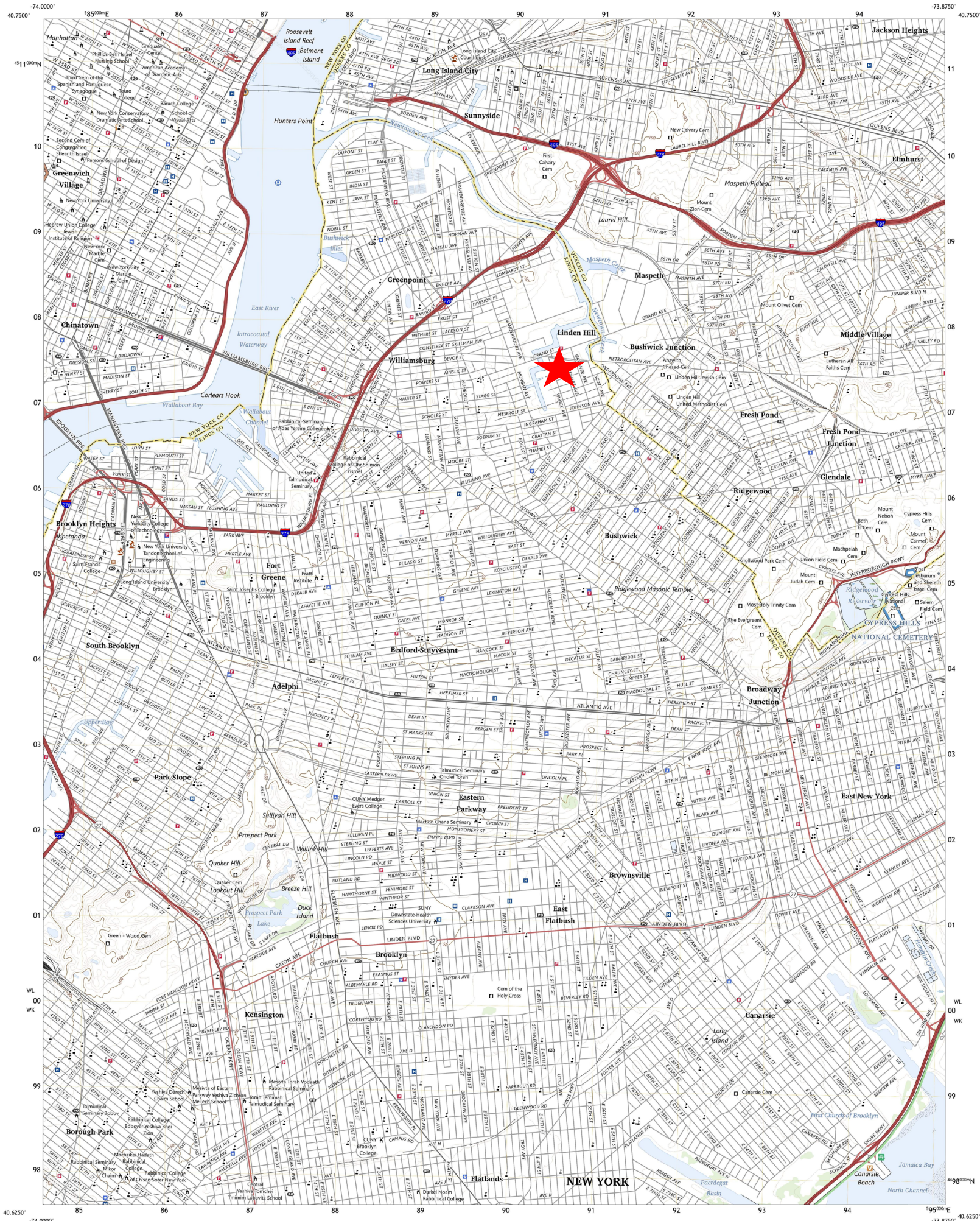
# SITE LOCATION MAP



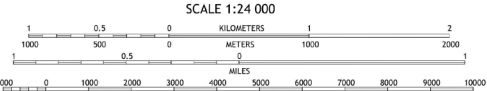
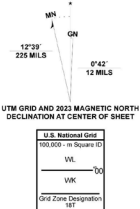
U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY



BROOKLYN QUADRANGLE  
NEW YORK  
7.5-MINUTE SERIES



Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84) Projection and  
1 000-meter grid/Universal Transverse Mercator, Zone 18T  
This map is not a legal document. Boundaries may be  
generalized for this map scale. Private lands within government  
reservations may not be shown. Obtain permission before  
entering private lands.  
Imagery.....NAP, August 2017 - December 2017  
Roads.....U.S. Census Bureau, 2016 - 2021  
Names.....GNIS, 1979 - 2021  
Hydrography.....National Hydrography Dataset, 2002 - 2002  
Contours.....National Elevation Dataset, 2015  
Boundaries.....Multiple sources; see metadata file 2013 - 2002  
Wetlands.....FWS National Wetlands Inventory 2004



1	2	3	1 Weehawken
4	5	4 Jersey City	
6	7	5 Jamaica	
8	8	6 The Narrows	
		7 Coney Island	
		8 Far Rockaway	

ROAD CLASSIFICATION	
Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	4WD
Interstate Route	US Route
	State Route

BROOKLYN, NY  
2023





# Street Map

213 Meadow Street MTA

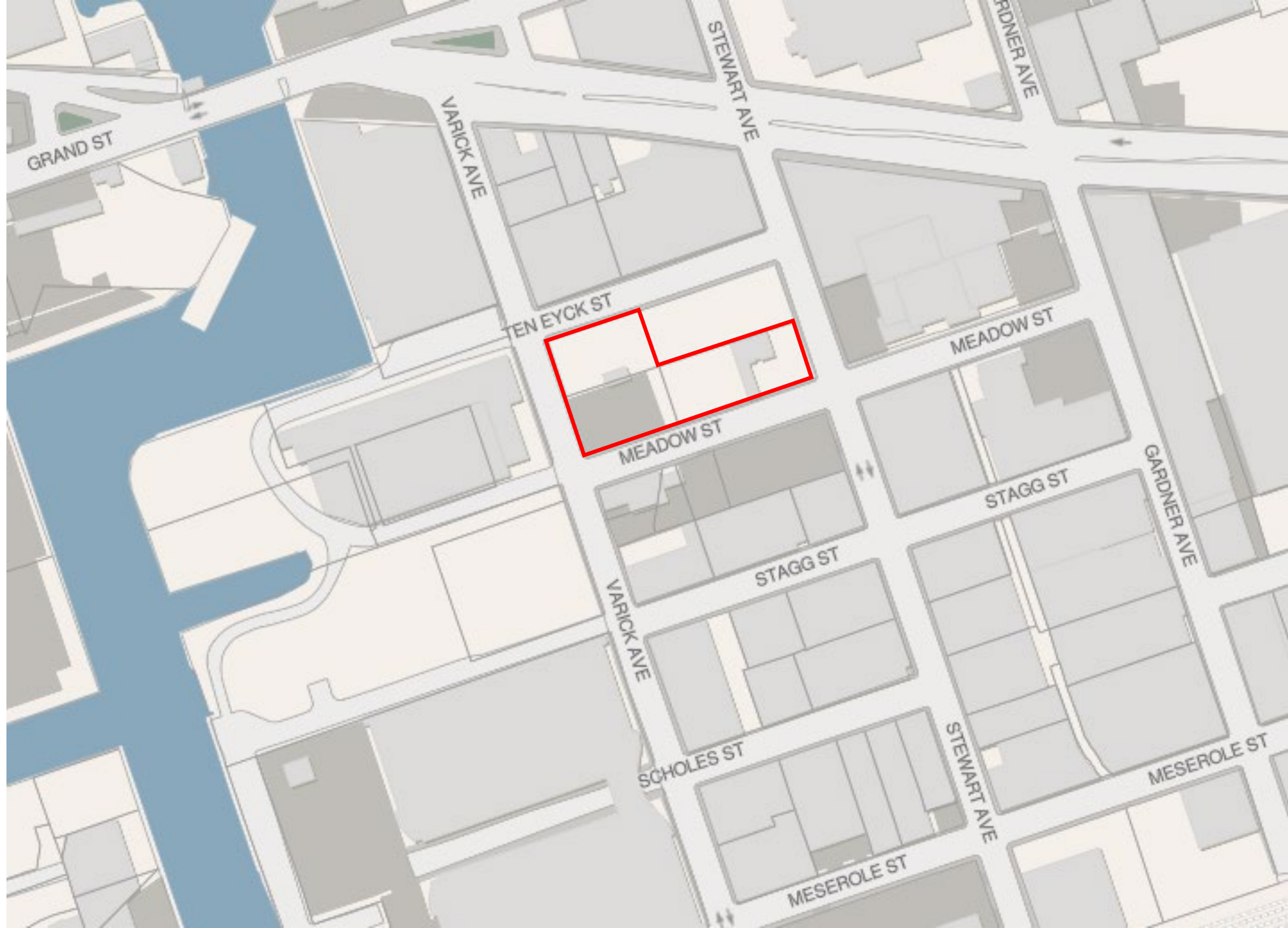
Facilities Project Site

213 Meadow Street, 190 Varick Avenue, and 208 Varick Avenue

Source: NYCityMap

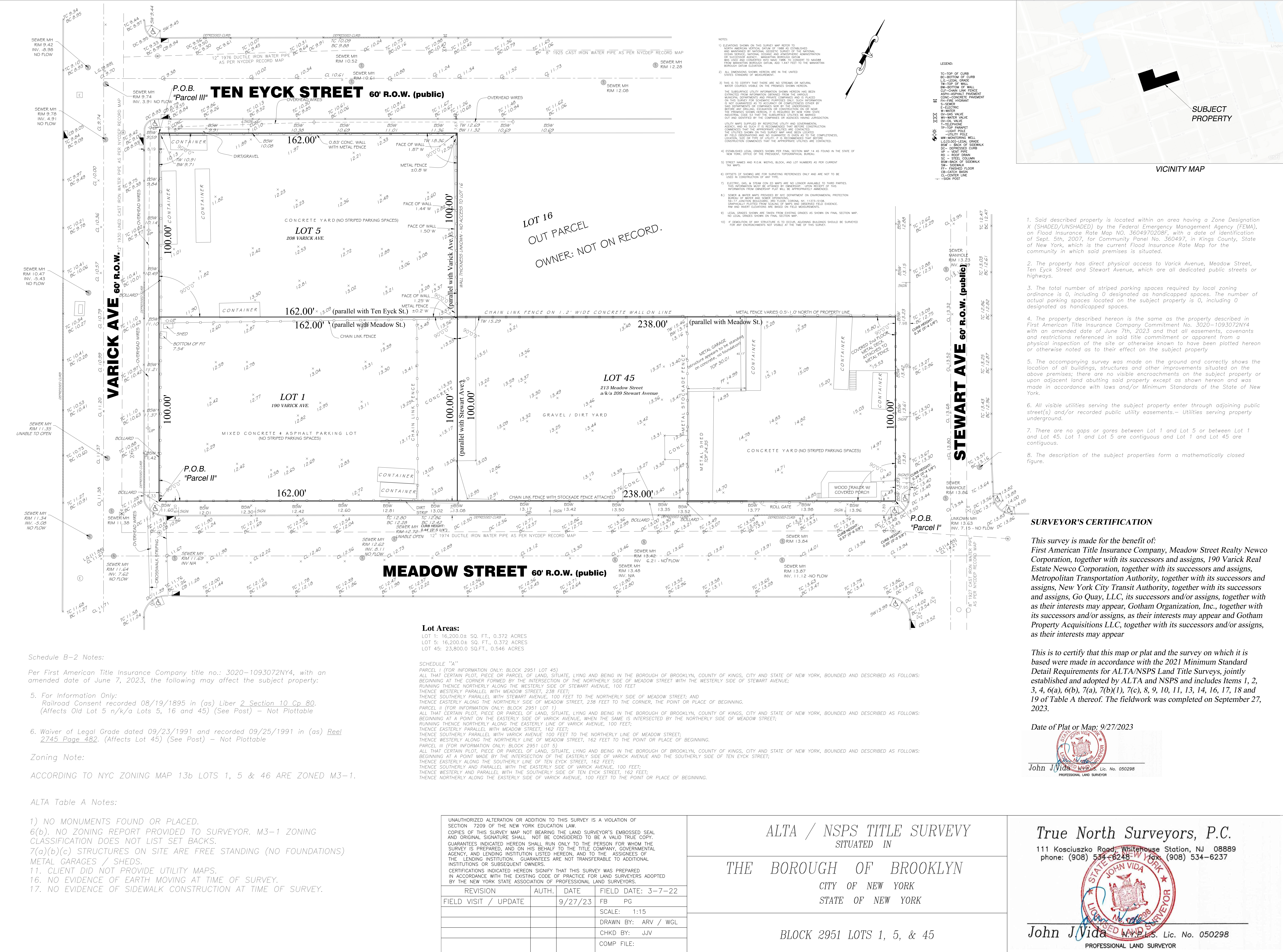
Legend:

 Site Property Boundary



# **EXHIBIT B**







# TAX MAP



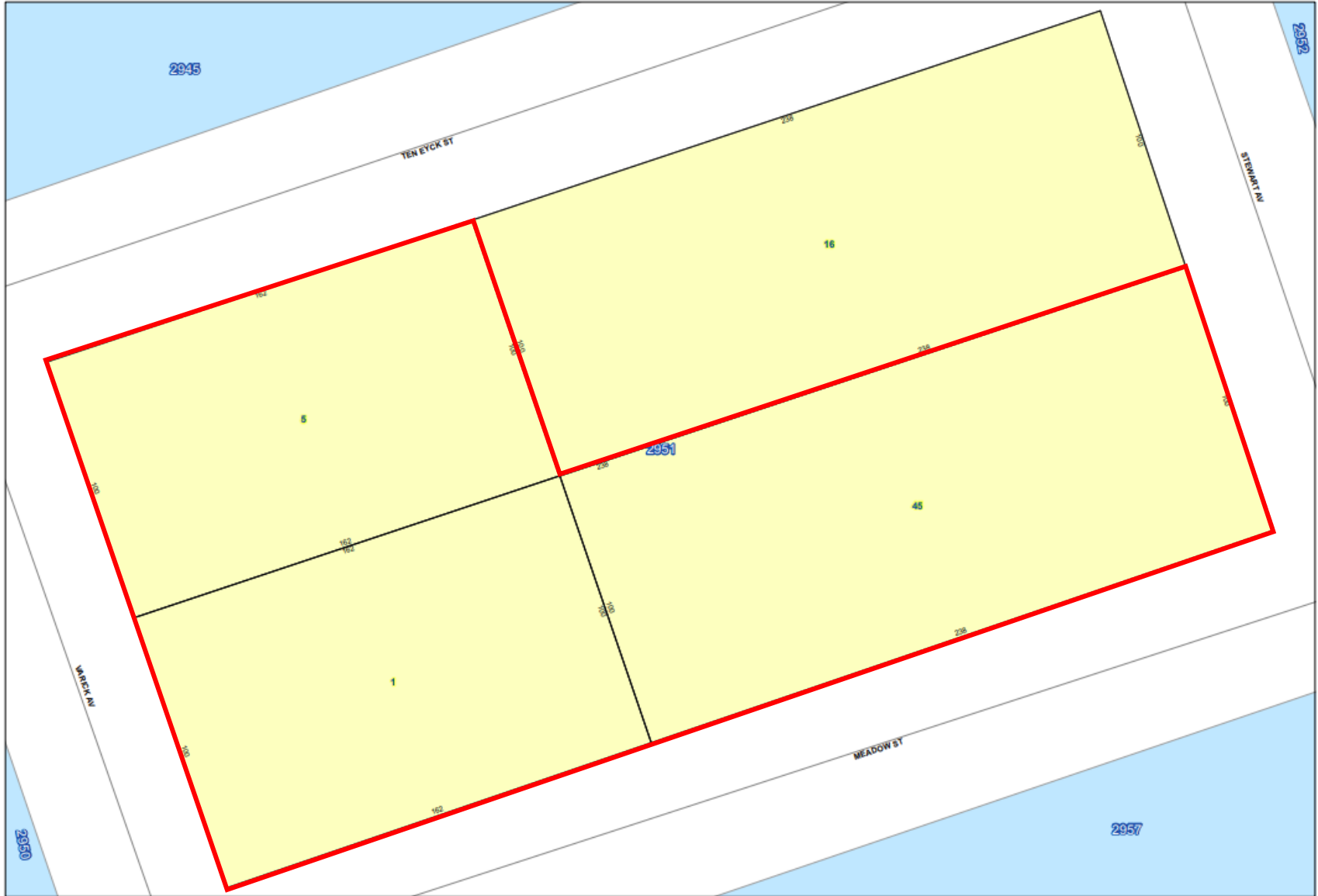
## NYC Digital Tax Map

Effective Date : 12-05-2008 15:24:28  
End Date : Current  
Brooklyn Block: 2951



### Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon



— BCP Site Boundary

# **EXHIBIT C**

# BOA Map

213 Meadow Street MTA

Facilities Project Site

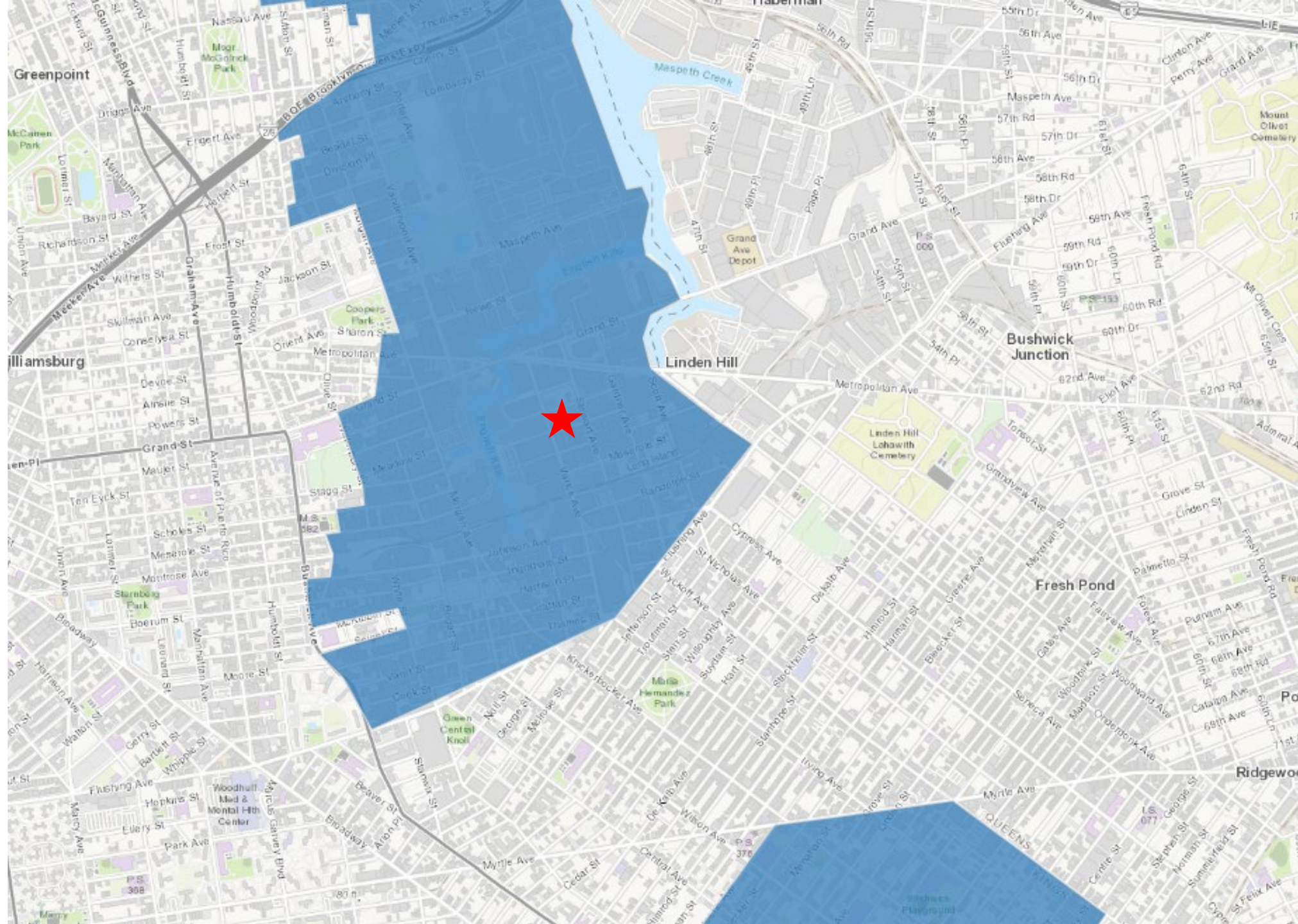
213 Meadow Street, 190 Varick  
Avenue, and 208 Varick Avenue

**Legend:**

 Site Location

**September 2024**

**Source: NY DOS Geographic  
Information Gateway**



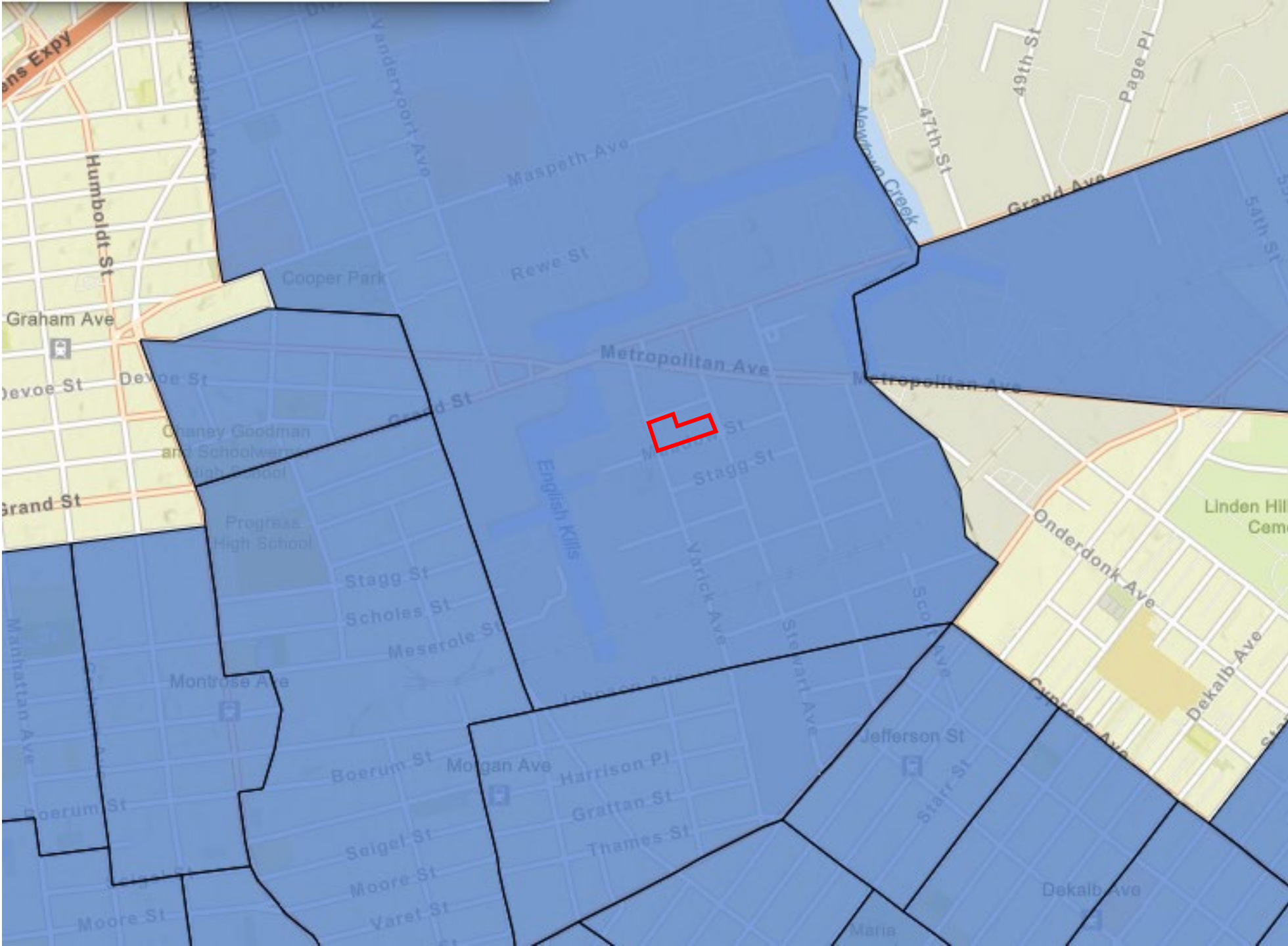


**Disadvantaged  
Communities Map**

213 Meadow Street MTA  
Facilities Project Site  
213 Meadow Street, 190 Varick  
Avenue, and 208 Varick Avenue

**Source: NYSDERDA Disadvantaged  
Communities Map**

- Legend:**
- Site Property Boundary
  - Disadvantaged Community





Census Tract 36047044900 is **Designated a DAC**  
This Tract covering New York city has a population of 3,210

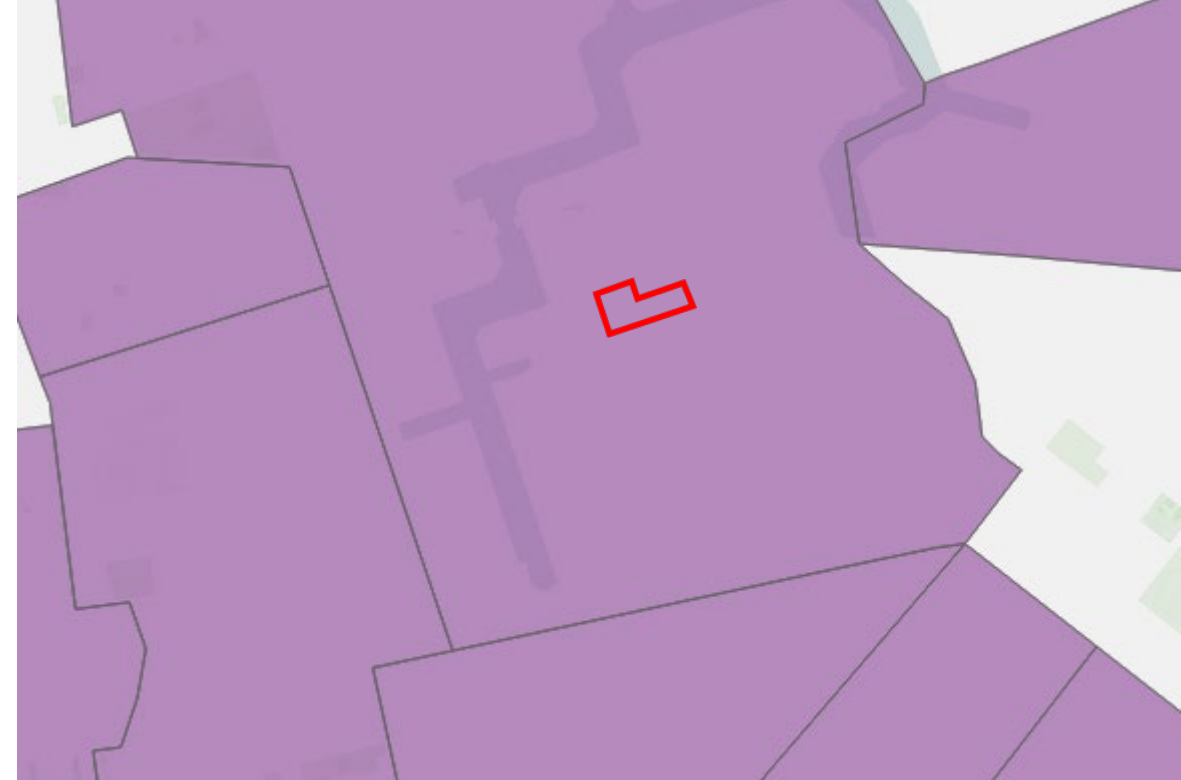
Environmental Burden is higher  
than **100%** of Census Tracts statewide  
Population Vulnerability is higher  
than **87%** of Census Tracts statewide

#### Population Characteristics & Vulnerability ...

Health Impacts & Burdens	Asthma ED visits	84%
	COPD ED visits	49%
	Heart attack (MI) Hospitalization	66%
	Low Birthweight	17%
	Pct Adults Age 65+	5%
	Pct w/ Disabilities	53%
	Pct w/o Health Insurance	82%
	Premature Deaths	47%
Housing, Mobility, Communications	Energy Poverty / Cost Burden	58%
	Homes Built Before 1960	61%
	Housing Cost Burden (Rental C...	42%
	Manufactured Homes	0%
	Pct Renter-Occupied Homes	97%
	Pct w/o Internet (home or cellul...	61%
Income	Pct <100% of Federal Poverty ...	99%
	Pct <80% Area Median Income	89%
	Pct Single-Parent Households	91%
	Pct w/o Bachelor's Degree	72%
	Unemployment Rate	96%
Race/Ethnicity	Historical Redlining Score	100%
	Limited English Proficiency	51%
	Pct Asian	44%
	Pct Black or African American	88%
	Pct Latino/a or Hispanic	91%
	Pct Native American or Indigen...	63%

#### Environmental Burden & Climate Change Risk ...

Land Use & Historic Discrimination	Active Landfills	0%
	Housing Vacancy Rate	2%
	Industrial/Manufacturing/Mining La...	98%
	Major Oil Storage Facilities	86%
	Municipal Waste Combustors	0%
	Power Generation Facilities	0%
	Regulated Management Plan (Ch...	86%
	Remediation Sites	99%
Potential Climate Change Risk	Scrap Metal Processing	91%
	Agricultural Land Use	23%
	Coastal Flooding and Storm Risk ...	66%
	Driving Time to Urgent/Critical Care	54%
	Extreme Heat Projections (>90° d...	79%
	Inland Flooding Risk Areas	0%
Potential Pollution Exposure	Low Vegetative Land Cover	81%
	Benzene Concentration (Modeled)	88%
	Particulate Matter (PM2.5)	86%
	Traffic: Diesel Trucks	93%
	Traffic: Number of Vehicles	84%
	Wastewater Discharge	90%



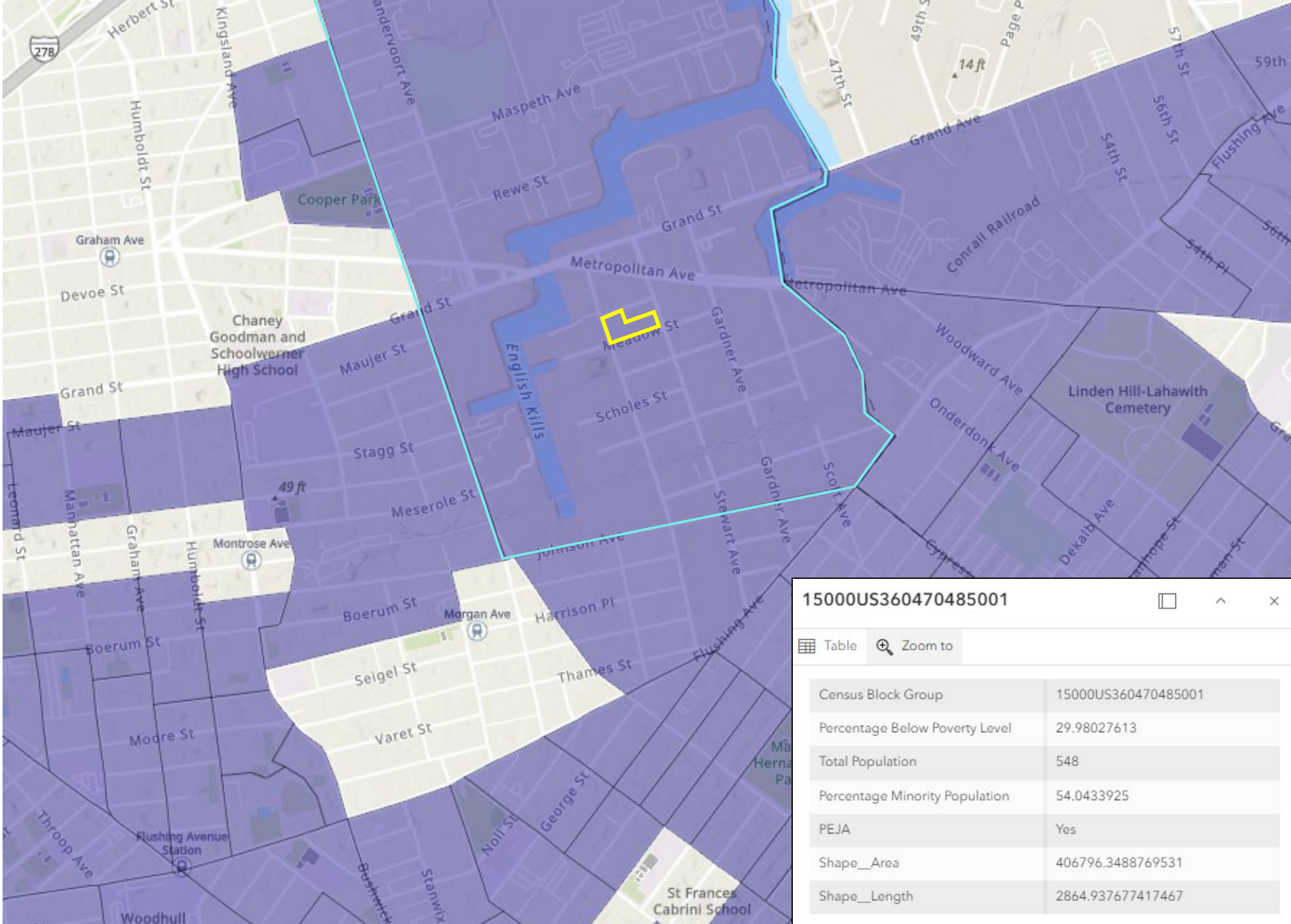
Source: NYS Climate Act Disadvantaged  
Communities Criteria Legend

Legend:

— Site Property Boundary

■ Disadvantaged Community

**EJ MAP**  
213 Meadow Street MTA  
Facilities Project Site  
213 Meadow Street, 190 Varick  
Avenue and 208 Varick Avenue

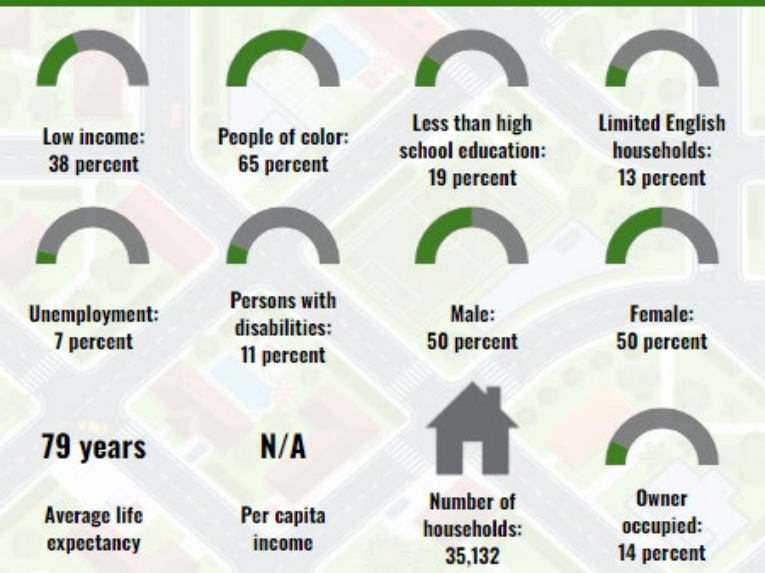


**Source:** NYSDEC ArcGIS  
**Potential EJ Areas**  
**Legend:**  
— Site Property Boundary

15000US360470485001	
Table	Zoom to
Census Block Group	15000US360470485001
Percentage Below Poverty Level	29.98027613
Total Population	548
Percentage Minority Population	54.0433925
PEJA	Yes
Shape_Area	406796.3488769531
Shape_Length	2864.937677417467



## COMMUNITY INFORMATION



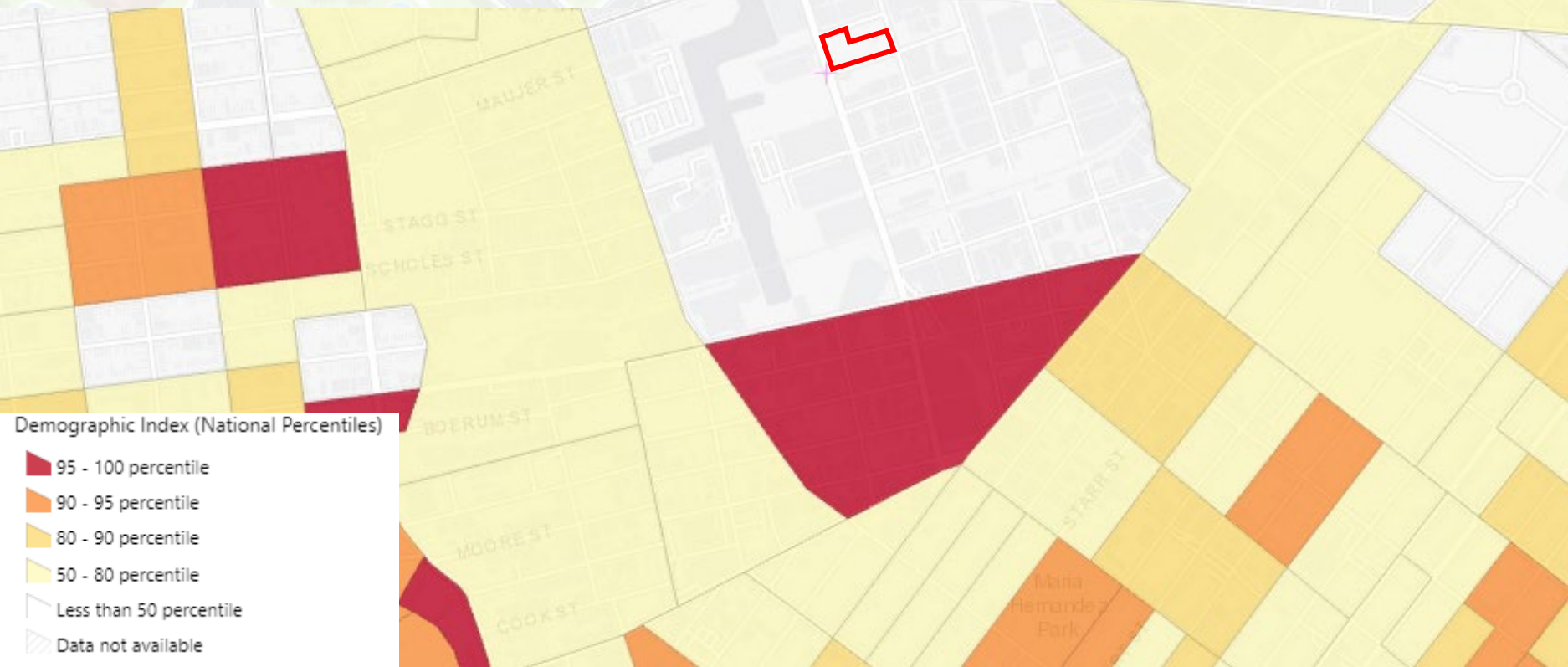
1 mile Ring Centered at 40.712905,-73.928782

Population: 85,773

Area in square miles: 3.14

## LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	51%
Spanish	37%
French, Haitian, or Cajun	1%
Russian, Polish, or Other Slavic	2%
Other Indo-European	3%
Chinese (including Mandarin, Cantonese)	2%
Tagalog (including Filipino)	1%
Other Asian and Pacific Island	1%
Other and Unspecified	1%
Total Non-English	49%



### Legend:

— Site Property Boundary

**Source: EPA EJScreen**

**Translation Not Required**

Limited English Households: 13%



# En-Zone Map

213 Meadow Street MTA

Facilities Project Site

213 Meadow Street, 190 Varick  
Avenue, and 208 Varick Avenue

## Legend:

 Site Property Boundary



September 2024

Source: Google Earth

# **EXHIBIT D**



# FLOOD MAP

213 Meadow Street MTA Facilities Project Site  
213 Meadow Street, 190 Varick Avenue, and  
208 Varick Avenue

Legend:  
 Site Location

All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

September 2024  
Source: FEMA Flood Map




# **EXHIBIT E**



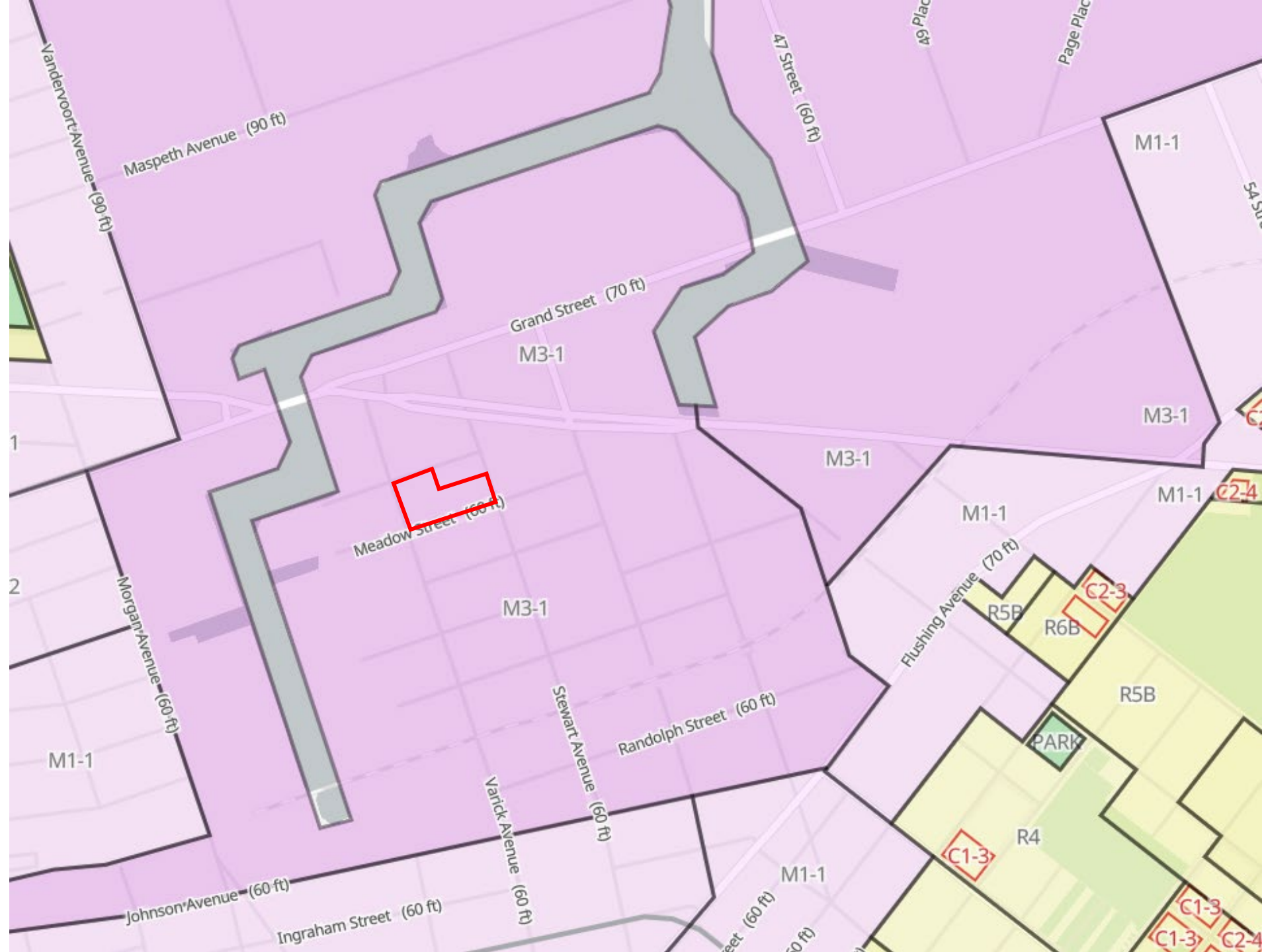
# ZONING MAP

213 Meadow Street MTA  
Facilities Project Site  
213 Meadow Street, 190 Varick  
Avenue, and 208 Varick Avenue

## Legend:

 Site Property Boundary  
Zoning District: M3-1

September 2024  
Source: NYC Planning ZoLa



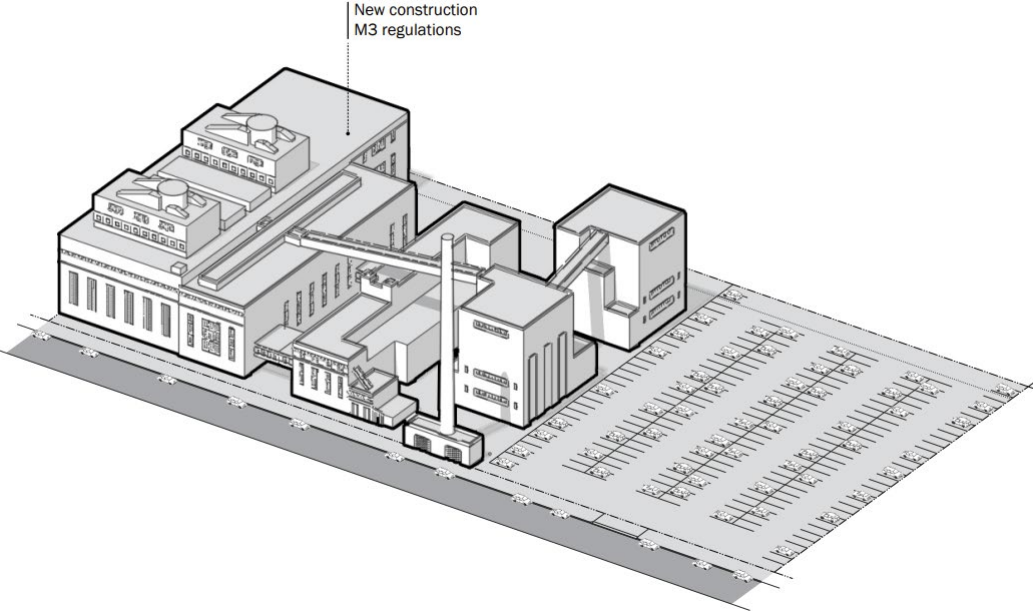
**Zoning District: M3-1**

**Source:** NYC Planning, Districts Guide

M3 districts are designated for areas with heavy industries that generate noise, traffic or pollutants. Typical uses include power plants, solid waste transfer facilities and recycling plants, and fuel supply depots. Even in M3 districts, uses with potential nuisance effects are required to conform to minimum performance standards.

Like M2 districts, M3 districts are usually located near the waterfront and buffered from residential areas. Large M3 districts are mapped along the Arthur Kill in Staten Island, along the East River shore of the South Bronx, and along the Gowanus Canal in Brooklyn. Smaller M3 districts, such as portions of Astoria, are located along the waterfront in all five boroughs and accommodate public utilities.

The two M3 districts, both with a maximum floor area ratio (FAR) of 2.0 and a maximum base height before setback of 60 feet, differ only in parking requirements. M3-1 districts are subject to the same parking requirements as M1-1, M1-2, M1-3, M2-1 and M2-2 districts; M3-2 districts, found only in Manhattan, are exempt.



M3	Heavy Manufacturing District (Low Performance)	
	M3-1	M3-2
Manufacturing FAR	2.0	
Required Accessory Parking PRC-B	1 per 300 sf	None
Permitted Sign Regulations (Surface Area)	6 X street frontage	

## Excerpts from NYC's Zoning Resolution

### commercial

LAST AMENDED 6/6/2024

A “commercial” *use* is any *use* listed in the following use groups, depending on the district type:

District Type	Use Group
<i>Residence Districts</i>	N/A
<i>Commercial Districts</i>	IV, V, VI, VII, VIII, IX, X
<i>Manufacturing Districts</i>	IV, V, VI, VII, VIII, IX

4

### manufacturing

LAST AMENDED 6/6/2024

A “manufacturing” *use* is any *use* listed in

District Type	Use Group
<i>Residence Districts</i>	N/A
<i>Commercial Districts</i>	N/A
<i>Manufacturing Districts</i>	X

4

## 42-19 Use Group IX – Storage

LAST AMENDED 6/6/2024

HISTORY



Use Group IX consists of *uses* that provide storage for materials, goods, and vehicles. The provisions regulating *uses* classified in this Use Group are set forth as follows:

- (a) Section **42-191** (Use Group IX – general use allowances) which includes the compilation of *uses* in the Use Group tables;
- (b) Section **42-192** (Use Group IX – uses permitted with limited applicability) for additional limitations on applicability for certain *uses*, as denoted with “♦” in the Use Group tables;
- (c) Section **42-193** (Use Group IX – uses subject to additional conditions) for additional conditions that apply to certain *uses*, as denoted with a “P” in the Use Group tables; and
- (d) Section **42-194** (Use Group IX – uses subject to open use allowances) for open *use* allowances that apply to certain *uses*, as denoted with a “U” in the Use Group tables.

## 42-20 Use Group X – Production Uses

LAST AMENDED 6/6/2024

HISTORY



M1 M2 M3

Use Group X consists of *uses* engaged in the mechanical, physical, or chemical transformation of materials into new goods. The provisions regulating *uses* classified in this Use Group are set forth as follows:

- (a) Section **42-201** (Use Group X – general use allowances) which includes the compilation of *uses* in the Use Group table; and
- (b) Section **42-202** (Use Group X – uses subject to additional conditions) for additional conditions that apply to certain *uses*, as denoted with a “P” in the Use Group table.

The provisions of Section **42-202**, except as otherwise specified in such Sections, may be modified by special permit of the Board of Standards and Appeals, in accordance with Section **73-211** (Production uses), or by special permit of the City Planning Commission, in accordance with Section **74-211** (Production uses).

# **EXHIBIT F**

**PREVIOUS OWNERS & OPERATORS LIST**  
**213 Meadow Street MTA Facilities Project Site**  
**213 Meadow Street, 190 Varick Avenue, and 208 Varick Avenue, Brooklyn, New York 11237**

Year	Contact Information 213 Meadow Street 3-2951-45 Owners	Status	Relation to Requestor
____-1977	<b>Olga-Frank Corporation</b> Address: 180 Varick Avenue Brooklyn, New York 11237 Phone: Unknown	Inactive	None
1977-1980	<b>Bernardo Crane Service, Inc.</b> Address: 1786 Old Mill Road North Merrick, New York Phone: Unknown	Inactive	None
1980-1984	<b>Stewart's Dimension Realty Corp.</b> Address: 517 Stagg Street Brooklyn, New York 11237 Phone: Unknown	Inactive	None
1984-2022	<b>Meadow St. Realty Corp.</b> Address: 66-00 Queens Midtown Expwy, Ste. 102 ATTN: Anna Casalino Maspeth, New York 11378 Phone: Unknown	Active	None
2022-2024	<b>Meadow Street Realty Newco Corporation</b> Address: 555 Madison Avenue, Floor 11 New York, New York 10022 Phone: Unknown	Active	None
2024 (present)	<b>Varick Meadow Holdings LLC</b> Address: 79-51 Cooper Avenue Glendale, New York 11385 Phone: Unknown	Active	None
<b>Operators</b>			
1965-1982	Storage	N/A	None
Early 1980s-1985	C&D Transfer Station	N/A	None
1994-2012 (approx.)	<b>Casalino Interior Demolition Corp.</b> Address: 225 Broadway, Suite 1405 New York, New York 10007 Phone: Unknown	Inactive	None
1999- present	<b>Castle Sanitation Corporation</b> Address: 79-51 Cooper Avenue Glendale, New York 11385 Phone: (718) 424-0300	Active	None
2001-2007	Lumberyard	N/A	None
____ - present	<b>Titan Industrial Services Corp.</b> Address: 66-00 Long Island Expressway, 66 ATTN: Anna Casalino Maspeth, New York Phone: (718) 424-0300	Active	None

**PREVIOUS OWNERS & OPERATORS LIST**  
**213 Meadow Street MTA Facilities Project Site**  
**213 Meadow Street, 190 Varick Avenue, and 208 Varick Avenue, Brooklyn, New York 11237**

<b>Year</b>	<b>Contact Information 190 Varick Avenue 3-2951-1 Owners</b>	<b>Status</b>	<b>Relation to Requestor</b>
___-1969	<b>Joseph Kopelman (Executor and Trustee); Corinne Klorfein (DECD)*</b> Address: Unknown Phone: Unknown <i>*The deed was misrecorded in ACRIS, so this information is in doubt</i>	Unknown	None
1969-1983	<b>George Kirshbaum</b> Address: Unknown Phone: Unknown	Unknown	None
1983-1987	<b>Theodore Laurenti</b> Address: Unknown Phone: Unknown	Unknown	None
1983-1987	<b>William Gallagher</b> Address: Unknown Phone: Unknown	Unknown	None
1987-2022	<b>190 Varick Ave. Realty Corp</b> Address: 66-00 Queens Midtown Expwy, Suite 102 Phone: Unknown ATTN: Anna Casalino Maspeth, New York 11378	Active	None
2022-2024	<b>190 Varick Real Estate Newco Corporation</b> Address: 555 Madison Avenue, Floor 11 Phone: Unknown New York, New York 10022	Active	None
2024 (present)	<b>Varick Meadow Holdings LLC</b> Address: 79-51 Cooper Avenue Phone: Unknown Glendale, New York 11385	Active	None
<b>Operators</b>			
1960	<b>Genl Wrecking Corp</b> Address: Unknown Phone: Unknown	Unknown	None
1960	<b>Demolition &amp; Salvage Co Inc.</b> Address: Unknown Phone: Unknown	Unknown	None
1965	<b>South Shore Wrecking Corp.</b> Address: Unknown Phone: Unknown	Unknown	None
1965-1988	Oil Truck Parking	N/A	None
1965-1968	Used Plumbing and Miscellaneous Storage	N/A	None
2014 - present	<b>Roma Scaffolding, Inc.</b> Address: 41-33 38th Street, Phone: Unknown Long Island City, New York 11101	Active	None



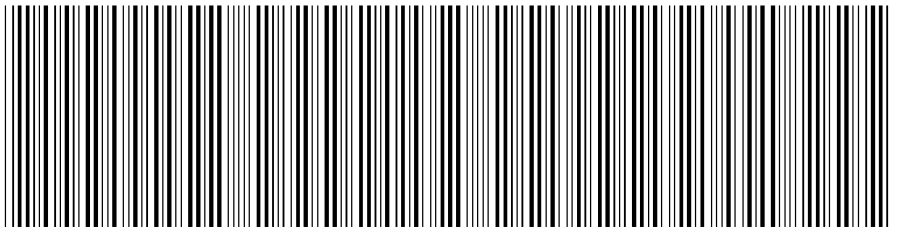
**PREVIOUS OWNERS & OPERATORS LIST**  
**213 Meadow Street MTA Facilities Project Site**  
**213 Meadow Street, 190 Varick Avenue, and 208 Varick Avenue, Brooklyn, New York 11237**

<b>Year</b>	<b>Contact Information 208 Varick Avenue 3-2951-5 Owners</b>	<b>Status</b>	<b>Relation to Requestor</b>
___-1999	<b>Alan Levy and Michael Levy</b> Address: Unknown Phone: Unknown	Unknown	None
1999-2022	<b>190 Varick Ave. Realty Corp.</b> Address: 66-00 Long Island Expressway ATTN: Anna Casalino Maspeth, New York Phone: Unknown	Active	None
2022-2024	<b>190 Varick Real Estate Newco Corporation</b> Address: 555 Madison Avenue, Floor 11 New York, New York 10022 Phone: Unknown	Active	None
2024 (present)	<b>Varick Meadow Holdings LLC</b> Address: 79-51 Cooper Avenue Glendale, New York 11385 Phone: Unknown	Active	None
<b>Operators</b>			
1965-2007	Auto Wrecking and Junkyard	N/A	None
2014 - present	<b>Roma Scaffolding, Inc.</b> Address: 41-33 38th Street, Long Island City, New York 11101 Phone: Unknown	Active	None

# **EXHIBIT G**

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2024030700913001001EB670

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2024030700913001

Document Date: 03-07-2024

Preparation Date: 03-07-2024

Document Type: DEED

Document Page Count: 4

PRESENTER:

FIRST AMERICAN TITLE INSURANCE CO. NCS  
666 THIRD AVENUE  
1093072NY5  
NEW YORK, NY 10017  
212-850-0644  
JGAMBOA@FIRSTAM.COM

RETURN TO:

HERRICK FEINSTEIN LLP  
2 PARK AVENUE  
NEW YORK, NY 10016

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	2951	45	Entire Lot	213 MEADOW STREET
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

PARTIES

GRANTOR/SELLER:

MEADOW STREET REALTY NEWCO CORPORATION  
79-51 COOPER AVENUE  
GLENDALE, NY 11385

GRANTEE/BUYER:

VARICK MEADOW HOLDINGS LLC  
79-51 COOPER AVENUE  
GLENDALE, NY 11385

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 57.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

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

CITY OF NEW YORK

Recorded/Filed 03-11-2024 09:05

City Register File No.(CRFN):

2024000060174



*Colette McChia-Jacques*

City Register Official Signature

Bargain and Sale Deed  
Without Covenants Against Grantor's Acts

**MEADOW STREET REALTY NEWCO CORPORATION**

Grantor

to

**VARICK MEADOW HOLDINGS LLC**

Grantee

Premises:	213 Meadow Street a/k/a 209 Stewart Avenue, Brooklyn, NY 11237
County:	Kings
Block:	2951
Lot:	45

RECORD AND RETURN TO:

Herrick, Feinstein LLP  
Two Park Avenue  
New York, New York 10016  
Attention: Jonathan A. Adelsberg, Esq.

## **BARGAIN AND SALE DEED**

### **WITHOUT COVENANTS AGAINST GRANTORS ACTS**

**THIS INDENTURE**, made as of March 7, 2024, by MEADOW STREET REALTY NEWCO CORPORATION, a New York corporation, having an address at 79-51 Cooper Ave., Glendale, New York 11385 ("Grantor"), to VARICK MEADOW HOLDINGS LLC, a Delaware limited liability company, having an address at 79-51 Cooper Ave., Glendale, New York 11385 ("Grantee").

### **W I T N E S S E T H:**

That Grantor, in consideration of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever, Grantor's entire right, title and interest in and to that plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Kings and the State of New York, and bounded and described as set forth in Exhibit A annexed hereto and made a part hereof, being commonly known as 213 Meadow Street a/k/a 209 Stewart Avenue, Brooklyn, NY 11237, and designated as Block 2951, Lot 45 (the "Premises").

Said premises is being and intended to be the same premises described in a certain deed from Meadow St. Realty Corp. to Meadow Street Realty Newco Corporation by deed dated as of 12/27/2022 and recorded 03/08/2023 in (as) CRFN 2023000060238. (No Consideration Deed);

TOGETHER, with all right, title and interest, if any, of Grantor in and to any streets and roads abutting the Premises to the center lines thereof;

TOGETHER with all the appurtenances and all the estate and rights of Grantor in and to the Premises;


TO HAVE AND TO HOLD the Premises herein granted unto Grantee, the heirs or successors and assigns of Grantee, forever.

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

[Signature page follows]

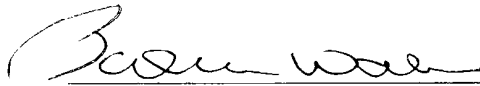
IN WITNESS WHEREOF, Grantor has duly executed this deed as of the day and year first above written.

**MEADOW STREET REALTY NEWCO CORPORATION,**  
a New York corporation

By:   
Name: Anna Casalino  
Title: Authorized Signatory

STATE OF NEW YORK     )  
  ) ss.:  
COUNTY OF Nassau     )

On the 5<sup>th</sup> day of March, in the year 2024, before me, the undersigned, personally appeared Anna Casalino, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

PATRICIA WALKER  
Notary Public, State of New York  
No. 01WA6223419  
Qualified in Nassau County  
Commission Expires 06/14/2026

[Signature page to Meadow Deed]

**Exhibit A**

Legal Description of Premises

**(FOR INFORMATION ONLY: BLOCK 2951 LOT 45)**

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 NORTHERLY SIDE OF MEADOW STREET WITH THE WESTERLY SIDE OF STEWART AVENUE;

RUNNING THENCE NORTHERLY ALONG THE WESTERLY SIDE OF STEWART AVENUE, 100 FEET

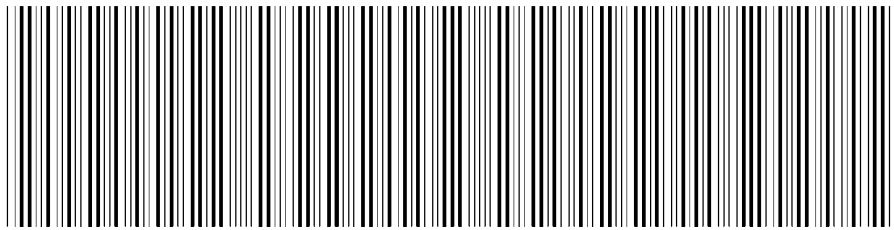
THENCE WESTERLY PARALLEL WITH MEADOW STREET, 238 FEET;

THENCE SOUTHERLY PARALLEL WITH STEWART AVENUE, 100 FEET TO THE NORTHERLY SIDE OF MEADOW STREET; AND

THENCE EASTERLY ALONG THE NORTHERLY SIDE OF MEADOW STREET, 238 FEET TO THE CORNER, THE POINT OR PLACE OF BEGINNING.



NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2024030700913001001S78F1

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2024030700913001      Document Date: 03-07-2024      Preparation Date: 03-07-2024  
Document Type: DEED

ASSOCIATED TAX FORM ID: 2024022800267

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING	2
RP - 5217 REAL PROPERTY TRANSFER REPORT	4
SMOKE DETECTOR AFFIDAVIT	3



The City of New York  
Department of Environmental Protection  
Bureau of Customer Services  
59-17 Junction Boulevard  
Flushing, NY 11373-5108

## Customer Registration Form for Water and Sewer Billing

### Property and Owner Information:

- (1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 2951 LOT: 45
- (2) Property Address: 213 MEADOW STREET, BROOKLYN, NY 11237
- (3) Owner's Name: VARICK MEADOW HOLDINGS LLC
- Additional Name:

### Affirmation:



Your water & sewer bills will be sent to the property address shown above.

### Customer Billing Information:

#### Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit [www.nyc.gov/dep](http://www.nyc.gov/dep) to provide us with the other party's information.

### Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

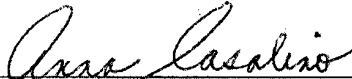
Signature: See attached Date (mm/dd/yyyy)

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

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

MARCH 5<sup>th</sup>, 2024

Varick Meadow Holdings LLC:

By:   
Name: Anna Casalino  
Title: Authorized Signatory

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



**RP - 5217NYC**

202402280026720103

**CERTIFICATION**

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

BUYER			BUYER'S ATTORNEY	
BUYER SIGNATURE <i>see attached</i>			LAST NAME	FIRST NAME
79-51 COOPER AVENUE				
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER
GLENDAL				
CITY OR TOWN	STATE	ZIP CODE	SELLER	
	NY	11385	<i>see attached</i>	
			SELLER SIGNATURE	DATE

2024022800267201

SIGNATURE:

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

BUYER:

VARICK MEADOW HOLDINGS LLC

By: Anna Casalino

Name: Anna Casalino

Title: Authorized Signatory

SIGNATURE:

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

SELLER:

MEADOW STREET REALTY NEWCO  
CORPORATION

By: Anna Casalino

Name: Anna Casalino

Title: Authorized Signatory



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

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

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

213 MEADOW STREET

Street Address Unit/Apt.

BROOKLYN

Borough

New York,

2951

Block

45

Lot

(the "Premises");

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

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

See attached

Name of Grantor (Type or Print)

See attached

Name of Grantee (Type or Print)

Signature of Grantor

Signature of Grantee

Sworn to before me

this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Sworn to before me

this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

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


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

2024022800267101

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

GRANTOR:

MEADOW STREET REALTY NEWCO  
CORPORATION

By:   
Name: Anna Casalino  
Title: Authorized Signatory

Sworn to before me this  
5<sup>th</sup> day of MARCH, 2024.

  
NOTARY PUBLIC

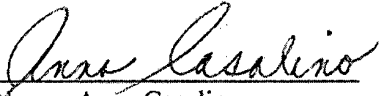
PATRICIA WALKER  
Notary Public, State of New York  
No. 01WA6223419  
Qualified in Nassau County  
Commission Expires 06/14/2026

[Signature Pages to Affidavit of Compliance with Smoke Detector Requirement – 213 Meadow  
Street]

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

GRANTEE:

VARICK MEADOW HOLDINGS LLC

By:   
Name: Anna Casalino  
Title: Authorized Signatory

Sworn to before me this  
5<sup>th</sup> day of MARCH, 2024.

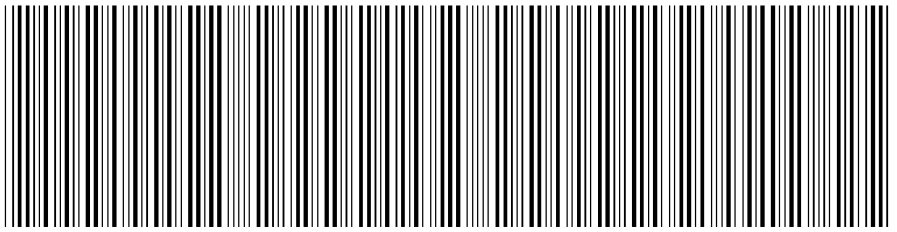
  
NOTARY PUBLIC

PATRICIA WALKER  
Notary Public, State of New York  
No. 01WA6223419  
Qualified in Nassau County  
Commission Expires 06/14/2026

[Signature Pages to Affidavit of Compliance with Smoke Detector Requirement – 213 Meadow Street]

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2024030700913002001EB634

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2024030700913002

Document Date: 03-07-2024

Preparation Date: 03-07-2024

Document Type: DEED

Document Page Count: 4

PRESENTER:

FIRST AMERICAN TITLE INSURANCE CO. NCS  
666 THIRD AVENUE  
1093072NY5  
NEW YORK, NY 10017  
212-850-0644  
JGAMBOA@FIRSTAM.COM

RETURN TO:

HERRICK FEINSTEIN LLP  
2 PARK AVENUE  
NEW YORK, NY 10016

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	2951	1	Entire Lot	190 VARICK AVENUE
Property Type: PARKING SPACE				

Borough	Block	Lot	Unit	Address
BROOKLYN	2951	5	Entire Lot	208 VARICK AVENUE
Property Type: OTHER				

CROSS REFERENCE DATA

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

PARTIES

GRANTOR/SELLER:

190 VARICK REAL ESTATE NEWCO CORPORATION  
79-51 COOPER AVENUE  
GLENDALE, NY 11385

GRANTEE/BUYER:

VARICK MEADOW HOLDINGS LLC  
79-51 COOPER AVENUE  
GLENDALE, NY 11385

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 60.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

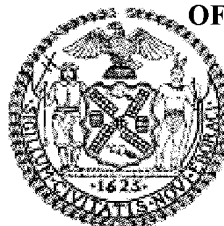
RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE

CITY OF NEW YORK

Recorded/Filed 03-11-2024 09:05

City Register File No.(CRFN):

2024000060175



*Colette McChia-Jacques*

City Register Official Signature

Bargain and Sale Deed

Without Covenants Against Grantor's Acts

**190 VARICK REAL ESTATE NEWCO CORPORATION**

Grantor

to

**VARICK MEADOW HOLDINGS LLC**

Grantee

Premises:	190 Varick Avenue, Brooklyn, NY 11237 and 208 Varick Avenue, Brooklyn, NY 11237
County:	Kings
Block:	2951
Lots:	1 and 5

RECORD AND RETURN TO:

Herrick, Feinstein LLP  
Two Park Avenue  
New York, New York 10016  
Attention: Jonathan A. Adelsberg, Esq.



## **BARGAIN AND SALE DEED**

### **WITHOUT COVENANTS AGAINST GRANTORS ACTS**

**THIS INDENTURE**, made as of March 7, 2024, by 190 VARICK REAL ESTATE NEWCO CORPORATION, a New York corporation, having an address at 79-51 Cooper Ave., Glendale, New York 11385 ("Grantor"), to VARICK MEADOW HOLDINGS LLC, a Delaware limited liability company, having an address at 79-51 Cooper Ave., Glendale, New York 11385 ("Grantee").

### **W I T N E S S E T H:**

That Grantor, in consideration of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever, Grantor's entire right, title and interest in and to that plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Kings and the State of New York, and bounded and described as set forth in Exhibit A annexed hereto and made a part hereof, being commonly known as 190 Varick Avenue, Brooklyn, NY 11237 and 208 Varick Avenue, Brooklyn, NY 11237, and designated as Block 2951, Lots 1 and 5 (the "Premises").

Said premises is being and intended to be the same premises described in certain deeds from (a) 190 Varick Ave. Realty Corp. to 190 Varick Real Estate Newco Corporation by deed dated as of 12/27/2022 and recorded 03/08/2023 in (as) CRFN 2023000060189 (conveys Parcel I / Lot 1), and (b) 190 Varick Ave. Realty Corp. to 190 Varick Real Estate Newco Corporation by deed dated as of 12/27/2022 and recorded 03/08/2023 in (as) CRFN 2023000060190 (conveys Parcel II / Lot 5);

TOGETHER, with all right, title and interest, if any, of Grantor in and to any streets and roads abutting the Premises to the center lines thereof;

TOGETHER with all the appurtenances and all the estate and rights of Grantor in and to the Premises;

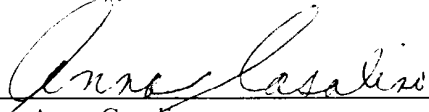
TO HAVE AND TO HOLD the Premises herein granted unto Grantee, the heirs or successors and assigns of Grantee, forever.

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

[Signature page follows]

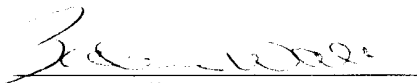
IN WITNESS WHEREOF, Grantor has duly executed this deed as of the day and year first above written.

**190 VARICK REAL ESTATE NEWCO CORPORATION,**  
a New York corporation

By:   
Name: Anna Casalino  
Title: Authorized Signatory

STATE OF NEW YORK     )  
  ) ss.:  
COUNTY OF NASSAU     )

On the 5<sup>th</sup> day of MARCH, in the year 2024, before me, the undersigned, personally appeared Anna Casalino, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

PATRICIA WALKER  
Notary Public, State of New York  
No. 01WA6223419  
Qualified in Nassau County  
Commission Expires 06/14/2026

[Signature page to Varick Deed]

**Exhibit A**

Legal Description of Premises

**PARCEL I (FOR INFORMATION ONLY: BLOCK 2951 LOT 1)**

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 ON THE EASTERLY SIDE OF VARICK AVENUE, WHEN THE SAME IS INTERSECTED BY THE NORTHERLY SIDE OF MEADOW STREET;

RUNNING THENCE NORTHERLY ALONG THE EASTERLY LINE OF VARICK AVENUE, 100 FEET;

THENCE EASTERLY PARALLEL WITH MEADOW STREET, 162 FEET;

THENCE SOUTHERLY PARALLEL WITH VARICK AVENUE 100 FEET TO THE NORTHERLY LINE OF MEADOW STREET;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF MEADOW STREET, 162 FEET TO THE POINT OR PLACE OF BEGINNING.

**PARCEL II (FOR INFORMATION ONLY: BLOCK 2951 LOT 5)**

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 MADE BY THE INTERSECTION OF THE EASTERLY SIDE OF VARICK AVENUE AND THE SOUTHERLY SIDE OF TEN EYCK STREET;

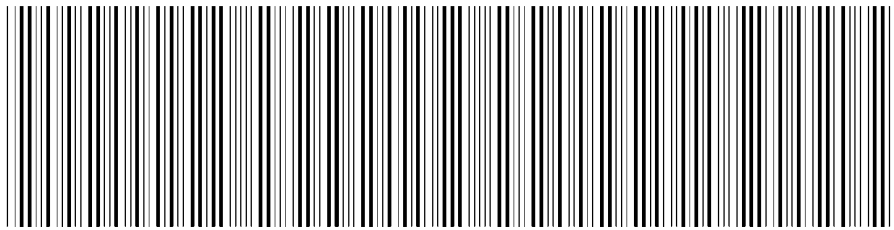
THENCE EASTERLY ALONG THE SOUTHERLY LINE OF TEN EYCK STREET, 162 FEET;

THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY SIDE OF VARICK AVENUE, 100 FEET;

THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY SIDE OF TEN EYCK STREET, 162 FEET;

THENCE NORTHERLY ALONG THE EASTERLY SIDE OF VARICK AVENUE, 100 FEET TO THE POINT OR PLACE OF BEGINNING.

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2024030700913002001S78B5

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2024030700913002      Document Date: 03-07-2024      Preparation Date: 03-07-2024  
Document Type: DEED

ASSOCIATED TAX FORM ID: 2024022900028

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING	3
RP - 5217 REAL PROPERTY TRANSFER REPORT	4
SMOKE DETECTOR AFFIDAVIT	4



The City of New York  
Department of Environmental Protection  
Bureau of Customer Services  
59-17 Junction Boulevard  
Flushing, NY 11373-5108

## Customer Registration Form for Water and Sewer Billing

### Property and Owner Information:

- (1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 2951 LOT: 1
- (2) Property Address: 190 VARICK AVENUE, BROOKLYN, NY 11237
- (3) Owner's Name: VARICK MEADOW HOLDINGS LLC
- Additional Name:

### Affirmation:



Your water & sewer bills will be sent to the property address shown above.

### Customer Billing Information:

#### Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, at the property address or to an alternate mailing address. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit [www.nyc.gov/dep](http://www.nyc.gov/dep) to provide us with the other party's information.

### Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature: See attached Date (mm/dd/yyyy)

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

**SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES**



The City of New York  
Department of Environmental Protection  
Bureau of Customer Services  
59-17 Junction Boulevard  
Flushing, NY 11373-5108

## Customer Registration Form for Water and Sewer Billing

Borough	Block	Lot	Street	City	State	Zip
BROOKLYN	2951	5	208 VARICK AVENUE	NY	NY	11237

202402290002810103



The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

MARCH 5<sup>th</sup>, 2024

VARICK MEADOW HOLDINGS LLC:

By: Anna Casalino  
Name: Anna Casalino  
Title: Authorized Signatory

FOR CITY USE ONLY

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

C3. Book  OR C4. Page   
 C5. CRFN



## REAL PROPERTY TRANSFER REPORT

 STATE OF NEW YORK  
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

## PROPERTY INFORMATION

1. Property Location  190  VARICK AVENUE  BROOKLYN  11237  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  VARICK MEADOW HOLDINGS LLC   
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address  Indicate where future Tax Bills are to be sent  
 if other than buyer address (at bottom of form)    
 LAST NAME / COMPANY FIRST NAME

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

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

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

5. Deed Property Size  FRONT FEET X  DEPTH OR  ACRES

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐7. New Construction on Vacant Land ☐

8. Seller Name  190 VARICK REAL ESTATE NEWCO CORPORATION   
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

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

A ☐ One Family ResidentialC ☐ Residential Vacant LandE ☒ CommercialG ☐ Entertainment / AmusementI ☐ IndustrialB ☐ 2 or 3 Family ResidentialD ☐ Non-Residential Vacant LandF ☐ ApartmentH ☐ Community ServiceJ ☐ Public Service

## SALE INFORMATION

10. Sale Contract Date  3 / 7 / 2024   
 Month Day Year

11. Date of Sale / Transfer  3 / 7 / 2024   
 Month Day Year

12. Full Sale Price \$           0

( Full Sale Price is the total amount paid for the property including personal property.  
 This payment may be in the form of cash, other property or goods, or the assumption of  
 mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:

A ☐ Sale Between Relatives or Former RelativesB ☐ Sale Between Related Companies or Partners in BusinessC ☐ One of the Buyers is also a SellerD ☐ Buyer or Seller is Government Agency or Lending InstitutionE ☐ Deed Type not Warranty or Bargain and Sale (Specify Below)F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)G ☐ Significant Change in Property Between Taxable Status and Sale DatesH ☐ Sale of Business is Included in Sale PriceI ☐ Other Unusual Factors Affecting Sale Price (Specify Below)J ☒ None

## ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class  G, 7  16. Total Assessed Value (of all parcels in transfer)  4  0  0  9  5  0

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

BROOKLYN 2951 1

BROOKLYN 2951 5

202402290002820103

**CERTIFICATION**

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

BUYER			BUYER'S ATTORNEY	
BUYER SIGNATURE <i>See attached</i>		DATE	LAST NAME	FIRST NAME
79-51 COOPER AVENUE				
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER
GLENDAL				
STATE		ZIP CODE	SELLER	
NY		11385	<i>See attached</i>	
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE	DATE
GLENDAL	NY	11385	<i>See attached</i>	


2024022900028201

SIGNATURE:

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

BUYER:

VARICK MEADOW HOLDINGS LLC

By: 

Name: Anna Casalino

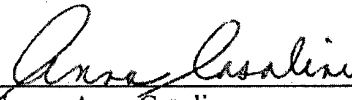
Title: Authorized Signatory

SIGNATURE:

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

SELLER:

190 VARICK REAL ESTATE NEWCO  
CORPORATION

By:   
Name: Anna Casalino  
Title: Authorized Signatory

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

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

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

Street Address Unit/Apt.

BROOKLYN New York, 2951 1 (the "Premises");  
Borough Block Lot

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

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

See attached  
Name of Grantor (Type or Print)  
  
\_\_\_\_\_  
Signature of Grantor

Sworn to before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

see attached  
Name of Grantee (Type or Print)  
  
\_\_\_\_\_  
Signature of Grantee

Sworn to before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

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

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

**SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES**

2024022900028101

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

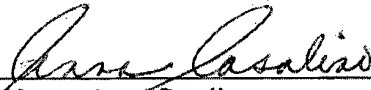
Street Address	Unit/Apt	Borough	Block	Lot
208 VARICK AVENUE		BROOKLYN	2951	5



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

GRANTOR:

190 VARICK REAL ESTATE NEWCO  
CORPORATION

By:   
Name: Anna Casalino  
Title: Authorized Signatory

Sworn to before me this  
5<sup>th</sup> day of MARCH, 2024.

  
NOTARY PUBLIC

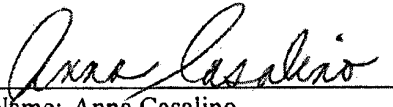
PATRICIA WALKER  
Notary Public, State of New York  
No. 01WA6223419  
Qualified in Nassau County  
Commission Expires 06/14/2026

[Signature Pages to Affidavit of Compliance with Smoke Detector Requirement (Grantor) – 190  
Varick Avenue]

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

GRANTEE:

VARICK MEADOW HOLDINGS LLC

By:   
Name: Anna Casalino  
Title: Authorized Signatory

Sworn to before me this  
5<sup>th</sup> day of MARCH, 2024.

  
NOTARY PUBLIC

PATRICIA WALKER  
Notary Public, State of New York  
No. 01WA6223419  
Qualified in Nassau County  
Commission Expires 06/14/2026

# **EXHIBIT H**

Varick Meadow Holdings LLC  
7951 Cooper Avenue  
Glendale, NY 11237

**Re: Site Access to Perform Brownfield Cleanup Program Work**  
**213 Meadow Street, 190 Varick Avenue, and 208 Varick Avenue, Brooklyn, NY**  
**11237**

Dear Varick Meadow Holdings LLC:

GO Quay, LLC, c/o Gotham Organization, Inc. is submitting a Brownfield Cleanup Program ("BCP") Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following properties: 213 Meadow Street (3-2951-45), 190 Varick Avenue (3-2951-1), and 208 Varick Avenue (3-2951-5) (the "BCP Site"). As you know, Varick Meadow Holdings LLC owns the aforementioned parcels that make up the BCP Site. We need your written permission below to access your property for the purpose of performing environmental investigation and remediation work for acceptance into the BCP.

If you agree to sign below, you are granting us what is known as a "temporary license" to allow an appropriate contractor we hire to enter the property to perform investigation and remediation work. We promise to provide you with copies of any information we generate about the property, and if we do accidentally damage your property in any way, we agree to repair the damages to restore the property to the way it was before we entered. Our contractor will also maintain insurance that would cover any accidents on the job. We promise to minimize any and all inconvenience to you in connection with this work, and we will give you one week notice before the work begins.

In addition, in the unlikely circumstance that you still own the BCP Site when the remediation is complete and the Certificate of Completion is about to be obtained, and a Track 1 remediation level is not achieved, you are hereby also agreeing to impose an environmental easement on the BCP Site if required by the New York State Department of Environmental Conservation.

Thank you for your cooperation.

Sincerely,



GO Quay, LLC  
c/o Gotham Organization, Inc.  
By: David Pickett  
Title: Member

As a member of the site owner, I am authorized to grant this temporary license and agree to allow GO Quay, LLC and its agents to enter my property to perform the BCP Investigation and/or remediation work required.

A handwritten signature in black ink, appearing to read "Daniel Colasuonno", written over a horizontal line.

Varick Meadow Holdings LLC

By. Daniel Colasuonno

# **Exhibit I**



Legend

Site Boundary

- Langan Soil Boring Location
- Langan Soil Boring/Monitoring Well Location
- Langan Soil Vapor Point Location
- Tax Parcel Boundary

**Notes:**  
CAS - Chemical Abstract Service  
NS - No standard  
mg/kg - milligram per kilogram  
NA - Not analyzed  
RL - Reporting limit  
<RL - Not detected  
Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Protection of Groundwater, Restricted Use Commercial, and Restricted Use Industrial Soil Cleanup Objectives (SCO).  
Criterion comparisons for 3- & 4-methylphenol (m&p cresol) are provided for reference. Promulgated SCOs are for 3-methylphenol (m-cresol) and 4-methylphenol (p-cresol).  
All data is presented in parts per million (ppm), which is equivalent to mg/kg.  
**Qualifiers:**  
D - The concentration reported is a result of a diluted sample.  
B - The analyte was found in the associated analysis batch blank.  
J - The analyte was positively identified and the associated numerical value is the approximate concentration of the analyte in the sample.  
UJ - The analyte was not detected at a level greater than or equal to the RL; however, the reported RL is approximate and may be inaccurate or imprecise.  
U - The analyte was analyzed for, but was not detected at a level greater than or equal to the level of the RL or the sample concentration for results impacted by blank contamination.

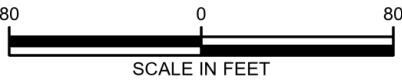
Analyte	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Commercial SCOs	NYSDEC Part 375 Restricted Use Industrial SCOs
<b>VOCs (ppm)</b>			
Acetone	0.05	500	1,000
<b>SVOCs (ppm)</b>			
Benzo(a)anthracene	1	5.6	11
Benzo(a)pyrene	22	1	1.1
Benzo(b)fluoranthene	1.7	5.6	11
Benzo(k)fluoranthene	1.7	56	110
Chrysene	1	56	110
Dibenz(a,h)anthracene	1,000	0.56	1.1
<b>Metals (ppm)</b>			
Arsenic	16	16	16
Barium	820	400	10,000
Copper	1,720	270	10,000
Lead	450	1,000	3,900
Mercury	0.73	2.8	5.7
<b>PFAS (ppm)</b>			
Perfluorooctanesulfonic Acid (PFOS)	0.001	0.44	0.44

**Exceedance Summary:**

10 - Result exceeds Protection of Groundwater SCOs

10 - Result exceeds Restricted Use Commercial SCOs

10 - Result exceeds Restricted Use Industrial SCOs



**Notes:**  
1. World streets basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online.  
2. Parcel data provided by NYC MapPLUTO 21v2.  
3. Sampling locations are approximate and based on field measurements.

**LANGAN**

300 Kimball Drive  
Parsippany, NJ 07054  
T: 973.560.4900 F: 973.560.4901 www.langan.com

Langan Engineering & Environmental Services, Inc.  
Langan Engineering, Environmental, Surveying,  
Landscape Architecture and Geology, D.P.C.  
Langan International LLC  
Collectively known as Langan

NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project

213 MEADOW STREET

BLOCK No. 2951, LOT Nos. 1, 5, & 45

BROOKLYN NEW YORK

Drawing Title

SOIL ANALYTICAL RESULTS

Project No.  
100964201

Date  
3/11/2022

Scale  
1" = 80'

Drawn By  
IHB

Submission Date

Figure  
3



Legend

- Site Boundary
- Langan Soil Boring Location
- Langan Soil Boring/Monitoring Well Location
- Langan Soil Vapor Point Location

Analyte	NYSDEC SGVs	NYSDEC Guidance Values
VOCs (ppb)		
1,4-Dioxane (P-Dioxane)	NS	1
Acetone	50	NS
Tert-Butyl Methyl Ether	10	NS
SVOCs (ppb)		
1,4-Dioxane (P-Dioxane)	NS	1
Benzo(a)anthracene	0.002	NS
Benzo(a)pyrene	0	NS
Benzo(b)fluoranthene	0.002	NS
Benzo(k)fluoranthene	0.002	NS
Chrysene	0.002	NS
Indeno(1,2,3-cd)pyrene	0.002	NS
Metals (ppb)		
Iron	300	NS
Lead	25	NS
Magnesium	35,000	NS
Manganese	300	NS
Sodium	20,000	NS
PFAS (ppb)		
Perfluorooctanesulfonic Acid (PFOS)	NS	0.01
Perfluorooctanoic Acid (PFOA)	NS	0.01

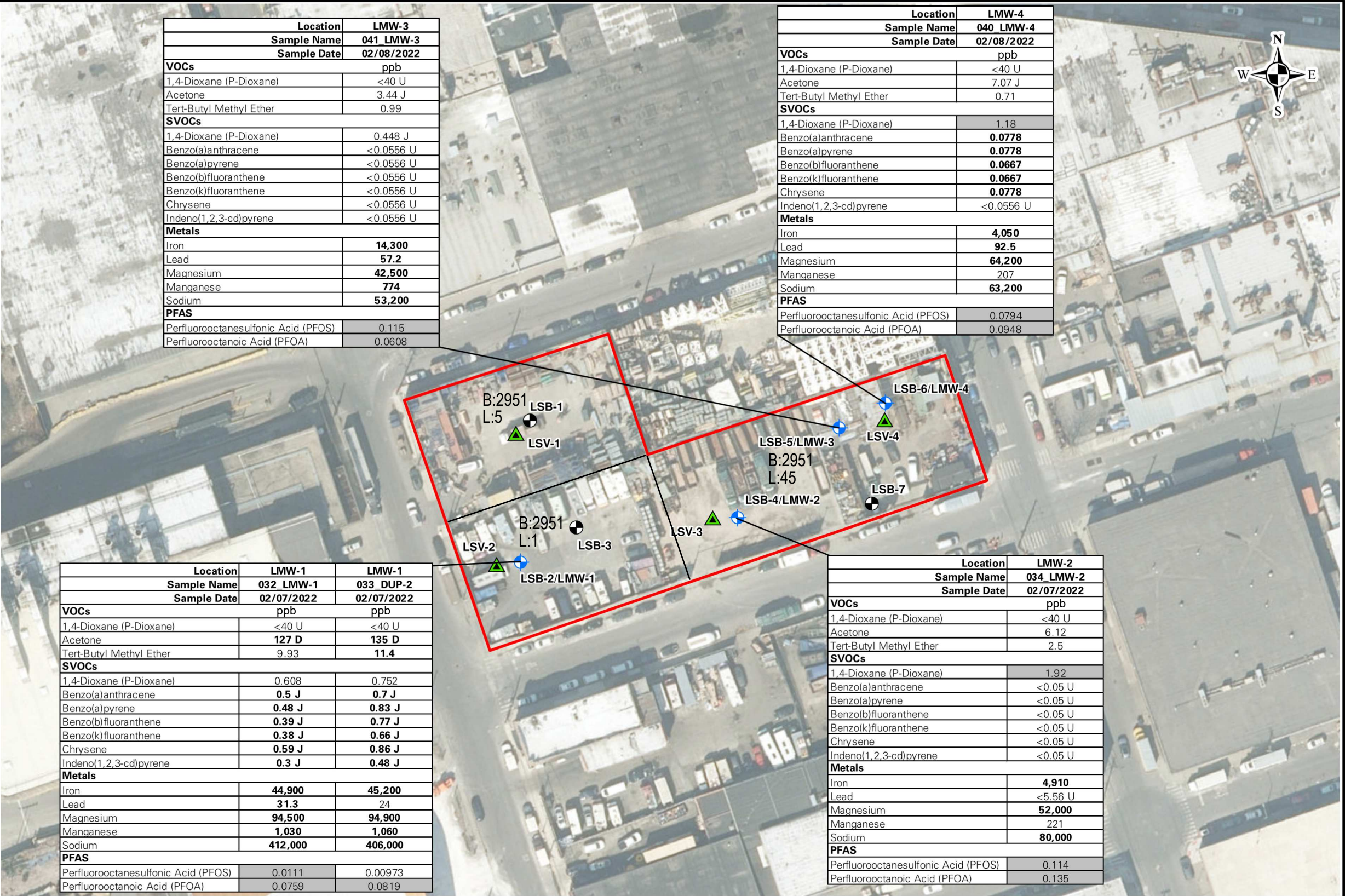
Exceedance Summary:

- 10

- Result exceeds NYSDEC SGVs
- 10

- Result exceeds NYSDEC Guidance Values

**Notes:** Data is shown in parts per billion (ppb)  
CAS - Chemical Abstract Service  
NS - No standard  
ug/l - microgram per liter  
NA - Not analyzed  
RL - Reporting limit  
<RL - Not detected  
Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water (herein collectively referenced as "NYSDEC SGVs").  
Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Part 375 Remedial Programs Guidelines for Sampling and Analysis of Per- and Polyfluoroalkyl Substances (PFAS) (June 2021) and the 1,4-Dioxane value reflects the drinking water maximum contaminant level (MCL) adopted by New York State for public water systems (July 2020). Pursuant to Part 375-1.7(f)(2), the NYSDEC will treat the MCL as relevant and appropriate and will consider this value in remedy selection.



**Notes:**  
1. World streets basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online.  
2. Parcel data provided by NYC MapPLUTO 21v2.  
3. Sampling locations are approximate and based on field measurements.

**LANGAN**

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Langan Engineering, Environmental, Surveying,  
Landscape Architecture and Geology, D.P.C.  
Langan International LLC  
Collectively known as Langan

NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project

213 MEADOW  
STREET

BROOKLYN

NEW YORK

Drawing Title

GROUNDWATER  
ANALYTICAL  
RESULTS

Project No.

100964201

Date

8/30/2023

Scale

1" = 80'

Drawn By

IHB

Submission Date

Figure

4



Legend

- Site Boundary
- Langan Soil Boring Location
- Langan Soil Boring/Monitoring Well Location
- Langan Soil Vapor Point Location

Analyte	NYSDOH Decision Matrices Minimum Concentrations
VOCs (µg/m3)	
1,1,1-Trichloroethane	100
1,1-Dichloroethane	NS
1,1-Dichloroethene	6
1,2,4-Trimethylbenzene	NS
1,2-Dichlorobenzene	NS
1,3,5-Trimethylbenzene (Mesitylene)	NS
1,4-Dichlorobenzene	NS
4-Ethyltoluene	NS
Acetone	NS
Benzene	NS
Carbon Disulfide	NS
Carbon Tetrachloride	6
Chloromethane	NS
Cis-1,2-Dichloroethene	6
Cyclohexane	NS
Dichlorodifluoromethane	NS
Ethyl Acetate	NS
Ethylbenzene	NS
Isopropanol	NS
M,P-Xylene	NS
Methyl Ethyl Ketone (2-Butanone)	NS
Methyl Methacrylate	NS
Methylene Chloride	100
n-Heptane	NS
n-Hexane	NS
o-Xylene (1,2-Dimethylbenzene)	NS
Tert-Butyl Methyl Ether	NS
Tetrachloroethene (PCE)	100
Toluene	NS
Trichloroethene (TCE)	6
Trichlorofluoromethane	NS
Vinyl Chloride	6

**Exceedance Summary:**

10

- Result exceeds minimum soil vapor concentrations recommending mitigation

**Notes:**  
SV - Soil Vapor  
CAS - Chemical Abstract Service  
NS - No standard  
ug/m3 - microgram per cubic meter  
NA - Not analyzed  
RL - Reporting limit  
<RL - Not detected  
Soil vapor sample analytical results are compared to the minimum soil vapor concentrations at which mitigation is recommended as set forth in the New York State Department of Health (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices for Sub-Slab Vapor and Indoor Air and subsequent updates (2017).

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



**Notes:**  
1. World streets basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online.  
2. Parcel data provided by NYC MapPLUTO 21v2.  
3. Sampling locations are approximate and based on field measurements.

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project

213 MEADOW STREET

BROOKLYN

NEW YORK

Drawing Title

SOIL VAPOR ANALYTICAL RESULTS

Project No.

100964201

Date

8/30/2023

Scale

1" = 80'

Drawn By

IHB

Submission Date

Figure

5



# **Exhibit J**

# Department of State

## Division of Corporations

### Entity Information

Return to Results

Return to Search

Entity Details



**ENTITY NAME:** GO QUAY, LLC  
**DOS ID:** 6406088  
**FOREIGN LEGAL NAME:** GO QUAY, LLC  
**FICTITIOUS NAME:**  
**ENTITY TYPE:** FOREIGN LIMITED LIABILITY COMPANY  
**DURATION DATE/LATEST DATE OF DISSOLUTION:**  
**SECTIONOF LAW:** LIMITED LIABILITY COMPANY - 802 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW  
**ENTITY STATUS:** ACTIVE  
**DATE OF INITIAL DOS FILING:** 02/15/2022  
**REASON FOR STATUS:**  
**EFFECTIVE DATE INITIAL FILING:** 02/15/2022  
**INACTIVE DATE:**  
**FOREIGN FORMATION DATE:** 10/13/2021  
**STATEMENT STATUS:** CURRENT  
**COUNTY:** NEW YORK  
**NEXT STATEMENT DUE DATE:** 02/28/2026  
**JURISDICTION:** DELAWARE, UNITED STATES  
**NFP CATEGORY:**

- ENTITY DISPLAY
- NAME HISTORY
- FILING HISTORY
- MERGER HISTORY
- ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

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

**Name:** C/O CORPORATION SERVICE COMPANY  
**Address:** 80 STATE STREET, ALBANY, NY, UNITED STATES, 12207

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:

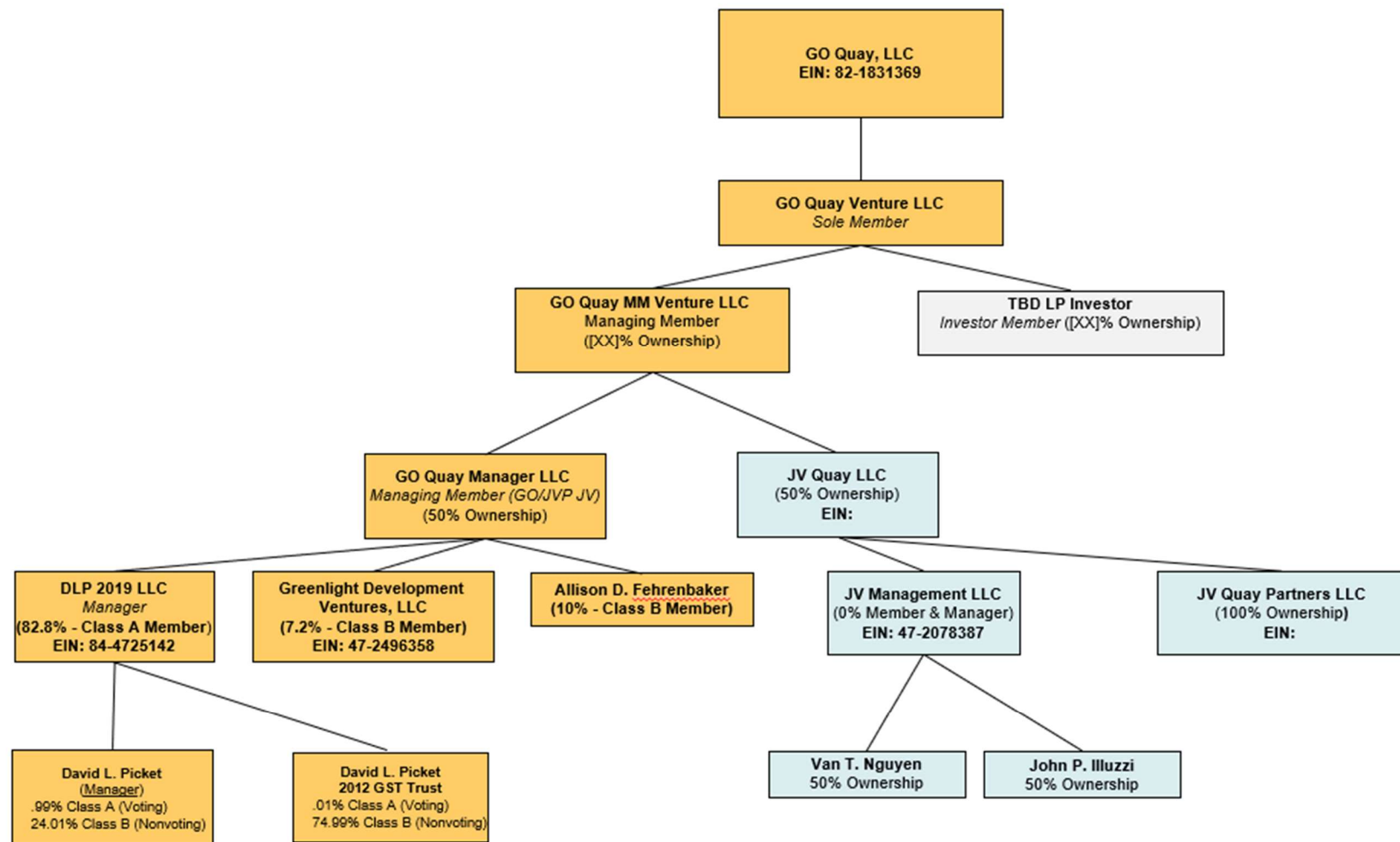
Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share





# **Exhibit K**

## WRITTEN CONSENT

The undersigned, being a Member of GO Quay, LLC, c/o Gotham Organization, Inc., does hereby certify as follows:

1. GO Quay, LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at 213 Meadow Street (3-2951-45), 190 Varick Avenue (3-2951-1), and 208 Varick Avenue (3-2951-5) (collectively the "BCP Site").

2. The following person, David L. Pickett, a member of GO Quay, LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer GO Quay, LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 13th day of December, 2024.

A handwritten signature in black ink, appearing to read "Bryan Kelly", is written over a horizontal line.

Bryan Kelly  
Member of GO Quay, LLC,  
c/o Gotham Organization, Inc.

# **Exhibit L**

# Site Contact List

213 Meadow Street MTA Facilities Project Site

213 Meadow Street, 190 Varick Avenue, and 208 Varick Avenue, Brooklyn, NY 11237

Name	Title	Address	City	State	Zip
Chuck Schumer	U.S. Senator	Leo O'Brien Building, Room 827	Albany	NY	12207
Kirsten Gillibrand	U.S. Senator	Leo O'Brien Building, Room 821	Albany	NY	12207
Dan Garodnick	Chair, NYC Planning Commission	120 Broadway, 31st Floor	New York	NY	10271
Nydia Velázquez	U.S. House of Representatives	39-16 47th Avenue	Sunnyside	NY	11104
Kristen Gonzalez	New York State Senator	801 2nd Avenue, Suite 303	New York	NY	10017
Antonio Reynoso	Brooklyn Borough President	209 Joralemon Street	Brooklyn	NY	11201
Brooklyn Paper, Schneps Media	Media Outlet	1 MetroTech Center	Brooklyn	NY	11201
Paul Rush	NYC DEP, Deputy Commissioner, Water Supply	59-17 Junction Blvd	Flushing	NY	11368
Marc Waldron	Bushwick Library - Document Repository, Managing Librarian	340 Bushwick Avenue	Brooklyn	NY	11206
Shaminder Chawla	Mayor's Office of Environmental Remediation	100 Gold Street, 2nd Floor	New York	NY	10038
Dealice Fuller	Brooklyn Community Board No. 1, Chair	435 Graham Avenue	Brooklyn	NY	11211
Julia Hynes	P.S. 145 Magnet School of Leadership Through Engineering, Principal	100 Noll Street	Brooklyn	NY	11206
Neyva Rivera	I.S. 347 School of Humanities, Principal	35 Starr Street	Brooklyn	NY	11221
Tina Moschella Andre	P.S. 086 The Irvington, Principal	220 Irving Avenue	Brooklyn	NY	11237
Kalosh Dalipi	Learners and Leaders, Principal	378 Seneca Avenue	Queens	NY	11385
Amanda Lazerson	J.H.S. 162 The Willoughby, Principal	1390 Willoughby Avenue	Brooklyn	NY	11237
Roxana Toro	I.S. 349 School of Math, Science, and Technology, Principal	35 Starr Street	Brooklyn	NY	11221
Romy Diamond	P.S. 81Q Jean Paul Richter, Principal	559 Cypress Avenue	Queens	NY	11385
Donna Mari Stalzer	P.S. 123 Suydam, Principal	100 Irving Avenue	Brooklyn	NY	11237
Matthew Brownstein	A.C.E. Academy for Scholars at the Geraldine Ferraro Campus, Principal	55-20 Metropolitan Avenue	Queens	NY	11385
Jason Coalter	Achievement First University Prep High School, Principal	35 Starr Street	Brooklyn	NY	11221
Rosemary Vega	East Williamsburg Scholars Academy, Principal	850 Grand Street	Brooklyn	NY	11211
Jahi Bashir	Williamsburg Charter High School, Head of School	198 Varet Street	Brooklyn	NY	11206
Marc A Pascente	Grover Cleveland High School, Principal	21-27 Himrod Street	Ridgewood	NY	11385
Lizabeth Caraballo	P.S. 120 Carlos Tapia, Principal	18 Beaver Street	Brooklyn	NY	11206
To Whom It May Concern	Queen of the Rosary Catholic Academy	11 Catherine Street	Brooklyn	NY	11211
Janine Santaromita	P.S. 196 Ten Eyck	207 Bushwick Avenue	Brooklyn	NY	11206
Sandra Noyola	P.S. 147 Isaac Remsen, Principal	325 Bushwick Avenue	Brooklyn	NY	11206
Beth Lubeck	P.S. 132 The Conselyea School, Principal	320 Manhattan Avenue	Brooklyn	NY	11211
Marsha Steinberg	P.S. 009 Walter Reed, Principal	58-74 57th Street	Queens	NY	11378
Taeko Onishi	Lyons Community School, Principal	223 Graham Avenue #337b	Brooklyn	NY	11206
To Whom It May Concern	MS 582 The Magnet School for Multimedia, Technology, and Urban Planning	207 Bushwick Avenue	Brooklyn	NY	11206
To Whom It May Concern	Ridgewood School of Music	18-63 Suydam Street	Queens	NY	11385
Mallorie Bocachica	Uncommon Williamsburg Elementary School, Principal	140 Montrose Avenue	Brooklyn	NY	11206
Melvin Martinez	P.S. 257 John F. Hylan, Principal	60 Cook Street	Brooklyn	NY	11206
Rod Young	P.S. 250 George H. Lindsey, Principal	108 Montrose Avenue	Brooklyn	NY	11206
Silvia Marinache	Kids' Canvas NYC, Director	1433 Dekalb Avenue	Brooklyn	NY	11237
Victor Garcia	P.S. 018 Edward Bush, Principal	101 Maujer Street	Brooklyn	NY	11206
Jasmine Pena	PROGRESS High School for Professional Careers, Principal	850 Grand Street	Brooklyn	NY	11211
Holger Carrillo	The High School for Enterprise, Business and Technology, Principal	850 Grand Street	Brooklyn	NY	11211



Erin Manetta	The Riverview School 277Q @ 290, Coordinator	55-20 Metropolitan Avenue	Ridgewood	NY	11385
To Whom It May Concern	Cedeno Driving School	775 Grand Street	Brooklyn	NY	11211
To Whom It May Concern	Orlando & Carlos Driving School	247 Suydam Street	Brooklyn	NY	11237
To Whom It May Concern	My Little Angel's Day Care	54-13 Metropolitan Avenue	Ridgewood	NY	11385
Dora M. Valladares	Growing Together Daycare	1008 Willoughby Avenue, Apt 3-A, 3rd Floor	Brooklyn	NY	11221
To Whom It May Concern	Bushwick United HDfC 6	200 Central Avenue	Brooklyn	NY	11221
Shauna Campbell	Jarvis Academy Daycare	10 Montieth Street #252	Brooklyn	NY	11206
To Whom It May Concern	First Buddies DayCare	229 Troutman Street, Apt 2-B	Brooklyn	NY	11237
Araceli M.	Araceli Family Day Care	1810 Stockholm, Ste 3R	Ridgewood	NY	11385
To Whom It May Concern	The Learning Experience - Bed-Stuy/Bushwick	600 Bushwick Avenue	Brooklyn	NY	11206
To Whom It May Concern	Yami & Grandma's Daycare	451 Senaca Avenue	Ridgewood	NY	11385
To Whom It May Concern	Tender Tots Day Care	810 Flushing Avenue	Brooklyn	NY	11206
To Whom It May Concern	The Jungle Day Care	Harman Street	Ridgewood	NY	11385
To Whom It May Concern	Lauren's Day Care	5413 Metropolitan Avenue	Flushing	NY	11385
To Whom It May Concern	Creative Academy	228 Bushwick Avenue	Brooklyn	NY	11206
To Whom It May Concern	Nelva's Little Sunshine Day Care	17-31 Menahan Street #1	Ridgewood	NY	11385
Alexandra Torres	Torres Day Care	50 Manhattan Avenue, Apt. 5D	Brooklyn	NY	11206
To Whom It May Concern	Small World Early Childhood Center	211 Ainslie Street	Brooklyn	NY	11211
Teodora Rodriguez	Teodora Rodriguez Group Family Day Care	130 Moore Street, Apt 4D, 4th Floor	Brooklyn	NY	11206
To Whom It May Concern	Riddick, Saquana - Brooklyn NY Group Family Day Care	370 Bushwick Avenue, Apt 4I, 4th Floor	Brooklyn	NY	11206
Teresa Del Priore	Francis of Paloa Early Learning Center	201 Conselyea Street	Brooklyn	NY	11211
To Whom It May Concern	Stagg Street Center For Children	77 Stagg Street	Brooklyn	NY	11206
To Whom It May Concern	Graham Child Care Center	222 Graham Avenue	Brooklyn	NY	11206
To Whom It May Concern	Happy Smiles Family Day Care	130 Moore Street	Brooklyn	NY	11206
To Whom It May Concern	Bushwick United HDfC 2	77 Wilson Avenue	Brooklyn	NY	11237
To Whom It May Concern	Bushwick United HDfC 4	178 Leonard Street	Brooklyn	NY	11206
To Whom It May Concern	B'Above Skillman	143 Skillman Avenue	Brooklyn	NY	11211
To Whom It May Concern	The Apple of Your Eyes Corp.	247 Stockholm Street	Brooklyn	NY	11237
To Whom It May Concern	La Nina De Tus Ojos Corporation	247 Stockholm Street	Brooklyn	NY	11237
Varick Meadow Holdings LLC	Owner of BCP Site	79-51 Cooper Avenue	Glendale	NY	11385
Titan Industrial Services Corp	Operator of BCP Site	66-00 Long Island Expressway	Maspeth	NY	11378
Roma Scaffolding, Inc.	Operator of BCP Site	41-33 38th Street	Long Island City	NY	11101
Unavailable Owner	Adjacent Property Owner of 227 Stewart Avenue	430 Maspeth Avenue	Brooklyn	NY	11211
47 Bridgewater Corp.	Adjacent Property Owner of 1202 Metropolitan Avenue	9650 Flair Drive, Floor 1	El Monte	CA	91731
The Losquasdro Family LLC	Adjacent Property Owner of 210 Varick Avenue	137 Glen Head Road	Glen Head	NY	11545
HB NYC Realty LLC	Adjacent Property Owner of 1150 Metropolitan Avenue	9650 Flair Drive, Floor 1	El Monte	CA	91731
Waste Management	Adjacent Property Owner of 221 Varick Avenue and 217 Varick Avenue	P.O. Box 1450	Chicago	IL	60690
Meyer Fine	Adjacent Property Owner of 175 Varick Avenue	P.O. Box 1451	Chicago	IL	60691
NYC Dept Sanitation	Adjacent Property Owner of Varick Avenue	125 Worth Street	New York	NY	10013
MDO Property Management	Adjacent Property Owner of 188 Varick Avenue, 186 Varick Avenue, 194 Varick Avenue, 180 Varick Avenue, 200 Meadow Street, and 204 Meadow Street	P.O. Box 348	Towaco	NJ	7082
A&B International NY LLC	Adjacent Property Owner of 517 Stagg Street	130 S Jefferson Street, Ste 300	Chicago	IL	60661
Varick Planning Mill Inc	Adjacent Property Owner of 499 Stagg Street	499 Stagg Street	Brooklyn	NY	11237
Steve Realty Corp	Adjacent Property Owner of 200 Stewart Avenue	33 Aldgate Drive East	Manhasset	NY	11030
Y&H Realty Corp of Brooklyn	Adjacent Property Owner of 238 Meadow Street	169 Gardner Avenue	Brooklyn	NY	11237
C & R of Kings County Inc	Adjacent Property Owner of 169 Gardner Avenue	169 Gardner Avenue	Brooklyn	NY	11237
1250 Metropolitan Avenue LLC	Adjacent Property Owner of 1250 Metropolitan Avenue LLC	1216 St Charles Road	Elgin	IL	60120

1196 Metropolitan Corp	Adjacent Property Owner of 1198 Metropolitan Avenue	1196 Metropolitan Avenue	Brooklyn	NY	11237
Forty Nine Eleven Realty Corporation	Adjacent Property Owner of 1194 Metropolitan Avenue	1194 Metropolitan Avenue	Brooklyn	NY	11237
Wanda Building LLC	Adjacent Property Owner of 222 Varick Avenue	17 Bridle Path	Roslyn	NY	11576
Diecor Realty Corp.	Adjacent Property Owner of 1176 Metropolitan Avenue	1187 Metropolitan Avenue	Brooklyn	NY	11236
Lucena Bath	Adjacent Property Operator of 222 Varick Avenue	222 Varick Avenue	Brooklyn	NY	11237
210 Copper Scrap Inc.	Adjacent Property Operator of 210 Varick Avenue	210 Varick Avenue	Brooklyn	NY	11237
NY Livestock Market Inc.	Adjacent Property Operator of 210 Varick Avenue	210 Varick Avenue	Brooklyn	NY	11238
Golden Road Trading	Adjacent Property Operator of 220 Stewart Avenue	220 Stewart Avenue	Brooklyn	NY	11239

# **Exhibit M**



2600 Innovation Square  
100 South Clinton Avenue  
Rochester, New York 14604  
nyenvlaw.com

LINDA R. SHAW  
ATTORNEY AT LAW

T 585.546.8430  
C 585.414.3122  
lshaw@nyenvlaw.com

Marc Waldron  
Bushwick Library  
340 Bushwick Avenue  
Brooklyn, New York 11206

**RE: Brownfield Cleanup Program Application**  
**Applicant: GO Quay, LLC, c/o Gotham Organization, Inc.**  
**Site Name: 213 Meadow Street Coal Yard Site**  
**Site Address: 213 Meadow Street, 190 Varick Avenue, and 208 Varick Avenue, Brooklyn, NY 11237**

Dear Mr. Waldron:

We represent GO Quay, LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 213 Meadow Street, 190 Varick Avenue, and 208 Varick Avenue in Brooklyn, New York. Your library is currently the repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in CD format.

Please sign below and return the executed letter as an attachment to an email to my paralegal, Sarah Ahrens, at [sahrens@nyenvlaw.com](mailto:sahrens@nyenvlaw.com), if you are able to certify that the Bushwick Library is willing and able to act as a temporary public repository for this Brownfield Cleanup Program Project.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW, ESQ.

The Bushwick Library is willing and able to act as a document repository for the Brownfield Cleanup Program Project located at 213 Meadow Street, 190 Varick Avenue, and 208 Varick Avenue, Brooklyn, NY.

  
\_\_\_\_\_  
Marc Waldron, Managing Librarian

10/24/24  
\_\_\_\_\_  
Date



2600 Innovation Square  
100 South Clinton Avenue  
Rochester, New York 14604  
nyenvlaw.com

**LINDA R. SHAW**  
ATTORNEY AT LAW

T 585.546.8430  
C 585.414.3122  
lshaw@nyenvlaw.com

May 14, 2025

**VIA ELECTRONIC MAIL**  
**[DERSiteControl@dec.ny.gov](mailto:DERSiteControl@dec.ny.gov)**

Site Control Section  
Attn: Alexandra Servis  
New York State Department of Environmental Conservation  
Bureau of Technical Support  
625 Broadway, 11<sup>th</sup> Floor  
Albany, New York 12233-7020

**RE: Brownfield Cleanup Program  
213 Meadow Street MTA Facilities Project Site – C224422  
Brooklyn Community Board 1 – Document Repository**

To Whom It May Concern:

I write this letter in regard to the document repository request to Brooklyn Community Board 1. I visited the Community Board offices, and they verbally advised me that the Community Board is willing to serve as a document repository for the BCP Site.

Please let me know if you have any questions.

Sincerely,

*Simeon Maleh*

---

**Simeon Maleh**  
GOTHAM ORGANIZATION

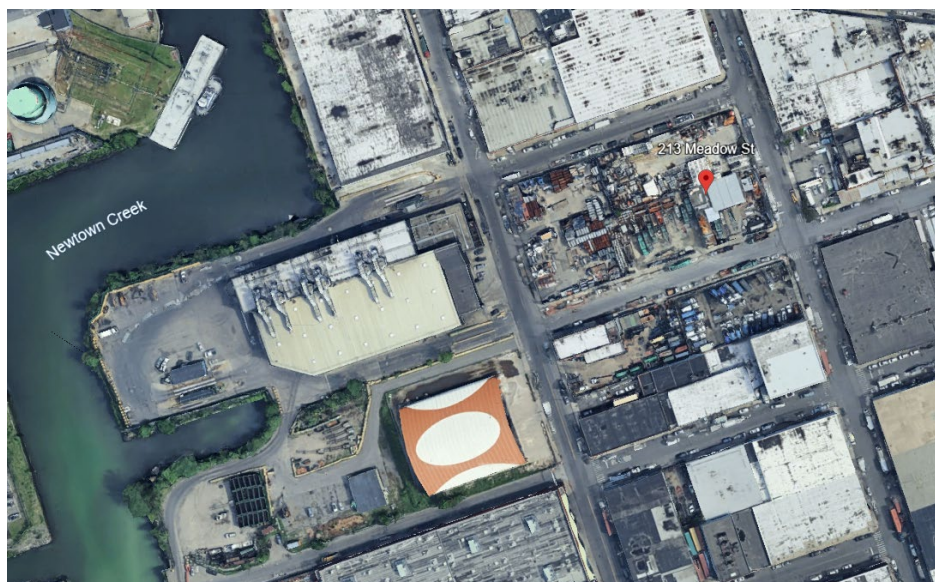
# **Exhibit N**



# Climate Screening Checklist

## Background Information

- Project Manager: **Haala Al-Hadithy**
- Site Name: **213 Meadow Street MTA Facilities Project Site**
- Site Number: **C224433**
- Site Location: **213 Meadow Street and 190 & 208 Varick Avenue, Brooklyn, New York 11237**
- Site Elevation (average above sea level): **15 feet / 5 meters**



- ClimAID Region ([Responding Climate Change in New York State \(ClimAID\) - NYSERDA](#)): **Region 4 New York City and Long Island**



- Remedial Stage/site classification:  
**Investigation stage/ BCP Site**
- Contamination - Media Impacted/ Contaminants of Concern:  
**Site contamination resulting from the current and historic uses of the Site (i.e. repair yard, auto wrecking yard and C&D transfer station) includes industrial and commercial exceedances of semi-volatile organic compounds (SVOCs) and heavy metals, which are present at levels not just indicative of the presence of historic fill soils, volatile organic compounds (VOCs), SVOCs, heavy metals and Perfluorooctanoic Acids (PFAS) in the groundwater, and petroleum-related,**

chlorinated and other VOCs in soil vapor.

- Proposed/Current Remedy:

**There is no proposed remedy yet for this site; the site is still in the investigation stage, where a proper remedy will be proposed and followed.**

- What is the predicted timeframe of the remedy? Will components of the remedy still be in place in 10+ years?

**While there is no proposed remedy yet, it is expected that the remedy will be completed by the end of 2027, or soon after. It is assumed that components of the remedy will still be in place in 10+ years.**

- Is the site in proximity to any sensitive receptors? (e.g. wetlands, waterbodies, residential properties, hospitals, schools, drinking water supplies, etc.)

**Yes, the site is located within 0.13 miles of English Kills, a tributary of Newton Creek, which is a contaminated listed federal Superfund Site. There are no schools, residential properties, or hospitals located nearby.**

Is the site in a disadvantaged community (DAC) or potential environmental justice area (PEJA) (Use DECinfoLocator: [DECinfo Locator \(ny.gov\)](https://decinfo.locator.ny.gov/))?

☒ Yes ☐ No

If the site is in a DAC or PEJA, will climate impacts be magnified? If yes, list how and why.

☐ Yes ☒ No

**The DAC climate impacts will be reduced by the project because the current use as an open air junkyard site will be reduced by a new state of the art MTA garage facility. In addition, site contamination will be remediated, which will further benefit the DAC.**

Should thresholds of concern be lowered to account for magnification of impacts? If yes, indicate how lower thresholds will be used in the screening.

☐ Yes ☒ No

### Climate Screening Table\*

Potential Climate Hazards	Relevant to the Site Location (Y/N/NA) <sup>1</sup>	Projected Change (Reference data source/Model) <sup>3</sup>	Potential to Impact Remedy (Y/N)	Is remedy/site already resilient? (Y/N) <sup>4</sup>
Precipitation	N	0.14 in/mo   SSP585 Multi-Model Mean	N	

Temperature <sup>2</sup> (Extreme Heat or Cold Weather Impacts)	Y	+3.95°F   SSP585 Multi-Model Mean	N	N because the project is not constructed yet but the new building will meet all new energy code requirements
Sea Level Rise	N		N	
Flooding	Y		N	N See required next steps
Storm Surge	N		N	
Wildfire	N		N	
Drought	N		N	
Storm Severity	Y			N See required next steps
Landslides	N		N	
Other Hazards:				

\* Links to potential data sources can be found on the following page

<sup>1</sup> If the first column is N --> The rest of the columns will be N/A, the hazard is not applicable to the site.

<sup>2</sup> Extreme Heat: periods of three or more days above 90°F- Extreme Cold: Individual days with minimum temperatures at or below 0 degrees F (NYSERDA ClimAID report)

<sup>3</sup> List the projected change in specific terms or units e.g. inches of rain fall, feet of sea level rise, etc.

<sup>4</sup> If final column is Y, provide reasoning, if the final column is N --> Climate Vulnerability Assessment (CVA) required.

**Required Next Steps (If no further action is required, provide justification):**

**This Site is partially in a flood plain. Therefore, the Design Flood Elevation (DFE), which is the elevation of the highest flood [generally the base flood elevation (BFE) plus a safety factor (freeboard)] that a retrofitting method is designed to protect against, will be established relative to the Zone X flood area. Dry floodproofing will be installed as to protect interior spaces and critical building infrastructure will be located above the DFE.**

**Potential Data Sources** (not an exhaustive list)- from [Superfund Climate Resilience: Vulnerability Assessment | US EPA](#)

**NYSERDA ClimAID report-** [Responding Climate Change in New York State \(ClimAID\) - NYSERDA](#)

FEMA- [National Flood Hazard Layer | FEMA.gov](#)

NOAA- [National Storm Surge Risk Maps - Version 3 \(noaa.gov\)](#)

Department of Agriculture Forest Service [Wildfire Risk to Communities](#)

EPA [Climate Change Indicators in the United States](#)

EPA [Climate Resilience Evaluation & Awareness Tool \(CREAT\) | U.S. Climate Resilience Toolkit](#)

EPA [National Stormwater Calculator](#)

National Integrated Drought Information System [U.S. Drought Portal](#)

National Interagency Coordination Center [National Interagency Fire Center](#)

National Oceanic and Atmospheric Administration Coastal Services [Digital Coast](#)

- Resources to help communities assess coastal hazards, such as the [Sea Level Rise Viewer](#) for visualizing community-level impacts of flooding or sea level rise and [downloadable LIDAR data](#)

National Oceanic and Atmospheric Administration [National Centers for Environmental Information](#) website

National Oceanic and Atmospheric Administration [Sea Level Trends](#)

National Weather Service [Climate Prediction Center](#)

National Weather Service [National Hurricane Center](#)

National Weather Service [Sea, Lake, and Overland Surges from Hurricanes \(SLOSH\)](#)

National Weather Service [Storm Surge Hazard Maps](#)

U.S. Federal Government Climate Resilience Toolkit: [The Climate Explorer](#)

U.S. Army Corps of Engineers [Climate Preparedness and Resilience](#)

U.S. Geological Survey [Coastal Change Hazards Portal](#)

U.S. Geological Survey [Landslide Hazards Program](#)

U.S. Geological Survey [National Ground-water Monitoring Network Data Portal](#)

U.S. Geological Survey [National Climate Change Viewer](#)

U.S. Geological Survey [National Water Dashboard](#)

U.S. Geological Survey [StreamStats](#)

NYS Department of State- [Assess | Department of State \(ny.gov\)](#)

NYSERDA NY Coastal Floodplain Mapper- [Home Page \(ny.gov\)](#)

NYSDEC Coastal Erosion Hazards- [Coastal Areas Regulated By The CEHA Permit Program - NYDEC](#)

NYSDOH Heat Index- [health.ny.gov/environmental/weather/vulnerability\\_index/county\\_maps.htm](http://health.ny.gov/environmental/weather/vulnerability_index/county_maps.htm)