

Dale NY LLC
Brownfield Cleanup Program Application
233-249 Huron Iron Foundry and Scrap Metal Site
233-249 Huron St., Brooklyn, NY 11222



Legal & Consulting Team:
Knauf Shaw LLP & Advanced Cleanup Technologies
June 2026

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June 2, 2026

VIA ELECTRONIC MAIL
DERSiteControl@dec.ny.gov

Chief, Site Control Section
Attn: Jenn Hathaway
Division of Environmental Remediation
NYS Department of Environmental Conservation
Remedial Bureau A
625 Broadway, 12th Floor
Albany, NY 12233-7015

**RE: Brownfield Cleanup Program Application – Third Submission
BCP Applicant - Dale NY LLC
233-249 Huron Iron Foundry and Scrap Metal BCP Site #C224443**

Dear Jenn:

On behalf of Dale NY LLC, a revised Brownfield Cleanup Program (“BCP”) application, in response to a Letter of Incomplete Application received via email from the NYS Department of Environmental Conservation (the “Department”) on May 20, 2026, has been uploaded to the Site Control Dropbox. Responses to each comment are provided below.

Section I: Property Information

- Item 14 – Environmental Assessment: Please follow the format in page 19 of the BCP application. Please include the approximate locations of the exceedances and please include the guidance values as well.

RESPONSE: Item 14 – Environmental Assessment has been updated to include the approximate locations of the exceedances. This section has also been updated to include the guidance values.

Section III: Ecological Concerns

- Retracting my previous comment stating there is no need for a FWRIA. Since this site is within 0.5 miles from Newtown Creek, please include a FWRIA in the future RIR. Please also update page 4 of the application to reflect the proximity of the site to the ecological resource.

RESPONSE: The application form and narrative have been updated to reflect the proximity of the site to the ecological resource and it is now stated in the Narrative Document that an FWRIA will be included in the future RIR.



Site Control Section
June 1, 2026
Page 2

Sincerely,
KNAUF SHAW LLP

A handwritten signature in black ink, appearing to read "Linda R. Shaw".

LINDA R. SHAW, ESQ.

Enclosure

cc: Jennifer Hathaway, NYS DEC
Steven Wu, NYS DEC
Scott Deyette, NYS DEC
Jane O'Connell, NYS DEC
Andrew Obligado, NYS DEC
Leia Schmidt, NYS DEC
Madeline Warner, NYS DEC
Heather Leibowitz, NYS DEC
Kelly Lewandowski, NYS DEC
Jack Lin, Requestor's Representative
Jason Stewart, Requestor's Consultant



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.

a. 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 12233-7015

SITE NAME: 233-249 Huron Iron Foundry and Scrap Metal Site

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

If yes, provide existing site number: _____

☐

Yes

☒

No

Is this a revised submission of an incomplete application?

If yes, provide existing site number: C224443

☒

Yes

☐

No



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information

PROPOSED SITE NAME 233-249 Huron Iron Foundry and Scrap Metal Site

ADDRESS/LOCATION 233-249 Huron Street

CITY/TOWN Brooklyn, New York

ZIP CODE 11222

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

COUNTY Kings County

SITE SIZE (ACRES) 0.400

LATITUDE

LONGITUDE

40 ° 44 ' 0.96 " -73 ° 57 ' 4.7514 "

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
249 Huron Street	3	2524	46	0.34
233 Huron Street	3	2524	54	0.06

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: <u>057901</u> 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: 224443 Class: P		☒	☐
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. <u>Easement/Right-of-Way Holder</u> <u>Description</u>		☐	☒
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <u>Type</u> <u>Issuing Agency</u> <u>Description</u>		☐	☒
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: _____			

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

4a. Please provide a short description of the overall project development, including a complete project schedule with all key BCP program milestones through issuance of the Certificate of Completion. Include DEC/DOH review times in the schedule (best efforts to review documents within 45 days pursuant to 6 NYCRR Part 375-3.6(b)).

Is this information attached?

☒ Yes ☐ No

4b. Please include in the project schedule the dates of any outside public or private funding source deadlines with the associated BCP milestones, e.g., NYC HPD or NYS HCR funding deadlines, or private funding interim milestones from loan documents, that depend on a particular BCP milestone such as a work plan or report approval, decision document issuance, etc.

Is this information clearly identified in the BCP project schedule?

☒ Yes ☐ No ☐ N/A

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

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

Is this information attached?

☒ Yes ☐ No

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

☐ Yes ☒ No

SECTION III: Ecological Concerns

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

Y	N
☒	☐

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? <u>M1-1</u>		
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 Dale NY LLC		
CONTACT NAME Jack Lin (a/k/a Heng Xin Lin)		
ADDRESS 4228 College Point Boulevard		
CITY Flushing	STATE NY	ZIP CODE 11355
PHONE (646) 673-7381	EMAIL Jacklin@wtminisplit.com	
OWNERSHIP START DATE 01/10/2024		
CURRENT OPERATOR Same as Owner - See Information Above		
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: The Site has been occupied by iron foundries, iron works, machine shops, and scrap metal sorting.

SECTION VII: Requestor Information							
NAME Dale NY LLC							
ADDRESS 4228 College Point Boulevard							
CITY/TOWN Flushing		STATE NY	ZIP CODE 11355				
PHONE (917) 275-2727		EMAIL wendyzhang@wtminisplit.com					
1. Is the requestor authorized to conduct business in New York State (NYS)?			<table border="1"> <thead> <tr> <th>Y</th> <th>N</th> </tr> </thead> <tbody> <tr> <td>☒</td> <td>☐</td> </tr> </tbody> </table>	Y	N	☒	☐
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?			<table border="1"> <tbody> <tr> <td>☒</td> <td>☐</td> </tr> </tbody> </table>	☒	☐		
☒	☐						
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 ☐			<table border="1"> <tbody> <tr> <td>☒</td> <td>☐</td> </tr> </tbody> </table>	☒	☐		
☒	☐						
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.			<table border="1"> <tbody> <tr> <td>☒</td> <td>☐</td> </tr> </tbody> </table>	☒	☐		
☒	☐						

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Jack Lin (a/k/a Heng Xin, Lin)			
ADDRESS 4228 College Point Boulevard			
CITY Flushing		STATE NY	ZIP CODE 11355
PHONE (646) 673-7381		EMAIL Jacklin@wtminisplit.com	
REQUESTOR'S CONSULTANT (CONTACT NAME) Jason Stewart, PE			
COMPANY Advanced Cleanup Technologies			
ADDRESS 228 Park Avenue South, PMB 34864			
CITY New York		STATE NY	ZIP CODE 10003
PHONE (516) 589-4050		EMAIL jasons@act.earth	
REQUESTOR'S ATTORNEY (CONTACT NAME) Linda R. Shaw, Esq.			
COMPANY Knauf Shaw LLP			
ADDRESS 2600 Innovation Square, 100 S. Clinton Avenue			
CITY Rochester		STATE NY	ZIP CODE 14604
PHONE (585) 546-8430		EMAIL lshaw@nyenvlaw.com	

SECTION IX: Program Fee

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

	Y	N
1. Is the requestor applying for a fee waiver?	☐	☒
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: <u>224443</u> Class: <u>P</u>	☒	☐
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 <i>DER-23: Citizen Participation Handbook for Remedial Programs</i>. 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: _____

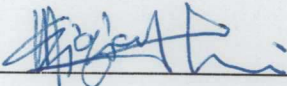
Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Authorized Signatory (title) of Dale NY LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the DER-32, Brownfield Cleanup Program Applications and Agreements; and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 3/17/2026

Signature: 

Print Name: Wei Qiang, Lin (a/k/a Dale Lin)

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 17

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.

BCP APPLICATION SUPPORT DOCUMENT

Exhibit List

Exhibit A	Site Location Map, Base Map, and Street Map
Exhibit B	Tax Boundary Map and Survey Map
Exhibit C	Brownfield Opportunity Area (“BOA”) Map, Disadvantaged Communities Map (“DCM”), Environmental Justice (“EJ”) Map and En-Zone Map
Exhibit D	Flood Map
Exhibit E	Zoning Map
Exhibit F	Previous Owners and Operators List
Exhibit G	Deed
Exhibit H	Site Drawing Spider Maps
Exhibit I	NYS DOS Entity Information
Exhibit J	Written Consent
Exhibit K	Site Contact List
Exhibit L	Repository Letters

ENVIRONMENTAL REPORTS:

1. November 13, 2023 Historical Records and Database Review, 233 Huron Street (Block 2524, Lot 54), 238 Huron Street (Block 2534, Lot 12), and 249 Huron Street (Block 2524, Lot 46), Prepared by Bell Oldow Environmental Risk Management for Dale NY LLC;
2. March 2025 Phase II Environmental Site Assessment (“ESA”) of 233 and 249 Huron Street (Block: 2524 Lots: 46 & 54), Prepared by Advanced Cleanup Technologies, Inc. (“ACT”), for Cathay Bank;
3. June 25, 2025 Environmental Source Review for 238 Huron Street, Prepared by ACT for Cathay Bank;
4. July 31, 2025 Phase I ESA of 233-249 Huron Street (Block 2524, Lots 46, 54), Prepared by ACT for Cathay Bank;
5. April 28, 2026 Remedial Investigation Work Plan, Prepared by ACT for Dale NY LLC
6. May 2026 Interim Remedial Measure Work Plan by ACT for Dale NY LLC
7. Spill No. 0011791 – NYS DEC Spill Record
8. Spill No. 1403242 – NYS DEC Spill Record
9. Spill No. 0001313 – NYS DEC Spill Database Printout
10. Spill No. 0710964 – NYS DEC Spill Database Printout
11. Spill No. 2503142 – NYS DEC Spill Record

SECTION I – PROPERTY INFORMATION

The Site is located at the following addresses:

Parcel Address	Tax Parcel Identification No.	Acreage ¹
249 Huron Street	Block 2524 Lot 46	0.34
233 Huron Street	Block 2524 Lot 54	0.06

The Site located in Brooklyn, New York 11222 (“Site” or “BCP Site”). The Site Location Map, Base Map and Street Map are in Exhibit A.

1. Site Boundary and Tax Parcel Information

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

2. Property Map

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

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

The Site BOA, Disadvantaged Communities, and En-Zone Maps are in Exhibit C. The Site is located in an En-Zone Type A, Census Tract 057901. The Site is located in the North Brooklyn BOA². The Site is also located in a disadvantaged community area. According to the New York State Disadvantaged Communities Map, the Site is located on Census Tract 36047057900, which has an environmental burden higher than 100 % of Census Tracts statewide and a population vulnerability higher than 70 % percent of Census Tracts statewide. Finally, the Site is also in an EJ Community.

6-7. Please refer to the BCP Application Form.

8. Spills

A spill was filed under Spill No. 0001313 on May 2 of 2000 for 249 Huron Street when a half full 55 gallon drum spilled about 25 gallons when the drum was knocked over by human error accidentally. The product was methylene-diphenyldiscocyanate. The spill was determined to be contained and was listed as closed by the DEC two days later on May 4, 2000.

A spill was filed in February 2001 under Spill No. 0011791. It was listed by DEC as “unknown material” in the soil and it was closed in December of 2005.

¹ Acreages were determined using the New York City Zoning Map website, <https://zola.planninglabs.nyc/1/lot/3/2524/54?search=true#18.58/40.7335525/-73.950833>.

² North Brooklyn Brownfield Opportunity Area Study (October 2017)
<https://dos.ny.gov/location/north-brooklyn-boa>

Another spill was filed on January 16, 2008 under Spill No. 0710964 for 249 Huron Street when unknown petroleum of an unknown amount went into the soil. Environmental Risk Information Services determined there to be “insufficient information” about this spill, but the DEC listed the case as closed as of January 31, 2008.

Another spill was filed in June 2014 under Spill No. 1403242 based on contamination discovered in a pit on the Site. DEC claimed it was mineral oil contamination but never required the material to be sampled. All contaminated material was removed from the drain by a contractor, and disposed of in a proper manner as laid out in the disposal manifest. The drain was then re-lined with new material and this remedy was approved by DEC. Despite the spill file stating that photos were taken of the spill, the Spill Division has confirmed that they no longer have copies of the photos. DEC did not require any delineation or endpoint sampling, and closed the spill.

The requestor notified the DEC of contaminated material likely still related to the 2014 spill in July 2025. The requestor’s consultant attempted to reopen the previous spill case from 2014 and have the cleanup be conducted under the oversight of the spills division. The DEC then assigned a new Spill No. 2503142, and recommended that the requestor apply to the BCP.

9-11. Please refer to the BCP Application Form.

12. Easements and Existing Right of Ways

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

13. Please refer to BCP Application Form.

14. Property Description and Environmental Assessment

A. Site Location

The Site is located at the following addresses:

Parcel Address	Tax Parcel Identification No.
249 Huron Street	Block 2524 Lot 46
233 Huron Street	Block 2524 Lot 54

The Site located in an urban area of Brooklyn, New York 11222. The closest body of water to the Site is the Newtown Creek, which is approximately 0.189 miles from the Site by way of an offshoot of the canal near Allocco Recycling. However the main Creek is located over ½ mile away. The Site is not located in a flood zone. See Exhibit D – Flood Map. The Site is located approximately 0.12 miles northeast from the G subway Greenpoint Avenue Station.

B. Site Features

The Site is occupied by warehouse buildings that is used by the Requestor for their HVAC business

and a parking lot.

C. Current Zoning and Land Use

The Site is currently located in the M1-1 District. See Exhibit E - Zoning Map. This District allows for commercial and industrial use. The Site is currently being used by the requestor as a warehouse to house their HVAC equipment for their operating HVAC business at the Site. The surrounding properties are all industrial warehouses. The nearest residential area is approximately 0.05 miles west of the Site.

D. Past Use of the Site

The Site has been occupied by iron foundries, iron works, machine shops, and scrap metal sorting. As of 1887, the subject property was improved with 2- and 3-story dwellings and a 1-story “Straw Dyeing shed”. By 1905, a new 2-story building occupied by “H.C. Fischer Iron Works” is depicted on Sanborn Maps. By 1916, the 2-story building was occupied by “Greenpoint Iron Foundry” and “Ornamental Iron Works”. By 1942, the eastern portion of the property was labeled “Laundry Mach. Shop”. By 1951, the dwellings in western portion of the property were used for small shops. By 1965, the eastern portion property was used for scrap metal sorting and the western portion was vacant except for a small dwelling. By 1979, scrap metal sorting occupied the entire property except for the westernmost lot used as a loading dock. The property remained substantially the same through 2021.

Historical city directories showed the following occupants on the site: 233, 235 Huron Street: Residential occupants (1945-1997); 245 Huron Street: Kahn Leo M Laundry Machy (1945- 1947); 247 Huron Street: Greenpoint Metal Co. (1952-1959), R&Z Metal Corp (1965-2023), GG Salvage Corp (2016-2020); 249 Huron Street: Lincoln Dye Works (1937-1939), Dossert Mfg. Corp (1945-1970), Wilmar Bronze Foundry (1945-1970), J&J Brnz & Alm Casting (1985-2023), Grand Renovation Inc (2008-2023), J&B Ironworks (2016-2023). J&J Bronze & Aluminum Casting Corp. at 249 Huron Street was listed as a generator of metals wastes (lead, chromium, cadmium and barium) from a scrap metal sorting business, reactive and ignitable wastes commencing on July 1, 1978 and continuing through May 4, 2011. Therefore, former operator, which appears to have been present in the entire building footprint may have cause the on-Site contamination.

The spills of methylene – diphenyl isocyanate (DEC spill no. 0001313) at 249 Huron Street, and of methylene diphenyl diisocyanate (DEC spill no. 0011791) by R&Z Metal Corp. at 247 Huron Street also could have been a source of contamination. A mineral oil discharge was also reported at 241-247 Huron on June 25, 2014, (DEC spill no. 1403242), likely also attributable to R&Z’s scrap metal business may have been other source of on-Site contamination. The historical owners and operators associated with the Site are further described below and in Exhibit F – Previous and Current Owners and Operators List.

E. Site Geology and Hydrogeology

The Site is located 12-15 feet above mean sea level, and its topography is flat. The soil beneath the Site is layers of unconsolidated sand and gravel from ground surface to 50 feet below ground

surface (“bgs”). Surface soils in the area from 0 to 3 inches bgs can be characterized by loamy sand, from 3-24 inches bgs can be characterized by sandy loam, fine sandy loam, gravelly sandy loam. 24-35 inches bgs can be characterized by Loamy sand, gravelly loamy sand, and fine sandy loam, 35-60 inches bgs can be characterized by stratified sand and gravel. The major aquifer systems below the Site are the Upper glacial and Lloyd aquifers predominantly composed of sand fine to medium clayey in part imbedded with lenses and layers of coarse sand and sandy and solid clay, which extends to a depth of approximately 700 feet bgs. Bedrock is approximately 70 feet bgs. Groundwater flow is assumed to flow towards the regional groundwater flow, which is toward Newtown Creek to the west of the Site. Groundwater was encountered at 8-10 feet below grade surface (ft bgs) in the soil borings performed at the Site. Generally, the lithology consisted of dark fine silty sand from 0 feet to the terminus of the soil borings at 15 ft bgs. However, in SB-3, historic fill was identified from 0-4 ft bgs. The Site is located approximately 1000 feet west of the closest part of Newtown Creek, which is an offshoot of the Creek, not the main portion of the Creek.

F. Environmental Assessment

The RIWP Figure 4 includes the two Areas of Concern (AOCs) that could be ascertained from the data and historical information. The spill files obtained from the DEC included no photos or maps depicting where the spills occurred. AOC-1 is the general former industrial operations that may have contributed to contamination essentially found Site-wide. AOC-2 shows the approximate location of a historic sump based on the highest exceedances of VOCs in that location.

In soil, Volatile Organic Compounds (VOCs) were detected in exceedance of the Protection of Groundwater Soil Cleanup Objective (PGWSCOs) and/or Commercial SCOs (CSCOs) including:

- Acetone (max of 0.13 mg/kg compared to PGWSCO of 0.03 mg/kg) located 8-10 ft bg in the south central portion of the Site
- Tetrachloroethene (max of 6.7 mg/kg compared to PGWSCO of 1.3 mg/kg) in 02 ft bgs in the south central portion of the Site.

Semi-Volatile Organic Compounds (SVOCs) were also detected in exceedance of the PGWSCOs and CSCOs including in shallow soil (0-2 ft bgs) including:

- Benzo(a)anthracene (max of 16 mg/kg compared to PGWSCO of 1 mg/kg)
- Benzo(b)fluoranthene (max of 18 mg/kg compared to PGWSCO of 2.1 mg/kg)
- Chrysene (max of 14 mg/kg compared to PGWSCO of 1 mg/kg)

These SVOCs were highest in the northwest quadrant of the Site.

- Indeno(1,2,3-cd)pyrene (max of 6.9 mg/kg compared to PGWSCO of 6.6 mg/kg)
- Benzo(k)fluoranthene (max of 4.5 mg/kg compared to PGWSCO of 2 mg/kg)
- Benzo(a)pyrene (max of 15 mg/kg significantly exceeded the CSCOs of 3.7 mg/kg)

These SVOCs were highest in the western side of the Site.

Metals were also detected in exceedance of the PGWSCOs and/ or the CSCOs in shallow soil (0-

2 ft-bgs) including:

- Arsenic (max of 95.4 mg/kg compared to the CSCO of 16 mg/kg) on the eastern side of the Site
- Lead (max of 1,090 mg/kg compared to the CSCO of 1,000), which is also more than double the PGWSCOs of 450 mg/kg on the western side of the Site
- Mercury (max of 0.85 mg/kg compared to PGWSCO of 0.73 mg/kg) on the western side of the Site
- Barium (max of 685 mg/kg compared to the CSCO of 410 mg/kg) on the western side of the Site

In groundwater, the VOC detected significantly in exceedance of the Ambient Water Quality Standards (AWQS) included Cis-1,2-Dichloroethene (max of 32 µg/L), which exceeded the AWQS of 5 µg/L by six times in the northeastern quadrant of the Site.

The SVOCs detected in exceedance of the AWQS, which was the same applicable 0.002 µg/L standard for each of these contaminants, included:

- Benzo(a)anthracene (max of 4.1 µg/L)-greater than two thousand times the standard on the western side of the Site,
- Benzo(a)pyrene (max of 3.8 µg/L)-at two reading locations on the western side of the Site, but specifically, nineteen hundred times the standard on the southwestern side,
- Benzo(b)fluoranthene (max of 2.8 µg/L)-at two reading locations on the western side of the Site, but specifically, fourteen hundred times the standard on the southwestern side,
- Benzo(k)fluoranthene (max of 2.8 µg/L)-at two reading locations on the western side of the Site, but specifically, fourteen hundred times the standard on the southwestern side,
- Chrysene (max of 4.2 µg/L)-at two reading locations on the western side of the Site, but specifically, twenty-one hundred times the standard on the southwestern side, and
- Indeno(1,2,3-cd)pyrene (max of 2.6 µg/L)-at two reading locations on the western side of the Site, but specifically, thirteen hundred times the standard on the southwestern side.

Phenol was also detected at a max of 6.6 µg/L which has a AWQS of 1 µg/L.

Metals (dissolved) were detected in exceedance of the AWQS including:

- Iron (max of 8.37 compared to AWQS of 0.3 µg/L g/L compared to AWQS of 0.3 µg/L) on the northeastern side of the Site
- Magnesium (max of 42.4 mg/L compared to AWQS of 35 µg/L) on the northeastern side of the Site
- Manganese (max of 10 µg/L compared to AWQS of 0.3 µg/L) throughout the Site, but most prominently on the western side of the Site
- Sodium (max of 191 µg/L compared to AWQS of 20 µg/L) throughout the Site.

In soil vapor sub slab samples, there were significant detections of VOCs in the five sub-slab soil vapor samples collected from the Site including in the northwest portion of the Site for:

- 1,1,1-Trichloroethane (max of 509 $\mu\text{g}/\text{m}^3$ compared to DOH Matrices Subslab # above 100 to less than 1,000 $\mu\text{g}/\text{m}^3$ monitor or mitigate decision if there were indoor air exceedances above the applicable thresholds)
- Cis-1,2-Dichloroethene (max of 507 $\mu\text{g}/\text{m}^3$ compared to DOH Matrices Subslab # above 60 $\mu\text{g}/\text{m}^3$ mitigate decision if there were indoor air exceedances above the applicable thresholds)
- Tetrachloroethene (max of 29,500 $\mu\text{g}/\text{m}^3$ compared to DOH Matrices Subslab # above the 1,000 $\mu\text{g}/\text{m}^3$ mitigate decision if there were indoor air exceedances above the applicable thresholds)
- Trichloroethene (max of 490 $\mu\text{g}/\text{m}^3$ compared to DOH Matrices Subslab # above 60 $\mu\text{g}/\text{m}^3$ mitigate decision if there were indoor air exceedances above the applicable thresholds)

Tetrachloroethene (424 $\mu\text{g}/\text{m}^3$ compared to DOH Matrices Subslab # above the 1,000 $\mu\text{g}/\text{m}^3$ mitigate decision if there were indoor air exceedances above the applicable thresholds) was also detected in the southwest portion of the Site.

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

Requestor is seeking a determination that the project will be eligible for tangible property tax credits because it is in an Environmental Zone and is in a BOA and a DAC but it is not an affordable housing project. Therefore, the affordable housing bump up does not apply. Requestor is not seeking a determination that the Site is Upside down or Underutilized.

SECTION II: PROJECT DESCRIPTION

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

4. Short Project Description

The Site was acquired by the Requestor for their existing HVAC business and was renovated upon acquisition. No further redevelopment plans for the Site are planned at this time, but if further redevelopment occurs, it would be in the nature of commercial improvements.

Schedule – Commencement through COC

A Remedial Investigation (RI) in the RI Work Plan (RIWP) is expected to be completed on the Site shortly after the Site is admitted into the BCP because the RIWP has been submitted with the application or my mid- to late Summer 2026. An Interim Remedial Measures (IRM) Work Plan (IRMWP) is also being submitted with the application to install a Sub-slab Depressurization System (SSDS). The timing to install the SSDS will be based on DEC and DOH's approval of the IRMWP but is expected to be implemented within two months after approval. Therefore, the RI is expected to be completed on the Site and the IRM to be implemented at the Site by late Summer 2026. The Remedial Action Work Plan (RAWP) will be prepared in Fall 2026 and any required remediation may commence in early 2027. The Certificate of Completion is anticipated to be issued on or before December 2027.

5. Green and Sustainable Remediation (GSR)

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

- Evaluate sensitive, local human and ecological receptors which require protection from contaminants of concern, traffic, noise, dust and odors during the implementation. An enhanced Community Air Monitoring Plan will be implemented.
- Identify vendors with operation centers local to the Site to minimize fuel consumption associated with travel to and from the Site.
- Salvage organic debris that is uncontaminated and free of pests or disease, for use as supplemental infill, mulch or compost.
- Salvage uncontaminated objects with potential recycle, resale, donation or onsite infrastructure value, such as steel, concrete and granite.
- Designate collection points for recycling single-use items such as metal, plastic and glass containers; paper and cardboard; and other consumable items.
- Advise contractors to avoid idling vehicles while on the BCP Site.
- Encourage contractors to use mass transit to travel to and from the Site since the subway is only 0.12 miles away from the Site (roughly 650 feet).
-

Remedial Design & Remedial Action: Green remediation principles and techniques will be implemented to the extent feasible in the design and implementation of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term and specify chemicals or agents, where applicable, that are not harmful or hazardous to aquatic environments and the subsurface, are readily biodegradable, and/or can help to improve site geochemical conditions;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this Site, including that any future on-Site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of

construction.

An environmental footprint analysis will be completed, which will use an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise™ (available in the Sustainable Remediation Forum [SURF] library) or similar Department accepted tool and construction considerations should reference NYSDEC standard specification 01 89 29-Green Remediation Practice and the associated Form A – Summary of Green Remediation Metrics will be used to track actual metrics for the footprint analysis. Contractors will also pay attention to the carbon emissions used in the material generation and transportation to reduce the carbon footprint and recycling applicability where possible. This extends to the use of drilling fluids that are biodegradable and chemicals that are not harmful or hazardous during site operations. Contractors will reference the ISS Factsheet provided by the NYSDEC when selecting materials, methods and general operations for this work.

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

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

Redevelopment: The Site had a pre-existing warehouse building that was rehabilitated for the Requestor's existing HVAC business. Therefore, there was no opportunity to incorporate GRS principles other than the renovations met the NYC Department of Building Code provisions.

6. Climate Change Screening or Vulnerability Assessment

The Site is entering the program at the investigation Stage, therefore, a Climate Change Screening or Vulnerability Assessment is not required at this time. The remedial design program in the RAWP will include a climate change vulnerability assessment, to evaluate the impact of climate change on the Site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities. The closest body of water to the Site is the Newtown Creek, the main portion of which is approximately ½ mile from the Site. An extension

of the Canal is closer to the Site and the Site is located in a flood zone, Zone X. See Exhibit D – Flood Map. There is a pre-existing building on the Site and additional development is not occurring at this time.

SECTION III: ECOLOGICAL CONCERNS

1-3. Please refer to the BCP Application Form

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

This Site is located in a highly urbanized area, which is located near Newtown Creek. The DEC Environmental Resource Mapper, located at the link below, does not identify any significant natural communities or rare plants or animals in the vicinity of the Site.

https://gisservices.dec.ny.gov/gis/erm/?_gl=1*faquhx*_ga*MTA0MDU5ODAxMi4xNjk2NTEwOTc0*_ga_QEDRGF4PYB*MTc0MTEwNDEwMy4xNTkuMS4xNzQxMTE1MzUxLjAuMC4w

Newtown Creek is approximately 0.189 miles from the Site by way of an offshoot of the canal near Allocco Recycling. Newtown Creek is an estuarine waterbody that forms a portion of the border between the boroughs of Brooklyn and Queens in New York City, New York (NYC, NY). The main portion of Newtown Creek is approximately 3.8 miles from the head of English Kills to where it enters the East River. It is a part of the New York State Coastal Zone (NYCDCP 2021) and one of six NYC Significant Maritime and Industrial Areas (SMIAs; NYCDCP 2021). However, Newtown Creek is both a New York State Superfund and a Federal Superfund Site. Newtown Creek was nominated to the national priorities list (NPL) in January 2009, and formally added on September 29, 2010 when published in the U.S. Federal Register. The USEPA, as the lead agency, negotiated an Order of Consent with the key responsible parties, which include the City of New York and the following five companies: Phelps Dodge Refining Corporation, Texaco, Inc., BP Products North America, Inc., The Brooklyn Union Gas Company d/b/a National Grid, NY, and ExxonMobil Oil Corporation (USEPA 2011). However, it does not appear that any significant remediation has commenced in Newtown Creek unlike the Gowanus Canal area in Brooklyn.

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

Despite these facts, it is NYSDEC's position that Newtown Creek is, and will remain, a potentially viable habitat someday. Therefore a FWRIA will be prepared in the RIR, which will take all of these facts into account in addition to the fact that the remediation of the Site will be designed to prevent any off-Site migration impacts from the Site toward the Creek. It will also consider that there is no current habitat of an endangered, threatened or special concern species present and there are no ecological resources present on or in the vicinity of the Site.

SECTION IV: LAND USE FACTORS

1. Current Zoning

The Site is within the M1-1 District. See Exhibit E - Zoning Map.

2. Allowed Uses

The M1-1 zoning district allows for commercial and industrial uses.

3-4. Current Use and Causes of Contamination

This Site is currently occupied by a one-story warehouse building that is being utilized by the Requestor's HVAC business and contains HVAC equipment, and a concrete covered yard. The current business did not cause the on-Site contamination. Prior owners and operators caused the on-Site contamination. J&J Bronze & Aluminum Casting Corp. at 249 Huron Street was listed as a generator of metals wastes (lead, chromium, cadmium and barium) from a scrap metal sorting business, reactive and ignitable wastes commencing on July 1, 1978 and continuing through May 4, 2011. Therefore, former operator, which appears have been present in the entire building footprint may have cause the on-Site contamination.

The spills of methylene – diphenyl isocyanate (DEC spill no. 0001313) at 249 Huron Street, and of methylene diphenyl diisocyanate (DEC spill no. 0011791) by R&Z Metal Corp. at 247 Huron Street also could have been a source of contamination. A mineral oil discharge was also reported at 241-247 Huron on June 25, 2014, (DEC spill no. 1403242), likely also attributable to R&Z's scrap metal business may have been other source of on-Site contamination. The Owner/Operator list estimates when these uses may have been present and ceased operations at the Site.

5. Intended Use Post Remediation

After the remediation, the Site will be used for commercial warehouse use.

6. Post Remediation Use

Post remediation use of the Site entails the reuse of the previously on-Site renovated warehouse building for the Requestor's commercial HVAC business.

7. Renewable Energy Facility

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

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

Yes, current, historical and/or recent development patterns support the continued commercial use of the Site, which is consistent with the M-1 zoning.

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

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

10. Consistent with the Master Plan?

Yes, the project is consistent with the 2025 Comprehensive Plan for Brooklyn, which intends to at least support remediation and commercial improvement efforts in the vicinity of Newtown Creek to keep jobs in the area.

SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

The Requestor is the owner of the Site as listed in the table below:

Parcel Address	Owner	Ownership Start Date
233 Huron Street	Dale NY LLC	01/10/2024
249 Huron Street	Dale NY LLC	01/10/2024

See Exhibit G - Deed for additional information.

The Requestor, which only recently acquired the Site on January 10, 2024, did not cause any of the contamination. The Current and Previous Owner and Operator list is attached in Exhibit F. The former industrial owners and operators named in this list caused the on-Site contamination. This Exhibit includes both current and previous property owners and operators by name, last known address, telephone number, and the Requestor's relationship to each owner and operator (all of which are "None"). Exhibit F also includes the prior operators' use of the Site.

SECTION VI: PROPERTY'S ENVIRONMENTAL HISTORY

1. List of Environmental Reports

The following is the list of environmental reports for the Site separately attached:

1. November 13, 2023 Historical Records and Database Review, 233 Huron Street (Block 2524, Lot 54), 238 Huron Street (Block 2534, Lot 12), and 249 Huron Street (Block 2524, Lot 46), Prepared by Bell Oldow Environmental Risk Management for Dale NY LLC;

2. March 2025 Phase II Environmental Site Assessment (“ESA”) of 233 and 249 Huron Street (Block: 2524 Lots: 46 & 54), prepared by Advanced Cleanup Technologies, Inc. (“ACT”), for Cathay Bank;
3. June 25, 2025 Environmental Source Review for 238 Huron Street, prepared by ACT for Cathay Bank;
4. July 31, 2025 Phase I ESA of 233-249 Huron Street (Block 2524, Lots 46, 54), Prepared by ACT for Cathay Bank;
5. April 28, 2026 Remedial Investigation Work Plan, Prepared by ACT for Dale NY LLC
6. May 2026 Interim Remedial Measure Work Plan by ACT for Dale NY LLC
7. Spill No. 0011791 – NYS DEC Spill Record
8. Spill No. 1403242 – NYS DEC Spill Record
9. Spill No. 0001313 – NYS DEC Spill Database Printout
10. Spill No. 0710964 – NYS DEC Spill Database Printout
11. Spill No. 2503142 – NYS DEC Spill Record

See Exhibit H - Spider Maps which include sampling data summaries.

2. Environmental Assessment

Based on the investigations conducted to date, the primary contaminants of concern are Chlorinated Volatile Organic Compounds (CVOCs), Semi-Volatile Organic Compounds (SVOCs) and heavy metals in soil and groundwater, and CVOCs in soil vapor. The detections were all measured on 2/18/2025. See Exhibit H - Site Drawing Spider Maps.

Soil:

Analytes	Detections > PGWSCO	Detections > CSCOs	Maximum Detection (mg/kg)	PGWSCO (mg/kg)	CSCO (mg/kg)	Sample ID	Depth (ft-bgs)
VOCs							
Acetone	2	0	.13	0.03	500	SB-1	8–10
Tetrachloroethene	1	0	6.7	1.3	81	SB-2	0–2
SVOCs							
Benzo(a)anthracene	3	0	16	1	37	SB-3	0–2
Benzo(a)pyrene	0	1	15	22	3.7	SB-3	0–2
Benzo(b)fluoranthene	2	0	18	2.1	37	SB-3	0–2
Benzo(k)fluoranthene	1	0	4.5	2	47	SB-3	0–2
Chrysene	3	0	14	1	47	SB-3	0–2
Indeno(1,2,3-cd)pyrene	1	0	6.9	6.6	37	SB-3	0–2
Metals							
Arsenic	1	1	95.4	16	16	SB-1	0–2
Barium	0	1	685	820	410	SB-3	0–2
Lead	1	1	1,090	450	1,000	SB-3	0–2
Mercury	1	0	0.85	0.73	1.1	SB-3	0–2

Groundwater:

Analyte > AWQS	Detections > AWQS	Max Detection (µg/L)	AWQS (µg/L)	Sample ID
VOCs				
Cis-1,2-Dichloroethene	1	32	5	MW-1
SVOCs				
Benzo(a)anthracene	2	4.1	0.002	MW-4
Benzo(a)pyrene	2	3.8	0.002	MW-4
Benzo(b)fluoranthene	2	2.8	0.002	MW-4
Benzo(k)fluoranthene	2	2.8	0.002	MW-4
Chrysene	2	4.2	0.002	MW-4
Indeno(1,2,3-cd)pyrene	1	2.6	0.002	MW-4
Phenol	2	6.6	1	MW-3
Metals (dissolved) (mg/L)				
Iron	1	8.37	0.3	MW-1
Magnesium	1	42.4	35	MW-1
Manganese	3	10	0.3	MW-3
Sodium	3	191	20	MW-3

Soil Vapor:

Analytes	Total Detections	NYSDOH Matrix Exceedances	NYSDOH Matrix	Max Detection (µg/m ³)	Type
VOCs					
1,1,1-Trichloroethane	2	1		509	Sub-slab
Cis-1,2-Dichloroethene	2	1		507	Sub-slab
Tetrachloroethene	4	2		29,500	Sub-slab
Trichloroethene	3	1		490	Sub-slab

2. Past Land Use**1. Past Use of the Site**

The known history of the Site began in 1887, when it was improved with 2 and 3-story dwellings and a 1-story straw dyeing shed. By 1905, the eastern portion of the Site was improved with a 2-story building occupied by “H.C. Fischer Iron Works.” By 1916, the 2-story building was occupied by “Greenpoint Iron Foundry” and “Ornamental Iron Works”. By 1942, the eastern portion of the property was labeled “Laundry Mach. Shop”. By 1951, the dwellings in western portion of the property were used for small shops. By 1965, the eastern portion property was used for scrap metal sorting and the western portion was vacant except for a small dwelling. By 1979, scrap metal

sorting occupied the entire property except for the westernmost lot used as a loading dock. The property remained substantially the same through 2023.

Historical city directories showed the following occupants on the site: 233, 235 Huron Street: Residential occupants (1945-1997); 245 Huron Street: Kahn Leo M Laundry Machy (1945- 1947); 247 Huron Street: Greenpoint Metal Co. (1952-1959), R&Z Metal Corp (1965-2023), GG Salvage Corp (2016-2020); 249 Huron Street: Lincoln Dye Works (1937-1939), Dossert Mfg. Corp (1945-1970), Wilmar Bronze Foundry (1945-1970), J&J Brnz & Alm Casting (1985-2023), Grand Renovation Inc (2008-2023), J&B Ironworks (2016-2023). The historical owners and operators associated with the Site are further described below and in Exhibit F – Previous and Current Owners and Operators List.

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

November 13, 2023 Historical Records and Database Review, 233 Huron Street (Block 2524, Lot 54), 238 Huron Street (Block 2534, Lot 12), and 249 Huron Street (Block 2524, Lot 46), Prepared by Bell Oldow Environmental Risk Management for Dale NY LLC

Before Site acquisition, the Requestor did perform what was essentially a Phase I investigation. The only reason it was not called a Phase I is because the Seller would not allow a physical inspection of the Site. However, an EDR search and a historic background search was performed. The review incorporated the findings of historical sources and a database search of information that was electronically compiled from standard, federal, state, county, and city databases. This report stated:

- The Site has been used for industrial purposes for over 130 years and has used, stored and/or processed hazardous materials that may have impacted subsurface conditions.
- It appears Site buildings have used fuel oil for heating purposes. No information is available to determine if oil was stored in aboveground or underground tank(s).
- Records indicate a pit is present within the building that received mineral oil, and possibly hazardous materials. The condition of the pit is unknown.
- Surrounding property use has included a filling station, auto repair, foundry, and laundry operations that have the potential to impact the Site.
- Bell Oldow recommended completion of a Phase I Environmental Site Assessment, which includes an interior inspection of the building along with interviews with Site occupants. Additionally, they recommended Phase II testing to determine if soil, soil gas, and/or groundwater has been impacted.

Shortly after acquiring the Site, the requestor did prepare the Phase II investigation described below and reported a spill to NYSDEC as further evidence of their environmental due diligence efforts.

March 2025 Phase II Environmental Site Assessment of 233 and 249 Huron Street, Brooklyn NY 11122, Tax Map Block: 2524 Lots: 46 & 54, for Cathay Bank:

The purpose of this initial Phase II Environmental Site Assessment (“ESA”) was to determine

whether historical industrial operations had impacted the environmental quality of the Site for the Requestor's bank. Field activities included installation, screening, and sampling of four soil borings, three monitoring wells, four sub-slab soil vapor probes, and one indoor air sample. A NYSDOH certified laboratory analyzed all samples collected during the investigation. Soil quality was compared to NYSDEC Unrestricted and Commercial Use Soil Cleanup Objectives (UUSCOs and CSCOs). VOCs detected in indoor air and sub-slab soil vapor were compared to the NYSDOH Air Guideline Values and the sub-slab soil vapor and indoor air Matrices contained in the NYSDOH's soil vapor intrusion guidance (February 2024 update). The sub-slab samples were installed 2 inches below the first floor of the on-Site warehouse building because the building has no basement.

Soil/fill sampling results for the soil samples collected during the Phase II performed by ACT were compared to the 6 NYCRR § 375- 6.8(a) Unrestricted Use Soil Cleanup Objectives (RRSCOs) and Restricted Commercial Use Soil Cleanup Objectives (CSCOs). Laboratory results from the total of four samples indicated the following:

Two VOCs were detected at concentrations in exceedance of their respective Unrestricted Use SCOs. Acetone, was detected above its UUSCO in SB-1 (8-10 ft bgs.) at 0.13 mg/kg. Tetrachloroethene (PCE) was detected above its UUSCO in SB-2 (0-2') at 6.7 mg/kg. There were no RRSCO exceedances.

Seven SVOCs were detected at concentrations in exceedance of their respective Commercial SCOs, Benz(a)anthracene (max. 16 mg /kg bgs), Benzo(a)pyrene (max. 15 mg/kg), Benzo(b)fluoranthene (max. 18 mg/kg), Benzo(k)fluoranthene (max. 4.5 mg/kg), Indeno(1,2,3-cd)pyrene (max.6.9 mg/kg); Chrysene (max. 14 mg.kg) Dibenz(a,h)anthracene (max. 1.8 mg/kg).

Metals detected in exceedance of their respective Commercial SCOs were Arsenic (max. 13.4 mg/kg), Barium (max. of 685 mg/kg), Copper (max. 121 mg/kg), Lead (max. 1090 mg/kg), mercury (max. 0.85 mg/kg), and Zinc (719 mg/kg).

Groundwater samples collected were compared to NYSDEC 6 NYCRR Part 703.5 Groundwater Quality Standards (GQS). One VOC, cis-1,2-Dichloroethene (max of 32 µg/L) was detected above its GQS in MW-1 at the presumed downgradient well. Seven SVOCs, including Phenol (max. 6.6 µg/L), Benz(a)anthracene (max. 4.1 µg/L), Benzo(a)pyrene (max. 3.8 µg/L), Benzo(b)fluoranthene (max. 2.8 µg/L), Benzo(k)fluoranthene (max. 2.8 µg/L), Chrysene (max. 4.2 µg/L), and Indeno(1,2,3-cd)pyrene (max. 2.6 µg/L) were detected above their respective GQS. With the exception of Phenol, MW-4 contained the maximum concentrations of the exceeding SVOC compounds.

Four metals were detected in dissolved concentrations in exceedance of their respective GQS, including Iron (max. 8.37 µg/L in MW-1), Magnesium (max. 42.4 µg/L in MW-1), Manganese (max. 10 µg/L in MW-3), and Sodium (max. 191 µg/L in MW-4).

Sub-slab soil vapor samples collected during the Phase II were compared to compounds listed in Soil Vapor/Indoor Air Decision Matrices in the New York State Department of Health (NYSDOH) Final Guidance for Evaluating Soil Vapor Intrusion dated February 2024. Two Matrix A

compounds were detected above NYSDOH concentrations requiring mitigation including Cis-1,2-Dichloroethene at 507 $\mu\text{g}/\text{m}^3$ and Trichloroethene at 490 $\mu\text{g}/\text{m}^3$ in SS-3. However, the indoor air results did not exceed the matrices. Two Matrix B compounds were detected above NYSDOH concentrations requiring mitigation, including tetrachloroethene (PCE) at 29,500 $\mu\text{g}/\text{m}^3$ and 1,1,1-trichloroethane (1,1,1-TCA) at 509 $\mu\text{g}/\text{m}^3$ in SS-3. However, the indoor air results did not exceed the matrices.

The consultant concluded that the concentrations of the CVOCs - PCE, TCE, 1,1,1-TCA and Cis 1,2 DCE in sub-slab soil vapor are indicative of a likely on-Site source of soil and groundwater contamination. PCE was detected in SB-2 in shallow soil above UUSCOs and Cis 1,2 DCE, which is a breakdown product of PCE, was detected in groundwater from the downgradient monitoring well above regulatory limits.

The consultant recommended a sub-slab depressurization system should be installed beneath the subject property to mitigate the soil vapor intrusion condition at the Site and that the property owner should enter into the NYSDEC Brownfield Cleanup Program or a consent order to investigate and remediate the contamination beneath the Site.

March 2025 Phase II Environmental Site Assessment of 247-249 Huron Street, Brooklyn NY 11122, Tax Map Block: 2524 Lots: 46 & 54 Prepared by Advanced Cleanup Technologies, Inc. for Cathay Bank:

ACT performed the following scope of work in connection with a Phase II assessment of the subject property:

1. Conducted a Site inspection to identify areas of concern and physical obstruction (i.e. structures, buildings, etc.);
2. Installed 4 soil borings to 15 ft. cross the entire project Site, and collected 4 soil samples for chemical analysis from the soil borings to evaluate soil quality;
3. Installed 4 groundwater monitoring well and collected 3 groundwater samples for chemical analysis to evaluate groundwater quality;
4. Installed 4 soil vapor probes beneath the onsite building and collected 4 samples for chemical analysis
5. Collected 1 indoor air sample for chemical analysis.

On February 18, 2025 Soil borings (SB1 through SB-4) and Monitoring Wells (MW-1 through MW-4) were installed by PG Environmental to a depth of 15 ft bgs utilizing a track mounted hydraulic Geoprobe drill rig. Groundwater was encountered between 8-10 ft bgs in all 4 soils boring. Generally, the lithology consisted of dark fine silty sand from 0ft to the terminus of the soil borings at 15 feet bgs. However, in SB-3, historic fill was identified from 0-4 ft bgs.

Based upon this investigation, ACT made the following conclusions concerning the environmental quality of the Site:

1. Elevation of the property is approximately 12 ft above sea level.
2. Depth to groundwater was 8.75 ft bgs at the Site.
3. Groundwater is expected to flow generally from west to east beneath the Site.
4. Soil/fill sampling results for the soil samples collected during the Phase II performed by

- ACT were compared to the New York State Department of Environmental Conservation (NYSDEC) 6NYCRR Part 375 Section 6.8 Unrestricted Use Soil Cleanup Objectives (RRSCOs) and Restricted Commercial Use Soil Cleanup Objectives (CSCOs). Two VOCs were detected at concentrations in exceedance of their respective Unrestricted Use SCOs. Acetone was detected above its UUSCO in SB-1 (8-10' bgs.) at 130 µg/kg. Tetrachloroethene (PCE) was detected above its UUSCO in SB-2 (0-2' bgs) at 6700 µg/kg.
5. Seven SVOCs were detected at concentrations in exceedance of their respective Unrestricted Use SCOs, Benz(a)anthracene (max. 16,000 µg/kg), Benzo(a)pyrene (max. 15,000 µg/kg), Benzo(b)fluoranthene (max. 18000µg/kg), Benzo(k)fluoranthene (max. 4,500 µg/kg), Chrysene (max. 14000 µg/kg), Dibenz(a,h)anthracene (max. 1,800 µg/kg), Indeno(1,2,3-cd)pyrene (max. 6,900 µg/kg). Of these, Benz(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Dibenz(a,h)anthracene, and Indeno(1,2,3-cd)pyrene also exceeded their respective Commercial Use SCOs.
 6. Six metals were detected at concentrations exceeding their respective UUSCOs, including Arsenic (max. 13.4 mg/kg), Barium (max. 685 mg/kg in), Copper (max. 121 mg/kg), Lead (max. 1090 mg/kg), mercury (max. 0.85 mg/kg), and Zinc (). Of these, Barium and Lead exceeded their respective Commercial Use Restricted Residential SCOs.
 7. The highest concentrations of SVOC and metal compounds were detected in SB-3 at 0-2 ft bgs. Evidence of urban fill was found from 0 to 4 feet bgs in SB-3 and the concentrations of SVOCs and metals compounds detected in SB-3 are indicative of historic urban fill material.
 8. Groundwater samples collected were compared to NYSDEC 6NYCRR Part 703.5 Groundwater Quality Standards (GQS).
 - a. One VOC, cis-1,2-Dichloroethene (32 µg/L) was detected above it GQS in MW- 1 at the presumed downgradient well.
 - b. Seven SVOCs, including Phenol (max. 6.6 µg/L in MW-3) Benz(a)anthracene (max. 4.1 µg/L), Benzo(a)pyrene (max. 3.8 µg/L), Benzo(b)fluoranthene (max. 2.8 µg/L), Benzo(k)fluoranthene (max. 2.8 µg/L), Chrysene (max. 4.2 µg/L), Indeno (1,2,3-cd) pyrene (max. 2.6 µg/L) were detected above their respective GQS. With the exception of Phenol, MW-4 contained the maximum concentrations of the exceeding SVOC compounds.
 - c. Four metals were detected in dissolved concentrations in exceedance of their respective GQS, including Iron (max. 8.37 µg/L in MW-1), Magnesium (max. 42.4 µg/L in MW-1), Manganese (max. 10 µg/L in MW-3), Sodium (max. 191 µg/L in MW-4).
 9. Sub-slab soil vapor samples collected during the Phase II were compared to compounds listed in Soil Vapor/Indoor Air Decision Matrices in the New York State Department of Health (NYSDOH) Final Guidance for Evaluating Soil Vapor Intrusion dated February 2024.
 - a. Two Matrix A compounds were detected above NYSDOH concentrations requiring mitigation including Cis-1,2-Dichloroethene at 507 µg/m³ and Trichloroethene at 490 µg /m³ in SS-3
 - b. Two Matrix B compounds were detected above NYSDOH concentrations requiring mitigation, including tetrachloroethene (PCE) at 29,500 µg/m³ and 1,1,1-trichloroethane (1,1,1-TCA) at 509 µg/m³ in SS-3
 10. The concentrations of CVOCs PCE, TCE, 1,1,1-TCA and Cis 1,2 DCE in soil vapor are

indicative of an onsite source of soil and groundwater contamination. In addition, PCE was detected in SB-2 in shallow soil above UUSCOs. Furthermore Cis 1,2 DCE, which is a breakdown product of PCE, was detected in groundwater from the downgradient monitoring well above regulatory limits.

11. A sub-slab depressurization system should be installed beneath the subject property to mitigate the soil vapor intrusion condition at the Site.
12. The property owner should enter into the NYSDEC Brownfield Cleanup Program or a consent order to investigate and remediate the contamination beneath the Site.

June 25, 2025 Environmental Source Review, Review of Standard Environmental Record Sources Prepared by Advanced Cleanup Technologies, Inc. for Cathay Bank:

Advanced Cleanup Technologies, Inc. (ACT) was retained to perform a Standard Environmental Record Sources, Historical Fire Insurance Maps, and Local Street Directories review of the property located at 238 Huron Street, Brooklyn, NY 11222, (located across Huron Street from the subject properties), and its surrounding areas. This review was performed to meet or surpass the Standard Environmental Record Sources and historical sources limited to Historical Fire Insurance Maps and Local Street Directories established by ASTM's Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-21, Sections 8.2.1.1, 8.3.4.2 and 8.3.4.6). Site reconnaissance, interviews with owners or occupants, interviews with local government officials, and additional historical research regarding the subject property will not be performed as part of this review. The purpose of the review was to identify any recognized environmental conditions at the property and its vicinity from a review of environmental regulatory databases and historical fire insurance maps. The subject property, 238 Huron Street, was not listed in any of the state or federal databases required by ASTM E1527-21. The adjacent property to the north, RZ Metal Corp. at 247-249 Huron Street, was identified in the following state and federal databases:

- NYSDEC Spills List: A spill was filed under Spill number 0001313 on May 2 of 2000 for 249 Huron Street when a half full 55 gallon drum spilled about 25 gallons when the drum was knocked over by human error accidentally. The product was methylene-diphenyldiscocyanate. The spill was determined to be contained and was listed as closed by the DEC two days later on May 4, 2000. Spill No. 0011791 was reported on February 1, 2001, as a result of the discharge of an unknown substance. The spill closed on December 29, 2005. Another spill was filed on January 16, 2008 under Spill number 0710964 for 249 Huron Street when unknown petroleum of an unknown amount went into the soil. Environmental Risk Information Services determined there to be “insufficient information” about this spill, but the DEC listed the case as closed as of January 31, 2008. Spill No. 1403242 was reported on June 25, 2014, as a result of the discharge of mineral oil to an onsite pit. The pit was cleaned out, and the spill was closed on August 26, 2014. The requestor notified the DEC of contaminated material likely still related to the 2014 spill in July 2025. The requestor’s consultant attempted to reopen the previous spill case from 2014 and have the cleanup be done under the oversight of the spills division. The DEC then assigned a new spill number, 2503142, and recommended that the requestor apply to the BCP.
- USEPA RCRA Generators List The adjacent property to the north, J&J Bronze &

Aluminum at 249 Huron Street is listed as an historical generator of hazardous metal wastes commencing on July 1, 1978. The adjacent property to the north is in the process of hereby applying to enter the New York State Brownfields Cleanup Program to investigate and remediate impacted media as part of the redevelopment of that property. The adjacent property to the north should not affect the environmental quality of the subject property.

July 31, 2025 Phase I Environmental Site Assessment of 233-249 Huron Street, Brooklyn, NY 11222 Prepared by Advanced Cleanup Technologies, Inc. for Cathay Bank:

Advanced Cleanup Technologies, Inc. (ACT) performed the Phase I Environmental Site Assessment in conformance with the scope of limitations of ASTM Practice E 1527-21 of 233-249 Huron Street, Brooklyn, NY 11222, the “subject property.” Any exceptions to or deletions from this practice are described in Section 2.2 of this report. This assessment revealed no evidence of recognized environmental conditions in connection with the subject property, except for the following:

- Historical onsite factory, foundry and machine shop usage.
- Confirmed onsite soil, soil vapor and groundwater contamination.
- Confirmed onsite vapor encroachment condition.

AOC-1: Historical Onsite Industrial usage

The subject property, J&J Bronze & Aluminum Casting Corpat, 249 Huron Street is listed as a generator of metals wastes (lead, chromium, cadmium and barium), reactive and ignitable wastes commencing on July 1, 1978 and continuing through May 4, 2011.

AOC-2: Historic Suspect Pit and Spill No. 1403242.

Spill No. 1403242 was reported at 241-247 Huron on June 25, 2014, as a result of the discharge of heavy mineral oil into an onsite pit. The pit was cleaned out, and the spill was closed on August 26, 2014. Soil Borings SB-4, SB-8, and SB-16 will be used to delineate soil contamination around the location of the elevated soil vapor concentrations from the previous Phase II.

The Phase I ESA included a visual inspection of the subject property, improvements, and surrounding properties to identify potential recognized environmental conditions. The adjacent properties were viewed from the subject property and roadways to determine potential sources of contamination or environmental impacts that could migrate to the subject property.

The subject property, 241-249 Huron Street, was identified in the following state and federal databases:

- **NYSDEC Spills List:** A spill was filed under Spill number 0001313 on May 2 of 2000 for 249 Huron Street when a half full 55 gallon drum spilled about 25 gallons when the drum was knocked over by human error accidentally. The product was methylene-diphenyldiscocyanate. The spill was determined to be contained and was listed as closed by the DEC two days later on May 4, 2000. Spill No. 0011791 was reported at RZ Metal Corp 247 Huron Street on February 1, 2001 as a result of the discharge of an unknown substance, possibly the 25 gallons of methylene diphenyl diisocyanate in May 2000. The spill was closed administratively on December 29, 2005. Another spill was filed on January 16, 2008 under Spill number 0710964 for 249 Huron Street when unknown petroleum of an unknown amount went into the soil. Environmental Risk Information Services

determined there to be “insufficient information” about this spill, but the DEC listed the case as closed as of January 31, 2008. Spill No. 1403242 was reported at 241-247 Huron on June 25, 2014 as a result of the discharge of heavy mineral oil into an onsite pit. The pit was cleaned out and the spill was closed on August 26, 2014. The requestor notified the DEC of contaminated material likely still related to the 2014 spill in July 2025. The requestor’s consultant attempted to reopen the previous spill case from 2014 and have the cleanup be done under the oversight of the spills division. The DEC then assigned a new spill number, 2503142, and recommended that the requestor apply to the BCP.

- **USEPA RCRA Generators List** The subject property, J&J Bronze & Aluminum Casting Corp at 249 Huron Street is listed as a generator of metals wastes (lead, chromium, cadmium and barium), reactive and ignitable wastes commencing on July 1, 1978 and continuing through May 4, 2011.
- **NYSDEC Brownfields Cleanup Program** The subject property is in the process of hereby applying to enter the New York State Brownfields Cleanup Program to investigate and remediate impacted media as part of the redevelopment of the property.

Based on the scope of work performed, it was ACT’s professional opinion that historical onsite industrial operations, confirmed soil, soil vapor and groundwater contamination and onsite vapor encroachment conditions are recognized environmental conditions at the subject property or that could adversely impact upon its environmental quality and warrants further environmental study.

April 28, 2026 Remedial Investigation Work Plan, Prepared by ACT for Dale NY LLC:

The RIWP described the proposed investigation that will define the nature and extent of all on-Site contamination, identify contaminant source areas, and produce data of sufficient quantity and quality to support the development of an acceptable Remedial Action Work Plan. The Health and Safety Plan (HASP) addressed potential hazards and contaminants of concern based on past Site uses and safety requirements associated with investigation activities in accordance with ASTM and OSHA guidelines and the NYSDEC DER-10 investigation guidance document

Based upon previous investigations at the Site, the identified onsite Contaminants of Concern (COCs) will be further investigated. The proposed remedial investigation includes installation of the following sampling borings, wells and soil vapor samples:

- 16 Soil borings (SB-1 through SB-16)
- 6 Monitoring wells (MW-1 through MW-6)
- 6 Sub-Slab Soil vapor samples (SS-1 through SS-6)
- 4 Indoor Air Samples (IA-1 through IA-4)
- 1 Outdoor Ambient Air Sample (OA-1)

The depth of the samples taken are proposed to be as follows:

- One sample from surficial soils or soils immediately below the pavement;
- One sample from the zone of highest observed contamination (visual/olfactory/PID);
- One sample from the first apparent clean zone if elevated PID readings are recorded;
- One sample from the water table surface.

Six groundwater monitoring wells (MW-1 through MW-6) will be installed at the approximate locations indicated in the proposed sampling diagram (Figure 5). Monitoring wells (MW-1 through

MW-6) will be installed to an approximate depth of 20 feet bgs and screened from 10 to 20 feet bgs as determined from previous investigations at the Site.

Six sub-slab soil vapor samples SS-1 through SS-6 will be collected at the approximate locations indicated in the proposed sampling diagram. Sub-slab samples will be installed less than 6 inches beneath the bottom of the concrete slab utilizing a power drill, a 1-foot-long drill bit, dedicated Teflon tubing, and VaporPin. Indoor and outdoor ambient air sample collection will be conducted 3-5 feet above the ground to represent the breathing zone. Sampling will occur for the duration of twenty-four hours.

May 2026 Interim Remedial Measure Work Plan by Jason B. Stewart Engineering, P.C. and ACT for Dale NY LLC:

This IRMWP is to be implemented to address known soil vapor contamination at the Site. The proposed scope of work is based upon the findings of the Phase II Environmental Site Assessment performed in March 2025 by ACT. The IRM will consist of the installation of a Soil Vapor Depressurization System (SSDS) to mitigate the potential for soil vapor intrusion into the building.

SECTION VII: REQUESTOR INFORMATION

The Requestor is Dale NY LLC, a New York limited liability company, located at 731 65th Street, Brooklyn, New York 11220. Dale NY LLC is authorized to do business in the State of New York. See Exhibit I - NYSDOS Entity Information. The members are as follows:

1. Wei Qiang, Lin (a/ka Jack Lin) (50%)
2. Zhang Ai, Yue (a/k/a Wendy Yue) (50%)

The Written Consent provides Jack Lin (a/k/a Wei Qiang, Ling) with authority to sign all Brownfield Cleanup Program documents on behalf of the Requestor Dale NY LLC. See Exhibit J - Written Consent.

SECTION VIII: REQUESTOR CONTACT INFORMATION

Please refer to the BCP Application Form.

SECTION IX: PROGRAM FEE

Please refer to the BCP Application Form.

SECTION X: REQUESTOR ELIGIBILITY

- 1-10. Please refer to BCP Application Form.**
- 11. Unregistered bulk storage tanks**

The answer is “No” on the application because no aboveground storage tanks were observed at the property and no evidence of underground storage tanks, such as fill pipes or vent pipes, were

observed at the Site by the consultant during the Site investigations and there are no bulk storage registrations associated with the Site. No evidence of former underground storage tanks, such as asphalt or concrete patches, were observed at the Site.

REQUESTOR CERTIFICATION

The Requestor prepared a Historic Use report which contained the most critical information typically contained in a full Phase I before acquiring the Site short of including the Site Inspection Information. The Requestor assumed this report was sufficient for due diligence purposes because it was accepted by their bank. The Requestor did not have nor has ever had a relationship with any of the past owners or operators of the Site that caused the contamination other than it purchased the Site from a previous owner, which also is not likely the owner that caused the contamination. The Requestor did not have involvement with the Site at the time of disposal. The Requestor has performed all required environmental due care since owning the Site by performing a Phase II after acquisition and reporting the contamination to NYSDEC upon discovery of the contamination and submitting this BCP application.

SECTION XI: PROPERTY ELIGIBILITY INFORMATION

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

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

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

SECTION XII: SITE CONTACT LIST

See Exhibit K - Site Contact List. See Exhibit L - Repository Letters.

EXHIBIT A

BASE MAP

233-249 Huron Iron Foundry and Scrap Metal Site
233-249 Huron Street
Brooklyn, NY 11222

Legend:
 Site Property Boundary

Corresponding page
lists adjacent property owners by letter A – S



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



Number	Property Owner(s) Name(s)	Property Address	Section-Block-Lot
1	Dale NY LLC	249 Huron St Brooklyn, NY 11222	Brooklyn-2524-46
2	Dale NY LLC	NA Huron St Brooklyn, NY 11222	Brooklyn-2524-54

Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	330 McGuinness, LLC	318 McGuinness Blvd Brooklyn, NY 11222	Brooklyn-2524-1
B	330 McGuinness, LLC	231 Huron St Brooklyn, NY 11222	Brooklyn-2524-56
C	251 Huron Street LLC	251 Huron St Brooklyn, NY 11222	Brooklyn-2524-42
D	252 Green Street LLC	252 Green St Brooklyn, NY 11222	Brooklyn-2524-39
E	330 McGuinness, LLC	324 McGuinness Blvd Brooklyn, NY 11222	Brooklyn-2524-4
F	Hedygus Realty LLC	334 McGuinness Blvd Brooklyn, NY 11222	Brooklyn-2524-7
G	336 McGuinness LLC	336 McGuinness Blvd Brooklyn, NY 11222	Brooklyn-2524-8
H	County Fleet LLC	230 Green St Brooklyn, NY 11222	Brooklyn-2524-10
I	David Yaloz	234 Green St Brooklyn, NY 11222	Brooklyn-2524-12
J	Green Street Realty LLC	240 Green St Brooklyn, NY 11222	Brooklyn-2524-14
K	Cano Rlty Corp	242 Green Street Brooklyn, NY 11222	Brooklyn-2524-16
L	Kingston Green Street LLC	244 Green St Brooklyn, NY 11222	Brooklyn-2524-17
M	316 McGuinness Blvd Realty Corp	316 McGuinness Blvd Brooklyn, NY 11222	Brooklyn-2534-8
N	234 Huron Street LLC	234 Huron Street Brooklyn, NY 11222	Brooklyn-2534-10
O	Donald J Finnerty	236 Huron St Brooklyn, NY 11222	Brooklyn-2534-11
P	Dale NY LLC	238 Huron St Brooklyn, NY 11222	Brooklyn-2534-12
Q	Seung NG	240 Huron St Brooklyn, NY 11222	Brooklyn-2534-13
R	Seung NG	246 Huron St Brooklyn, NY 11222	Brooklyn-2534-16
S	254 Huron Projects LLC	252 Huron St Brooklyn, NY 11222	Brooklyn-2534-20

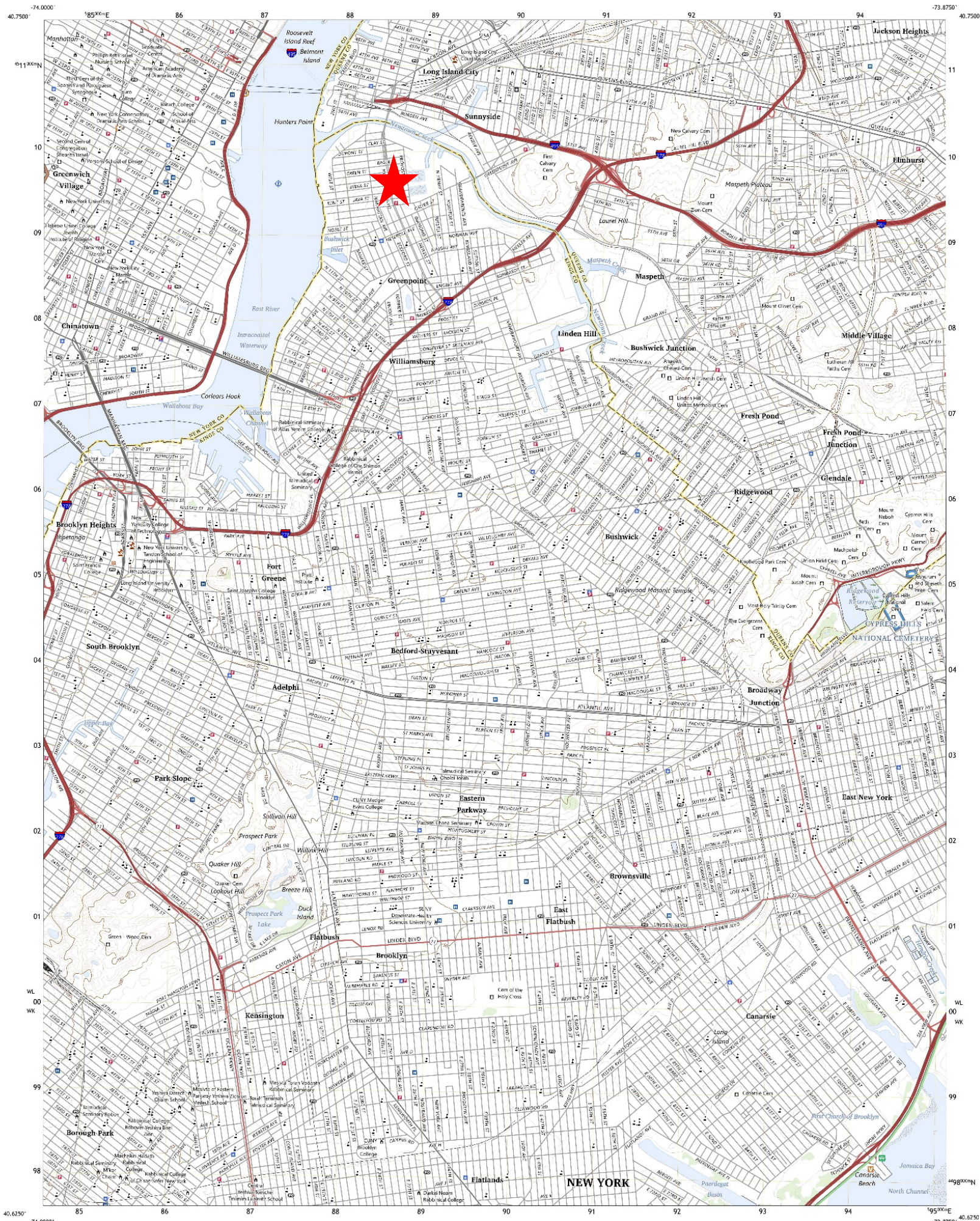
BCP Site Location



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



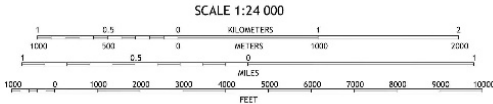
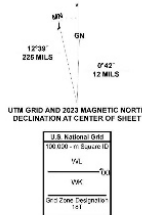
BROOKLYN QUADRANGLE
NEW YORK
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1,000-meter grid Universal Transverse Mercator, Zone 18T
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands with government
reservations may not be shown. Obtain permission before
entering private lands.

History:.....NAIP, August 2017, December 2017
Roads:.....U.S. Census Bureau, 2015, 2021
Names:.....GNS, 1979 - 2023
Hydrography:.....National Hydrography Dataset, 2002 - 2020
Contours:.....National Elevation Dataset, 2015
Boundaries:.....Multiple sources; see metadata file 2013 - 2022

Vegetation:.....FWS, National Wetlands Inventory, 2004



1	2	3
4	5	6
7	8	9

ADJACENT QUADRANGLES

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

BROOKLYN, NY
2023

Street Map

233-249 Huron Iron Foundry
and Scrap Metal Site
233-249 Huron Street
Brooklyn, NY 11222

Legend:

 Site Property Boundary

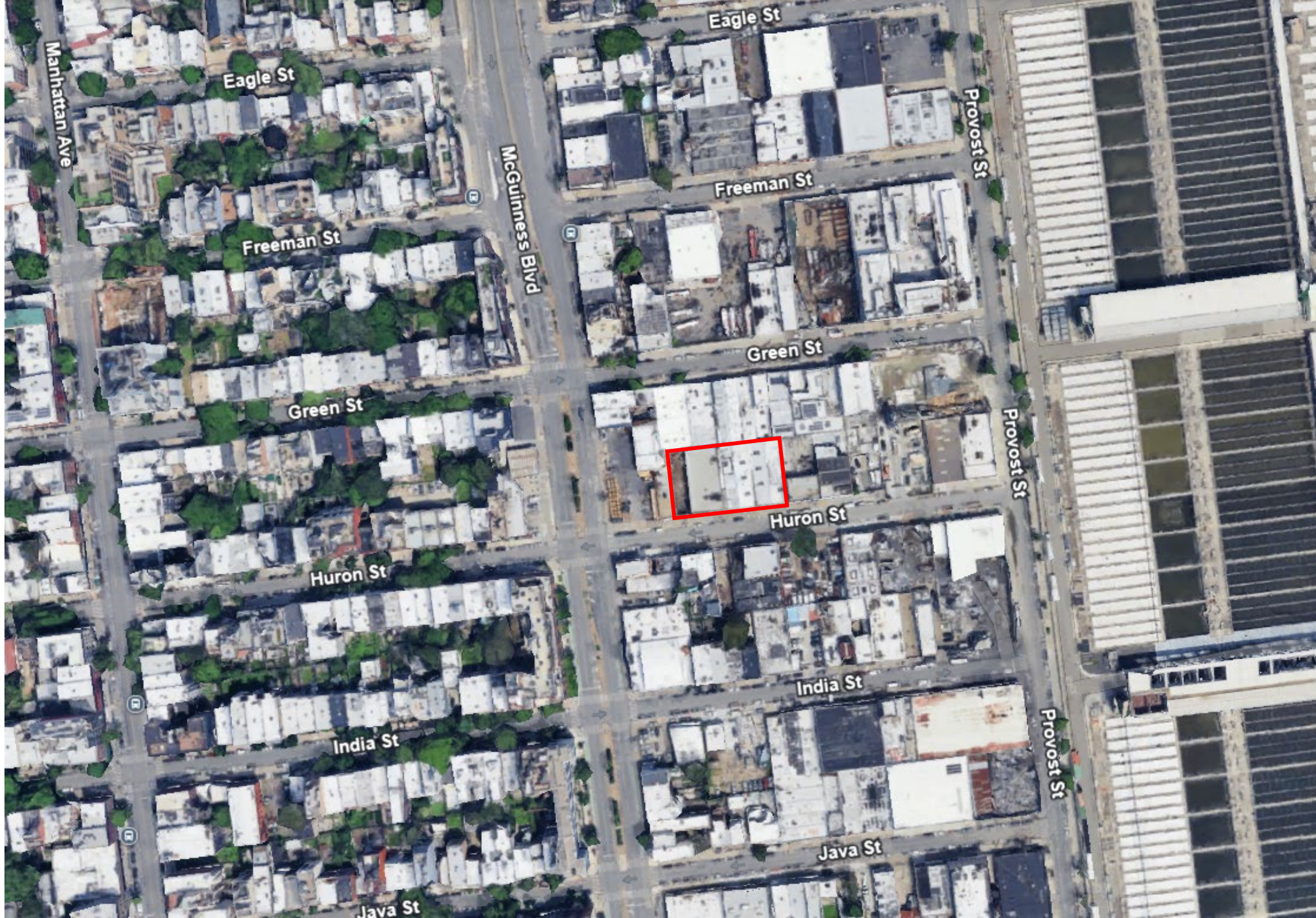
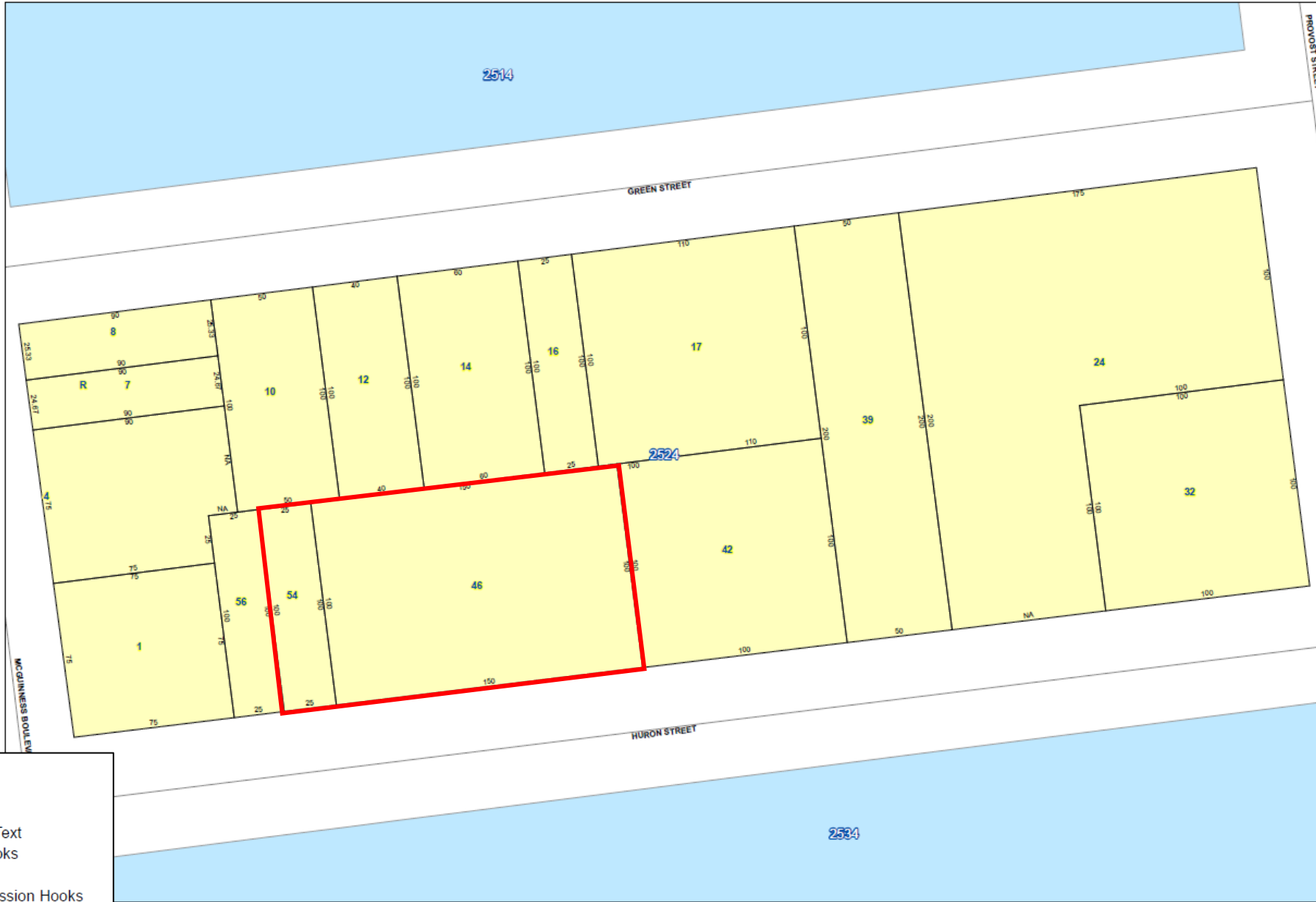


EXHIBIT B

TAX MAP



Legend

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

— BCP Site Boundary

NYC Digital Tax Map

Effective Date : 03-23-2023 08:28:18
End Date : Current
Brooklyn Block: 2524

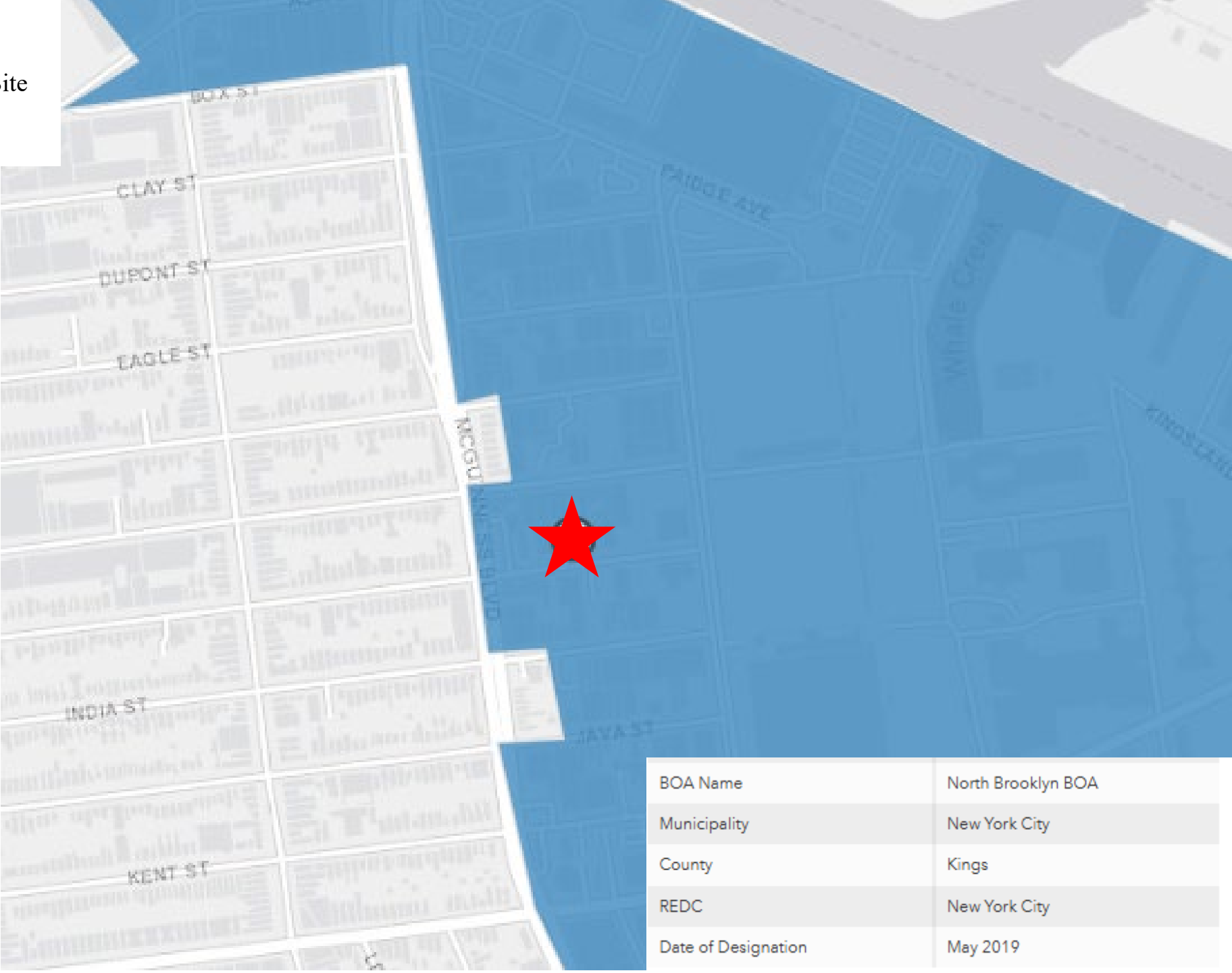
04.79.5 19 28.5 38 Feet

EXHIBIT C

BOA Map

233-249 Huron Iron Foundry and Scrap Metal Site
233-249 Huron Street
Brooklyn, NY 11222

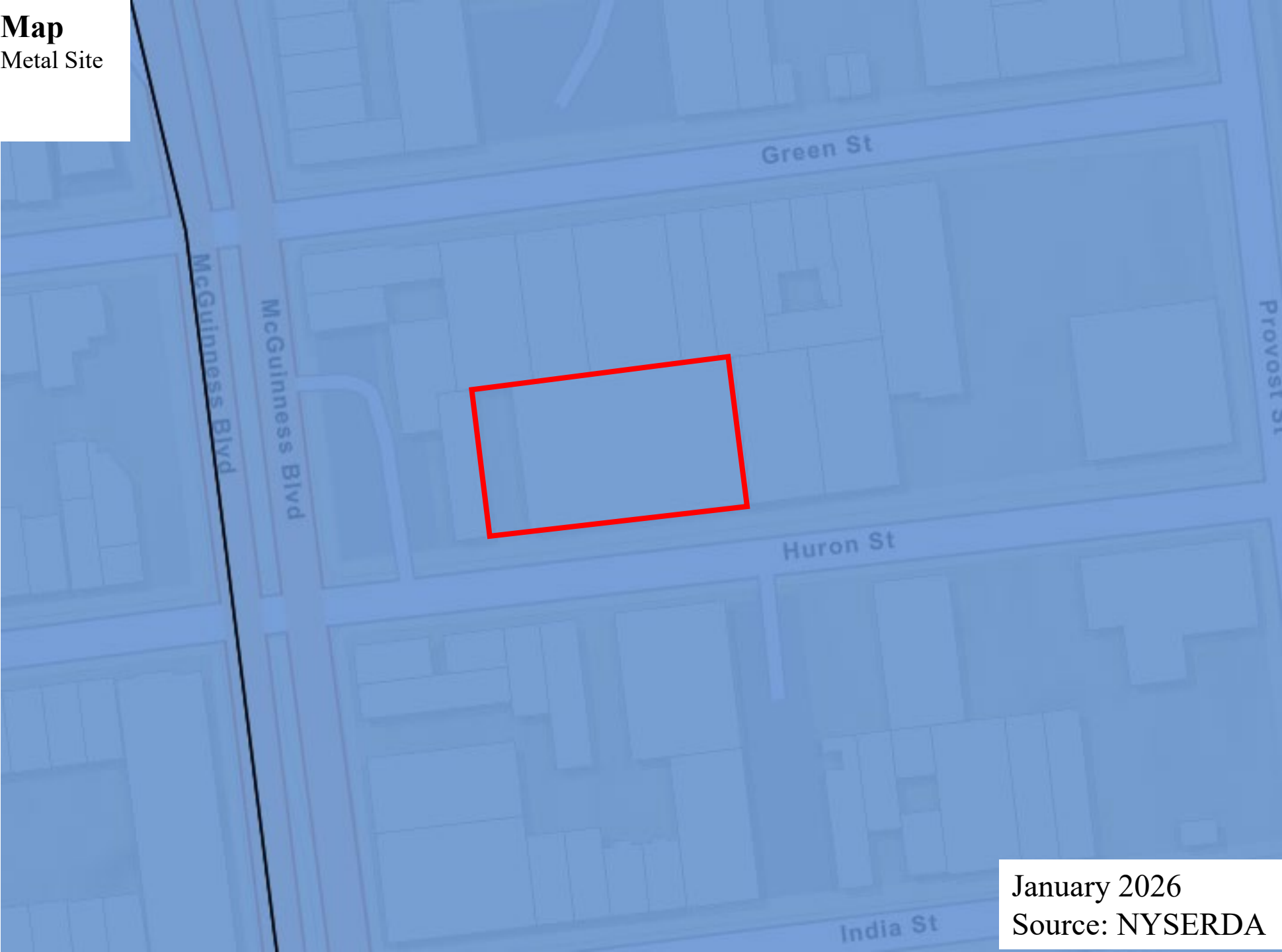
Legend:
★ Site Location



January 2026
Source: DOS Geographic
Information Gateway

BOA Name	North Brooklyn BOA
Municipality	New York City
County	Kings
REDC	New York City
Date of Designation	May 2019

Disadvantaged Communities Map
233-249 Huron Iron Foundry and Scrap Metal Site
233-249 Huron Street
Brooklyn, NY 11222



Legend:
 Site Property Boundary
 Disadvantaged Community

January 2026
Source: NYSERDA

Census Tract 36047057900 is **Designated a DAC**
This Tract covering **New York city** has a population of **1,165**

Environmental Burden is higher
than **100%** of Census Tracts statewide
Population Vulnerability is higher
than **70%** of Census Tracts statewide

Population Characteristics & Vulnerability ...

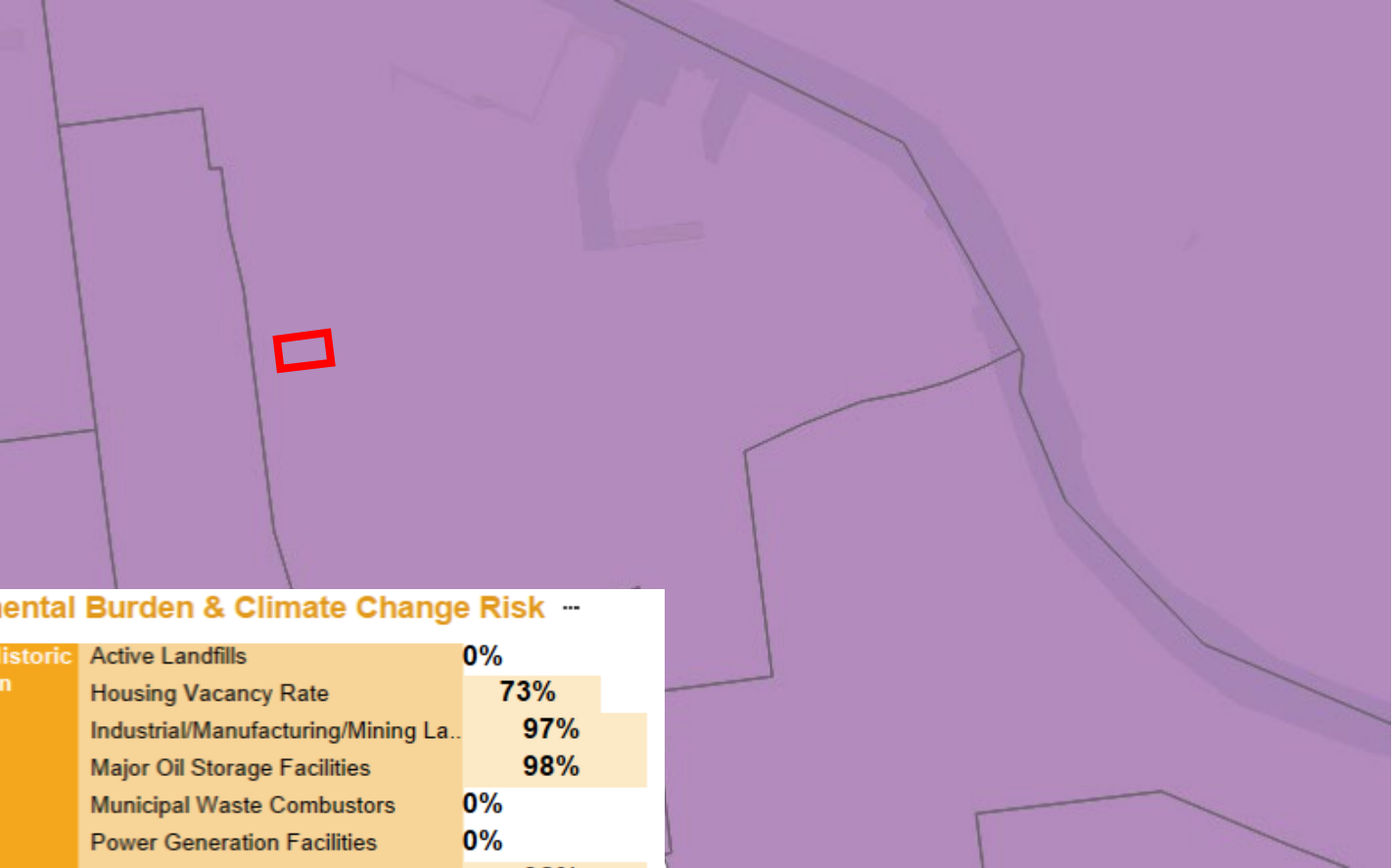
Health Impacts & Burdens	Asthma ED visits	36%
	COPD ED visits	10%
	Heart attack (MI) Hospitalization	57%
	Low Birthweight	22%
	Pct Adults Age 65+	15%
	Pct w/ Disabilities	73%
	Pct w/o Health Insurance	93%
	Premature Deaths	75%
Housing, Mobility, Communications	Energy Poverty / Cost Burden	26%
	Homes Built Before 1960	55%
	Housing Cost Burden (Rental C...	36%
	Manufactured Homes	0%
	Pct Renter-Occupied Homes	94%
	Pct w/o Internet (home or cellul...	52%
Income	Pct <100% of Federal Poverty ..	82%
	Pct <80% Area Median Income	80%
	Pct Single-Parent Households	32%
	Pct w/o Bachelor/Es Degree	28%
	Unemployment Rate	26%
Race/Ethnicity	Historical Redlining Score	100%
	Limited English Proficiency	79%
	Pct Asian	52%
	Pct Black or African American	63%
	Pct Latino/a or Hispanic	85%
	Pct Native American or Indigen...	78%

Environmental Burden & Climate Change Risk ...

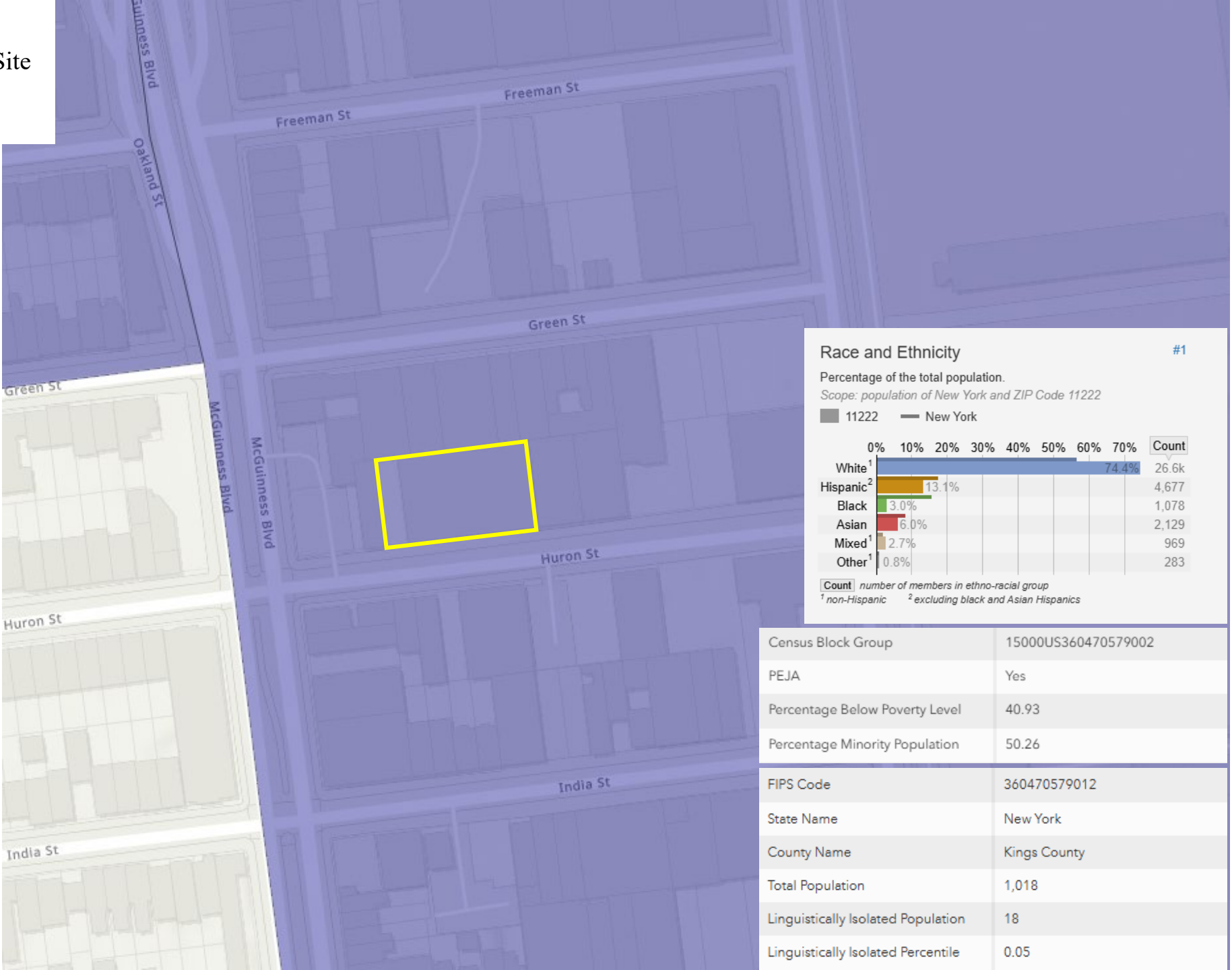
Land Use & Historic Discrimination	Active Landfills	0%
	Housing Vacancy Rate	73%
	Industrial/Manufacturing/Mining La...	97%
	Major Oil Storage Facilities	98%
	Municipal Waste Combustors	0%
	Power Generation Facilities	0%
	Regulated Management Plan (Ch...	98%
	Remediation Sites	94%
Potential Climate Change Risk	Scrap Metal Processing	97%
	Agricultural Land Use	0%
	Coastal Flooding and Storm Risk ..	91%
	Driving Time to Urgent/Critical Care	44%
	Extreme Heat Projections (>90? d...	79%
	Inland Flooding Risk Areas	0%
Potential Pollution Exposure	Low Vegetative Land Cover	91%
	Benzene Concentration (Modeled)	100%
	Particulate Matter (PM2.5)	89%
	Traffic: Diesel Trucks	77%
	Traffic: Number of Vehicles	78%
	Wastewater Discharge	95%

January 2026
Source: Climate Act

Legend:
 Site Property Boundary
 Disadvantaged Community



EJ MAP
233-249 Huron Iron Foundry and Scrap Metal Site
233-249 Huron Street
Brooklyn, NY 11222



Legend:
— Site Property Boundary

Source: NYS Geographic Information Gateway and statisticalatlas.com

En-Zone Map

233-249 Huron Iron Foundry and Scrap Metal Site
233-249 Huron Street
Brooklyn, NY 11222

Legend:
Site Property
Boundary



	579.01
STATEFP	36
COUNTYFP	047
TRACTCE	057901
GEOID	36047057901
NAME	579.01
NAMELSAD	Census Tract 579.01
MTFCC	G5020
FUNCSTAT	S
ALAND	245831
AWATER	7086
INTPTLAT	+40.7351703
INTPTLON	-073.9511757
FIPS	36047057901
County_FIPS	36047
Geography	Census Tract 579.01
County	Kings County
UnempRate	7.2
NYS_UR	7.1
Pov_Rate	26.5
County_PR	19.2
CountyRateX2	38.4
Criteria_A	Y
Criteria_B	
Both_AB	
EnZoneType	A

EXHIBIT D

EXHIBIT E

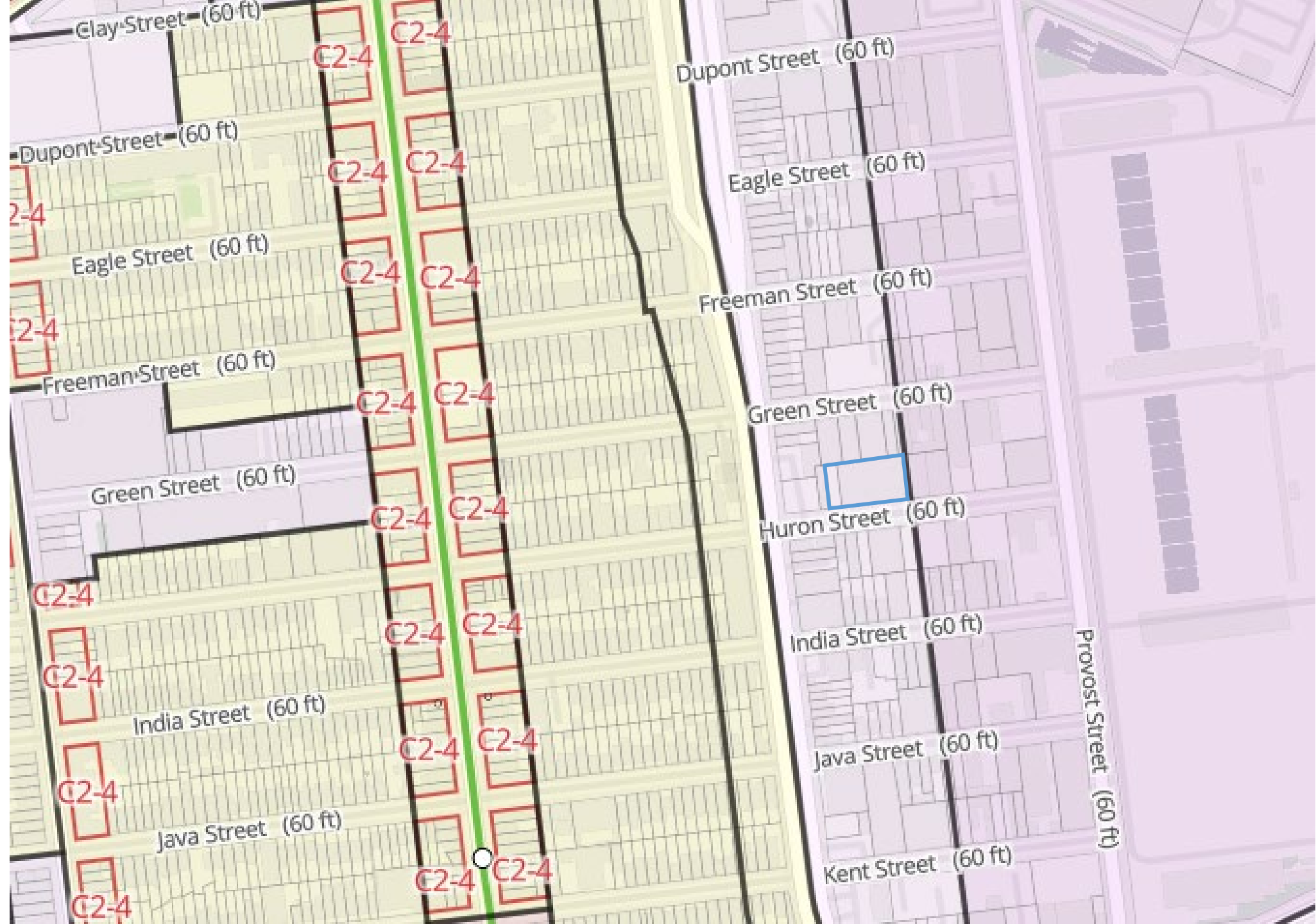
ZONING MAP

233-249 Huron Iron Foundry
and Scrap Metal Site
233-249 Huron Street
Brooklyn, NY 11222

Legend:

 Site property boundary
Zoning Districts: M1-1

January 2026
Source: NYC ZOLA



Zoning District: M1-1, Light Manufacturing

M1 Districts range from the Garment District in Manhattan and Port Morris in the Bronx with multistory lofts, to parts of Red Hook or College Point with one or two-story warehouses characterized by loading bays. M1 districts are often buffers between M2 or M3 districts and adjacent residential or commercial districts. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. Nearly all industrial uses are allowed in M1 districts if they meet the stringent M1 performance standards. Offices, hotels and most retail uses are also permitted. Certain community facilities, such as hospitals, are allowed in M1 districts only by special permit, but houses of worship are allowed as-of-right.

Floor area ratios in M1 districts range from 1.0 to 10.0, depending on location; building height and setbacks are controlled by a sky exposure plane which may be penetrated by a tower in certain districts. Although new industrial buildings are usually low-rise structures that fit within sky exposure plane, commercial and community facility buildings can be constructed as towers in M1-3 through M1-6 districts. In the highest density manufacturing district, M1-6, mapped only in Manhattan, an FAR of 12 can be achieved with a bonus for a public plaza. Except along district boundaries, no side yards are required. Rear yards at least 20 feet deep are usually required, except within 100 feet of a corner.

Parking and loading requirements vary with district and use. M1-1, M1-2 and M1-3 districts are subject to parking requirements based on the type of use and size of an establishment. For example, a warehouse in an M1-1 district requires one off-street parking space per 2,000 square feet of floor area or per every three employees, whichever would be less. Parking is not required in Long Island City or M1-4, M1-5 and M1-6 districts, mapped mainly in Manhattan. Requirements for loading berths of specified dimensions differ according to district, size and type of use.

M1	Light Manufacturing District (High Performance)					
	M1-1	M1-2	M1-3	M1-4	M1-5	M1-6
Manufacturing FAR	1.0	2.0	5.0	2.0	5.0	10.0
Required Accessory Parking PRC-B	1 per 300 sf			None		
Permitted Sign Regulations (Surface Area)	6 X street frontage					

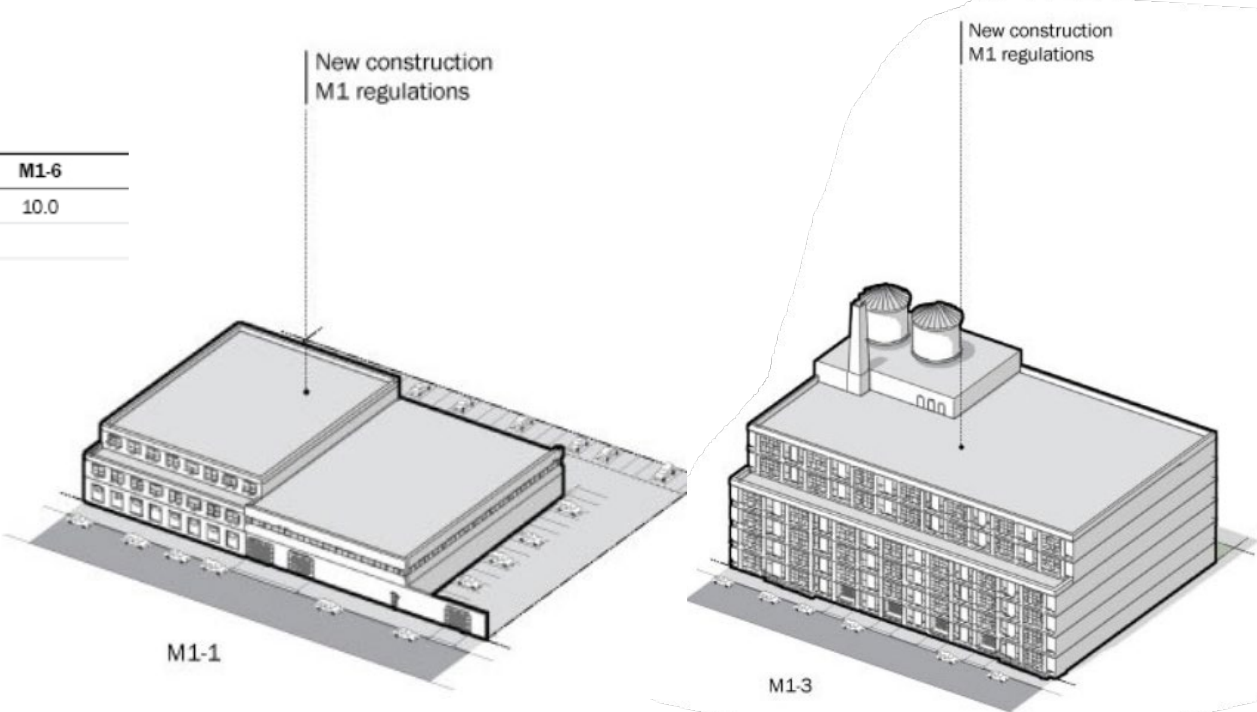


EXHIBIT F

PREVIOUS OWNERS & OPERATORS LIST
233-249 Huron Iron Foundry and Scrap Metal Site
233-249 Huron Street, Brooklyn, NY 11222

Year	Contact Information Brooklyn-2524-46 Owners	Status	Relation to Requestor
Unknown-2002	Lionel A. Schorr Estate c/o Shirley D. Schorr Phone: Unknown Address: Unknown	Deceased	None
2002-2009 2002-2007	Manfred Rechtschaffen (50%); 248 Van Nostrand Ave, Englewood, NJ Leo Ziegel (50%); 135-41 78 th Dr. Flushing, NY; Phones: N/A	Deceased	None
2009-2024 2007-2024	EFRAT Realty LLC; 139-12 72 nd Rd Flushing NY 11361; Phone: Unknown A&Z Huron LLC; 138-08 78 th Drive Flushing NY 11361; Phone: 718-591-1404	Active Active	None
2024-Present	Dale NY LLC Phone: 646-673-7381 Address: 4228 College Point Blvd, Flushing, NY 11355	Active	Is requestor
Operators			
1887-Unknown	Strawdyeing, Dwellings Address and Phone Unknown	Inactive	None
1905-1916	H.C. Fischer Iron Works, Machine Shop Address and Phone Unknown	Inactive	None
1916-Unknown	Greenpoint Iron Foundry, Ornamental Iron Works, Office, Dwellings Address and Phone Unknown	Inactive	None
1928-1934	Gilbert M & Son Garage Address and Phone Unknown	Inactive	None
1937-1939	Lincoln Dye Works Address and Phone Unknown	Inactive	None
1942-1951	Kahn Leo M Laundry Machine Shop Address and Phone Unknown	Inactive	None
1945-1970	Wilmar Bronze Foundry; Address and Phone Unknown Dossert Mfg Corp; 170 Ridgeview Ctr. Duncan, SC 29334; 1-800-235-3423	Inactive	None
1952-1959	Greenpoint Metal Co. Phone: 718-389-3200 Address 304 Greenpoint Ave Brooklyn, NY 11222	Inactive	None
1965-2023 1985-2023 2008-2023 2016-2020 2016-2023	R&Z Metal Corp: Scrap Metal Sorting, Offices Phone: 718-383-8820 J&J Brnz & Alm Casting Phone: 718-383-2111 Grand Renovation Inc Phone: 718-599-7070 G&G Salvage Corp Phone: 718-782-8312 J&B Ironworks Phone: 718-383-9940 Last Known Addresses: 247 Huron Street	Inactive	None
2024-Present	Dale NY LLC Phone: 646-673-7381 Address: 4228 College Point Blvd, Flushing, NY 11355	Active	Is requestor

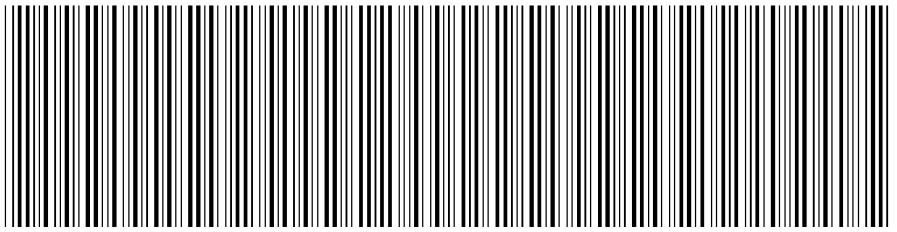
PREVIOUS OWNERS & OPERATORS LIST
233-249 Huron Iron Foundry and Scrap Metal Site
233-249 Huron Street, Brooklyn, NY 11222

Year	Contact Information Brooklyn-2524-54 Owners	Status	Relation to Requestor
Unknown-1978	Huron Street Automotive Service Corp. Phone: Unknown Address: Unknown	Inactive	None
1978-1982	Green Street Service Station, Inc. Phone: Unknown Address: 324-330 Oakland St., Brooklyn, NY	Inactive	None
1982-2009	R&Z Metal Corporation Phone: 718-383-8820 Last Known Address: 247 Huron St. Brooklyn, NY 11222	Inactive	None
2009-2024	A&Z Huron LLC Phone: 718-591-1404 EFRAT Realty LLC Phone: Unknown Addresses: 138-08 78 th Drive and 139-12 72 nd Rd, Flushing NY 11361	Active	None
2024-Present	Dale NY LLC Phone: (646) 673-7381 Address: 4228 College Point Blvd, Flushing, NY 11355	Active	Is requestor
Operators			
1887-1951	Dwellings Address and Phone Unknown	Inactive	None
1951-~1978	Shops, Storage Address and Phone Unknown	Inactive	None
~1978-2023	Loading Dock for Scrap Metal Sorting, Storage Address and Phone Unknown	Inactive	None
2024-Present	Dale NY LLC Phone: 646-673-7381 Address: 4228 College Point Blvd, Flushing, NY 11355	Active	Is requestor

EXHIBIT G

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

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



2024011200384001001EE5F5

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 10

Document ID: 2024011200384001

Document Date: 01-10-2024

Preparation Date: 01-12-2024

Document Type: DEED

Document Page Count: 8

PRESENTER:

CORNERSTONE LAND ABSTRACT
248-52 JERICHO TURNPIKE
CL-34165-K
BELLEROSE VILLAGE, NY 11001
516-327-5400
RECORDINGS@CLTITLE.COM

RETURN TO:

CHRISTODOULOU & LAU, P.C.
40 CUTTER MILL ROAD, SUITE 504
GREAT NECK, NY 11021

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	2524	54	Entire Lot	N/A HURON STREET

Property Type: OTHER

Borough	Block	Lot	Unit	Address
BROOKLYN	2534	12	Entire Lot	238 HURON STREET

Property Type: COMMERCIAL REAL ESTATE

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

A&Z HURON LLC
138-08 78TH DRIVE
FLUSHING, NY 11367

GRANTEE/BUYER:

DALE NY LLC
C/O: JAY LAU, ESQ., 40 CUTTER MILL ROAD, SUITE 504
GREAT NECK, NY 11021

☒ Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 82.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 196,875.00

NYS Real Estate Transfer Tax:

\$ 48,750.00

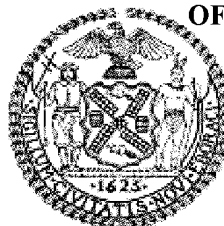
RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE

CITY OF NEW YORK

Recorded/Filed 01-17-2024 12:55

City Register File No.(CRFN):

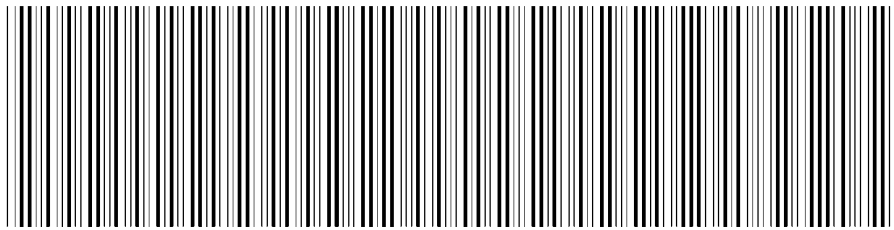
2024000013633



Collette N. Chiu-Jacques

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2024011200384001001CE775

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 10

Document ID: 2024011200384001 Document Date: 01-10-2024 Preparation Date: 01-12-2024
Document Type: DEED

PROPERTY DATA

Borough	Block Lot	Unit	Address
BROOKLYN	2524 46 Entire Lot		249 HURON STREET

Property Type: COMMERCIAL REAL ESTATE

PARTIES

GRANTOR/SELLER:
EFRAT REALTY LLC
139-12 72ND ROAD
FLUSHING, NY 11367

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)

FORM 8002 (short version), FORM 8007 (long version)

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

As of
THIS INDENTURE, made the 10th January, 2024,

BETWEEN EFRAT REALTY LLC, a New York limited liability company, of 139-12 72nd Road, Flushing, New York 11367 and A&Z HURON LLC, a New York limited liability company, of c/o Jay Lau, Esq., 40 Cutter Mill Rd. Suite 504, Great Neck, New York 11201,

party of the first part, and

W202 DALE NY LLC, *A New York limited liability company* of 731 65th Street, Brooklyn, New York 11220,

party of the second part;

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00) and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever;

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Kings, and the State and City of New York, more particularly described in Schedule A attached hereto;

Subject to all covenants, easements and restrictions of record, if any, affecting said premises.

Being and hereby intending to convey the same premises as conveyed to the parties of the first part by Deeds dated August 15, 2009, and recorded in the Kings County Clerk's Office on October 1, 2009, in CRFN 2009000318326 and CRFN 2009000318325 (as to Parcels A and B identified in Schedule A attached hereto); and by Deed dated March 28, 2007 and recorded in the Kings County Clerk's Office on April 11, 2007 in CRFN 2007000185512 and by Deed dated August 15, 2009 and recorded in the Kings County Clerk's Office on October 1, 2009, in CRFN 2009000318327 2009000318325 (as to Parcel C identified in Schedule A attached hereto.)

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above-described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

BIK2524 lot 54

BIK2534 lot 12

BIK2524 lot 44

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

THE WORD "PARTY" SHALL BE CONSTRUED AS IF IT READ "PARTIES" WHENEVER THE SENSE OF THIS INDENTURE SO requires.

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

EFRAT REALTY LLC


By: Deborah Rosenberg, Manager

A&Z Huron LLC

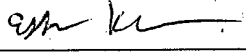
By: Annette Wiesel, Manager

IN PRESENCE OF:

Acknowledgment by a Person Within New York State (RPL § 309-a)

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

On the 4th day of January in the year 2024 before me, the undersigned, personally appeared **Deborah Rosenberg**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that she executed the same in her capacity(ies), and that by her signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

 , Notary Public
(signature and office of individual taking acknowledgment)

Esther Kaufman
Notary Public, State of New York
Reg. No. 01KA0002054
Qualified in Queens County
Commission Expires 02/27/2027

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

THE WORD "PARTY" SHALL BE CONSTRUED AS IF IT READ "PARTIES" WHENEVER THE SENSE OF THIS INDENTURE SO requires.

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

EFRAT REALTY LLC

By: Deborah Rosenberg, Manager

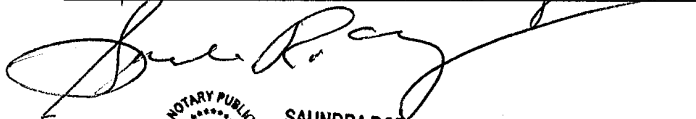
A&Z Huron LLC



By: Annette Wiesel, Manager

DEBORAH ROSENBERG
MANAGER
EFRAT REALTY LLC
A&Z HURON LLC

IN PRESENCE OF:



SAUNDRA ROTHENBERG
Commission # HH 324348
Expires February 20, 2027

STATE OF FLORIDA)
COUNTY OF ALAM DITCH) ss.:
)

(signature and office of individual taking acknowledgment)



SAUNDRA ROTHENBERG
Commission # HH 324348
Expires February 20, 2027

SAATCHI & SAATCHI
COMMUNICATIONS LTD
LONDON E8 9EF



SCHEDULE A DESCRIPTION

PARCEL A

ALL that certain plot piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the Northerly side of Huron Street, distant 100 feet easterly from the corner formed by the intersection of the Northerly side of Huron Street with the Easterly side of Oakland Street (formerly Liberty Street, as said street is laid down on the map entitled "Plan of Griffin farm and Part of the Devoe's Meadow, situated in Bushwick, Kings County, belonging to Messers. Crane, Ely and Grosvenor, 1853, Charles Perkins, Surveyor") now known as McGuinness Boulevard;

RUNNING THENCE Easterly along the Northerly side of Huron Street, 25 feet;

THENCE Northerly and parallel with McGuinness Boulevard, 100 feet;

THENCE Westerly and parallel with Huron Street, 25 feet;

THENCE Southerly and again parallel with McGuinness Boulevard, 100 feet to the point or place of BEGINNING.

NOTE: Oakland Street is n/k/a McGuinness Boulevard.

FOR INFORMATION ONLY, NOT INSURED: SAID PREMISES BEING KNOWN AS AND BY 233 Huron Street, Brooklyn, NY

BLOCK: 2524
LOT: 54
COUNTY: KINGS

PARCEL B

ALL that certain plot piece or parcel of land, situate, lying and being in the City and State of New York, County of Kings, and more particularly bounded and described as follows:

BEGINNING at a point on the Southerly side of Huron Street, distant 150 feet Easterly from the corner formed by the intersection of the Easterly side of Oakland Street now known as McGuinness Boulevard with the Southerly side of Huron Street;

RUNNING THENCE Southerly parallel with McGuinness Boulevard, 100 feet;

THENCE Easterly parallel with Huron Street, 25 feet;

THENCE Northerly parallel with McGuinness Boulevard, 100 feet to the Southerly side of Huron Street;

THENCE Westerly along the Southerly side of Huron Street, 25 feet to the point or place of BEGINNING.

Old Republic Title Insurance Company

Title Number: **CL-34165-K**

Page **2**

FOR INFORMATION ONLY, NOT INSURED: SAID PREMISES BEING KNOWN AS AND BY
238 Huron Street, Brooklyn, NY

BLOCK: 2534
LOT: 12
COUNTY: KINGS

PARCEL C

ALL that certain plot piece or parcel of land, situate, lying and being in the Borough of Brooklyn,
County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the Northerly side of Huron Street, distant 125 feet Easterly from the
corner formed by the intersection of the Northerly side of Huron Street with the Easterly side of
McGuinness Boulevard (Oakland Street) (Liberty Street);

RUNNING THENCE Northerly parallel with McGuinness Boulevard, 100 feet;

THENCE Easterly parallel with Huron Street, 150 feet;

THENCE Southerly parallel with McGuinness Boulevard, 100 feet to the Northerly side of Huron
Street;

THENCE Westerly along the Northerly side of Huron Street, 150 feet to the point or place of
BEGINNING.

FOR INFORMATION ONLY, NOT INSURED: SAID PREMISES BEING KNOWN AS AND BY
249 Huron Street, Brooklyn, NY

BLOCK: 2524
LOT: 46
COUNTY: KINGS

DEED

Title No. CL-34165-K

EFRAT REALTY LLC and A&Z
HURON LLC

To

DALE NY LLC

Block 2524, 2534

Lot 54 (Parcel A), 46 (Parcel C), 12 (Parcel B)

County or Town Kings

Street Address 233-249 HURON STREET
BROOKLYN, New York 11222

Return By Mail To:

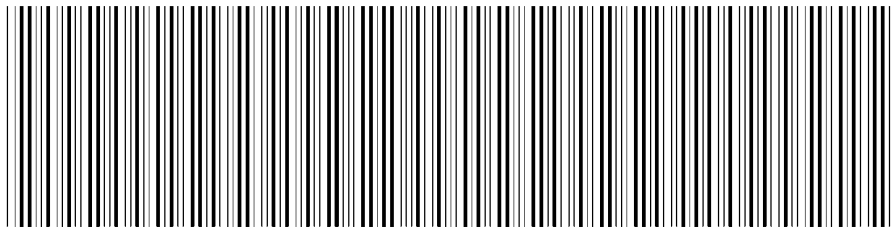
Jay Lau, Esq.
Christodoulou & Lau, P.C
40 Cutter Mill Road
Great Neck, New York 11021

Reserve This Space For Use Of Recording Office

--

Block: 2524, Lot: 54 (Parcel A), 12 (Parcel B), 46 (Parcel C)

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2024011200384001001S2B74

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2024011200384001
Document Type: DEED

Document Date: 01-10-2024

Preparation Date: 01-12-2024

ASSOCIATED TAX FORM ID: 2024010200232

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

1
2
1



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

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 2524 LOT: 54
- (2) Property Address: N/A HURON STREET, BROOKLYN, NY 00000
- (3) Owner's Name: DALE NY LLC

Additional Name:

Affirmation:



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

Customer Billing Information:

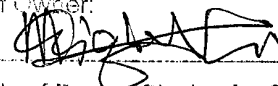
Please Note:

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

Owner's Approval:

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

Print Name of Owner:

Signature:  Date (mm/dd/yyyy) 11/10/24

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

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

C3. Book OR C4. Page

C5. CRFN



STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

PROPERTY INFORMATION

1. Property Location	N/A	HURON STREET	BROOKLYN	00000
	STREET NUMBER	STREET NAME	BOROUGH	ZIP CODE

2. Buyer Name	DALE NY LLC	
	LAST NAME / COMPANY	FIRST NAME
	LAST NAME / COMPANY	FIRST NAME

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

LAST NAME / COMPANY		FIRST NAME	
STREET NUMBER AND STREET NAME		CITY OR TOWN	STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 3 # of Parcels OR Part of a Parcel

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

5. Dead Property Size FRONT FEET X DEPTH OR ACRES

7. New Construction on Vacant Land

8. Seller Name

A&Z HURON LLC LAST NAME / COMPANY	FIRST NAME
EFRAT REALTY LLC LAST NAME / COMPANY	FIRST NAME

A	☐	One Family Residential	C	☐	Residential Vacant Land	E	☒	Commercial	G	☐	Entertainment / Amusement	I	☐	Industrial
B	☐	2 or 3 Family Residential	D	☐	Non-Residential Vacant Land	F	☐	Apartment	H	☐	Community Service	J	☐	Public Service

SALE INFORMATION

10. Sale Contract Date 9 / 12 / 2023
Month Day Year

11. Date of Sale / Transfer 1 / 10 / 2024
Month Day Year

12. Full Sale Price \$

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

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

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

A	☐	Sale Between Relatives or Former Relatives
B	☐	Sale Between Related Companies or Partners in Business
C	☐	One of the Buyers is also a Seller
D	☐	Buyer or Seller is Government Agency or Lending Institution
E	☐	Deed Type not Warranty or Bargain and Sale (Specify Below)
F	☐	Sale of Fractional or Less than Fee Interest (Specify Below)
G	☐	Significant Change in Property Between Taxable Status and Sale Dates
H	☐	Sale of Business is Included in Sale Price
I	☐	Other Unusual Factors Affecting Sale Price (Specify Below)
J	☒	None

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

15. Building Class Z, 9

16. Total Assessed Value (of all parcels in transfer) 7 4 9 7 0 0

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

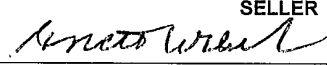
BROOKLYN 2524 54

BROOKLYN 2534 12

BROOKLYN 2524 46

CERTIFICATION

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

 BUYER SIGNATURE C/O: JAY LAU, ESQ. 40 CUTTER MILL ROAD, SUITE 504			DATE			BUYER'S ATTORNEY			LAST NAME		FIRST NAME		
STREET NUMBER GREAT NECK			STREET NAME (AFTER SALE)			AREA CODE			TELEPHONE NUMBER				
CITY OR TOWN			STATE NY			ZIP CODE 11021			SELLER  SELLER SIGNATURE			DATE 01/04/2023	

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

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

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

N/A HURON STREET

Street Address Unit/Apt.

BROOKLYN

Borough

New York,

2524

Block

54

Lot

(the "Premises");

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

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

A&Z Huron LLC

Name of Grantor (Type or Print)

[Signature]
Signature of Grantor

Sworn to before me

this 4 day of January 2024



SAUNDRA ROTHENBERG
Commission # HH 324348
Expires February 20, 2027

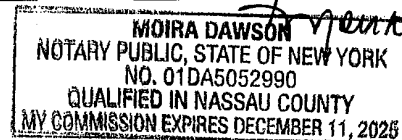
DALE NY LLC

Name of Grantee (Type or Print)

[Signature]
Signature of Grantee

Sworn to before me

this 10 day of January 2024



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

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

2024010200232101

EXHIBIT H



Notes

Units: ug/L

Legend

IA-1

Indoor Air Sample

SS-1

Sub-Slab Vapor Sample

SV-1

Soil Vapor Sample

OA-1

Outdoor Air Sample

SB-1

Soil Boring

MW-1

Monitoring Well

Title

Groundwater Spider Diagram

No.

Revision/Issue

Date

228 Park Ave S PMB 34864
New York, New York 10003

Project Name and Address

A712-BKNY
247 Huron Street
Brooklyn, NY
11222

Project

A712-BKNY

Date

8/12/2025

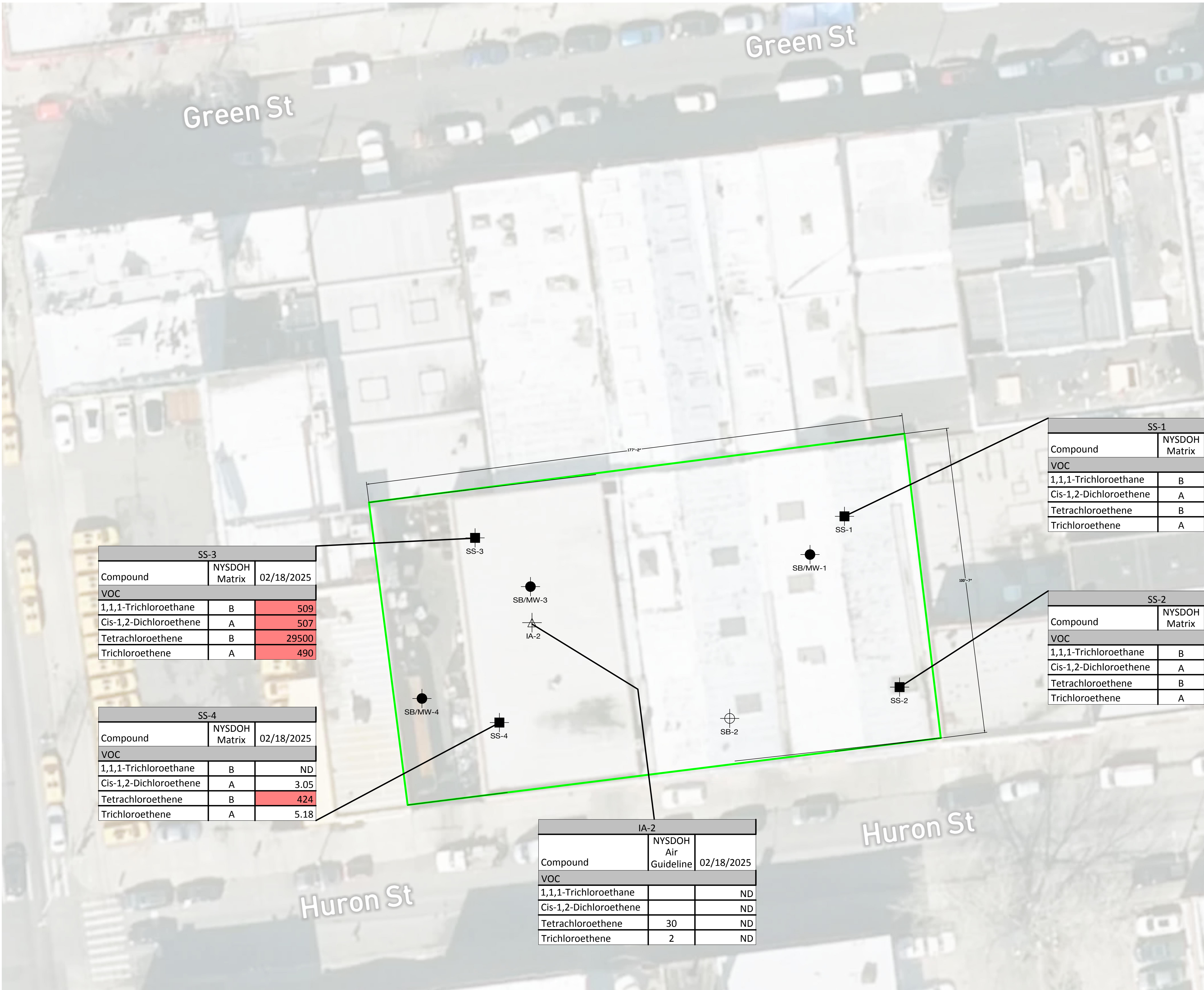
Scale

As Noted

Figure

3D





SS-3		
Compound	NYSDOH Matrix	02/18/2025
VOC		
1,1,1-Trichloroethane	B	509
Cis-1,2-Dichloroethene	A	507
Tetrachloroethene	B	29500
Trichloroethene	A	490

SS-4		
Compound	NYSDOH Matrix	02/18/2025
VOC		
1,1,1-Trichloroethane	B	ND
Cis-1,2-Dichloroethene	A	3.05
Tetrachloroethene	B	424
Trichloroethene	A	5.18

IA-2		
Compound	NYSDOH Air Guideline	02/18/2025
VOC		
1,1,1-Trichloroethane		ND
Cis-1,2-Dichloroethene		ND
Tetrachloroethene	30	ND
Trichloroethene	2	ND

SS-1		
Compound	NYSDOH Matrix	02/18/2025
VOC		
1,1,1-Trichloroethane	B	ND
Cis-1,2-Dichloroethene	A	ND
Tetrachloroethene	B	23.4
Trichloroethene	A	ND

SS-2		
Compound	NYSDOH Matrix	02/18/2025
VOC		
1,1,1-Trichloroethane	B	6.16
Cis-1,2-Dichloroethene	A	ND
Tetrachloroethene	B	71.8
Trichloroethene	A	3.63

Notes

Units: ug/m³

Legend	
IA-1	Indoor Air Sample
SS-1	Sub-Slab Vapor Sample
SV-1	Soil Vapor Sample
OA-1	Outdoor Air Sample
SB-1	Soil Boring
MW-1	Monitoring Well

Title

Soil Vapor and Indoor Air Spider Diagram

No.	Revision/Issue	Date

228 Park Ave S PMB 34864
New York, New York 10003

Project Name and Address

A712-BKNY
247 Huron Street
Brooklyn, NY
11222

Project	A712-BKNY	Figure	3B
Date	8/12/2025		
Scale	As Noted		

Exhibit I

An official website of New York State.
[Here's how you know](#) ▾



Department of State

Division of Corporations

Entity Information

Return to Results

Return to Search

Entity Details



ENTITY NAME: DALE NY LLC
DOS ID: 6226212
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 07/22/2021
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 07/22/2021
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: CURRENT
COUNTY: KINGS
NEXT STATEMENT DUE DATE: 07/31/2027
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: THE LIMITED LIABILITIES COMPANY
Address: 4228 COLLEGE POINT BLVD, FLUSHING, NY, UNITED STATES, 11355

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

Chief Executive Officer's Name and Address

Name:
Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

Exhibit J

WRITTEN CONSENT

The undersigned, being a Member of Dale NY LLC, does hereby certify as follows:

1. Dale NY LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at 233-249 Huron Street, Brooklyn, New York 11222, Block 2524, Lots 46 and 54 (collectively the "BCP Site").

2. The following person, Wei Qiang, Lin (a/k/a Dale Lin), a member of Dale NY LLC, has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer Dale NY LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 17th day of March, 2026.


Ai Yue, Zhang (a/k/a Wendy Zhang)
Member of Dale NY LLC

Exhibit K

Site Contact List

233-249 Huron Iron Foundry and Scrap Metal Site

233-249 Huron Street, Brooklyn, NY 11222

Name	Title	Address	City	State	Zip
Kirsten Gillibrand	U.S. Senator	478 Russell Senate Office Building	Washington	DC	20510
Charles Schumer	U.S. Senator	322 Hart Senate Office Building	Washington	DC	20510
Dan Garodnick	City Planning and Zoning, Chair	16 Court Street, 7th Floor	Brooklyn	NY	11241
Nydia M. Velazquez	U.S. House of Representatives, 7th Congressional District of New York	2302 Rayburn House Office Building	Washington	DC	20515
Kristen Gonzalez	New York State Senator, Senate District 59	801 2nd Ave, Suite 303	New York	NY	10017
Antonio Reynoso	Brooklyn Borough President	209 Joralemon Street	Brooklyn	NY	11201
Zohran Mamdani	New York City, Mayor	City Hall	New York	NY	10007
Shaminder Chawla	NYC Mayor's Office of Environmental Remediation, Director	100 Gold Street, 2nd Floor	New York	NY	10038
Johana Pulgarin	Brooklyn Community Board 1	435 Grham Avenue	Brooklyn	NY	11211
Acacia Thompson	Brooklyn Public Library - Greenpoint Branch, EJ Coordinator	107 Norman Ave	Brooklyn	NY	11222
Michael Farnan	NYC DEP, Water and Sewer Operations, Deputy Commissioner	59-17 Juntion Blvd, 19th Floor	Flushing	NY	11373
Brooklyn Paper	Media Outlet	One MetroTech Center	Brooklyn	NY	11201
Darin Harris	The Goddard School of Greenpoint, CEO	85 Commercial St	Brooklyn	NY	11222
Monica Criollo	Carrusel Child Care Center, Owner	168 Java Street	Brooklyn	NY	11222
Ms. Yelena	Building Blocks of Greenpoint, Administrator	44 Kent Street	Brooklyn	NY	11222
Alain Beugoms	Public School 34, Principal	131 Norman Ave	Brooklyn	NY	11222
Mary Scarlato	Public School 31 Samuel F. Dupont, Principal	75 Meserole Ave	Brooklyn	NY	11222
Alzina Gilmore	Adapt Community Network Preschool, Director	725 Leonard Street	Brooklyn	NY	11222
Monica Madalinski	Green Bean Day Care, Director	161 Greenpoint Ave	Brooklyn	NY	11222
Cindy Zhang	The Learning Experience, Owner	992 Lorimer Street	Brooklyn	NY	11222
Kevin Kung	Kuei Luck Early Childhood Center, Director	171 Calyer Street	Brooklyn	NY	11222
Navita Ramlakhan	Greenpoint Childcare, Director	145 West Street, Floor 1	Brooklyn	NY	11222
330 McGuinness, LLC	Adjacent Property Owner of 318 McGuinness Blvd	330 McGuinness Blvd	Brooklyn	NY	11222
330 McGuinness, LLC	Adjacent Property Owner of 231 Huron St Brooklyn	330 McGuinness Blvd	Brooklyn	NY	11222
251 Huron Street LLC	Adjacent Property Owner of 251 Huron Street	244-250 Green St	Brooklyn	NY	11222
252 Green Street LLC	Adjacent Property Owner of 252 Green St	203 Meserole Avenue	Brooklyn	NY	11222
330 McGuinness, LLC	Adjacent Property Owner of 324 McGuinness Blvd	330 McGuinness Blvd	Brooklyn	NY	11222
Hedygus Realty LLC	Adjacent Property Owner of 334 McGuinness Blvd	321 McGuinness Blvd	Brooklyn	NY	11222
336 McGuiness LLC	Adjacent Property Owner of 336 McGuiness Blvd	330 McGuinness Blvd	Brooklyn	NY	11222
County Fleet LLC	Adjacent Property Owner of 230 Green St	PO Box 75	Medford	NY	11763
David Yaloz	Adjacent Property Owner of 234 Green St	234 Green St Brooklyn	Brooklyn	NY	11222
Green Street Realty LLC	Adjacent Property Owner of 240 Green St	49 Box Street	Brooklyn	NY	11222
Cano Rlty Corp	Adjacent Property Owner of 242 Green St	25 Broadway	New York	NY	10004
Kingston Green Street LLC	Adjacent Property Owner of 244 Green St	1967 Wehrle Dr, Suite 1-086	Buffalo	NY	14221
316 McGuinness Blvd Realty Corp	Adjacent Property Owner of 316 McGuinness Blvd	203 Meserole Avenue	Brooklyn	NY	11222
234 Huron Street LLC	Adjacent Property Owner of 234 Huron Street	234 Huron Street #1	Brooklyn	NY	11222
Donald J Finnerty	Adjacent Property Owner of 236 Huron St	236 Huron St	Brooklyn	NY	11222
Dale NY LLC	Adjacent Property Owner of 238 Huron Street	4228 College Point Blvd	Flushing	NY	11355

Seung NG	Adjacent Property Owner of 240 Huron St	240 Huron St	Brooklyn	NY	11222
Seung NG	Adjacent Property Owner of 246 Huron St	246 Huron St	Brooklyn	NY	11222
254 Huron Projects LLC	Adjacent Property Owner of 252 Huron St	305 E 4th St #1	New York	NY	10009

Exhibit L



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100 South Clinton Avenue
Rochester, New York 14604
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LINDA R. SHAW
ATTORNEY AT LAW

T 585.546.8430
C 585.414.3122
lshaw@nyenvlaw.com

Acacia Thompson
Brooklyn Public Library – Greenpoint Branch
107 Norman Ave, Brooklyn, NY, 11222

RE: Brownfield Cleanup Program Application
Applicant: Dale NY LLC
Site Address: 233-249 Huron St., Brooklyn, NY 11222

Dear Ms. Thompson,

We represent Dale NY LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 233-249 Huron Street in Brooklyn, Kings County, New York. We respectfully request that the Brooklyn Public Library – Greenpoint Branch serve as a document repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local library is willing and able to serve as a document repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in USB format.

Please sign below and return the executed letter as an attachment to an email to my paralegal, Abigale Patrick, at apatrick@nyenvlaw.com, if you are able to certify that the Brooklyn Public Library – Greenpoint Branch is willing and able to act as a temporary public repository for this Brownfield Cleanup Program Project.

Sincerely,

KNAUF SHAW LLP

A handwritten signature in black ink, appearing to read "Linda R. Shaw".

LINDA R. SHAW, ESQ.

The Brooklyn Public Library – Greenpoint Branch is willing and able to act as a document repository for the Brownfield Cleanup Program Project located at 233-249 Huron Street.

Acacia Thompson
Acacia Thompson, Environmental Justice Coordinator

11/25/2025
Date



2600 Innovation Square
100 South Clinton Avenue
Rochester, New York 14604
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March 18, 2026

Chief, Site Control Section
Division of Environmental Remediation
NYS Department of Environmental Conservation
625 Broadway, 11th Floor
Albany, NY 12233-7020

RE: Brownfield Cleanup Program Application

Applicant: Dale NY LLC

Site Address: 233-249 Huron St., Brooklyn, NY 11222

To Whom It May Concern:

We represent Dale NY LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 233-249 Huron Street in Brooklyn, Kings County, New York. We requested that Brooklyn Community Board 1 serve as a temporary document repository for this project.

Upon this request, we were informed via a phone call from the Community Board that the current policy for that location is to sign an agreement letter only upon receiving the finalized application materials. They assured us that Brooklyn Community Board 1 would sign an agreement letter to serve as a public repository for the aforementioned site upon receipt of the application materials.

Sincerely,

KNAUF SHAW LLP

A handwritten signature in black ink, appearing to read "Linda R. Shaw", written over a horizontal line.

LINDA R. SHAW, ESQ.