
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
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To: Simeon Maleh, Varun Sanyal, Bryan Kelly – GO Quay, LLC

From: Amanda Forsburg, Steve Ciambuschini - Langan

Info: Linda Shaw – Knauf Shaw LLP
Molly Mattern, Jess Friscia – Langan

Date: 26 October 2023

Re: Addendum to 11 March 2022 Phase I ESA
213 Meadow Street
Brooklyn, New York
Langan Project No.: 100964202

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) has prepared this Addendum to the Phase I Environmental Site Assessment (ESA) prepared by Langan for the property located at 213 Meadow Street, Brooklyn, New York on behalf of GO Quay, LLC and dated 11 March 2022.

The Phase I ESA reported that a questionnaire requesting information in accordance with ASTM E-1527-13 had been provided to the property owner, but a completed copy had not been returned. On 17 October 2023, Langan received a copy of the completed questionnaire dated 29 September 2023 (Attachment 1) and an Acknowledgement of Notice of Intent for Coverage under SPDES Multi-Sector General Permit for Stormwater Discharge Associate with Industrial Activity (Attachment 2) issued to Castle Sanitation Corporation by the New York State Department of Environmental Conservation (NYDSEC) Division of Water, Bureau of Water Permits and dated 5 July 2023.

The Property Owner / Operator / Key Site Manager Questionnaire was completed by Daniel Colasuonno, one of the property owners. Mr. Colasuonno identified that stained soil/pavement and solid waste including trash, construction debris, or demolition debris are present at the subject property. This documentation is consistent with the stained concrete and operations by a demolition contractor that were observed during the site reconnaissance completed by Langan on 25 January 2022. Mr. Colasuonno also noted that a SPDES filing with NYSDEC exists for the subject property and provided a copy of the documentation as noted above. Mr. Colasuonno stated that he is unaware of any environmental conditions or documents except the SPDES permit and a notice of violation related to litigation with River Keepers regarding runoff water. This issue was reported to be previously settled but no further information regarding the violation was provided. Mr. Colasuonno noted on the questionnaire that he cannot provide contact information or details for previous owners, occupants, or facility managers of the property.

MEMO

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The Acknowledgement of Notice of Intent for Coverage under SPDES states that the facility identified number is NYR00G305 and that the authorization became effective on 8 July 2023. The authorization is condition upon the property owner and operator having developed and implemented a Stormwater Pollution Prevention Plan (SWPPP). Annual reporting is due in January of each year.

Based on the additional information provided by Mr. Colasuonno, no changes to the conclusions of the 11 March 2022 Phase I ESA have been identified.

Attachments: 1 – ASTM E-1527-13 Property Owner / Operator / Key Site Manager Questionnaire
2 – Acknowledgement Letter (Castle Sanitation)

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MEMO

Addendum to 11 March 2022 Phase I ESA
213 Meadow Street
Brooklyn, New York
Langan Project No.: 100964202
26 October 2023

ATTACHMENT 1

Property Owner / Operator / Key Site Manager Questionnaire

ASTM PRACTICE E 1527-13:
OWNER/OPERATOR/SITE-MANAGER QUESTIONNAIRE

Please complete the below form and return to
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.

Project Location/Address: 190 Varick Avenue
213 Meadow street
Brooklyn ny

ASTM E-1527-13, Section 9.4

Are you aware of any of the following located on the subject property:

Pits, Ponds, or Lagoons?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Stained Soil or Pavement?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Stressed Vegetation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Solid Waste (including trash, construction debris, or demolition debris)?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Wastewater or Discharges into Drains, Ditches, Underground Injection System, or Stream? <i>HAVE SPDS Filing w/ DEC</i>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Wells (including dry wells, irrigation wells, injection wells, abandoned wells, or other wells)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Septic Systems or Cesspools?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

ASTM E-1527-13, Section 10.9

Do you know of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Do you know of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

ASTM E-1527-13, Section 10.8

Are you aware if any of the documents listed below exists and if so, whether copies can and will be provided to the Consultant performing the ESA?

	Unaware	Document Exists	Copy will be provided
Environmental site assessment reports	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental compliance audit reports	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental permits (such as solid waste disposal permits, hazardous waste disposal permits, NPDES permits, wastewater permits, underground injection permits) <i>SPDE Permit</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Registrations for underground and aboveground storage tanks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Material safety data sheets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community-right-to-know plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Safety plans; preparedness and prevention plans; spill prevention, countermeasure and control plans, facility response plan, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reports regarding hydrogeologic conditions on the property or surrounding area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Notices or other correspondence from any governmental agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous waste generator notices or reports	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical studies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessments	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recorded Activity and Use Limitations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Cleanup Reports	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

litigation w/ River keepers which was settled. This was for runoff water.

Do you have contact information for the prior owner of the property? Yes ☐ No ☒

If yes, please provide information below:

Prior Owner's Name Michael Levy

Contact person _____

Address _____

Telephone DON'T HAVE ANY CONTACT INFO

Do you have contact information for the prior occupant of the property? Yes ☐ No ☒

If yes, please provide information below:

Prior Occupant's Name _____

Contact person _____

Address _____

Telephone _____

Do you have information on the prior facility manager of the property? Yes ☐ No ☒

If yes, please provide information below:

Prior Facility Manager's Name N/A

Contact person _____

Address _____

Telephone _____

This form was completed by:

Property Owner ☒ Operator ☐ Key Site Manager ☐ User ☐ EP ☐

Name: Daniel Colasanto

Address: 79-51 Cooper Avenue

Glenview NY 11385

Signature: [Signature] Date: 9/29/2023

MEMO

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26 October 2023

ATTACHMENT 2

Acknowledgement Letter (Castle Sanitation)

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Water, Bureau of Water Permits
625 Broadway, Albany, New York 12233-3505
P: (518) 402-8111 | F: (518) 402-9029
www.dec.ny.gov

7/5/2023

Castle Sanitation Corporation
79-51 Cooper Avenue
Glendale, NY 11385

Re: Acknowledgement of Notice of Intent for Coverage under SPDES Multi-Sector General Permit for Stormwater Discharges Associated with Industrial Activity (GP-0-23-001)
Facility Name: Castle Sanitation Corporation

SPDES ID: NYR00G305

Dear Owner/Operator,

This is to acknowledge that the New York State Department of Environmental Conservation (the Department) has received a complete electronic Notice of Intent (eNOI) for coverage under the State Pollutant Discharge Elimination System (SPDES) Multi-Sector General Permit for Stormwater Discharges Associated with Industrial Activity (MSGP) GP-0-23-001 for the following facility:

Castle Sanitation Corporation
213 Meadow Street
Brooklyn, NY 11237
Kings

The SPDES identification number for this facility is **NYR00G305**

This authorization becomes effective on **07/08/2023**

, and is conditioned upon the following:

- The information submitted in the eNOI received by the Department is accurate and complete.
- The Owner or Operator has developed and is implementing a Stormwater Pollution Prevention Plan (SWPPP) that complies with MSGP GP-0-23-001.
- When applicable, project review pursuant to the State Environmental Quality Review Act (SEQR) has been satisfied.
- All applicable Uniform Procedures Act (Environmental Conservation Law, 6NYCRR Part 621) permits have been obtained. Contact your Regional Permit Administrator



Department of
Environmental
Conservation

(<http://www.dec.ny.gov/permits/363.html>) for further information. See Appendix E in the Permit for Regional Offices contact information.

Annual Reporting

Please be advised that an Annual Certification Report (ACR) must be completed at the end of each calendar year and must be submitted electronically by January 28th of the following year. Access to the electronic ACR can be found on the Department's website.

<https://www.dec.ny.gov/chemical/9009.html>

Monitoring your stormwater discharges

You are responsible for making sure you understand all monitoring requirements. **If your facility has stormwater discharges that are subject to quarterly or semi-annual benchmark or compliance monitoring (based upon information submitted in your NOI), then you are required to submit your sampling results using EPA's NetDMR system.** Instructions on how to register for NetDMR are located on the DEC website at: <http://www.dec.ny.gov/chemical/8461.html>.

All questions related to DMR reporting or registering for NetDMR should be directed to (518) 402-8177 or email NetDMR@dec.ny.gov

Modifying the facility's NOI data

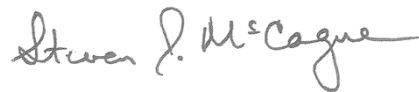
If you need to make changes to your existing eNOI information you must submit those changes electronically on the eNOI form.

Annual Regulatory Fee

The annual regulatory fee for the MSGP will be billed by the Department at the end of each Calendar year. For invoice questions contact the Department's Fee Determination Unit (518) 402-9343.

If you have any questions or require additional information, please contact Steven McCague at (518) 402-8108 or steven.mccague@dec.ny.gov. Please be sure to include the SPDES identification number of the facility on any forms or correspondence you send the Department related to this general permit coverage.

Sincerely,



Steven J McCague, P.E.
MSGP Permit and Coordinator