



Brownfield Cleanup Program Application

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
and Geology, D.P.C.**
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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SUBMITTAL INSTRUCTIONS:

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

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

a. VIA SITE CONTROL DROPBOX:

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

b. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
- Mail the external storage device to the following address:
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7020

SITE NAME: 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



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

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	42.247	73	55	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 checked="" 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) Appendix A	<input checked="" type="radio"/> Y	<input type="radio"/> N
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) Figure 7 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 checked="" type="radio"/> Y	<input type="radio"/> N
4. Is the project located within a disadvantaged community? See application instructions for additional information. Figure 8	<input checked="" type="radio"/> Y	<input type="radio"/> N
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"/> Y	<input checked="" type="radio"/> N
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"/> Y	<input checked="" type="radio"/> N

SECTION I: Property Information (continued)		Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?		<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. <div style="display: flex; justify-content: space-between;"> <div><u>Easement/Right-of-Way Holder</u></div> <div><u>Description</u></div> </div>		<input type="radio"/>	<input checked="" type="radio"/>
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <div style="display: flex; justify-content: space-between;"> <div><u>Type</u></div> <div><u>Issuing Agency</u></div> <div><u>Description</u></div> </div>		<input type="radio"/>	<input checked="" type="radio"/>
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? Appendix B		<input checked="" type="radio"/>	<input type="radio"/>
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.			
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.		<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"/>
NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.			
If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions. Initials of each Requestor: <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> <div>_____</div> </div>			

SECTION II: Project Description

1. The project will be starting at: ☒ Investigation ☐ Remediation

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

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

☐ Yes ☐ No ☒ N/A

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

☒ RIWP ☐ RAWP ☐ IRM ☐ No

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

Is this information attached? ☒ Yes ☐ No

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 |
|---|----------------------------------|----------------------------------|
| 1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site? | <input type="radio"/> | <input checked="" type="radio"/> |
| 2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources? | <input type="radio"/> | <input checked="" type="radio"/> |
| 3. Is/are there a/any Contaminant(s) of Ecological Concern? | <input type="radio"/> | <input checked="" type="radio"/> |
| 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? | <input checked="" type="radio"/> | <input type="radio"/> |

N/A ☒

☐ ☐

SECTION IV: Land Use Factors**Appendix F**

1. What is the property's current municipal zoning designation? <u>R7D/C2-4</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>		
3. Current use (select all that apply): Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input checked="" type="checkbox"/>		
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	Y <input checked="" type="radio"/>	N <input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply): Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> If residential, does it qualify as single-family housing? N/A <input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	<input checked="" type="radio"/>	<input type="radio"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use?	<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>
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.	<input checked="" type="radio"/>	<input type="radio"/>

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
PHONE 2128635666	EMAIL mathenes@hpd.nyc.gov	
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
PHONE 2128635666	EMAIL mathenes@hpd.nyc.gov	
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***):

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

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	<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	ZIP CODE 11237	
PHONE 718-366-3800		EMAIL spetryczka@riseboro.org		
1. Is the requestor authorized to conduct business in New York State (NYS)?			Y	N
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?			<input checked="" type="radio"/>	<input type="radio"/>
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A <input type="radio"/>			<input checked="" type="radio"/>	<input type="radio"/>
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.			<input checked="" type="radio"/>	<input type="radio"/>

SECTION VIII: Requestor Contact Information		
REQUESTOR'S REPRESENTATIVE Stephan Petryczka		
ADDRESS 217 Wyckoff Avenue		
CITY Brooklyn	STATE NY	ZIP CODE 11237
PHONE 718-366-3800	EMAIL spetryczka@riseboro.org	
REQUESTOR'S CONSULTANT (CONTACT NAME) Jessica Taylor		
COMPANY Roux Environmental Engineering and Geology, D.P.C.		
ADDRESS 209 Shafter Street		
CITY Islandia	STATE NY	ZIP CODE 11749
PHONE 631-232-2600	EMAIL jtaylor@rouxinc.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) George Duke		
COMPANY Fox Rothschild LLP		
ADDRESS 101 Park Avenue, 17th floor		
CITY New York	STATE NY	ZIP CODE 10178
PHONE 212-450-9847	EMAIL gduke@foxrothschild.com	

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.

	Y	N
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"/>	<input 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.

	Y	N
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

	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	<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. <div style="text-align: right;">N/A <input checked="" type="radio"/></div>	<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

Please respond to the questions below and provide additional information and/or documentation as required. Please refer to the application instructions.

Y

N

1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?



2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?



3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?



4. Is the property upside down or underutilized as defined below?

Upside down



Underutilized



From ECL 27-1405(31):

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

From 6 NYCRR 375-3.2(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

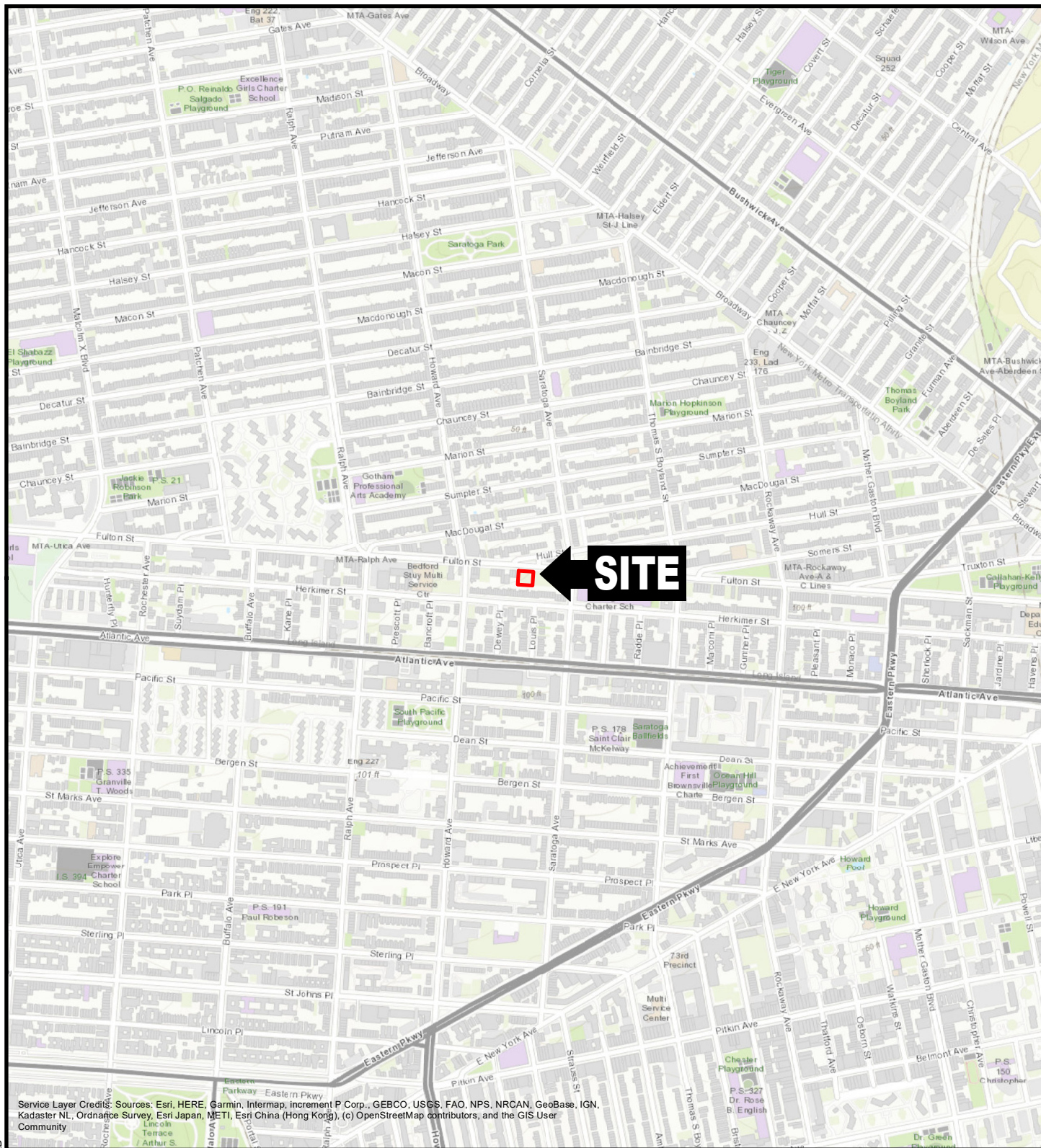
From ECL 75-0111 as of April 9, 2022:

(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**

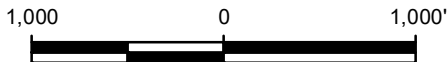
FIGURES

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



Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

QUADRANGLE LOCATION



Title:

SITE LOCATION MAP

2012A FULTON STREET
BROOKLYN, NEW YORK

Prepared for:

STEPS SENIOR LLC



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: 3805.0002Y107.1.mxd

1



N

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

40040'

Title:

SITE PLAN

1073805.0002Y107.2.MXD

Prepared for:

STEPS SENIOR LLC

ROUX

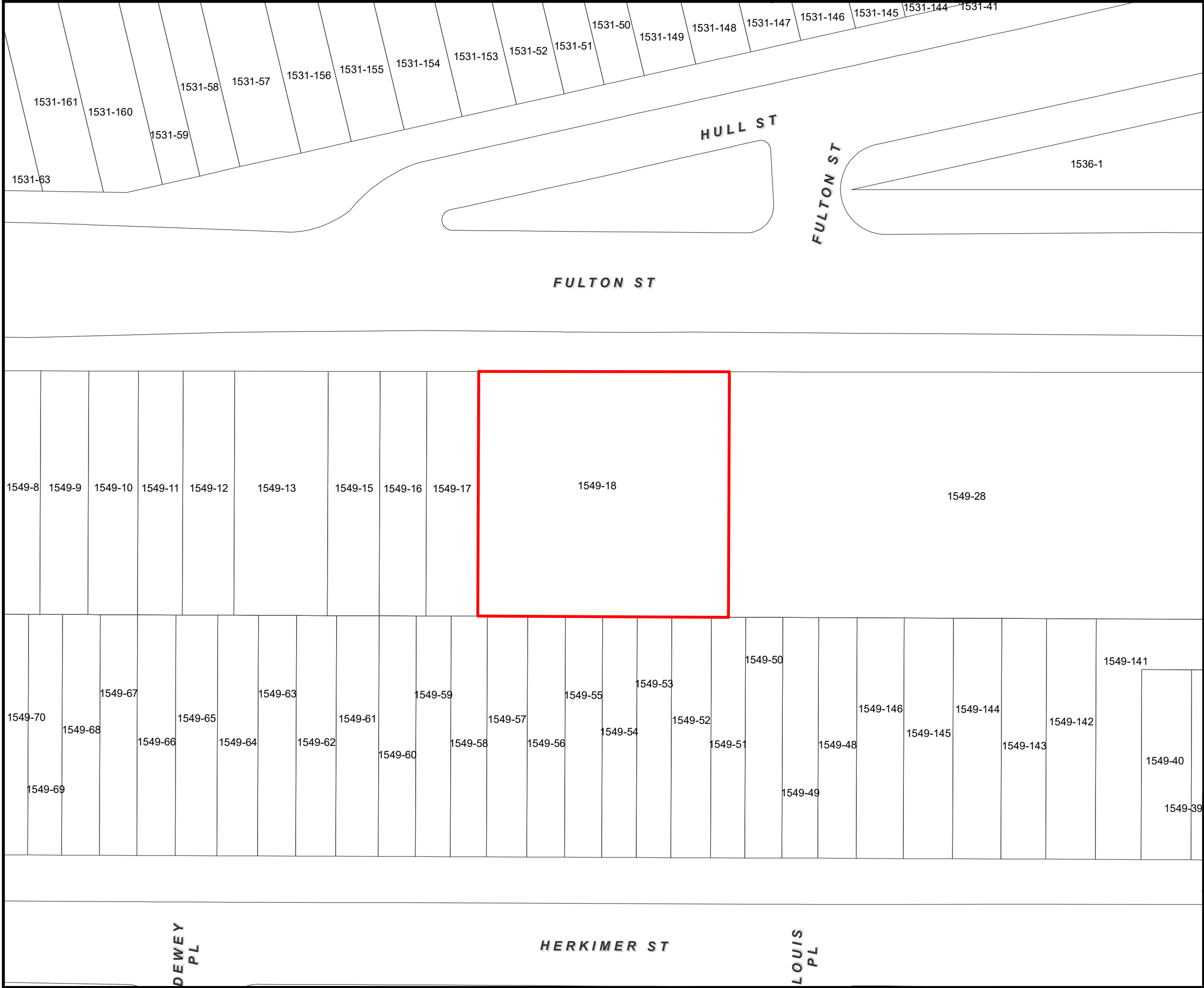
Compiled by: B.H.
Prepared by: M.S.R.
Project Mgr: B.H.
File: 3805.0002Y107.2.mxd

Date: 09/12/25
Scale: AS SHOWN
Project: 3805.0002Y002

FIGURE

2

V:\GIS\PROJECTS\3805\0002Y\107\3805.0002Y\107.3.MXD



LEGEND

PROPOSED BCP SITE BOUNDARY

PARCEL BOUNDARY

1549-18
BLOCK - LOT

NOTES

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

40040'

Title:

TAX MAP
2012A FULTON STREET
BROOKLYN, NEW YORK

Prepared for:

STEPS SENIOR LLC

ROUX



Compiled by: B.H.
Prepared by: M.S.R.
Project Mgr: B.H.
File: 3805.0002Y107.3.mxd

Date: 09/12/25
Scale: AS SHOWN
Project: 3805.0002Y002

FIGURE
3



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:

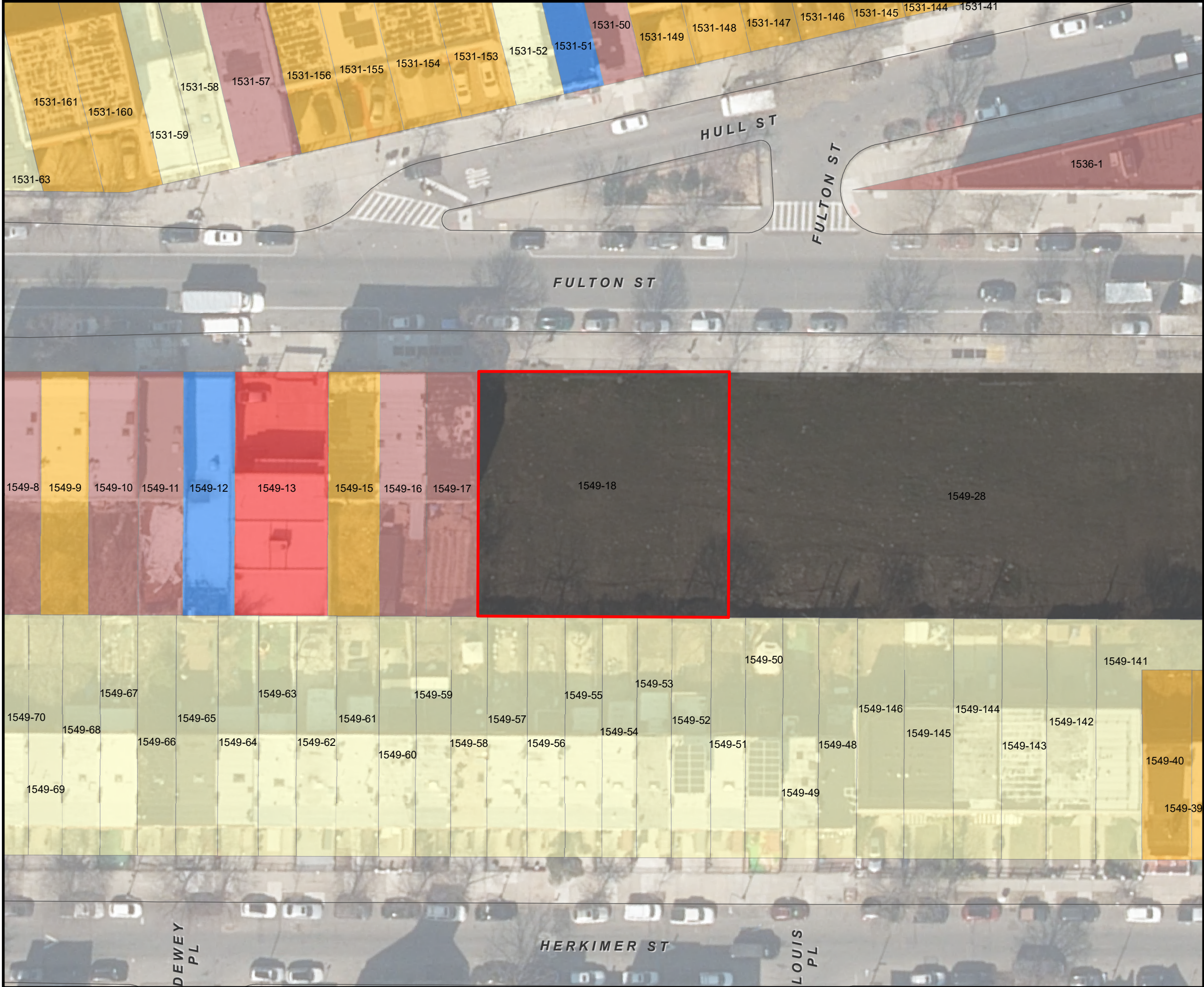
STEPS SENIOR LLC



Compiled by: B.H.	Date: 09/12/25
Prepared by: M.S.R.	Scale: AS SHOWN
Project Mgr: B.H.	Project: 3805.0002Y002
File: 3805.0002Y107.4.mxd	

FIGURE

4



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 FACILITES & INSTITUTIONS

VACANT LAND

1549-18
BLOCK - LOT

NOTES

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

40 0 40'

Title:

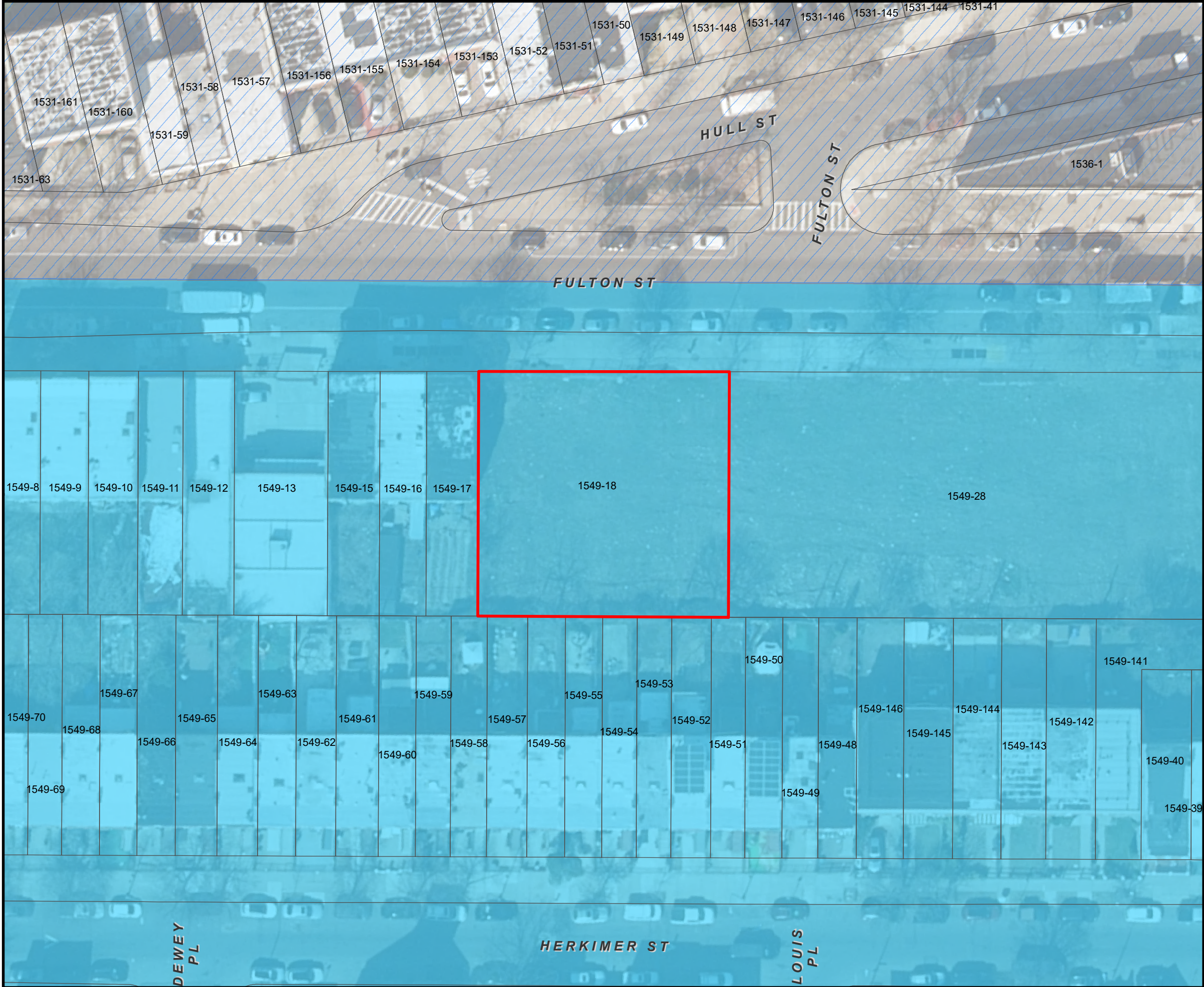
SURROUNDING LAND USE

2012A FULTON STREET
BROOKLYN, NEW YORK





Prepared for:

STEPS SENIOR LLC

ROUX	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		



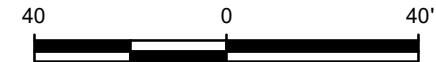
LEGEND

-  PROPOSED BCP SITE BOUNDARY
-  PARCEL BOUNDARY
- NYS ENVIRONMENTAL ZONE**
 -  INDICATOR FOR CENSUS TRACT HAVING A "POVERTY RATE OF AT LEAST 20% AND UNEMPLOYMENT RATE OF AT LEAST 125% THE STATEWIDE UNEMPLOYMENT RATE." 'Y' INDICATES THAT THE CENSUS TRACT MEETS THIS CRITERIA.
 -  NONE: DOES NOT MEET CRITERIA

1549-18
BLOCK - LOT

NOTES

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




Title:

NYS EN-ZONE BOUNDARIES

2012A FULTON STREET
BROOKLYN, NEW YORK

Prepared for:

STEPS SENIOR LLC

	Compiled by: B.H.	Date: 09/12/25	FIGURE 7
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: B.H.	Project: 3805.0002Y002	
	File: 3805.0002Y107.7.mxd		



LEGEND

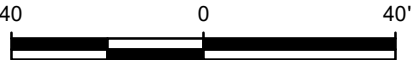
PROPOSED BCP SITE BOUNDARY

IDENTIFIED AS ENVIRONMENTAL JUSTICE AREA

PARCEL BOUNDARY

1549-18
BLOCK - LOT

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



Title:

ENVIRONMENTAL JUSTICE AREA

2012A FULTON STREET
BROOKLYN, NEW YORK

Prepared for:

STEPS SENIOR LLC

ROUX

Compiled by: B.H.

Prepared by: M.S.R.

Project Mgr: B.H.

File: 3805.0002Y107.9.mxd

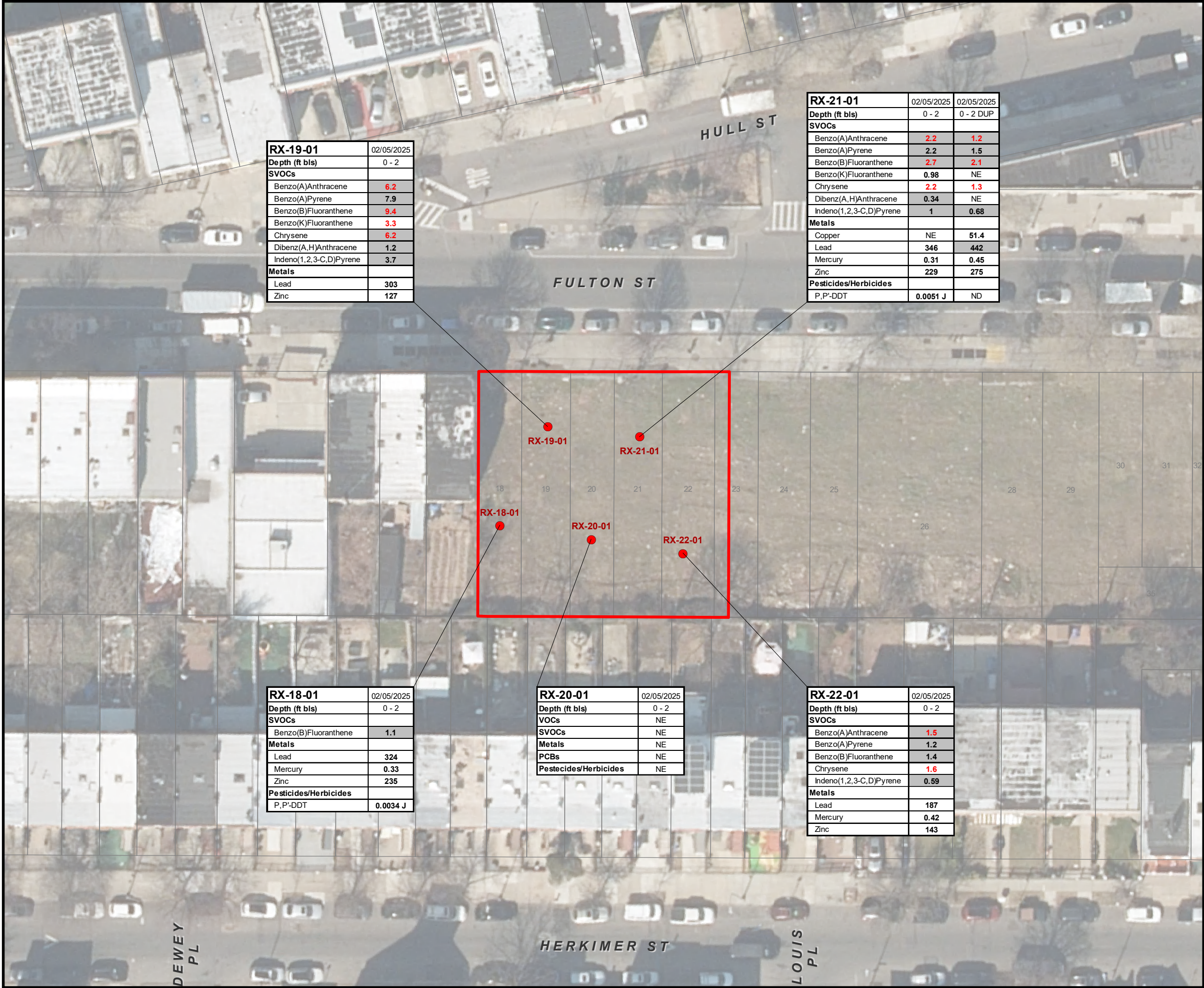
Date: 09/12/25

Scale: AS SHOWN

Project: 3805.0002Y002

FIGURE
9

V:\GIS\PROJECTS\3805\0002Y\107\3805_0002Y\107_10.MXD



RX-19-01		02/05/2025
Depth (ft bls)	0 - 2	
SVOCs		
Benzo(A)Anthracene	6.2	
Benzo(A)Pyrene	7.9	
Benzo(B)Fluoranthene	9.4	
Benzo(K)Fluoranthene	3.3	
Chrysene	6.2	
Dibenz(A,H)Anthracene	1.2	
Indeno(1,2,3-C,D)Pyrene	3.7	
Metals		
Lead	303	
Zinc	127	

RX-21-01		02/05/2025	02/05/2025
Depth (ft bls)	0 - 2	0 - 2	DUP
SVOCs			
Benzo(A)Anthracene	2.2	1.2	
Benzo(A)Pyrene	2.2	1.5	
Benzo(B)Fluoranthene	2.7	2.1	
Benzo(K)Fluoranthene	0.98	NE	
Chrysene	2.2	1.3	
Dibenz(A,H)Anthracene	0.34	NE	
Indeno(1,2,3-C,D)Pyrene	1	0.68	
Metals			
Copper	NE	51.4	
Lead	346	442	
Mercury	0.31	0.45	
Zinc	229	275	
Pesticides/Herbicides			
P,P'-DDT	0.0051 J	ND	

RX-18-01		02/05/2025
Depth (ft bls)	0 - 2	
SVOCs		
Benzo(B)Fluoranthene	1.1	
Metals		
Lead	324	
Mercury	0.33	
Zinc	235	
Pesticides/Herbicides		
P,P'-DDT	0.0034 J	

RX-20-01		02/05/2025
Depth (ft bls)	0 - 2	
VOCs		
SVOCs	NE	
Metals		
PCBs	NE	
Pesticides/Herbicides		
	NE	

RX-22-01		02/05/2025
Depth (ft bls)	0 - 2	
SVOCs		
Benzo(A)Anthracene	1.5	
Benzo(A)Pyrene	1.2	
Benzo(B)Fluoranthene	1.4	
Chrysene	1.6	
Indeno(1,2,3-C,D)Pyrene	0.59	
Metals		
Lead	187	
Mercury	0.42	
Zinc	143	

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
VOCs				
NE	NE	NE	NE	mg/kg
SVOCs				
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	8.2	mg/kg
Metals				
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
PCBs				
ND	ND	ND	ND	mg/kg
Pesticides/Herbicides				
P,P'-DDT	0.0033	7.9	136	mg/kg

LEGEND

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

NOTES

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

MG/KG - MILLIGRAMS PER KILOGRAM
NYSDEC - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
- NO NYSDEC PART 375 SOIL CLEANUP OBJECTIVES AVAILABLE
J - ESTIMATED VALUE
DUP - DUPLICATE SAMPLE
VOCs - VOLATILE ORGANIC COMPOUNDS
SVOCs - SEMIVOLATILE ORGANIC COMPOUNDS
PCBs - POLYCHLORINATED BIPHENYLS
NE - NO EXCEEDANCE
ND - NO DETECTION
NA - NOT ANALYZED FOR BY LABORATORY
FT BLS - FEET BELOW LAND SURFACE



Title:

SUMMARY OF EXCEEDANCES IN SOIL

2012A FULTON STREET
BROOKLYN, NEW YORK

Prepared for:

STEPS SENIOR LLC

ROUX

Compiled by: B.H.

Date: 12/23/25

Prepared by: M.S.R.

Scale: AS SHOWN

Project Mgr: B.H.

Project: 3805.0002Y002

File: 3805.0002Y107.10.mxd

FIGURE

10



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
1,3,5-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	0.96 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
Trichlorofluoromethane	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	6
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
Trichlorofluoromethane	1.7



LEGEND

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

NOTES

- AERIAL SOURCE: NYS OFFICE OF INFORMATION TECHNOLOGY SERVICES GIS PROGRAM OFFICE (GPO)
- THE TAX LOTS WERE ALL MERGED INTO LOT 18 ON 08/21/2025
- CONCENTRATIONS IN $\mu\text{g}/\text{m}^3$


$\mu\text{G}/\text{M}^3$ - MICROGRAMS PER CUBIC METER
VOCs - VOLATILE ORGANIC COMPOUNDS
ND - COMPOUND WAS ANALYZED FOR BUT NOT DETECTED



Title: **SUMMARY OF SOIL VAPOR DETECTIONS**

1212A FULTON STREET
BROOKLYN, NEW YORK

Prepared for: **STEPS SENIOR LLC**

	Compiled by: B.H.	Date: 09/12/25	FIGURE 11
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: B.H.	Project: 3805.0002Y002	
	File: 3805.0002Y107.11.mxd		

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

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

7061+

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:

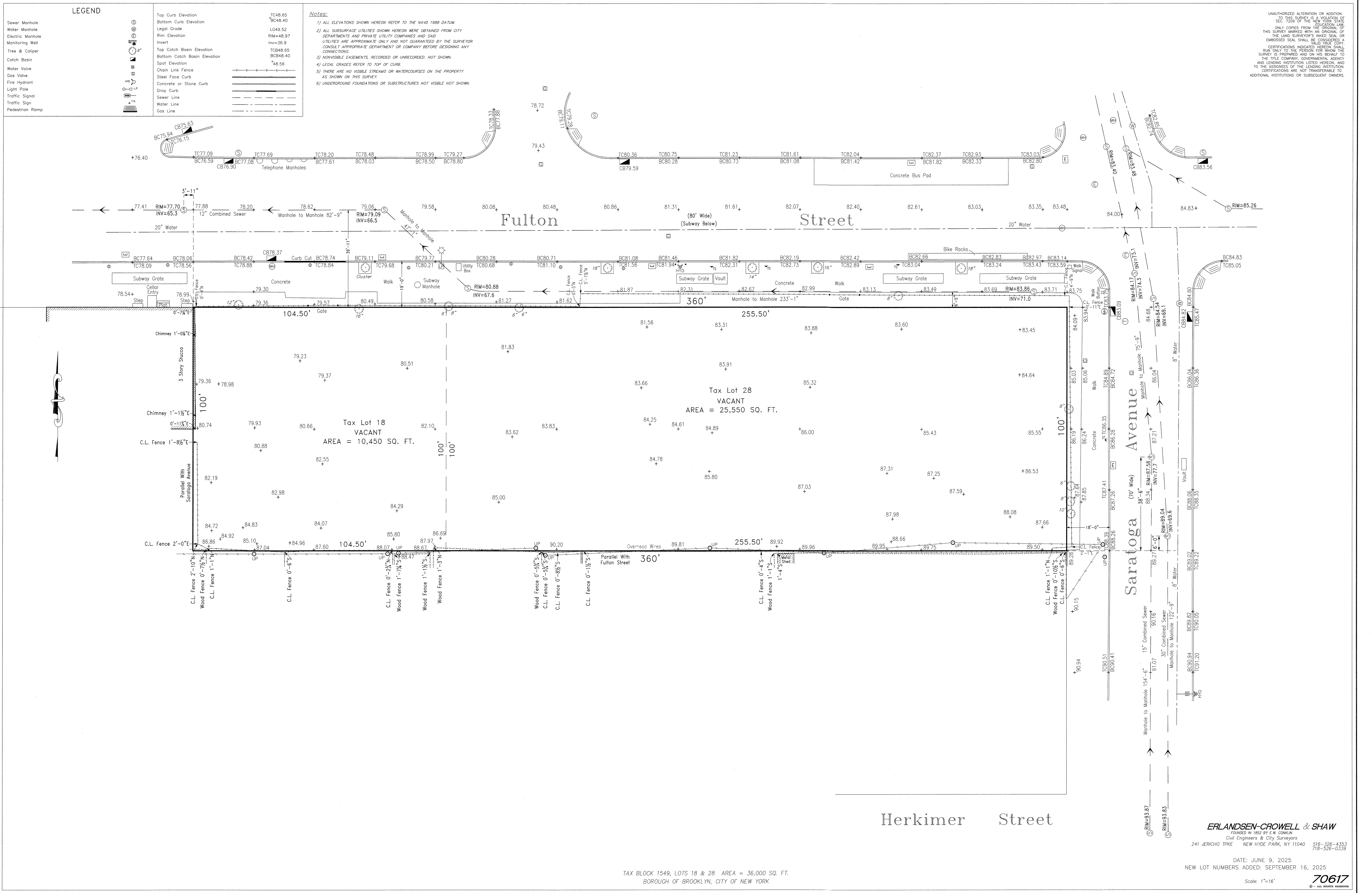
BEGINNING at a point on the southerly side of Fulton Street, 255.50 feet westerly from the intersection formed by the westerly side of Saratoga Avenue and the southerly side of Fulton Street;

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.



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 THIS 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 RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

LEGEND	
Sewer Manhole	TC48.65
Water Manhole	BC48.40
Electric Manhole	LG49.52
Monitoring Well	RM=48.97
Tree & Coliper	INV=36.9
Catch Basin	TC848.65
Water Valve	BC848.40
Fire Hydrant	+48.56
Light Pole	
Traffic Signal	
Traffic Sign	
Pedestrian Ramp	

Notes:
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.

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

ERLANDSEN-CROWELL & SHAW
Civil Engineers & City Surveyors
241 JERICHO TPKE NEW HYDE PARK, NY 11040 516-326-4353
718-528-0339
DATE: JUNE 9, 2025
NEW LOT NUMBERS ADDED: SEPTEMBER 16, 2025
Scale: 1"=16'
70617
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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.

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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 µg/m³, with the maximum concentration indicated:

- Acetone (26 µg/m³), butane (220D µg/m³), carbon disulfide (5.2 µg/m³), chloroform (5.7 µg/m³), ethylbenzene (8 µg/m³), m,p-xylene (32 µg/m³), methyl ethyl ketone (2-butanone) (8.3 µg/m³), n-heptane (35 µg/m³), n-hexane (87 µg/m³), o-xylene (1,2-dimethylbenzene) (9.5 µg/m³), tert-butyl alcohol (14J µg/m³), and toluene (23 µg/m³)

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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.

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APPENDIX C

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

Brownfield Cleanup Program (BCP) Application
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APPENDIX D

Project Description

Appendix D – Project Description

Steps at Saratoga Senior Building
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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 12th 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, SiteWise™, 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

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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

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APPENDIX E

Ecological Concerns

Appendix E – Ecological Concerns

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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.

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APPENDIX F

Land Use Factors

Appendix F – Land Use Factors

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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.

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APPENDIX G

Previous Property Owners and Operators

Appendix G – Previous Property Owners and Operators

Steps at Saratoga Senior Building
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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' INFORMATION¹

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

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

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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

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APPENDIX H

Property's Environmental History

Appendix H – Property’s Environmental History

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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 12th 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 bls])	Concentrations (milligrams per kilogram [mg/kg])	RRSCOs (mg/kg)
Benzo(A)Anthracene	4	RX-19-01 (0-2)	6.2	1
		RX-21-01 (0-2)	2.2	
		RX-21-01 (0-2) FD	1.2	
		RX-22-01 (0-2)	1.5	
Benzo(A)Pyrene	4	RX-19-01 (0-2)	7.9	1
		RX-21-01 (0-2)	2.2	
		RX-21-01 (0-2) FD	1.5	
		RX-22-01 (0-2)	1.2	
Benzo(B)Fluoranthene	5	RX-18-01 (0-2)	1.1	1
		RX-19-01 (0-2)	9.4	
		RX-21-01 (0-2)	2.7	
		RX-21-01 (0-2) FD	2.1	
		RX-22-01 (0-2)	1.4	

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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	RX-19-01 (0-2)	6.2	3.9
Dibenz(A,H)Anthracene	RRSCOs: 2	RX-19-01 (0-2) RX-21-01 (0-2)	1.2 0.34	0.33
Indeno(1,2,3-C,D)Pyrene	RRSCOs: 4	RX-19-01 (0-2) RX-21-01 (0-2) RX-21-01 (0-2) FD RX-22-01 (0-2)	3.7 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 (µg/m³)
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

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Analyte	Number of Detections	Location of Detection	Concentrations (µg/m³)
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

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

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2012A Fulton Street, Brooklyn, New York

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:
SECTIONOF 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

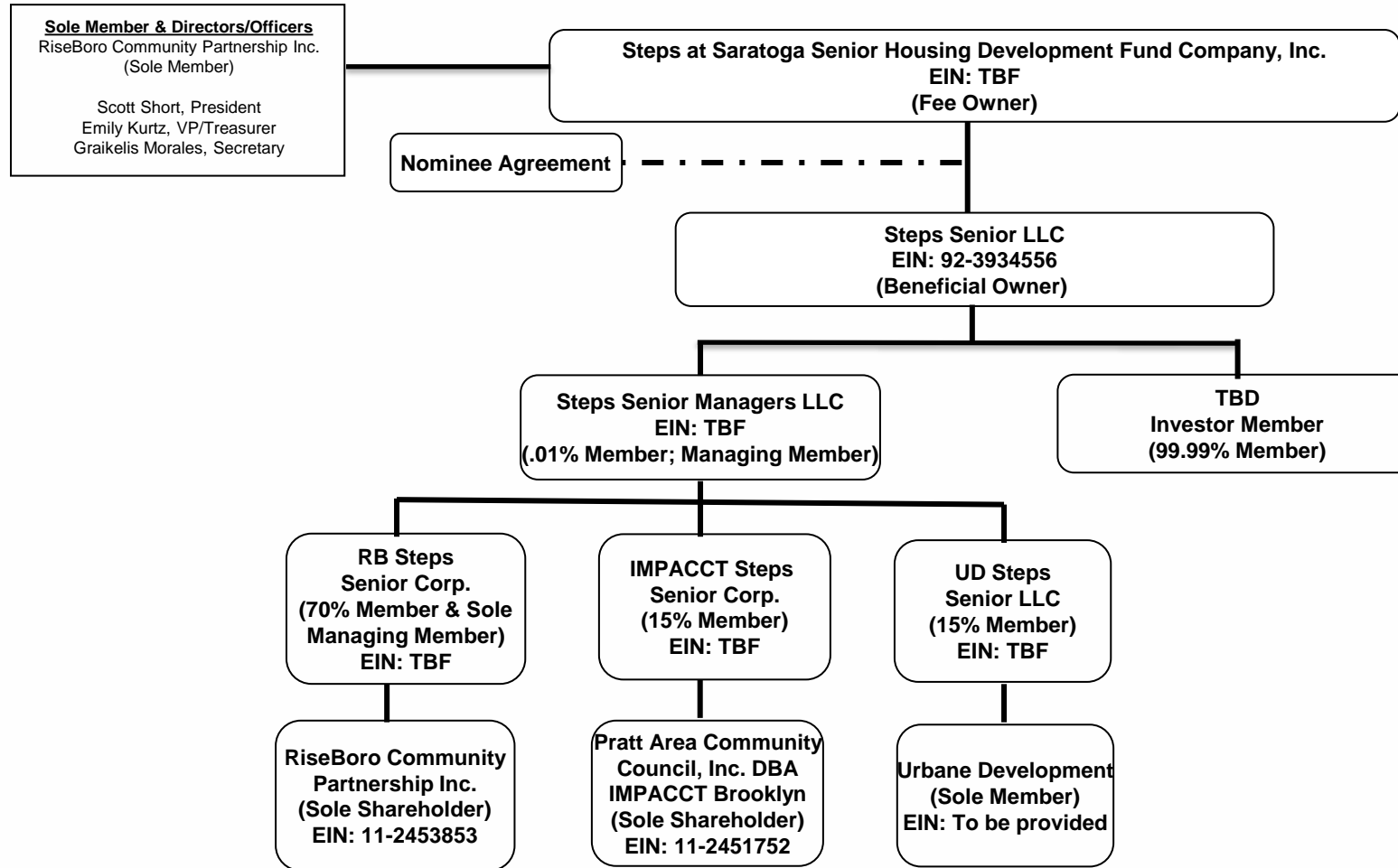


Steps Senior: Organizational Chart PreDev Loan



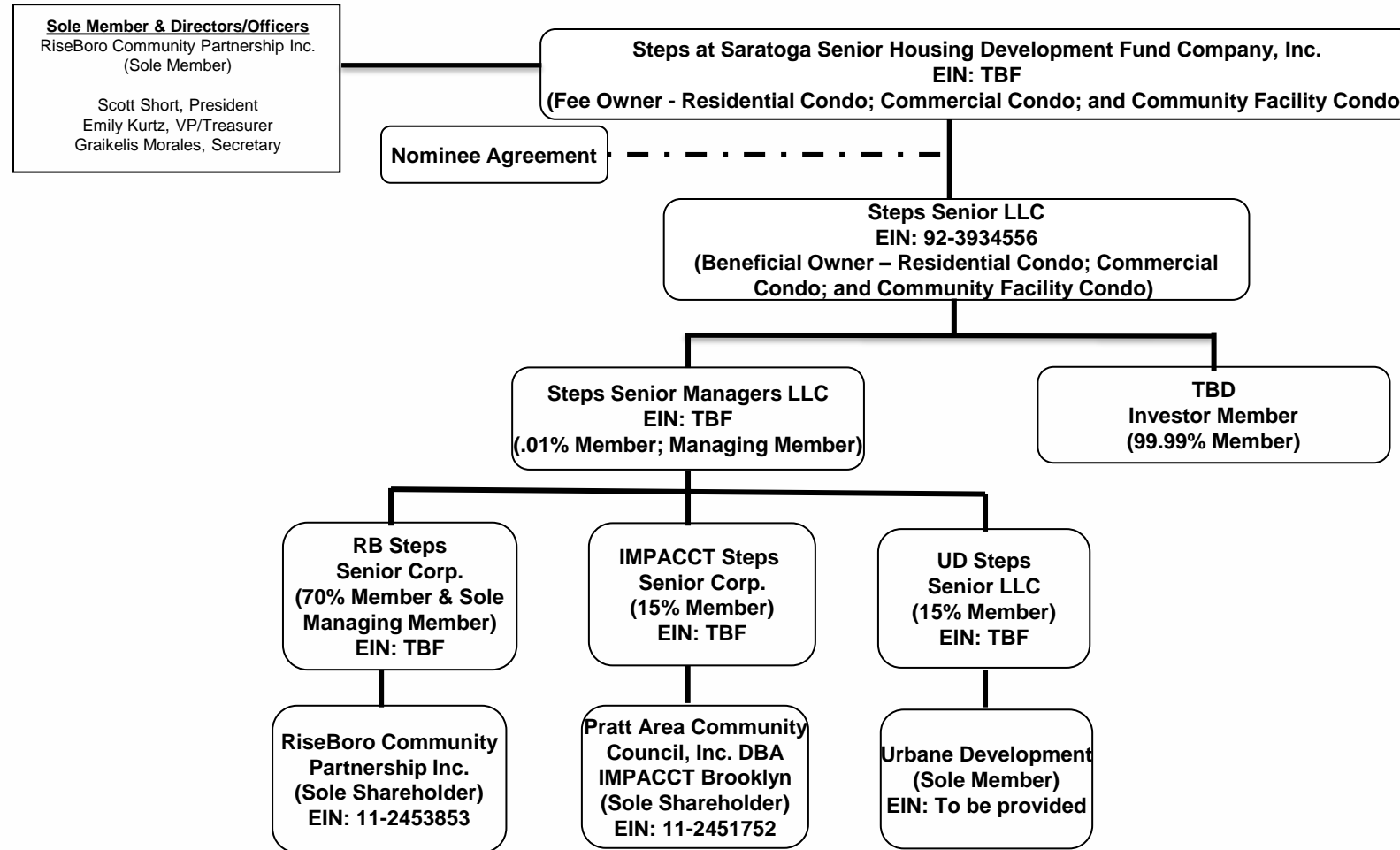


Steps Senior: Organizational Chart Construction Loan





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 - 11th 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

Sincerely,


Arielle Goldberg

HPD Executive Director of Land Use
and Resiliency Policy



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

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,

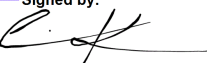
This letter supports Steps Senior LLC’s (the “Requester”) request for a waiver from the \$50,000 application fee for its Brownfield Cleanup Program (“BCP”) Application for the proposed Steps at Saratoga Senior Building Site located at 2012A Fulton Street, Brooklyn, New York; Block 1549, Lot 18 (the “Site”).

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**

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 NYSDEC upon receipt.

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

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 – 2nd Floor
Brooklyn, NY 11206

Latrice M. Walker
NYS Assemblymember – District 55
400 Rockaway Avenue – 2nd 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 – 31st 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 – 2nd 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 – 2nd Floor
New York, NY 10038

Thomas V. Panzone
NYSDEC, Citizen Participation Specialist
47-40 21st 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 – 73rd 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 Junction 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
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
District Manager, Brooklyn Community Board 3
1360 Fulton Street 2nd 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](#)

This message originated outside your organization. Please use caution!



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

From: Brooke Hildebrand <bhildebrand@rouxinc.com>
Sent: Wednesday, August 20, 2025 10:55 AM
To: Ellen Mehling <EMehling@bklynlibrary.org>
Cc: Monica Williams <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 | Website: 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 | Website: www.rouxinc.com



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From: BK03@cb.nyc.gov (CB)
To: [Brooke Hildebrand](#)
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-Imgu4zga.png](#)
[Outlook-cid_image0.png](#)
[Outlook-cid_image0.png](#)
[Outlook-cid_image0.png](#)
[Outlook-cid_image0.png](#)

This message originated outside your organization. Please use caution!



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](#)

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

Hello,

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 | Website: 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

209 Shafter Street, Islandia, New York 11749

Main: 631.232.2600 | Direct: 631.630.2373 | Mobile: 631.356.3719

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



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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

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



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