

NYSDEC BROWNFIELD CLEANUP PROGRAM APPLICATION

2916 ATLANTIC AVENUE REDEVELOPMENT SITE
2916 ATLANTIC AVENUE
BLOCK 3967, LOT 15
BROOKLYN, NEW YORK

PREPARED FOR:
2916 ATLANTIC AVE LLC
199 LEE AVENUE
BROOKLYN, NEW YORK

H & A OF NEW YORK ENGINEERING AND GEOLOGY, LLP |
213 W 35TH STREET, 7TH FLOOR, NEW YORK, NEW YORK 10001



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June 24 2025
File No. 0213315

Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, New York 12233

Subject: Brownfield Cleanup Program Application
2916 Atlantic Avenue Redevelopment Site
2916 Atlantic Avenue
Brooklyn, New York, 11207 (Site)

Ladies and Gentlemen,

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of 2916 Atlantic Ave LLC, has prepared this Brownfield Cleanup Program Application for the above referenced Site. Enclosed in the folder shared via NYSDEC File Transfer System is the full Brownfield Cleanup Program Application and a Draft Remedial Investigation Work Plan, which is being submitted concurrently with this Application. Also included in this package are previous reports that are relevant to the Site are referenced throughout this Application.

Should you have any questions, please do not hesitate to contact us at (201)-213-6178 or via email at zshu@haleyaldrich.com or mconlon@haleyaldrich.com.

Thank you.

Zhan Shu, Ph.D., P.E. (NJ)
Senior Project Manager

Mari C. Conlon, P.G. (NY)
Senior Associate

Enclosed copies provided via email to:

Aaron Stark (2916 Atlantic Ave LLC)
Shachne Rabi (2916 Atlantic Ave LLC)
Cris-Sandra Maycock (NYSDEC)
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NYSDEC Brownfield Cleanup Program Application



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:

Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments.

If yes, provide existing site number: _____

Yes

No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: C224439

Yes

No



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 16.1 – March 2025

SECTION I: Property Information

PROPOSED SITE NAME

ADDRESS/LOCATION

CITY/TOWN

ZIP CODE

MUNICIPALITY (LIST ALL IF MORE THAN ONE)

COUNTY

SITE SIZE (ACRES)

LATITUDE

LONGITUDE

Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, please indicate as such by inserting "p/o" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding acreage column.

ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage

1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	Y	N
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)		
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) If yes, identify census tract: _____ Percentage of property in En-zone (check one): 0% 1-49% 50-99% 100%		
4. Is the project located within a disadvantaged community? See application instructions for additional information.		
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.		
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications:		

SECTION I: Property Information (continued)		Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?			
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.			
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.			
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)? If yes, please provide the DEC site number: _____ Class: _____			
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <div style="display: flex; justify-content: space-between;"> <div><u>Easement/Right-of-Way Holder</u></div> <div><u>Description</u></div> </div>			
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <div style="display: flex; justify-content: space-between;"> <div><u>Type</u></div> <div><u>Issuing Agency</u></div> <div><u>Description</u></div> </div>			
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?			
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.			
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.		Y	N
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?			
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?			
NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.			
If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.			
Initials of each Requestor: <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> </div>			

SECTION II: Project Description

1. The project will be starting at:	Investigation	Remediation		
If the project is proposed to start at the remediation stage, at a minimum, a Remedial Investigation Report (RIR) must be included, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Action Work Plan (RAWP) are also included (see DER-10, Technical Guidance for Site Investigation and Remediation for further guidance), then a 45-day public comment period is required.				
2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?	Yes	No	N/A	
3. Have any draft work plans been submitted with the application (select all that apply)?	RIWP	RAWP	IRM	No
4. Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued. Is this information attached?	Yes	No		
Beginning January 1, 2024, all work plans and reports submitted for the BCP shall address Green and Sustainable Remediation (GSR) and DER-31 (see DER-31, Green Remediation). Work plans, reports and design documents will need to be certified in accordance with DER-31.				
5. Please provide a description of how Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts. Is this information attached?	Yes	No		
6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?	Yes	No	N/A	

SECTION III: Ecological Concerns

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

SECTION IV: Land Use Factors

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

SECTION V: Current and Historical Property Owner and Operator Information

CURRENT OWNER		
CONTACT NAME		
ADDRESS		
CITY	STATE	ZIP CODE
PHONE	EMAIL	
OWNERSHIP START DATE		
CURRENT OPERATOR		
CONTACT NAME		
ADDRESS		
CITY	STATE	ZIP CODE
PHONE	EMAIL	
OPERATION START DATE		

SECTION VI: Property's Environmental History

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

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

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum			
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.

Are the required drawings included with this application? YES NO

4. Indicate Past Land Uses (check all that apply):

Coal Gas Manufacturing	Manufacturing	Agricultural Co-Op	Dry Cleaner
Salvage Yard	Bulk Plant	Pipeline	Service Station
Landfill	Tannery	Electroplating	Unknown

Other:

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

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE			
ADDRESS			
CITY		STATE	ZIP CODE
PHONE		EMAIL	
REQUESTOR'S CONSULTANT (CONTACT NAME)			
COMPANY			
ADDRESS			
CITY		STATE	ZIP CODE
PHONE		EMAIL	
REQUESTOR'S ATTORNEY (CONTACT NAME)			
COMPANY			
ADDRESS			
CITY		STATE	ZIP CODE
PHONE		EMAIL	

SECTION IX: Program Fee

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

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

SECTION X: Requestor Eligibility

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

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?		
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?		
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.		
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?		
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.		
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 of contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?		
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?		
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?		
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?		
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 site at the time of the disposal of hazardous waste or discharge of petroleum, or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

VOLUNTEER

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

NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of, or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?

Yes

No

N/A

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

Previous Owner

Current Owner

Potential/Future Purchaser

Other: _____

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

Is this proof attached?

Yes

No

N/A

Note: A purchase contract or lease agreement does not suffice as proof of site access.

SECTION XI: Property Eligibility Information

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.		
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: _____		
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: _____		
4. If the answer to question 2 or 3 above is YES , is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. N/A		
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: _____		
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.		

SECTION XII: Site Contact List

To be considered complete, the application must include the Brownfield Site Contact List in accordance with *DER-23: Citizen Participation Handbook for Remedial Programs*. Please attach, at a minimum, the names and mailing addresses of the following:

- The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
- Residents, owners, and occupants of the property and adjacent properties.
- Local news media from which the community typically obtains information.
- The public water supplier which services the area in which the property is located.
- Any person who has requested to be placed on the contact list.
- The administrator of any school or day care facility located on or near the property.
- The location of a document repository for the project (e.g., local library). **If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository.** In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.
- For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.

SECTION 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 [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____

Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am _____ (title) of _____ (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: _____

Signature:  _____

Print Name: _____

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

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

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

BCP App Rev 16.1

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

Project is an Affordable Housing Project – regulatory agreement attached

Project is planned as Affordable Housing, but agreement is not yet available

This is not an Affordable Housing Project

From 6 NYCRR 375-3.2(a) as of August 12, 2016:

- (a) “Affordable housing project” means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.
- (1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants’ household’s annual gross income.
- (2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.
- (3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

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

6. Is the site a planned renewable energy facility site as defined below?

Yes – planned renewable energy facility site with documentation

Pending – planned renewable energy facility awaiting documentation

*Selecting this option will result in a “pending” status. The appropriate documentation will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

No – not a planned renewable energy facility site

If yes, please provide any documentation available to demonstrate that the property is planned to be developed as a renewable energy facility site.

From ECL 27-1405(33) as of April 9, 2022:

“Renewable energy facility site” shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.

From Public Service Law Article 4 Section 66-p as of April 23, 2021:

(b) “renewable energy systems” means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and plans to meet the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?

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

No

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

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

ATTACHMENT A

Section I: Property Information

SECTION I: PROPERTY DESCRIPTION NARRATIVE

Site Location

The property's address is 2916 Atlantic Avenue, Brooklyn, NY 11207 (the "Site"). The Site is located in the East New York neighborhood of Brooklyn, New York and is identified as Block 3967 Lot 15 on the New York City tax map. The Site is located within an urban area of Brooklyn characterized by multi-story light industrial, commercial, and residential buildings. The Site is bounded to the north by Atlantic Avenue followed by a four-story educational use building occupied by "P.S. 089 Cypress Hills Community School"; to the east by a two-story residential building and a one-story auto repair shop; to the south by a partially vacant two-story industrial use building, partially occupied by the "Iglesia Restauracion Rehoboth" church, and a four-story residential building; and to the west by a four-story warehouse building.

The Site has been assigned an environmental E-Designation (E-366) for hazardous materials, noise (window wall attenuation and alternative means of ventilation), and air quality (heating, ventilation, and air conditioning [HVAC] exhaust stack limitations and limited to natural gas) as determined during the East New York Rezoning completed by the City in April 2016 (City Environmental Quality Review [CEQR] No. 15DCP102K).

A project locus is included in Figure 1. An aerial photograph of the Site showing Site and parcel boundaries is included in Figure 2. A tax map is included in Figure 3. A map showing surrounding land use is included as Figure 4. A map showing the Disadvantaged Community (DAC) overlay is included as Figure 5.

Site Features

The Site is a 0.15-acre (6,455 square feet) lot currently improved with an active one-story auto repair facility.

Current Zoning and Land Use

According to the New York City Planning Commission Zoning Map 17c, the Site is located in a residential (R8A) zoning area with a commercial (C2-4) overlay, within the Ocean Hill and East New York Special Enhanced Commercial District (EC-5). The proposed development of this property will be consistent with current zoning.

Past Site Use

Based on a Phase I Environmental Site Assessment (ESA) completed by Haley & Aldrich of New York for the Site in May 2025, the Site consisted of four undeveloped lots by 1887, identified as 2916-2924 Atlantic Avenue. By 1928, the lots were combined and improved with several one-story automotive garages arranged around a central courtyard, with two partial basements located in the northeastern and northwestern portions of the Site, respectively. A Certificate of Occupancy dated March 4, 1935, described the Site as improved with a one-story store and motor vehicle repair shop with four individual garages and one 550-gallon tank. The 1951 Sanborn Fire Insurance Map depicts the Site improved with the current one-story building, operated as an auto repair shop. The Site has remained relatively unchanged through the present and is currently an active auto repair shop occupied by "AAMCO Transmissions & Total Car Care."

Historical use of the surrounding properties up- and cross-gradient to the Site include auto garages, commercial, manufacturing, and residential buildings to the east, north, and west of the Site. It is noted that the property located at 2940 Atlantic Avenue, approximately 200 feet east and cross-gradient of the subject property, is currently enrolled in the Brownfield Cleanup Program (BCP) and State Superfund program as the K – Union Station Holder site for documented volatile organic compound (VOC) and semi-volatile organic compound (SVOC) impacts in soil and groundwater and has an open spill case (Spill No. 9806522). This site formerly operated as a manufactured gas plant (MGP) distribution facility between approximately 1887 and 1950 and is currently operated as a Con Edison service center.

Former uses of properties to the south and down-gradient to the Site have included residential and manufacturing.

Site Geology and Hydrogeology

Based on findings from the May 2025 Limited Phase II Environmental Site Investigation (ESI), fill material generally consisting of dark brown medium sand, with silt, gravel, and brick, was observed from below the 6-inch concrete slab to approximately 4 to 6 feet (ft) below ground surface (bgs). The fill layer was underlain by a potential native layer consisting of brown, fine to medium sand with varying amounts of silt, gravel, and stone. Top of bedrock was not encountered during the Limited Phase II, but is believed to be at approximately 460 feet bgs based on the United States Geologic Survey (USGS) NYC Bedrock and Groundwater Mapper.

The depth to groundwater is approximately 28 ft bgs. The subject property is generally flat with a gentle slope towards the east-northeast.

Environmental Zone Designation

The Site is 100 percent located in EnZone Type B in Census Tract 1170.

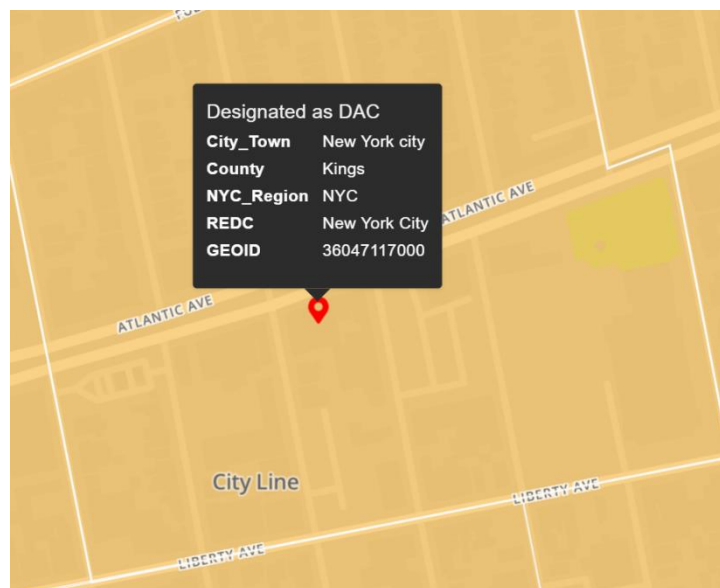
1170

	1170
STATEFP	36
COUNTYFP	047
TRACTCE	117000
GEOID	36047117000
NAME	1170
NAMLSAD	Census Tract 1170
MTFCC	G5020
FUNCSTAT	S
ALAND	153809
AWATER	0
INTPTLAT	+40.6776000
INTPTLON	-073.8861810
FIPS	36047117000
County_FIPS	36047
Geography	Census Tract 1170
County	Kings County
UnempRate	6.8
NYS_UR	7.1
Pov_Rate	43.8
County_PR	19.2
CountyRateX2	38.4
Criteria_A	
Criteria_B	Y
Both_AB	
EnZoneType	B



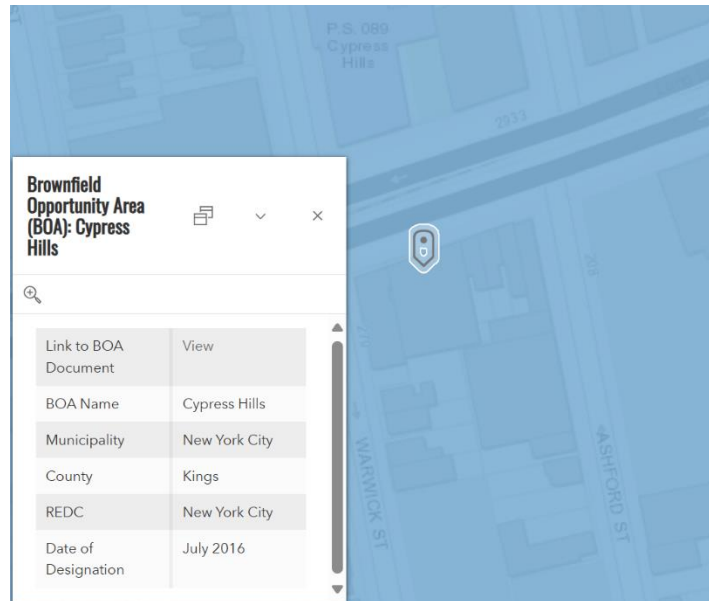
Disadvantaged Community Designation

The Site is listed as a designated DAC.



Brownfield Opportunity Area Designation

The Site is located in a NYS Designated Brownfield Opportunity Area (BOA).



SECTION I.14: ENVIRONMENTAL ASSESSMENT

2916 Atlantic Ave LLC, (the “Requestor”) seeks entry into the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) at the investigation stage. The following reports were previously completed for the Site:

- May 2025, Phase I ESA by Haley & Aldrich of New York
- May 2025, Limited Phase II Environmental Site Investigation (ESI) Report by Haley & Aldrich of New York.

These reports are summarized below in Section IV.1 and are appended to this application package. Based on data collected in April 2025 during the Limited Phase II ESI, the primary contaminants of concern for the Site are metals, volatile organic compounds (VOCs), and semi-volatile organic compounds (SVOCs), specifically polycyclic aromatic hydrocarbons (PAHs), in soil, acetone in groundwater, and volatile organic compounds (VOCs), including chlorinated VOCs (CVOCs) and petroleum-related VOCs, in soil vapor. Additional investigation is necessary to determine the potential source(s) of contamination. The existing structure presents impediments to investigation in select portions of the Site. Building access and overhead clearance limited the type of drilling and sampling equipment able to be used during the Limited Phase II. A summary of findings from the May 2025 Limited Phase II ESI is provided below.

Soil

Soil analytical results were compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the New York Codes, Rules, and Regulations (NYCRR) Part 375 Restricted-Residential Use Soil Cleanup Objectives (RRSCOs) as well as applicable Protection of Groundwater Soil Cleanup Objectives (PGWSCOs).

One VOC, acetone, was detected as elevated in groundwater (further discussed below) and therefore compared to the PGWSCO with concentrations in three soil samples exceeding the criteria, at a maximum concentration of 0.58 milligrams per kilogram (mg/kg) in B-05_2-4.

Nine SVOCs, specifically PAHs, were detected at concentrations above RRSCOs in multiple soil samples collected, all at maximum concentrations in B-08_4-6: benzo(a)anthracene (maximum concentration of 62 mg/kg), benzo(a)pyrene (maximum concentration of 91 mg/kg), benzo(b)fluoranthene (maximum concentration of 100 mg/kg), benzo(k)fluoranthene (maximum concentration of 19 mg/kg), chrysene (maximum concentration of 63 mg/kg), dibenzo(a,h)anthracene (maximum concentration of 10 mg/kg), indeno(1,2,3-cd)pyrene (maximum concentration 44 mg/kg), fluoranthene (maximum concentration of 120 mg/kg), and pyrene (maximum concentration of 120 mg/kg).

Mercury was detected above the RRSCO in B-05_2-4 at a maximum concentration of 1.08 mg/kg.

Comparisons of soil analytical results to RRSCOs and applicable PGWSCOs are mapped on Figure 6.

Groundwater

Groundwater analytical results were compared to 6 NYCRR Part 703.5 NYSDEC Technical and Operational Guidance Series 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water (AWQS).

One VOC, acetone, was detected above the AWQS of 50 micrograms per liter ($\mu\text{g/L}$) in one groundwater sample collected, at a concentration of 180 $\mu\text{g/L}$ in TWP-01.

Comparisons of groundwater results to AWQS are mapped on Figure 7.

Soil Vapor

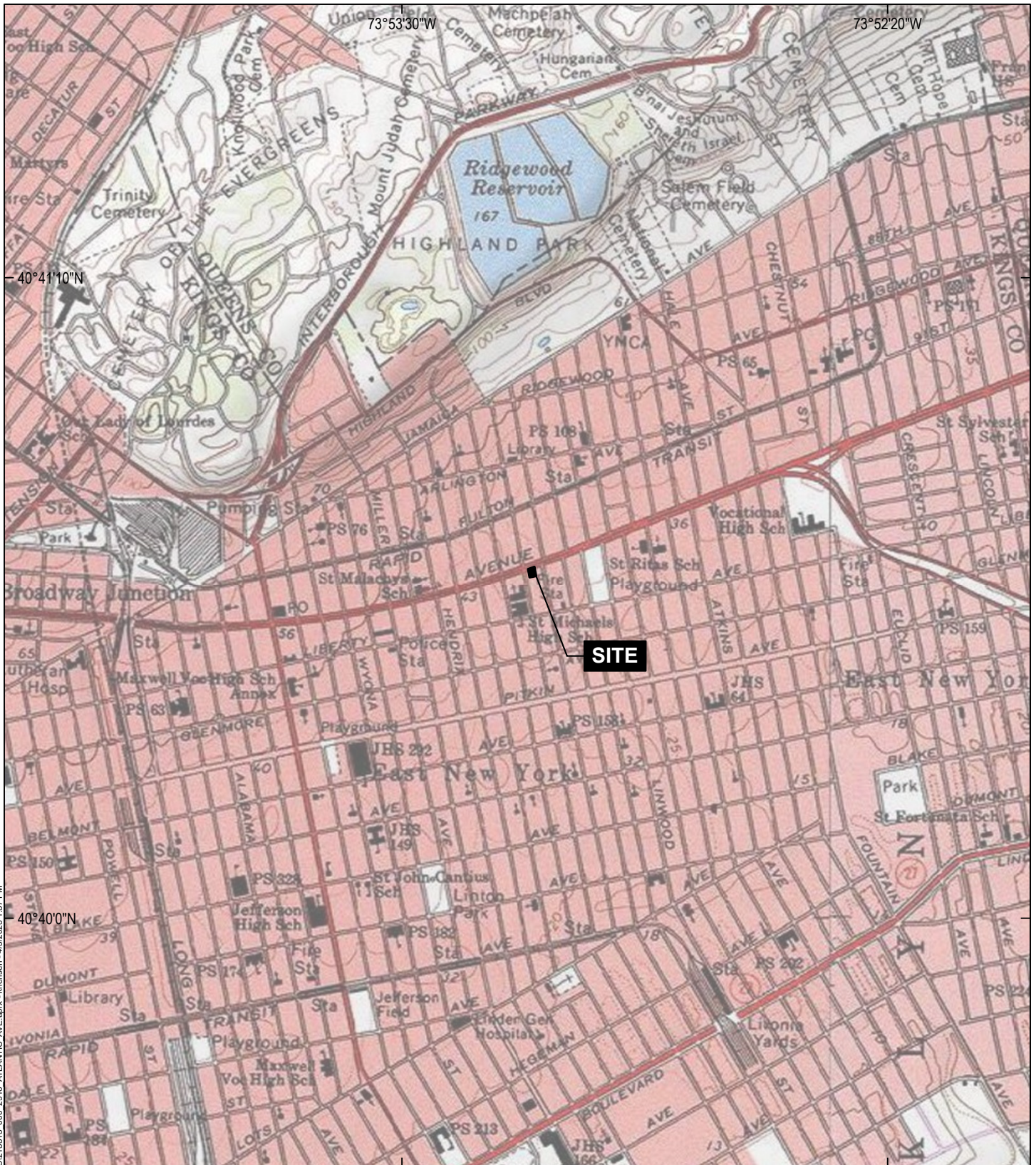
Total VOC concentrations in soil vapor samples ranged from 1,817.98 micrograms per cubic meter ($\mu\text{g/m}^3$) in SP-01 to a maximum concentration of 2,855.25 $\mu\text{g/m}^3$ in SP-02. Total benzene, toluene, ethylbenzene, and xylenes (BTEX) concentrations ranged from 279.8 $\mu\text{g/m}^3$ in SP-02 to a maximum concentration of 414.9 $\mu\text{g/m}^3$ in SP-01. Total CVOC concentrations ranged from 14.09 $\mu\text{g/m}^3$ in SP-01 to a maximum concentration of 120.79 $\mu\text{g/m}^3$ in SP-02.

Specific petroleum-related VOCs detected above laboratory reporting limits in both soil vapor samples collected include benzene (maximum concentration of 17.2 $\mu\text{g/m}^3$ in SP-02), ethylbenzene (maximum concentration of 21.3 $\mu\text{g/m}^3$ in SP-01), toluene (maximum concentration of 297 $\mu\text{g/m}^3$ in SP-01), m,p-xylenes (maximum concentration of 66.9 $\mu\text{g/m}^3$ in SP-01), and o-xylene (maximum concentration of 19.2 $\mu\text{g/m}^3$ in SP-01).

Specific CVOCs detected above laboratory reporting limits in both soil vapor samples collected include tetrachloroethylene (PCE; maximum concentration of 11.9 $\mu\text{g/m}^3$ in SP-02) and trichloroethylene (TCE; maximum concentration of 106 $\mu\text{g/m}^3$ in SP-02). The CVOC cis-1,2-dichloroethene was detected above laboratory reporting limits in one soil vapor sample, SP-02, at a concentration of 2.89 $\mu\text{g/m}^3$.

2-butanone (methyl ethyl ketone), acetone, chloroform, and ethanol were also detected above laboratory reporting limits in both soil vapor samples, at maximum concentrations of 141 $\mu\text{g/m}^3$ in SP-02, 1,550 $\mu\text{g/m}^3$ in SP-02, 513 $\mu\text{g/m}^3$ in SP-01, and 347 $\mu\text{g/m}^3$ in SP-02, respectively. The emerging contaminant 1,4-dioxane was detected in one soil vapor sample, SP-02, at a concentration of 10.1 $\mu\text{g/m}^3$.

Detections of soil vapor are mapped on Figure 8.



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MAP SOURCE: USGS
SITE COORDINATES: 40°40'38"N, 73°53'11"W

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2916 ATLANTIC AVENUE
BROOKLYN, NEW YORK

PROJECT LOCUS


APPROXIMATE SCALE: 1 IN = 2000 FT
APRIL 2025

FIGURE 1

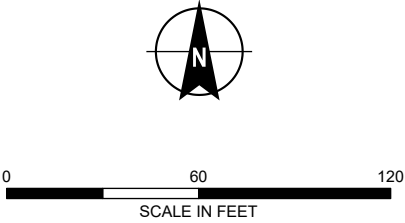


LEGEND

 SITE BOUNDARY

 PARCEL BOUNDARY

- NOTES**
1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
 2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
 3. AERIAL IMAGERY SOURCE: NEARMAP, 3 APRIL 2025



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2916 ATLANTIC AVENUE
BROOKLYN, NEW YORK

SITE PLAN


APRIL 2025


FIGURE 2

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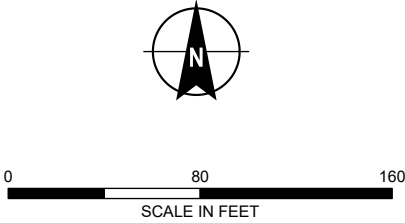


LEGEND

 SITE BOUNDARY

 TAX LOT BOUNDARY

- NOTES**
1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
 2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
 3. AERIAL IMAGERY SOURCE: NEARMAP, 11 OCTOBER 2024



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2916 ATLANTIC AVENUE
BROOKLYN, NEW YORK

TAX LOT MAP

MAY 2025

FIGURE 3

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LEGEND

- ONE AND TWO FAMILY BUILDINGS
- MULTI-FAMILY WALK-UP BUILDINGS
- MIXED RESIDENTIAL AND COMMERCIAL BUILDINGS
- COMMERCIAL AND OFFICE BUILDINGS
- INDUSTRIAL AND MANUFACTURING BUILDINGS
- TRANSPORTATION AND UTILITY
- PUBLIC FACILITIES AND INSTITUTIONS
- PARKING FACILITIES
- SITE BOUNDARY
- PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
3. LAND USE DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING
4. AERIAL IMAGERY SOURCE: NEARMAP, 11 OCTOBER 2024



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SCALE IN FEET

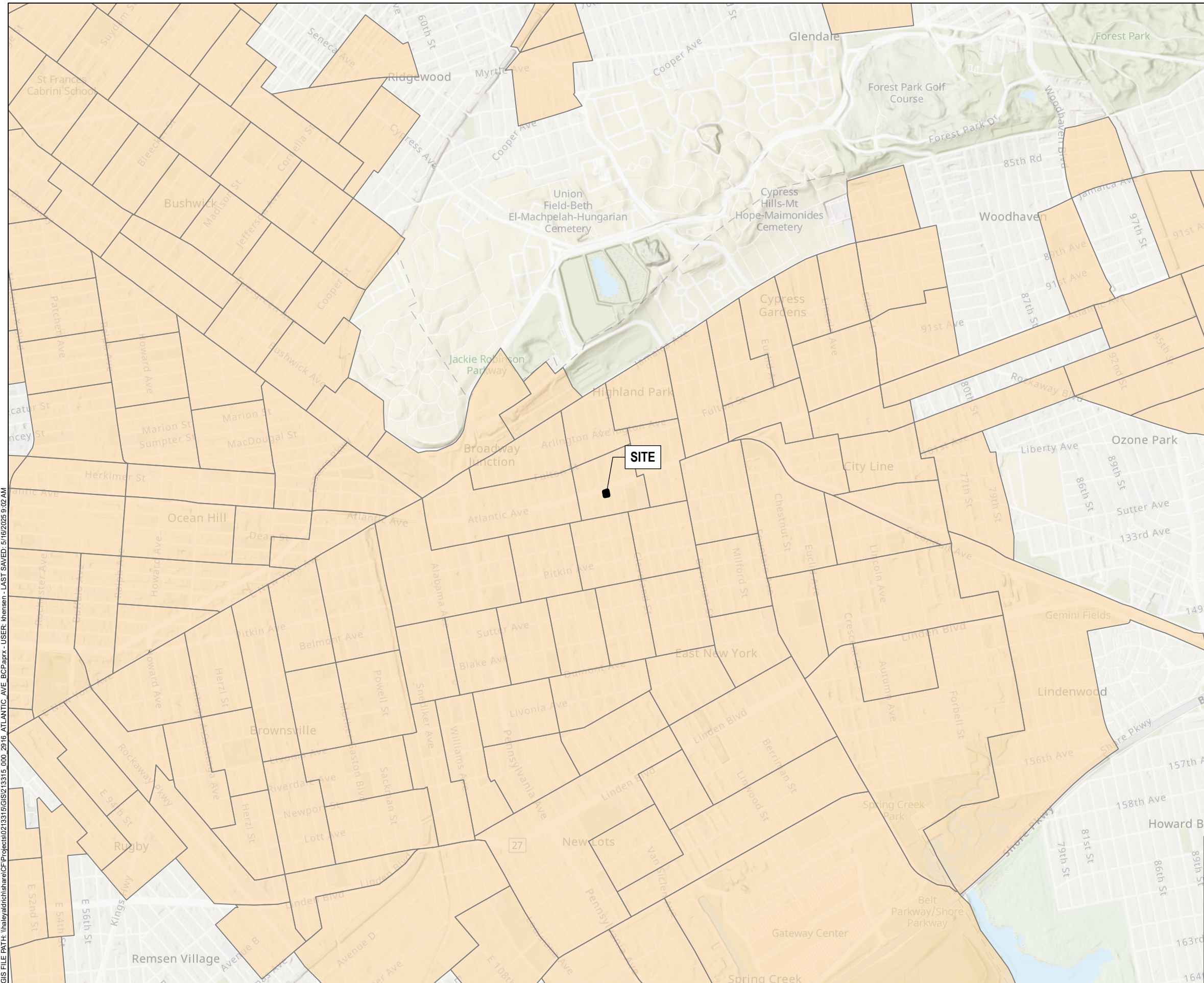
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2916 ATLANTIC AVENUE
BROOKLYN, NEW YORK

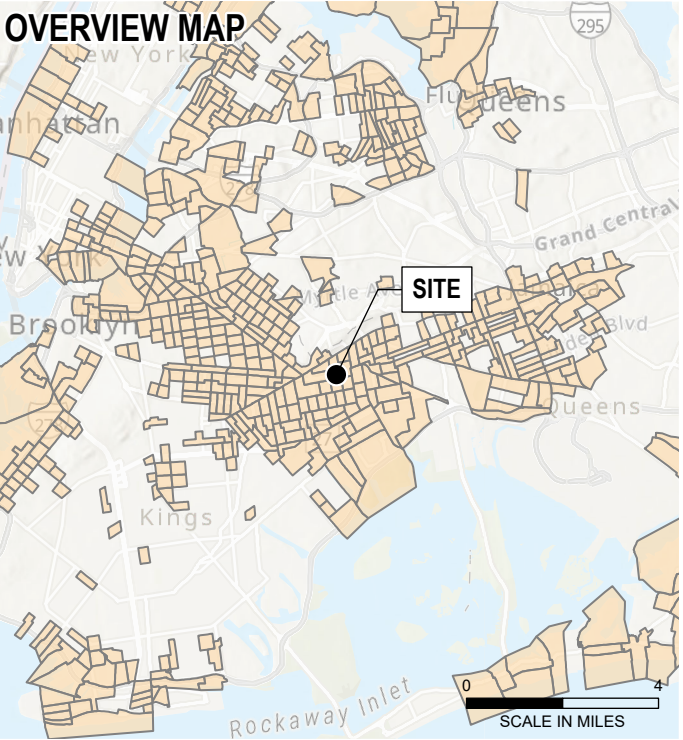
SURROUNDING LAND USE

MAY 2025

FIGURE 4



OVERVIEW MAP



LEGEND

 SITE BOUNDARY

DISADVANTAGED COMMUNITY, NEW YORK CITY AREA

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.

2. DISADVANTAGED COMMUNITY DATA SOURCE: THE NEW YORK STATE ENERGY RESEARCH AND DEVELOPMENT AUTHORITY (NYSERDA) AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) DISADVANTAGED COMMUNITIES CRITERIA MAPS, 2023

3. BASE MAP SOURCE: ESRI



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MAIN MASCALE IN FEET

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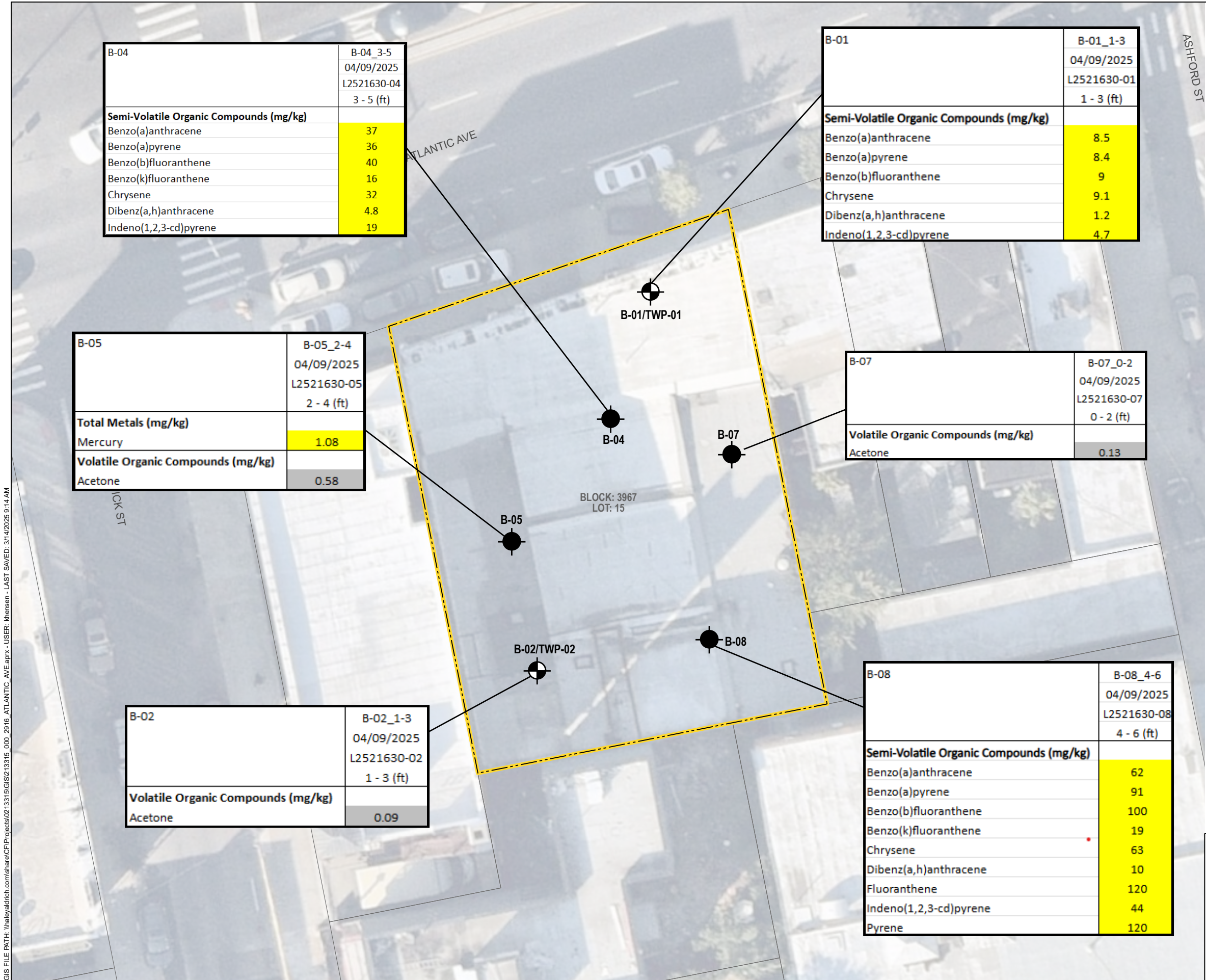
2916 ATLANTIC AVENUE
BROOKLYN, NEW YORK

DISADVANTAGED COMMUNITIES

MAY 2025

FIGURE 5

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LEGEND

- SITE BOUNDARY
- PARCEL BOUNDARY
- SOIL BORING
- SOIL BORING/TEMPORARY MONITORING WELL

	NY-RESR	NY-PGWSCOs
Volatile Organic Compounds (mg/kg)		
Acetone	100	0.05
Semi-Volatile Organic Compounds (mg/kg)		
Benzo(a)anthracene	1	-
Benzo(a)pyrene	1	-
Benzo(b)fluoranthene	1	-
Benzo(k)fluoranthene	3.9	-
Chrysene	3.9	-
Dibenz(a,h)anthracene	0.33	-
Fluoranthene	100	-
Indeno(1,2,3-cd)pyrene	0.5	-
Pyrene	100	-
Total Metals (mg/kg)		
Copper	270	-
Lead	400	-
Mercury	0.81	-
Zinc	10000	-

NOTES

- ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
- ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
- AERIAL IMAGERY SOURCE: NEARMAP, 3 APRIL 2025
- SOIL SAMPLE ANALYTICAL RESULTS ARE COMPARED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TITLE 6 OF THE OFFICIAL COMPILATION OF NEW YORK CODES, RULES, AND REGULATIONS (NYCRR) PART 375 RESTRICTED-RESIDENTIAL USE SOIL CLEANUP OBJECTIVES (SCOS), PROTECTION OF GROUNDWATER SCOs, AND 40 CFR 261 SUBPART C AND TABLE 1 OF 40 CFR 261.24.
- NY-RESR = NYSDEC PART 375 RESTRICTED-RESIDENTIAL USE SCOs
- PGWSCOs = NYSDEC PART 375 PROTECTION OF GROUNDWATER SCOs
- EXCEEDANCES OF THE PGWSCOs ARE SHADED GRAY
- EXCEEDANCES OF THE NY-RESRR ARE SHADED YELLOW
- RESULTS ARE DISPLAYED IN MILLIGRAMS PER KILOGRAM (mg/kg)
- ONLY BORINGS WITH EXCEEDANCES OF CRITERIA SHOWN.



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SCALE IN FEET

HALEY
ALDRICH

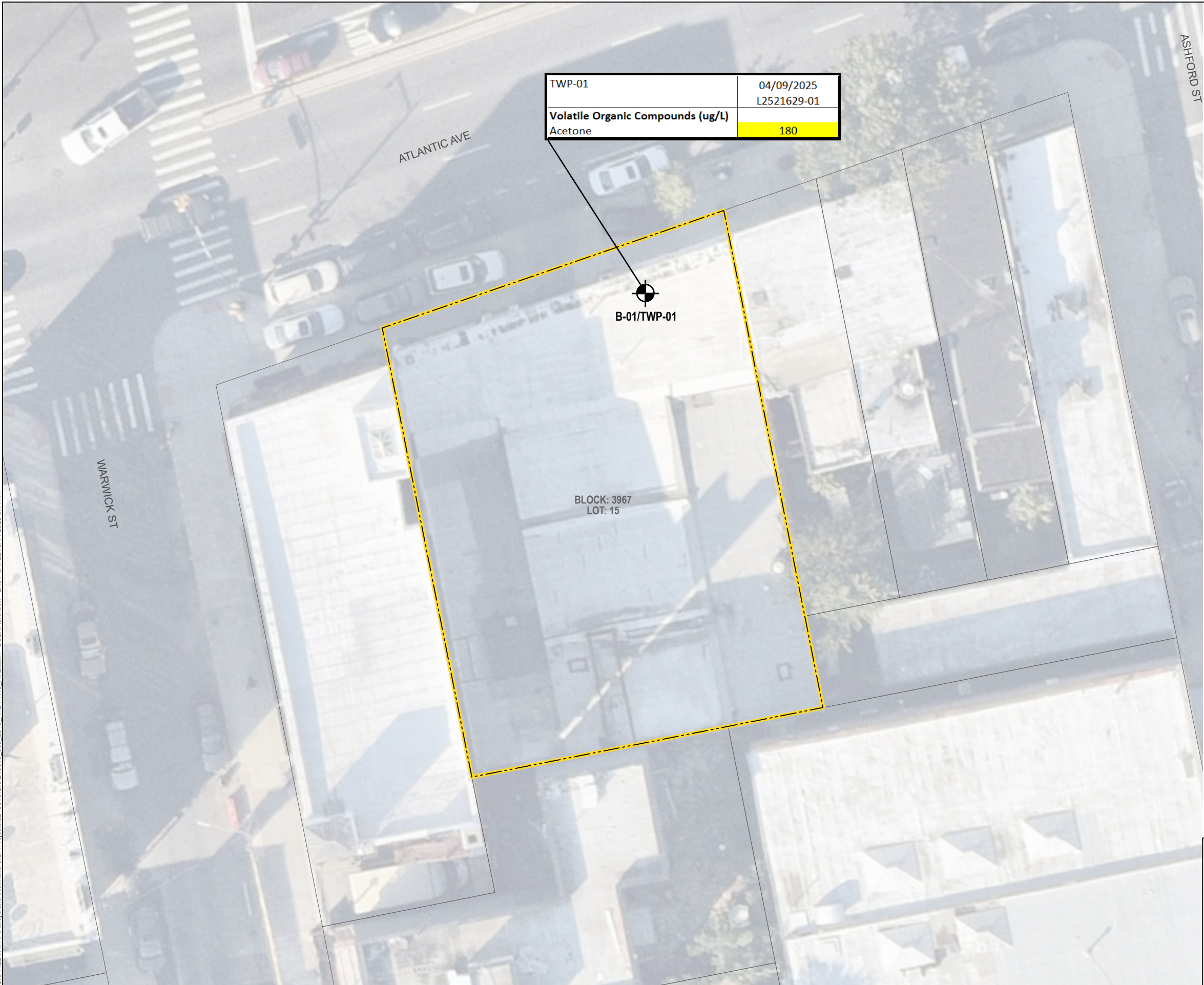
2916 ATLANTIC AVENUE
BROOKLYN, NEW YORK

SOIL ANALYTICAL RESULTS
EXCEEDANCES MAP

JUNE 2025

FIGURE 6

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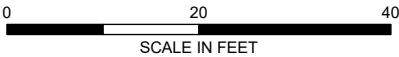
LEGEND

- SITE BOUNDARY
- PARCEL BOUNDARY
- SOIL BORING/TEMPORARY MONITORING WELL

	NY-AWQS
Volatile Organic Compounds (ug/L)	
Acetone	50

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
3. AERIAL IMAGERY SOURCE: NEARMAP, 3 APRIL 2025
4. GROUNDWATER SAMPLE ANALYTICAL RESULTS ARE COMPARED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TECHNICAL AND OPERATIONAL GUIDANCE SERIES (TOGS) 1.1.1 AMBIENT WATER QUALITY STANDARDS (AWQS).
5. NY-AWQS = NYSDEC AWQS
6. EXCEEDANCES OF THE NYSDEC AWQS ARE SHADED YELLOW.
7. RESULTS ARE DISPLAYED IN MICROGRAMS PER LITER ($\mu\text{g/L}$).
8. ONLY SAMPLING LOCATIONS WITH EXCEEDANCES OF CRITERIA SHOWN.



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2916 ATLANTIC AVENUE
BROOKLYN, NEW YORK

GROUNDWATER ANALYTICAL
RESULTS EXCEEDANCE MAP

JUNE 2025

FIGURE 7

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SP-02	04/09/2025 L2521777-02
Volatile Organic Compounds (ug/m³)	
1,2,4-Trimethylbenzene	5.11
1,3-Butadiene	6.61
1,4-Dioxane	10.1
2,2,4-Trimethylpentane	57
2-Butanone (Methyl Ethyl Ketone)	141
2-Hexanone (Methyl Butyl Ketone)	8.52
4-Methyl-2-Pentanone (Methyl Isobutyl Ketone)	13.7
Acetone	1550
Benzene	17.2
Bromodichloromethane	3.46
Carbon disulfide	15
Chloroform (Trichloromethane)	147
Chloromethane (Methyl Chloride)	0.985
cis-1,2-Dichloroethene	2.89
Cyclohexane	7.33
Dichlorodifluoromethane (CFC-12)	3.09
Ethanol	347
Ethylbenzene	15.3
Hexane	45.1
Isopropyl Alcohol (2-Propanol)	62.9
m,p-Xylenes	45.6
Methyl Tert Butyl Ether (MTBE)	3.75
N-Heptane	16.5
o-Xylene	12.7
Tert-Butyl Alcohol (tert-Butanol)	10.5
Tetrachloroethene	11.9
Toluene	189
Trichloroethene	106
SUM of Volatile Organic Compounds	2855.25
SUM of BTEX	279.8
SUM of CVOCs	120.79

SP-01	04/09/2025 L2521777-01
Volatile Organic Compounds (ug/m³)	
1,2,4-Trimethylbenzene	9.34
1,3-Butadiene	2.43
2,2,4-Trimethylpentane	19.8
2-Butanone (Methyl Ethyl Ketone)	12.5
4-Ethyltoluene (1-Ethyl-4-Methylbenzene)	2.6
Acetone	668
Benzene	10.5
Bromodichloromethane	6.7
Carbon disulfide	1.68
Chloroform (Trichloromethane)	513
Cyclohexane	4.13
Dichlorodifluoromethane (CFC-12)	2.52
Ethanol	80.6
Ethylbenzene	21.3
Hexane	10.5
Isopropyl Alcohol (2-Propanol)	29.3
m,p-Xylenes	66.9
N-Heptane	8.57
o-Xylene	19.2
Tetrachloroethene	10.3
Tetrahydrofuran	3.92
Toluene	297
Trichloroethene	3.79
Trichlorofluoromethane (CFC-11)	13.4
SUM of Volatile Organic Compounds	1817.98
SUM of BTEX	414.9
SUM of CVOCs	14.09

- LEGEND**
- SITE BOUNDARY
 - PARCEL BOUNDARY
 - SOIL VAPOR POINT

- NOTES**
- ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
 - ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
 - AERIAL IMAGERY SOURCE: NEARMAP, 3 APRIL 2025
 - ALL DETECTED ANALYTES SHOWN ON FIGURE.
 - SOIL VAPOR ANALYSIS - VOLATILE ORGANIC COMPOUNDS (VOCs).
 - RESULTS ARE DISPLAYED IN MICROGRAMS PER CUBIC METER (ug/m³).
 - TOTAL DETECTED CONCENTRATIONS OF BENZENE, TOLUENE, ETHYLBENZENE AND XYLENES (BTEX).
 - TOTAL CVOCs CONCENTRATIONS OF CARBON TETRACHLORIDE, 1,1-DICHLOROETHENE, CIS-1,2-DICHLOROETHENE, TRICHLOROETHENE, METHYLENE CHLORIDE, TETRACHLOROETHENE, 1,1,1-TRICHLOROETHANE AND VINYL CHLORIDE.
 - TOTAL VOCs IS THE SUM OF ALL DETECTED CONCENTRATIONS.

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2916 ATLANTIC AVENUE
BROOKLYN, NEW YORK

**SOIL VAPOR ANALYTICAL
RESULTS MAP**

MAY 2025

FIGURE 8

Attachment B

Section II: Project Description

SECTION II: PROJECT DESCRIPTION

The purpose of the project is to redevelop the contaminated property in addition to implementing remedial measures to protect human health and the environment. The Site is currently improved with an active one-story building occupied by an auto body repair shop. The Site has been assigned an E-Designation for hazardous material, noise, and air quality as part of the Lower Concourse rezoning.

Following NYSDEC approval of this BCP Application and its associated Remedial Investigation Work Plan (RIWP), the proposed project will include:

1. Selective demolition of above grade existing building features to facilitate the remedial investigation (RI);
2. Performance of a RI to characterize the nature and extent of contamination and identify remedial measures;
3. Excavation and off-site disposal of contaminated soil; and,
4. Implementation of remedial measures, as required, in tandem with Site-wide redevelopment.

Proposed Development

There are no finalized development plans at this time however, we assume future use will include development of a multistory residential building encompassing the entire Site footprint and the building will also include an affordable housing component.

Rationale for BCP Program

The Requestor seeks to enter the NYSDEC BCP at the investigation stage.

Upon review of the analytical results of prior reports, discussed in further detail in Section IV, the project is seeking entry into the NYSDEC BCP due to the contaminants of concern identified at the Site, primarily heavy metals, VOCs, and SVOCs, specifically PAHs, in soils, acetone in groundwater, and CVOCs, including PCE and TCE, and petroleum related VOCs, such as BTEX, in soil vapor. Contaminants of concern identified are believed to have resulted from previous operations, including auto service and auto body repair shops.

While the Limited Phase II ESI provided preliminary Site characterization data, the investigation did not fully determine the nature and extent of contamination. The Requestor is, therefore, also submitting for NYSDEC approval a draft RIWP along with this BCP Application.

Project Schedule

It is anticipated that once the Requestor's application is deemed complete by NYSDEC, the application and RIWP will enter into the 30-day public comment period. Following the public comment period and pending confirmation of eligibility by NYSDEC, an acceptance into the program will be issued via a Brownfield Cleanup Agreement (BCA). Once a BCA is issued, a Citizen Participation Plan will be submitted to NYSDEC and pending approval of the CPP and subsequent RIWP, the remedial contractor

will mobilize to the Site to begin implementation of the RI. A preliminary BCP timeline and project schedule are included as an attachment to this Application. Completion of the remedy is anticipated by December 2026 with a Certificate of Completion expected in 2026. A tentative project schedule is below.

Task	Duration (days)	Start	End									2026														
				June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sep	Oct	Nov	De				
Application Execution, Permitting, Remedial Investigation, Remedial Investigation Report, Remedy Design, Remdial Action Work Plan, 30-Day Comment Period	266	6/10/2025	3/3/2026																							
Remedy Implementation	138	3/3/2026	7/19/2026																							
Preparation of FER and SMP	60	7/19/2026	9/17/2026																							
NYSDEC & NYSDOH Review of FER & SMP	45	9/17/2026	11/1/2026																							
NYSDEC Issues COC	45	11/1/2026	12/16/2026																							

Notes:

FER = Final Engineering Report

SMP = Site Management Plan

SVI = Soil Vapor Intrusion

COC = Certificate of Completion

SECTION II.5

NYSDEC's DER-31 Green Remediation requires that Green Remediation concepts, best practices, and techniques be considered during all stages of the remedial program, including remedial investigation, remedial design/remedial action, and site management, as applicable, with the goal of improving the sustainability of the cleanup and summarizing the net environment benefit of any implemented green technology. Goals for the project related to green and sustainable remediation metrics will be incorporated into and tracked during each stage of the project, as appropriate. All green and sustainable practices and techniques employed will be discussed in applicable reports associated with each stage of the project, including the completion of an environmental footprint analysis using an NYSDEC-approved tool like the Spreadsheets Footprint Analysis (SEFA). A climate change vulnerability assessment will be completed, as necessary, at each stage of the project.

ATTACHMENT C

Section III: Ecological Concerns

SECTION III: ECOLOGICAL CONCERNS

NYSDEC DER-10 requires an on-Site and off-Site Fish and Wildlife Resource Impact Analysis if the stipulated criteria are met. The Site, which was developed by 1928 and is most currently occupied by an auto body repair shop, is located in the East New York neighborhood of Brooklyn, New York. The Site provides little or no habitat or food value for wildlife and provides no access to the detected subsurface contamination. No natural waterways are present on or directly adjacent to the Site. Based on the requirements stipulated in Section 3.10 and Appendix 3C of DER-10, there is no need to prepare a Fish and Wildlife Resource Impact Analysis for the Site.

ATTATCHMENT D

Section IV: Land Use Factors

SECTION IV: LAND USE FACTORS

Zoning

According to the New York City Planning Commission Zoning Map 17c, the Site is located in a residential (R8A) zoning area with a commercial (C2-4) overlay, within the Ocean Hill and East New York Special Enhanced Commercial District (EC-5). R8A is a contextual district where the Quality Housing bulk regulations are mandatory. C2-4 is a commercial overlay mapped within a residential district. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use. EC-5 is a special enhanced commercial district in Ocean Hill and East New York, Brooklyn assigned to promote and maintain a lively and engaging pedestrian experience along commercial avenues.

Current Use

The Site is approximately 6,455 square feet (sf) and currently improved by a one-story structure. Currently, the Site is used as an auto body repair shop operated by AAMCO Transmissions & Total Car Care.

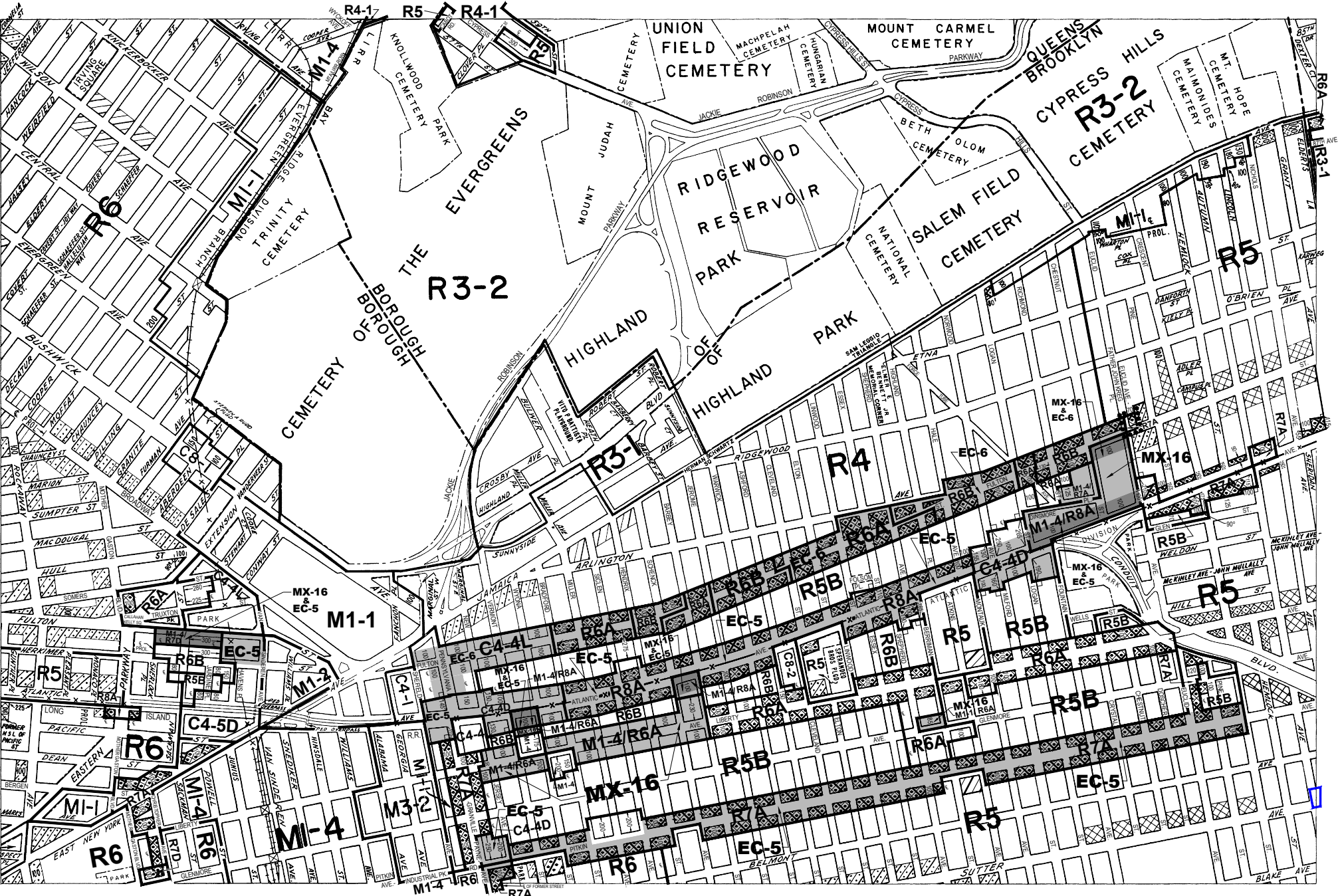
Intended Use Post-Remediation

There are no finalized development plans at this time however, we assume future use will include development of a multistory residential building. The building will also include an affordable housing component.

Compliance with Applicable Zoning Laws, Recent Development and Community Master Plans

According to the New York City Planning Commission Zoning Map 17c, the Site is located in a R8A with a C2-4 and EC-5 overlay zoning area which is a residential zoning district with a commercial overlay. The proposed development of this Site is consistent with the current zoning. The applicable zoning map is included as an attachment. The Site is located in a potential Environmental Justice Area.

Click blue outline on map to view diagram of proposed zoning change



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an **R**, **C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

04-28-2022 C 220111 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

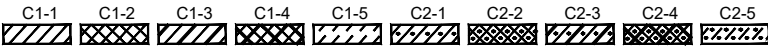
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

13b	13d	14b
17a	17c	18a
17b	17d	18b

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NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

ZONING MAP 17c

ATTACHMENT E

Section V: Current and Historical Property Owner and Operator Information

SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

Current Owner and Operator

The proposed BCP site is currently owned by Argab Properties LLC . The property Deed, attached and summarized in the table below, indicates Argab Properties LLC has been the current owner of the parcel as of January 24, 2007. Access agreements for this lot are in place until the Site is transacted to the Requestor, i.e., 2916 Atlantic Ave LLC.

Current Property Ownership			
Property Address	Property Tax Identification	Current Property Owner	Owner Address and Phone Number
2916 Atlantic Avenue, Brooklyn, NY 11207	Block 3967, Lot 15	Argab Properties LLC	163-03 99th Street Howard Beach, New York 11414 Phone Number: 917-416-0311
Reference: New York City Department of Finance ACRIS website: https://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult			

Previous Owners and Operators

A summary of previous owners of the Site is provided in the table below.

Date	Document Type	First Party	First Party Address and Phone Number	Second Party	Relationship of First Party to Applicant
06/16/2000	Deed	Bernard/Ref Klieger 2914 Atlantic Realtycorp/def	12650 OCEAN PARKWAY, Brooklyn, NY Phone: Not Available	Mario Papa	None
4/24/1990	Deed	Krugman, Toby	643 N. La Cienega, Los Angeles, CA	2914 Atlantic Rlty Corp	None
4/24/1990	Deed	Great Bear East NY Inc	233 Broadway, NY, NY	2914 Atlantic Rlty Corp	None
4/24/1990	Deed	Paciocco, Louis	233 Broadway, NY, NY	2914 Atlantic Rlty CP	None
4/24/1990	Deed	Ernst, Jonathan	233 Broadway, NY, NY	2914 Atlantic RealtyCP	None
11/12/1987	Deed	Great Bear E.N.Y INC	817 Remsen Avenue, Brooklyn, NY	Ernst, Charles	None
8/10/1987	Deed	Louis, Paciocco	643 N. La Cienega, Los Angeles, CA	Krugman, Toby	None
8/1/1984	Deed	Ernst, Jonathan	Not Available	Paciocco, Louis	None
5/1/1984	Deed	Ernst, Charles	Not Available	Ernst, Jonathan	None
6/29/1972	Deed	2914 Atlantic auto Repair Corp	Not Available	GREAT BEAR ENY INC	None

2/10/1971	Deed	Genry Holding Corpn	Not available	2914 Atlantic auto Repair Corpn	None
Reference: 1. New York City Department of Finance ACRIS website: https://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult . 2. Addresses of previous owners obtained from Deed images. 3. Phone numbers of previous owners were not available.					

Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
AAMCO Transmissions & Total Car Care	Operator (Appx. 2020 to current)	2916 Atlantic Avenue Phone number: 917-416-0311	None
Chris & Son Towing Inc Martin Auto Care Inc	Operator (2017 to 2020)	Unknown	None
Martin Auto Care Inc	Operator (unknown 2017)	Unknown	None

ATTACHMENT F

Section VI: Property's Environmental History

SECTION VI.1: PROPERTY'S ENVIRONMENTAL HISTORY

The following reports were prepared for the Site prior to the Requestor's BCP Application:

1. May 2025 Phase I Environmental Site Assessment, prepared by Haley & Aldrich of New York
2. May 2025 Limited Phase II Environmental Site Investigation Report, prepared by Haley & Aldrich of New York

The reports above are provided as attachments to this Application. A summary of the environmental findings from these investigations is provided below.

May 2025 Phase I Environmental Site Assessment, prepared by Haley & Aldrich of New York

A Phase I ESA was performed by Haley & Aldrich of New York in May 2025 for the purpose of identifying Recognized Environmental Conditions (RECs) in connection with the Site. The following RECs were identified:

- REC #1: Former and Current Uses of the Subject Property for Automotive-Related Purposes
 - The subject property has been used for automotive-related purposes, including auto body repair and towing operations, since at least the late 1920s and continues to operate as an automotive maintenance and repair facility. A Certificate of Occupancy dated March 4, 1935, indicates one 550-gallon tank present on the subject property. Auto-related facilities commonly utilize hazardous materials, including petroleum products and chlorinated solvents. Furthermore, the site has received an E-Designation for hazardous materials from the New York City Office of Environmental Remediation (NYCOER). The historical and current uses of the subject property, combined with the historical and current presence of underground storage tanks (USTs), is considered a REC, as potential or undocumented releases of petroleum products, solvents, and/or other hazardous materials may have adversely affected groundwater, soil, and/or soil vapor at the subject property.
- REC #2: Historical and Current Uses of Surrounding Properties
 - Properties surrounding the subject property were historically utilized for several commercial, industrial, and manufacturing operations, including a shirt and handkerchief factory, auto repair shops, a chemical company, and a plumbing shop, for various durations from the early 1900s through the present. The property to the north and presumably upgradient of the subject property operated as the Long Island Rail Road from the 1880s through the 1950s, Novocol Chemical Corporation, and various manufacturing operators from the late 1920s through the present. Additionally, the property located at 2940 Atlantic Avenue, approximately 200 feet east and cross-gradient of the subject property, is currently enrolled in the Brownfield Cleanup Program (BCP) and State Superfund program as the K – Union Station Holder site for documented volatile organic compound (VOC) and semi-volatile organic compound (SVOC) impacts in soil and groundwater and has an open spill case (Spill No. 9806522). This site formerly operated as a manufactured gas plant (MGP) distribution facility between approximately 1887 and 1950 and is currently operated as a Con Edison service center. Historical and current uses of surrounding properties are considered a REC, as potential or undocumented releases at these adjacent and upgradient properties may have adversely impacted the soil,

groundwater, and/or soil vapor, which may have potentially migrated onto the subject property.

May 2025 Limited Phase II Environmental Site Investigation Report, prepared by Haley & Aldrich of New York

Haley & Aldrich completed a limited sampling event at the Site to investigate soil, groundwater, and soil vapor quality at the Site. Fill material generally consisting of dark brown medium sand, with silt, gravel, and brick, was observed from below the 6-inch concrete slab to approximately 4 to 6 ft bgs. The urban fill layer was underlain by a potential native layer consisting of brown, fine to medium sand with varying amounts of silt, gravel, and stone.

Field observations and analytical results identified contaminated urban fill impacted with metals, SVOCs, and VOCs in soil at concentrations exceeding the UUSCOs and/or RRSCOs in shallow soils up to 6 ft bgs. Results are consistent with characteristics of urban fill found throughout the New York City area. Groundwater analytical results detected acetone above the AWQS, and soil vapor analytical results detected petroleum related VOCs and CVOCs above the laboratory detection limits.

Based on the elevated concentrations of metals, SVOCs and VOCs in soil, elevated concentrations of acetone in groundwater and elevated petroleum related VOCs and CVOCs in soil vapor, an on-Site source may exist. Further site characterization and delineation would be required to determine the extent of these impacts.

SECTION VI.2: SAMPLING DATA

Soil Summary Table				
Analytes > RRSCO/UUSCO	Detections > RRSCOs	Max Concentration (mg/kg)	RRSCO (mg/kg)	Depth (ft bgs)
Acetone*	0	0.58	52	2 - 4
Benzo(a)anthracene	3	62	1	4 - 6
Benzo(a)pyrene	3	91	1	4 - 6
Benzo(b)fluoranthene	3	100	1	4 - 6
Benzo(k)fluoranthene	2	19	3.9	4 - 6
Chrysene	3	63	3.9	4 - 6
Dibenz(a,h)anthracene	3	10	0.33	4 - 6
Fluoranthene	1	120	100	4 - 6
Indeno(1,2,3-cd)pyrene	3	44	4.5	4 - 6
Pyrene	1	120	100	4-6
Mercury	1	1.08	0.81	2 - 4

Groundwater Summary Table			
Analytes > AWGS	Detections > AWGS	Max Concentration (µg/L)	New York TOGS 111 AWQS
Acetone	1	180	50

Soil Vapor Summary Table			
Analytes	Total Detections	Max Detection (µg/m³)	Type
Cis-1,2-dichloroethene	1	2.89	Soil Vapor
Tetrachloroethene	2	11.9	Soil Vapor
Trichloroethene	2	106	Soil Vapor
Benzene	2	17.2	Soil Vapor
Ethylbenzene	2	21.3	Soil Vapor
m, p-Xylenes	2	66.9	Soil Vapor
o-Xylene	2	19.2	Soil Vapor
Toluene	2	297	Soil Vapor
Total BTEX	2	414.9	Soil Vapor
Total CVOs	2	120.79	Soil Vapor

Notes:

- * Acetone detected above AWQS in groundwater and detected above Protection of Groundwater Soil Cleanup Objective (PGWSCO: 0.05 mg/kg) in soil in three samples
- Only showing BTEX and the eight CVOs (carbon tetrachloride, 1,1-dichloroethene, cis-1,2-dichloroethene, trichloroethene, methylene chloride, tetrachloroethene, 1,1,1-trichloroethane, and vinyl chloride) used to total for soil vapor
- mg/kg = milligram per kilogram

- $\mu\text{g/L}$ = micrograms per Liter
- $\mu\text{g/m}^3$ = Microgram per cubic meter
- Ft bgs = Feet below ground surface
- RRSCO = NYSDEC Restricted Residential Use Soil Cleanup Objectives

SECTION VI.3: SAMPLING DATA

For each impacted medium, see attached Figures 6 through 8 below, which include detailed information requested in Application Section IV.3.

ATTACHMENT G

Section VII: Requestor Information

SECTION VII: REQUESTOR INFORMATION

The entity requesting participation in the BCP (the “Requestor”) is 2916 Atlantic Ave LLC, a Limited Liability Company. Aaron Stark is an administrative member and authorized representative of 2916 Atlantic Ave LLC.

The contact information for the Requestor is:

2916 Atlantic Ave LLC
c/o Aaron Stark, Member
199 Lee Avenue
Brooklyn, New York 11211
Phone: 929-276-5767
Email: aronstark2@gmail.com

The Requestor is authorized and has full access to take all actions necessary to enter and carry out the obligations of the Brownfield Cleanup Program (BCP). A letter confirming access permission between the current Site owner, Argab Properties LLC, and the Requestor granting full access to take all actions necessary to enter into and carry out the obligations of the BCP, has been executed. A copy of the access authorization is included as an attachment.

The current members of 2916 Atlantic Ave LLC are as follows:

- Aaron Stark

A printout of the entity information from the NYS Department of State’s Corporation & Business Entity Database for 2916 Atlantic Ave LLC is included in this attachment.

All documents will be certified by a Haley & Aldrich of New York Licensed Professional Engineer and/ or the Requestor in accordance with NYSDEC Division of Environmental Remediation (DER)-10, Section 1.5.

The Requestor certifies it is a Volunteer. The Requestor or its affiliated entities do not have, nor have they ever had, a relationship with the prior owners or operators of the Site that caused the existing contamination.

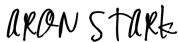
ASSIGNMENT OF CONTRACT OF SALE

ARON STARK, (“Assignor”) hereby assigns to **2916 ATLANTIC AVE LLC** (“Assignee”) all of their rights, title and interest to that certain Contract of Sale, dated March __, 2025, as entered into between ARGAB PROPERTIES LLC, as Seller, and **ARON STARK** as Purchaser, relating to the sale of and purchase of **2914-2916 Atlantic Avenue, Brooklyn New York**, together with the payment on account of the purchase price and the contract deposit tendered thereof, together with all claims and demands of every nature that they may now or hereafter have or be entitled to on account of said contract, representations therein and negotiations leading thereto. The Assignee does agree to assume all of the Assignor’s obligations and liabilities pursuant to said contract.

Dated: May 30, 2025

ASSIGNOR:

DocuSigned by:



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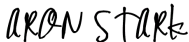
ARON STARK

ASSIGNEE:

2916 ATLANTIC AVE LLC

a New York limited liability company

DocuSigned by:



A12FA8D3C8CF4FA...

Name: Aron Stark

Title: Managing Member

SELLER HEREBY CONSENTS TO THE ABOVE:

ARGAB PROPERTIES LLC


Name : John Papa

Title : Member

FIRST AMENDMENT TO

CONTRACT OF SALE

THIS FIRST AMENDMENT TO CONTRACT OF SALE AGREEMENT (“1st Amendment”) is made this 4th day of June, 2025, by and among **ARGAB PROPERTIES LLC**, a New York limited liability company (the “**Seller**”), and **2916 ATLANTIC AVE LLC**, a New York limited liability company (the “**Purchaser**”),

W I T N E S S E T H:

WHEREAS, Seller and Aron Stark have entered into a Contract of Sale (“Contract”) dated as of March __, 2025, which was assigned by a certain Assignment of Contract Agreement dated May 30, 2025 between Aron Stark as “Assignor” and 2916 Atlantic Ave LLC as “Assignee” with respect to the sale and purchase of 2914-2916 Atlantic Avenue, Brooklyn, New York “AKA” Block 3967, Lot: 15 as shown on the Tax Map of the City of New York, County of Kings, State of New York (the “Premises”) which was ; and

NOW, THEREFORE, in consideration of Agreement, the covenants, premises, agreements, and conditions contained in this 1st Amendment, and for other good and valuable consideration, the receipt, sufficiency, and adequacy of which are acknowledged, Seller and Purchaser agree as follows:

- 1) Purchaser hereby waives its right to terminate the agreement pursuant to the environmental due diligence provisions of the contract and hereby agrees to proceed with the transaction and take title to the property subject to any and all environmental conditions affecting the subject premises.
- 2) In consideration of the above, Seller shall complete and execute the attached NYSDEC access authorization letter annexed herein as Exhibit A.

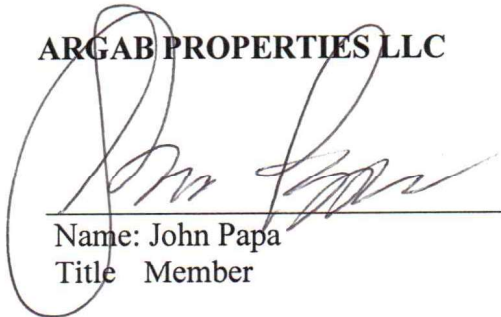
Capitalized terms not otherwise defined herein shall have the meanings set forth in the Agreement. If there is a conflict between the Agreement and the terms and provisions of this Amendment, the terms and provisions of this Amendment shall control.

Counterparts. This Amendment may be executed in any number of counterparts, including via fax or electronic (PDF) copy (the parties agreeing that this Amendment shall be effective based on fax or electronic (PDF) copy signatures only), and each counterpart hereof shall be deemed to be an original instrument, but all counterparts hereof taken together shall constitute but a single instrument.

IN WITNESS WHEREOF, Seller and Purchaser have executed this 1st Amendment as of the day and year first above written.

SELLER:

ARGAB PROPERTIES LLC



Name: John Papa
Title Member

PURCHASER:

2916 ATLANTIC AVE LLC

DocuSigned by:

A12FA8D3C8CF4FA...
Name: Aron Stark
Title: Managing Member

EXHIBIT A
Access & Authorization Letter

ARGAB PROPERTIES LLC
163-03 99th Street
Howard Beach, New York 11414

June 4, 2025

2916 Atlantic Ave LLC

RE: Brownfield Cleanup Program Property Access and Authorization
BCP Site Name - 2916 Atlantic Avenue
DEC Site #C TBD

Dear Mr. Stark:

ARGAB PROPERTIES LLC (the "Owner") owns the property located at 2916 Atlantic Ave, Brooklyn, NY 11208 ; Tax Map Block 3967, Lot 15 (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 ("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 BCP efforts and authorizes the placement of an easement on or through the Property in accordance with a separate agreement between the parties.

Sincerely,
ARGAB PROPERTIES LLC

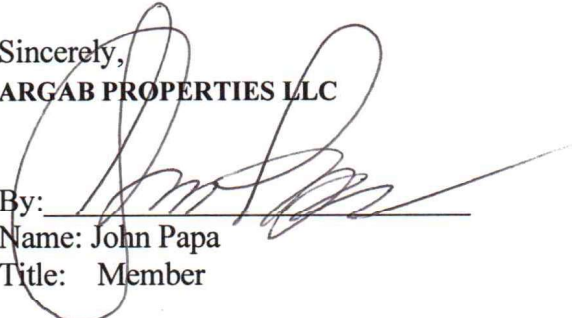
By: 
Name: John Papa
Title: Member

EXHIBIT A

AUTHORIZED APPLICANT(S)/REQUESTOR(S)

- 2916 ATLANTIC AVE LLC



Department of State

Division of Corporations

Entity Information

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

Entity Details



ENTITY NAME: 2916 ATLANTIC AVE LLC

DOS ID: 7621979

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTION OF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 05/28/2025

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 05/28/2025

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: ALBANY

NEXT STATEMENT DUE DATE: 05/31/2027

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY:

[ENTITY DISPLAY](#)[NAME HISTORY](#)[FILING HISTORY](#)[MERGER HISTORY](#)[ASSUMED NAME HISTORY](#)

Service of Process on the Secretary of State as Agent

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

Name: 2916 ATLANTIC AVE LLC

Address: PO BOX 10873, ALBANY, NY, UNITED STATES, 12201

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value

Number Of Shares

Value Per Share

ATTACHMENT H

Section X: REQUESTOR'S ELIGIBILITY

SECTION X: REQUESTOR'S ELIGIBILITY

Volunteer Status

The Requestor qualifies as a "Volunteer" in the BCP because it has no connection with any prior owner or operator, did not cause, contribute, or permit the disposal of any contaminants at the Site, nor did the Requestor control the Site when such contamination occurred.

The Requestor commissioned a Phase I ESA for purposes of conducting all appropriate inquiry prior to purchase and intends to address any Site contamination via the BCP. The Requestor did not observe and is not aware of any continuing release. After taking control of the Site, the Requestor will take the necessary steps to prevent any threatened, future release, and prevent and limit human, environmental, or natural resource exposure to any previously released contamination at the Site such as vacating the building, maintaining the building footprint cover, and providing Site security in the form of locked exterior doors. As such, the Requestor qualifies as a Volunteer in accordance with New York Environmental Conservation Law (ECL) § 27-1405(1)(b).

ATTACHMENT I

Section XII: SITE CONTACT LIST

SECTION XII: CONTACT LIST INFORMATION

SITE CONTACT LISTS

Executive

Role	Name	Phone	Mailing Address	Email / Contact
NYC Mayor	Eric Adams	212-NEW-YORK	City Hall, New York, NY 10007	https://www1.nyc.gov/office-of-the-mayor/mayor-contact.page
NYC Department of City Planning	Dan Garodnick – Director	718-220-8500	120 Broadway, 31 st Floor New York, NY 10271	https://www1.nyc.gov/site/planning/about/contact-us.page
Brooklyn Borough President	Antonio Reynoso	(718) 802 – 3700	Brooklyn Borough Hall, 209 Joralemon Street, Brooklyn, New York 11201	AskReynoso@brooklynbp.nyc.gov
Brooklyn Community District 5	Melinda Perkins, District Manager	718-819-5487	127 Pennsylvania Avenue, 2nd Floor, Brooklyn, New York 11207	mperkins@cb.nyc.gov
New York City Council District 37	Sandy Nurse	718-642-8664	56 Pennsylvania Ave, Brooklyn, New York 11207	District37@council.nyc.gov
NY Senate District 19 Senator	Roxanne J. Persaud	718-649-7653	1222 East 96th Street, Brooklyn, New York 11236	Persaud@nysenate.gov
NY State Assembly District 54 Member	Erik M. Dilan	518-386-4576	366 Cornelia St, Brooklyn, New York 11237	DilanE@nyassembly.gov
NYC Department of Health and Mental Hygiene (DOHMH)	Michelle Morse, MD, MPH - Commissioner	212-639-9675	42-09 28th Street, Queens, New York 11101	opmc@health.ny.gov
Director of the Mayor's Office of Environmental Remediation	Shaminder Chawla – Acting Director	212-788-8841	100 Gold Street, 2 nd Floor, New York, New York 10038	ShaminderC@dep.nyc.gov

Owners, Residents, Occupants

The Site is currently owned by Argab Properties LLC and operated by AAMCO Transmissions & Total Car Care. Current contact information for the Site owner and operator is listed below.

Owner	Contact Name	Phone	Mailing Address	Email
Argab Properties LLC	John Papa	917-416-0311	163-03 99th Street Howard Beach, New York 11414	N/A

Operator	Contact Name	Phone	Mailing Address	Email
AAMCO Transmissions & Total Car Care	John Papa	917-416-0311	2916 Atlantic Avenue, Brooklyn, NY 11207	N/A

Adjacent Properties

Below is a list of the adjoining properties which are also detailed on Figure 9.

Owner/Entity Name	Contact Name	Site Use	Property Address	Owner Mailing Address
Saletta-Stevenson Enterprises, Inc.	Unknown	Industrial & Manufacturing	2912-2914 Atlantic Avenue, Brooklyn New York 11207	2875 Atlantic Avenue, Brooklyn New York 11207
Hidalgo Gerardo	Unknown	Mixed Residential and Commercial Buildings	2926 Atlantic Avenue, Brooklyn, New York 11207	N/A
Hidalgo Gerardo	Unknown	One & Two Family Buildings	2928 Atlantic Avenue, Brooklyn, New York 11207	N/A
David Caccavo, LLC	Unknown	Transportation & Utility	218 Ashford Street, Brooklyn, 11207	220 Ashford Street, Brooklyn, 11207
David Caccavo, LLC	Unknown	Industrial & Manufacturing	220 Ashford Street , Brooklyn, New York 11207	5 Shelly Drive, Massapequa, New York 11758
BSD Warwick 28 LLC	Unknown	Multi-Family Walk-Up Buildings	283 Warwick Street, Brooklyn, New York 11207	1398 Prospect Avenue, East Meadow, New York 11554
U-STORE-IT, L.P.	Unknown	Industrial & Manufacturing	2887 Atlantic Avenue, Brooklyn, New York 11207	460 E. Swedesford Road, Suite 3000, Wayne, Pa 19087
Cypress Hills Community School Devel. Corp. Inc.	Unknown	Public Facilities & Institutions	2911-2923 Atlantic Ave, Brooklyn, New York 11207	625 Jamaica Avenue, Brooklyn, New York 11208
2929 Atlantic LLC	Unknown	Mixed Residential and Commercial Buildings	840 Liberty Ave, Brooklyn, New York 11208	N/A

Local News and Media

Owner/Entity Name	Type	Address	Phone	Website
News 12 Network - Brooklyn	Online & Print Newspaper	930 Soundview Ave, Bronx, NY 10473	929-418-4190	https://brooklyn.news12.com/
Spectrum 1 News	Television	75 Ninth Avenue, New York, New York 10011	212-691-6397	https://www.ny1.com/nyc/all-boroughs/about-us/contact-us

Public Water Supply

Public water supply is a shared responsibility between the New York City Department of Environmental Protection (NYCDEP) and the Municipal Water Finance Authority.

Owner/Entity Name	Contact	Address	Phone	Email
NYCDEP	Rohit T. Aggarwala - Commissioner	59-17 Junction Blvd. Flushing, NY 11373	718-595-7000	https://www1.nyc.gov/nyc-resources/mail/dep-email-the-commissioner.page
NYC Municipal Water Finance Authority	Philip Wasserman – Executive Director	255 Greenwich Street 6th Floor, New York, NY 10007	212-788-4969	Not Available

Additional Requests

We are unaware of any requests to be included on the contact list for the Site.

School or Day Care Located on or Proximal to the Site

Following schools or day care facilities are located within ½-mile radius to the Site:

School/Day Care Name	Approximate distance from Site in feet and (directional)	Administrator	Phone	Address
PS 089 Cypress Hills	153 ft (north)	Sara Siddappa, I.A., Principal	718-964-1180	265 Warwick Street, Brooklyn, NY 11207
Achievement First Apollo CS	651 (southeast)	Jessica McDonald, interim Principal	347-471-2620	350 Linwood Street, Brooklyn, NY 11207
PS 290 Juan Morel Campos	890 (northwest)	Brigitte Newell, Principal	718-647-1113	135 Schenck Ave, Brooklyn, NY 11207
Cypress Hills Ascend CS MS	670 (southwest)	Axel Nda, Principal	347-410-5058	2840 Atlantic Avenue, Brooklyn, NY 11207
East Brooklyn Ascend Charter Elementary School	1242 (east)	Kaylee Ebanks	718-744-6025	260 Shepherd Ave, Brooklyn, NY 11207
St Malachy Child Dev Center	1155 (west)	N/A	718-647-0966	220 Hendrix Street, Brooklyn, NY 11207
Canarsie Children First Academy	2261 (southwest)	N/A	718-676-6260	2188 Pitkin Ave, Brooklyn, NY 11207
PS 108 Sal Abbracciamento	1562 (northeast)	Constance Hahn, Principal	718-277-7010	200 Linwood Street, Brooklyn, NY 11207
PS 345 Patrolman Robert Bolden	1760 (southeast)	Paul Thomas, Principal	718-647-8387	111 Berriman Street, Brooklyn, NY 11207
Friend of Crown Heights	2315 (southeast)	N/A	929-234-2955	851 Liberty Ave, Brooklyn, NY 11208
St. Peter's School	2477 (northeast)	N/A	N718-647-1014	105 Highland Place, Brooklyn, NY 11208
Achievement First Linden Middle School	1524 (southeast)	Stephanie Blika, Principal	347-471-2705	2390 Pitkin Ave, Brooklyn, NY 11207

Little Birds Day Care Center	1667 (southeast)	N/A	718-647-8095	490 Linwood Street, Brooklyn, NY 11208
Friends of Crown Heights	2016 (southeast)	N/A	929-234-2850	2505 Pitkin Ave, Brooklyn, NY 11208
Baybee Lounge Daycare	1319 (northwest)	N/A	718-513-0179	2801 Fulton St, Brooklyn, NY 11208
Baybee Lounge Daycare	1750 (west)	N/A	347-955-4783	2745 Atlantic Ave, Brooklyn, NY 11208

Document Repository

Brooklyn Public Library - Arlington Branch was contacted on May 12 May 16 2025, via email regarding utilizing their branch as a document repository. Documentation of the acknowledgement from the Arlington Branch is attached below.

Brooklyn Community Board District 5 was contacted on May 12, May 16, May 19, and May 30, 2025 via email regarding utilizing their branch as a document repository. Documentation of the acknowledgement from the Brooklyn Community Board is attached below.

The information for the repositories is detailed below:

Repositories

Owner/Entity Name	Contact	Repository Address	Contact Info
Brooklyn Public Library – Arlington Branch	Sandra Eddie	203 Arlington Ave, Brooklyn, NY 11207	Email: seddie@bklynlibrary.org Phone: 718-277-6105 ext. 21116
Brooklyn Community Board District 5	Melinda Perkins, District Manager	127 Pennsylvania Avenue, 2nd Floor, Brooklyn, New York 11207	Email:mperkins@cb.nyc.gov Phone: 718-819-5487

Acknowledgement from Brooklyn Public Library Arlington Branch to Act as Document Repository



Outlook

Re: Document Repository Request - 2916 Atlantic Avenue

From Sandra Eddie <seddie@bklynlibrary.org>

Date Sat 5/17/2025 2:15 PM

To Sanchez, Marcela <MSanchez@haleyaldrich.com>

CAUTION: External Email

Arlington branch will act as a repository for H&A of New York Engineering and Geology, LLP for their project located at 2916 Atlantic Avenue, Brooklyn, NY.

Sandra Eddie | Branch Manager
Arlington Branch, Brooklyn Public Library

Tel : 718-277-6105 ext. 21116

Fax: 718- 277-6177

bklynlibrary.org

From: Sanchez, Marcela <MSanchez@haleyaldrich.com>

Sent: Friday, May 16, 2025 11:06 AM

To: Sandra Eddie <seddie@bklynlibrary.org>

Cc: Conlon, Mari <MConlon@haleyaldrich.com>

Subject: Re: Document Repository Request - 2916 Atlantic Avenue

Hi Sandra,

I just wanted to follow up on this. Please let us know if you can sign and return the attached letter or, if preferred, indicate via email that the Brooklyn Public Library - Arlington branch will act as a repository for H&A of New York Engineering and Geology, LLP for their project located at 2916 Atlantic Avenue, Brooklyn, NY.

Thank you,

Marcy

Marcela Sanchez

Staff Environmental Engineer 2

H & A of New York Engineering and Geology, LLP

213 West 35th Street | 7th Floor
New York, NY 10001

Office: (917) 765-7140

Mobile: (917) 526-1146

www.haleyaldrich.com

From: Sanchez, Marcela

Sent: Monday, May 12, 2025 12:10 PM

To: seddie@bklynlibrary.org <seddie@bklynlibrary.org>

Cc: Conlon, Mari <MConlon@haleyaldrich.com>

Subject: Document Repository Request - 2916 Atlantic Avenue

Hello,

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York) is formally requesting permission to include the BPL – Arlington Branch as a document repository during the investigation and remediation of the property located at 2916 Atlantic Avenue, Brooklyn, NY. Please review the attached letter, and if amenable, provide a signed copy via email. We can also accept an email confirmation if that is easier, just please make sure to indicate in the email text that BPL – Arlington Branch can act as a repository for Haley & Aldrich of New York for their project located at 2916 Atlantic Avenue in Brooklyn, NY.

Please send back to us when you have a chance and contact me with any questions.

Best,

Marcy

Marcela Sanchez

Staff Environmental Engineer 2

H & A of New York Engineering and Geology, LLP

213 West 35th Street | 7th Floor
New York, NY 10001

Office: (917) 765-7140

Mobile: (917) 526-1146

www.haleyaldrich.com



H & A OF NEW YORK ENGINEERING
AND GEOLOGY, LLP
213 W 35th Street
7th Floor
New York, NY 10001
Tel: 646.277.5686

May 12, 2025
File No. 0213315

Brooklyn Community Board 5
127 Pennsylvania Avenue, 2nd Floor,
Brooklyn, NY 11207
Via email: BK05@cb.nyc.gov

Attn: Melinda Perkins, District Manager

Subject: Brownfield Cleanup Program Application – Request for Repository Use
2916 Atlantic Avenue

Dear Ms. Perkins:

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of Blue Sky Builders LLC, is requesting use of the Brooklyn Community Board 5 as a document repository for the anticipated project located at 2916 Atlantic Avenue. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your facility would be amenable to serving as a temporary public repository.

Should you have any questions, please do not hesitate to give me a call at 646-277-5688.

Thank you,
HALEY & ALDRICH OF NEW YORK

A handwritten signature in black ink that reads 'Mari Cate Conlon'.

Mari Cate Conlon
Senior Associate

The Brooklyn Community Board 5 is willing to act as a public document repository holding and making available all provided environmental documents related to the 2916 Atlantic Avenue Redevelopment Brownfield Cleanup Project.

A handwritten signature in black ink, appearing to be 'Melinda Perkins'.

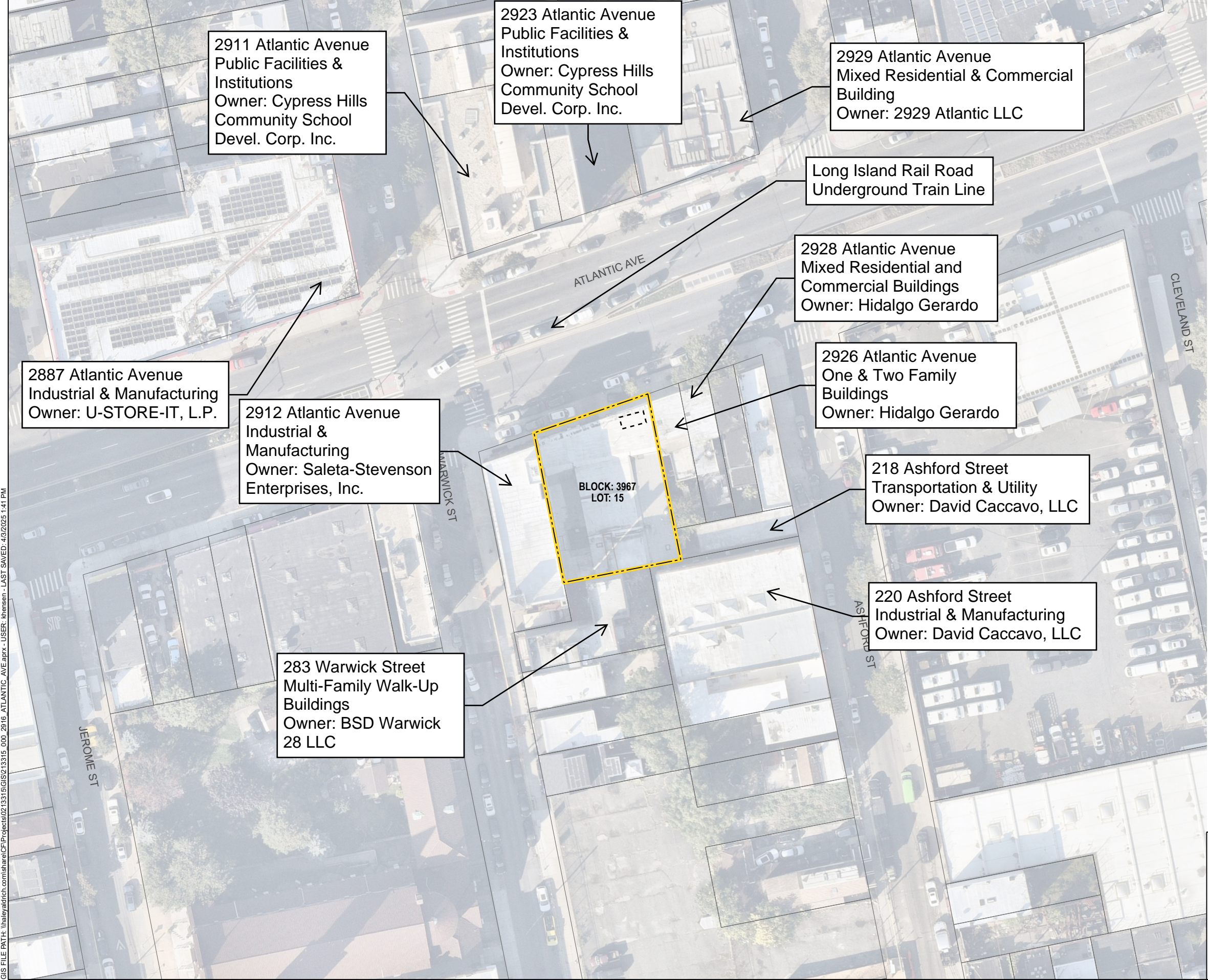
Name

District Manager




Title

June 25, 2025

Date



LEGEND

-  SITE BOUNDARY
-  PARCEL BOUNDARY
-  APPROXIMATE LOCATION OF ABOVEGROUND STORAGE TANKS OBSERVED DURING APRIL 2025 SITE VISIT

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
3. AERIAL IMAGERY SOURCE: NEARMAP, 3 APRIL 2025



0 60 120
SCALE IN FEET

**HALEY
ALDRICH**

2916 ATLANTIC AVENUE
BROOKLYN, NEW YORK

ADJACENT SITE MAP

MAY 2025

FIGURE 9