

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

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, 12th Floor Albany, NY 12233-7020

SITE NAME: Coop Double No or the					
Site NAME: Sea Park North					
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.	O 11	~			
If yes, provide existing site number:	Yes	(●) No			
Is this a revised submission of an incomplete application?					
If yes, provide existing site number: C224434	Yes	No			
<u> </u>					



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 16.1 – March 2025

SECTION I: Property Information										
PROPOSED SITE NAME Sea Park North										
ADDR	ESS/LOCATI	on 2828 V	Vest 28th S	treet						
CITY/	rown Brod	oklyn				ZIP	CODE 1	1224		
MUNICIPALITY (LIST ALL IF MORE THAN ONE) New York City										
COUNTY Kings SITE SIZE (ACRES) 0.92					.92					
LATIT	UDE			LONGITUD)E					
	0	í	"		0					6
40	34		37.40	73	:	59		41.26	3	
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 Add	dress		Section	on	Block	Lot	Acr	eage
	28	28 West 2	8th Street				7011	11	0.	92
1.	If no, please description.	attach an accur	aries correspond to rate map of the prop	posed site in	cluding	a m	etes and		Y	N)
2.			, provided in electro essed without a ma		include	d wi	th the app Append		(
3.	Is the proper 21(b)(6)? (See If yes, identif	ty within a designee <u>DEC's websi</u> y census tract:	gnated Environmen <u>te</u> for more informa	tal Zone (En- tion)	_		suant to Ta	ax Law) (
	Percentage of	of property in Er	n-zone (check one)	: • 0% ()1-49	9% (50-99	% ()100	0%	
4.			a disadvantaged co for additional inforn						(
5.			a NYS Department n instructions for ad	,		,	ownfield (Opportunit	y C	
6.	development	spans more the y names of prop	Itiple applications fo an 25 acres (see ac perties and site nun	dditional crite	ria in a	ppli	cation inst	tructions)?	,	

SECTI	ON I: Property Information (continued)	Υ	N
	Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	0	•
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.	0	•
9.	Are there any lands under water?		
40	If yes, these lands should be clearly delineated on the site map.		0
10.	Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number:		
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)?	\bigcirc	
	If yes, please provide the DEC site number: Class:	$oxed{oxed}$	
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.	0	•
	Easement/Right-of-Way Holder Description		
13.	List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information):	0	•
	Type Issuing Agency Description		
	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? Appendix B		0
	Questions 15 through 17 below pertain ONLY to proposed sites located within the five co rising New York City.	untie	? S
	Is the Requestor seeking a determination that the site is eligible for tangible property tax	Υ	N
	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.	•	0
	Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	0	•
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?	0	•
applica	If a tangible property tax credit determination is not being requested at the time of application, to ant may seek this determination at any time before issuance of a Certificate of Completion by usi mendment Application, except for sites seeking eligibility under the underutilized category.		ne
Reque	changes to Section I are required prior to application approval, a new page, initialed by eastor, must be submitted with the application revisions. s of each Requestor: ———————————————————————————————————	ach	

SECT	ON II: Project Description				
1.	The project will be starting at:	Investigation	Remediation		
(RIR) i	project is proposed to start at the remust be included, resulting in a 30 dial Action Work Plan (RAWP) are gation and Remediation for furthe)-day public comment e also included (see <u>D</u>	period. If an Alternatives Ana ER-10, Technical Guidance for	lysis and o <u>r Site</u>	rt
2.	If a final RIR is included, does it	meet the requirement	s in ECL Article 27-1415(2)?		
	Yes	ONo	●N/A		
3.	Have any draft work plans been	submitted with the ap	plication (select all that apply)	?	
	RIWP	RAWP	IRM	√ No	
4.	Please provide a short description remedial program is to begin, an issued.	d the date by which a	Certificate of Completion is e		,
Sustai	Is this information attached? ning January 1, 2024, all work planable Remediation (GSR) and DE documents will need to be certified.	R-31 (see <u>DER-31, C</u>	<u> Green Remediation</u>). Work pla		nd
5.	Please provide a description of hincorporated throughout the remember Remedial Design/Remedial Actions this information attached?	edial phases of the pr	oject including Remedial Inve		
6.	If the project is proposed to start screening or vulnerability assess		,		ange
SECT	ON III: Ecological Concerns				
1.	Are there fish, wildlife, or ecologi	ical resources within a	a ½-mile radius of the site?	Y •	N
2.	Is there a potential path for contaresources?	amination to potentiall	y impact fish, wildlife or ecolo	gical	•
3.	Is/are there a/any Contaminant(s	s) of Ecological Conce	ern?	0	•
outline	of the conditions above exist, a Find in DER-10 Section 3.10.1, is report of the Remedial Investigation	quired. The applicant		,	ı
4.	Is a Fish and Wildlife Resources	Impact Analysis Part	I included with this application	1?	

SECTION IV: Land Use Factors									
What is the property's current municipal zoning designation? R6A/R7A									
2. What uses are allowed by the property's current zoning (select all that apply)?									
Residential Commercial Industrial									
Current use (select all that apply):									
Residential Commercial Industrial Recreational Vacant									
4. Please provide a summary of current business operations or uses, with an emphasis on	Υ	N							
identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant.		\bigcirc							
Is this summary included with the application?									
Reasonably anticipated post-remediation use (check all that apply):									
Residential Commercial Industrial									
If residential, does it qualify as single-family housing? Appendix E N/A	\bigcirc	•							
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached? Appendix E	(•)	\bigcirc							
7. Is the proposed post-remediation use a renewable energy facility?									
See application instructions for additional information.									
Do current and/or recent development patterns support the proposed use?	\odot	\bigcirc							
 Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary. 		\bigcirc							
10. Is the proposed use consistent with applicable comprehensive community master plans,									
local waterfront revitalization plans, or other adopted land use plans? Appendix E	\odot	\bigcirc							
Please provide a brief explanation. Include additional documentation if necessary.									
SECTION V: Current and Historical Property Owner and Operator Information									
CURRENT OWNER New Sea Park North Housing Development Fund Corporation									
CONTACT NAME Justin Crell									
ADDRESS 650 Fifth Avenue, 20th Floor									
CITY New York STATE NY ZIP CODE 10019	9								
PHONE 9084473334 EMAIL justin.crell@tredway.com									
OWNERSHIP START DATE May 2023									
CURRENT OPERATOR New Sea Park North Housing Development Fund Corporation									
CONTACT NAME Justin Crell									
ADDRESS 650 Fifth Avenue, 20th Floor									
CITY New York STATE NY ZIP CODE 10019	9								
PHONE 9084473334 EMAIL justin.crell@tredway.com									
OPERATION START DATE May 2023									

SECTION '	VI:	Property's	Environmental	History

Appendix G

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 (<u>ASTM E1903</u>). 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			√
Chlorinated Solvents			√
Other VOCs			
SVOCs	√		
Metals	√	✓	
Pesticides			
PCBs	√		
PFAS			
1,4-dioxane			
Other – indicated below			

^{*}Please describe other known contaminants and the media affected:

- 3. 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.

Α	re the required drawings inclu	de	d with this application	?	● YE	S	ONO
	4. Indicate Past Land Uses	(C	heck all that apply):				
	Coal Gas Manufacturing		Manufacturing		Agricultural Co-Op		Dry Cleaner
	Salvage Yard		Bulk Plant		Pipeline		Service Station
	Landfill		Tannery		Electroplating		Unknown

Other: Based on review of historical topographic maps, the site was historically marshland along the Coney Island Creek and underwent significant filling in the early 1900s to expand the shoreline of Coney Island. Due to access to the Gravesend Bay properties along Coney Island Creek in the early 1900s have historically been utilized for industrial and manufacturing purposes including manufacturing gas plants (MGP), railways, and storage for coal, coke and fuel oil. Upgradient of the site, the Coney Island Creek has known MGP coal tar impacts. Following expansion of the shoreline, the site was utilized for residential dwellings since the 1930s until all onsite structures were demolished in the 1970s. Since the 1970s, the site has been used for parking, a basketball recreation area, and as a public walkway with landscaping.

SECTION VII: Requestor Informati	on Appendix H					
NAMESPN Senior Living LLC						
ADDRESS 88 Pine Street, 27th Floor						
CITY/TOWN New York STATE NY ZIP CODE 1000			ZIP CODE 10005	5		
PHONE 9176038424	EMAIL AMarte@G	ilbaneCo.com				
				Υ	N	
Is the requestor authorized to	conduct business in N	lew York State (NYS	3)?	•	0	
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 <u>NYS Department of State's Corporation & Business Entity Database</u> . 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?					0	
If the requestor is an LLC, a l separate attachment. Is this a		members/owners is	required on a N/A	•	0	
 separate attachment. Is this attached? Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of <u>DER-10: Technical Guidance for Site Investigation and Remediation</u> and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP. 						
	·	·	·			

SECTION VIII: Requestor Contact Information						
REQUESTOR'S REPRESENTATIVE Alexander Marte						
ADDRESS 88 Pine Street, 27th Floor						
CITY New York		STATE New York	ZIP CODE 10005			
PHONE 9176038424	EMAIL AMarte@GilbaneCo.com					
REQUESTOR'S CONSULTANT (CONTACT NAME) Lauren Dolginko						
COMPANY Roux Environmental	Engineering and	d Geology, D.P.C.				
ADDRESS 209 Shafter Street						
CITY Islandia		STATE New York	ZIP CODE 11749			
PHONE 631-232-2600	EMAIL Idolginko(@rouxinc.com				
REQUESTOR'S ATTORNEY (CONTA	ACT NAME) George	e C.D. Duke				
COMPANY Fox Rothschild						
ADDRESS 101 Park Avenue						
CITY New York		STATE NY	ZIP CODE 10178			
PHONE 212-450-9847	EMAIL gduke@fd	oxrothschild.com				

SECTION IX: Program Fee						
Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor required to pay a non-refundable program fee of \$50,000. Requestors may apply for a fee waiver was supporting documentation.						
	Υ	N				
Is the requestor applying for a fee waiver?	•	0				
If yes, appropriate documentation must be provided with the application. See application instructions for additional information. Appendix H						
Is the appropriate documentation included with this application? N/A		0				

SECTION X: Requestor Eligibility		
If answering "yes" to any of the following questions, please provide appropriate explanation and documentation as an attachment.	/or	
1. Are any enforcement actions pending against the requestor regarding this site?	Y	N
Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	Õ	•
 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. 	0	•
4. Has the requestor been determined in an administrative, civil or criminal proceeding to b 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?	e O	•
Has the requestor previously been denied entry to the BCP? If so, please provide the sit name, address, assigned DEC site number, the reason for denial, and any other relevan information regarding the denied application.		•
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?		
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing treating, disposing or transporting or contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?		•
8. Has the requestor knowingly falsified statements or concealed material facts in any matt 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?	er O	•
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?	0	•
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?	0	•
11. Are there any unregistered bulk storage tanks on-site which require registration?		

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 siteat 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.

	specific as to the	appropriate o	care taken.
13. If the requestor is a volunteer, is a stateme volunteer attached? Appendix I	nt describing why the red	questor should	d be considered a
Yes)N/A		
14. Requestor relationship to the property (che	ck one; if multiple applic	ants, check al	l that apply):
Previous Owner Current Owner	Potential/Future Purcha	aser 🚺 Ot	her: Future Oper
If the requestor is not the current owner, proof of sprovided. Proof must show that the requestor will throughout the BCP project, including the ability to	have access to the prop	erty before sig	ning the BCA and
Is this proof attached?	es No	○ N/A	Appendix H
Note: A purchase contract or lease agreement does not suffice as proof of site access.			

SECTION XI: Property Eligibility Information					
1.	Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	Y	N •		
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:	0	•		
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:	0	•		
4.	If the answer to question 2 or 3 above is <i>YES</i> , 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.	0	0		
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:	0	•		
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.	0	•		

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 XIII: 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 <u>DER-32, Brownfield Cleanup Program Applications and Agreements</u> ; 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)
Senior Vice President (title) of SPN Senior Living 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: 04/17/2025 Signature:
Print Name: Yarojin Robinson

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.

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Please respond to the questions below and provide additional information and/or documentation as required. Please refer to the application instructions.	Υ	N
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	•	\bigcirc
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	•	0
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	0	•
4. Is the property upside down or underutilized as defined below?		
Upside down		•
Underutilized		•

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:

\bigcirc	Project is an Affordable Housing Project – regulatory agreement attached
•	Project is planned as Affordable Housing, but agreement is not yet available
\bigcirc	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, subtransmission, 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 ninehundred-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.

From ECL 75-0111 as of April 9, 2022:

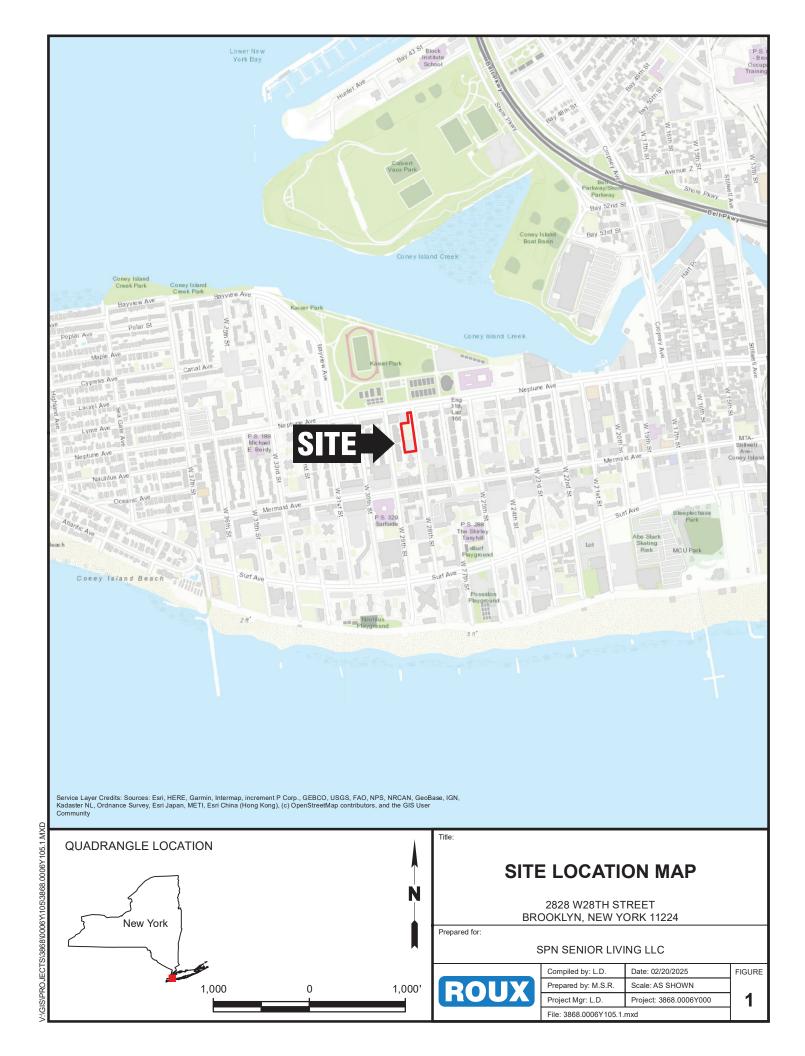
(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.

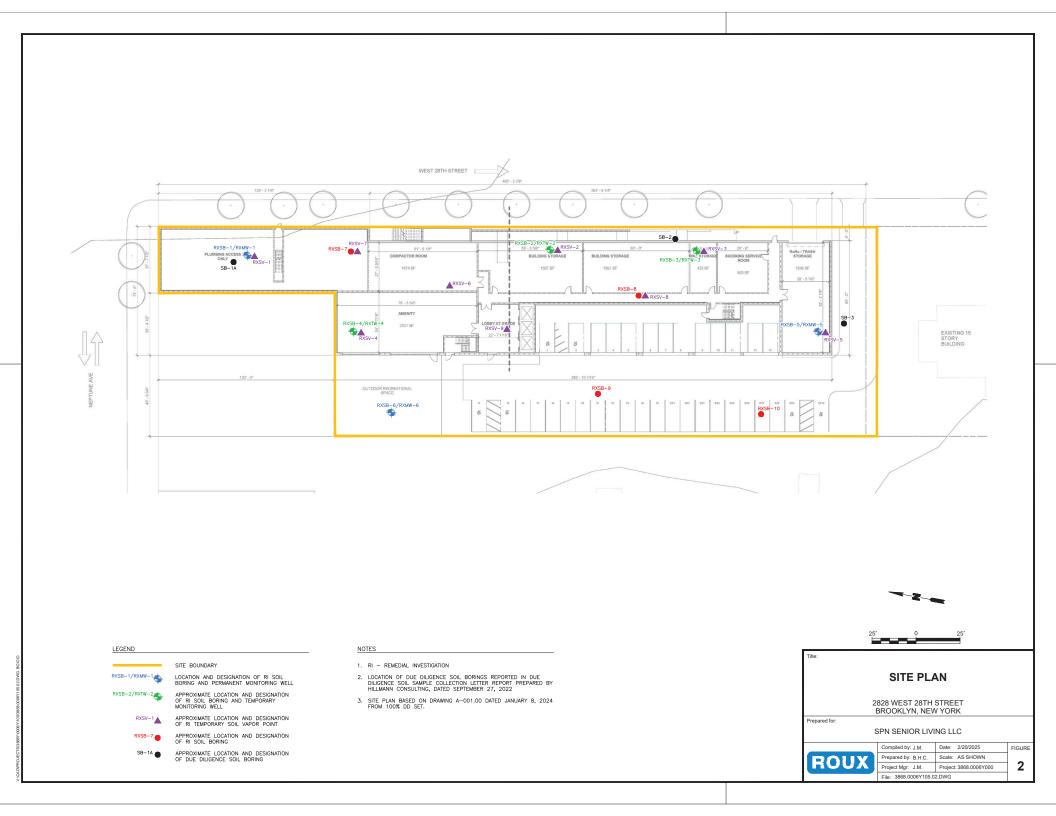
Brownfield Cleanup Program (BCP) Application Sea Park North – 2828 West 28th Street, Brooklyn, New York 11224

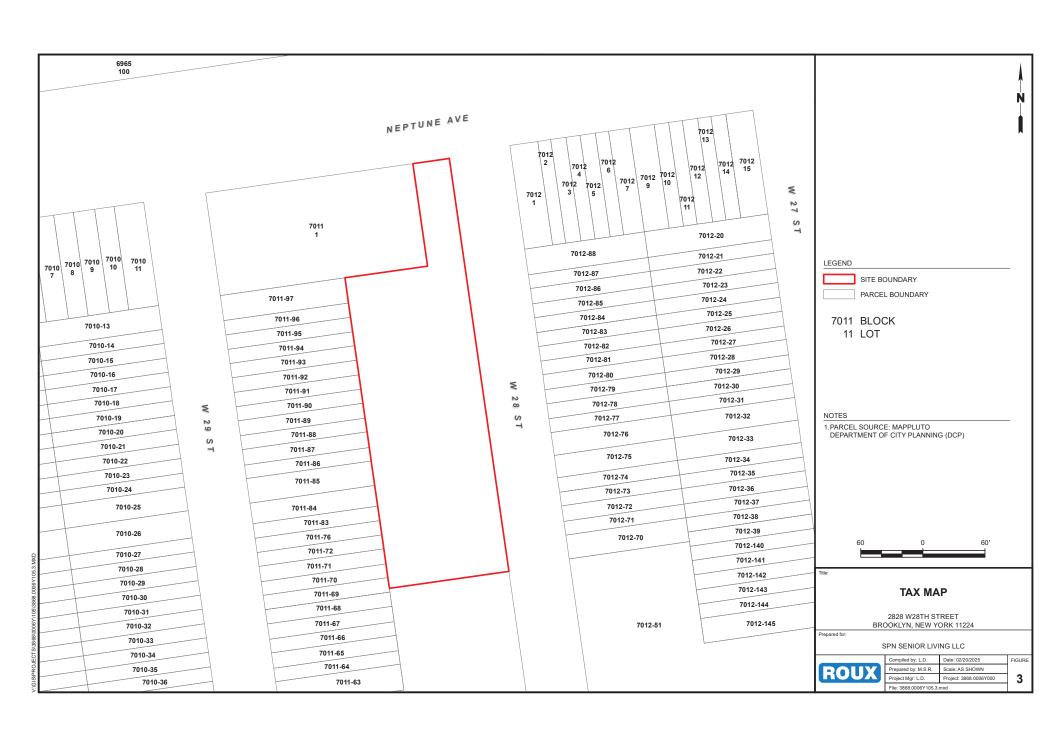
FIGURES

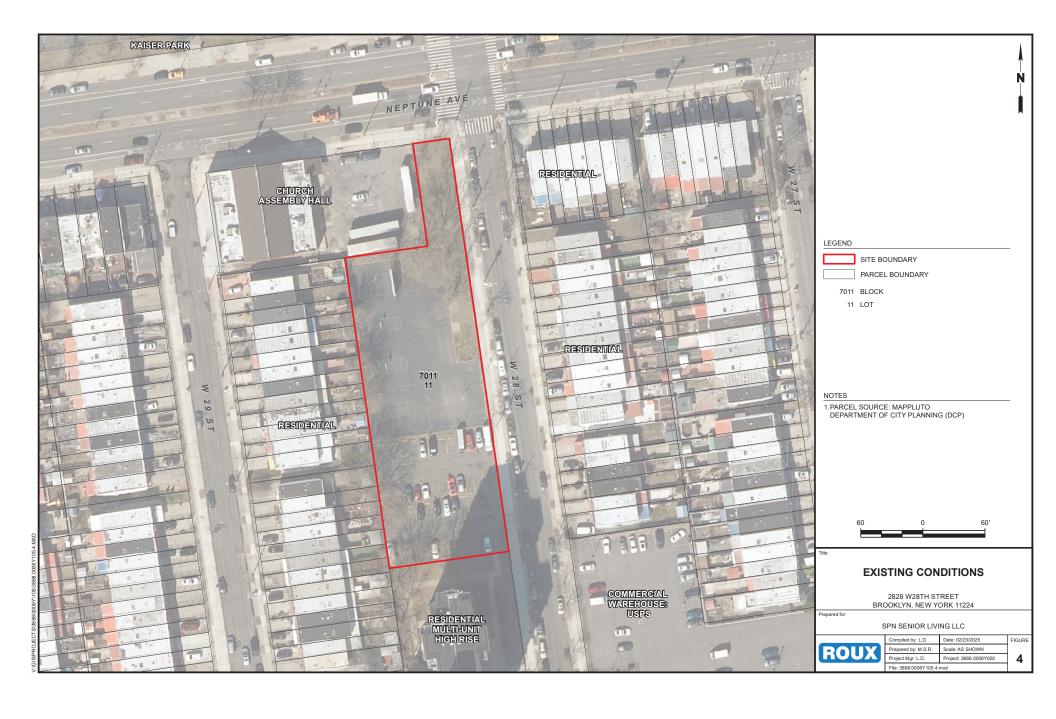
- 1. Site Location Map
- 2. Site Plan
- 3. Tax Map
- 4. Existing Conditions
- 5. Land Use
- 6. Adjacent Land Owners
- 7. NYS En-Zone Boundaries
- 8. Disadvantaged Communities
- 9. Environmental Justice Areas
- 10. Summary of Exceedances in Soil
- 11. Summary of Exceedances in Groundwater
- 12. Summary of Detections in Soil Vapor
- 13. NYSDEC Regulatory Tidal Wetlands Area Map

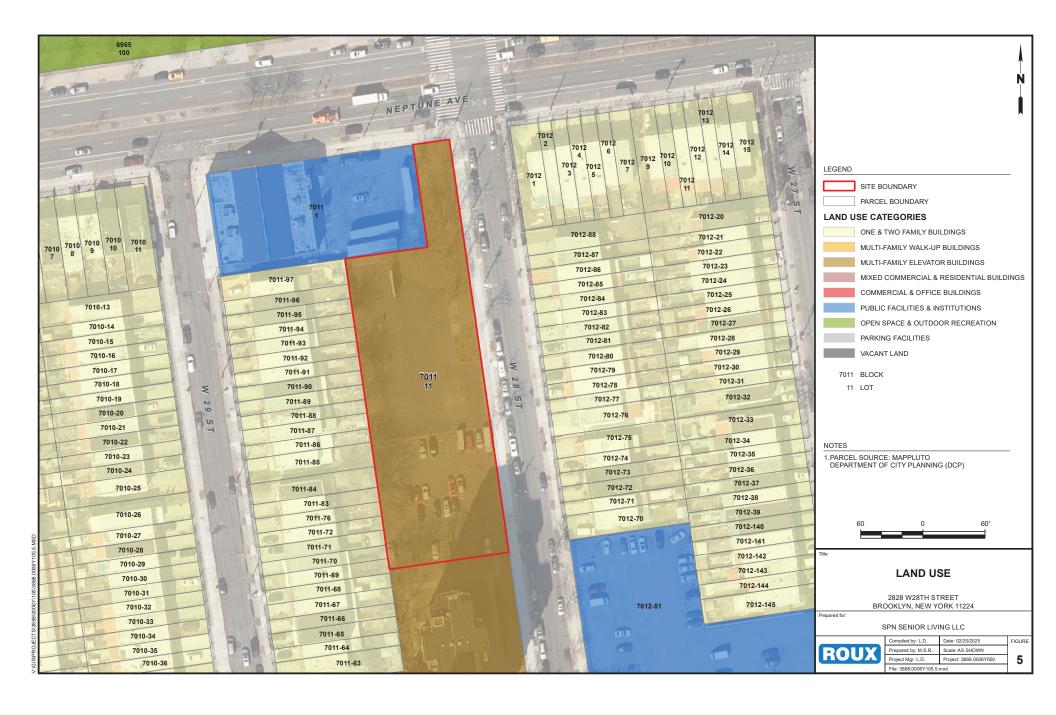
3868.0006Y105/CVRS ROUX

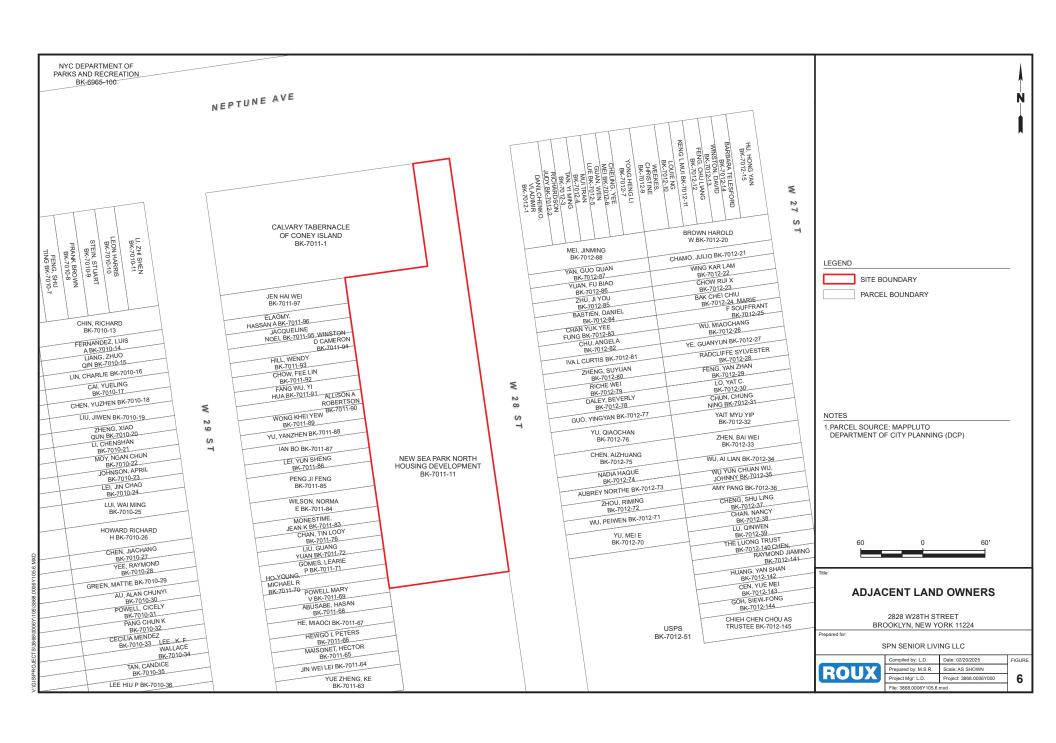


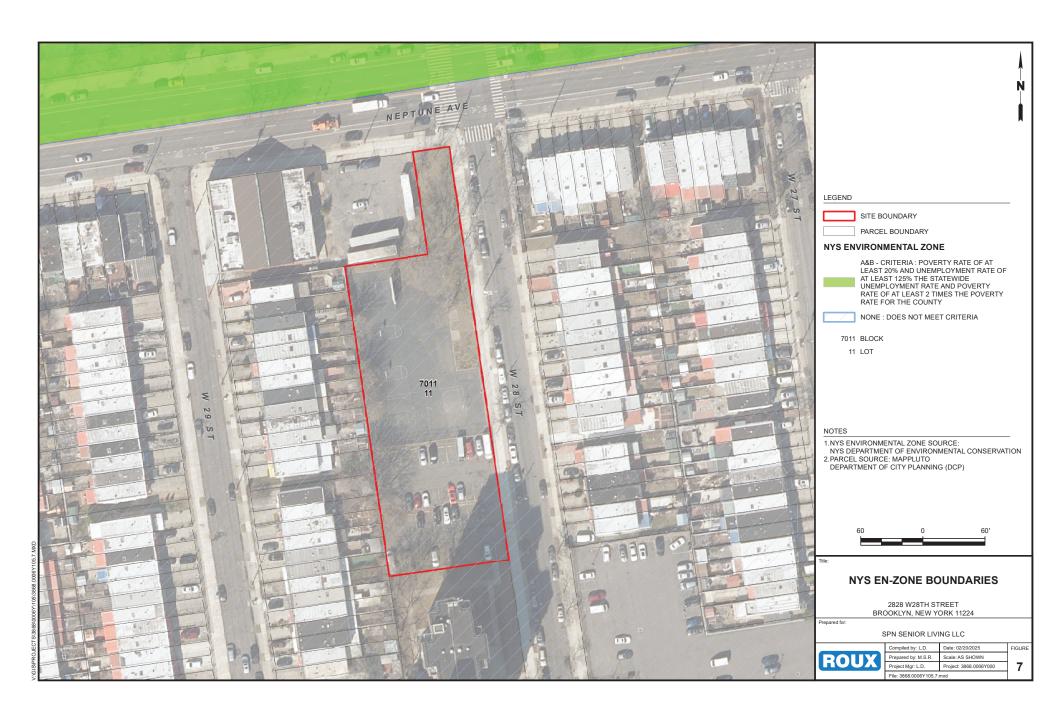


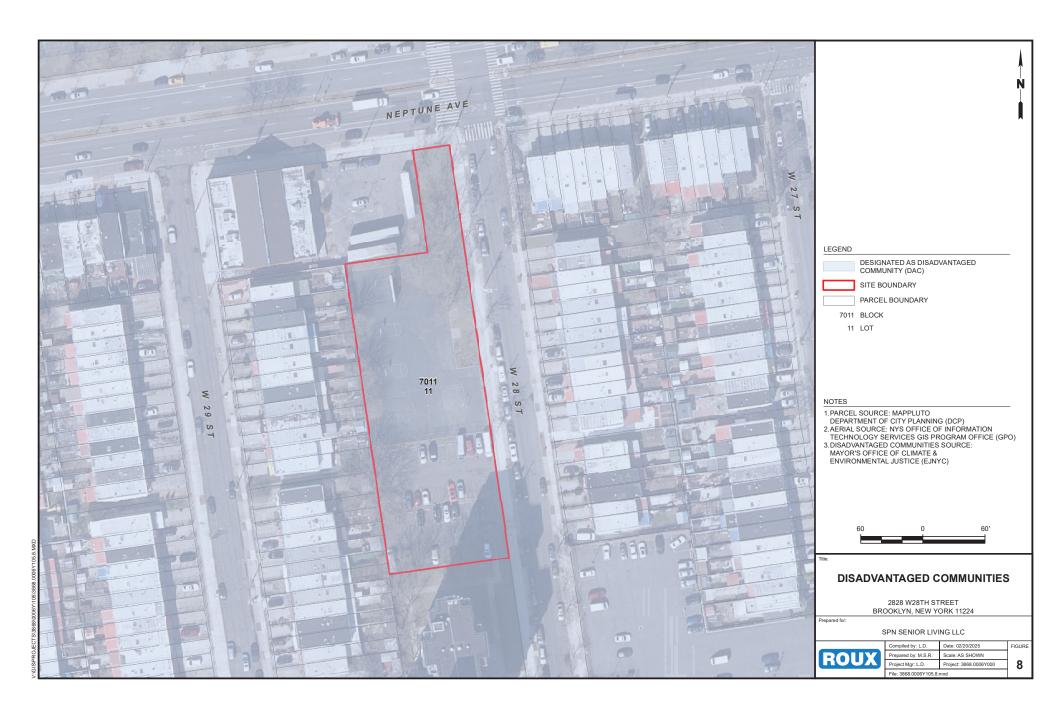


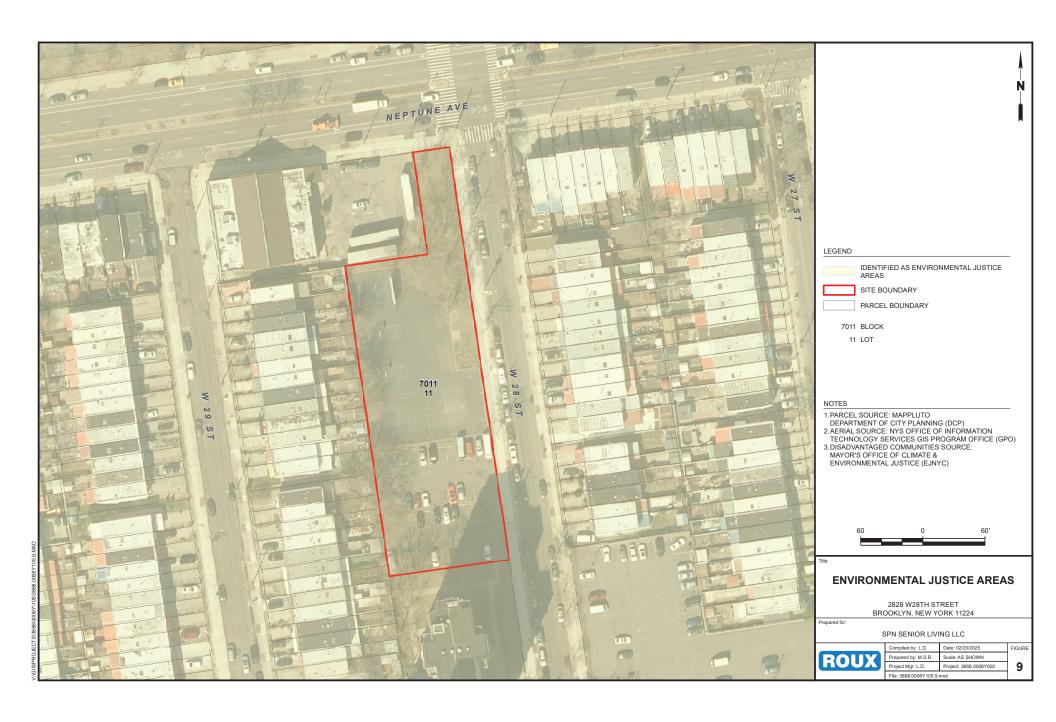


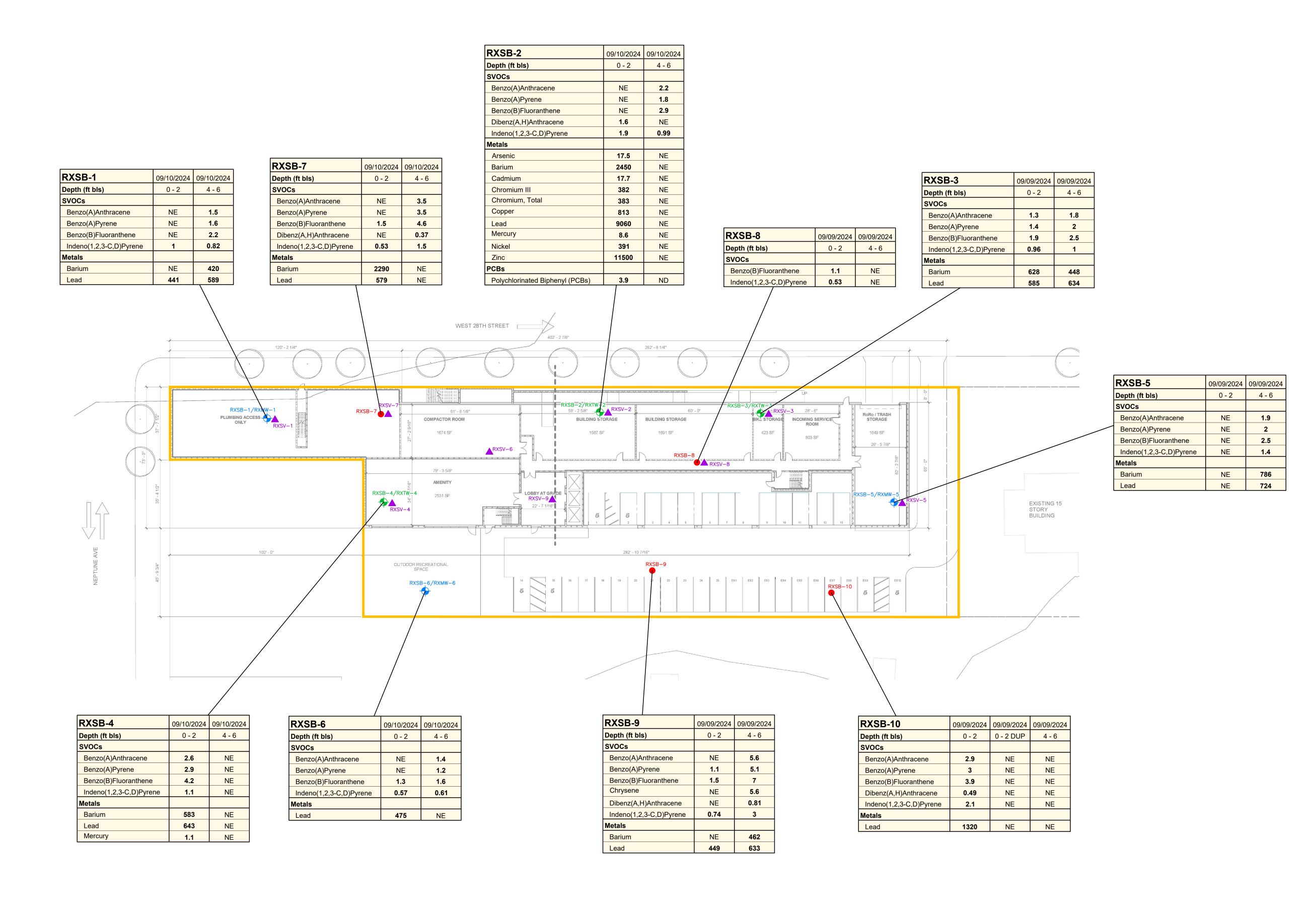












LEGEND

SITE BOUNDARY

SB-1/RXMW-1 LOCATION AND D

LOCATION AND DESIGNATION OF SOIL BORING AND

PERMANENT MONITORING WELL

APPROXIMATE LOCATION AND DESIGNATION OF SOIL BORING AND TEMPORARY MONITORING WELL

APPROXIMATE LOCATION AND DESIGNATION OF TEMPORARY

SOIL VAPOR POINT

RXSB-7 APPROXIMATE LOCATION AND DESIGNATION OF SOIL BORING

TYPICAL DATA BOX INFORMATION

				_
SAMPLE ID#	RXSB-4	09/10/2024	09/10/2024	SAMPLE DATE
_	Depth (ft bls)	0 - 2	4 - 6	SAMPLE DEPTH (FT)
	SVOCs			
	Benzo(A)Anthracene	2.6	NE	
	Benzo(A)Pyrene	2.9	NE	
ANALYTES —	Benzo(B)Fluoranthene	4.2	NE	CONCENTRATIONS
	Indeno(1,2,3-C,D)Pyrene	1.1	NE	(ppm)
	Metals			
	Barium	583	NE	
	Lead	643	NE	
	Mercury	1.1	NF	

Parameter	NYSDEC Part 375 Restricted Residential Soil Cleanup Objectives	Units
VOCs	NE	ppm
SVOCs		
Benzo(A)Anthracene	1	ppm
Benzo(A)Pyrene	1	ppm
Benzo(B)Fluoranthene	1	ppm
Chrysene	3.9	ppm
Dibenz(A,H)Anthracene	0.33	ppm
Indeno(1,2,3-C,D)Pyrene	0.5	ppm
Metals		
Arsenic	16	ppm
Barium	400	ppm
Cadmium	4.3	ppm
Chromium III	180	ppm
Chromium, Total	180	ppm
Copper	270	ppm
Lead	400	ppm
Mercury	0.81	ppm
Nickel	310	ppm
Zinc	10000	ppm
PCBs		
Polychlorinated Biphenyl (PCBs)	1	ppm
Pesticides	NE	ppm
PFAS	NE	ppm

ppm - Parts Per Million

- NYSDEC New York State Department of Environmental Conservation
 -- No NYSDEC Part 375 Soil Cleanup Objectives available
- J Estimated value
- DUP Duplicate Sample
- VOCs Volatile Organic Compounds SVOCs - Semivolatile Organic Compounds
- PCBs Polychlorinated Biphenyls
 PFAS Per- and Polyfluoroalkyl Substances
- NE No exceedance
 ND No detection
- ft bls Feet below land surface

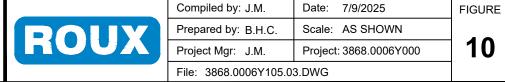


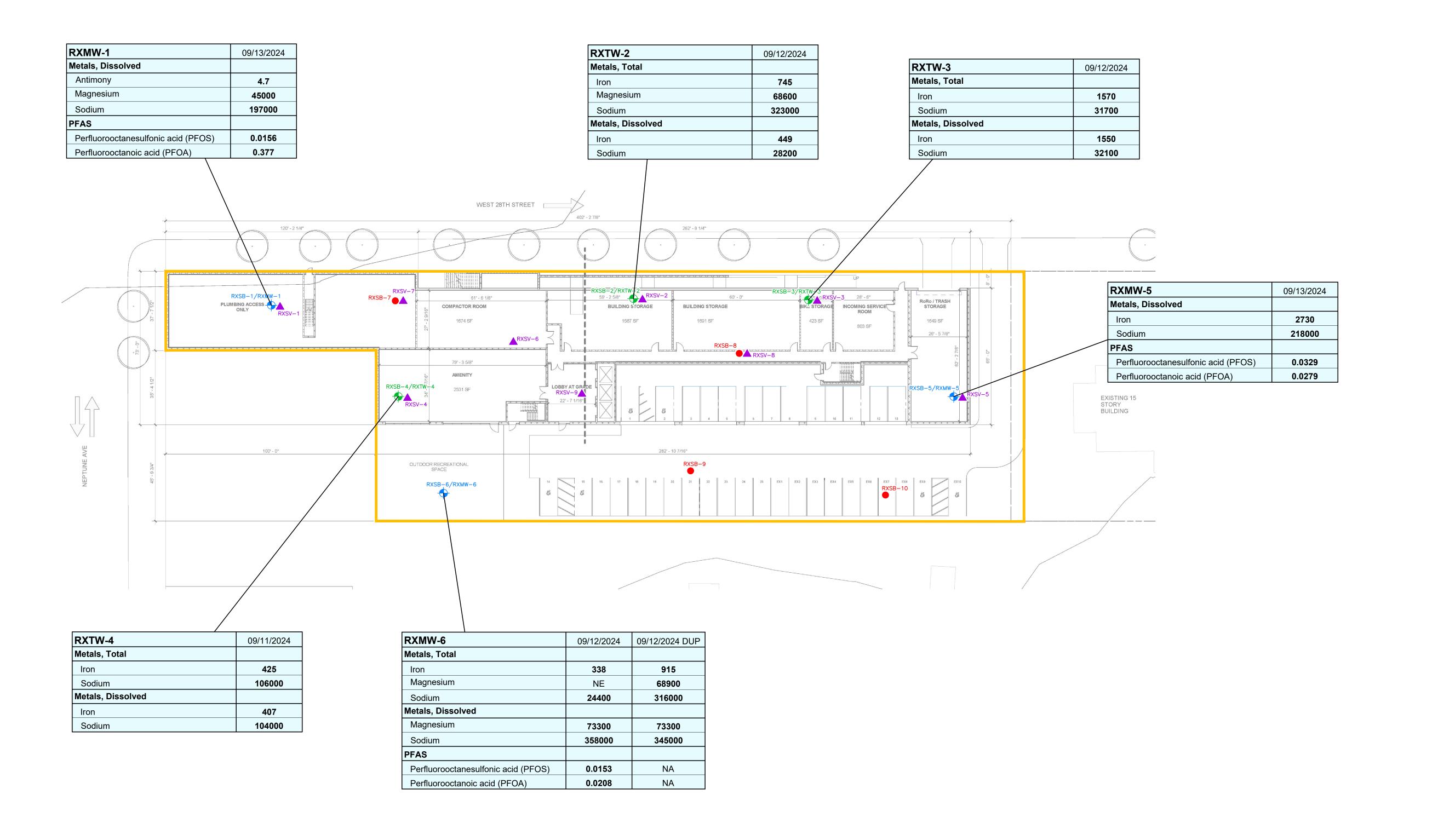


BROOKLYN, NEW YORK 2828 WEST 28TH STREET

Prepared for:

SPN SENIOR LIVING LLC





LEGEND

SITE BOUNDARY

LOCATION AND DESIGNATION OF SOIL BORING AND PERMANENT MONITORING WELL

PERMANENT MONITORING WELL

RXSB-2/RXTW-2

APPROXIMATE LOCATION AND DESIGNATION OF SOIL BORING AND TEMPORARY MONITORING WELL

APPROXIMATE LOCATION AND DESIGNATION OF TEMPORARY SOIL VAPOR POINT

RXSB-7 APPROXIMATE LOCATION AND DESIGNATION OF SOIL BORING

TYPICAL DATA BOX INFORMATION

			_
SAMPLE ID# ──	RXMW-1	09/13/2024	SAMPLE DATE
Г	Metals, Dissolved		
	Antimony	4.7	٦
	Magnesium	45000	
ANALYTES —	Sodium	197000	CONCENTRATIONS
	PFAS		(ppm)
	Perfluorooctanesulfonic acid (PFOS)	0.0156	
	Perfluorooctanoic acid (PFOA)	0.377	

Parameter	NYSDEC AWQSGV	Uni
VOCs	NE	ppr
SVOCs	ND	ppr
Metals, Total		
Antimony	3	ppr
Iron	300	ppı
Magnesium	35000	ppı
Sodium	20000	ppı
Metals, Dissolved		
Antimony	3	ppi
Iron	300	ppı
Magnesium	35000	ppı
Sodium	20000	ppr
PCBs	ND	ppı
Pesticides	ND	ppı
PFAS		
Perfluorooctanesulfonic acid (PFOS)	0.0027	ppı
Perfluorooctanoic acid (PFOA)	0.0067	ppr

Concentrations in ppm ppm - Part Per Million

NYSDEC - New York State Department of Environmental Conservation

AWQSGVs - Ambient Water-Quality Standards and Guidance Values
-- No NYSDEC AWQSGV available

J - Estimated value

DUP - Duplicate Sample

VOCs - Volatile Organic Compounds SVOCs - Semivolatile Organic Compounds

PCBs - Polychlorinated Biphenyls
PFAS - Per- and Polyfluoroalkyl Substances

NE - No exceedances ND - No detection

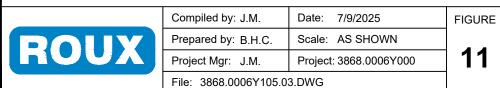


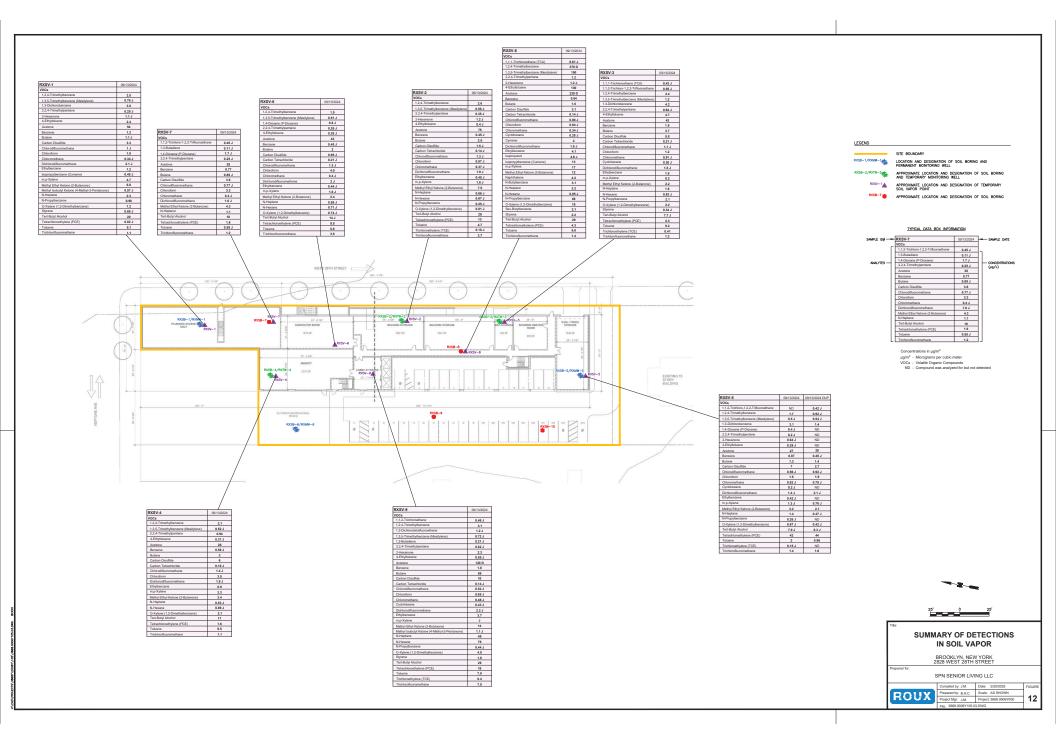


BROOKLYN, NEW YORK 2828 WEST 28TH STREET

Prepared for:

SPN SENIOR LIVING LLC





Brownfield Cleanup Program (BCP) Application Sea Park North – 2828 West 28th Street, Brooklyn, New York 11224

APPENDICES

- A. Site Survey, Metes and Bounds
- B. Property Description Narrative
- C. Project Description
- D. Fish and Wildlife Resources Impact Analysis
- E. Land Use Factors
- F. Current Property Owner-Operator Information
- G. Environmental History
- H. Requestor Information
- I. Requestor Eligibility Volunteer Statement
- J. Site Contact List

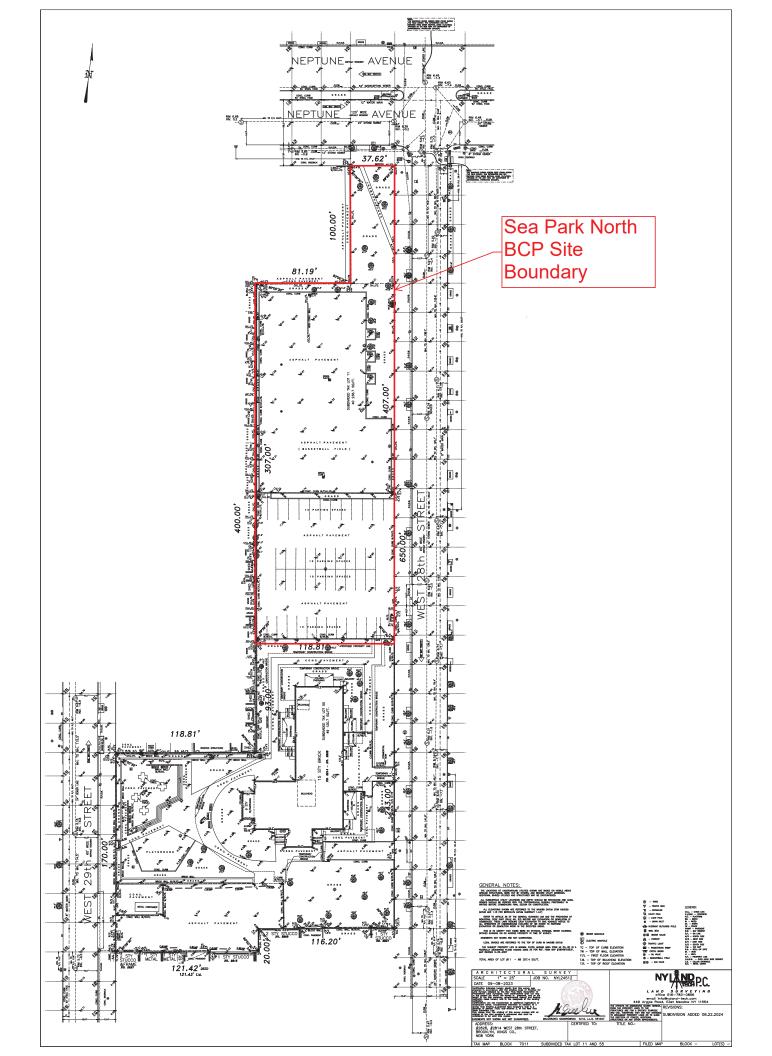
3868.0006Y105/CVRS ROUX

Brownfield Cleanup Program (BCP) Application Sea Park North – 2828 West 28th Street, Brooklyn, New York 11224

APPENDIX A

Site Survey, Metes and Bounds

3868.0006Y105/CVRS ROUX



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 Westerly side of West 28th Street with the Southerly side of Neptune Avenue, as these streets are laid out on the City Map.

RUNNING THENCE Southerly, along said Westerly side of West 28th Street, a distance of 407.00 feet to a point;

THENCE Westerly, along a line that forms an interior angle of 90 degrees 00 minutes 30 seconds, with said Westerly side of West 28th Street, a distance of 118.81 feet, to a point;

THENCE Northerly, along a line that forms an interior angle of 89 degrees 59 minutes 30 seconds with the previous mentioned course, a distance of 307.00 feet, to a point;

THENCE Easterly, along a line that forms an interior angle of 90 degrees 00 minutes and 30 seconds with the previously mentioned course, a distance of 81.19 feet to a point;

THENCE Northerly, along a line that forms an exterior angle of 90 degrees 00 minutes and 30 seconds with the previously mentioned course, a distance of 100.00 feet, to the South side of Neptune Avenue;

THENCE Easterly, along said South side of Neptune Avenue, a distance of 37.62 feet, to the point or place of BEGINNING.



New York City Department of Finance ● Property Division ● Tax Map Office

APPLICATION FOR APPORTIONMENTS OR MERGERS

Instructions: Please complete this application and submit in person to: Department of Finance, Property Division - Tax Map Office, 66

John Street, 2nd floor, New York, NY 10038. Please read the instructions for further details before completing this form. Print clearly.

	A: PROPERTY INFO		ner details before completing this form. Print clearly.	
SECTION	A. PROPERTY INFO	HWAIION		
Borough:	Brooklyn	_ Block:7011	Present Lot(s): 11	
			DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY	
	\(\sigma\) \(\lambda\) \(\lam	Number of	Lot Number: 11,55	
☐ Merger	• •		Lot Number: ** 1))	
☐ Air	☐ Subterrane			
Lot(s)Usag	-	Commercial Building Gross	Mix (Residential & Commercial) Building Gross	
(check one	Sq/Ft: 300, 67			
Propei		,	. ,	
	's Name (as per Deed):			
OR		LAST NAME	FIRST NAME	
Compa	any Name:	NEW SEA PARK NORTH	HOUSING DEVELOPMENT	
Proper	ty		71004	
2. Addres	SS:	<u> 28 WEST 28 STREET,</u> I AND STREET	BROOKLYN , NY 11224 CITY STATE ZIP CODE	
2 Eilina I	Jankaaantatiiya /if annliaah	Ja. TMZoning LLC 7	AKaldarbek@jmzoning.com	
		le).	interest of maoning.	
SECTION	B: CERTIFICATION	<u> </u>	Control of the Control of Control	
A		Woolfling	John R	
1. Archite	ect/Engineer/Applicant's Na	ame: Woelfling LAST NAME	FIRST NAME	
0 8 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	400	7+b 7 NEW VO	ork NY 10018	
2. Addres	SS: 498	7th Ave NEW YO	CITY STATE ZIP CODE	
3. Telepho	one Number: 212		ess: JWOELFLING@DATTNER.COM	
3. Telephone Number: 2122472660 4. Email Address: JWOELFLING@DATTNER.COM The applicant hereby certifies that, in making this application for merger/apportionment, s/he is the owner, or acting under the direction of the owner.				
тте аррисат	nereby certifies that, in making th	is application for mergerapportion from, since	to the owner, or adding under the direction of the owner.	
		1 40 1/10 m	•	
Signature	of Architect/ Engineer/A	pplicant:	Date: 04 / 01 / 2024 DOCUMENTS (see reverse for the required documents)	
TAX MAP CH		JNTIL PRESENTATION OF REOMIRED TO SCALE 1" = 50", IF POSSIBLE		
	WEST 28TH STREET			
<u> </u>	407.00	243.00	GSTERED ARCHITE	
N	37.62		OHN WOELFLING	
37.62 37.62 81.19	91.19 	02 BLOCK 7011 02 91	(a 10 (a 2)	
37.62- 37.62- 81.19	<u></u>		* * *	
	00.00 307.00	93.00 20.00		
	·	1 18.81 55 121.42	10. 025988 CF	
	1911-1911-1911-1911-1911-1911-1911-191		N 10. 025988 OF	
	WEST 29TH STREET	170.00	SCALE: 1" = 200'-0"	
Tentative Lot(s) issued:				
Customer Service Representative S. Martinez Date: 5/24/24 New Lot(s): Lot(s) Affected: Lot(s) Dropped:				
Please note:	Please note: Map changes will not be made until presentation of all required documents is reviewed and approved by the Specialist. Lots are tentative until final approval is received from the Tax Map Office.			
Map Updated:				
		Date:/		



TAX MAP UNIT FEE SHEET

Date: 5 29 2024			•
Borough: 3			
Block: 7011			•
Lot: 11, 55			
SERVICE	COST	QUANTITY	AMOUNT
Tax Map Certification	\$10.00		
New Lot Request For	\$73.00	2	\$146
Mergers Apportionments	(per lot)		
(RP-602), and Lot Request For Condominium Amendment Applic	ations		
(RP-602CA)			

\$146,00

MasterCard Service Fee 1

2024150006-47-2

Total:

| ransaction ID: 99550000000000000000000000

Jser Td: NYC3893

Total:

CPRR Trans Code: 9507

Date/Time: 05/29/2024 1:54:37 PM Reference Number: 2024150006-47

Miscellaneous Fee

2024150006-47-1

Manhattan Business Center 56 John Street, 2nd Floor

New York, NY 10038

Department of Finance

NYC Business Centers

\$2,92

\$148,92

\$148.92

2 ITEMS TOTAL:

\$146.00

Card Number: **********4515

MasterCard

TOTAL:

Last Name: KALDARBEK Payment Type: credit \$2.92

Card Number: *********4515

Payment Type: credit

Last Name;

Total Received:

MasterCard Service Fee 1

\$148.92



Thank you! Have a nice day.

			TF-
(Filled out by Applicant)	APPLICATION for ST OFFICE OF THE PRESIDENT OF		Sanborn Atlas Information
вьоск 7011	TOPOGRAPHICAL BUREAU - : 209 JORALEMON STREET		VOL
LOT_11	Т: (718) 802-3919 Е: Торог	appts@brooklynbp.nyc.gov	PAGE
Topo Site/Plot Plan			Herican
8 -	407	* WEST 284 ST	SHOWN IN REL
- 4	# 280X	0	O DE TOWN IN REL
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		6.2	#
v100 -		NEW BUILDING(S)	MERMAJ
N N	\$ 307	NUMBER(S)	95
所	8		\$
- S	WEST 29t	A ST PRESIDE	NT SOROUGH OF BROOKLYN
75			OGRAPHICAL BUREAU
当	THE HOUSE NUMBER(S) ASS CHAP. 5 SECT. 3-505 AD (DO NOT)	MIN. CODE - CITY OF NY	
APPLICANTS NAME: John R V		FILLED OUT BY TOPO STAFF	DATE
COMPANY: Dattner A		ASSIGNED BY: L. Reges	
ADDRESS: 1385 BH	OADWAY, NEW YORK	REVIEWED BY: 1-17-2025	OEC 04 2000
PHONE NO.: 21224720		REVIEWED BY: 1 17 2023	(Dated by Topo Dept.)
		BY TOPO STAFF	(Dated by Topo Dept.)
Application submitted by:	DROP OFF	□ MAIL IN	Taken by:
	PURPOSE OF APPLICA	ATION (check ALL that apply)	
	New Building - Existing Lot (Must be accompanied by Topo TF-2		by PE or RA)
	New Subdivision/Consolidation (Must be accompanied by Topo TF-2	/Reconfiguration	
	PLUS a copy of a signed Tentative L	_ot/RP602 form from DOF)	by (E 0/ (VA)
	Demolition	9 DOD, DD 4	
	(Must be accompanied by Topo TF-2 Alteration of Existing Structure		by PE or RA)
	Must be accompanied by Topo TF-2		by PE or RA)
	Existing Structure - Application If no DOB work, copy of the deed and So	for new, additional or vehicle A can replace PD1 requirement	rerification of address
INSTRUCTIONS TO A		Application	Comment / Notes
1. Check PURPOSE OF APPL		#	Number assignment
Attach appropriate documerNO RED INK/PENCIL ON T		8	
4. Fill out the Topo Plot Plan a		for NB under subd	ivided lot 11
- North arrow			
 All street names Draw the tax lot (lot line t 	o the street)		
 Dimensions of tax lot 	•	-	
 Distance to nearest corn Location of entrance with 			

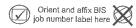
All Applications submissions must include a fully completed TF-2 Form. The Topographical Bureau's TF-2 Form can have a DOB PW-1 (NOT a DOBNOW Print) attached for information, however all applications require a TF-2 form with the TF-1 Form.



PD-1: Plot Diagram

Must be typewritten.

DOB APP #: B01049802



1 Location Information

House No(s) 2828

Street Name WEST 28TH STREET

Borough BROOKLYN

Block 07011

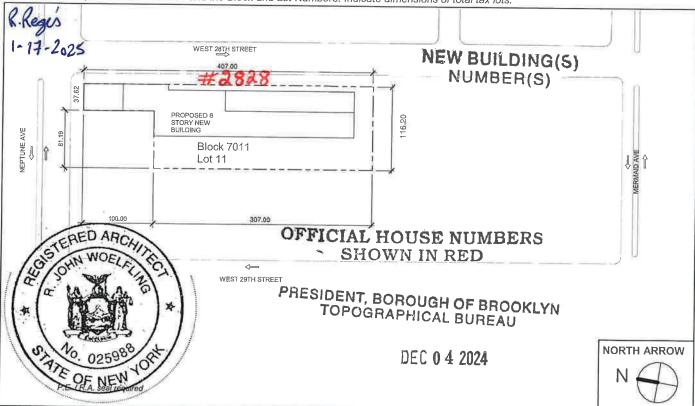
Lot 0011

BIN 3259642

C.B. No. 313

2 Plot Diagram of Zoning Lot

Plot Diagram must show the correct street lines from the City Plan; the plot to be built upon in relation to the street lines and the portion of the lot to be occupied by the building; the legal grades and the existing grades, properly identified, of streets at nearest point from the proposed buildings in each direction; the House Numbers and the Block and Lot Numbers. Indicate dimensions of total tax lots.



3 Description of Land and Premises The zoning lot on which the premises is located is bounded as follows:

BEGINNING at the point on the WESTERLY			side of WEST 28TH STREET			distant	o feet
SOUTHEASTERLY	of the corner formed	ersection of NEPTUNE AVEN	on of Neptune avenue		nd west 28th street		
running thence	EASTERLY 407 feet;	thence	SOUTHERLY 116.2 feet;	thence	WESTERLY 307 feet;	thence	NORTHERLY 81.19 feet;
thence	WESTERLY 100 feet;	thence	NORTHERLY 37.62 feet;	thence	feet;	thence	feet;
thence	feet;	thence	feet;	thence	feet;	thence	feet;
thence	feet;	thence	feet;	thence	feet;	thence	feet;
thence	feet;	thence	feet;	thence	feet;		to the point of beginning.

4 Applicant's Statement and Signature

Falsification of any statement is a misdemeanor under § 28-203.1, Item 1, and 28-11.1 of the NYC Administrative Code and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, moretary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both.

Applicant Name JOHN WOELFLING

Signature

1

Date 10/1/2024

TOPOGRAPHICAL BUREAU - STREET NUMBER DIVISION

APPLICATION for STREET NUMBER(S)

OFFICE OF THE PRESIDENT OF THE BOROUGH OF BROOKLYN
TOPOGRAPHICAL BUREAU - ROOM 340
209 JORALEMON STREET BROOKLYN, NY 11201
T: (718) 802-3919 E: Topoappts@brooklynbp.nyc.gov

1 Contact Information for Pick	OP - MOST BE FILLED OUT COMPLETELY
Name of Representative dropping off application Andrew Day	cation(s) (please print):
Business Name:JM ZONING	
Business Address: 225 BROADWAY	
City: NEW YORK State:	: NY Zip: 10007
Business Telephone: 2129644464	Cell Number:
EMAIL (for Pick Up notification): NBTE.	EAMD@JMZONING.COM
1 Location Information	
House Number: 2828 Street	t Name:
	7011 Lot: 11 ZipCode: 11224
BIN: 3259642	DOB Job Number:
Apt/Condo No(s):	Total Tax lot sqft:
3 Applicant Information: Required for	all applications filing with DOB
Last Name: Woelfling	First Name:
Choose one: □ P.E. ■ R.A.	License Number: 025988
Business Name: Dattner Architects	
Email Address:	VER.COM
Business Telephone: 2122472660	Cell Number:
Business Address:	
City: NEW YORK State:	: Zip:
Official Topo House Number Application	Page 1 August 7, 20

4 Filing Representative: Those filing with TOP	O on behalf of applicant/owner
Last Name: OHANA	First Name: DAVID
Business Name:	
Registration Number:	
Email Address: NBTEAMD@JMZONING.COM	
Business Telephone: 2129644464	Cell Number:
Business Address: 225 BROADWAY	
City: NEW YORK State: NY	Zip:
5 Job/Project Type: Required for all application	ns. Choose one.
	Subdivision/Merger (Tentative RP602 form required) Other (explain):
CHECK LIST - Review your application package of Topo application form (TF-1) ■ Topo job information form (TF-2) ■ DOB PD-1 form (if doing work with DOB)	to see if it is missing any of the following:
☐ Deed & Schedule A (required for applications wo ☐ Notarized letter from owner (required for applications) Note: Only the Owner can apply for addresses, if or involved, a notarized letter giving permission to apply	ations w/o DOB filings- described in TF-1)) wner cannot attend and there are no DOB filings
■1st floor plans (as described on pg.4 of the TF-2 □Pictures of each street side of location (for existi □Survey (ONLY when requested by Topo Staff)	
assignment or verification. We must have all application	

 $This form\ must\ be\ filled\ out\ completely\ to\ be\ accepted\ -\ if\ an\ area\ in\ not\ applicable\ to\ your\ project\ indicate\ "N/A"\ in\ the\ area$

6 Job Description	
Please describe the work that will be done on the prope are applying for or verifying an address. "Address verficat	erty, what kind of building is being built, the number of stories and why you ion" "Verify Topo Stamp" "New Building" & "New address" only are unacceptable
8 STORY RESIDENTIAL NB FILING.	
	*
7 Tax Lot Characteristics Original Tax Lots being merged	8 Project specifics
or reapportioned (if applicable)	Is this building fronting a privately owned street? Street name:N/A
11	Is this building part of a complex or campus?
	Name :N/A
Tentative Tax Lot Numbers	Is this building part of a multi-phase project? Project:N/A
11 55	Is this project connected to any City Map changes?
	Name/ CPC#:N/A
9 Comments	10 Land Use Characterisitcs
Please contact	Is this located in a Waterfront Access Area? No
NBTEAMD@JMZONING.COM if any	Is there a shore public walkway/visual corridor/upland
questions.	connection/supplemental public access area? No
	Number of Dwelling Units (Residential Use) <u>250</u>
	CRFN(s) Restrictive Declaration / Easements #:
11 Property Owner Information	
Owner Type: Tenant/Shareholder	ndividual Partnership/ Corporation Condo/Co-Op
	☐ NYC Agency ☐ Other Government Agency
Full Name (not LLC): DIMITRIOS KATEH	IIS
Relationship to owner:	
Business Name/Agency: GILBANE DEVEL	OPMENT CO.
Street Address: 88 PINE STREET, 27FL	
City: NEW YORK	State: NY Zip: 10005
Telephone:	Email: DKATEHIS@GILBANECO.COM
P)
Official Topo House Number Application	Page 3 August 7, 2023

10 Applicant or Owner's Statement and Signature

I hereby certify that I prepared or supervised the preparation of the documents submitted herewith and that the information indicated in this document is true and accurate to the best of my knowledge. I have obtained permission from the owner to act on their behalf in submitting this application. I acknowledge that all street numbers are assigned based on the building's entrance location and that the Topographical Bureau will assign addresses to new buildings or buildings with new entrances as appropriately as possible. I understand that if I am found after to have falsified any information provided or forged/erased any assignment the Topographical Bureau has given, I will be barred from filing with the Bureau in the future.

Name (print):

John R Woelfling

Sign/Date:

7/9/2024



If P.E./R.A. applicants: Apply seal then sign & date

11 INSTRUCTIONS TO APPLICANT

ADDITIONAL ADDRESSES:

All residential, commercial, retail, community facility, office and ambulatory facility entrances must apply for their own address at time of submittal.

PLAN REQUIRMENTS:

Applications with a frontage on a street greater than 50 ft OR with a lot size greater than 5,000 sq. ft. must include a 1-page 1st floor plan with a site/plot plan overlay, no bigger than 11 x17 PLANS WILL ALSO BE REQUIRED FOR ANY LOT IN WHICH ADDITIONAL ADDRESSES ARE REQUESTED OR IF THERE IS A DESCREPENCY OF WHERE AN ENTRANCE IS LOCATED.

Plans must include the following:

- No red ink
- north arrow
- all street names
- depiction of full tax lot (not just building)
- dimensions of tax lot(s)
- distance to nearest corner
- distance to the main entrance
- footprint of building
- location of entrances/doors
- Seal of Registered Architect or Engineer



New York City Department of Finance ● Property Division ● Tax Map Office

APPLICATION FOR APPORTIONMENTS OR MERGERS

Instructions: Please complete this application and submit in person to: Department of Finance, Property Division - Tax Map Office, 66

John Street, 2nd floor, New York, NY 10038. Please read the instructions for further details before completing this form. Print clearly.

SECTION A: PROPERTY IN		ner details before completing this form. I thin clearly.		
	Block: 7011	Present Lot(s): 11		
Borough: Brooklyn	BIOGK	DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY		
☐ Merger Apportionm	Number of ent Lots Requested 2	Lot Number: 11,55		
☐ Air ☐ Subterra	anean			
Lot(s)Usage: A Residential (check one) Building Gro	Commercial Building Gross G72 Sq/Ft:	☐ <i>Mix</i> (Residential & Commercial) Building Gross Sq/Fţ:		
Property 1. Owner's Name (as per Deed) OR	LAST NAME	FIRST NAME		
Company Name:	NEW SEA PARK NORTH	HOUSING DEVELOPMENT		
Property 2. Address:		BROOKLYN , NY 11224 CITY STATE ZIP CODE		
3. Filing Representative (if appli	icable):JMZoning LLC A	AKaldarbek@jmzoning.com		
SECTION B: CERTIFICATION				
Architect/Engineer/Applicant's	s Name: Woelfling LAST NAME	John R FIRST NAME		
	98 7th Ave NEW YO			
3. Telephone Number:2	2122472660 4. Email Addre	ess:JWOELFLING@DATTNER.COM		
Signature of Architect/ Engines	er/Applicant: Shu Woelflus	p is the owner, or acting under the direction of the owner. Date: 04 / 01 / 2024		
	The to scale $1\% = 50$, if possible	OCUMENTS (see reverse for the required documents) INDICATE NORTH ARROW		
WEST 28TH STRE 407.00 37.62 37.62 100.00 WEST 29TH STRE	243.00 20.00	SCALE: 1" = 200'-0" (Architect or Engineer's seal)		
Tentative Lot(s) issued: Customer Service Representative S. Martinez Date: 5 / 29/24 New Lot(s): 55 Lot(s) Affected: 11 Lot(s) Dropped:				
Please note: Map changes will not be a	made until presentation of all required docu nal approval is received from the Tax Map Of	ments is reviewed and approved by the Specialist.		
Map Updated: Tax Map Specialist:	Date://			

A CALL TO SEE THE PROPERTY OF THE PARTY OF T 701

SPN Senior Housing

Gilbans Developmes 48 Pap St. New York, NY 19905 ELH Mgmi, LLC 18 Cant Cast, San 900 Breedyn, NY 17341

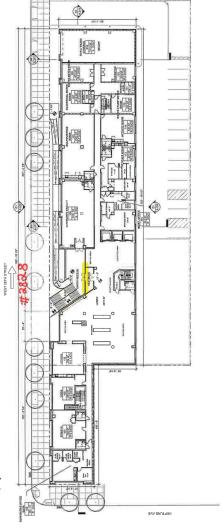
R. Lagio 1-17-2025



Overall First Floor Plan

PRESIDENT, BOROUGH OF BROOKLYM
TOPOGRAPHICAL BUREAU

NEW BUILDING(S) NUMBER(S)



OFFICIAL HOUSE NUMBERS SHOWN IN RED

APPENDIX B

Property Description Narrative

Appendix B - Property Description Narrative

Sea Park North 2828 West 28th Street, Brooklyn, New York BCP Application - Section I

Location

The Sea Park North site proposed for entry into the Brownfield Cleanup Program (BCP) is located in an urban area and at 2828 West 28th Street, Brooklyn, New York, as shown on **Figure 1 and Figure 2**. The Site is identified on the New York City Tax Map as Block 7011, tentative Lot 11 in the Kings County of New York City, as shown on **Figure 3**. A survey showing the boundaries of the site with the associated metes and bounds description is included in **Appendix A**. Currently, the Site consists of a parking area and basketball recreation area associated with an adjacent existing multifamily building, and a public walkway with landscaping, as shown on **Figure 4**.

The Site was previously comprised of multiple tax lots, based on a review of the NYC Tax Map from 1965 included Block 7011, Lots 11, 13, 14, 15, 16, 17, 19, 20, 21, 22, 25, 26, and 27 as shown on the tax map dated January 1, 1964. These lots were combined, effective December 7, 2008, with Block 7011, Lots 28, 29, 30, 31, 33, 34, 35, 36, 37, 38, 39, 55, 56, p/o 57, 58, 59, 60, and 61 to form new Lot 11.

The Site is not located within a designated Environmental Zone pursuant to Tax Law 21(b)(6), as shown on **Figure 7**. The Site is also located within a disadvantaged community, as shown on **Figure 8**. The Site is located in an Environmental Justice Area as shown on **Figure 9**.

Site Features

The main site features include a parking lot and basketball recreation area for the adjacent offsite multifamily building. A public walkway with landscaping is located in the northern corner of the site, at the corner of Neptune Avenue and West 28th Street. The Site currently encompasses an area of approximately 0.92 acres.

Current Zoning and Land Use

Zoning for the Site is currently labeled as R6A and R7A. The area surrounding the Site is similar with residential zoning mixed with a commercial zoning overlay. The site is bordered by Neptune Avenue to the north, residential and commercial properties, and Mermaid Avenue to the south, residential properties and West 29th Street to the west, and West 28th Street to the east. The site is surrounded by the following properties (**Figure 5**), as summarized in the table below, and adjacent landowners are shown on **Figure 6**:

Adjacent Property Direction	Property Use
North	Beth Shalom Ministries and associated parking lot directly adjacent to the site, Kaiser Park across Neptune Avenue.
South	Multi-family residential building directly adjacent to the site, commercial spaces including a barber shop, smoke shop, several restaurants, grocery store, eye care center, and discount store located along Mermaid Avenue.
East	One and two family residential housing, and United States Post Office and associated parking across West 28 th Street.
West	One and two family residential housing directly adjacent to the site, additional one and two family residential housing and a supermarket across West 29 th Street.

ROUX -1- 3868.0006Y105/APB

Appendix B - Property Description Narrative

Sea Park North 2828 West 28th Street, Brooklyn, New York BCP Application - Section I

Past Use of the Site

Based on review of historical topographic maps, the site was historically marshland along the Coney Island Creek and underwent significant filling in the early 1900s to expand the shoreline of Coney Island. Due to access to the Gravesend Bay properties along Coney Island Creek in the early 1900s have historically been utilized for industrial and manufacturing purposes including manufacturing gas plants (MGP), railways, and storage for coal, coke and fuel oil. Upgradient of the site, the Coney Island Creek has known MGP coal tar impacts. Following expansion of the shoreline, the site was utilized for residential dwellings since the 1930s until all onsite structures were demolished in the 1970s. Since the 1970s, the site has been used for parking, a basketball recreation area, and as a public walkway with landscaping.

Site Geology and Hydrogeology

The Site is generally flat with an elevation range of approximately +5.82 feet (ft) North American Vertical Datum of 1988 (ft NAVD88) to +7.33 ft NAVD88. Fill material, of an unknown origin, including asphalt, brick, ceramics, concrete, glass, and metal was observed to depths ranging from 4 to 6 ft. The fill material is underlain by greyish brown poorly sorted sands with little to trace amounts of gravel which was observed to a maximum boring depth of 14 ft bls during previous investigation performed by Roux Environmental Engineering and Geology, D.P.C. (Roux) (see **Appendix D**). Bedrock was not encountered during prior site investigation and is estimated to be approximately 600 ft bls.

Depth to groundwater ranges from 6.00 to 6.90 feet below land surface (ft bls) at the site. Groundwater is tidally influenced and groundwater flow is generally from northeast to southwest towards the Lower Bay. According to the ASTM Phase I Environmental Site Assessment (ESA) performed by Hillmann, see **Appendix D**, the Site is not located in, or adjacent to, regulated wetlands. The closest surface water body is the Coney Island Creek, located approximately 0.16 miles to the north. The Site is located within the 100-year flood zones.

Environmental Assessment

The source of onsite contamination is from historical industrial uses along the Coney Island Creek and significant filling of material from an unknown source to expand the shoreline of Coney Island. Based upon previous investigations conducted to date, the primary contaminants of concern for the Site include semivolatile organic compounds (SVOCs), specifically polycyclic aromatic hydrocarbons (PAHs), metals, and polychlorinated biphenyls (PCBs) in soil, metals in groundwater, and petroleum-related volatile organic compounds (VOCs), and chlorinated VOCs (CVOCs) in soil vapor. Soil analytical data was compared to the New York State Department of Environmental Conservation (NYSDEC) Restricted Residential Soil Cleanup Objectives (RRSCOs). Groundwater analytical was compared to the NYSDEC Ambient Water Quality Standards and Guidance Values (AWQSGV).

Soil

There were no exceedances of the applicable RRSCO for VOCs or pesticides. The highest concentration of total SVOCs onsite were detected in the western side of the site at RXSB-9 at 4-6 ft bls. Benzo(a)anthracene was found at a maximum concentration of 5.6 ppm, which exceeds the applicable RRSCO of 1 ppm. Benzo(a)pyrene was found at a maximum concentration of 5.1 ppm, which exceeds the applicable RRSCO of 1 ppm. Benzo(b)fluoranthene was found at a maximum concentration of 7 ppm, which exceeds the applicable RRSCO of 1 ppm. Chrysene was found at a maximum concentration of 5.6 ppm, which exceeds the applicable RRSCO of 3.9 ppm. Dibenz(a,h)anthracene was found at a maximum concentration of 1.6 ppm, which exceeds the applicable RRSCO of 0.33 ppm. Indeno(1,2,3-c,d)pyrene was found at a maximum concentration of 3 ppm, which exceeds the applicable RRSCO of 0.5 ppm. Additional SVOC RRSCO exceedances were detected site-wide from land surface to approximately 6 ft bls.

The highest concentration of total metals onsite was detected in the eastern side of the site at RXSB-2 at 0-2 ft bls. Arsenic was found at a maximum concentration of 17.5 ppm, which exceeds the applicable RRSCO of 16 ppm. Barium was found at a maximum concentration of 2,450 ppm, which exceeds the applicable

Appendix B - Property Description Narrative

Sea Park North 2828 West 28th Street, Brooklyn, New York BCP Application - Section I

RRSCO of 400 ppm. Cadmium was found at a maximum concentration of 17.7 ppm, which exceeds the applicable RRSCO of 4.3 ppm. Trivalent chromium was found at a maximum concentration of 382 ppm, which exceeds the applicable RRSCO of 180 ppm. Copper was found at a maximum concentration of 813 ppm, which exceeds the applicable RRSCO of 270 ppm. Lead was found at a maximum concentration of 9,060 ppm, which exceeds the applicable RRSCO of 400 ppm. Mercury was found at a maximum concentration of 8.6 ppm, which exceeds the applicable RRSCO of 0.81 ppm. Nickel was found at a maximum concentration of 391 ppm, which exceeds the applicable RRSCO of 310 ppm. Zinc was found at a maximum concentration of 11,500 ppm, which exceeds the applicable RRSCO of 10,000 ppm.

The highest concentration of PCBs onsite was detected in the eastern side of the site at RXSB-2 at 0-2 ft bls. PCBs were found at a maximum concentration of 3.9 ppm, which exceed the applicable RRSCO of 1 ppm.

Groundwater

No VOCs SVOCs, PCBs, or pesticides were detected in groundwater above the AWQSGV. Metals were detected throughout the site including antimony at a maximum concentration of 4.7 ppb (AWQSGV of 3 ppb), iron at a maximum concentration of 2,730 ppb (AWQSGV of 300 ppb), magnesium at a maximum concentration of 73,300 ppb (AWQSGV of 35,000 ppb), and sodium at a maximum concentration of 358,000 ppb (AWQSGV of 20,000 ppb).

The highest concentration of perfluorooctanesulfonic acid (PFOS) was detected on the southern side of the site at 0.0329 ppb (AWQSGV of 0.0027 ppb). The highest concentration of perfluorooctanoic acid (PFOA) was detected on the northern side of the site at 0.377 ppb (AWQSGV of 0.0067 ppb).

Soil Vapor

The highest concentrations of petroleum VOCs onsite were detected in the southern side of the site. 1,2,4-trimethylbenzene was detected in soil vapor samples at a maximum concentration of 370 ug/m3. 2,2,4-trimethylpentane was detected in soil vapor samples at a maximum concentration of 0.94 ug/m3. Benzene was detected in soil vapor samples at a maximum concentration of 1.8 ug/m3. Toluene was found at a maximum concentration of 9.8 ug/m3. 1,3,5-Trimethylbenzene was detected in soil vapor samples at a maximum concentration of 150 ug/m3. Cyclohexane was detected in soil vapor samples at a maximum concentration of 0.43 ug/m3 (estimated). Ethylbenzene was detected in soil vapor samples at a maximum concentration of 4.1 ug/m3. M,p-xylene was detected in soil vapor samples at a maximum concentration of 49 ug/m3. N-hexane was detected in soil vapor samples at a maximum concentration of 76 ug/m3. O-xylene was detected in soil vapor samples at a maximum concentration of 4.2 ug/m3. Naphthalene was detected in soil vapor samples at a maximum concentration of 4.2 ug/m3.

The highest concentrations of CVOCs onsite were detected in the southern side of the site. Tetrachloroethylene (PCE) was detected in soil vapor samples at a maximum concentration of 44 ug/m3. Trichloroethylene (TCE) was detected in soil vapor samples at a maximum concentration of 0.41 ug/m3. Carbon tetrachloride was detected in soil vapor samples at a maximum concentration of 0.21 ug/m3 (estimated). 1,1,1-trichloroethane was detected in soil vapor samples at a maximum concentration of 0.61 ug/m3 (estimated).

ROUX -3 - 3868.0006Y105/APB

APPENDIX C

Project Description

Appendix C - Project Description

Sea Park North 2828 West 28th Street, Brooklyn, NY BCP Application - Section II

The Site proposed for entry into the Brownfield Cleanup Program (BCP) is located at 2828 West 28th Street, Brooklyn, New York, as shown on **Figure 1 and Figure 2**. The Site is in the Coney Island neighborhood of Brooklyn. The Site is identified on the New York City Tax Map as Block 7011, tentative Lot 11 in the Kings County of New York City, as shown on **Figure 3**. A survey showing the boundaries of the site with the associated metes and bounds description is included in **Appendix A**.

The project is starting at the investigation stage. The proposed investigation is anticipated to include the advancement of soil borings, the installation of monitoring wells, and the installation of soil vapor monitoring points, which will be further detailed in a future Remedial Investigation Work Plan (RIWP). Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. For each phase of the remediation, starting from the Remedial Investigation (RI) through Remedial Action Work Plan (RAWP) preparation, the environmental footprint analysis tool, SiteWiseTM, will be utilized. The remedial design will include a climate change vulnerability assessment to evaluate the impact of climate change on the project 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 measures to minimize the impact of climate change on potential identified vulnerabilities will be implemented. The proposed redevelopment will include passive house construction of a senior affordable housing building to ensure a high standard of energy efficiency. The proposed redevelopment and remediation of the Site will not have an adverse impact on any existing natural resources. Since the site is located within the 100-year flood zone, climate resiliency measures will be incorporated. The proposed redevelopment is not expected to generate more than 50 tons of solid waste per week and therefore will not have a significant adverse impact to the NYC solid waste management systems. Onsite reuse of NYSDEC-approved material will be prioritized during remediation to minimize waste generation and greenhouse gas emissions due to truck traffic.

The site is subject to an E-Designation for Hazardous Material, Noise Attenuation, and Air Quality under E-447. Following acceptance into the BCP, the Hazardous Materials requirements will be fulfilled through the BCP. The Noise Attenuation and Air Quality requirements will be fulfilled through coordination and as approved by the New York City Office of Environmental Remediation (NYCOER).

Proposed Development Plan

The proposed development will consist of a senior affordable housing residential building with 8 floors and slab-on-grade construction. The first floor of the building will include storage, utility access, and compactor room.

Projected Schedule

Timeframe	Description
June 2025	Submit BCP Application
August 2025	Finalize and Execute Brownfield Cleanup Agreement, Submit Citizen Participation Plan
September 2025	Submit Remedial Investigation Work Plan
January 2026	Finalize Remedial Investigation Work Plan
February 2026	Remedial Investigation Implementation
March 2026	Submit Remedial Investigation Report
May 2026	Submit Remedial Action Work Plan

Appendix C - Project Description

Sea Park North 2828 West 28th Street, Brooklyn, NY BCP Application - Section II

Timeframe	Description
June 2026	Construction Finance Closing and Implement Approved Remedial Action Work Plan
May 2027	Submit Environmental Easement
August 2027	Submit Site Management Plan
November 2027	Submit Final Engineering Report
Winter 2027	Receive Certificate of Completion

ROUX -2- 3868.0006Y105/APC

APPENDIX D

Fish and Wildlife Resources Impact Analysis

Appendix D - Fish and Wildlife Resources Impact Analysis

Sea Park North 2828 West 28th Street, Brooklyn, New York BCP Application – Section III

Question 1 – Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?

The Coney Island Creek, which is a part of the Lower New York Bay, is located approximately 0.16 miles north of the site and is identified as a NYSDEC Regulatory Tidal Wetlands Area, as shown on Figure 13. The Lower New York Bay has been previously assessed by the NYSDEC, as summarized in the Lower New York Bay (#1701-0004) fact sheet, as an impaired waterbody due to fish consumption that is impaired by polychlorinated biphenyl (PCBs) and dioxin and receives urban stormwater runoff pollutants from combined sewer overflows (CSOs), sanitary sewer overflows, and illegal (unpermitted) sanitary discharges. No additional fish, wildlife, or ecological resources have been identified. Additionally, Gravesend Bay properties along Coney Island Creek in the early 1900s have historically been utilized for industrial and manufacturing purposes including manufacturing gas plants (MGP), railways, and storage for coal, coke and fuel oil. Upgradient of the site, the Coney Island Creek has known MGP coal tar impacts.

The area surrounding the site is urban and consists of asphalt paved roadways, concrete sidewalks, residential properties, Kaiser Park with vegetated landscaped areas, parking lots, and various sports fields/courts.

Question 3 – Is/are there a/any Contaminant(s) of Ecological Concern?

In accordance with DER-10 Section 3.10.1, there are no contaminants of ecological concern since contaminants identified at the site do not exist in areas of identified fish and wildlife resources. Groundwater contamination is limited to metals, including antimony, magnesium, and sodium. No VOC, SVOC, PCB, or pesticides were detected in groundwater above the AWQSGVs. Groundwater flow is generally from northeast to southwest at the site.

The closest waterbody, the Coney Island Creek, is 0.16 miles north of the site and there are no direct exposure pathways for site soil contaminants to reach this waterbody which is already classified as impaired by the NYSDEC.

Question 4 – Is a Fish and Wildlife Resources Impact Analysis Part I included with this application?

While a NYSDEC Regulatory Tidal Wetlands Area is identified less than ½ mile from the site, a Fish and Wildlife Resources Impact Analysis Part I is not applicable to the site since there are no contaminants of ecological concern and no direct exposure pathways exist. Additionally, the future remediation is directed toward a specific discharge or spill event that does not adversely impact fish and wildlife resources.

ROUX -1- 3868.0006Y105/APD

APPENDIX E

Land Use Factors

Appendix E – Land Use Factors

Sea Park North 2828 West 28th Street, Brooklyn, New York BCP Application – Section IV

Question 3 & 4 - Current Use & Current Business Operations/Uses

The main site features include a parking lot and basketball recreation area for the adjacent offsite multifamily building. A public walkway with landscaping is located in the northern corner of the site, at the corner of Neptune Avenue and West 28th Street, as shown on **Figure 3**. Based on review of historical topographic maps, the site was historically marshland and underwent significant filling in the early 1900s to expand the shoreline of Coney Island. Following expansion of the shoreline, the site was utilized for residential dwellings since the 1930s until all onsite structures were demolished in the 1970s. Since the 1970s the site has been used for parking, basketball recreation area, and public walkway with landscaping.

Question 5 & 6- Proposed Use

The proposed development will consist of a senior affordable housing residential building with 8 floors and slab-on-grade construction. The first floor of the building will include storage, utility access, and compactor room.

Question 8 - Do current historical and/or recent development patterns support the proposed use?

The proposed future use of the Site as a residential use affordable housing building which is consistent with the current and reasonably anticipated development patterns in the neighborhood.

Question 9 - Is the proposed use consistent with applicable zoning laws/maps?

Yes, the site is zoned for R6A and R7A. The area surrounding the Site is similar with residential zoning mixed with a commercial zoning overlay.

Question 10 - Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans?

The proposed development is consistent with the general zoning principles. The site is located within an Environmental Justice Area (EJ Area) and a New York State designated disadvantaged community.

ROUX -1- 3868.0006Y105/APD

APPENDIX F

Current Property Owner-Operator Information

Appendix F – Previous Property Owners and Operators

Sea Park North 2828 West 28th Street, Brooklyn, New York BCP Application – Section V

The Sea Park North site is located in an urban area and proposed for entry into the Brownfield Cleanup Program (BCP) is located at 2828 West 28th Street, Brooklyn, New York, as shown on **Figure 1** and **Figure 2**. The Site is identified on the New York City Tax Map as Block 7011, tentative Lot 11 in the Bronx County of New York City, as shown on **Figure 3**. A survey showing the boundaries of the site with the associated metes and bounds description is included in **Appendix A**.

Neither the Requestor (SPN Senior Living LLC) nor any of its corporate members have any relationship with the former owners and operators, or the release of contaminants associated with prior uses. Additional information is provided below. Phone numbers were not available for the previous owners and operators.

The Site was previously comprised of multiple tax lots which consisted of single family residential buildings and based on a review of the NYC Tax Map from 1965 included Block 7011, Lots 11, 13, 14, 15, 16, 17, 19, 20, 21, 22, 25, 26, and 27 as shown on the tax map dated January 1, 1964. These lots were combined, effective December 7, 2008, with Block 7011, Lots 28, 29, 30, 31, 33, 34, 35, 36, 37, 38, 39, 55, 56, p/o 57, 58, 59, 60, and 61 to form new Lot 11.

A table summarizing the tax lots changes included within the bounds of the Site is included below:

Site Tax Lot IDs	Effective Date	NYC Tax Map Source
Lots 11, 13, 14, 15, 16, 17, 19, 20, 21, 22, 25, 26, and 27	January 1, 1964	1964
p/o Lot 11	December 7, 2008	2008

CURRENT/FORMER OWNERS' INFORMATION

Date	Lot	Previous Owner	Contact Information	Relationship to Requestor
Pre-1966	11	Doris Rothman, Thelma Scheingold, Ray Levitt, Samuel Levitt, Alice Goldin	Not available	None
Pre-1966	17, 21, & 22	Simon Weber	Not available	None
1966 - 1971	17, 21, & 22	City of New York	Not available	None
1966 - 1971	11	Zan Corporation	Not available	None
10/18/1971 – 11/3/1971	11	New York State Urban Development Corporation	Not available	None
11/3/1971 – 7/7/1986	11	Coney Island Site Seven Houses Inc.	Not available	None
1982	13, 15, 16, 19, 20, 21, 25, 26, 27	Properties were condemned in 1982 and acquired by the City of New York	Not available	None

Appendix F - Previous Property Owners and Operators

Sea Park North 2828 West 28th Street, Brooklyn, New York BCP Application – Section V

Date	Lot	Previous Owner	Contact Information	Relationship to Requestor
7/7/1986 – 5/19/1989	11	City of New York	City Hall, New York, New York	None
5/19/1989 — 7/23/2004	11	Sea Park West Houses Inc.	Wendell Harris 633 Third Avenue, New York, New York 10017	None
7/23/2004 – 5/24/2023	11	Sea Park North Housing Development Fund Corporation	Daniel Mortiz 1044 Northern Boulevard, 2 nd Floor, Roslyn, New York 11576	None
5/24/2023	11	Sea Park North Housing Development Fund Corporation - SP AH LLC, SP Related Acquisitions LLC, SP AX LLC, SP DJCJ LLC, SP JTL LLC, SP JMA LLC, SP SR LLC, SP SAGT LLC, SP AAGT LLC ¹	Daniel Mortiz 30 Hudson Yards, 72 nd Floor, New York, New York, 10001	None
5/24/2023 – present	11	New Sea Park North Housing Development Fund Corporation	Jacqueline Tom 247 West 37 th Street, 4 th Floor, New York, New York 10018	None

^{1 -} SP AH LLC - 2.06% interest, SP Related Acquisitions LLC - 22.93% interest, SP AX LLC - 12.755% interest, SP DJCJ LLC - 27.755% interest, SP JTL LLC - 6.75% interest, SP JMA LLC - 11.25% interest, SP SR LLC - 11.25% interest, SP SAGT LLC - 3% interest, SP AAGT LLC - 2.25% interest.

CURRENT/FORMER OPERATORS' INFORMATION

Date	Lot	Previous Operator	Contact Information	Relationship to Requestor
Pre-1966	11	Doris Rothman, Thelma Scheingold, Ray Levitt, Samuel Levitt, Alice Goldin, Rosen Morris, Sarah Isacoff, Sam Isacoff, Marie Desposito, Louise Desposito, Helen Desposito, Alfred Desposito, Pat Deluca, Martino Geo	Not available	None
Pre-1966	17, 21, & 22	Simon Weber	Not available	None

Appendix F – Previous Property Owners and Operators

Sea Park North 2828 West 28th Street, Brooklyn, New York BCP Application – Section V

Date	Lot	Previous Operator	Contact Information	Relationship to Requestor
1966 - 1971	17, 21, & 22	City of New York	Not available	None
1966 - 1971	11	Zan Corporation	Not available	None
10/18/1971 – 11/3/1971	11	New York State Urban Development Corporation	Not available	None
11/3/1971 – 7/7/1986	11	Coney Island Site Seven Houses Inc.	Not available	None
1982	13, 15, 16, 19, 20, 21, 25, 26, 27	Properties were condemned in 1982 and acquired by the City of New York	Not available	None
7/7/1986 – 5/19/1989	11	City of New York	City Hall, New York, New York	None
5/19/1989 – 7/23/2004	11	Sea Park West Houses Inc.	Wendell Harris 633 Third Avenue, New York, New York 10017	None
7/23/2004 – 5/24/2023	11	Sea Park North L.P.	Daniel Moritz The Arker Companies 1044 Northern Boulevard 2 nd Floor Roslyn New York 11576	None
5/24/2023 - present	11	New Sea Park North Housing Development Fund Corporation	Jacqueline Tom 247 West 37 th Street, 4 th Floor, New York, New York 10018	None

APPENDIX G

Environmental History

Sea Park North BCP Application – Section VI

A summary of the following environmental investigations previously conducted at the Site are included within this Appendix. A formal report was not prepared for the New York City Office of Environmental Remediation (NYCOER) remedial investigation (RI). Analytical laboratory reports and soil borings logs from the NYCOER RI, and copies of the Phase I Environmental Site Assessment (ESA) and Due Diligence Soil Sample Collection report are included in Attachment 1.

- ASTM Phase I ESA, prepared by Hillmann Consulting, dated September 19, 2022;
- Due Diligence Soil Sample Collection, prepared by Hillmann Consulting, dated September 27, 2022;
 and
- NYCOER RI, completed by Roux Environmental Engineering and Geology, D.P.C., September 9 through 16, 2024.

The proposed development will consist of a senior affordable housing residential building with 8 floors and slab-on-grade construction. The first floor of the building will include storage, utility access, and compactor room. Therefore, the soil data from the previous investigations was compared to the following New York State Department of Environmental Conservation (NYSDEC) Soil Cleanup Objectives (SCOs): Restricted Residential Use SCOs (RRSCOs).

A Remedial Investigation Work Plan (RIWP) will be developed and implemented following acceptance into the Brownfield Cleanup Program (BCP). A summary of the findings from the previously conducted investigations is included below.

Soil Exceedances

A total of 23 soil samples were collected from 13 soil borings at the site during the previously completed investigations. All soil concentrations are reported in parts per million (ppm).

Volatile Organic Compounds

No soil samples collected during the prior Investigations exceeded NYSDEC RRSCOs for volatile organic compounds (VOCs).

Semivolatile Organic Compounds

Sixteen soil samples collected during the investigation exceeded RRSCOs for semivolatile organic compounds (SVOCs), particularly polycyclic aromatic hydrocarbons (PAHs).

Laboratory analytical data in exceedance of the RRSCOs are summarized below.

Analyte	Number of Exceedances	Location of RRSCO Exceedance (ft bls)	Concentrations (ppm)	RRSCOs (ppm)
Benzo(A)Anthracene	RRSCOs: 10	RXSB-1 (4-6) RXSB-2 (4-6) RXSB-3 (0-2) RXSB-3 (4-6) RXSB-4 (0-2) RXSB-5 (4-6)	1.5 2.2 1.3 1.8 2.6 1.9	RRSCO: 1
		RXSB-6 (4-6) RXSB-7 (4-6) RXSB-9 (4-6) RXSB-10 (0-2)	3.5 3.5 5.6 2.9	
Benzo(A)Pyrene	RRSCOs: 9	RXSB-1 (4-6) RXSB-2 (4-6) RXSB-3 (0-2) RXSB-3 (4-6) RXSB-4 (0-2) RXSB-5 (4-6)	1.6 1.8 1.4 2 2.9 2	RRSCO: 1

Sea Park North BCP Application – Section VI

Analyte	Number of Exceedances	Location of RRSCO Exceedance (ft bls)	Concentrations (ppm)	RRSCOs (ppm)
		RXSB-6 (4-6) RXSB-7 (4-6) RXSB-9 (0-2) RXSB-9 (4-6) RXSB-10 (0-2)	1.2 3.5 1.1 5.1 2.9	
Benzo(B)Fluoranthene	RRSCOs: 14	RXSB-1 (4-6) RXSB-2 (4-6) RXSB-3 (0-2) RXSB-3 (4-6) RXSB-4 (0-2) RXSB-5 (4-6) RXSB-6 (0-2) RXSB-6 (4-6) RXSB-7 (0-2) RXSB-7 (4-6) RXSB-8 (0-2) RXSB-9 (0-2) RXSB-9 (4-6) RXSB-9 (4-6) RXSB-10 (0-2)	2.2 2.9 1.9 2.5 4.2 2.5 1.3 1.6 1.5 4.6 1.1 1.5 7	RRSCO: 1
Chrysene	RRSCOs: 1	RXSB-9 (4-6)	5.6	RRSCO: 3.9
Dibenz(A,H)Anthracene	RRSCOs: 4	RXSB-2 (0-2) RXSB-7 (4-6) RXSB-9 (4-6) RXSB-10 (0-2)	1.6 0.37 0.81 0.49	RRSCO: 0.33
Indeno(1,2,3-C,D)Pyrene	RRSCOs: 16	RXSB-1 (0-2) RXSB-1(4-6) RXSB-2 (0-2) RXSB-2 (4-6) RXSB-3 (0-2) RXSB-3 (4-6) RXSB-4 (0-2) RXSB-5 (4-6) RXSB-6 (0-2) RXSB-6 (4-6) RXSB-7 (0-2) RXSB-7 (4-6) RXSB-8 (0-2) RXSB-9 (0-2) RXSB-9 (4-6) RXSB-9 (4-6) RXSB-10 (0-2)	1 0.82 1.9 0.99 0.96 1 1.1 1.4 0.57 0.61 0.53 1.5 0.53 0.74 3 2.1	RRSCO: 0.5

Metals

Twelve soil samples collected during the investigations exceeded RRSCOs for metals.

Laboratory analytical data in exceedance of the RRSCOs are summarized below.

Analyte	Number of Exceedances	Location of SCO Exceedance (ft bls)	Concentrations (ppm)	SCOs (ppm)
Arsenic	RRSCOs: 1	RXSB-2 (0-2)	17.5	RRSCO: 16
Barium	RRSCOs: 7	RXSB-2 (0-2) RXSB-3 (0-2) RXSB-3 (4-6) RXSB-4 (0-2)	2450 628 448 583	RRSCO: 400

Sea Park North BCP Application – Section VI

Analyte	Number of Exceedances	Location of SCO Exceedance (ft bls)	Concentrations (ppm)	SCOs (ppm)
		RXSB-5 (4-6) RXSB-7 (0-2) RXSB-9 (4-6)	786 2290 462	
Cadmium	RRSCOs: 1	RXSB-2 (0-2)	17.7	RRSCO: 4.3
Chromium III	RRSCOs: 1	RXSB-2 (0-2)	382	RRSCO: 180
Chromium, total	RRSCOs: 1	RXSB-2 (0-2)	383	RRSCO: 180
Copper	RRSCOs: 1	RXSB-2 (0-2)	813	RRSCO: 270
Lead	RRSCOs: 12	RXSB-1 (0-2) RXSB-1 (4-6) RXSB-2 (0-2) RXSB-3 (0-2) RXSB-3 (4-6) RXSB-4 (0-2) RXSB-5 (4-6) RXSB-6 (0-2) RXSB-7 (0-2) RXSB-2 (0-2) RXSB-9 (4-6) RXSB-10 (0-2)	441 589 9060 585 634 643 724 475 579 449 633 1320	RRSCO: 400
Mercury	RRSCOs: 2	RXSB-2 (0-2) RXSB-4 (0-2)	8.6 1.1	RRSCO: 0.81
Nickel	RRSCOs: 1	RXSB-2 (0-2)	391	RRSCO: 310
Zinc	RRSCOs: 1	RXSB-2 (0-2)	11500	RRSCO: 10000

Polychlorinated Biphenyls

One soil sample collected during the prior Investigations exceeded RRSCOs for polychlorinated biphenyls (PCBs).

Laboratory analytical data in exceedance of the RRSCOs are summarized below.

Analyte	Number of Exceedances	Location of SCO Exceedance (ft bls)	Concentrations (ppm)	SCOs (ppm)
PCBs	RRSCOs: 1	RXSB-2 (0-2)	3.9	RRSCO: 1

Pesticides

No soil samples collected during the investigations exceeded NYSDEC RRSCOs for pesticides.

PFAS

No soil samples collected during the prior investigations exceeded NYSDEC RRSCOs for Per- and polyfluoroalkyl substances (PFAS).

Sea Park North BCP Application – Section VI

Groundwater Exceedances

Groundwater was encountered at a depth ranging from 6.00 to 6.90 ft bls during the NYCOER RI. Six groundwater samples were collected, three from temporary monitoring wells and three from permanent monitoring wells and were compared to the NYSDEC Ambient Water Quality Standards and Guidance Values (AWQSGVs). A summary of the groundwater data results is presented below. All groundwater concentrations are reported in parts per billion (ppb).

Volatile Organic Compounds

The groundwater sample collected during the investigations did not exceed AWQSGVs for VOCs.

Semivolatile Organic Compounds

The groundwater sample collected during the investigations did not exceed AWQSGVs for SVOCs.

Metals

The groundwater investigation yielded exceedances of the AWQSGVs for total and dissolved metals. Laboratory analytical data for the exceedances of AWQSGVs for metals is summarized below.

Analyte	Number of Exceedances	Location of AWQSGV Exceedance	Maximum Concentration (ppb)	AWQSGV (ppb)
Antimony, Dissolved	1	RXMW-1	4.7	3
Iron, Dissolved	4	RXMW-5 RXTW-2 RXTW-3 RXTW-4		300
Iron, Total	4	RXMW-6 RXTW-2 RXTW-3 RXTW-4	1570	300
Magnesium, Dissolved	2	RXMW-1 RXMW-6	73300	35000
Magnesium, Total	1	RXTW-2	68600	35000
Sodium, Dissolved	6	RXMW-1 RXMW-5 RXMW-6 RXTW-2 RXTW-3 RXTW-4	358000	20000
Sodium, Total	4	RXMW-6 RXTW-2 RXTW-3 RXTW-4	106000	20000

Polychlorinated Biphenyls

The groundwater samples collected during the investigation did not exceed AWQSGVs for PCBs.

Sea Park North BCP Application – Section VI

Pesticides

The groundwater samples collected during the investigation did not exceed AWQSGVs for pesticides.

Per- and polyfluoroalkyl substances

The groundwater investigation yielded exceedances of the AWQSGVs for PFAS. Laboratory analytical data for the exceedances of AWQSGVs for PFAS is summarized below.

Analyte	Number of Exceedances	Location of AWQSGV Exceedance	Maximum Concentration (ppb)	AWQSGV (ppb)
Perfluorooctanesulfonic acid (PFOS)	RRSCOs: 3	RXMW-1 RXMW-5 RXMW-6	0.0329	0.0027
Perfluorooctanoic acid (PFOA)	RRSCOs: 3	RXMW-1 RXMW-5 RXMW-6	0.377	0.0067

Soil Vapor Detections

The table below and Figure 12 summarize all soil vapor detections during the investigation.

Laboratory analytical detections in soil vapor are summarized in the table below with the maximum concentration noted in red text.

Analyte	Number of Detections	Location of Detection	Concentrations (μg/m³)
1,1,1-Trichloroethane (TCA)	2	RXSV-3 RXSV-8	0.43 J 0.61 J
1,1,2-Trichloro-1,2,2-Trifluoroethane	3	RXSV-3 RXSV-5 RXSV-7	0.55 J 0.42 J 0.45 J
1,1,2-Trichloroethane	1	RXSV-9	0.48 J
1,2,4-Trimethylbenzene	8	RXSV-1 RXSV-2 RXSV-3 RXSV-4 RXSV-5 RXSV-6 RXSV-8 RXSV-9	2.5 2.6 4.4 2.1 1.7 1.9 370 D 3.1
1,3-Butadiene	2	RXSV-7 RXSV-9	0.11 J 0.21 J
1,3-Dichlorobenzene	3	RXSV-1 RXSV-3 RXSV-5	3.5 4.2 3.1
1,4-Dioxane (P-Dioxane)	3	RXSV-5 RXSV-6 RXSV-7	0.4 J 0.6 J 1.7 J
2,2,4-Trimethylpentane	9	RXSV-1 RXSV-2 RXSV-3 RXSV-4 RXSV-5	0.25 J 0.35 J 0.64 J 0.94 J 0.2 J

Analyte	Number of Detections	Location of Detection	Concentrations (µg/m³)
		RXSV-6	0.26 J
		RXSV-7	0.25 J
		RXSV-8	1.2
		RXSV-9	0.62 J
		RXSV-1	1.1 J
	_	RXSV-2	1.2 J
2-Hexanone	5	RXSV-5	0.64 J
		RXSV-8 RXSV-9	1.2 J 2.3
		RXSV-9	2.4
		RXSV-2	0.4 J
		RXSV-3	4.7
		RXSV-4	0.31 J
4-Ethyltoluene	8	RXSV-5	0.29 J
		RXSV-6	0.28 J
		RXSV-8	130
		RXSV-9	0.55 J
		RXSV-1	54
		RXSV-2	75
		RXSV-3	43
		RXSV-4	28
Acetone	9	RXSV-5	27
		RXSV-6 RXSV-7	43 38
		RXSV-7 RXSV-8	230 D
		RXSV-9	120 D
		RXSV-1	1.3
		RXSV-2	0.45 J
		RXSV-3	1.5
		RXSV-4	0.58 J
Benzene	9	RXSV-5	0.87
		RXSV-6	0.45 J
		RXSV-7	0.77
		RXSV-8	0.84
		RXSV-9	1.8
		RXSV-1	1.1 J
		RXSV-2 RXSV-3	2.5 3.7
		RXSV-3	3.7
Butane	9	RXSV-5	1.3
Batano		RXSV-6	2
		RXSV-7	0.89 J
		RXSV-8	1.5
		RXSV-9	59
		RXSV-1	3.3
		RXSV-2	1.5 J
		RXSV-3	5.8
0 1 5: 151		RXSV-4	6
Carbon Disulfide	9	RXSV-5	7
		RXSV-6	0.95 J
		RXSV-7 RXSV-8	3.8 3.1
		RXSV-8 RXSV-9	10
		RXSV-9	0.14 J
		RXSV-2	0.14 J 0.21 J
Carbon Tetrachloride	6	RXSV-4	0.18 J
		RXSV-6	0.21 J

Analyte	Number of Detections	Location of Detection	Concentrations (µg/m³)	
		RXSV-8	0.14 J	
		RXSV-9	0.14 J	
		RXSV-1 RXSV-2	1 J 1.3 J	
		RXSV-2 RXSV-3	1.3 J 1.1 J	
		RXSV-4	1.1 J 1.4 J	
Chlorodifluoromethane	9	RXSV-5	0.56 J	
		RXSV-6	1.3 J	
		RXSV-7	0.77 J	
		RXSV-8	0.86 J	
		RXSV-9	0.54 J	
		RXSV-1	1.8	
		RXSV-2 RXSV-3	0.87 J 1.2	
		RXSV-3 RXSV-4	3.5	
Chloroform	9	RXSV-5	1.8	
		RXSV-6	4.5	
		RXSV-7	3.3	
		RXSV-8	0.94 J	
		RXSV-9	0.65 J	
		RXSV-1	0.34 J	
	8	RXSV-2	0.37 J	
		RXSV-3	0.91J	
Chloromethane		RXSV-5 RXSV-6	0.82 J 0.4 J	
		RXSV-0 RXSV-7	0.4 J 0.4 J	
		RXSV-8	0.43	
		RXSV-9	0.48 J	
		RXSV-3	0.26 J	
Cyclohexane	4	RXSV-5	0.2 J	
Cyclonexane	7	RXSV-8	0.28 J	
		RXSV-9	0.43 J	
Cymene	1	RXSV-8	2 2.1 J	
		RXSV-1 RXSV-2	2.1 J 1.9 J	
		RXSV-3	1.8 J	
		RXSV-4	1.8 J	
Dichlorodifluoromethane	9	RXSV-5	1.4 J	
		RXSV-6	2 J	
		RXSV-7	1.6 J	
		RXSV-8	1.9 J	
		RXSV-9	2.2 J	
		RXSV-1 RXSV-2	1.2 0.45 J	
		RXSV-2 RXSV-3	0.45 J 1.9	
		RXSV-4	0.9	
Ethylbenzene	8	RXSV-5	0.42 J	
		RXSV-6	0.44 J	
		RXSV-8	4.1	
		RXSV-9	3.7	
Isopropanol	1	RXSV-8	4.6 J	
Isopropylbenzene (Cumene)	2	RXSV-1	0.48 J	
, ,		RXSV-8 RXSV-1	13 4.7	
		RXSV-1 RXSV-2	4.7 1.8 J	
m,p-Xylene	8	RXSV-2 RXSV-3	8.2	
		RXSV-4	3.3	

Analyte	Number of Detections	Location of Detection	Concentrations (µg/m³)	
		RXSV-5	1.3 J	
		RXSV-6	1.6 J	
		RXSV-8	17	
		RXSV-9	7	
		RXSV-1	6.8	
		RXSV-2	7.5	
		RXSV-3	2.2	
		RXSV-4	3.4	
Methyl Ethyl Ketone (2-Butanone)	9	RXSV-5	3.2	
		RXSV-6	2.4	
		RXSV-7	4.3	
		RXSV-8	12	
		RXSV-9	14	
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	2	RXSV-1	0.57 J	
, , , , , , , , , , , , , , , , , , , ,		RXSV-9	1.1 J	
Naphthalene	1	RXSV-8	4.2	
N-Butylbenzene	1	RXSV-8	3.1	
		RXSV-1	2.3	
		RXSV-2	0.66 J	
		RXSV-3	1.6	
		RXSV-4	0.53 J	
N-Heptane	9	RXSV-5	1.4	
		RXSV-6	0.58 J	
		RXSV-7	1.1	
		RXSV-8	3.3	
		RXSV-9	49	
		RXSV-2	0.67 J	
		RXSV-3	0.83 J	
N-Hexane	6	RXSV-4	0.89 J	
IV-I lexalle	0	RXSV-6	0.71 J	
		RXSV-8	0.85 J	
		RXSV-9	76	
		RXSV-1	0.98	
		RXSV-2	0.25 J	
N-Propylbenzene	6	RXSV-3	2.1	
N-Propylberizerie	0	RXSV-5	0.26 J	
		RXSV-8	68	
		RXSV-9	0.44 J	
		RXSV-1	1.2	
		RXSV-2	0.81 J	
		RXSV-3	2.2	
o-Xylene	8	RXSV-4	2.1	
o Agricilo		RXSV-5	0.67 J	
		RXSV-6	0.74 J	
		RXSV-8	19	
		RXSV-9	4.5	
Sec-Butylbenzene	1	RXSV-8	2.1	
		RXSV-1	0.66 J	
Styrene	1	RXSV-3	0.34 J	
Otyrene	4	RXSV-8	2.2	
		RXSV-9	1.8	
		RXSV-1	20	
		RXSV-2	29	
Tert-Butyl Alcohol	9	RXSV-3	7.7 J	
		RXSV-4	17	
		RXSV-5	7.9 J	

Analyte	Number of Detections	Location of Detection	Concentrations (μg/m³)
		RXSV-6	14 J
		RXSV-7	18
		RXSV-8	29
		RXSV-9	29
		RXSV-1	0.82 J
		RXSV-2	13
		RXSV-3	2.3
		RXSV-4	1.6
Tetrachloroethylene (PCE)	9	RXSV-5	42
		RXSV-6	9.5
		RXSV-7	1.6
		RXSV-8	4.3
		RXSV-9	19
		RXSV-1	5.1
		RXSV-2	4.7
		RXSV-3	9.2
		RXSV-4	9.5
Toluene	9	RXSV-5	2
		RXSV-6	5.8
		RXSV-7	0.55 J
		RXSV-8	9.8
		RXSV-9	7.8
		RXSV-2	0.18 J
Trichloroethylene (TCE)	4	RXSV-3	0.41
The horoethylene (TCE)	4	RXSV-5	0.15 J
		RXSV-9	0.4
		RXSV-1	1.1
		RXSV-2	2.7
		RXSV-3	1.3
		RXSV-4	1.1
Trichlorofluoromethane	9	RXSV-5	1.4
		RXSV-6	3.8
		RXSV-7	1.2
		RXSV-8	1.4
		RXSV-9	7.5

J - Estimated Value

D – Concentration of analyte was quantified from diluted analysis.

APPENDIX H

Requestor Information

Appendix H – Requestor Information

Sea Park North 2828 West 28th Street, Brooklyn, New York BCP Application – Section VII

The Requestor, SPN Senior Living LLC, is authorized to do business in New York State. The Department of State entity information and ownership organization chart are attached.

SPN Senior Living LLC 88 Pine Street, 27th Floor New York, NY 10005

ROUX -1- 3868.0006Y105/APF

2/18/25, 6:41 PM Public Inquiry

An official website of New York State.

Here's how you know ✓



Q

Department of State Division of Corporations

Entity Information

Return to Results Return to Search **Entity Details ENTITY NAME: SPN SENIOR LIVING LLC** DOS ID: 7525683 **FOREIGN LEGAL NAME: FICTITIOUS NAME: ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY DURATION DATE/LATEST DATE OF DISSOLUTION:** SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW **ENTITY STATUS: ACTIVE** DATE OF INITIAL DOS FILING: 02/04/2025 **REASON FOR STATUS: EFFECTIVE DATE INITIAL FILING:** 02/04/2025 **INACTIVE DATE: FOREIGN FORMATION DATE: STATEMENT STATUS: CURRENT COUNTY: NEW YORK NEXT STATEMENT DUE DATE: 02/28/2027** JURISDICTION: NEW YORK, UNITED STATES NFP CATEGORY:

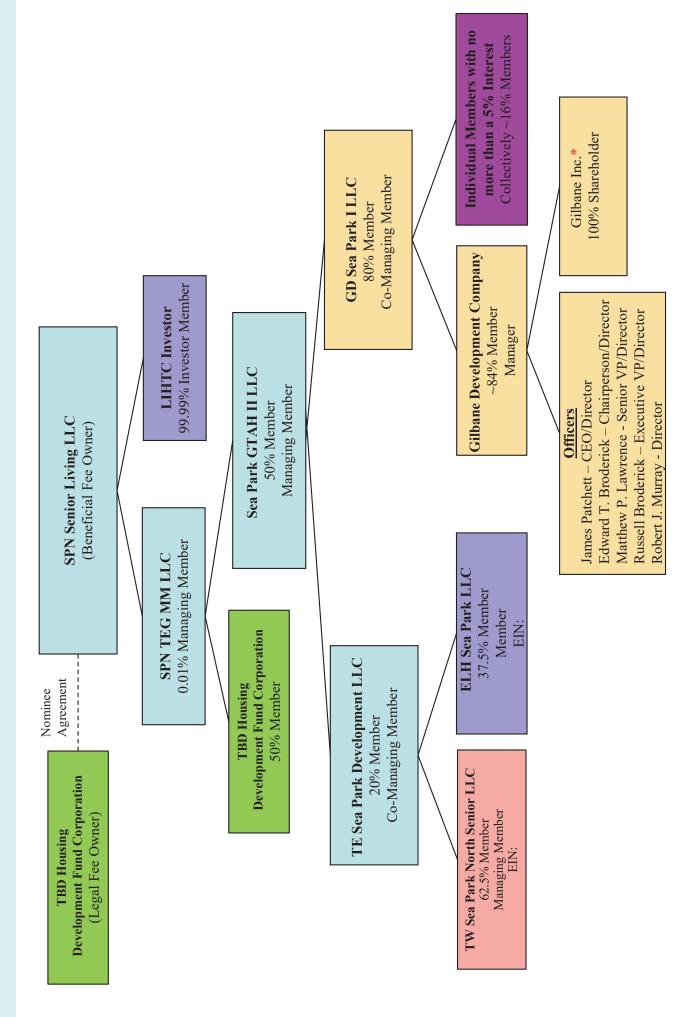
ь	INTITY DISPLAY	NAME HISTORY	FILING HISTORY	MERGER HISTORY	ASSUMED NAME HISTORY
Service of Proc	ess on the Secreta	ary of State as Age	nt		
	address to whic ate by personal d		State shall mail a	copy of any process a	against the corporation served upon the
Name: CTC	ORPORATION SY	STEM			
Address: 28	LIBERTY STREET	Γ, NEW YORK, NY,	UNITED STATES, 1	0005	
Electronic Serv	ice of Process or	n the Secretary of	State as agent: No	Permitted	
Chief Executive	Officer's Name a	nd Address			
Name:					
Address:					
Principal Execu	tive Office Addres	S			
Address:					
Registered Age	nt Name and Addı	ress			

2/18/25, 6:41 PM Public Inquiry

,			
Name: Address:			
Address.			
Entity Primary Location Na	me and Address		
Entity i filliary Location Na	ille alla Address		
Name:			
Address:			
Farmcorpflag			
Is The Entity A Farm Cor	rporation: NO		
Stock Information			
Share Value	Number Of Shares	Value Per Share	

AgenciesApp DirectoryCountiesEventsProgramsServices

Sea Park North – SARA Ownership Structure



*There are more than 10 holders of interest in Gilbane Inc. and none of the shareholders hold 10% or greater interest.



May 13, 2025

New York State Department of Environmental Conservation 4740 21st St Long Island City, NY 11101

To whom it may concern at NYSDEC,

This letter supports the Requester's request for a waiver from the \$50,000 application fee for our Brownfield Cleanup Program (BCP) Application for the proposed site located at 2828 West 28th Street in Brooklyn on Block 7011, Lot 11 (the "Site"). In support of this request, the Requester hereby agrees to include a provision in the Brownfield Cleanup Agreement (BCA) which states that the applicant will develop the brownfield site with the dedication of 100% of the residential rental or home ownership units in an affordable housing project to tenants or homeowners at a defined maximum percentage of area median income based on the occupants' household annual income.

The Site will be developed under the BCP in partnership with the NYC Housing Preservation & Development (HPD) and NYC Housing Development Corporation (HDC) to build senior affordable housing. The project will utilize the HPD Senior Affordable Rental Apartments (SARA) Program RA funds, which serve senior households, in which at least one person is 62 years or older, with incomes up to 60% of the Area Median Income (AMI). Thirty percent (30%) of units will be reserved for homeless individuals or families who reside in shelter facilities operated by the City of New York. Accordingly, the project will be 100% affordable.

To confirm these affordable requirements, the undersigned parties agree to include a provision in the BCA which states that the brownfield Site will be developed with the dedication of 100% of the residential rental or home ownership units in an affordable housing project to tenants or homeowners at a defined maximum percentage of area median income as dictated by the HPD SARA and applicable affordable regulatory programs.

Best,

Alexander Marte

Senior Development Manager

Jung.

NEW SEA PARK NORTH HOUSING DEVELOPMENT FUND CORPORATION

247 West 37th Street, 4th Floor, New York, NY 10018 Tel: (212) 265-6530 ♦ Fax: (212) 757-0571

April 16, 2025

SPN Senior Living LLC c/o Gilbane Development Company Attn: Alexander Marte Wall Street Plaza, 88 Pine Street 27th Floor New York, New York 10005 Amarte@GilbaneCo.com

RE: Property Access and Authorization - NYS Brownfield Cleanup Program-SPN Senior Living LLC, 2828 West 28th, Brooklyn, NY BCP#

Dear Sir or Madam:

New Sea Park North HDFC (hereinafter referred to as the "Owner") owns the property located at 2828 West 28th Block 7011 Lot 11, Brooklyn, NY (the "Property" or the "Site"). The Owner hereby authorizes the entities listed on Exhibit A, attached hereto (collectively referred to as the "Authorized Applicant(s)/Requestor(s)"), to access the Property and to apply to participate in and perform any obligations required under the New York State Department of Environmental Conservation's ("NYSDEC") Brownfield Cleanup Program (the "BCP").

Owner understands that the Authorized Applicant(s)/Requestor(s) will also need to provide access to NYSDEC and environmental professionals that the Authorized Applicant(s)/Requestor(s) has/have hired to perform any investigation and remedial activities under the BCP. Owner further understands that an environmental easement may be needed in connection with the BCP efforts and authorizes the placement of an easement on or through the Property.

Sincerely,

Treasurer of Owner

EXHIBIT A

AUTHORIZED APPLICANT(S)/REQUESTOR(S)

- SPN Senior Living LLC
- SPN TEG MM LLC
- Sea Park GTAH LLC
- TE Sea Park Development LLC
- GC Sea Park I LLC

Brownfield Cleanup Program (BCP) Application Sea Park North – 2828 West 28th Street, Brooklyn, New York 11224

APPENDIX I

Requestor Eligibility Volunteer Statement

3868.0006Y105/CVRS ROUX

Appendix I – Requestor Eligibility Information

Sea Park North 2828 West 28th Street, Brooklyn, New York BCP Application – Section VI

The Requestor (SPN Senior Living LLC) qualifies as a Volunteer because (i) the Requestor completed a Phase I Environmental Site Assessment (ESA) and due diligence soil sampling investigation, (ii) the Requestor has not owned or operated the Site at the time of the disposal of hazardous substances, waste, and/or petroleum, if any and (iii) the Requestor is an unrelated third-party LLC and neither it or its members has any direct involvement with the ownership or operation of the Site.

The Requestor has exercised appropriate care by implementing additional investigations to determine the presence of contamination. The Requestor will continue to exercise appropriate care by implementing the requirements of the BCP and is prepared to undertake all necessary remediation required to address contamination at the Site. As such, the Requestor is a Volunteer as defined in ECL 27-1405(1)(b).

ROUX -1- 3868.0006Y105/APG

Brownfield Cleanup Program (BCP) Application Sea Park North – 2828 West 28th Street, Brooklyn, New York 11224

APPENDIX J

Site Contact List

3868.0006Y105/CVRS ROUX

Sea Park North 2828 West 28th Street, Brooklyn, New York BCP Application – Section XII

i. Local and State Officials

Hon. Charles Schumer United States Senate 780 Third Avenue, Suite 2301 New York, NY 10017

Hon. Kirsten E. Gillibrand United States Senate 780 Third Avenue, Suite 2601 New York, NY 10017

Hon. Rep. Ritchie Torres (CD-15) U.S. House of Representatives 540 E Fordham Rd, Unit 2A Bronx, NY 10458

Hon. Eric Adams New York City Mayor City Hall New York, NY 10007

Hon. Diana Ayala NYC Councilmember – District 8 105 East 116th Street New York, NY 10029

Hon. Jessica Scarcella-Spanton NYS Senator – District 23 1906 Mermaid Ave Brooklyn, NY 11224

Hon. Alec Brook-Krasny NYS Assemblymember – District 46 2002 Mermaid Ave Brooklyn, NY 11224

Hon. Brad Lander New York City Comptroller 1 Centre Street #530 New York, NY 10007

Hon. Jumane D Williams Public Advocate 1 Centre Street #15N New York, NY 10007

Dan Garodnick Director, NYC Dept. of City Planning 120 Broadway, 31st Floor New York, NY 10271

Hon. Antonio Reynoso Brooklyn Borough President 209 Joralemon Street Brooklyn, NY 11201

Eddie Mark Chairperson, Brooklyn Community Board 13 1201 Surf Avenue, 3rd Floor Brooklyn, NY 11224

Nancy T. Sunshine, Esq Kings County Clerk 360 Adams Street Brooklyn, NY 11201

Rohit Aggarwala Acting Commissioner, NYCDEP 59-17 Junction Boulevard Flushing, NY 11373

Vincent Sapienza COO, NYCDEP 59-17 Junction Boulevard Flushing, NY 11373

Thomas V. Panzone NYSDEC, Citizen Participation Specialist 47-40 21st Street Long Island City, NY 11101

Steven Berninger NYSDOH, Public Health Specialist Coning Tower, Room 1787 Albany, NY 12237

Sea Park North 2828 West 28th Street, Brooklyn, New York BCP Application – Section XII

ii. Current Site Owner

New Sea Park North Housing Development Fund Corporation 247 West 37th Street, 4th Floor New York. New York 10018

iii. Current Site Operators

New Sea Park North Housing Development Fund Corporation 247 West 37th Street, 4th Floor New York, New York 10018

iv. Current Owners and Occupants of Adjacent Site

Block 6965 - Lot 100

NYC Dept. of Parks & Recreation The Arsenal, Central Park, 830 Fifth Avenue New York, NY 10065

Block 7010 - Lot 39

Mermaid Plaza Associates LLC 19 West 34th Street, Suite 918 New York, NY 10001

Block 7011 - Lot 1

Calvary Tabernacle of Coney Island 195 Jamaica Avenue Brooklyn, NY 11207

Block 7011 - Lot 43

louri Sinkevitch 2801 Mermaid Avenue Brooklyn, NY 11224

Block 7011 - Lot 44

United 2803 Realty LLC PO Box 10873 Albany, NY 12201

Block 7011 - Lot 45

Miriam Smith 2805 Mermaid Avenue Brooklyn, NY 11224

Block 7011 - Lot 46

2807 Mermaid Avenue Corp. 2807 Mermaid Avenue Brooklyn, NY 11224

Block 7011 - Lot 47

Farhi Realty 1 LLC

236 W 26th Street New York, NY 10001

Block 7011 - Lot 49

M-B2815 Trading LLC 100 Corporate Plaza, Ste. B102 Islandia, NY 11749

Block 7011 - Lot 51

Ravindra Madramuthu 2810 Mermaid Avenue Brooklyn, NY 11224

Block 7011 - Lot 52 & 53

Wonderful Island Realty LLC 2823 Mermaid Avenue Brooklyn, NY 11224

Block 7011 - Lot 54

DNK 52 LLC 364 Avenue W Brooklyn, NY 11223

Block 7011 - Lot 63

Ke Yue Zheng 2865 West 29 Street Brooklyn, NY 11224

Block 7011 - Lot 64

Jin Wei Lei 2863 West 29 Street Brooklyn, NY 11224

Block 7011 - Lot 65

Hector Maisonet 2861 West 29 Street Brooklyn, NY 11224

Sea Park North 2828 West 28th Street, Brooklyn, New York BCP Application – Section XII

Brooklyn, NY 11224

Block 7011 - Lot 66

Hewgo L Peters 2859 West 29 Street Brooklyn, NY 11224

Block 7011 - Lot 67

Miaoci He 2857 West 29 Street Brooklyn, NY 11224

Block 7011 - Lot 68

Hasan Abusabe 2855 West 29 Street Brooklyn, NY 11224

Block 7011 - Lot 69

Mary V Powell 2853 West 29 Street Brooklyn, NY 11224

Block 7011 - Lot 70

Micheal R Ho-young 2851 West 29 Street Brooklyn, NY 11224

Block 7011 - Lot 71

Learie P Gomes 2849 West 29 Street Brooklyn, NY 11224

Block 7011 - Lot 72

Yuan Guang Liu 2847 West 29 Street Brooklyn, NY 11224

Block 7011 - Lot 76

Tin Looy Chan 2845 West 29 Street Brooklyn, NY 11224

Block 7011 - Lot 83

Jean K Monestime 2843 West 29 Street Brooklyn, NY 11224

Block 7011 - Lot 84

Noorma E Wilson 2841 West 29 Street Brooklyn, NY 11224

Block 7011 - Lot 85

Peng Ji Feng 2837 West 29 Street **Block 7011 - Lot 86**

Yun Sheng Lei 2835 West 29 Street Brooklyn, NY 11224

Block 7011 - Lot 87

lan Bo 2833 West 29 Street Brooklyn, NY 11224

Block 7011 - Lot 88

Yanzhen Yu 2831 West 29 Street Brooklyn, NY 11224

Block 7011 - Lot 89

Wong Khei Yew 2829 West 29 Street Brooklyn, NY 11224

Block 7011 - Lot 90

Allison A Robertson 2827 West 29 Street Brooklyn, NY 11224

Block 7011 – Lot 91

Yi Hua Fang Wu 2825 West 29 Street Brooklyn, NY 11224

Block 7011 - Lot 92

Lin Fee Chow 2823 West 29 Street Brooklyn 11224

Block 7011 - Lot 93

Wendy Hill 2821 West 29 Street Brooklyn, NY 11224

Block 7011 - Lot 94

Winston D Cameron 2819 West 29 Street Brooklyn, NY 11224

Block 7011 - Lot 95

Jacqueline Noel 2817 West 29 Street Brooklyn, NY 11224

Sea Park North 2828 West 28th Street, Brooklyn, New York BCP Application – Section XII

Block 7011 - Lot 95

Hassan A Elagmy 2815 West 29 Street Brooklyn, NY 11224

Block 7011 - Lot 97

Jen Hai Wei 2813 West 29 Street Brooklyn, NY 11224

Block 7012 - Lot 1

Vladimir Danilchenko 2730 Neptune Avenue Brooklyn, NY 11224

Block 7012 - Lot 51

United States Postal Service 2727 Mermaid Avenue Brooklyn, NY 11224

Block 7012 - Lot 70

Mei E Yu 2839 West 28 Street Brooklyn, NY 11224

Block 7012 - Lot 71

Peiwen Wu 2837 West 28 Street Brooklyn, NY 11224

Block 7012 - Lot 72

Riming Zhou 2835 West 28 Street Brooklyn, NY 11224

Block 7012 - Lot 73

Aubrey Northe 2833 West 28th Street Brooklyn, NY 11224

Block 7012 - Lot 74

Haque Nadia 2831 West 28th Street Brooklyn, NY 11224

Block 7012 - Lot 75

Aizhuang Chen 2829 West 28th Street Brooklyn, NY 11224

Block 7012 - Lot 76

Qiaochan Yu 2825 West 28th Street Brooklyn, NY 11224
Block 7012 – Lot 77
Yingyan Guo

2823 West 28th Street Brooklyn, NY 11224

Block 7012 - Lot 78

Beverly Daley 2821 West 28th Street Brooklyn, NY 11224

Block 7012 - Lot 79

Riche Wei 2819 West 28th Street Brooklyn, NY 11224

Block 7012 - Lot 80

Suyuan Zheng 2817 West 28th Street Brooklyn, NY 11224

Block 7012 - Lot 81

Iva L Curtis 2815 West 28th Street Brooklyn, NY 11224

Block 7012 - Lot 82

Angela Chu 2813 West 28th Street Brooklyn, NY 11224

Block 7012 - Lot 83

Chan Yuk Yee Fung 2811 West 28th Street Brooklyn, NY 11224

Block 7012 - Lot 84

Daniel Bastien 2809 West 28th Street Brooklyn, NY 11224

Block 7012 - Lot 85

Ji You Zhu 2807 West 28th Street Brooklyn, NY 11224

Block 7012 - Lot 86

Fu Biao Yuan 2805 West 28th Street Brooklyn, NY 11224 **Block 7012 – Lot 87** Guo Quan Yan 2803 West 28th Street Brooklyn, NY 1122

Sea Park North 2828 West 28th Street, Brooklyn, New York BCP Application – Section XII

2801 West 28th Street Brooklyn, NY 11224

Block 7012 – Lot 88 Jinming Mei

v. Religious Authorities

Coney Island Cathedral 2816 Mermaid Avenue Brooklyn, NY 11224 (718) 841-7377

United Community Baptist Church 2701 Mermaid Avenue Brooklyn, NY 11224 (718) 266-2263 Coney Island Gospel Assembly 2828 Neptune Avenue Brooklyn, NY 11224-2020 (718) 996-9301

New Hope Family Worship Center 2802 Mermaid Avenue Brooklyn, NY 11224-2017 (718) 342-0172

vi. Parks and Recreation

NYC Dept. of Parks & Recreation The Arsenal, Central Park, 830 Fifth Avenue New York, NY 10065

vii. New York City Mayor's Office of Environmental Remediation

Shaminder Chawla
Office of Environmental Remediation
100 Gold Street, 2nd Floor
New York, New York 10038
(212) 442-3007

viii. Day Cares and Schools within Quarter Mile Radius

D'Andra Gill Early Learning Center 2757 West 33ed Street Brooklyn, NY 11224 (718) 946-8759

Leslie S. King PS 188K Micheal E Berdy School 3314 Neptune Avenue Brooklyn, NY 11224 (718) 226-6381

Ketler Louissaint PS K771 2929 West 30th Street Brooklyn, NY 11224 (718) 891-3600

Sunshine Learning Center of Coney Island LLC 2929 West 31st Street

Brooklyn, NY 11224 (718) 996-7200

Qadir Dixon PS 288 The Shirley Tanyhill 2950 West 25th Street Brooklyn, NY 11224 (718) 381-2100

Maria Fazzoula Family Head Start Coney Isalnd 2960 West 27th Street Brooklyn, New York (718) 258-7767

Karen Ditolla IS 239 Mark Twain Junior High School 2401 Neptune Avenue Brooklyn, NY 11224 (718) 266-7378

Sea Park North 2828 West 28th Street, Brooklyn, New York BCP Application – Section XII

ix. Local Water Supply

NYCDEP – NYC Water Department 1250 Broadway New York, NY 10001

x. Local News and Media

Brooklyn Daily Eagle 16 Court Street, Floor 30 Brooklyn, NY 11241

ABC7 New York 7 Lincoln Square New York, NY 10023

xi. Any Person, Community Based Organization, or Local Media Who Has Requested to be placed on the contact list

No persons have requested to be on the Site Contact List.

xii. Document Repository

Brooklyn Public Library – Coney Island Branch 1901 Mermaid Avenue Brooklyn, NY 11224

Brooklyn Community Board 13 1201 Surf Avenue Brooklyn, NY 11224

See attached documentation confirming acceptance as document repository.

Lauren Dolginko

From: Mark, Eddie <edmark@cb.nyc.gov>
Sent: Thursday, January 16, 2025 4:36 PM

To: Lauren Dolginko

Cc: jeffcb13

Subject: Re: [EXTERNAL] 2828 West 28th Street - Brooklyn Community Board 13 Document Repository

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This message needs your attention

This is the sender's first email to Roux Associates.

Mark as Safe

Powered by Mimecast

Yes, you can send us a hard copy, a document upload link, and a flash stick to our office.

Thank you.

Eddie Mark District Manager

Community Board #13 - Brooklyn 1201 Surf Avenue, 3rd Floor Brooklyn, NY 11224 718-266-3001

Pursuant to Chapter 46, of the NYC Charter, Voter Registration forms and assistance are available in Community Board No. 13's district office.

http://Voting.NYC

Visit our Facebook Page

https://www.facebook.com/BKCB13

From: Lauren Dolginko < Idolginko@rouxinc.com>

Sent: Thursday, January 16, 2025 4:30 PM **To:** Mark, Eddie <edmark@cb.nyc.gov>

Subject: [EXTERNAL] 2828 West 28th Street - Brooklyn Community Board 13 Document Repository

You don't often get email from Idolginko@rouxinc.com. Learn why this is important

CAUTION! EXTERNAL SENDER. Never click on links or open attachments if sender is unknown, and never provide user ID or password. If **suspicious**, report this email by hitting the **Phish Alert Button**. If the button is unavailable or you are on a mobile device, forward as an attachment to phish@oti.nyc.gov. Hello,

Roux is working on a project located at 2828 West 28th Street, Brooklyn, New York and we are required to identify the document repositories for future documents as part of a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program application. This email is to confirm that the Brooklyn

Community Board 13 is willing to act as one of the document repositories for the project. Please confirm receipt of this email, as we will need documentation of this communication. If you have a preferred format for receipt of the repository submittals such as - document upload link, hard copy, flash drive, disc, etc. please just let me know.

Thank you, Lauren

Lauren Dolginko | Senior Geologist

209 Shafter Street Islandia, New York 11749

Main: (631)232-2600 | Direct: (631)630-2415 | Mobile: (631)697-2773

Email: ldolginko@rouxinc.com | Website: www.rouxinc.com | Website: www.www.ro



California | Illinois | Massachusetts | New Jersey | New York | Texas



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From: Patrick Perry
To: Lauren Dolginko

Subject: FW: Brooklyn Public Library - Coney island Branch Document Repository

Date: Tuesday, January 21, 2025 4:50:53 PM

Attachments: image001.png

image002.png image003.png image004.png image005.png image006.png image007.png

From: loselev, Boris <bioselev@bklynlibrary.org>

Sent: Tuesday, January 21, 2025 4:50 PM **To:** Patrick Perry <pperry@rouxinc.com>

Subject: Re: Brooklyn Public Library - Coney island Branch Document Repository

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?	

Dear Patrick Perry.

I am just confirming our address : Coney Island Library, 1901 Mermaid Ave, Brooklyn , NY 11224

att. Boris Ioselev, Branch Manager

Only hard copy or disc will be placed in the repository

Thank you,

Boris Ioselev, Branch Manager, Coney Island Library

Brooklyn Public Library

Internal extension 32116

bklynlibrary.org

From: Patrick Perry perry@rouxinc.com>
Sent: Tuesday, January 21, 2025 4:05 PM
To: loselev, Boris
bioselev@bklynlibrary.org>
Cc: Lauren Dolginko <ldolginko@rouxinc.com>

Subject: Brooklyn Public Library - Coney island Branch Document Repository

Hello,

Thank you for the call earlier!

Roux is working on a project located at 2828 West 28th Street, Brooklyn, New York and we are required to identify the document repositories for future documents as part of a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program application. This email is to confirm that the Brooklyn Public Library - Coney Island Branch is willing to act as one of the document repositories for the project. Please confirm receipt of this email, as we will need documentation of this communication. If you have a preferred format for receipt of the repository submittals such as - document upload link, hard copy, flash drive, disc, etc. please just let me know.

Thank you, Patrick

Patrick M. Perry, GIT | Staff Geologist II

209 Shafter Street, Islandia, New York 11749 Main: 631-232-2600 | Mobile: 315-447-4533

Email: pperry@rouxinc.com | Website: www.rouxinc.com | Website:





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Patrick M. Perry, GIT | Staff Geologist II

209 Shafter Street, Islandia, New York 11749

Main: 631-232-2600 | Mobile: 315-447-4533

Email: pperry@rouxinc.com | Website: www.rouxinc.com | Website: www.rouxinc.com<





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