

## Brownfield Cleanup Program Application

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Steps at Saratoga Senior Building  
2012A Fulton Street  
Block 1549, Lot 18  
Brooklyn, New York

December 26, 2025

Prepared for:

**Steps Senior LLC**  
**c/o Riseboro Community Partnership**  
217 Wyckoff Avenue  
Brooklyn, New York 11237

Prepared by:

**Roux Environmental Engineering  
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209 Shafter Street  
Islandia, New York 11749

**Brownfield Cleanup Program (BCP) Application**  
**Steps at Saratoga Senior Building**  
**2012A Fulton Street, Brooklyn, New York**

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## **TABLE OF CONTENTS**

1. BCP Application
2. Figures
  1. Site Location Map
  2. Site Plan
  3. Tax Map
  4. Existing Conditions
  5. Surrounding Land Use
  6. Adjacent Land Owners
  7. NYS En-Zone Boundaries
  8. Disadvantaged Communities
  9. Environmental Justice Areas
  10. Summary of Exceedances in Soil
  11. Summary of Soil Vapor Detections
3. Appendices
  - A. Property Survey and Description
  - B. Property Description and Environmental Assessment
  - C. Phase I ESA and Phase II ESA
  - D. Project Description
  - E. Ecological Concerns
  - F. Land Use Factors
  - G. Previous Property Owners and Operators
  - H. Property's Environmental History
  - I. Requestor Information
  - J. Fee Waiver Request
  - K. Requestor Eligibility
  - L. Site Contact List



Department of  
Environmental  
Conservation

## BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

### SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
  - a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information (excluding the previous environmental reports and work plans, if applicable);
  - b. one individual file (PDF) of each previous environmental report; and,
  - c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. \*OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.

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

a. VIA SITE CONTROL DROPBOX:

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

b. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
- Mail the external storage device to the following address:

Chief, Site Control Section  
Division of Environmental Remediation  
625 Broadway, 12<sup>th</sup> Floor  
Albany, NY 12233-7020

**SITE NAME:** Steps at Saratoga Senior Building

**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: C224447

Yes  No



BCP App Rev 16.1 – March 2025

**SECTION I: Property Information**

PROPOSED SITE NAME **Steps at Saratoga Senior Building**

ADDRESS/LOCATION **2012A Fulton Street**

CITY/TOWN **Brooklyn**

ZIP CODE **11233**

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

COUNTY **Kings**

SITE SIZE (ACRES) **0.240**

LATITUDE	LONGITUDE
40 ° 40'	73 ° 55'
42.247	3.110

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
2012A Fulton Street	3	1549	18	0.240

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.	<input type="radio"/> Y	<input type="radio"/> N
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)	<input type="radio"/> <b>Appendix A</b>	<input type="radio"/>
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See <a href="#">DEC's website</a> for more information) If yes, identify census tract: <u>301</u> Percentage of property in En-zone (check one): <input type="radio"/> 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input checked="" type="radio"/> 100%	<input type="radio"/>	<input type="radio"/>
4. Is the project located within a disadvantaged community? See application instructions for additional information.	<input checked="" type="radio"/>	<input type="radio"/>
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications:	<input type="radio"/>	<input checked="" type="radio"/>

<b>SECTION I: Property Information (continued)</b>		<b>Y</b>	<b>N</b>
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	<input type="radio"/>	<input checked="" type="radio"/>	
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.	<input type="radio"/>	<input checked="" type="radio"/>	
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	<input type="radio"/>	<input checked="" type="radio"/>	
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number:	<input type="radio"/>	<input checked="" type="radio"/>	
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: Class:	<input type="radio"/>	<input checked="" type="radio"/>	
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information.	<input type="radio"/>	<input checked="" type="radio"/>	
<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):	<input type="radio"/>	<input checked="" type="radio"/>	
<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?	<input checked="" type="radio"/>	<input type="radio"/>	
<b>Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.</b>			
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.	<input checked="" type="radio"/>	<input type="radio"/>	
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	<input type="radio"/>	<input checked="" type="radio"/>	
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?	<input type="radio"/>	<input checked="" type="radio"/>	
<b>NOTE:</b> If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.			
<b>If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.</b>			
<b>Initials of each Requestor:</b> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>			

## SECTION II: Project Description

1. The project will be starting at:  Investigation  Remediation

If the project is proposed to start at the remediation stage, at a minimum, a Remedial Investigation Report (RIR) must be included, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Action Work Plan (RAWP) are also included (see [DER-10, Technical Guidance for Site Investigation and Remediation](#) for further guidance), then a 45-day public comment period is required.

2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?

Yes

No

N/A

3. Have any draft work plans been submitted with the application (select all that apply)?

RIWP

RAWP

IRM

No

4. Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.

Is this information attached?

Yes

No

**Appendix D**

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

**Appendix D**

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

**Not applicable**

## SECTION III: Ecological Concerns

**Appendix E**

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

2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?

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

If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, is required. The applicant may submit the FWRIA with the application or as part of the Remedial Investigation Report.

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

N/A

<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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**SECTION IV: Land Use Factors****Appendix F**

1. What is the property's current municipal zoning designation? R7D/C2-4

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?

<input checked="" type="radio"/>	<input type="radio"/>
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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****Appendix G**

CURRENT OWNER: CITY OF NEW YORK

CONTACT NAME: Sophia Matheney

ADDRESS 100 CHURCH STREET

CITY NEW YORK	STATE NY	ZIP CODE 10007
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PHONE 2128635666	EMAIL mathenes@hpd.nyc.gov
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OWNERSHIP START DATE JUNE 22, 1995

CURRENT OPERATOR: DEPT OF HOUSING PRESERVATION & DEVELOPMENT

CONTACT NAME Sophia Matheney

ADDRESS 100 GOLD STREET

CITY NEW YORK	STATE NY	ZIP CODE 10038
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PHONE 2128635666	EMAIL mathenes@hpd.nyc.gov
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OPERATION START DATE JUNE 22, 1995

## SECTION VI: Property's Environmental History

### Appendix H

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**):

- 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.**
- SAMPLING DATA:** Indicate (by selecting the options below) known contaminants and the media which are known to have been affected. Data summary tables should be included as an attachment, with laboratory reports referenced and included.

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chlorinated Solvents	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other VOCs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SVOCs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metals	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PFAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1,4-dioxane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other – indicated below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\*Please describe other known contaminants and the media affected: n/a

- For each impacted medium above, include a site drawing indicating:

- Sample location
- Date of sampling event
- Key contaminants and concentration detected
- For soil, highlight exceedances of reasonably anticipated use
- For groundwater, highlight exceedances of 6 NYCRR part 703.5
- For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

These drawings are to be representative of all data being relied upon to determine if the site requires remediation under the BCP. Drawings should be no larger than 11"x17" and should only be provided electronically. These drawings should be prepared in accordance with any guidance provided.

Are the required drawings included with this application?

YES

NO

- Indicate Past Land Uses (check all that apply):

<input type="checkbox"/> Coal Gas Manufacturing	<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Agricultural Co-Op	<input type="checkbox"/> Dry Cleaner
<input type="checkbox"/> Salvage Yard	<input type="checkbox"/> Bulk Plant	<input type="checkbox"/> Pipeline	<input type="checkbox"/> Service Station
<input type="checkbox"/> Landfill	<input type="checkbox"/> Tannery	<input type="checkbox"/> Electroplating	<input type="checkbox"/> Unknown

Other:

Commercial operations including woodworking, truck parking, a trading company and a dry goods store.

**SECTION VII: Requestor Information****Appendix I**

NAME Steps Senior LLC		
ADDRESS 217 Wyckoff Avenue		
CITY/TOWN Brooklyn		STATE NY
PHONE 718-366-3800		EMAIL <a href="mailto:spetryczka@riseboro.org">spetryczka@riseboro.org</a>
1. Is the requestor authorized to conduct business in New York State (NYS)? <span style="float: right;"><b>Y</b> <input type="radio"/> <b>N</b> <input type="radio"/></span> 2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the <a href="#">NYS Department of State's Corporation &amp; Business Entity Database</a> . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached? <span style="float: right;"><input type="radio"/> <input checked="" type="radio"/> <input type="radio"/></span> 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? <span style="float: right;">N/A <input type="radio"/> <input checked="" type="radio"/> <input type="radio"/></span> 4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of <a href="#">DER-10: Technical Guidance for Site Investigation and Remediation</a> and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? <span style="float: right;"><input type="radio"/> <input checked="" type="radio"/> <input type="radio"/></span> <b>Documents that are not properly certified will not be approved under the BCP.</b>		

**SECTION VIII: Requestor Contact Information**

REQUESTOR'S REPRESENTATIVE Stephan Petryczka		
ADDRESS 217 Wyckoff Avenue		
CITY Brooklyn		STATE NY
PHONE 718-366-3800		EMAIL <a href="mailto:spetryczka@riseboro.org">spetryczka@riseboro.org</a>
REQUESTOR'S CONSULTANT (CONTACT NAME) Jessica Taylor		
COMPANY Roux Environmental Engineering and Geology, D.P.C.		
ADDRESS 209 Shafter Street		
CITY Islandia		STATE NY
PHONE 631-232-2600		EMAIL <a href="mailto:jtaylor@rouxinc.com">jtaylor@rouxinc.com</a>
REQUESTOR'S ATTORNEY (CONTACT NAME) George Duke		
COMPANY Fox Rothschild LLP		
ADDRESS 101 Park Avenue, 17th floor		
CITY New York		STATE NY
PHONE 212-450-9847		EMAIL <a href="mailto:gduke@foxrothschild.com">gduke@foxrothschild.com</a>

**SECTION IX: Program Fee****Appendix J**

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.

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

**SECTION X: Requestor Eligibility****Appendix K**

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

	<b>Y</b>	<b>N</b>
1. Are any enforcement actions pending against the requestor regarding this site?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	<input type="radio"/>	<input checked="" type="radio"/>
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	<input type="radio"/>	<input checked="" type="radio"/>
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	<input type="radio"/>	<input checked="" type="radio"/>
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	<input type="radio"/>	<input checked="" type="radio"/>
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?	<input type="radio"/>	<input checked="" type="radio"/>
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	<input type="radio"/>	<input checked="" type="radio"/>
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	<input type="radio"/>	<input checked="" type="radio"/>
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	<input type="radio"/>	<input checked="" type="radio"/>
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	<input type="radio"/>	<input checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input checked="" type="radio"/>

## SECTION X: Requestor Eligibility (continued)

## Appendix I

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

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

## SECTION XII: Site Contact List

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

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

### SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

(By a requestor other than an individual)

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

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

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

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

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

**BCP App Rev 16.1**

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

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

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

**From 6 NYCRR 375-3.2(l) 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:

(l) “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:

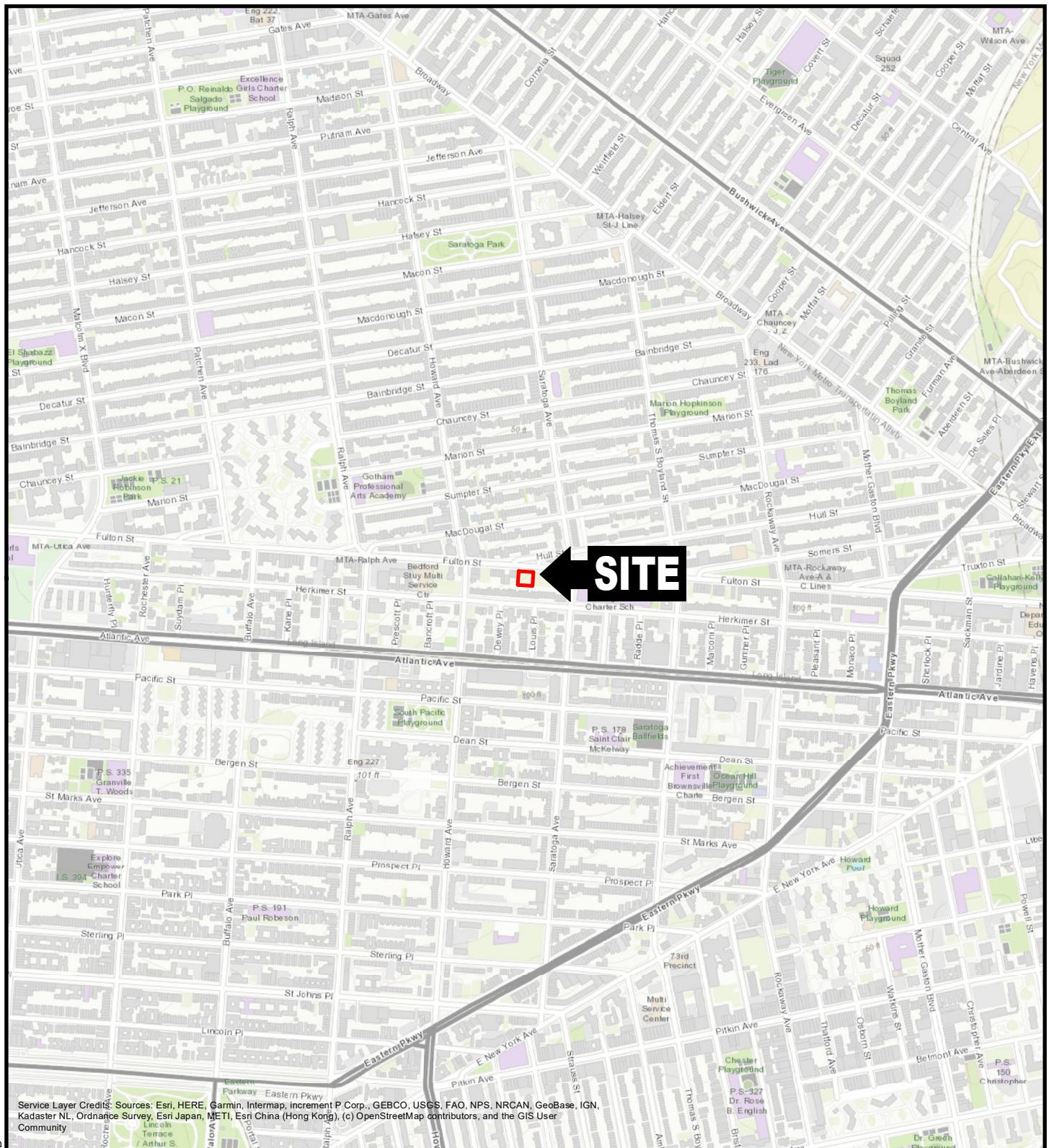
(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to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

**Brownfield Cleanup Program (BCP) Application  
Steps at Saratoga Senior Building  
2012A Fulton Street, Brooklyn, New York**

---

**FIGURES**

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



V:\GIS\PROJECTS\38050002Y107\3805.0002Y107.1.MXD

#### QUADRANGLE LOCATION



1,000' 0 1,000'

Title:

#### SITE LOCATION MAP

2012A FULTON STREET  
BROOKLYN, NEW YORK

Prepared for:

STEPS SENIOR LLC

**ROUX**

Compiled by: B.H.	Date: 09/12/25
Prepared by: M.S.R.	Scale: AS SHOWN
Project Mgr: B.H.	Project: 3805.0002Y002
File: 3805.0002Y107.1.mxd	

FIGURE

1



#### LEGEND

- LOCATION OF SOIL BORING
- ▲ LOCATION OF SOIL VAPOR POINT
- PROPOSED BCP SITE BOUNDARY
- TAX LOT CONFIGURATION PRIOR TO 08/21/2025

#### NOTES

1. AERIAL SOURCE: NYS OFFICE OF INFORMATION TECHNOLOGY SERVICES GIS PROGRAM OFFICE (GPO)
2. THE TAX LOTS WERE ALL MERGED INTO LOT 18 ON 08/21/2025



Title:

#### SITE PLAN

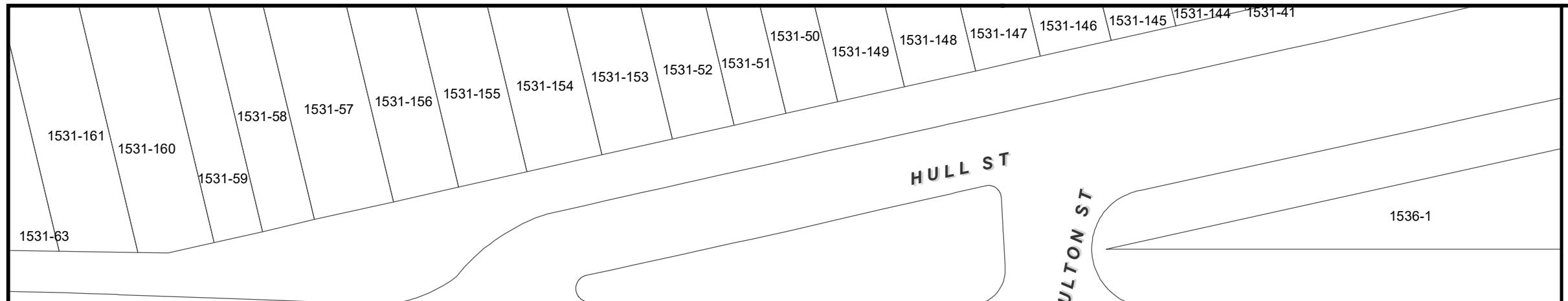
2012A FULTON STREET  
BROOKLYN, NEW YORK

Prepared for:

STEPS SENIOR LLC

**ROUX**

Compiled by: B.H.	Date: 09/12/25	FIGURE
Prepared by: M.S.R.	Scale: AS SHOWN	
Project Mgr: B.H.	Project: 3805.0002Y002	
File: 3805.0002Y107.2.mxd		2



FULTON ST

HULL ST

FULTON ST

1536-1



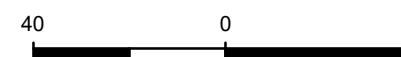
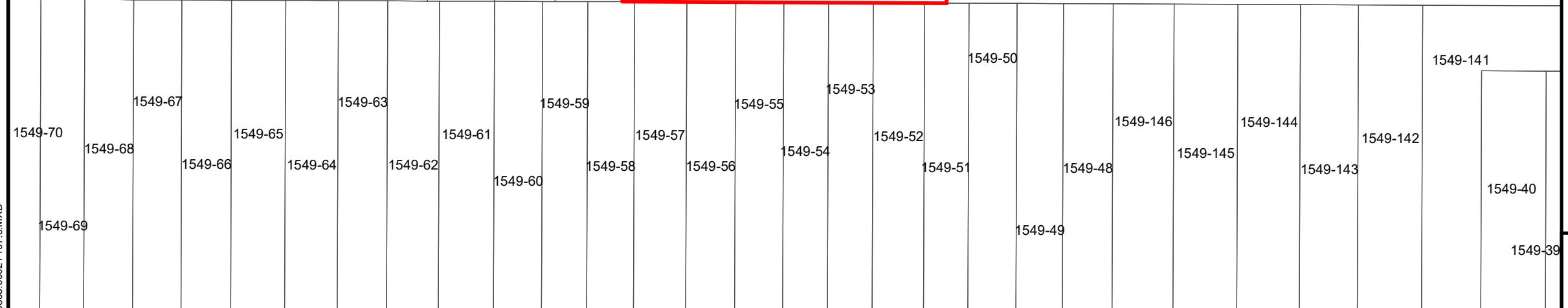
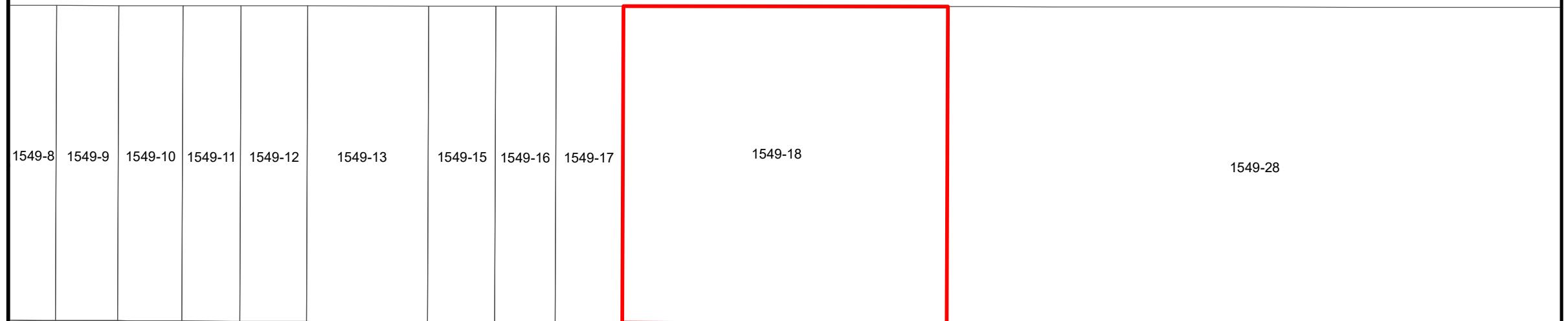
LEGEND

- PROPOSED BCP SITE BOUNDARY
- PARCEL BOUNDARY

**1549-18**  
BLOCK - LOT

NOTES

1. PARCEL SOURCE: MAPPLUTO  
DEPARTMENT OF CITY PLANNING (DCP)



Title:

**TAX MAP**

2012A FULTON STREET  
BROOKLYN, NEW YORK

Prepared for:

STEPS SENIOR LLC

	Compiled by: B.H.	Date: 09/12/25	FIGURE <b>3</b>
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: B.H.	Project: 3805.0002Y002	

File: 3805.0002Y107.3.mxd



LEGEND

PROPOSED BCP SITE BOUNDARY

PARCEL BOUNDARY

NOTES

1. PARCEL SOURCE: MAPPLUTO  
DEPARTMENT OF CITY PLANNING (DCP)



Title:

**EXISTING CONDITIONS**

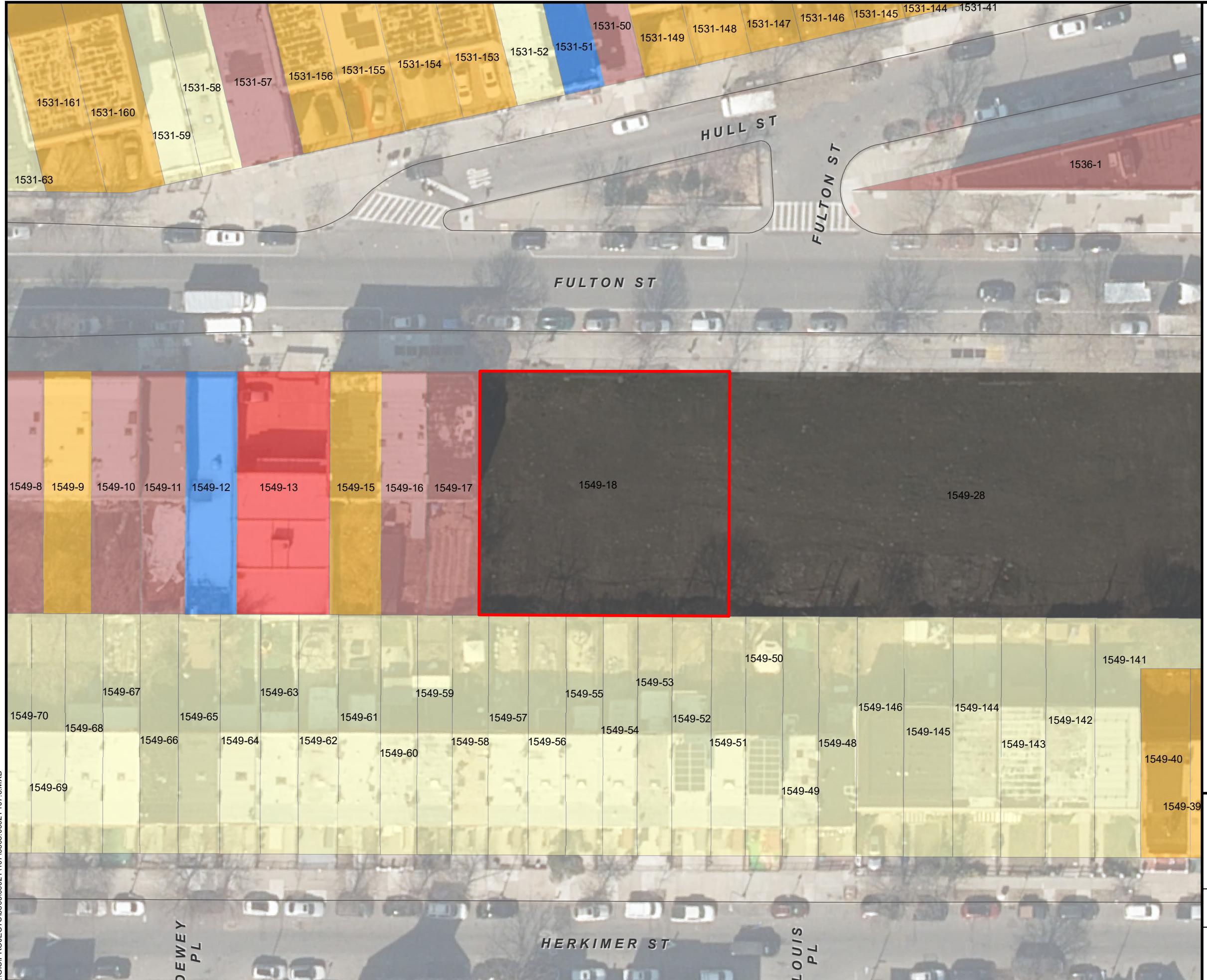
2012A FULTON STREET  
BROOKLYN, NEW YORK

Prepared for:

STEPS SENIOR LLC

<b>ROUX</b>	Compiled by: B.H.	Date: 09/12/25	FIGURE 4
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: B.H.	Project: 3805.0002Y002	

File: 3805.0002Y107.4.mxd



LEGEND

- PROPOSED BCP SITE BOUNDARY
- PARCEL BOUNDARY

DCP LAND USE CATEGORIES

- ONE & TWO FAMILY BUILDINGS
- MULTI-FAMILY WALK-UP BUILDINGS
- MULTI-FAMILY ELEVATOR BUILDINGS
- MIXED COMMERCIAL & RESIDENTIAL BUILDINGS
- COMMERCIAL & OFFICE BUILDINGS
- PUBLIC FACILITIES & INSTITUTIONS
- VACANT LAND

**1549-18**  
BLOCK - LOT

NOTES

1. PARCEL SOURCE: MAPPLUTO  
DEPARTMENT OF CITY PLANNING (DCP)

40' 0' 40'

Title:

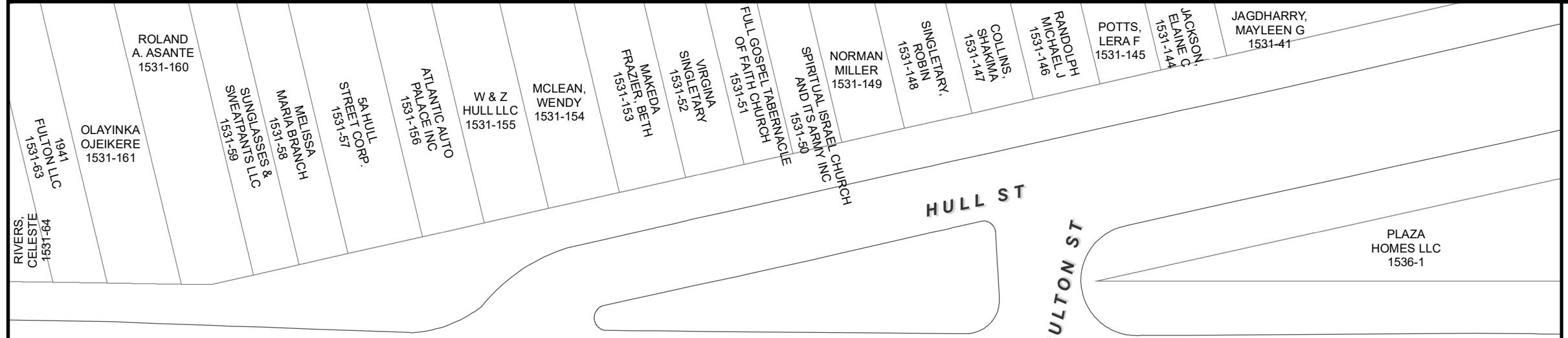
2012A FULTON STREET  
BROOKLYN, NEW YORK

Prepared for:

STEPS SENIOR LLC

<b>ROUX</b>	Compiled by: B.H.	Date: 09/12/25	FIGURE 5
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: B.H.	Project: 3805.0002Y002	

File: 3805.0002Y107.5.mxd



LEGEND

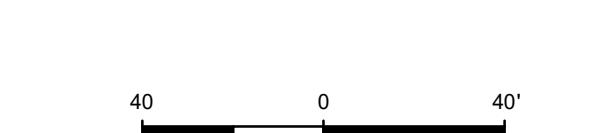
- PROPOSED BCP SITE BOUNDARY
- PARCEL BOUNDARY

**NYC HOUSING  
PRESERVATION AND DEVELOPMENT**  
OWNER  
**1549-18**  
BLOCK - LOT

1549-7	GREENWOOD-BERK LLC 1549-71	1053 HERKIMER LLC 1549-70	DWORK, PAUL 1549-69	WENDY A. CASTLE 1549-9	TUTEIN, VIBERT 1549-10	GREER-ISAACS, CYNTHIA 1549-11	FULTON 2004,LLC 1549-12	FULTON 2004,LLC 1549-13	FAMEK FULTON CORP. 1549-15	TULLY, KEVIN M 1549-60	2010 FULTON STREET CORP 1549-16	SCIENCE OF LIFE TEMPLE INC 1549-17	1549-18	1549-28	MADE IN BK LLC 1549-40	TOWNHOUSE RENTAL VII, L.L.C. 1549-39												
	1549-71	1053 HERKIMER LLC 1549-70	DEON DAVIS-HARRIS 1549-68	JOHNSON, NOT MARRIED, ROBERT EUGENE 1549-67	TOWNHOUSE RENTAL VII, L.L.C. 1549-66	GAIL MADISON, AS TRUSTEE 1549-65	DAVIS, GAYLE ATTIE 1549-64	CONCEPCION, YOLANDA 1549-63	COUGHLAN, RYAN WILLIAM 1549-62	ALLEN, LACEY 1549-61	WILLIAMS, DONNIE 1549-59	RISER, MELISSA 1549-58	GONZALEZ, MARIA PILLAR 1549-57	GILMORE, ALPHONSO 1549-56	MARTIN, MARVA V 1549-55	ROOKS, MARK 1549-54	GILMORE, ALPHONSO 1549-53	SCHONSTEIN, DAVID 1549-52	CONNOR ROBERT 1549-51	WRIDT, PAMELA J 1549-50	THOMAS, BARRY 1549-49	COPENNY, WILLIAM 1549-48	JACKSON, MICHAELE 1549-46	DARLING-BARRACKS, ROSEMARIE A 1549-45	SONIA COX 1549-144	JAMES D GRANT 1549-143	MICHELLE NOWELL, TIFFANY 1549-142	HENDRICKS, DESIREE 1549-141

NOTES

1. PARCEL SOURCE: MAPPLUTO  
DEPARTMENT OF CITY PLANNING (DCP)

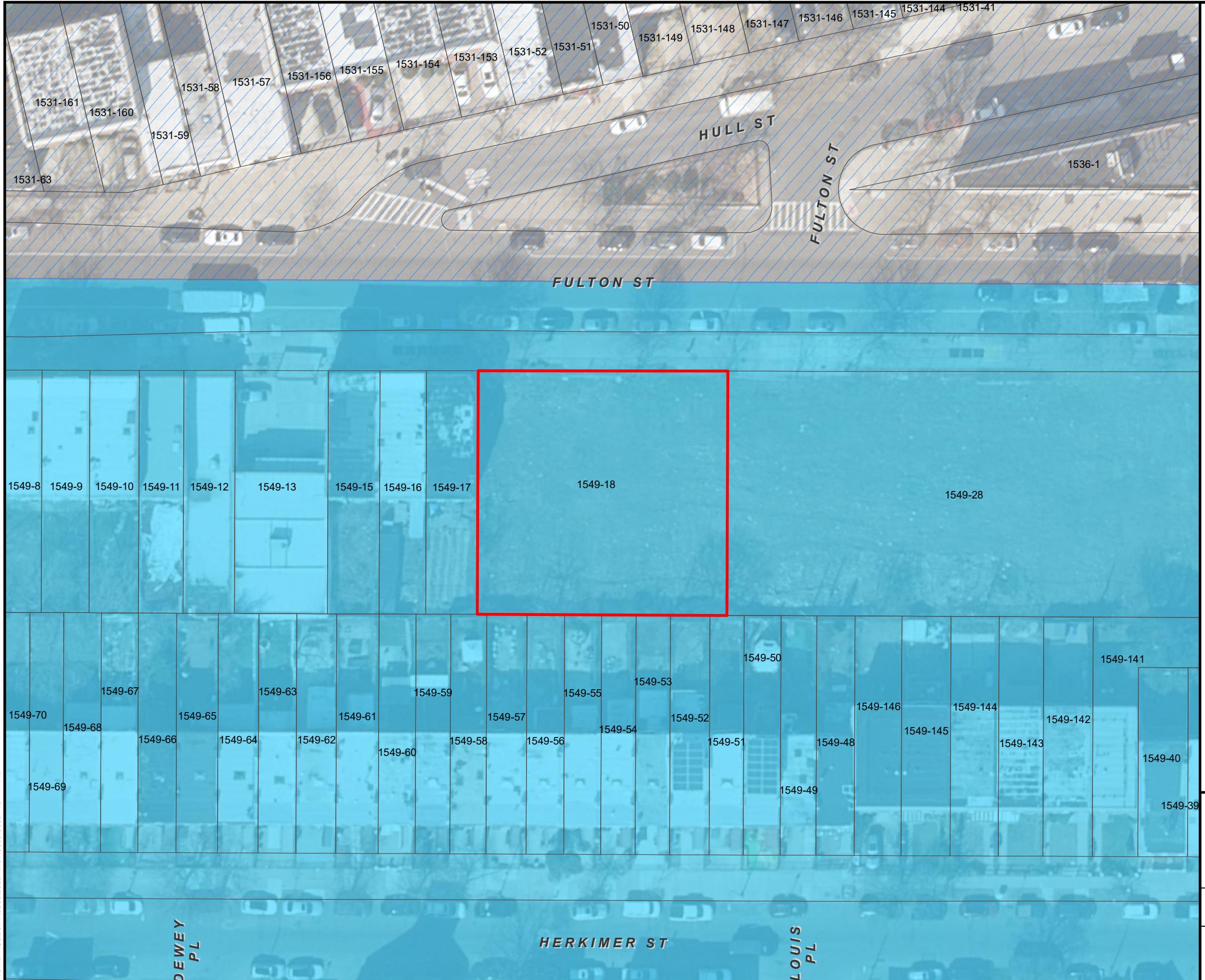


Prepared for:  
**STEPS SENIOR LLC**

**ROUX**

Compiled by: B.H.	Date: 09/12/25	FIGURE
Prepared by: M.S.R.	Scale: AS SHOWN	
Project Mgr: B.H.	Project: 3805.0002Y002	
File: 3805.0002Y107.6.mxd		

**6**



N



#### LEGEND

- PROPOSED BCP SITE BOUNDARY
- PARCEL BOUNDARY

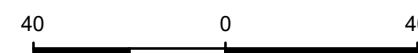
#### COMMUNITY DESIGNATION

- DESIGNATED AS DISADVANTAGE COMMUNITY (DAC)

**1549-18**  
BLOCK - LOT

#### NOTES

1. PARCEL SOURCE: MAPPLUTO DEPARTMENT OF CITY PLANNING (DCP)
2. DISADVANTAGED COMMUNITIES SOURCE: MAYOR'S OFFICE OF CLIMATE & ENVIRONMENTAL JUSTICE (EJNYC)



Title:

#### DISADVANTAGED COMMUNITIES

2012A FULTON STREET  
BROOKLYN, NEW YORK

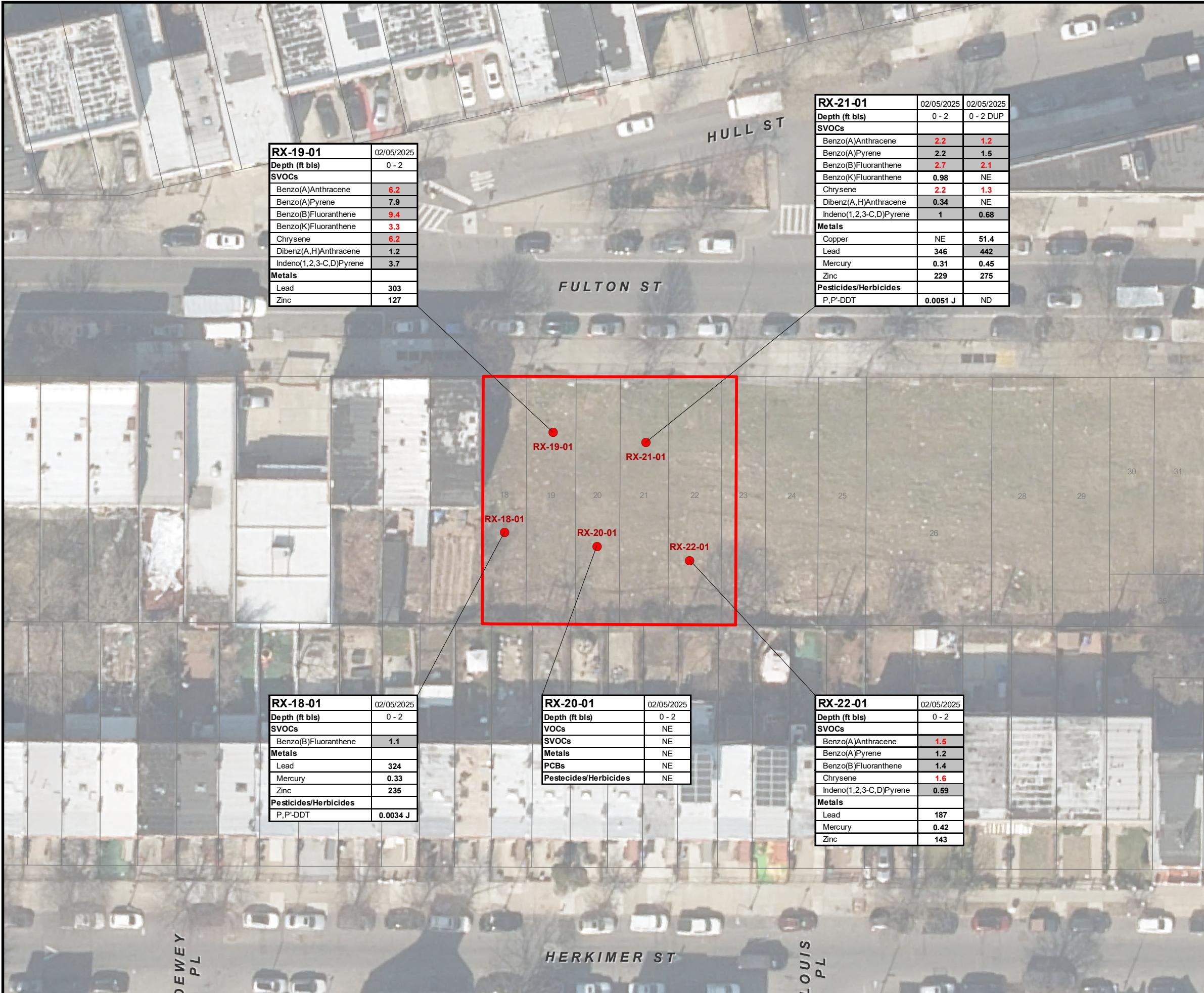
Prepared for:

STEPS SENIOR LLC

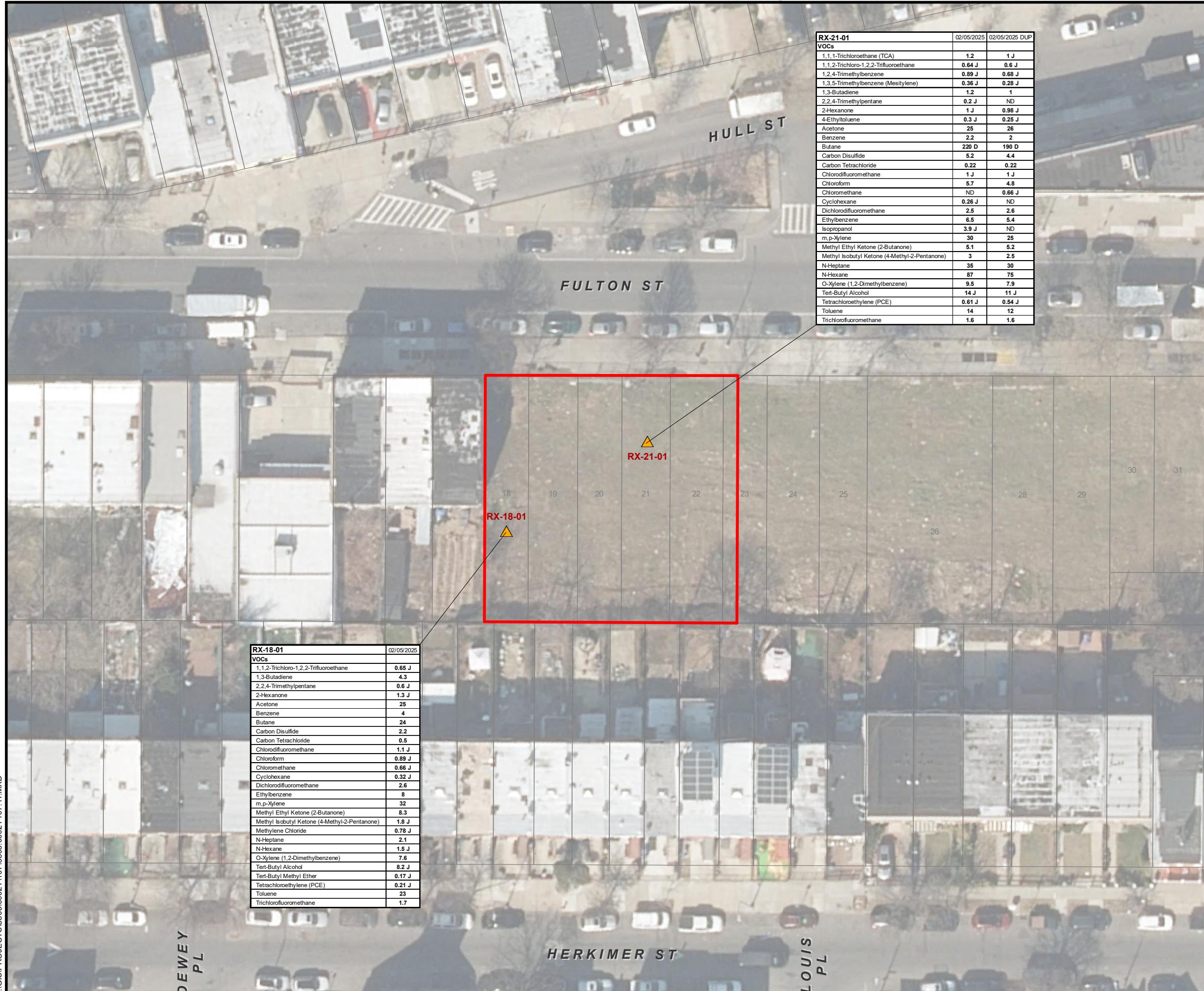
	Compiled by: B.H.	Date: 09/12/25	FIGURE 8
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: B.H.	Project: 3805.0002Y002	

File: 3805.0002Y107.8.mxd





Parameter	NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives	NYSDEC Part 375 Restricted Residential Soil Cleanup Objectives	NYSDEC Part 375 Protection of Groundwater Soil Cleanup Objectives	Units
<b>VOCs</b>	NE	NE	NE	mg/kg
<b>SVOCs</b>				
Benzo(A)Anthracene	1	1	1	mg/kg
Benzo(A)Pyrene	1	1	22	mg/kg
Benzo(B)Fluoranthene	1	1	1.7	mg/kg
Benzo(K)Fluoranthene	0.8	3.9	1.7	mg/kg
Chrysene	1	3.9	1	mg/kg
Dibenz(A,H)Anthracene	0.33	0.33	1000	mg/kg
Indeno(1,2,3-C,D)Pyrene	0.5	0.5	6.2	mg/kg
<b>Metals</b>				
Copper	50	270	1720	mg/kg
Lead	63	400	450	mg/kg
Mercury	0.18	0.81	0.73	mg/kg
Zinc	109	10000	2480	mg/kg
<b>PCBs</b>	ND	ND	ND	mg/kg
<b>Pesticides/Herbicides</b>				
P,P'-DDT	0.0033	7.9	136	mg/kg



RX-21-01		02/05/2025	02/05/2025 DUP
VOCs			
1,1,1-Trichloroethane (TCA)	1.2	1 J	
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.64 J	0.6 J	
1,2,4-Trimethylbenzene	0.89 J	0.68 J	
13,5-Trimethylbenzene (Mesitylene)	0.36 J	0.28 J	
1,3-Butadiene	1.2	1	
2,2,4-Trimethylpentane	0.2 J	ND	
2-Hexanone	1 J	0.98 J	
4-Ethyltoluene	0.3 J	0.25 J	
Acetone	25	26	
Benzene	2.2	2	
Butane	220 D	190 D	
Carbon Disulfide	5.2	4.4	
Carbon Tetrachloride	0.22	0.22	
Chlorodifluoromethane	1 J	1 J	
Chloroform	5.7	4.8	
Chloromethane	ND	0.66 J	
Cyclohexane	0.26 J	ND	
Dichlorodifluoromethane	2.5	2.6	
Ethylbenzene	6.5	5.4	
Isopropanol	3.9 J	ND	
m,p-Xylene	30	25	
Methyl Ethyl Ketone (2-Butanone)	5.1	5.2	
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	3	2.5	
N-Heptane	35	30	
N-Hexane	87	75	
O-Xylene (1,2-Dimethylbenzene)	9.5	7.9	
Tert-Butyl Alcohol	14 J	11 J	
Tetrachloroethylene (PCE)	0.61 J	0.54 J	
Toluene	14	12	
Trichlorodifluoromethane	1.6	1.6	

RX-18-01		02/05/2025
VOCs		
1,1,2-Trichloro-1,2,2-Trifluoroethane	0.65 J	
1,3-Butadiene	4.3	
2,2,4-Trimethylpentane	0.6 J	
2-Hexanone	1.3 J	
Acetone	25	
Benzene	4	
Butane	24	
Carbon Disulfide	2.2	
Carbon Tetrachloride	0.5	
Chlorodifluoromethane	1.1 J	
Chloroform	0.89 J	
Chloromethane	0.66 J	
Cyclohexane	0.32 J	
Dichlorodifluoromethane	2.6	
Ethylbenzene	8	
m,p-Xylene	32	
Methyl Ethyl Ketone (2-Butanone)	8.3	
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	1.8 J	
Methylene Chloride	0.78 J	
N-Heptane	2.1	
N-Hexane	1.5 J	
O-Xylene (1,2-Dimethylbenzene)	7.6	
Tert-Butyl Alcohol	8.2 J	
Tert-Butyl Methyl Ether	0.17 J	
Tetrachloroethylene (PCE)	0.21 J	
Toluene	23	
Trichlorodifluoromethane	1.7	

**Brownfield Cleanup Program (BCP) Application  
Steps at Saratoga Senior Building  
2012A Fulton Street, Brooklyn, New York**

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**APPENDICES**

- A. Site Survey, Metes and Bounds
- B. Property Description and Environmental Assessment
- C. Phase I ESA and Phase II ESA
- D. Project Description
- E. Ecological Concerns
- F. Land Use Factors
- G. Previous Property Owners and Operators
- H. Property's Environmental History
- I. Requestor Information
- J. Fee Waiver Request
- K. Requestor Eligibility
- L. Site Contact List

**Brownfield Cleanup Program (BCP) Application  
Steps at Saratoga Senior Building  
2012A Fulton Street, Brooklyn, New York**

---

**APPENDIX A**

**Site Survey, Metes and Bounds**

## DESCRIPTION

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

BEGINNING at a point on the southerly side of Fulton Street, 255.50 feet westerly from the intersection formed by the westerly side of Saratoga Avenue and the southerly side of Fulton Street;

RUNNING thence southerly, parallel with Saratoga Avenue, 100.00 feet to a point;

THENCE westerly parallel with Fulton Street, 104.50 feet to a point;

THENCE northerly parallel with Saratoga Avenue, 100.00 feet to the southerly side of Fulton Street;

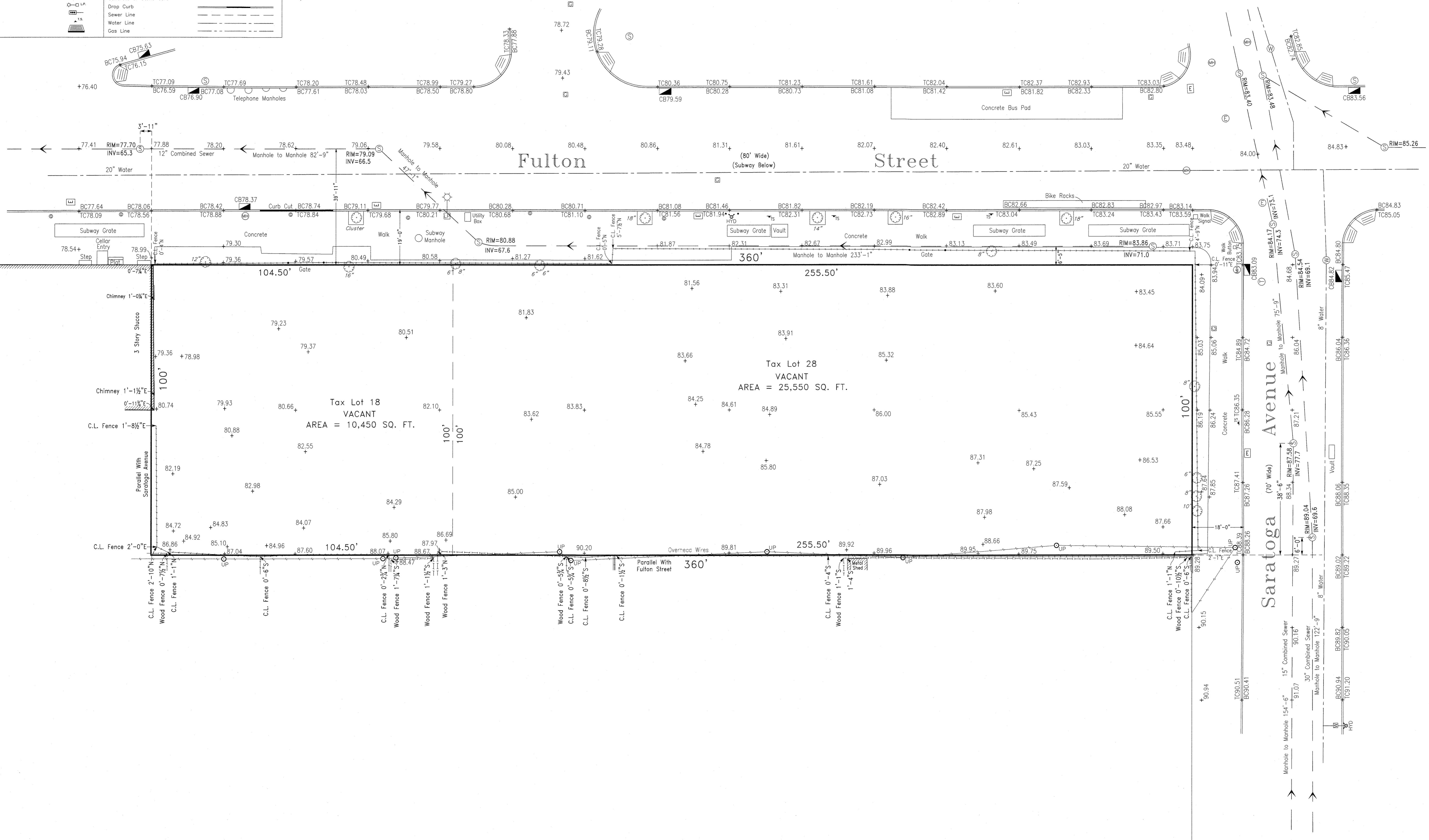
THENCE easterly along the southerly side of Fulton Street, 104.50 feet to the point or place of beginning.

## LEGEN

100

- 1) ALL ELEVATIONS SHOWN HEREON REFER TO THE NAVD 1988 DATUM.
- 2) ALL SUBSURFACE UTILITIES SHOWN HEREON WERE OBTAINED FROM CITY DEPARTMENTS AND PRIVATE UTILITY COMPANIES AND SAID UTILITIES ARE APPROXIMATE ONLY AND NOT GUARANTEED BY THE SURVEYOR. CONSULT APPROPRIATE DEPARTMENT OR COMPANY BEFORE DESIGNING ANY CONNECTIONS.
- 3) NONVISIBLE EASEMENTS, RECORDED OR UNRECORDED. NOT SHOWN.
- 4) LEGAL GRADES REFER TO TOP OF CURB.
- 5) THERE ARE NO VISIBLE STREAMS OR WATERCOURSES ON THE PROPERTY AS SHOWN ON THIS SURVEY.
- 6) UNDERGROUND FOUNDATIONS OR SUBSTRUCTURES NOT VISIBLE NOT SHOWN.

UNAUTHORIZED ALTERATION OR ADDITION  
TO THIS SURVEY IS A VIOLATION OF  
SEC. 7209 OF THE NEW YORK STATE  
EDUCATION LAW.  
ONLY COPIES FROM THE ORIGINAL OF  
HIS SURVEY MARKED WITH AN ORIGINAL OF  
THE LAND SURVEYOR'S INKED SEAL OR  
EMBOSSED SEAL SHALL BE CONSIDERED A  
VALID TRUE COPY.  
CERTIFICATIONS INDICATED HEREON SHALL  
BE UNDERTAKEN ONLY TO THE PERSON FOR WHOM THE  
VEY IS PREPARED AND ON HIS BEHALF TO  
THE TITLE COMPANY, GOVERNMENTAL AGENCY  
LENDING INSTITUTION LISTED HEREON, AND  
THE ASSIGNEES OF THE LENDING INSTITUTION.  
CERTIFICATIONS ARE NOT TRANSFERABLE TO  
OTHER INSTITUTIONS OR SUBSEQUENT OWNERS.



# Herkimer Street

TAX BLOCK 1549, LOTS 18 & 28 AREA = 36,000 SQ. FT.  
BOROUGH OF BROOKLYN, CITY OF NEW YORK

**ERLANDSEN-CROWELL & SHAW**  
FOUNDED IN 1852 BY E.W. CONKLIN  
Civil Engineers & City Surveyors  
PERIODIC TRIKE NEW HYDE PARK, NY 11042 516-306-17

241 JERICHO TPKE NEW HYDE PARK, NY 11040 516-326-4353  
718-526-0339

1" - 16'

70617

**Brownfield Cleanup Program (BCP) Application  
Steps at Saratoga Senior Building  
2012A Fulton Street, Brooklyn, New York**

---

**APPENDIX B**

**Property Description and Environmental Assessment**

## **Appendix B – Property Description and Environmental Assessment**

Steps at Saratoga Senior Building  
2012A Fulton Street, Brooklyn, New York  
BCP Application - Section I

### **Location**

The Steps at Saratoga Senior Building site proposed for entry into the Brownfield Cleanup Program (BCP) is located at 2012A Fulton Street, in the Bedford Stuyvesant area of Brooklyn, New York, as shown on **Figure 1 and Figure 2** (Site). The Site is identified on the New York City Tax Map as Block 1549, Lot 18 in Kings County of New York City, as shown on **Figure 3**. The Site previously consisted of several tax lots (Lots 18, 19, 20, 21, 22 and a portion of 23) but has been merged into a single tax lot, Lot 18, as of August 25, 2025. The previous configuration is referenced in text and shown on figures when relevant to the discussion of previous uses. A survey showing the boundaries of the Site with the associated metes and bounds description is included in **Appendix A**. The Site is located in a predominantly residential area with some commercial uses and currently consists of vacant lots, as shown on **Figures 4, 5 and 6**.

The Site is located within a designated Environmental Zone pursuant to Tax Law 21(b)(6), as shown on **Figure 7**. The Site is also located within a disadvantaged community, as shown on **Figure 8**, and an Environmental Justice Area, as shown on **Figure 9**.

### **Site Features**

The Site is currently vacant lots that encompass an area of approximately 0.240 acres. The Site and the adjoining property to the east are surrounded by a chain-link fence with a locked gate.

### **Current Zoning and Land Use**

Zoning for the Site is currently labeled as R7D residential with a C2-4 commercial overlay. The Site is zoned within ~~residence district R7D which allows for greater residential development while incorporating ground floor retail/service spaces to maintain the vitality of the street~~. The area surrounding the Site is similar with mixed commercial and residential zoning. An underground New York City subway tunnel is present beneath Fulton Street. The Site is surrounded by the following properties (**Figure 5**), as summarized in the table below, and adjacent landowners are shown on **Figure 6**:

Adjacent Property Direction	Property Use
North	The Site is bounded to the north by Fulton Street and Hull Street, beyond which are residential properties and churches (15a Hull Street and 17 Hull Street).
South	The Site is bounded to the south by residential properties.
East	The Site is bounded to the east by vacant properties.
West	The Site is bounded to the west by New Life Missionary Christian Church (2012 Fulton Street) followed by mixed use commercial and residential properties.

### **Past Use of the Site**

Based on review of historical resources including aerial, Sanborn and topographic maps, the Site was first developed by 1888 with a mixed-use building present on each lot (typically residential with ground floor retail). Listings for the Site consisted of residence names and commercial operations including woodworking, truck parking, a trading company and a dry goods store. All buildings remained present on the 1965 Sanborn Map. Demolition of the buildings began in 1978 and occurred over time until at least 1994. Truck parking was indicated on Lots 18-21 beginning in 1993. By 2001, all former buildings were no longer present, and Lots 18-21 remained indicated as truck parking while the remaining lots appeared vacant. The Site remained in this layout until the most recent 2007 Sanborn Map. During the 2023 reconnaissance, the Site was observed to be vacant and undeveloped.

## **Appendix B – Property Description and Environmental Assessment**

Steps at Saratoga Senior Building  
2012A Fulton Street, Brooklyn, New York  
BCP Application - Section I

### **Site Geology and Hydrogeology**

The Site is generally flat with an elevation of approximately +80 feet (ft) above mean sea level (msl). Urban fill material, of an unknown origin, including asphalt, brick, concrete, tile, and glass was observed to terminal boring depths of 5 ft below land surface (bls) during the previous investigation performed by Roux Environmental Engineering and Geology, D.P.C. (Roux) (see **Appendix C**). Bedrock was not encountered during the prior Site investigation and is estimated to be approximately 405 ft bls based on data provided by the United States Geological Survey (USGS).

Groundwater was not encountered during the prior Site investigation and is estimated to be approximately 70 ft bls based on data provided by the USGS and nearby BCP Sites. Groundwater is anticipated to flow to the north-northwest in the direction of the East River. According to the ASTM Phase I Environmental Site Assessment (ESA) performed by Roux, see **Appendix C**, the Site is not located in, or adjacent to, regulated wetlands. The closest surface water body is Jamaica, located approximately 2.44 miles to the southeast. However, it is noted that the Site appears to be at or close to the hydrogeologic divide, therefore, groundwater flow direction may be subject to change. The A/C Subway, subsurface conduits, and nearby dewatering projects may influence local groundwater flow direction. The Site is not located within the 100-year flood zones.

### **Environmental Assessment**

Based upon the previous investigation conducted at the Site, the primary contaminants of concern include semivolatile organic compounds (SVOCs), specifically polycyclic aromatic hydrocarbons (PAHs), and metals in soil and volatile organic compounds (VOCs) in soil vapor. Soil analytical data was compared to the New York State Department of Environmental Conservation (NYSDEC) Unrestricted Use Soil Cleanup Objectives (UUSCOs), Restricted Residential Soil Cleanup Objectives (RRSCOs) and Protection of Groundwater Soil Cleanup Objectives (PGWSCOs).

#### *Soil*

SVOCs were found in exceedance of the applicable RRSCO and PGWSCOs at multiple locations throughout the Site. Benzo(a)anthracene was found at a maximum concentration of 6.2 parts per million (ppm), which exceeds the applicable RRSCO and PGWSCO of 1 ppm. Benzo(a)pyrene was found at a maximum concentration of 7.9 ppm, which exceeds the applicable RRSCO of 1 ppm. Benzo(b)fluoranthene was found at a maximum concentration of 9.4 ppm, which exceeds the applicable RRSCO of 1 ppm and PGWSCO of 1.7 ppm. Benzo(k)fluoranthene was found at a maximum concentration of 3.3 ppm, which exceeds the applicable PGWSCO of 1.7 ppm. Chrysene was found at a maximum concentration of 6.2 ppm, which exceeds the applicable RRSCO of 3.9 ppm and PGWSCO of 1 ppm. Dibenz(a,h)anthracene was found at a maximum concentration of 1.2 ppm, which exceeds the applicable RRSCO of 0.33 ppm. Indeno(1,2,3-c,d)pyrene was found at a maximum concentration of 3.7 ppm, which exceeds the applicable RRSCO of 0.5 ppm. SVOC RRSCO exceedances were detected Site-wide from land surface to approximately 2 ft bls.

One metal was found in exceedance of the applicable RRSCO at one location; lead was present at a maximum concentration of 442 ppm, which exceeds the applicable RRSCO of 400 ppm.

There were no exceedances of the applicable RRSCOs for volatile organic compounds (VOCs), polychlorinated biphenyls (PCBs), or pesticides.

Soil exceedances within the boundaries of the Site are depicted in **Figure 10**.

#### *Soil Vapor*

The following VOCs were detected in soil vapor at concentrations greater than 5  $\mu\text{g}/\text{m}^3$ , with the maximum concentration indicated:

- Acetone (26  $\mu\text{g}/\text{m}^3$ ), butane (220D  $\mu\text{g}/\text{m}^3$ ), carbon disulfide (5.2  $\mu\text{g}/\text{m}^3$ ), chloroform (5.7  $\mu\text{g}/\text{m}^3$ ), ethylbenzene (8  $\mu\text{g}/\text{m}^3$ ), m,p-xylene (32  $\mu\text{g}/\text{m}^3$ ), methyl ethyl ketone (2-butanone) (8.3  $\mu\text{g}/\text{m}^3$ ), n-heptane (35  $\mu\text{g}/\text{m}^3$ ), n-hexane (87  $\mu\text{g}/\text{m}^3$ ), o-xylene (1,2-dimethylbenzene) (9.5  $\mu\text{g}/\text{m}^3$ ), tert-butyl alcohol (14J  $\mu\text{g}/\text{m}^3$ ), and toluene (23  $\mu\text{g}/\text{m}^3$ )

## **Appendix B – Property Description and Environmental Assessment**

Steps at Saratoga Senior Building  
2012A Fulton Street, Brooklyn, New York  
BCP Application - Section I

These detections are primarily petroleum-related VOCs, with some low-level chlorinated VOC detections. Detections of analytes in soil vapor within the boundaries of the Site are depicted in **Figure 11**.

### *Groundwater*

No groundwater samples have been collected at the Site.

**Brownfield Cleanup Program (BCP) Application  
Steps at Saratoga Senior Building  
2012A Fulton Street, Brooklyn, New York**

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**APPENDIX C**

Phase I ESA and Phase II ESA  
(provided as separate files)

**Brownfield Cleanup Program (BCP) Application  
Steps at Saratoga Senior Building  
2012A Fulton Street, Brooklyn, New York**

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**APPENDIX D**

**Project Description**

## Appendix D – Project Description

Steps at Saratoga Senior Building  
2014-2020 Fulton Street p/o 2020A Fulton Street, Brooklyn, New York  
BCP Application - Section II

### Overall Project Development

The site proposed for entry into the Brownfield Cleanup Program (BCP) is located at 2012A Fulton Street, Brooklyn, New York, as shown on **Figure 1 and Figure 2** (Site). The remedial program is expected to begin with execution of a Brownfield Cleanup Agreement in December 2025 and a Certificate of Completion is expected to be issued in December 2027.

The Site is in the Bedford Stuyvesant neighborhood of Brooklyn. The Site is identified on the New York City Tax Map as Block 1549, Lot 18 in Kings County of New York City, as shown on **Figure 3**. The Site previously consisted of several tax lots (Lots 18, 19, 20, 21, 22 and a portion of 23) but has since been merged into a single tax lot, Lot 18, which is referenced throughout this document. A survey showing the boundaries of the Site with the associated metes and bounds description is included in **Appendix A**.

The project is starting at the investigation stage. The proposed investigation is anticipated to include the advancement of soil borings, the installation of monitoring wells, and the installation of soil vapor monitoring points, which are further detailed in the Remedial Investigation Work Plan (RIWP) submitted concurrently with this BCP application.

The lots present on the Site are subject to an E-Designation for Hazardous Material and Noise Attenuation under E-675. Following acceptance into the BCP, the Hazardous Materials requirements will be fulfilled through the BCP. The Noise Attenuation requirement will be fulfilled through coordination and as approved by the New York City Office of Environmental Remediation (NYCOER).

### Proposed Development Plan

The proposed development consists of an affordable housing residential building for seniors with 12 floors, a rooftop and a cellar. The building will be comprised of 86 units for low-income seniors aged 62 and over earning up to 50% of Area Median Income. The cellar and ground floor of the building will feature community facility space. The second floor through the 12<sup>th</sup> floor will consist of residences. The building will be accompanied by a backyard with a greenhouse, gardening plots, seating areas, and a fitness center. The redevelopment of this vacant, New York City-owned lot, was awarded to the Applicant through a Request for Proposal administered by New York City Housing Preservation and Development (NYCHPD).

### Green and Sustainable Remediation

Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. For each phase of the remediation, starting from the Remedial Investigation (RI) through Remedial Action Work Plan (RAWP) preparation, the environmental footprint analysis tool, SiteWiseTM, will be utilized. The 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 will include a climate change vulnerability assessment to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the measures to minimize the impact of climate change on potential identified vulnerabilities will be implemented. The proposed redevelopment and remediation of the Site will not have an adverse impact on any existing natural resources. The proposed redevelopment is not expected to generate more than 50 tons of solid waste per week and therefore will not have a significant adverse impact to the NYC solid

## Appendix D – Project Description

Steps at Saratoga Senior Building  
2014-2020 Fulton Street p/o 2020A Fulton Street, Brooklyn, New York  
BCP Application - Section II

waste management systems. Onsite reuse of NYSDEC-approved material will be prioritized during remediation to minimize waste generation and greenhouse gas emissions due to truck traffic.

### Projected Schedule

Timeframe	Description
September 2025	Submit BCP Application and RIWP
December 2025	Finalize and Execute Brownfield Cleanup Agreement, Submit Citizen Participation Plan
December 2025	Finalize Remedial Investigation Work Plan
January 2026	Remedial Investigation Implementation
March 2026	Submit Remedial Investigation Report
April 2026	Submit Remedial Action Work Plan
June 2026	Remedial Action Work Plan approved and implementation begins
September 2027	Submit Environmental Easement
August 2027	Submit Draft Site Management Plan
October 2027	Submit Draft Final Engineering Report and Approvable SMP
October 2027	Submit Approvable Final Engineering Report and Record Easement
December 2027	Receive Certificate of Completion

**Brownfield Cleanup Program (BCP) Application  
Steps at Saratoga Senior Building  
2012A Fulton Street, Brooklyn, New York**

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**APPENDIX E**

**Ecological Concerns**

## **Appendix E – Ecological Concerns**

Steps at Saratoga Senior Building  
2012A Fulton Street, Brooklyn, New York  
BCP Application – Section III

In accordance with the guidance presented in DER-10 Section 3.10.1(b), it is assumed at this stage that no FWRIA is needed. At this point, the only contamination that has been identified is to soil, and this is an urban site which is not proximate to a surface water body, wetland or other ecologically significant area. Additional evaluation will be performed during the ecological portion of the qualitative exposure assessment following the remedial investigation.

**Brownfield Cleanup Program (BCP) Application  
Steps at Saratoga Senior Building  
2012A Fulton Street, Brooklyn, New York**

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**APPENDIX F**

**Land Use Factors**

## Appendix F – Land Use Factors

Steps at Saratoga Senior Building  
2012A Fulton Street, Brooklyn, New York  
BCP Application – Section IV

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

The Site currently consists of a vacant lot, as shown on **Figure 2**. Based on review of historical resources including aerial, Sanborn and topographic maps, the Site was first developed by 1888 with mixed use buildings. Listings for the Site consisted of residence names and commercial operations including woodworking, truck parking, a trading company and a dry goods store. All buildings remained present on the 1965 Sanborn Map. Demolition of the buildings began in 1978 and occurred over time until at least 1994. Truck parking was indicated on Lots 18-21 beginning in 1993. By 2001, all former buildings were no longer present, and Lots 18-21 remained indicated as truck parking while the remaining lots appeared vacant. The Site remained in this layout until the most recent 2007 Sanborn Map. The Site has remained vacant since.

### Question 5 & 6 - Anticipated Post-Remedial Use

The proposed development consists of an affordable housing residential building for seniors with 11 floors, a rooftop and a cellar. The building will be comprised of 80 units for low-income seniors aged 62 and over earning up to 50% of Area Median Income. The cellar and ground floor of the building will feature community facility space. The second floor through the 11th floor will consist of residences. The building will be accompanied by a backyard with a greenhouse, gardening plots, a jogging path and seating areas, and a fitness center.

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

The proposed future use of the Site as residential use with an affordable housing building is consistent with the current and reasonably anticipated development patterns in the neighborhood. The Site is part of the Bedford-Stuyvesant South Rezoning that was approved in 2007 to preserve neighborhood scale and character, maintain opportunities for mid-rise apartment building construction along appropriate corridors, and allow for residential growth with incentives for affordable housing along the Fulton Street transit and retail corridor.

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

Yes, the proposed use of the Site is consistent with applicable zoning. The site is currently zoned as an R7D residence district with a C2-4 commercial overlay which allows a greater residential density than R7A districts and requires the ground floor be reserved for retail uses to maintain the vitality of the street. The development is utilizing New York City's recent "City of Yes" zoning benefits to maximize affordable housing density on this site. The cellar and ground floor of the residential building proposed for the site will feature community facility space leased to Community Partners in the area who advance the project's mission to democratize the right to health.

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

The site is included in the Bedford-Stuyvesant Housing Plan, which outlines the community's goals for affordable housing development, plans for future development of affordable housing on City-owned land, and strategies for supporting tenants and homeowners across the neighborhood. The Steps at Saratoga project was awarded the The New York City Department of Housing Preservation and Development (HPD) Bedford-Stuyvesant Community Wealth and Wellness RFP due to its community driven development plan that will ensure Bed-Stuy residents have the resources, housing, and opportunity they specifically asked for in the Bedford-Stuyvesant Housing Plan.

**Brownfield Cleanup Program (BCP) Application  
Steps at Saratoga Senior Building  
2012A Fulton Street, Brooklyn, New York**

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**APPENDIX G**

**Previous Property Owners and Operators**

## Appendix G – Previous Property Owners and Operators

Steps at Saratoga Senior Building  
2012A Fulton Street, Brooklyn, New York  
BCP Application – Section V

The Steps at Saratoga Senior Building site is located in an urban area and proposed for entry into the Brownfield Cleanup Program (BCP). The site is located at 2012A Fulton Street, in the Bedford Stuyvesant area of Brooklyn, New York, as shown on **Figure 1** and **Figure 2** (Site). The Site is identified on the New York City Tax Map as Block 1549, Lot 18 in Kings County of New York City, as shown on **Figure 3**. The Site previously consisted of several tax lots (Lots 18, 19, 20, 21, 22 and a portion of 23) but has since been merged into a single tax lot, Lot 18, which is referenced throughout this document. A survey showing the boundaries of the Site with the associated metes and bounds description is included in **Appendix A**.

Neither the Requestor (Steps Senior LLC c/o Riseboro Community Partnership) nor any of its corporate members have any relationship with the current or former owners and operators, or the release of contaminants associated with prior uses. Additional information is provided below. Phone numbers were not available for many of the previous owners and operators.

The Site was comprised of Block 1549, Lots 18 through 22 and a portion of 23 since at least January 1, 1961, until the recent merger of the entire parcel as Lot 18. Information for former owners is provided below with available contact information. The nature of the Site use was primarily residential for all available listings.

### **FORMER OWNERS' INFORMATION<sup>1</sup>**

Date	Former Lot	Owner	Contact Name	Contact Number	Source	Relationship to Requestor
Pre – 10/31/1969	18	Otis J Taylor	Otis J Taylor	Not Available	Agreement	None
10/21/1977 – Present	18	The City of New York	Sophia Matheney (NYCHPD)	(212) 863-5666	Deed	None
Unknown – 2/27/1968	19	Otis J Taylor	Otis J Taylor	Not Available	Deed	None
2/27/1968 – Present	19	The City of New York	Sophia Matheney (NYCHPD)	(212) 863-5666	Deed	None
Unknown – 3/9/1970	20	Essie Smith	Essie Smith	Not Available	Deed	None
3/9/1970 – 12/6/1972	20	Lona Associates	Not Available	Not Available	Mortgage	None
4/18/1979 – Present	20	The City of New York	Sophia Matheney (NYCHPD)	(212) 863-5666	Deed	None
Pre – 4/21/1971	21	Richard Lewisohn	Richard Lewisohn	Not Available	Deed	None
6/19/1975 – Present	21	The City of New York	Sophia Matheney (NYCHPD)	(212) 863-5666	Deed	None
Pre – 5/30/1991	22	Antonio Gutierrez	Antonio Gutierrez	Not Available	Deed	None

<sup>1</sup> ACRIS includes transactions records from 1966 to present. If no other records are shown, it is assumed that additional property transactions occurred before 1966.

## Appendix G – Previous Property Owners and Operators

Steps at Saratoga Senior Building  
2012A Fulton Street, Brooklyn, New York  
BCP Application – Section V

Date	Former Lot	Owner	Contact Name	Contact Number	Source	Relationship to Requestor
5/30/1991 – 5/4/1995	22	Nilda Velez	Nilda Velez	Not Available	Deed	None
5/4/1995 – Present	22	The City of New York	Sophia Matheney (NYCHPD)	(212) 863-5666	Deed	None
Pre – 4/21/1971	23	Richard Lewisohn	Richard Lewisohn	Not Available	Deed	None
5/13/1974 – Present	23	The City of New York	Sophia Matheney (NYCHPD)	(212) 863-5666	Deed	None

**Brownfield Cleanup Program (BCP) Application  
Steps at Saratoga Senior Building  
2012A Fulton Street, Brooklyn, New York**

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**APPENDIX H**

**Property's Environmental History**

## Appendix H – Property's Environmental History

Steps at Saratoga Senior Building  
2014-2020 Fulton Street p/o 2020A Fulton Street, Brooklyn, New York  
BCP Application – Section VI

A summary of the following environmental investigations previously conducted at the site are included within this Appendix. Analytical laboratory reports and soil borings logs from the BCP Eligibility Sampling, and the Phase I Environmental Site Assessment (ESA) are included in this appendix.

- **ASTM Phase I ESA**, prepared by Roux Environmental Engineering and Geology, D.P.C., dated October 25, 2023; and
- **Limited Phase II Environmental Site Assessment (ESA)**, completed by Roux Environmental Engineering and Geology, D.P.C., dated September 12, 2025.

The proposed development consists of an affordable housing residential building for seniors with 12 floors, a rooftop and a cellar. The building will be comprised of 86 units for low-income seniors aged 62 and over earning up to 50% of Area Median Income. The cellar and ground floor of the building will feature community facility space. The second floor through the 12<sup>th</sup> floor will consist of residences. The building will be accompanied by a backyard with a greenhouse, gardening plots, seating areas, and a fitness center. Therefore, the soil data from the previous investigation was compared to the following New York State Department of Environmental Conservation (NYSDEC) Soil Cleanup Objectives (SCOs): Unrestricted Use SCOs (USCOs), Restricted Residential Use SCOs (RRSCOs) and Protection of Groundwater Soil Cleanup Objectives (PGWSCOs).

A Remedial Investigation Work Plan (RIWP) has been developed and is included as an attachment to this Brownfield Cleanup Program (BCP) application. A summary of the findings from the previously conducted investigations is included below.

### **Soil Exceedances**

A total of six soil samples including one duplicate soil sample were collected from five soil borings at the site during the previously completed investigations. Soil exceedances are depicted on **Figure 10**.

### **Volatile Organic Compounds**

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

### **Semivolatile Organic Compounds**

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

Laboratory analytical data in exceedance of the RRSCOs are summarized below with the maximum concentration noted in bold text.

Analyte	Detections in Exceedance of RRSCOs	Location of RRSCO Exceedance (feet below level surface [ft bsls])	Concentrations (milligrams per kilogram [mg/kg])	RRSCOs (mg/kg)
Benzo(A)Anthracene	4	<b>RX-19-01 (0-2)</b> RX-21-01 (0-2) RX-21-01 (0-2) FD RX-22-01 (0-2)	<b>6.2</b> 2.2 1.2 1.5	1
Benzo(A)Pyrene	4	<b>RX-19-01 (0-2)</b> RX-21-01 (0-2) RX-21-01 (0-2) FD RX-22-01 (0-2)	<b>7.9</b> 2.2 1.5 1.2	1
Benzo(B)Fluoranthene	5	RX-18-01 (0-2) <b>RX-19-01 (0-2)</b> RX-21-01 (0-2) RX-21-01 (0-2) FD RX-22-01 (0-2)	1.1 <b>9.4</b> 2.7 2.1 1.4	1

## Appendix H – Property's Environmental History

Steps at Saratoga Senior Building  
2014-2020 Fulton Street p/o 2020A Fulton Street, Brooklyn, New York  
BCP Application – Section VI

Analyte	Detections in Exceedance of RRSCOs	Location of RRSCO Exceedance (feet below level surface [ft bls])	Concentrations (milligrams per kilogram [mg/kg])	RRSCOs (mg/kg)
Chrysene	RRSCOs: 1	<b>RX-19-01 (0-2)</b>	<b>6.2</b>	3.9
Dibenz(A,H)Anthracene	RRSCOs: 2	<b>RX-19-01 (0-2)</b> RX-21-01 (0-2)	<b>1.2</b> 0.34	0.33
Indeno(1,2,3-C,D)Pyrene	RRSCOs: 4	<b>RX-19-01 (0-2)</b> RX-21-01 (0-2) RX-21-01 (0-2) FD RX-22-01 (0-2)	<b>3.7</b> 1 0.68 0.59	0.5

\*FD= Field Duplicate

### **Metals**

One soil sample collected during the investigations exceeded RRSCOs for metals. No metals exceeded PGWSCOs.

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

Analyte	Detections in Exceedance of RRSCOs	Location of SCO Exceedance (ft bls)	Concentrations (mg/kg or ppm)	SCOs (mg/kg or ppm)
Lead	1	RX-21-01 (0-2) FD	442	400

### **Polychlorinated Biphenyls**

No soil samples collected during the investigations exceeded NYSDEC RRSCOs or PGWSCOs for polychlorinated biphenyls (PCBs).

### **Pesticides**

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

### **Soil Vapor Detections**

Two soil vapor samples and one duplicate soil vapor sample were collected from two soil vapor sampling points (RX-18-01 and RX-21-01) and analyzed for VOCs. Each point was constructed of a temporary, six-inch stainless-steel screen installed at approximately 5 ft bls with Teflon-lined sampling tubing extending to the surface. The table below presents a summary of the soil vapor analytical data collected. Soil vapor detections are depicted on **Figure 11**.

Laboratory analytical detections in soil vapor are summarized in the table below with the maximum concentration noted in red text. A comparison to the NYSDOH Matrices were not performed, as there is no building onsite and therefore soil vapor samples were not sub-slab and indoor air samples were not collected.

Analyte	Number of Detections	Location of Detection	Concentrations ( $\mu\text{g}/\text{m}^3$ )
1,1,1-Trichloroethane (TCA)	2	RX-21-01 RX-21-01 FD	1.2 1 J
1,1,2- Trichloro- 1,2,2- Trifluoroethane	3	RX-18-01 RX-21-01 RX-21-01 FD	0.65 J 0.64 J 0.6 J

## Appendix H – Property's Environmental History

Steps at Saratoga Senior Building  
2014-2020 Fulton Street p/o 2020A Fulton Street, Brooklyn, New York  
BCP Application – Section VI

Analyte	Number of Detections	Location of Detection	Concentrations (µg/m <sup>3</sup> )
1,2,4-Trimethylbenzene	2	RX-21-01 RX-21-01 FD	0.89 J 0.68 J
1,3,5-Trimethylbenzene	2	RX-21-01 RX-21-01 FD	0.36 J 0.28 J
1,3-Butadiene	3	RX-18-01 RX-21-01 RX-21-01 FD	4.3 1.2 1
2,2,4-Trimethylpentane	2	RX-18-01 RX-21-01	0.6 J 0.2 J
2-Hexanone	3	RX-18-01 RX-21-01 RX-21-01 FD	1.3 J 1 J 0.98 J
4-Ethyltoluene	2	RX-21-01 RX-21-01 FD	0.3 J 0.25 J
Acetone	3	RX-18-01 RX-21-01 RX-21-01 FD	25 25 26
Benzene	3	RX-18-01 RX-21-01 RX-21-01 FD	4 2.2 2
Butane	3	RX-18-01 RX-21-01 RX-21-01 FD	24 220 D 190 D
Carbon Disulfide	3	RX-18-01 RX-21-01 RX-21-01 FD	2.2 5.2 4.4
Carbon Tetrachloride	3	RX-18-01 RX-21-01 RX-21-01 FD	0.5 0.22 0.22
Chlorodifluoromethane	3	RX-18-01 RX-21-01 RX-21-01 FD	1.1 J 1 J 1 J
Chloroform	3	RX-18-01 RX-21-01 RX-21-01 FD	0.89 J 5.7 4.8
Chloromethane	2	RX-18-01 RX-21-01 FD	0.66 J 0.66 J
Cyclohexane	2	RX-18-01 RX-21-01	0.32 J 0.26 J
Dichlorodifluoromethane	3	RX-18-01 RX-21-01 RX-21-01 FD	2.6 2.5 2.6
Ethylbenzene	3	RX-18-01 RX-21-01 RX-21-01 FD	8 6.5 5.4
Isopropanol	1	RX-21-01	3.9 J
m,p-Xylene	3	RX-18-01 RX-21-01 RX-21-01 FD	32 30 25
Methyl Ethyl Ketone	3	RX-18-01 RX-21-01 RX-21-01 FD	8.3 5.1 5.2
Methyl Isobutyl Ketone	3	RX-18-01 RX-21-01 RX-21-01 FD	1.8 J 3 2.5
Methylene Chloride	1	RX-18-01	0.78 J

## Appendix H – Property's Environmental History

Steps at Saratoga Senior Building  
2014-2020 Fulton Street p/o 2020A Fulton Street, Brooklyn, New York  
BCP Application – Section VI

Analyte	Number of Detections	Location of Detection	Concentrations ( $\mu\text{g}/\text{m}^3$ )
N-Heptane	3	RX-18-01 <b>RX-21-01</b> RX-21-01 FD	2.1 <b>35</b> 30
N-Hexane	3	RX-18-01 <b>RX-21-01</b> RX-21-01 FD	1.5 J <b>87</b> 75
o-Xylene	3	RX-18-01 <b>RX-21-01</b> RX-21-01 FD	7.6 <b>9.5</b> 7.9
Tertiary Butyl Alcohol	3	RX-18-01 <b>RX-21-01</b> RX-21-01 FD	8.2 J <b>14 J</b> 11 J
Tert-Butyl Methyl Ether	1	<b>RX-18-01</b>	<b>0.17 J</b>
Tetrachloroethene (PCE)	3	RX-18-01 <b>RX-21-01</b> RX-21-01 FD	0.21 J <b>0.61 J</b> 0.54 J
Toluene	3	<b>RX-18-01</b> RX-21-01 RX-21-01 FD	<b>23</b> 14 12
Trichlorofluoromethane	3	<b>RX-18-01</b> RX-21-01 RX-21-01 FD	<b>1.7</b> 1.6 1.6

J - Estimated value

D - Concentration of analyte was quantified from diluted analysis. Flag only applies to field samples that have detectable concentrations of the analyte

**Brownfield Cleanup Program (BCP) Application  
Steps at Saratoga Senior Building  
2012A Fulton Street, Brooklyn, New York**

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**APPENDIX I**

**Requestor Information**

**Appendix I – Requestor Information**

Steps at Saratoga Senior Building  
2014-2020 Fulton Street p/o 2020A Fulton Street, Brooklyn, New York  
BCP Application – Section VII

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

Steps Senior LLC  
217 Wyckoff Avenue  
Brooklyn, NY



# Department of State

## Division of Corporations

### Entity Information

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

#### Entity Details

**ENTITY NAME:** STEPS SENIOR LLC**DOS ID:** 6825515**FOREIGN LEGAL NAME:****FICTITIOUS NAME:****ENTITY TYPE:** DOMESTIC LIMITED LIABILITY COMPANY**DURATION DATE/LATEST DATE OF DISSOLUTION:****SECTION OF LAW:** LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW**ENTITY STATUS:** ACTIVE**DATE OF INITIAL DOS FILING:** 05/04/2023**REASON FOR STATUS:****EFFECTIVE DATE INITIAL FILING:** 05/04/2023**INACTIVE DATE:****FOREIGN FORMATION DATE:****STATEMENT STATUS:** PAST DUE**COUNTY:** KINGS**NEXT STATEMENT DUE DATE:** 05/31/2025**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 LLC

**Address:** 217 WYCKOFF AVENUE, BROOKLYN, NY, UNITED STATES, 11237

**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

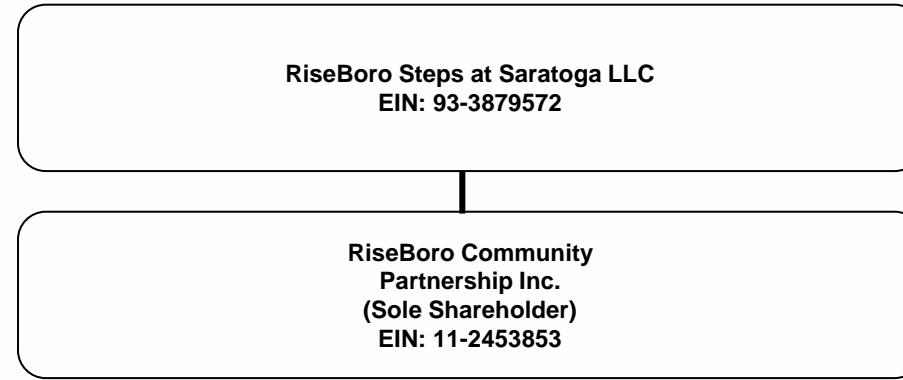
Number Of Shares

Value Per Share

[Agencies](#) [App Directory](#) [Counties](#) [Events](#) [Programs](#) [Services](#)

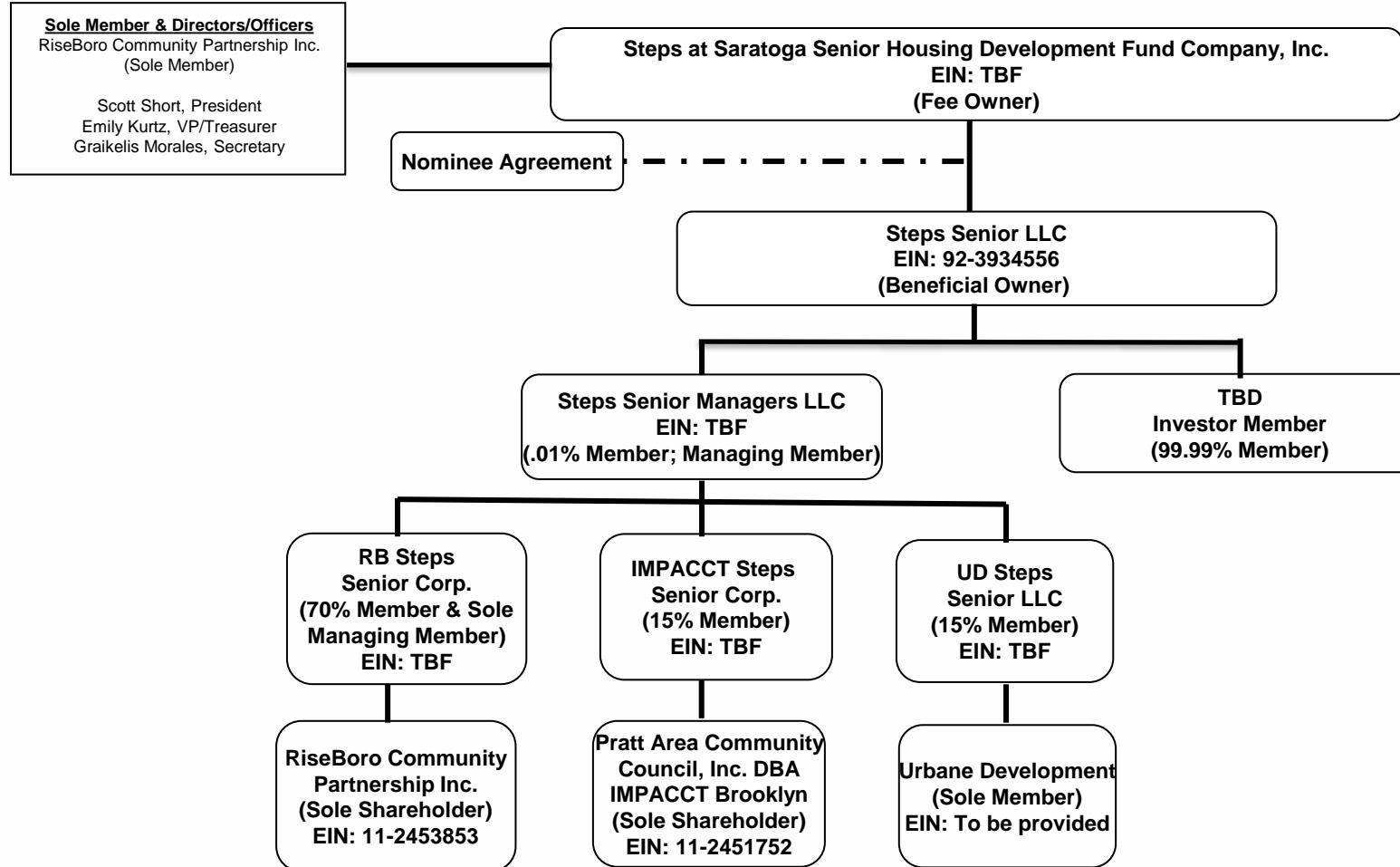


## Steps Senior: Organizational Chart PreDev Loan



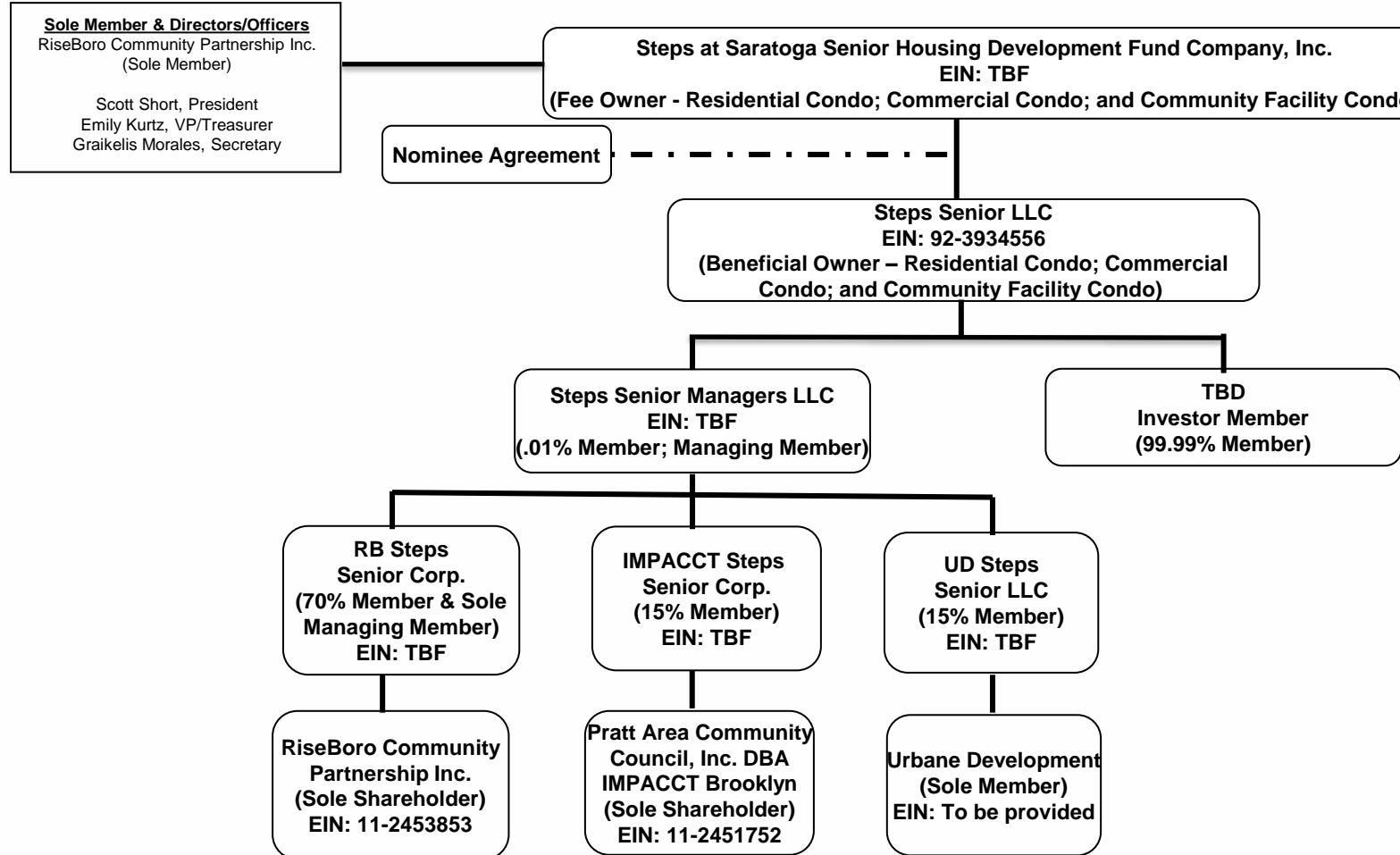


## Steps Senior: Organizational Chart Construction Loan





## Steps Senior: Organizational Chart Permanent Loan (Condominium Structure)





AHMED TIGANI  
Acting Commissioner  
MICHAEL SANDLER  
Associate Commissioner  
AMY PIVAK  
Assistant Commissioner

Office of Neighborhood Strategies  
Division of Planning & Predevelopment  
100 Gold Street  
New York, NY 10038

September 29, 2025

Kelly A. Lewandowski, P.E.  
Chief Site Control Section  
New York State Department of Environmental Conservation  
650 Broadway - 11<sup>th</sup> Floor  
Albany, New York 12233

Re: Proof of Site Access  
Block 1549, Lots 18, 19, 20, 21 and 22  
Borough of Brooklyn

Dear Ms. Lewandowski,

I am writing regarding Riseboro Community Partnership Inc.'s application to the Brownfield Cleanup Program ("BCP"). Riseboro Community Partnership Inc., its affiliate entities (Steps Senior LLC), and its contractor(s) will have access to the above referenced lots of the Steps of Saratoga senior housing project (the "Development Site") as described in this letter.

The Development Site is currently owned by the City of New York (the "City"). The City, acting by and through its Department of Housing Preservation and Development ("HPD") selected Riseboro Community Partnership, Inc., as part of a competitive Requests for Proposal process to develop the Site, and is working with the team toward a closing of project financing and the commencement of remediation and construction. In accordance with a license agreement between Riseboro Community Partnership Inc., acting by and through its contractors, Roux Environmental Engineering and Geology DPC, and the City, HPD will provide Riseboro Community Partnership Inc., its affiliates, and their agents access to the Development Site to complete investigation activities required by the New York State Department of Environmental Conservation under the BCP prior to the City's conveyance of the site and the commencement of remediation and construction.

Please accept this letter to serve as **proof of site access**. If you have any further questions, please feel free to contact me at 212 863-6697, or via email at: [goldbear@hpd.nyc.gov](mailto:goldbear@hpd.nyc.gov)

Sincerely,

  
Arielle Goldberg

HPD Executive Director of Land Use  
and Resiliency Policy



Printed on paper containing 30% post-consumer material.

**Brownfield Cleanup Program (BCP) Application  
Steps at Saratoga Senior Building  
2012A Fulton Street, Brooklyn, New York**

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**APPENDIX J**

**Fee Waiver Request**

STEPS SENIOR LLC  
217 WYCKOFF AVENUE  
BROOKLYN, NY, 11237

September 12, 2025

New York State Department of Environmental Conservation (“DEC”)  
Chief, Site Control Section Division of Environmental Remediation  
625 Broadway, 12th Floor  
Albany, NY 12233-7020

Re: Steps at Saratoga Senior Building

To whom it may concern at the DEC,

This letter supports Steps Senior LLC’s (the “Requester”) request for a waiver from the \$50,000 application fee for its Brownfield Cleanup Program (“BCP”) Application for the proposed Steps at Saratoga Senior Building Site located at 2012A Fulton Street, Brooklyn, New York; Block 1549, Lot 18 (the “Site”).

The Site will be developed under the BCP in partnership with the NYC Housing Preservation & Development (“HPD”) and NYC Housing Development Corporation (“HDC”) to build senior affordable housing. The Site is part of a two-building project that is expected to produce approximately 238 total new affordable homes, including 80 homes for seniors. The senior building will be available to households earning up to 50% of the Area Median Income (“AMI”).

To confirm these affordable requirements, and in support of this request, the Requester hereby agrees to include a provision in the Brownfield Cleanup Agreement (“BCA”) which states that the Requester “will develop the Site with the dedication of 100% of the residential rental or home ownership units in an affordable housing project to tenants or homeowners at a defined maximum percentage of AMI based on the occupants’ household annual income,” as dictated by HPD’s and HDC’s and applicable affordable regulatory programs.

Sincerely,

Steps Senior LLC

Signed by:  
  
CCBC5D4A6FE3434...

**Brownfield Cleanup Program (BCP) Application  
Steps at Saratoga Senior Building  
2012A Fulton Street, Brooklyn, New York**

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**APPENDIX K**

**Requestor Eligibility**

## **Appendix K – Requestor Eligibility Information**

Steps at Saratoga Senior Building  
2012A Fulton Street, Brooklyn, New York  
BCP Application – Section X

The Requestor (Steps Senior LLC) qualifies as a Volunteer as defined in ECL 27-1405(1)(b) since its liability for contamination on the Site will arise solely out of its anticipated ownership. Requestor, by submitting this application to participate in the New York State Brownfield Cleanup Program (BCP) prior to conducting work on the Site, will ensure it is exercising appropriate care with respect to any contamination at the Site by conducting all Site-related environmental investigation and remediation activities pursuant to NYSDEC oversight and direction. By maintaining control of the Site and seeking NYSDEC oversight prior to any remaining demolition activities or site work, Requestor will be stopping any continuing discharge; preventing any threatened future release; and, preventing human, environmental or natural resource exposure to any previously released hazardous waste or contamination. Furthermore, the Requestor is an unrelated third-party LLC and neither it nor its members have any direct involvement with the ownership or operation of the Site.

The Requestor will continue to exercise appropriate care by implementing the requirements of the BCP and is prepared to undertake all necessary remediation required to address contamination at the Site. In anticipation of redevelopment of the Site, Requestor has exercised due care on the Site by conducting a Phase I Environmental Site Assessment (ESA) and subsequently conducted a Phase II Subsurface Investigation pursuant to the findings of the Phase I ESA. Requestor is now seeking entry into the BCP to promptly address the identified contamination prior to redevelopment.

The Requestor is not the current owner of the Site; however, transfer of ownership control will occur prior to implementation of the remedial action. For the Remedial Investigation and any other action requiring Site access, an access letter has been requested from the owner, NYCHPD, and will be forwarded to NYSDEP upon receipt.

**Brownfield Cleanup Program (BCP) Application  
Steps at Saratoga Senior Building  
2012A Fulton Street, Brooklyn, New York**

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**APPENDIX L**

**Site Contact List**

## **Appendix L - Site Contact List**

Steps at Saratoga Senior Building  
2014-2020 Fulton Street p/o 2020A Fulton Street, Brooklyn, New York  
BCP Application – Section XII

### **i. Local and State Officials**

Hon. Charles Schumer  
United States Senate – District 8  
780 Third Avenue, Suite 2301  
New York, NY 10017

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

Hon. Rep. Hakeem S. Jeffries (CD-8)  
U.S. House of Representatives  
55 Hanson Place – Suite 603  
Brooklyn, NY 11217

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

Darlene Mealy  
NYC Councilmember – District 41  
400 Rockaway Avenue,  
Brooklyn, NY 11212

Jabari Brisport  
NYS Senator – District 25  
906 Broadway – 2<sup>nd</sup> Floor  
Brooklyn, NY 11206

Latrice M. Walker  
NYS Assemblymember – District 55  
400 Rockaway Avenue – 2<sup>nd</sup> Floor  
Brooklyn, NY 11212

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

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

Dan Garodnick  
Director, NYC Dept. of City Planning  
120 Broadway – 31<sup>st</sup> Floor  
New York, NY 10271

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

Anthony Buissereth  
Chairperson, Brooklyn Community Board 3  
1360 Fulton Street – 2<sup>nd</sup> Floor  
Brooklyn, NY 11216

Nancy T. Sunshine  
Kings County Clerk/Commissioner of Jurors  
260 Adam Street – Room 189  
Brooklyn, NY 11201

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

Shaminder Chawla  
Director, NYCOER  
100 Gold Street – 2<sup>nd</sup> Floor  
New York, NY 10038

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

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

## **Appendix L - Site Contact List**

Steps at Saratoga Senior Building  
2014-2020 Fulton Street p/o 2020A Fulton Street, Brooklyn, New York  
BCP Application – Section XII

### **ii. Current Site Owner**

City of New York  
100 Church Street  
New York, NY 10007

### **iii. Current Site Operators**

Department of Housing Preservation and Development  
100 Gold Street  
New York NY 10038

### **iv. Current Owners and Occupants of Adjacent Site**

**Block 1549 – Lot 17**  
SCIENCE OF LIFE TEMPLE INC  
2012 Fulton Street  
Brooklyn, NY 11233

**Block 1549 – Lot 16**  
2010 FULTON STREET CORP  
Alton Samuels  
53 Southgate Road  
Valley Stream, NY 11583

**Block 1549 – Lot 28**  
NYC Housing Preservation and Development  
100 Gold Street  
New York, NY 10038

**Block 1549 – Lot 59**  
Donnie Williams  
1075 Herkimer Street  
Brooklyn, NY 11233

**Block 1549 – Lot 58**  
Melissa Risser  
1077 Herkimer Street  
Brooklyn, NY 11233

**Block 1549 – Lot 57**  
Mariapilar Gonzalez  
1079 Herkimer Street  
Brooklyn, NY 11233

**Block 1549 – Lot 56**  
Alphonso Gilmore  
1081 Herkimer Street  
Brooklyn, NY 11233

**Block 1549 – Lot 55**  
Marva V Martin  
1083 Herkimer Street  
Brooklyn, NY 11233

**Block 1549 – Lot 54**  
Mark Rooks  
1083A Herkimer Street  
Brooklyn, NY 11233

**Block 1549 – Lot 53**  
Alphonso Gilmore  
1085 Herkimer Street  
Brooklyn, NY 11233

**Block 1549 – Lot 52**  
David Schonstein  
1087 Herkimer Street  
Brooklyn, NY 11233

**Block 1549 – Lot 51**  
Connor Robert  
1089 Herkimer Street  
Brooklyn, NY 11233

**Block 1549 – Lot 50**  
Pamela J Wridt  
1091 Herkimer Street  
Brooklyn, NY 11233

**Block 1536 – Lot 1**  
Plaza Homes LLC  
1961 Fulton Street  
Brooklyn, NY 11233

## Appendix L - Site Contact List

Steps at Saratoga Senior Building  
2014-2020 Fulton Street p/o 2020A Fulton Street, Brooklyn, New York  
BCP Application – Section XII

### **Block 1531 – Lot 154**

Wendy Mclean  
11 Hull Street  
Brooklyn, NY 11233

### **Block 1531 – Lot 153**

Beth Makeda Frazier  
13 Hull Street  
Brooklyn, NY 11233

### **Block 1531 – Lot 52**

Virgina Singletary  
15 Hull Street  
Brooklyn, NY 11233

### **Block 1531 – Lot 51**

Full Gospel Tabernacle of Faith Church  
15A Hull Street  
Brooklyn, NY 11233

### **Block 1531 – Lot 50**

Spiritual Israel Church and Its Army Inc  
17 Hull Street  
Brooklyn, NY 11233

### **Block 1531 – Lot 149**

Norman Miller  
19 Hull Street  
Brooklyn, NY 11233

### **Block 1531 – Lot 148**

Robin Singletary  
21 Hull Street  
Brooklyn, NY 11233

### **Block 1531 – Lot 147**

Shakima Collins  
23 Hull Street  
Brooklyn, NY 11233

## **v. Religious Authorities and Community Services**

The Universal Church  
2006A Fulton Street  
Brooklyn, NY 11233  
(888) 332-4141

St. Mark Holy Church  
1980 Fulton Street  
Brooklyn, NY 11233  
(718) 757-5176

Rehoboth SBH Church  
55 MacDougal Street  
Brooklyn, NY 11233  
(718) 771-7540

St. Paul's Pentecostal Church  
133 Thomas S Boyland Street  
Brooklyn, NY 11233  
(718) 453-6393

Mt Sinai Church of God In Christ  
927 Herkimer Street  
Brooklyn, NY 11233  
(718) 771-9315

New Brooklyn Reformed Church  
1064 Herkimer Street  
Brooklyn, NY 11233  
(718) 774-5630

World Outreach Christian Center  
1977 Fulton Street  
Brooklyn, NY 11233  
(718) 485-8100

Abundant Life Church  
2005 Fulton Street  
Brooklyn, NY 11233

Anointed by God Ministry  
1110 Herkimer Street  
Brooklyn, NY 11233  
(347)295-0121

Progressive Baptist Church INC  
293 Howard Avenue  
Brooklyn, NY 11233

Goodwill Church of God Inc  
1142 Herkimer Street  
Brooklyn, NY 11233  
(718) 342-8434  
Brooklyn Bureau of Community Services  
1825 Atlantic Avenue #2  
Brooklyn, NY 11233  
(347) 533-7455

## **Appendix L - Site Contact List**

Steps at Saratoga Senior Building  
2014-2020 Fulton Street p/o 2020A Fulton Street, Brooklyn, New York  
BCP Application – Section XII

The Campaign Against Hunger  
2010 Fulton Street  
Brooklyn, NY 11233  
(718) 773-3551

Brooklyn Neighborhood Services  
20 Bancroft Place  
Brooklyn, NY 11233  
(718) 919-2100

Neighbors Together Corporation  
2094 Fulton Street  
Brooklyn, NY 11233  
(718) 498-7256

CAMBA  
1958 Fulton Street  
Brooklyn, NY 11233  
(718) 408-5756

CAMBA's Cornerstone Center at Brevoort  
Houses  
280 Ralph Ave  
Brooklyn, NY 11233

New York City Police Department – 73<sup>rd</sup> Precinct  
1470 East New York Avenue  
Brooklyn, NY 11212  
911 or (718) 495-5411

FDNY Engine 227  
423 Ralph Avenue  
Brooklyn, NY 11233  
(718) 965-8227

### **vi. Parks and Recreation**

Marion Hopkinson Playground  
NYC Dept. of Parks & Recreation  
Thomas S. Boyland Street & 379 Marion Street  
Brooklyn, NY 11233

South Pacific Playground  
NYC Dept. of Parks & Recreation  
Pacific Street & Howard Avenue  
Brooklyn, NY 11233

Hilltop Playground  
NYC Dept. of Parks & Recreation  
Hopkinson Avenue & Pacific Street  
Brooklyn, NY 11233

Fish Playground  
NYC Dept. of Parks & Recreation  
Fulton Street & Thomas S. Boyland Street  
Brooklyn, NY 11233

Carver Playground  
NYC Dept. of Parks & Recreation  
Marion Street & Ralph Avenue  
Brooklyn, NY 11233

Weeksville Playground  
NYC Dept. of Parks & Recreation  
305 Howard Ave #3171  
Brooklyn, NY 11233

Marge Matthews Garden  
13 Louis Place  
Brooklyn, NY 11233

Sumpter Street Community Garden  
182 Sumpter Street  
Brooklyn, NY 11233

### **vii. Day Cares and Schools**

On My Way Daycare  
Administrator: Patricia Murray  
1251 Herkimer Street  
Brooklyn, NY 11233  
(718) 498-8520

ABC Wonderland Group Day  
Attn: Olayinka Ojeikere  
1943 Fulton Street  
Brooklyn, NY 11233  
(718) 363-8758

## **Appendix L - Site Contact List**

Steps at Saratoga Senior Building  
2014-2020 Fulton Street p/o 2020A Fulton Street, Brooklyn, New York  
BCP Application – Section XII

Bedford Stuyvesant Early Childhood Development Center, Inc.  
Attn: Judith Campbell  
133 First Kings Walk  
Brooklyn, NY 11233  
(718) 453-0828

Elite Preparatory Academy  
279 Sumpter Street  
Brooklyn, NY 11233  
(718) 313-9757

Shirley Chisholm Day Care Center  
Attn: Stephanie Armstrong  
2023 Pacific Street  
Brooklyn, NY 11233  
(718) 756-1720

R&Ls Kids Academy Group Family Daycare 1 & 2  
Attn: Aviann N. Newton-Mason  
116 Rockaway Avenue  
Brooklyn, NY 11233  
(347) 533-7573

Little Star World Home Daycare  
498 Chauncey Street  
Brooklyn, NY 11233  
(347) 790-8746

Child Prodigy Learning Center  
Attn: Duane Coates  
311 Saratoga Avenue  
Brooklyn, NY 11233  
(718) 485-5515

P.S. 040 George W. Carver  
Louise Antoine, Principal  
265 Ralph Avenue  
Brooklyn, NY 11233  
(718) 574-2353

Uncommon Ocean Hill Middle School  
Katherine Dormont, Principal  
1137 Herkimer Street  
Brooklyn, NY 11233  
(718) 250-5765

Public School 77/P.S. 178 Saint Clair McKelway  
Loren Cooper, Principal  
2163 Dean Street  
Brooklyn, NY 11233  
(718) 342-1095

Achievement First Brownsville Elementary School/Brooklyn Collegiate  
Elizabeth Harnett, Principal  
2021 Bergen Street  
Brooklyn, NY 11233  
(347) 471-2600

### **viii. Local Water Supply**

NYCDEP – NYC Water Department  
1250 Broadway – Floor 1, Nomad Tower  
New York, NY 10001  
(212) 643-2215

New York City Water Board  
59-17 Juncton Boulevard  
Flushing, NY 11373  
(718) 595-3594

### **ix. Local News and Media**

Brooklyn Daily Eagle  
16 Court Street, Floor 30  
Brooklyn, NY 11241  
(718-44-7410)

## **Appendix L - Site Contact List**

Steps at Saratoga Senior Building  
2014-2020 Fulton Street p/o 2020A Fulton Street, Brooklyn, New York  
BCP Application – Section XII

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

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

### **xi. Document Repository**

Monica Williams  
[mwilliams@bklynlibrary.org](mailto:mwilliams@bklynlibrary.org)  
Brooklyn Public Library – Saratoga Branch  
8 Thomas S. Boyland Street at Macon Street  
Brooklyn, NY 11233  
(718) 573-5224

Nadeen Gayle  
[bk03@cb.nyc.gov](mailto:bk03@cb.nyc.gov)  
District Manager, Brooklyn Community Board 3  
1360 Fulton Street 2<sup>nd</sup> Floor,  
Brooklyn, NY 11216  
718-622-6601

See attached documentation confirming acceptance as document repository.

**From:** [Ellen Mehling](#)  
**To:** [Brooke Hildebrand](#)  
**Cc:** [Monica Williams](#); [Lameane Isaac](#)  
**Subject:** Re: 2014-2020 Fulton Street p/o 2020A Fulton Street - Brooklyn Public Library Saratoga Branch Document Repository  
**Date:** Thursday, August 21, 2025 12:42:29 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Hi Brooke Hildebrand, Thank you for your message. Yes Saratoga can be a repository site, and the preferred format is hard copy.

Ellen M

**Ellen Mehling | Assistant Branch Manager, Saratoga Library**  
**Brooklyn Public Library**  
718.573.5224  
[bklynlibrary.org](http://bklynlibrary.org)

---

**From:** Brooke Hildebrand <[bhildebrand@rouxinc.com](mailto:bhildebrand@rouxinc.com)>  
**Sent:** Wednesday, August 20, 2025 10:55 AM  
**To:** Ellen Mehling <[EMehling@bklynlibrary.org](mailto:EMehling@bklynlibrary.org)>  
**Cc:** Monica Williams <[mwilliams@bklynlibrary.org](mailto:mwilliams@bklynlibrary.org)>  
**Subject:** RE: 2014-2020 Fulton Street p/o 2020A Fulton Street - Brooklyn Public Library Saratoga Branch Document Repository

Hello,

Following up on this request for the Saratoga Branch of Brooklyn Public Library to act as one of the document repositories for this project. Please let me know at your earliest convenience. Thank you in advance.

Sincerely,

**Brooke Hildebrand | Project Scientist**

209 Shafter Street, Islandia, New York 11749

Main: 631.232.2600 | Direct: 631.630.2373 | Mobile: 631.356.3719

Email: [bhildebrand@rouxinc.com](mailto:bhildebrand@rouxinc.com) | Website: [www.rouxinc.com](http://www.rouxinc.com)



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**From:** Brooke Hildebrand  
**Sent:** Monday, August 18, 2025 11:35 AM  
**To:** emehling@bklynlibrary.org  
**Cc:** Monica Williams <mwilliams@bklynlibrary.org>  
**Subject:** 2014-2020 Fulton Street p/o 2020A Fulton Street - Brooklyn Public Library Saratoga Branch Document Repository

Hello,

Roux is working on a project located at 2014-2020 Fulton Street p/o 2020A Fulton Street, Brooklyn, New York and we are required to identify the document repositories for future documents as part of a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program application. This email is to confirm that the Brooklyn Public Library – Saratoga Branch is willing to act as one of the document repositories for the project. Please confirm receipt of this email, as we will need documentation of this communication. If you have a preferred format for receipt of the repository submittals such as - document upload link, hard copy, flash drive, disc, etc. please just let me know.

Sincerely,

**Brooke Hildebrand | Project Scientist**

209 Shafter Street, Islandia, New York 11749

Main: 631.232.2600 | Direct: 631.630.2373 | Mobile: 631.356.3719

Email: [bhildebrand@rouxinc.com](mailto:bhildebrand@rouxinc.com) | Website: [www.rouxinc.com](http://www.rouxinc.com)



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**From:** [BK03@cb.nyc.gov \(CB\)](mailto:BK03@cb.nyc.gov)  
**To:** [Brooke Hildebrand](mailto:Brooke.Hildebrand@rouxinc.com)  
**Subject:** Re: [EXTERNAL] Re: 2014-2020 Fulton Street p/o 2020A Fulton Street - Brooklyn Community Board 3 Document Repository  
**Date:** Monday, September 29, 2025 4:21:18 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[Outlook-lmqu4zga.png](#)  
[Outlook-cid\\_image0.png](#)  
[Outlook-cid\\_image0.png](#)  
[Outlook-cid\\_image0.png](#)  
[Outlook-cid\\_image0.png](#)

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Hello,

We agree to be a Document Repository for this project. Our preference is a flash drive for keeping the records, and an up loadable link.

Thank you,  
Nadeen Gayle

---

**From:** Brooke Hildebrand <bhildebrand@rouxinc.com>  
**Sent:** Thursday, September 18, 2025 2:24 PM  
**To:** BK03@cb.nyc.gov (CB) <BK03@cb.nyc.gov>  
**Subject:** [EXTERNAL] Re: 2014-2020 Fulton Street p/o 2020A Fulton Street - Brooklyn Community Board 3 Document Repository

You don't often get email from bhildebrand@rouxinc.com. [Learn why this is important](#)

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Hello,

I'm following up regarding my emails below confirming that the Brooklyn Community Board 3 is willing to act as one of the document repositories for the project. **Please confirm at your earliest convenience and indicate if you have a preferred format for receipt of the repository submittals.**

Sincerely,

**Brooke Hildebrand | Project Scientist**

209 Shafter Street, Islandia, New York 11749

Main: 631.232.2600 | Direct: 631.630.2373 | Mobile: 631.356.3719

Email: [bhildebrand@rouxinc.com](mailto:bhildebrand@rouxinc.com) | Website: [www.rouxinc.com](http://www.rouxinc.com)



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**From:** Brooke Hildebrand  
**Sent:** Thursday, September 11, 2025 2:39 PM  
**To:** bk03@cb.nyc.gov <bk03@cb.nyc.gov>  
**Subject:** RE: 2014-2020 Fulton Street p/o 2020A Fulton Street - Brooklyn Community Board 3 Document Repository

Hello,

I'm following up regarding my email below confirming that the Brooklyn Community Board 3 is willing to act as one of the document repositories for the project. Please confirm at your earliest convenience and indicate if you have a preferred format for receipt of the repository submittals.

Sincerely,

**Brooke Hildebrand | Project Scientist**

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**From:** Brooke Hildebrand  
**Sent:** Tuesday, August 19, 2025 3:06 PM  
**To:** bk03@cb.nyc.gov  
**Subject:** 2014-2020 Fulton Street p/o 2020A Fulton Street - Brooklyn Community Board 3 Document Repository

Hello,

Roux is working on a project located at 2014-2020 Fulton Street p/o 2020A Fulton Street, Brooklyn, New York and we are required to identify the document repositories for future documents as part of a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program application. This email is to confirm that the Brooklyn Community Board 3 is willing to act as one of the document repositories for the project. Please confirm receipt of this email, as we will need documentation of this communication. If you have a preferred format for receipt of the repository submittals such as - document upload link, hard copy, flash drive, disc, etc. please just let me know.

Sincerely,

**Brooke Hildebrand | Project Scientist**

209 Shafter Street, Islandia, New York 11749

Main: 631.232.2600 | Direct: 631.630.2373 | Mobile: 631.356.3719

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