



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: Kingsbrook Estates

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: C224448

☒

Yes

☐

No

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**BROWNFIELD CLEANUP PROGRAM (BCP)
APPLICATION FORM**

BCP App Rev 16.1 – March 2025

SECTION I: Property Information See Attachment A

PROPOSED SITE NAME **Kingsbrook Estates**

ADDRESS/LOCATION **585 Schenectady Avenue**

CITY/TOWN **Brooklyn, NY**

ZIP CODE **11203**

MUNICIPALITY (LIST ALL IF MORE THAN ONE) **Brooklyn**

COUNTY **Kings**

SITE SIZE (ACRES) **2.13**

LATITUDE

LONGITUDE

40°	39'	37.245"	-73°	55'	58.116"
-----	-----	---------	------	-----	---------

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
585 Schenectady Avenue		4602	p/o 1	0.56
86 East 49th Street		4602	p/o 5	1.61

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

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

SECTION II: Project Description **See Attachment B**

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

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

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

☒ Yes ☐ No ☐ N/A

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

☐ RIWP ☒ RAWP ☐ IRM ☐ No

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

Is this information attached? ☒ Yes ☐ No

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

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

Is this information attached? ☒ Yes ☐ No

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

☒ Yes ☐ No

SECTION III: Ecological Concerns

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

N/A ☒

SECTION IV: Land Use Factors**See Attachment C**

1. What is the property's current municipal zoning designation? <u>R6</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential ☒ Commercial ☒ Industrial ☐		
3. Current use (select all that apply): Residential ☐ Commercial ☒ Industrial ☐ Recreational ☐ Vacant ☒		
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	Y ☒	N ☐
5. Reasonably anticipated post-remediation use (check all that apply): Residential ☒ Commercial ☐ Industrial ☐ If residential, does it qualify as single-family housing? N/A ☐	☐	☒
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	☒	☐
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	☐	☒
8. Do current and/or recent development patterns support the proposed use?	☒	☐
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	☒	☐
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	☒	☐

SECTION V: Current and Historical Property Owner and Operator Information**See Attachment D**

CURRENT OWNER Kingsbrook Jewish Medical Center (Block 4602, Lot 1) / Rutland Nursing Home, Inc. (Block 4602, Lot 5)		
CONTACT NAME Tony Renteria / William O'Connell		
ADDRESS 585 Schenectady Ave Brooklyn, New York 11203		
CITY Brooklyn	STATE NY	ZIP CODE 11203
PHONE 718-604-5933 / 718-604-5735	EMAIL trenteria@kingsbrook.org / woconnell@kingsbrook.org	
OWNERSHIP START DATE 1961 / 1973		
CURRENT OPERATOR Operator Information Same as Ownership Information Above		
CONTACT NAME		
ADDRESS		
CITY	STATE	ZIP CODE
PHONE	EMAIL	
OPERATION START DATE		

SECTION VI: Property's Environmental History**See Attachment E**

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

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

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	☐	☐	☒
Chlorinated Solvents	☐	☐	☒
Other VOCs	☐	☒	☐
SVOCs	☒	☒	☐
Metals	☒	☒	☐
Pesticides	☒	☐	☐
PCBs	☐	☐	☐
PFAS	☒	☒	☐
1,4-dioxane	☐	☐	☐
Other – indicated below	☐	☐	☐

*Please describe other known contaminants and the media affected:

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

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

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

Are the required drawings included with this application?

☒ YES

☐ NO

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

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

Other: Medical Facilities, placement of contaminated non-native fill, surficial application of pesticides and power plant. Possible sources of contamination associated with historical site uses include hazardous waste generation, petroleum bulk storage, storage and combustion of coal and handling of coal combustion byproducts, and/or the placement of non-native fill across the site.

SECTION VII: Requestor Information See Attachment F				
NAME Kingsbrook Estates Owner LLC				
ADDRESS 240 Huntington Street, 3rd Floor				
CITY/TOWN Brooklyn		STATE NY	ZIP CODE 11231	
PHONE 718-576-3641		EMAIL fdubinsky@monadnockdevelopment.com		
				Y N
1. Is the requestor authorized to conduct business in New York State (NYS)?				☒ ☐
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?				☒ ☐
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A ☐				☒ ☐
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.				☒ ☐

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Frank Dubinsky			
ADDRESS 240 Huntington Street, 3rd Floor			
CITY Brooklyn		STATE NY	ZIP CODE 11231
PHONE 718-576-3641		EMAIL fdubinsky@monadnockdevelopment .com	
REQUESTOR'S CONSULTANT (CONTACT NAME) Mimi Raygorodetsky			
COMPANY Langan Engineering, Environmental , Surveying, Landscape Architecture and Geology, D.P.C.			
ADDRESS 368 Ninth Avenue, 8th Floor			
CITY New York		STATE NY	ZIP CODE 10001
PHONE 212-479-5441		EMAIL mraygorodetsky@langan.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) Jennifer Coghlan			
COMPANY Sive, Paget & Riesel, P.C.			
ADDRESS 560 Lexington Avenue			
CITY New York		STATE NY	ZIP CODE 10022
PHONE 646-378-7253		EMAIL jcoghlan@sprlaw.com	

SECTION IX: Program Fee

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

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

SECTION X: Requestor Eligibility See Attachment G

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

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

SECTION X: Requestor Eligibility (continued)

12. The requestor must certify that he/she/they is/are either a participant or volunteer in accordance with ECL 27-1405(1) by checking one of the boxes below:

PARTICIPANT

A requestor who either (1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum, or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☐**VOLUNTEER**

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

☒

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

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

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

☒ Yes

☐ No

☐ N/A

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

☐ Previous Owner ☐ Current Owner ☒ Potential/Future Purchaser ☐ Other: _____

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

Is this proof attached?

☒ Yes

☐ No

☐ N/A

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

SECTION XI: Property Eligibility Information

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

SECTION XII: Site Contact List See Attachment H

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

Date: 10/1/2025

Signature: 

Print Name: Frank Dubinsky

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

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

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

BCP App Rev 16.1

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

From ECL 27-1405(31):

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

From 6 NYCRR 375-3.2(I) as of August 12, 2016 (Please note: Eligibility determination for the underutilized category can only be made at the time of application):

375-3.2:

- (I) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and
- (1) the proposed use is at least 75 percent for industrial uses; or
- (2) at which:
- (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;
 - (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and
 - (iii) one or more of the following conditions exists, as certified by the applicant:
 - (a) property tax payments have been in arrears for at least five years immediately prior to the application;
 - (b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or
 - (c) there are no structures.

"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.

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

5. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; the *New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review).

Check appropriate box below:

- ☐ Project is an Affordable Housing Project – regulatory agreement attached
- ☒ Project is planned as Affordable Housing, but agreement is not yet available
- ☐ This is not an Affordable Housing Project

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

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

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

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

☐ Yes – planned renewable energy facility site with documentation

☐ Pending – planned renewable energy facility awaiting documentation

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

☒ No – not a planned renewable energy facility site

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

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

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

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

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

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

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

☒ No

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

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

ATTACHMENT A

SECTION I: PROPERTY INFORMATION

Item 1 – Location and Metes and Bounds Description

The proposed New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) site is about 2.13 acres (about 92,700 square feet) in area and is part of the Kingsbrook Jewish Medical Center (KJMC). The site is located at 585 Schenectady Avenue in the East Flatbush neighborhood of Brooklyn, New York. Alternate addresses for the site include 561 Schenectady Avenue, 808 Rutland Road, and 86 E 49th Street. The site is identified as the northern parts of Block 4602, Lots 1 and 5 on the Brooklyn Borough Tax Map. The proposed BCP site will be identified as “Kingsbrook Estates”.

Metes and bounds descriptions that define the extent of the site are included with this attachment.

An RP-602 Application for Mergers and Appointments will be submitted to the New York City Department of Finance (NYCDOF) to merge the northern parts of the existing tax lots into a single lot, and the BCP site will be part of the new lot.

Item 2 – Property Maps

Figure A-1: The required United States Geological Survey (USGS) 7.5-minute quadrangle map showing the location of the site.

Figure A-2: Digital Tax Map from the New York City Department of Finance showing the site boundary and its current partial tax block and lots.

Figure A-3: Site Plan that shows map scale, north arrow orientation, date, and location of the site with respect to adjacent streets and roadways.

Figure A-4: Surrounding Land Use Map shows i) proposed brownfield site boundary lines, with adjacent property owners clearly identified; and ii) surrounding land uses.

Figure A-5: Disadvantaged Communities and Potential Environmental Justice Areas Map shows the proposed brownfield property boundary lines with an overlay of the New York State (NYS) Disadvantaged Community boundaries (based on census tracts identified under the Climate Justice Working Group criteria) and Potential Environmental Justice Areas (designated by the NYSDEC).

Item 3 – Environmental Zone (En-Zone)

The site is not located within a designated En-zone pursuant to Tax Law 21(b)(6) (0% of the property in En-zone).

Item 4 – Disadvantaged Communities

According to the New York's Climate Leadership and Community Protection Act Disadvantaged Communities map, the site is located in a disadvantaged community census tract that has an environmental burden 45% higher than census tracts statewide, and population vulnerability that is 80% higher than census tracts statewide. The Disadvantaged Community and Potential Environmental Justice Area boundaries are shown on Figure A-5.

Item 14 – Property Description and Environmental Assessment Narrative

Location

The site is located at 585 Schenectady Avenue in an urban, mixed-use area of Brooklyn, New York, and comprises the northern portion of the KJMC campus. The site is identified on the Brooklyn Borough Tax Map as the northern portions of Lots 1 and 5 on Block 4602; the site will ultimately be apportioned into a new single tax lot. The site is bound by Rutland Road followed by a multi-story residential building to the north; East 49th Street followed by a 12-story residential and commercial building under construction (Vital Brooklyn – Site K) to the east; medical operations and nursing home as part of the KJMC to the south; and Schenectady Avenue followed by multi-story residential and commercial buildings to the west.

The site is part of the Vital Brooklyn Initiative, a community development and wellness initiative by the New York State Division of Homes and Community Renewal (HCR). The Vital Brooklyn Initiative is an ongoing community development program for underserved neighborhoods in central Brooklyn. Vital Brooklyn offers a holistic approach that is focused on eight integrated areas of improvement: open space and recreation; healthy food; education; economic empowerment; community-based violence prevention; community-based health care; affordable housing; and resiliency.

Site Features

The site is approximately 92,700 square feet in area and is currently occupied by several KJMC buildings as detailed below.

- Leviton Building: A four-story building, including a cellar, located on the western part of the site
- Masin Building: A six-story building, including a cellar, located on the northeastern part of the site
- Blumberg Building: A six-story building, including a cellar, located on the eastern part of the site
- Lefrak Building: A four-story building, including a partial cellar located on the eastern part of the site
- Power Plant: A one-story building, including a cellar located on the southeastern part of the site (only a portion of the power plant is located within the proposed BCP site boundary).

The Leviton Building contains medical offices, the Blumberg Building contains information technology operations, and the power plant contains utility and receiving department operations and medical supply storage. The Masin Building is vacant and previously contained laboratories, administrative offices, and general storage. The LeFrak Building is vacant and previously contained administrative offices, receiving department operations, doctor's offices, and information systems. The Masin and LeFrak buildings were vacated between 2014 and 2025.

The areas outside of the site buildings include landscaped areas and a courtyard.

According to a 23 January 2021 survey prepared by BLD Land Surveyors LLP, surface elevations (el.) at the site range from about el. 33.91±¹ on the southeastern corner of the site to about el. 29.21± on the northwestern part of the site. The overall topography of the site and immediate surrounding area generally slopes south towards Jamaica Bay.

Current Zoning and Land Use

According to the New York City Planning Commission Zoning Map 17b, the site is located in an R6 zoning district and is zoned for residential use. This residential zoning district allows medium-density apartment building use.

Land use within a half-mile of the site includes single- and multi-story buildings occupied by institutional, light industrial, residential and commercial uses. Major infrastructure

¹ Elevations refer to North American Vertical Datum of 1988 (NAVD88), which is about 1.1 feet above mean sea level at Sandy Hook, NJ.

(storm drains, sewers, and underground utility lines) exists within the streets surrounding the site.

Past Use of the Site

The site was primarily vacant and unimproved prior to 1924 and was first developed with the current KJMC buildings in 1927, starting with construction of the LeFrak building. Between 1933 and 1951, the Blumberg and Leviton buildings, power plant and a central courtyard area were also constructed. In 1957, the Masin building was constructed in the northeastern part of the site.

The KJMC (which includes the site and adjoining properties to the south) is listed in the Resource Conservation and Recovery Act (RCRA) database under EPA ID NYD986954188 as a Non-Generator/No Longer Regulated (NonGen/NLR) (1995, 2006) and a Small Quantity Generator (SQG) (1991, 2003, 2007) for the generation of ignitable waste (D001), corrosive waste (D002), reactive waste (D003), mercury (D009), silver (D011), and spent halogenated solvents (F001, F002, F003, F004, and F005). Hazardous waste identified in this listing may have historically been generated at or stored on the site; however, no hazardous waste is currently generated at or stored on the site.

A geophysical anomaly resembling an underground storage tank (UST) was identified during a geophysical survey in the western part of the site, outside of the northwestern corner of the Leviton building. A fill port and vent pipe were observed in this area during multiple site inspections and subsurface investigations conducted by Langan. The size, contents, and regulatory status of the suspected UST are unknown.

Part of a former coal power-generation plant is located in the southeastern corner of the site. Flue gas stacks from the power plant exit through the roof of the adjacent Blumberg building and were previously in use when the power-generation power plant was in operation; however, these stacks are currently out-of-service. Based on the presence of the stacks and information in previous reports for the site, historical power generation in the power plant likely included the storage and combustion of coal, the handling of bottom/fly ash, and the maintenance of combustion equipment. Additionally, No. 4 and No. 6 fuel oils have more recently been used to fuel the power plant; however, these products are not currently stored and are not known to have been historically stored within the BCP site boundary. The power plant building currently contains the KJMC heating and hot water systems, backup electricity systems, and is also used for receiving department operations and medical supply storage. A 2,500-gallon diesel AST is located in an accessible concrete vault in the cellar of the power plant and is used to support an off-site backup power generator (southeast of the power plant along East 49th Street).

The associated vent pipe and fill port were observed along the eastern exterior wall and sidewalk of the power plant.

Possible sources of contamination associated with historical site uses include hazardous waste generation, petroleum bulk storage, storage and combustion of coal and handling of coal combustion byproducts, and/or the placement of non-native fill across the site.

Site Geology and Hydrogeology

The site is underlain by an about 4- to 25-foot-thick layer of non-native fill. In areas beneath existing building cellars, the non-native fill is about 3 to 10 feet thick, which corresponds to about 18 to 25 feet below exterior grade surface (bgs). Non-native fill at the site generally consists of varied-colored, fine- to medium-grained sand with varying amounts of fine gravel, brick, concrete, asphalt, glass, coal, coal ash, and ceramic. The non-native fill layer is underlain by native sand with varying amounts of silt, fine gravel, and clay. A silt and/or clay layer of varying thickness was encountered in multiple soil borings on the eastern part of the site between about 6 to 24 feet bgs. Bedrock has not been observed during previous environmental investigations and is expected to be present greater than 300 feet bgs.

Langan completed a synoptic gauging event on 13 May 2025 from monitoring wells installed during the Remedial Investigation (RI) and observed the groundwater table is at about 23 feet bgs (el. $9.63 \pm$ to $9.75 \pm$)¹. The overall direction of groundwater flow at the site is to the north.

Environmental Assessment

Based on the June 2021 Phase II ESI and the RI, contamination has been identified at the proposed Brownfield Cleanup Program (BCP) site as follows:

Soil

SVOCs, pesticides, and metals were detected in non-native fill samples at concentrations above the NYSDEC Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use (UU), Protection of Groundwater (PGW), and/or Restricted Use Restricted-Residential (RURR) Soil Cleanup Objectives (SCO). Additionally, the per- and polyfluoroalkyl substances (PFAS), perfluorooctane sulfonate

¹ During a June 2021 Phase II Environmental Site Investigation (ESI) completed by Langan, shallow groundwater was encountered at 8.57 feet bgs in the northeastern corner of the site and was attributed to a perched groundwater condition resulting from a documented silt and/or clay layer in the eastern part of the site.

(PFOS) and perfluorooctanoic acid (PFOA) were detected in soil samples collected from the non-native fill layer across the site at concentrations above the UU guidance value, but below the PGW and RURR guidance values (as established in the NYSDEC April 2023 Guidelines for Sampling, Analysis and Assessment of PFAS). The PFOA and PFOS concentrations detected are not indicative of an on-site source or release.

Black staining and/or petroleum-like odors and a maximum PID reading of 20.2 parts per million (ppm) were also observed in three soil borings located in the northwestern, northeastern, and southeastern parts of the site, from about 1.5 to 2 feet bgs, 2.5 to 3 feet below cellar grade, and 4 to 4.5 feet below cellar grade, respectively, and are attributed to the presence of non-native fill.

An SVOC hotspot with a chemical-like odor and staining was observed from about 8.5 to 25 feet bgs in the central part of the site. SVOCs were detected at concentrations two orders of magnitude above the UU, PGW and/or RURR SCOs in stained and odorous fill and native soil samples collected from this area. Sample depths with constituents that exceeded the UU, PGW and/or RURR SCOs ranged from surface grade to about 27 feet bgs. An unknown on-site release has been established as the source of SVOCs in soil and groundwater at the central part of the site.

Groundwater

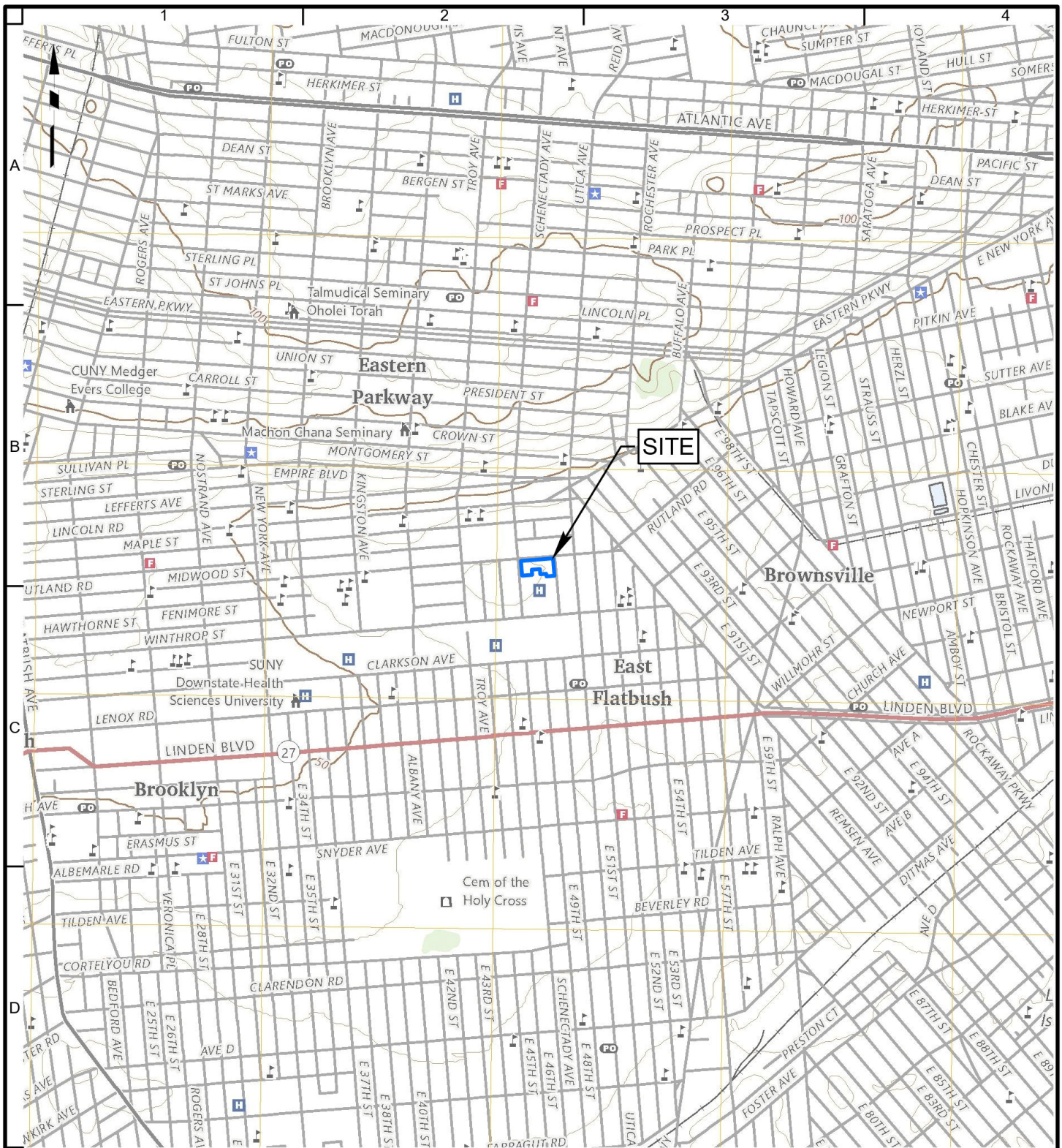
One volatile organic compound (VOC), SVOCs, metals, and PFAS were detected in groundwater at concentrations above the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values (SGVs) for Class GA drinking water. The VOC, chloroform, was not identified in soil samples and its presence in groundwater is likely due to an off-site source or leaking water or sewer line. Elevated concentrations of SVOCs detected in two groundwater samples are likely associated with the SVOC soil hotspot at the central part of the site. One SVOC, bis(2-ethylhexyl)phthalate, which is commonly found in plastics, was identified in groundwater; an on-site source was not identified and its presence in groundwater may be attributed to cross-contamination from plastic sampling equipment or from an unknown off-site source. Detected concentrations of metals in groundwater are generally representative of regional groundwater conditions. PFOA and PFOS were identified in groundwater above the SGVs; however, concentrations were not indicative of an on-site source or release.

Soil Vapor

Petroleum-related VOCs and chlorinated-VOCs (CVOC) were detected in soil vapor samples across the site. Tetrachloroethylene (PCE) was detected in all sub-slab soil vapor samples at concentrations ranging from 19 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) to 1,100 $\mu\text{g}/\text{m}^3$; PCE was also detected in one co-located indoor air sample at a concentration of 0.7 $\mu\text{g}/\text{m}^3$. Trichloroethylene (TCE) was detected in four of the six sub-slab soil vapor samples at concentrations ranging from 2.06 $\mu\text{g}/\text{m}^3$ to 63 $\mu\text{g}/\text{m}^3$; TCE was not detected in the co-located indoor air samples. Carbon tetrachloride was detected in five sub-slab soil vapor samples at concentrations ranging from 0.31 $\mu\text{g}/\text{m}^3$ to 22 $\mu\text{g}/\text{m}^3$. Carbon tetrachloride was detected in all indoor air samples at concentrations ranging from 0.331 $\mu\text{g}/\text{m}^3$ to 0.43 $\mu\text{g}/\text{m}^3$. Evaluation of PCE, TCE, and carbon tetrachloride using the NYSDOH Decision Matrices (as established in the October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices for Sub-Slab Vapor and Indoor Air and subsequent updates [through to 2024]) yields recommendations of “monitor” for carbon tetrachloride, and “mitigate” for PCE and for TCE. Evaluation of the remaining NYSDOH Matrix compounds yielded recommendations of “no further action”. Chloroform was also detected in eight of the nine sub-slab vapor samples at concentrations ranging from 1.7 $\mu\text{g}/\text{m}^3$ to 1,830 $\mu\text{g}/\text{m}^3$, and in nine of the 13 indoor air samples ranging from 0.735 $\mu\text{g}/\text{m}^3$ to 2.19 $\mu\text{g}/\text{m}^3$.

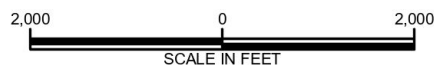
Concentrations of CVOCs detected in sub-slab vapors appear to be highest in the Blumberg and Lefrak buildings located in the southeastern part of the site. PCE was detected in 7 out of 12 groundwater samples at levels below the NYSDEC SGVs and may be representative of a regional condition. TCE was not detected in any of the groundwater samples. Chloroform was detected in three out of 12 groundwater samples from the eastern part of the site above the SGV and in two other groundwater samples above the laboratory MDL but below the SGV. The presence of PCE and chloroform in soil vapor may be attributed to the concentrations of these compounds detected in groundwater.

FIGURES



Legend

Approximate Site Boundary



Notes:
 1. Basemap adapted from United States Geological Survey (USGS) 7.5-Minute Series Topographical Maps, Brooklyn, New York, Quadrangle, Dated 2023.

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 www.langan.com

Project

KINGSBROOK ESTATES

BROOKLYN

NEW YORK

Figure Title

SITE LOCATION MAP

Project No.

170655401

Date

8/27/2025

Scale

1"=2,000'

Drawn By

MG

Submission Date

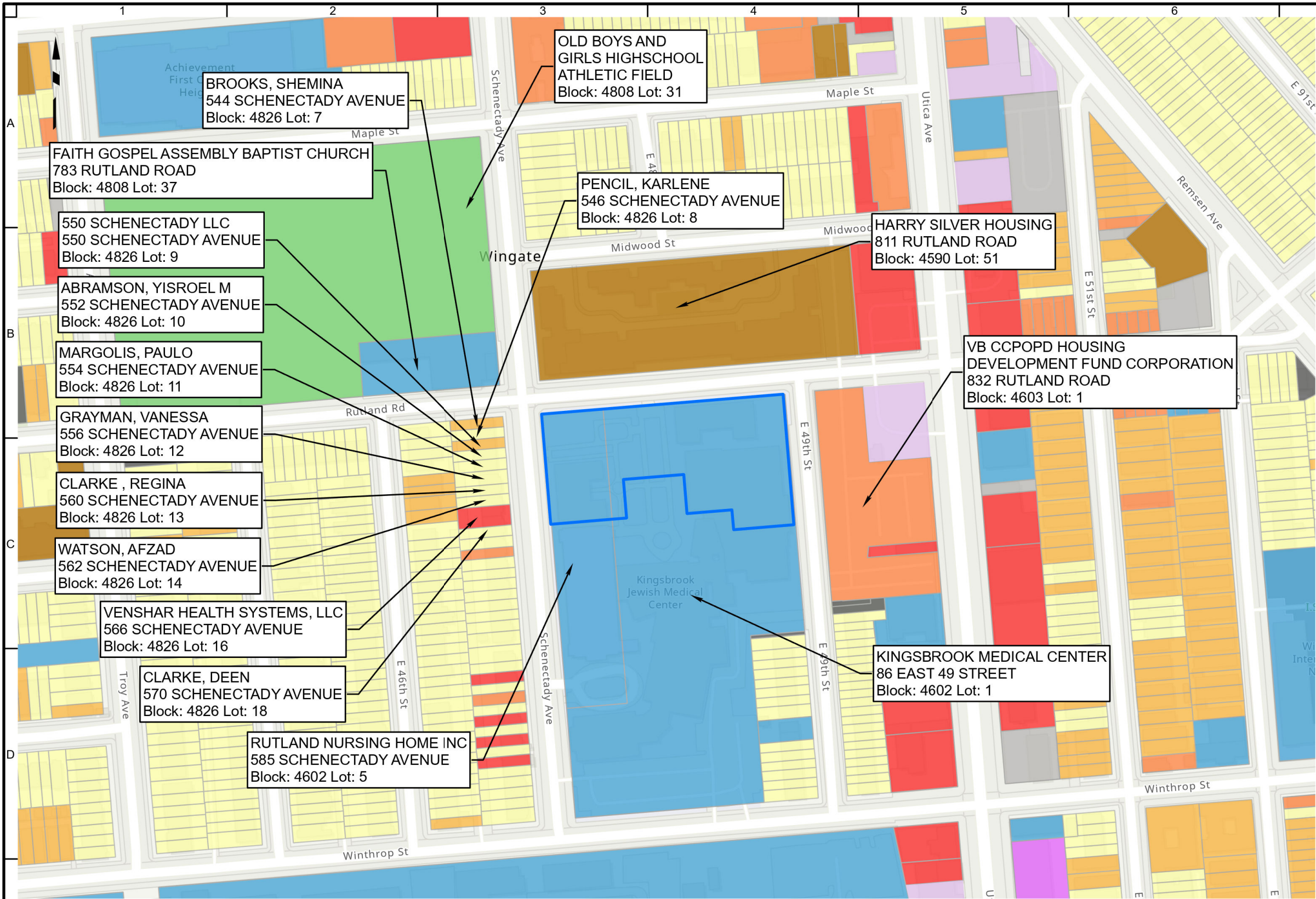
Figure No.

A-1



Notes:
1. Tax parcel data provided by the New York City Department of City Planning.
2. BCP = Brownfield Cleanup Program

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	KINGSBROOK ESTATES	TAX MAP	170655401	A-2
			Date	
			8/27/2025	
			Scale	
			1"=150'	
			Drawn By	
			MG	
	BROOKLYN	NEW YORK		



Legend

Proposed BCP Site Boundary

Land Use

- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial Buildings
- Commercial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking Facilities
- Vacant Land
- Other/No Data

Notes:
1. Tax parcel data provided by the New York City Department of City Planning.
2. BCP = Brownfield Cleanup Program



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Project

**KINGSBROOK
ESTATES**

BROOKLYN

NEW YORK

Figure Title

**SURROUNDING
LAND USE MAP**

Project No.

170655401

Date

8/27/2025

Scale

1"=200'

Drawn By

MG

Figure No.

A-4



- Legend**
- Proposed BCP Site Boundary
 - Disadvantaged Communities
 - Potential Environmental Justice Area (PEJA) Communities

Notes:
1. Disadvantaged Communities data provided by the New York State Department of State.
2. Potential Environmental Justice Area Communities data provided by the New York State Department of Environmental Conservation.
3. BCP = Brownfield Cleanup Program



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Project

**KINGSBROOK
ESTATES**

BROOKLYN

NEW YORK

Figure Title

**DISADVANTAGED
COMMUNITIES AND
POTENTIAL
ENVIRONMENTAL
JUSTICE AREAS MAP**

Project No.

170655401

Date

8/27/2025

Scale

1"=120'

Drawn By

MG

Figure No.

A-5

ATTACHMENT A1: PROPERTY INFORMATION

METES AND BOUNDS

BLD LAND SURVEYORS LLP
SUCCESSORS TO BARTLETT LUDLAM & DILL ASSOCIATES

Land & City Surveyors Since 1809
MBE CERTIFIED

116-20 GROSVENOR LANE, SUITE 2, RICHMOND HILL, NY 11418

Robert Castillo, L. S.

Saeid Jalilvand, L. S., C. S.

Order 82594 - Proposed Parcel A

August 22nd, 2025

Metes and Bounds Description
City and State of New York
Borough of Brooklyn
Tax Block 4603, Proposed Parcel A

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

BEGINNING at the corner formed by the intersection of the westerly side of East 49th Street with the southerly side of Rutland Road;

RUNNING THENCE southerly, along the westerly side of East 49th Street, a distance of 248.83 feet;

RUNNING THENCE westerly, at right angles to the last mentioned course, a distance of 115.00 feet;

RUNNING THENCE northerly, at right angles to the last mentioned course, a distance of 37.71 feet;

RUNNING THENCE westerly, at right angles to the last mentioned course, a distance of 85.50 feet;

RUNNING THENCE northerly, at right angles to the last mentioned course, a distance of 74.62 feet;

RUNNING THENCE westerly, at right angles to the last mentioned course, a distance of 115.00 feet;

RUNNING THENCE southerly, at right angles to the last mentioned course, a distance of 73.50 feet;

RUNNING THENCE westerly, at right angles to the last mentioned course, a distance of 144.50 feet to the easterly side of Schenectady Avenue;

RUNNING THENCE northerly, along the easterly side of Schenectady Avenue, a distance of 210.00 feet to the corner formed by the intersection of the easterly side of Schenectady Avenue with the southerly side of Rutland Road;

RUNNING THENCE easterly, along the southerly side of Rutland Road, a distance of 460.00 feet to the corner formed by the intersection of the westerly side of East 49th Street with the southerly side of Rutland Road, the point or place of **BEGINNING**,

Records of:

Bartlett Ludlam & Dill Associates Bartlett Ludlam & Dill Meserole City Surveying Co.
Homer L. Bartlett, Inc. Ford Bartlett Fred Bartlett L.L. Bartlett Austin Ludlam Ralph Ludlam
R.L. Williams John Middleton H.W. Woodcock Fred Dennington Frank Heydinger
Charles Voorhies Howard Lockwood Lockwood & Kessler Lockwood, Kessler & Bartlett
Walter Meserole Thomas May Edwin Swezey Seles Stuchfield J.S. Stoddard Van Brunt & Bergen
Raymond Page Leander Vibbard P.G. Van Alst H.F. Betts

ATTACHMENT B

SECTION II: PROJECT DESCRIPTION

Items 1, 2, and 3 – Project Stage

The project is starting at the remediation stage. A draft Remedial Investigation Report (RIR) and draft Remedial Action Work Plan (RAWP) are being submitted concurrently with this application.

Item 4 – Project Development Description

The proposed redevelopment project is still in the design stage and subject to change; however, the current plan includes demolition of all existing structures on the site and the construction of a tiered and U-shaped 6- to 12-story residential building, a greenhouse, and a courtyard. The proposed residential building has an about 40,930-square-foot footprint and the greenhouse has an about 2,000-square-foot footprint. The remainder of the site, about 49,770 square feet, will be developed as an outdoor courtyard consisting of concrete-covered walkways and landscaped areas. The residential building will be 100% supportive housing/affordable housing (a total of 402 units) including a mix of studio, one-bedroom, two-bedroom, and three-bedroom apartments.

To allow for subsurface remediation and redevelopment, abatement and demolition of the existing on-site buildings is anticipated to begin in Q1 2026. Subsurface remediation and foundation construction are anticipated to begin in the second half of 2026, and the project anticipates receipt of a Certificate of Completion in 2027.

Item 5 – Green and Sustainable Remediation

Green and Sustainable Remediation (GSR) Principles

Green remediation principles and techniques will be implemented, to the extent feasible, in the design, implementation, and site management phase of the remedy in accordance with DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term
- Reducing direct and indirect greenhouse gases and other emissions
- Increasing energy efficiency and minimizing use of non-renewable energy
- Conserving and efficiently managing resources and materials

- Reducing waste, increasing recycling and increasing reuse of materials that would otherwise be considered a waste
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development
- Incorporating the GSR principles and techniques, to the extent feasible, in the future development at this site (i.e., future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York [or most recent edition] to improve energy efficiency as an element of construction).

To evaluate the remedy with respect to GSR principles as part of the remedial program, a Best Management Practice (BMP) assessment was conducted in accordance with the ASTM Guide for Standard Cleanups, and an environmental footprint analysis was conducted for each remedial alternative using SiteWise™. The results of the environmental footprint analysis are provided in Appendix G of the RAWP.

BMPs for the project related to these GSR metrics, and BMPs for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial program, as appropriate and as described below:

Waste Generation

Waste generation considers the management of waste associated with remedial activities and any waste reduction projects including, but not limited to, material reuse and recycling. Several waste streams will be generated during implementation of the remedy (e.g., potential dewatering fluids, soil, polyethylene sheets used for stockpile coverage and separating types of contamination, nitrile gloves for endpoint sampling, disposable sample ware, acetate liners from drilling operations, tubing and buckets from groundwater performance monitoring, and decontamination materials). When possible, an effort will be made to minimize the consumption/generation of such materials. If feasible, decontamination and reuse of applicable materials will be considered. Electronic methods of data collection (e.g., tablets) will also be used to reduce paper consumption when possible.

Electrical Energy Use

Energy usage considers the electricity usage needed for remediation activities. Energy will be required for charging field equipment (e.g., photoionization detector [PID], air monitoring equipment, groundwater sampling equipment). Battery-powered equipment will be turned off when not in use to limit charging activities.

Emissions

Emissions tracking considers fuel usage for transportation of personnel to and from the site, trucks used for export of contaminated material or import of backfill material, equipment and laboratory sample couriers, and construction equipment.

To reduce fuel usage, trucks and heavy machinery operators will be encouraged to reduce idling time and shut down vehicles or equipment when not in use. The contractor will also be encouraged to perform routine, on-time vehicle and machinery maintenance such as oil changes to improve fuel efficiency. Trucks used for exports/imports will also use low sulfur emitting fuels.

When possible, personnel will be encouraged to take public transport, and equipment/sample deliveries and pickups will be consolidated to reduce transport needs.

Water Usage

Water usage considers sources of water for tasks such as decontamination, irrigation, etc. The public water supply will be used when water is required for decontamination activities or dust suppression. This will be required for effective implementation of the remedy and the protection of human health. Water will only be consumed when necessary, and consumption will be in accordance with local regulations.

Land and/or Ecosystems

The Applicant will consider restoration of any disturbances of land and/or ecosystems as part of the implementation/operation of the remedy.

A BMP assessment and an environmental footprint analysis will also be conducted at the completion of the remedy. As practicable, water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction, and material use will be estimated at the end of the remediation phase. Progress with respect to GSR metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER).

A climate screening assessment was conducted for the site. The climate screening checklist is provided as Attachment B1.

ATTACHMENT B1: PROJECT DESCRIPTION

CLIMATE SCREENING CHECKLIST

Climate Screening Checklist

Background Information

- **Project Manager:** Paul McMahon, PE
- **Site Name:** Kingsbrook Estates
- **Site Location:** 585 Schenectady Avenue, Brooklyn, NY
- **Site Elevation (average above sea level):** Approximately 29 to 32 feet above mean sea level
- **ClimAID Region:** Region 4 - New York City and Long Island



- **Remedial Stage/Site Classification:** Remedial Design Stage, Class A
- **Contamination – Media Impacted/ Contaminants of Concern:**
Soil and groundwater with varying concentrations of semivolatile organic compounds (SVOCs), pesticides, and metals; and sub-slab vapor with chlorinated volatile organic compounds (VOC)
- **Proposed/Current Remedy:**
A split Track 2/Track 4 remedy is proposed that will include excavation of SVOC source material in the north-central part of the site; limited dewatering, as necessary; excavation and off-site transport of soil in Track 2 remediation areas exceeding restricted-use restricted residential (RURR) and applicable protection of groundwater (PGW) soil cleanup objectives (SCOs); excavation to 2 feet below grade surface and off-site transport of non-native fill and soil in Track 4 remediation areas; installation of a vapor barrier membrane and sub-slab depressurization system (SSDS) beneath the redeveloped buildings; and installation of a composite cover system consisting of concrete building slabs, concrete covered walkways, and landscaped areas within a clean soil cap. Abatement and demolition of the existing buildings and installation of support of excavation will be necessary for site remediation to proceed.

- **What is the predicted timeframe of the remedy? Will components of the remedy still be in place in 10+ years?**

The remedy will be implemented following approval of the Remedial Action Work Plan and is anticipated to take about one year to implement. The remedy will still be in place in 10+ years.

- **Is the site in proximity to any sensitive receptors? (e.g. wetlands, waterbodies, residential properties, hospitals, schools, drinking water supplies, etc.)**

Land use within a half mile includes single- and multi-story buildings occupied by institutional, light industrial, residential, and commercial uses. The adjoining parcels are used for mixed-use commercial and residential, institutional, single and multi-family residential, and commercial purposes. The closest ecological receptor is the Fresh Creek Nature Preserve, located about 2.34 miles southeast of the site.

No schools or day care facilities are located on the site. Sensitive receptors, as defined in DER-10, located within a half mile of the site include those listed below:

Number	Name (Approximate Distance from Site)	Address
1	Blue Doves (west-adjoining across Schenectady Avenue)	546 Schenectady Avenue Brooklyn, NY 11203
2	A Box of Pencils Group Daycare (west-adjoining across Schenectady Avenue)	546 Schenectady Avenue Brooklyn, NY 11203
3	Old Boys and Girls High School Baseball Field (about 0.09 miles northwest)	777 Rutland Road Brooklyn, NY 11203
4	All My Children Daycare and Nursery Schools (about 0.10 miles east)	561 Utica Avenue Brooklyn, NY 11203
5	Ms. Taylor's House Pre-School (about 0.16 miles east)	83 E 51st Street Brooklyn, NY 11203
6	Triumphant Dear God Christian Center (about 0.16 miles east)	892 Rutland Road Brooklyn, NY 11203
7	Ivy League Day Care (about 0.16 miles southeast)	892 Rutland Road Brooklyn, NY 11203
8	Baby Paradise (about 0.21 miles northwest)	825 E New York Avenue, Brooklyn, NY 11203
9	New Heights Middle School/ Intermediate School 391/ Middle School of the Arts (about 0.22 miles northwest)	790 E New York Avenue Brooklyn, NY 11203
10	Mama's Honey Bees WeeCare (about 0.23 miles northwest)	805 E New York Avenue Brooklyn, NY 11203
11	Kings Collegiate Charter School (0.24 miles southeast)	905 Winthrop Street Brooklyn, NY 11203
12	East Flatbush Community Research School (0.24 miles southeast)	
13	Uncommon Schools Ocean Hill Elementary Charter School (about 0.25 miles northeast)	791 Empire Boulevard Brooklyn, NY 11213
14	P.S. 268 The Emma Lazarus Elementary School (0.24 miles southeast)	133 E 53rd Street Brooklyn, NY 11203
15	Ambassador Christian Daycare Academy (about 0.27 miles southeast)	993 Clarkson Avenue Brooklyn, NY 11212
16	Bnos Menachem School (about 0.31 miles northwest)	739 E New York Avenue Brooklyn, NY 11203
17	Little People's Retreat Inc. (about 0.32 miles west)	658 Hawthorne Street Brooklyn, NY 11203
18	CPI/Medgar Evers Head Start	60 E 93rd Street

Number	Name (Approximate Distance from Site)	Address
	(about 0.34 miles northeast)	Brooklyn, NY 11212
19	Friends of Crown Heights Educational Centers Inc., (about 0.34 miles northeast)	36 Ford Street Brooklyn, NY 11213
20	All My Children Day Care & Nursery Schools (about 0.36 miles northeast)	771 Crown Street Brooklyn, NY 11213
21	Sarah Ohel Day Care Center Inc. (about 0.36 miles northeast)	
22	PS 770-The New American Academy (about 0.38 miles northeast)	60 E 94th Street Brooklyn, NY 11212
23	Seneca Village Montessori School (about 0.39 miles northeast)	24 Ford Street Brooklyn, NY 11213
24	Brighter Hope Group Family Daycare (about 0.39 miles southwest)	741 Troy Avenue Brooklyn, NY 11203
25	P.S. 091 The Albany Avenue School (about 0.4 miles northwest)	532 Albany Avenue Brooklyn, NY 11203
26	Paula's Day Care (0.4 miles northeast)	853 Crown Street Brooklyn, NY 11213
27	Gna's Daycare (about 0.42 miles south)	320 E 48th Street Brooklyn, NY 11203
28	Ladder to Success (about 0.46 miles southwest)	652 Linden Boulevard Brooklyn, NY 11203
29	Battalion Christian Academy (about 0.46 miles southwest)	661 Linden Boulevard Brooklyn, NY 11203
30	United Lubavitcher Yeshivoh (about 0.49 miles northwest)	570 Crown Street Brooklyn, NY 11213
31	Einstein Daycare (about 0.5 miles southeast)	900 Lenox Road Brooklyn, NY 11203

Is the site in a disadvantaged community (DAC) or potential environmental justice area (PEJA) (Use DECinfoLocator: [DECinfo Locator \(ny.gov\)](https://decinfo.locator.ny.gov/))?

☒ Yes ☐ No

The site is located in a disadvantaged community (DAC) and potential environmental justice area (PEJA) as shown below (sourced from the DECInfo Locator)



If the site is in a DAC or PEJA, will climate impacts be magnified? If yes, list how and why.

☐ Yes ☒ No ☐ N/A

- **Should thresholds of concern be lowered to account for magnification of impacts? If yes, indicate how lower thresholds will be used in the screening.**

☐ Yes ☒ No

Climate Screening Table

Potential Climate Hazards	Relevant to the Site Location (Y/N/NA)¹	Projected Change (Reference data source/Model)³	Potential to Impact Remedy (Y/N)	Is remedy/site already resilient? (Y/N)⁴
Precipitation	Potentially	Approximately 1 to 8% increase (ClimAID Report)	N	Y – Erosion and sedimentation controls will be followed during construction, and the future building will incorporate resiliency measures.
Temperature ² (Extreme Heat or Cold Weather Impacts)	Potentially	Approximately 5 to 20 more days extreme heat; fewer extreme cold days - (ClimAID Report)	N	Y – During construction, the CHASP will protect workers in the case of extreme temperature events. The efficacy of the remedy and engineering controls are not affected by extreme temperature events.
Sea Level Rise	N	N/A	N/A	N/A
Flooding	N – Based on FEMA National Flood Hazard Layer Viewer	N/A	N/A	N/A
Storm Surge	N	N/A	N/A	N/A
Wildfire	N	N/A	N/A	N/A
Drought	N	N/A	N/A	N/A
Storm Severity	Y	Y (NOAA)	N	Y – Erosion and sedimentation controls will be followed during construction, and the future building will incorporate resiliency measures.
Landslides	N	N/A	N/A	N/A
Other Hazards:	N	N/A	N/A	N/A

¹ If the first column is N --> The rest of the columns will be N/A, the hazard is not applicable to the site.

² Extreme Heat: periods of three or more days above 90°F- Extreme Cold: Individual days with minimum temperatures at or below 0 degrees F (NYSERDA ClimAID report)

³ List the projected change in specific terms or units e.g. inches of rain fall, feet of sea level rise, etc.

⁴ If final column is Y, provide reasoning, if the final column is N --> Climate Vulnerability Assessment (CVA) required.

Required Next Steps (If no further action is required, provide justification):

No further actions are required. The vulnerability that was assessed is covered by the current development plans.

ATTACHMENT C

SECTION IV: LAND USE FACTORS

Items 1, 3 and 4 - Current Zoning and Use

According to the New York City (NYC) Planning Commission Zoning Map 17b, the site is located within an R6 zoning district, which is a residential zoning district that allows for medium-density residential use and community facilities (commercial). The current zoning map is included as Attachment C1.

The site currently comprises the northern portion of the Kingsbrook Jewish Medical Center campus and is improved with the following buildings:

- Leviton Building: A four-story building, including a cellar, located on the western part of the site
- Masin Building: A six-story building, including a cellar, located on the northeastern part of the site
- Blumberg Building: A six-story building, including a cellar, located on the eastern part of the site
- LeFrak Building: A four-story building, including a partial cellar, located on the eastern part of the site
- Power Plant: A one-story building, including a cellar, located on the southeastern part of the site (only a portion of the power plant is located within the site boundary).

The Leviton Building contains medical offices, the Blumberg Building contains information technology operations, and the power plant contains utility and receiving department operations and medical supply storage. The Masin Building is vacant and previously contained laboratories, administrative offices, and general storage. The LeFrak Building is vacant and previously contained administrative offices, receiving department operations, doctor's offices, and information systems. Operations ceased and the Masin and LeFrak buildings were vacated between the end of 2023 and early 2024.

Item 6 - Anticipated Post-Remediation Use

The proposed redevelopment project is still in the design stage and subject to change; however, the current plan includes demolition of all existing structures on the site and the construction of a tiered and U-shaped 6- to 12-story residential building, a greenhouse, and a courtyard. The proposed residential building has an about 40,930-square-foot footprint and contains a total of 402 supportive housing/affordable housing units including a mix of studio, one-bedroom, two-

bedroom, and three-bedroom apartments. The following is a detailed summary of the proposed development:

- The proposed residential building will have a full cellar containing utility rooms, storage rooms, bike rooms, staff locker and break rooms, a trash room, and a superintendent's workshop.
- The first floor will contain a lobby, residential amenity spaces (mail room, community rooms, laundry rooms, play room, gym, computer room, and lounge), commercial spaces (offices, meeting rooms, and coworking spaces), storage and residential apartment units (including the superintendent's apartment).
- The remaining upper floors of the building will contain residential apartment units.
- Portions of the roof of the proposed residential building will include a green roof or photovoltaic arrays.
- The greenhouse will be a 1-story structure with an about 2,000-square-foot footprint and will be located in the southwestern corner of the site adjoining the residential building. The greenhouse will be slab-on-grade construction and will contain a greenhouse space with attached storage room, bathrooms, and janitor's closet within the southwestern part of the building.

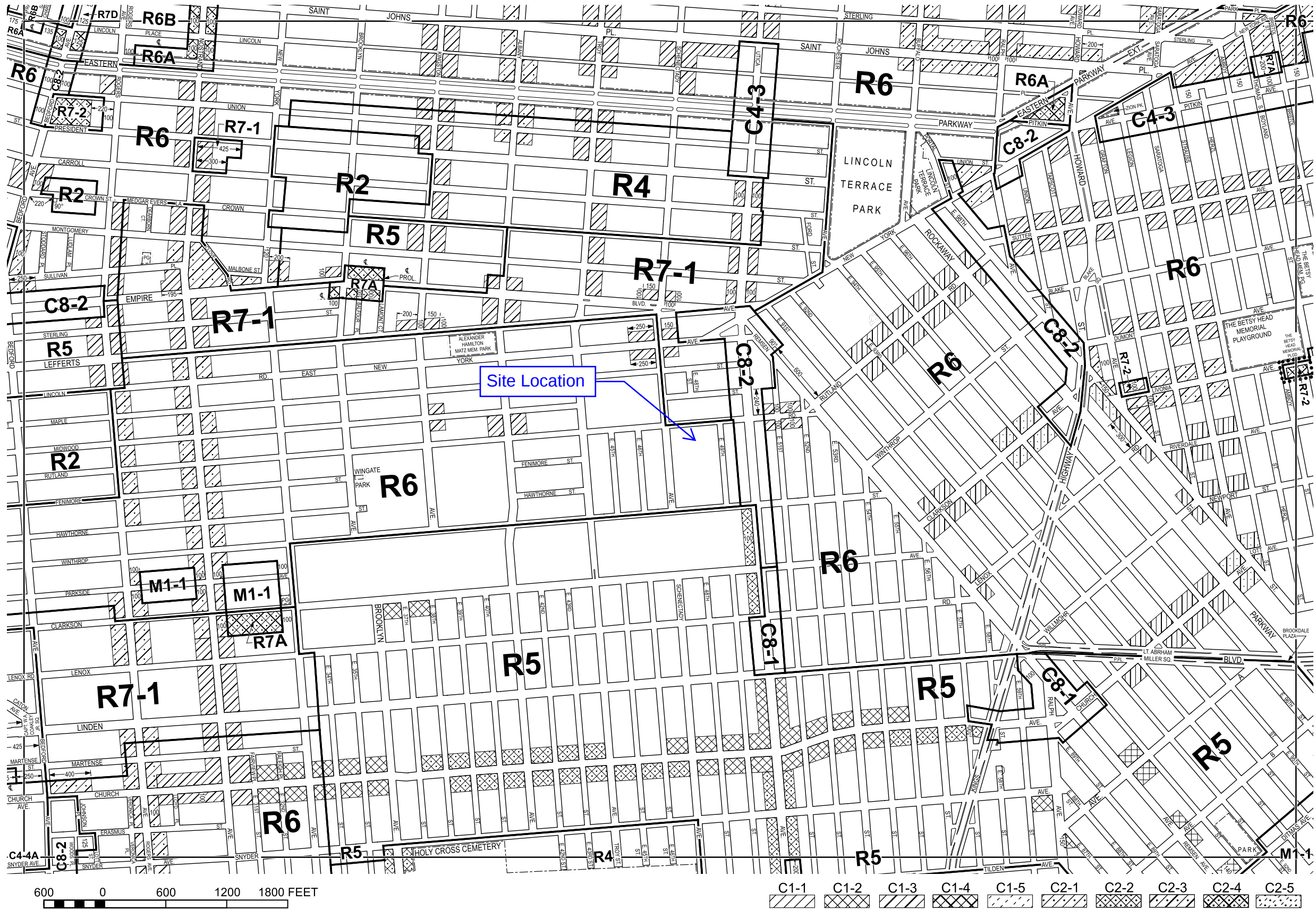
Items 8 through 10 - Compliance with Zoning Laws, Recent Development, and Community Master Plans

The site is part of the Vital Brooklyn community development and wellness initiative. The Vital Brooklyn Initiative is an ongoing community development program for underserved neighborhoods in Central Brooklyn. Vital Brooklyn offers a holistic approach that focuses on eight integrated areas of improvement: open space and recreation; healthy food; education; economic empowerment; community-based violence prevention; community-based health care; affordable housing; and resiliency. The proposed site use for affordable and supportive housing and open space access for residents is consistent with the Vital Brooklyn initiative.

The current and proposed site use are consistent with current and future zoning laws/maps. The site is located within an R6 zoning district, which allows for both commercial and residential use. Multiple-story residential buildings are permitted in the R6 district. The proposed use is consistent with the surrounding community and development plans.

ATTACHMENT C1: LAND USE FACTORS

ZONING MAP



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

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

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

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

AREA(S) REZONED

Effective Date(s) of Rezoning:

12-07-2022 C 220429 ZMK

Special Requirements:

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

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

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

MAP KEY

16c	17a	17c
16d	17b	17d
22c	23a	23c

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

ZONING
MAP **17b**

ATTACHMENT D
SECTION V: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

Property Owners

The Kingsbrook Jewish Medical Center is the owner of the part of the site located on Block 4602, Lot 1. Rutland Nursing Home, Inc. is the owner of the part of the site located on Block 4602, Lot 5. The site was undeveloped prior to development for use by the Kingsbrook Jewish Medical Center. Langan researched ownership records for the site on the NYC Department of Finance (NYCDOF) Automated City Register Information System (ACRIS) website (<https://a836-acris.nyc.gov/DS/DocumentSearch/Index>). The ACRIS records did not list any deeds for Lot 1; however, title records indicate the title is vested in Kingsbrook Jewish Medical Center. A deed record on ACRIS indicated that Tax Block 4602, Lot 5 is currently owned by Rutland Nursing Home, Inc.

Current and Historical Property Owner and Operator Information		
Contact Information	Tax Block 4602, Lot 1	Tax Block 4602, Lot 5
Ownership and Occupant Records		
Current Owner	Kingsbrook Jewish Medical Center	Rutland Nursing Home, Inc.
Contact Name	Tony Renteria	William O'Connell
Address	585 Schenectady Ave Brooklyn, New York 11203	585 Schenectady Ave Brooklyn, New York 11203
Phone	718-604-5933	718-604-5735
Email	treteria@kingsbrook.org	woconnell@kingsbrook.org
Ownership Start Date	1961	1973
Relationship to Property	Owner and Operator	Owner and Operator
Requestor Relationship to Current Property Owners	None beyond the upcoming transaction	None beyond the upcoming transaction

ATTACHMENT E

SECTION VI: PROPERTY'S ENVIRONMENTAL HISTORY

Item 1 – Environmental Reports

Environmental Site Assessments (ESA) and Environmental Site Investigation (ESI) reports prepared for the site are included in this attachment and are summarized below.

1. January 2014 Phase I ESA, prepared by AKRF, Inc.
2. 25 May 2021 Draft Phase I ESA for Vital Brooklyn – Sites E, F, G, and H, prepared by Langan
3. 29 June 2021 Phase II ESI Report, prepared by Langan
4. 14 January 2022 Phase I ESA, prepared by Langan
5. 23 February 2023 Geotechnical Final Report for Kingsbrook Estates, prepared by Soil Mechanics Drilling Corp.
6. 24 June 2025 Phase I ESA for Vital Brooklyn – Sites E, F, G, and H aka Kingsbrook Estates, prepared by Langan
7. 8 October 2025 Remedial Investigation Report, prepared by Langan

Figures showing the location of referenced boring locations and tables showing the referenced data in the writeups below are also included in this attachment as Figures D-1A through D-3B.

January 2014 Phase I ESA, prepared by AKRF, Inc.

The Phase I ESA was prepared for a larger area that included the entire Kingsbrook Jewish Medical Center campus, including the entirety of Block 4602, Lots 1 and 5 and Block 4603, Lot 1 (east-adjointing parking lot, known as Site K). The Phase I ESA was performed in accordance with ASTM International (ASTM) Standard E1527-13 and identified the following three recognized environmental conditions (REC) associated with the proposed Brownfield Cleanup Program (BCP) site:

- REC 1: Records for on-site Petroleum Bulk Storage (PBS), including No. 4 fuel oil, No. 6 fuel oil and diesel stored in underground storage tanks (UST) ranging from 500 gallons to 40,000 gallons in capacity and aboveground storage tanks (AST) ranging from 500 gallons to 1,000 gallons in capacity. Closure documentation related to two USTs was not identified.
- REC 2: Historical site use, including on-site laboratories and x-ray laboratories and Resource Conservation and Recovery Act (RCRA) Small Quantity Generator (SQG)

listing, and air emissions database listings indicating the historical use of hazardous substances and chemical storage.

- REC 3: Groundwater monitoring wells associated with an adjoining gasoline station spill throughout the eastern part of the site.

29 June 2021 Phase II ESI Report, prepared by Langan

A Phase II ESI was completed to investigate RECs identified during preparation of the 25 May 2021 Draft Phase I ESA, completed by Langan, and to collect soil, groundwater, and soil vapor data in support of the proposed site redevelopment (the Draft Phase I ESA findings were incorporated into the final 14 January 2022 Phase I ESA, summarized below). Langan conducted the Phase II ESI in accordance with Title 6 of the New York Codes, Rules, and Regulations (NYCRR) New York State Department of Environmental Conservation (NYSDEC) Part 375, DER-10 (May 2010), the NYSDEC Draft Brownfield Cleanup Program Guide (May 2004), and the New York State Department of Health (NYSDOH) Guidance for Evaluating Soil Vapor Intrusion in the State of New York (October 2006) (hereinafter referred to as NYSDOH Guidance).

The Phase II ESI included:

- Advancement of six soil borings to 16 to 28 feet below grade surface (bgs), and installation of two temporary groundwater monitoring wells, two soil vapor points and one sub-slab vapor point.
- Collection of soil, groundwater, soil vapor and sub-slab vapor samples for laboratory analysis.

Field observations and laboratory analytical results include:

- Stratigraphy: The subsurface consists of varied-colored, fine- to medium-grained sand with varying amounts of fine gravel, brick, concrete, and glass immediately below the existing cover (grass) extending to about 6 to 12.5 feet bgs. From about 12.5 feet bgs and below, brown fine sand with varying amounts of medium sand, silt, gravel, and clay was encountered. At boring SB04, a silt layer was observed from about 12 to 22.5 feet bgs. Bedrock was not encountered.
- Hydrogeology: Groundwater was encountered at depths ranging from approximately 8.57 feet bgs at TMW04 to 20.94 feet bgs at TMW05. The

groundwater level at TMW04 likely represents a perched groundwater condition due to a 10.5-foot-thick silt layer starting at about 12 feet bgs in boring SB04.

- Geophysical Survey: One geophysical anomaly resembling a UST was identified within the landscaped area between Schenectady Avenue and the northwestern corner of the Leviton building. Soil boring and temporary monitoring well location SB05/TMW05 was advanced south-adjacent to the anomaly and no indications of a release (based on visual, olfactory, and instrumental screening and analytical results) were identified.
- Soil: Langan observed an unidentifiable odor in a black-colored native sand interval from 15 to 16 feet bgs in SB03. No photoionization detector (PID) readings were recorded above background at any soil boring location, and no visual or olfactory evidence of impacts were identified in the remaining soil borings.

Seven semivolatile organic compounds (SVOCs), five pesticides, and six metals were detected in soil samples collected throughout the site at concentrations above the Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (6 NYCRR) Part 375 Part 375 Unrestricted Use (UU), Protection of Groundwater (PGW), and Restricted Use Restricted-Residential (RURR) Soil Cleanup Objectives (SCOs). SVOCs were detected above UU, PGW, and/or RURR SCOs in boring SB03 between 14 and 16 feet bgs and may be related to an unidentifiable contaminant source. The pesticides exceeding the UU SCOs in sample SB01_0-2 are likely attributed to pesticide application on landscaped areas of the site.

- Groundwater: Six SVOCs were detected above their respective NYSDEC Title 6 NYCRR Part 703.5 and the NYSDEC Technical and Operational Guidance Series 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water, updated in March 2023 (herein collectively referenced as "NYSDEC SGVs") in groundwater sample TMW04_042221. The presence of SVOCs is attributed to entrained sediments in the groundwater samples derived from soil.
- Soil Vapor and Sub-Slab Vapor: Soil vapor and sub-slab vapor concentrations were not detected above the minimum concentrations at which mitigation is recommended in the October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices for Sub-Slab Vapor and Indoor Air and subsequent updates (2017) (herein referred to as "NYSDOH Decision Matrices").

14 January 2022 Phase I ESA, prepared by Langan

Langan performed a Phase I ESA on behalf of the Requestor in accordance with ASTM Standard E1527-13 and the United States Environmental Protection (USEPA) All Appropriate Inquiries (AAI) Rule. The Phase I ESA identified the following RECs/Business Environmental Risks (BERs) for the site (the site for the Phase I ESA corresponds approximately to the proposed BCP site and not to the larger KJMC site or Site K):

- REC 1/BER 1: Soil and groundwater contamination was identified at the site during the June 2021 Phase II ESI. SVOCs, metals, and pesticides were detected in soil at concentrations exceeding the NYSDEC Part 375 UU and/or RURR SCOs. Additionally, SVOCs were detected in groundwater at concentrations above the SGVs. These impacts were attributed to the presence of contaminated non-native fill at the site, which was dumped and disposed of during the course of its development history.
- BER 2: During a geophysical survey conducted during the Phase II ESI, one geophysical anomaly resembling an UST was identified at the site. A fill port and vent pipe were observed in this area during the site reconnaissance.

23 February 2023 Geotechnical Final Report for Kingsbrook Estates, prepared by Soil Mechanics Drilling Corp.

The geotechnical investigation consisted of the advancement of 25 soil borings inside of the BCP site boundary, and an additional two borings and one test pit outside the site boundary to the south. Relevant findings from the geotechnical investigation are as follows:

- A non-native fill layer was encountered in the geotechnical borings ranging in thickness from 4 to 23.3 feet bgs. Fill was observed to be thickest in the central part of the site and consisted of variable colored sand with silt, gravel, and debris (cinder, brick, wood, and ash). Underlying native soil consisted of brown sand with traces of silt and gravel. A silt and/or clay layer was encountered in six borings in the northeastern corner of the site ranging from about 6 to 18 feet bgs.

- Groundwater elevations ranged from el. $11.2 \pm^1$ (about 20 feet bgs) in the central part of the site to el. $7.7 \pm$ (about 22 feet bgs) in the southwestern part of the site.
- Bedrock was not encountered in two on-site borings and one off-site boring that were extended to 100 feet bgs.

24 June 2025 Phase I ESA, prepared by Langan

Langan prepared a Phase I ESA for the site (and part of the adjoining KJMC to the south) on behalf of the Requestor in accordance with ASTM Standard E1527-21 and the USEPA AAI Rule. The Phase I ESA identified the following RECs/BERs:

- REC 1: Known Impacts to Soil, Groundwater, and Soil Vapor - SVOCs, metals, and pesticides were detected in soil samples above NYSDEC Part 375 UU, PGW, and/or RURR SCOs during previous investigations throughout the site. SVOCs were detected at concentrations up to two orders of magnitude above the NYSDEC UU and/or RURR SCOs, and a sweet, chemical-like odor and/or staining was observed in soil samples collected from 9 to 25 feet bgs in the north-central part of the site. SVOCs were detected in groundwater at concentrations above NYSDEC SGVs. Chlorinated volatile organic compounds (CVOC) were detected in soil vapor, sub-slab vapor, and/or indoor air during the RI. Analytical results were evaluated using the NYSDOH Decision Matrices. The evaluation yielded recommendations to “monitor” for carbon tetrachloride and “mitigate” for tetrachloroethene (PCE) in the east-central part of the site and for trichloroethene (TCE) in the southeast part of the site.
- BER 1: Non-Native Fill - Previous environmental investigations identified the presence of non-native fill on the site underneath the site cover and extending to depths between about 6 and 25 feet bgs.
- BER 2: Petroleum Bulk Storage - The site is registered under NYSDEC PBS Site No. 2-109126 as having one active 2,500-gallon diesel AST and a portion of one 40,000-gallon No. 6 fuel oil UST (the UST is not located within the BCP site). According to the key site manager, the 40,000-gallon UST is out of service and has been emptied; however, the database listing indicates the UST is active. No tank closure documentation was available for review. There are no reported

¹ Elevations refer to North American Vertical Datum of 1988 (NAVD88), which is about 1.1 feet above mean sea level at Sandy Hook, NJ.

violations, leaks or spills associated with this listing. Based on available records, the PBS Site registration expired on 17 August 2022. In addition, a geophysical survey conducted in 2021 identified a subsurface anomaly consistent with an UST on the western part of the site, west-adjointing the Leviton building.

October 2025 Remedial Investigation Report, prepared by Langan

The RI was implemented over two mobilizations; the first mobilization was between 31 October and 21 November 2022 (2022 mobilization), and the second mobilization was between 3 and 14 March 2025 (2025 mobilization). The RI was implemented on behalf of the Requestor to investigate the site and to determine, to the extent practical, the nature and extent of contamination in soil, groundwater, and soil vapor and to generate a data set sufficient to develop remedial alternatives. The scope of the RI included the field tasks listed below to supplement existing data and findings of previous investigations:

- Geophysical surveys to clear sample locations and identify anomalies indicative of subsurface utilities and structures, including potential USTs, in the vicinity of each boring location
- Advancement of 29 soil borings to depths ranging from 7 to 20 feet below cellar grade (about el. 11± to 2±) and 18 to 40 feet bgs (about el. 13± to -9±), from which 67 soil samples (plus four quality assurance/quality control [QA/QC] duplicate samples) were collected
- Installation of eight groundwater monitoring wells and collection of eight groundwater samples (plus one QA/QC duplicate sample)
- Surveying and gauging of monitoring wells to evaluate groundwater elevations and local groundwater flow direction
- Installation of six temporary sub-slab soil vapor points and collection of six sub-slab soil vapor samples
- Collection of 13 indoor air samples (of which, six were co-located to sub-slab soil vapor points) and two ambient air samples

The RI was conducted by Langan in accordance with NYSDEC DER-10 Technical Guidance for Site Investigation and Remediation (May 2010), the NYSDOH Soil Vapor Guidance and the NYSDEC Guidelines for Sampling and Analysis of PFAS under NYSDEC's Part 375 Remedial Programs (November 2022 or April 2023).

Field observations from the RI are summarized as follows:

- Geophysical Survey: Geophysical surveys were completed on 31 October 2022 and 3 March 2025 as part of the RI and were limited to the sample locations. The RI geophysical surveys identified potential subsurface utilities (e.g., sewer, water, gas, telecom and electric) within the boring locations throughout the site. The RI geophysical surveys did not identify large anomalies resembling USTs within the boring locations.
- Stratigraphy: The site is underlain by an about 4- to 25-foot-thick layer of non-native fill. In areas beneath existing building cellars, the non-native fill is about 3 to 10 feet thick, which corresponds to about 18 to 25 feet below exterior grade surface. The non-native fill layer is underlain by native sand with varying amounts of silt, fine gravel, and clay. A silt and/or clay layer of varying thickness was encountered in multiple soil borings at the eastern part of the site ranging from between about 6 to 24 feet bgs. Bedrock was not encountered in soil borings at the site to a maximum depth of 40 feet bgs and is expected to be greater than 300 feet bgs.
- Hydrogeology: Synoptic groundwater level measurements were collected from all eight monitoring wells on 13 May 2025. Groundwater depth ranged from about 7.68 to 22.85 feet bgs, corresponding to elevations from about el. 9.63± to 9.75±. The overall direction of groundwater flow at the site is to the north. During the June 2021 Phase II ESI, groundwater was encountered at about 8.57 feet bgs in the northeastern part of the site (temporary monitoring well TMW04) and was attributed to a perched groundwater condition resulting from the documented silt and/or clay layer in the eastern part of the site.

Sample analytical results from the RI are discussed further in Item 2, below.

Item 2 - Sampling Data

Contaminant concentrations detected above applicable regulatory standards for soil, groundwater, and soil vapor sampled during Langan's Phase II ESI and RI are summarized below and in the following tables and figures (attached):

Tables

Table D-1: Soil Data Summary

Table D-2: Groundwater Data Summary

Table D-3: Soil Vapor Data Summary

Figures

Figure D-1A - Soil Analytical Results Map – SVOCs

Figure D-1B - Soil Analytical Results Map - Pesticides, Metals, and PFAS

Figure D-2 - Groundwater Analytical Results Map

Figure D-3A - Sub-Slab Soil Vapor and Indoor Air Analytical Results Map

Figure D-3B – Phase II Sub-Slab Soil Vapor and Soil Vapor Analytical Results Map

Soil

Soil samples contained concentrations of semivolatile organic compounds (SVOC), metals, and pesticides, and PFAS exceeding the Part 375 UU, PGW, and/or RURR SCOs. PFAS was also detected at concentrations above the Guidelines for Sampling and Analysis of PFAS UU and PGW Guidance Values (April 2023). Concentrations detected above the UU SCOs/PFAS Guidance Values are shown in **bold**, above the PGW are shaded, and above the RURR are underlined.

Table 1: Minimum/Maximum Concentrations of Target Compounds Detected in Soil above SCOs

Analyte	Unrestricted Use SCOs	Protection of Groundwater SCOs	Restricted Use Restricted-Residential SCOs	Unit	Minimum Detected Concentration above SCOs		Maximum Detected Concentration above SCOs	
SVOCs								
3 & 4 Methylphenol (m&p Cresol)	0.33	0.33	100	mg/kg	0.442	SB28_18-20	0.796	SB15_13-15
Acenaphthene	20	98	100	mg/kg	52.6	SB30_18-20	86.2	SB28_18-20
Anthracene	100	1000	100	mg/kg	102	SB30_18-20	238	SB28_18-20
Benzo(a)anthracene	1	1	1	mg/kg	1.08	SB18_1-3	308	SB28_18-20
Benzo(a)pyrene	1	22	1	mg/kg	1.05	SB06_1-3	276	SB43_21-23
Benzo(b)fluoranthene	1	1.7	1	mg/kg	1.09	SB37_2-4	240	SB43_21-23
Benzo(g,h,i)Perylene	100	1000	100	mg/kg	104	SB44_16-18	167	SB43_21-23
Benzo(k)fluoranthene	0.8	1.7	3.9	mg/kg	0.81	SB07_0-2	234	SB43_21-23
Chrysene	1	1	3.9	mg/kg	1.05	SB07_0-2	275	SB28_18-20
Dibenz(a,h)anthracene	0.33	1000	0.33	mg/kg	0.341	SB45_21-23	50.8	SB28_18-20
Dibenzofuran	7	210	59	mg/kg	10.6	SB28_21-23	73.5	SB43_21-23
Fluoranthene	100	1000	100	mg/kg	103	SB28_21-23	906	SB28_18-20
Fluorene	30	386	100	mg/kg	47.5	SB30_18-20	87.8	SB28_18-20
Indeno(1,2,3-cd)pyrene	0.5	8.2	0.5	mg/kg	0.536	SB18_1-3	159	SB28_18-20
Naphthalene	12	12	100	mg/kg	17	SB44_16-18	42.3	SB43_21-23
Phenanthrene	100	1000	100	mg/kg	114	SB28_21-23	814	SB43_21-23
Phenol	0.33	0.33	100	mg/kg	0.391	SB44_16-18	0.431	SB15_20-22
Pyrene	100	1000	100	mg/kg	133	SB29_17-19	711	SB28_18-20 SB43_21-23
Pesticides								
4,4'-DDD	0.0033	14	13	mg/kg	0.0133	SB01_0-2	0.0133	SB01_0-2
4,4'-DDE	0.0033	17	8.9	mg/kg	0.00929	SB26_0-2	0.0535	SB01_0-2
4,4'-DDT	0.0033	136	7.9	mg/kg	0.0109	SB26_0-2	0.0392	SB01_0-2
Alpha Chlordane	0.094	2.9	4.2	mg/kg	0.163	SB01_0-2	0.163	SB01_0-2
Dieldrin	0.005	0.1	0.2	mg/kg	0.00981	SB01_0-2	0.00981	SB01_0-2
Metals								
Arsenic	13	16	16	mg/kg	16.1	SB04_2-4	207	SB08_1-3

Barium	350	820	400	mg/kg	1,280	SB13_0-2	1,280	SB13_0-2
Chromium, Trivalent	30	NS	180	mg/kg	32.8	SB13_0-2	39.9	SB13_23-25 SB31_21-23
Copper	50	1720	270	mg/kg	52.2	SODUP03_031425	288	SB04_2-4
Lead	63	450	400	mg/kg	63.1	SB16_0-2 SB31_21-23	6,570	SB04_2-4
Mercury	0.18	0.73	0.81	mg/kg	0.208	SB16_0-2	1.08	SB31_3-5
Nickel	30	130	310	mg/kg	31.7	SB19_3-5	83.7	SB23_8-10
Selenium	3.9	4	180	mg/kg	3.95	SB18_1-3	6.14	SB10_3-5
Zinc	109	2480	10000	mg/kg	123	SB01_0-2	1020	SB04_2-4
PFAS								
Perfluorooctanesulfonic Acid (PFOS)	0.00088	0.001	0.044	mg/kg	0.0016	SODUP01_110122	0.00301	SB25_1-3
Perfluorooctanoic Acid (PFOA)	0.00066	0.0008	0.033	mg/kg	0.000661	SB08_1-3	0.00099	SB07_0-2

Groundwater

Groundwater samples contained concentrations of one VOC, SVOCs, total and dissolved metals, and PFAS exceeding the SGVs. The following table summarizes minimum and maximum concentrations for target compounds detected above their regulatory comparison criteria:

Table 2: Minimum/Maximum Concentrations of Target Compounds Detected in Groundwater above SGVs

Analyte	NYSDEC SGVs	Unit	Minimum Detected Concentration above SGVs		Maximum Detected Concentration above SGVs	
VOCs						
Chloroform	7	ug/l	26.8	MW37_032125	39	MW09_111922
SVOCs						
Benzo(a)anthracene	0.002	ug/l	0.0973	MW17_112022	0.309	MW30_111422
Benzo(a)pyrene	0	ug/l	0.0865	MW17_112022	0.32	MW30_111422
Benzo(b)fluoranthene	0.002	ug/l	0.0757	MW17_112022	0.217	MW30_111422
Benzo(k)fluoranthene	0.002	ug/l	0.0865	MW17_112022	0.251	MW30_111422
Bis(2-ethylhexyl) phthalate	5	ug/l	18.9	MW25_111622	18.9	MW25_111622
Chrysene	0.002	ug/l	0.0865	MW17_112022	0.263	MW30_111422
Indeno(1,2,3-cd)pyrene	0.002	ug/l	0.126	TMW04_042221	0.194	MW30_111422
Metals - Dissolved						
Iron	300	ug/l	4,450	MW19_111922	6760	MW09_111922
Manganese	300	ug/l	392	MW25_111622	2410	MW30_111422
Selenium	10	ug/l	13.8	MW19_111922	113	MW25_111622
Sodium	20000	ug/l	50,700	MW17_112022	127000	MW25_111622
PFAS						
Perfluorooctanesulfonic Acid (PFOS)	0.0027	ug/l	0.0104	MW37_032125	0.043	MW25_111622
Perfluorooctanoic Acid (PFOA)	0.0067	ug/l	0.0073	MW09_111922	0.113	MW13_111422

Soil Vapor and Indoor Air

The table below provides a summary of VOCs detected in soil vapor, sub-slab soil vapor, and indoor air. No standard exists for sub-slab soil vapor samples in New York State. Indoor air sample results were compared to the NYSDOH Air Guidance Values (AGVs) as set forth in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York and subsequent updates (through to 2024) (NYSDOH Soil Vapor Guidance).

Table 3: Minimum/Maximum Concentrations of Target Compounds Detected in Soil Vapor, Sub-Slab Soil Vapor, and Indoor Air

Analyte	Unit	Minimum Detected Concentration		Maximum Detected Concentration	
VOCs					
1,1,1-Trichloroethane	ug/m3	1.5	SSSG01_042221 SSV37_032425	72.6	SSV22_11202022
1,1-Dichloroethene	ug/m3	0.88	SG01_042221	0.88	SG01_042221
1,2,4-Trimethylbenzene	ug/m3	2.5	SSV36_032425	20.6	SSV22_11202022
1,3,5-Trimethylbenzene (Mesitylene)	ug/m3	1.1	SSV37_032425	4.47	SSV22_11202022
1,3-Butadiene	ug/m3	1.17	SSV22_11202022	36	SG01_042221
1,4-Dichlorobenzene	ug/m3	9.09	SSV09_11202022	9.09	SSV09_11202022
2,2,4-Trimethylpentane	ug/m3	0.43	IA37_032425	2.5	SSV37_032425
4-Ethyltoluene	ug/m3	1.8	SSV36_032425	17	SSSG01_042221
Acetone	ug/m3	3.38	SSV19_11202022	22	SSV22_11202022
Acrylonitrile	ug/m3	0.47	IA36_032425	8.9	SSV37_032425
Benzene	ug/m3	0.282	AA01_11202022	11	SG01_042221
Bromodichloromethane	ug/m3	3	SSV36_032425	21.5	SSV09_11202022
Carbon Disulfide	ug/m3	1.5	SG02_042321	23.6	SSV22_11202022
Carbon Tetrachloride	ug/m3	0.31	SSV36_032425	22	SSV17_11202022
Chloroform	ug/m3	0.735	IA11_112122	1830	SSV09_11202022
Chloromethane	ug/m3	0.363	SSV22_11202022	2.8	SSV36_032425
Cyclohexane	ug/m3	0.35	IA16_112122	13	SSSG01_042221
Dichlorodifluoromethane	ug/m3	1.87	IA24_112122	2.63	IA10_112122
Ethyl Acetate	ug/m3	0.76	IA37_032425	15	SSV36_032425
Ethylbenzene	ug/m3	0.503	IA23_112122	12	SSSG01_042221
Isopropanol	ug/m3	1.8	AA02_032425	65.5	IA17_112122
M,P-Xylene	ug/m3	0.662	IA16_112122	43	SSSG01_042221
Methyl Ethyl Ketone (2-Butanone)	ug/m3	0.3	IA16_112122	5.9	SG01_042221
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	ug/m3	0.95	SSSG01_042221	0.95	SSSG01_042221
Methyl Methacrylate	ug/m3	0.904	AA01_11202022	7.2	SG02_042321
Methylene Chloride	ug/m3	0.504	IA16_112122	26	SG02_042321
n-Heptane	ug/m3	0.39	AA02_032425	96	SG02_042321
n-Hexane	ug/m3	0.259	AA01_11202022	110	SG02_042321
o-Xylene (1,2-Dimethylbenzene)	ug/m3	0.467	IA23_112122	13	SSSG01_042221
Propylene	ug/m3	0.57	AA01_11202022	610	SG01_042221
Styrene	ug/m3	0.739	SSV19_11202022	3.2	SG01_042221
Tetrachloroethene (PCE)	ug/m3	0.7	IA36_032425	1100	SSV17_11202022
Tetrahydrofuran	ug/m3	0.488	IA23_112122	39.3	IA11_112122
Toluene	ug/m3	0.804	AA01_11202022	35	SG01_042221
Trichloroethene (TCE)	ug/m3	0.52	SG02_042321	63	SSV36_032425
Trichlorofluoromethane	ug/m3	0.786	AA01_11202022	15	SSV17_11202022
Vinyl Chloride	ug/m3	0.42	SSV36_032425	0.42	SSV36_032425

VOC concentrations detected in the indoor air samples did not exceed the AGVs. Select VOCs in sub-slab soil vapor samples and co-located indoor air sample results were evaluated using the NYSDOH Decision Matrices established in the NYSDOH Soil Vapor Guidance, and a summary of their results is provided below.

Carbon Tetrachloride

Carbon tetrachloride concentrations in co-located sub-slab vapor and indoor air point IA17_SSV17 exceeded the minimum threshold for which monitoring is recommended.

PCE

PCE concentrations in co-located sub-slab vapor and indoor air point IA17_SSV17 exceeded the minimum threshold for which mitigation is recommended.

TCE

TCE concentrations in co-located sub-slab vapor and indoor air point IA36_SSV36 exceeded the minimum threshold for which mitigation is recommended.

No other compounds in the NYSDOH Decision Matrices exceeded the minimum thresholds for monitoring, mitigation, or identification of sources and resampling/mitigation.

Item 3 – Site Figures

The following figures summarize the concentrations of each contaminant by media type using the analytical results collected from the Phase II ESI. Analytical data is only shown for soil samples, groundwater samples, and soil vapor samples that were detected at concentrations above the applicable standards in at least one sample.

- Figure D-1A: Soil Sample Analytical Results Map (SVOCs)
- Figure D-1B: Soil Sample Analytical Results Map (Pesticides, Metals, and PFAS)
- Figure D-2: Groundwater Analytical Results Map
- Figure D-3A: Sub-Slab Soil Vapor and Indoor Air Analytical Results Map
- Figure D-3B: Phase II Sub-Slab Soil Vapor and Soil Vapor Analytical Results Map

Item 4 – Past Land Uses

According to a review of the previous reports, the site was primarily vacant and unimproved prior to 1924. Historical Sanborn Fire Insurance Maps indicate that the site was developed with the current Kingsbrook Jewish Medical Center (KJMC) buildings starting in 1927 with the LeFrak building. Between 1933 and 1951, the Blumberg and

Leviton buildings, the power plant, and the associated central courtyard area were also constructed. In 1957, the Masin building was constructed in the northeastern part of the site. Commercial and institutional operations at the site included the Jewish Sanitarium for Incurables (1927), the Jewish Sanitarium and Hospital for Chronic Diseases (1933), a nurses' home (1951), office space and laboratory services (1957), and the KJMC (1977-present).

The KJMC campus (which includes the site and adjoining properties to the south) is listed in the Resource Conservation and Recovery Act (RCRA) database under EPA ID NYD986954188 as a Non-Generator/No Longer Regulated (NonGen/NLR) (1995, 2006) and a Small Quantity Generator (SQG) (1991, 2003, 2007) for the generation of ignitable waste (D001), corrosive waste (D002), reactive waste (D003), mercury (D009), silver (D011), and spent halogenated solvents (F001, F002, F003, F004, and F005). Hazardous waste identified in this listing may have historically been generated at or stored on the site; however, no hazardous waste is currently generated at the site.

A geophysical anomaly resembling a UST was identified during a geophysical survey in the western part of the site, outside of the northwestern corner of the Leviton building. A fill port and vent pipe were observed in this area during multiple site reconnaissance inspections and subsurface investigations conducted by Langan. The size, contents, and regulatory status of the suspected UST are unknown.

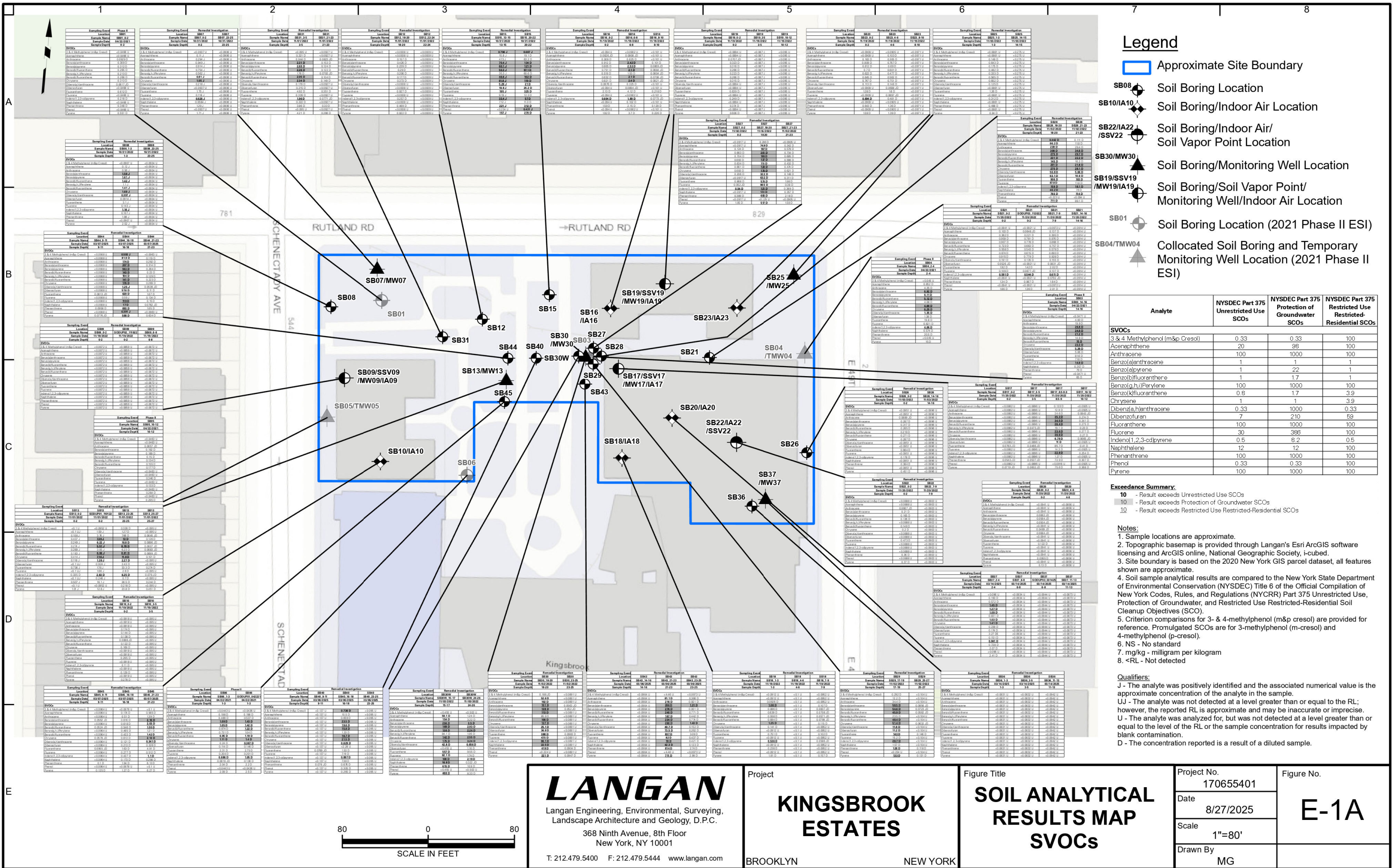
A part of the former coal power-generation plant is located in the southeastern corner of the site. Flue gas stacks are present on the roof of the Blumberg building and were previously in use when the power-generation power plant was in operation; however, these stacks are currently out-of-service. Based on the presence of the stacks and information in previous reports for the site, historical power generation in the power plant likely included the storage and combustion of coal, the handling of bottom/fly ash, and the maintenance of combustion equipment. Additionally, No. 4 and No. 6 fuel oils have more recently been used to fuel the power plant; however, these products are not currently stored and are not known to have been historically stored within the BCP site boundary. The power plant building currently contains the KJMC heating and hot water systems, backup electricity systems, and is also used for receiving department operations and medical supply storage. A 2,500-gallon diesel AST is located in an accessible concrete vault in the cellar of the power plant and is used to support an off-site backup power generator (southeast of the power plant along East 49th Street). The associated vent pipe and fill port were observed along the eastern exterior wall and sidewalk of the power plant.

Possible sources of contamination associated with historical site uses include hazardous waste generation, petroleum bulk storage, storage and combustion of coal and handling of coal combustion byproducts, and/or the placement of non-native fill across the site.

Adjoining properties were historically comprised of residential, recreational, institutional and commercial buildings, including residential buildings, apartment complexes, and sporting fields. Surrounding properties were also historically used for commercial operations, including auto shops, dry cleaner, and gasoline filling stations.

ATTACHMENT E1: PROPERTY'S ENVIRONMENTAL HISTORY

FIGURES



Legend

Approximate Site Boundary

Soil Boring Location

Soil Boring/Indoor Air Location

Soil Boring/Indoor Air/Soil Vapor Point Location

Soil Boring/Monitoring Well Location

Soil Boring/Soil Vapor Point/Monitoring Well/Indoor Air Location

Soil Boring Location (2021 Phase II ESI)

Collocated Soil Boring and Temporary Monitoring Well Location (2021 Phase II ESI)

Analyte	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Protection of Groundwater SCOs	NYSDEC Part 375 Restricted Use Residential SCOs
SVOCs			
3 & 4 Methylphenol (m&p Cresol)	0.33	0.33	100
Acenaphthene	20	98	100
Anthracene	100	1000	100
Benzo[a]anthracene	1	1	1
Benzo[a]pyrene	1	22	1
Benzo[b]fluoranthene	1	1.7	1
Benzo[k]fluoranthene	100	1000	100
Benzo[e]pyrene	0.8	1.7	3.9
Chrysene	1	1	3.9
Dibenz[a,h]anthracene	0.33	1000	0.33
Dibenzofuran	7	210	59
Fluoranthene	100	1000	100
Fluorene	30	388	100
Indeno[1,2,3-cd]pyrene	0.5	8.2	0.5
Naphthalene	12	12	100
Phenanthrene	100	1000	100
Phenol	0.33	0.33	100
Pyrene	100	1000	100

Exceedance Summary:

- 10 - Result exceeds Unrestricted Use SCOs
- 10 - Result exceeds Protection of Groundwater SCOs
- 10 - Result exceeds Restricted Use Residential SCOs

Notes:

- Sample locations are approximate.
- Topographic basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online, National Geographic Society, i-cubed.
- Site boundary is based on the 2020 New York GIS parcel dataset, all features shown are approximate.
- Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use, Protection of Groundwater, and Restricted Use Residential Soil Cleanup Objectives (SCO).
- Criterion comparisons for 3- & 4-methylphenol (m&p cresol) are provided for reference. Promulgated SCOs are for 3-methylphenol (m-cresol) and 4-methylphenol (p-cresol).
- NS - No standard
- mg/kg - milligram per kilogram
- <RL - Not detected

Qualifiers:

- J - The analyte was positively identified and the associated numerical value is the approximate concentration of the analyte in the sample.
- UJ - The analyte was not detected at a level greater than or equal to the RL; however, the reported RL is approximate and may be inaccurate or imprecise.
- U - The analyte was analyzed for, but was not detected at a level greater than or equal to the level of the RL or the sample concentration for results impacted by blank contamination.
- D - The concentration reported is a result of a diluted sample.

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Project

KINGSBROOK ESTATES

BROOKLYN NEW YORK

Figure Title

SOIL ANALYTICAL RESULTS MAP SVOCs

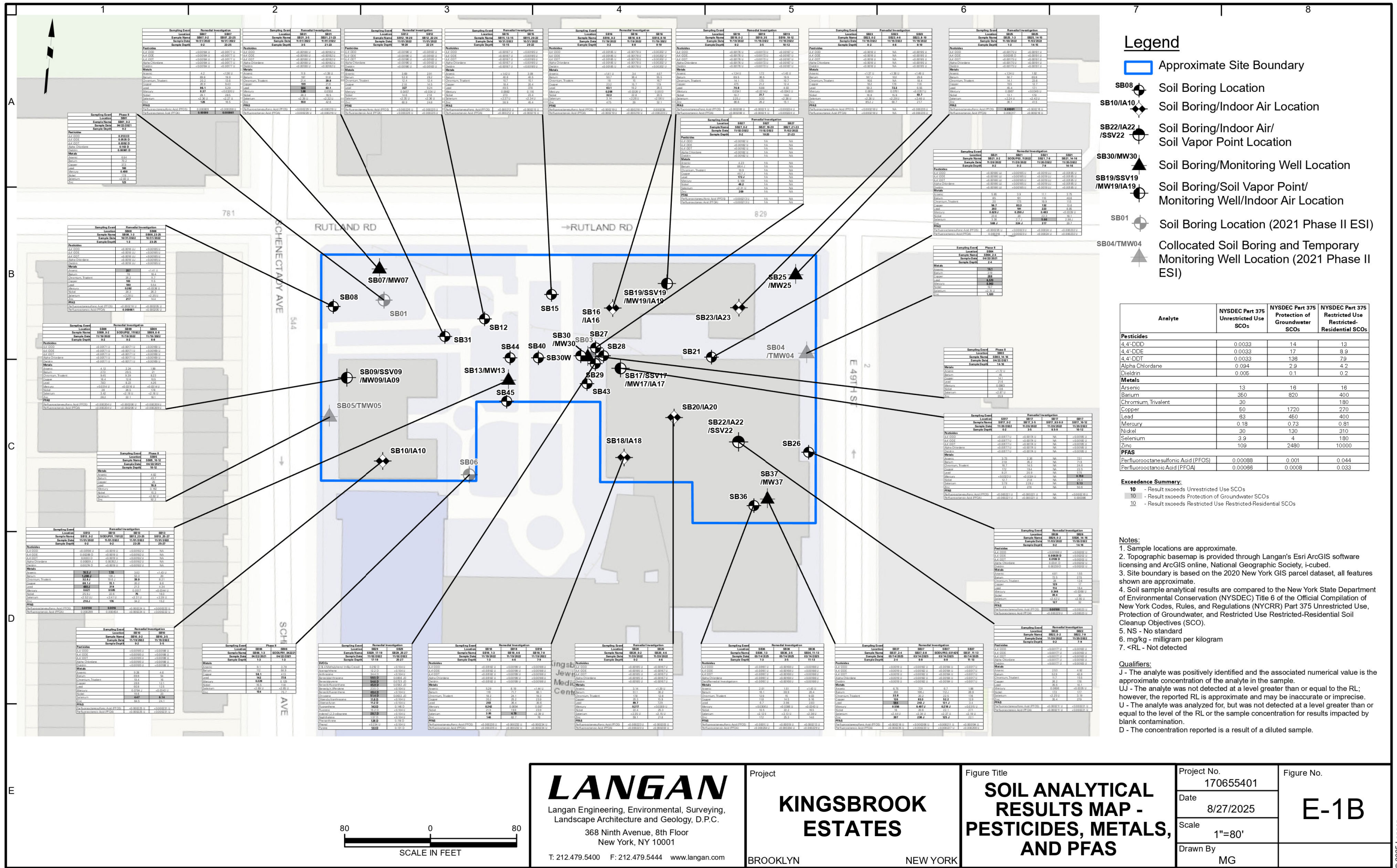
Project No.
170655401

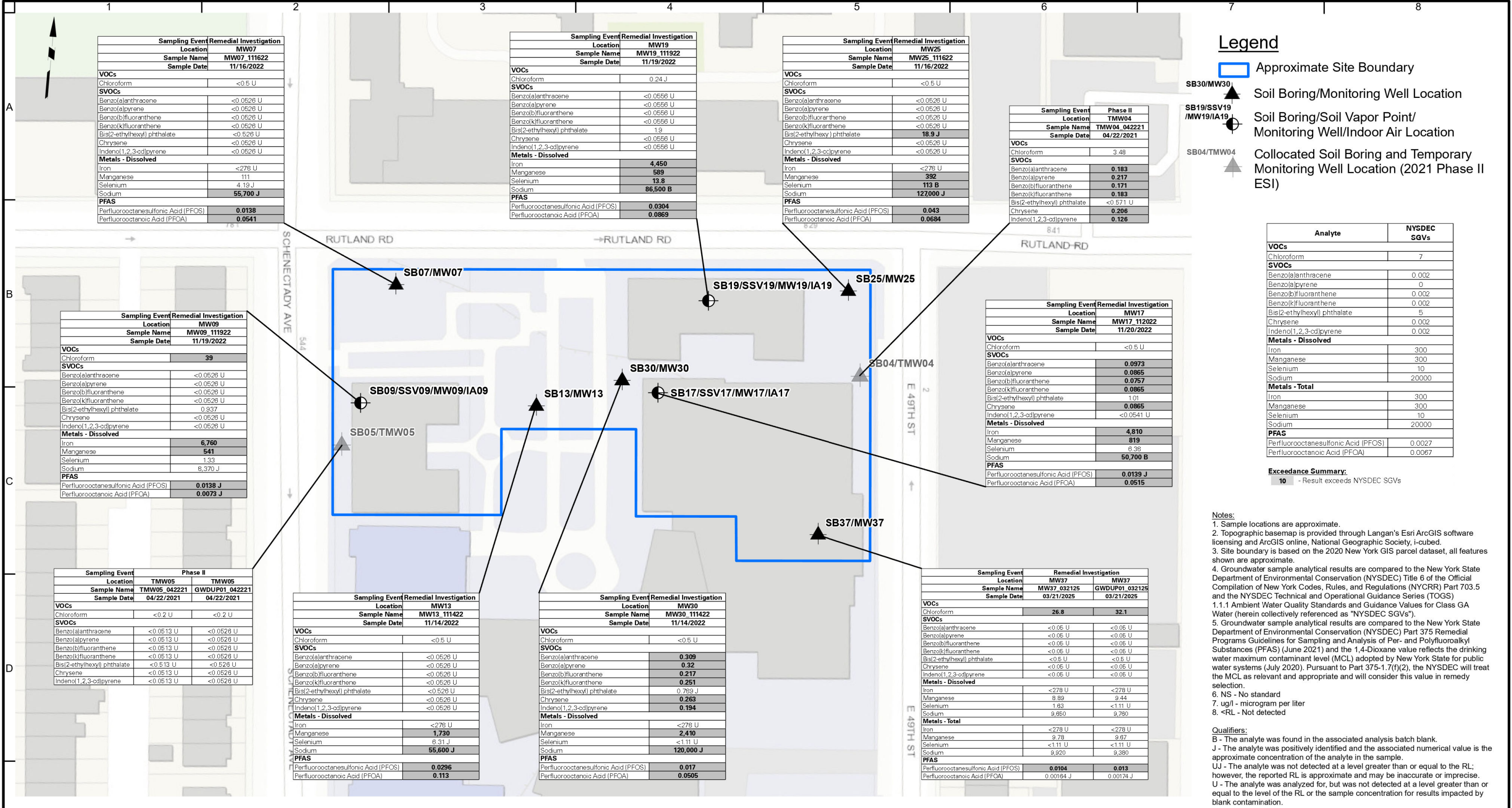
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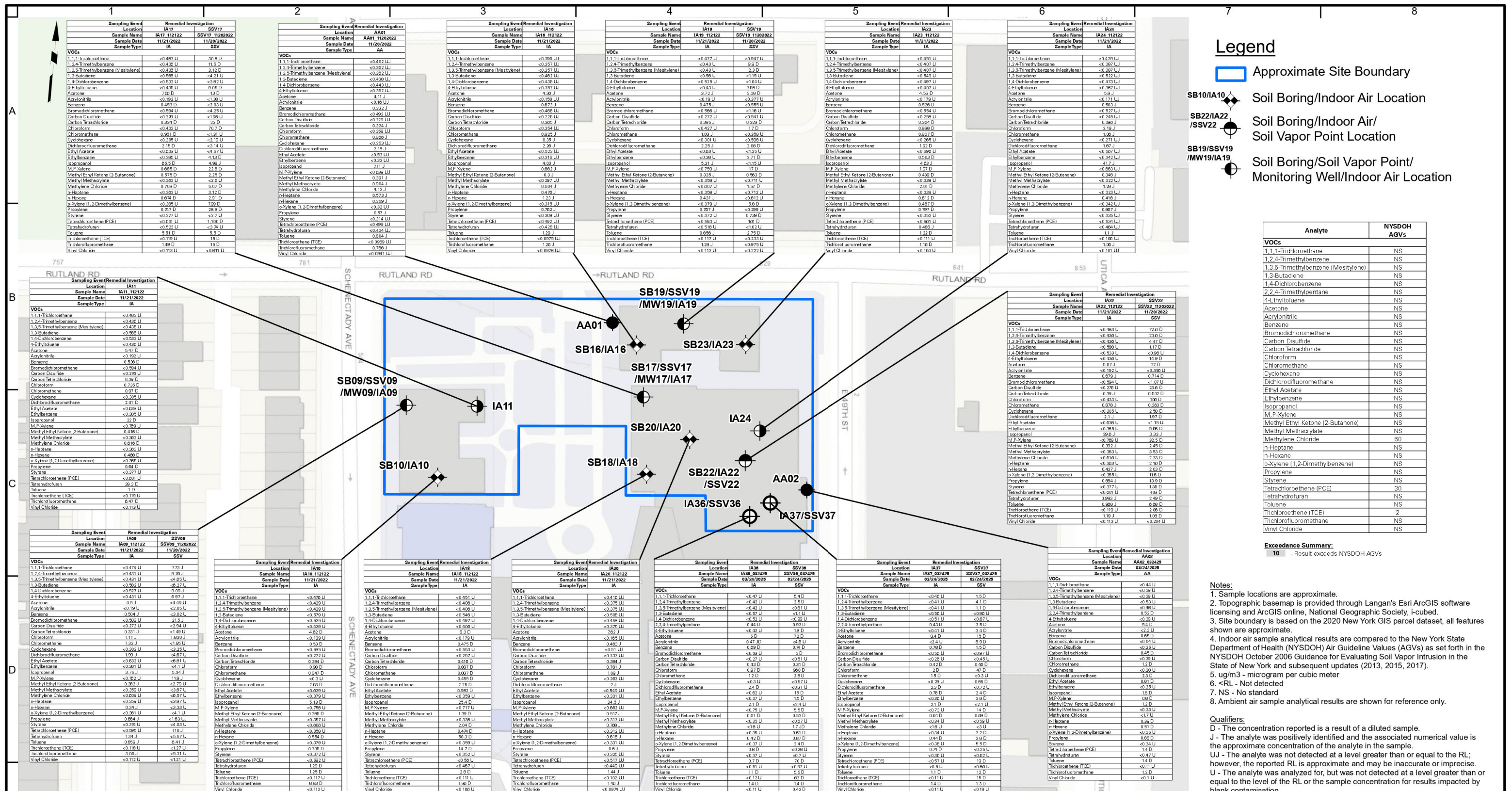
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E-1A







ATTACHMENT E2: PROPERTY'S ENVIRONMENTAL HISTORY

TABLES

Table E-1
Soil Data Summary

Kingsbrook Estates
Brooklyn, New York
Langan Project No.: 170655401

Analytes > UU SCOs	Detections > UU SCOs	Max Detection (ppm)	UU SCOs (ppm)	Depth (feet bgs)
Semivolatile Organic Compounds				
3 & 4 Methylphenol (m&p Cresol)	5	0.796	0.33	13-15
Acenaphthene	6	86.2	20	18-20
Anthracene	6	238	100	18-20
Benzo(a)anthracene	26	308	1	18-20
Benzo(a)pyrene	24	276	1	21-23
Benzo(b)fluoranthene	23	240	1	21-23
Benzo(g,h,i)Perylene	4	167	100	21-23
Benzo(k)fluoranthene	25	234	0.8	21-23
Chrysene	27	275	1	18-20
Dibenz(a,h)anthracene	20	50.8	0.33	18-20
Dibenzofuran	10	73.5	7	21-23
Fluoranthene	10	906	100	18-20
Fluorene	5	87.8	30	18-20
Indeno(1,2,3-cd)pyrene	32	159	0.5	18-20
Naphthalene	6	42.3	12	21-23
Phenanthrene	10	814	100	21-23
Phenol	2	0.431	0.33	20-22
Pyrene	9	711	100	18-20 21-23
Pesticides				
4,4'-DDD	1	0.0133	0.0033	0-2
4,4'-DDE	2	0.0535	0.0033	0-2
4,4'-DDT	2	0.0392	0.0033	0-2
Alpha Chlordane	1	0.163	0.094	0-2
Dieldrin	1	0.00981	0.005	0-2
Metals				
Arsenic	4	207	13	1-3
Barium	1	1280	350	0-2
Chromium, Trivalent	4	39.9	30	21-23 23-25
Copper	13	288	50	2-4
Lead	25	6570	63	2-4
Mercury	19	1.08	0.18	3-5
Nickel	6	83.7	30	8-10
Selenium	6	6.14	3.9	3-5
Zinc	17	1020	109	2-4
Per- and Polyfluoroalkyl Substances				
Perfluorooctanesulfonic Acid (PFOS)	4	0.00301	0.00088	1-3
Perfluorooctanoic Acid (PFOA)	3	0.00099	0.00066	0-2

Table E-1
Soil Data Summary

Kingsbrook Estates
Brooklyn, New York
Langan Project No.: 170655401

Analytes > PGW SCOs	Detections > PGW SCOs	Max Detection (ppm)	PGW SCOs (ppm)	Depth (feet bgs)
Semivolatile Organic Compounds				
3 & 4 Methylphenol (m&p Cresol)	5	0.796	0.33	13-15
Benzo(a)anthracene	26	308	1	18-20
Benzo(a)pyrene	12	276	22	21-23
Benzo(b)fluoranthene	19	240	1.7	21-23
Benzo(k)fluoranthene	19	234	1.7	21-23
Chrysene	27	275	1	18-20
Indeno(1,2,3-cd)pyrene	12	159	8.2	18-20
Naphthalene	6	42.3	12	21-23
Phenol	2	0.431	0.33	20-22
Metals				
Arsenic	4	207	16	1-3
Barium	1	1280	820	0-2
Lead	4	6570	450	2-4
Mercury	3	1.08	0.73	3-5
Selenium	5	6.14	4	3-5
Per- and Polyfluoroalkyl Substances				
Perfluorooctanesulfonic Acid (PFOS)	4	0.00301	0.001	1-3
Perfluorooctanoic Acid (PFOA)	2	0.00099	0.0008	0-2

Table E-1
Soil Data Summary

Kingsbrook Estates
Brooklyn, New York
Langan Project No.: 170655401

Analytes > RURR SCOs	Detections > RURR SCOs	Max Detection (ppm)	RURR SCOs (ppm)	Depth (feet bgs)
Semivolatile Organic Compounds				
Anthracene	6	238	100	18-20
Benzo(a)anthracene	26	308	1	18-20
Benzo(a)pyrene	24	276	1	21-23
Benzo(b)fluoranthene	23	240	1	21-23
Benzo(g,h,i)Perylene	4	167	100	21-23
Benzo(k)fluoranthene	16	234	3.9	21-23
Chrysene	16	275	3.9	18-20
Dibenz(a,h)anthracene	20	50.8	0.33	18-20
Dibenzofuran	3	73.5	59	21-23
Fluoranthene	10	906	100	18-20
Indeno(1,2,3-cd)pyrene	32	159	0.5	18-20
Phenanthrene	10	814	100	21-23
Pyrene	9	711	100	18-20 21-23
Metals				
Arsenic	4	207	16	1-3
Barium	1	1280	400	0-2
Copper	1	288	270	2-4
Lead	4	6570	400	2-4
Mercury	2	1.08	0.81	3-5

Notes:

Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use (UU), Protection of Groundwater (PGW), and Restricted Use Restricted-Residential (RURR) Soil Cleanup Objectives (SCO).

Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Part 375 Remedial Programs Guidelines for Sampling and Analysis of Per- and Polyfluoroalkyl Substances (PFAS) UU, PGW, and RURR Guidance Values (April 2023).

ppm = parts per million

bgs = below grade surface

Table E-2
Groundwater Data Summary

Kingsbrook Estates
Brooklyn, New York
Langan Project No.: 170655401

Analyte	Detections > SGVs	Max Detection (ppb)	SGVs (ppb)
Volatile Organic Compounds			
Chloroform	3	39	7
Semivolatile Organic Compounds			
Benzo(a)anthracene	3	0.309	0.002
Benzo(a)pyrene	3	0.32	0
Benzo(b)fluoranthene	3	0.217	0.002
Benzo(k)fluoranthene	3	0.251	0.002
Bis(2-ethylhexyl) phthalate	1	18.9	5
Chrysene	3	0.263	0.002
Indeno(1,2,3-cd)pyrene	2	0.194	0.002
Metals - Dissolved			
Iron	3	6760	300
Manganese	6	2410	300
Selenium	2	113	10
Sodium	6	127000	20000
Per- and Polyfluoroalkyl Substances			
Perfluorooctanesulfonic Acid (PFOS)	9	0.043	0.0027
Perfluorooctanoic Acid (PFOA)	7	0.113	0.0067

Notes:

Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 Codes, Rules, and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical and Operation Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water and published addenda (herein collectively referenced as "NYSDEC SGVs").

ppb = parts per billion

Table E-3
Soil Vapor Data Summary

Kingsbrook Estates
Brooklyn, New York
Langan Project No.: 170655401

Analyte	Total Detections	Max Detection (ug/m3)	Type
Volatile Organic Compounds			
1,1,1-Trichloroethane	6	72.6	Sub-Slab Soil Vapor
1,1-Dichloroethene	1	0.88	Soil Vapor
1,2,4-Trimethylbenzene	9	20.6	Sub-Slab Soil Vapor
1,3,5-Trimethylbenzene (Mesitylene)	6	4.47	Sub-Slab Soil Vapor
1,3-Butadiene	3	36	Soil Vapor
1,4-Dichlorobenzene	1	9.09	Sub-Slab Soil Vapor
2,2,4-Trimethylpentane	5	2.5	Sub-Slab Soil Vapor
4-Ethyltoluene	9	17	Sub-Slab Soil Vapor
Acetone	23	22	Sub-Slab Soil Vapor
Acrylonitrile	2	8.9	Sub-Slab Soil Vapor
Benzene	21	11	Soil Vapor
Bromodichloromethane	2	21.5	Sub-Slab Soil Vapor
Carbon Disulfide	3	23.6	Sub-Slab Soil Vapor
Carbon Tetrachloride	22	22	Sub-Slab Soil Vapor
Chloroform	17	1830	Sub-Slab Soil Vapor
Chloromethane	18	2.8	Sub-Slab Soil Vapor
Cyclohexane	7	13	Sub-Slab Soil Vapor
Dichlorodifluoromethane	19	2.63	Indoor Air
Ethyl Acetate	5	15	Sub-Slab Soil Vapor
Ethylbenzene	9	12	Sub-Slab Soil Vapor
Isopropanol	20	65.5	Indoor Air
M,P-Xylene	13	43	Sub-Slab Soil Vapor
Methyl Ethyl Ketone (2-Butanone)	23	5.9	Soil Vapor
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	1	0.95	Sub-Slab Soil Vapor
Methyl Methacrylate	4	7.2	Soil Vapor
Methylene Chloride	15	26	Soil Vapor
n-Heptane	11	96	Soil Vapor
n-Hexane	22	110	Soil Vapor
o-Xylene (1,2-Dimethylbenzene)	9	13	Sub-Slab Soil Vapor
Propylene	19	610	Soil Vapor
Styrene	5	3.2	Soil Vapor
Tetrachloroethene (PCE)	11	1100	Sub-Slab Soil Vapor
Tetrahydrofuran	7	39.3	Indoor Air
Toluene	24	35	Soil Vapor
Trichloroethene (TCE)	5	63	Sub-Slab Soil Vapor
Trichlorofluoromethane	21	15	Sub-Slab Soil Vapor
Vinyl Chloride	1	0.42	Sub-Slab Soil Vapor

Notes:

ug/m3 = micrograms per cubic meter

ATTACHMENT F
SECTION VII: REQUESTOR INFORMATION

The Requestor, Kingsbrook Estates Owner LLC, is a limited liability company authorized to transact business in New York State and the developer of the proposed Brownfield Cleanup Program (BCP) site. A copy of the New York State Department of State Division of Corporations entity information for Kingsbrook Estates Owner LLC is included as Attachment F1. The Requestor certifies that it is a Volunteer per ECL 27-1405(1).

An organizational structure chart detailing members of Kingsbrook Estates Owner LLC is included as Attachment F2.

ATTACHMENT F1: REQUESTOR INFORMATION

**NYS DEPARTMENT OF STATE DIVISION OF CORPORATIONS ENTITY
INFORMATION**



Department of State

Division of Corporations

Entity Information

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

Entity Details



ENTITY NAME: KINGSBROOK ESTATES OWNER LLC

DOS ID: 6507775

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

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

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 06/09/2022

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 06/09/2022

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: KINGS

NEXT STATEMENT DUE DATE: 06/30/2026

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: KINGSBROOK ESTATES OWNER LLC

Address: 155 3RD STREET, BROOKLYN, NY, UNITED STATES, 11231

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

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value

Number Of Shares

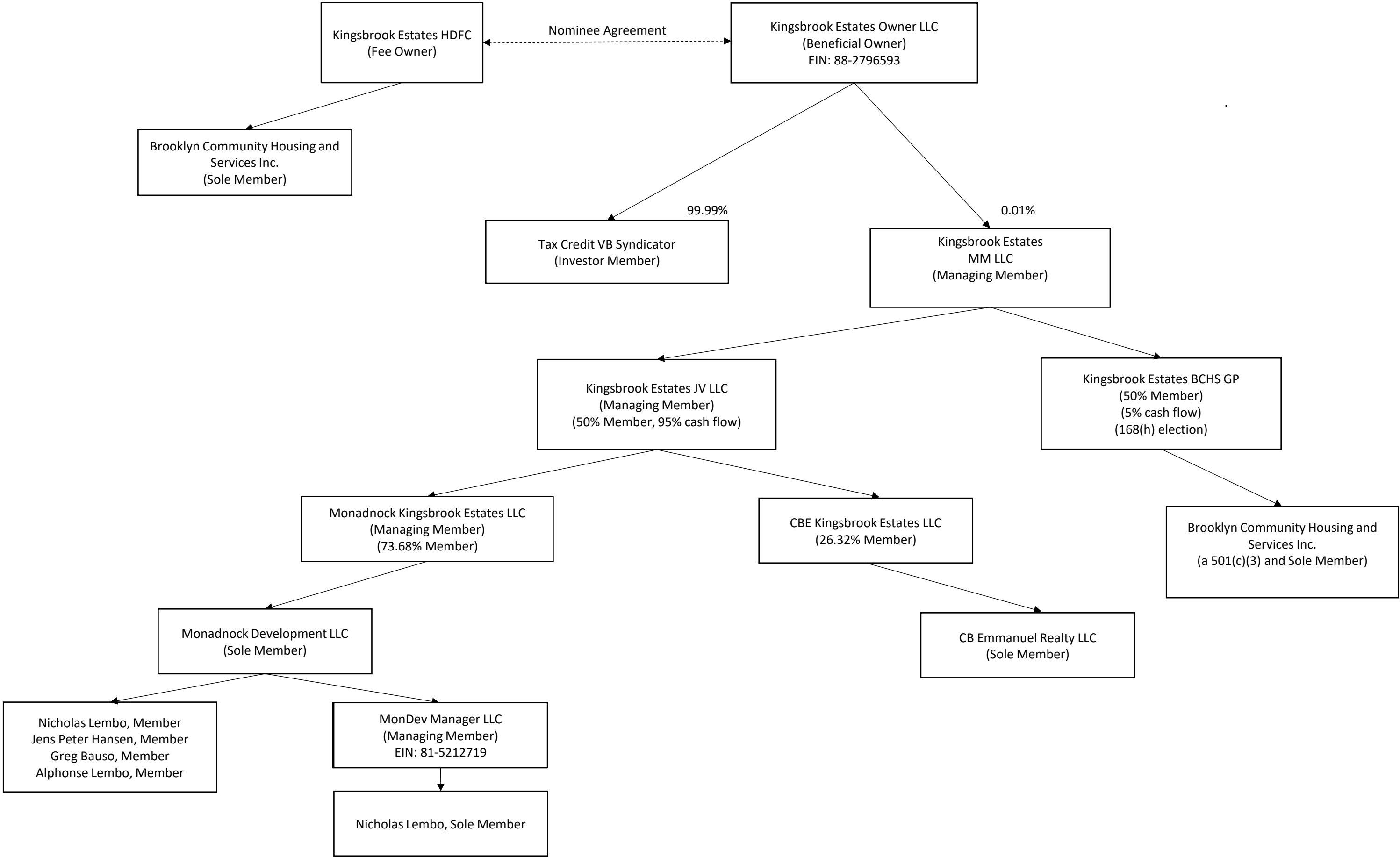
Value Per Share

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

ATTACHMENT F2: REQUESTOR INFORMATION

ORGANIZATIONAL CHART

Vital Brooklyn Kingsbrook Estates
Organization Chart



ATTACHMENT G
SECTION X: REQUESTOR ELIGIBILITY INFORMATION

Item 13 - Volunteer Status

Pursuant to ECL § 27-1405(1), Kingsbrook Estates Owner LLC is a Volunteer because its liability arises solely from its involvement with the site after discharge or disposal of contaminants at the site. The Requestor does not own the site; however, during the term of its involvement at the site, the Requestor has taken appropriate care with respect to current site conditions. To the Requestor's knowledge, there are no continuing discharges or threatened future releases to prevent; and no need to prevent or limit human, environmental or natural resource exposures to any previously released contamination, as the majority of the site is currently capped and groundwater is not used as a drinking water source in the City of New York. There is no indication of any contribution to or exacerbation of site conditions during the time of Requestor's involvement with the site. As such, the Requestor qualifies as a Volunteer in the Brownfield Cleanup Program.

Item 14 – Requestor Relationship to Property Owner

The Requestor has entered into an access agreement with Brookdale Hospital Medical Center (owner entity not listed on the property deeds) in connection with its Kingsbrook Jewish Medical Center Campus to develop and construct an affordable housing project pursuant to the New York State Vital Brooklyn Initiative. Brookdale Hospital Medical Center (fee owner of Block 4602, Lot 1) is successor by merger to Kingsbrook Jewish Medical Center. One Brooklyn Health System is the sole member of both Brookdale Hospital Medical Center and Rutland Nursing Home, Inc. (fee owners of Block 4602, Lot 5). The access agreement allows the Requestor access to investigate and remediate the property and is included as Attachment G1.

ATTACHMENT G1: REQUESTOR ELIGIBILITY INFORMATION

SITE ACCESS AGREEMENT

ACCESS AGREEMENT

ACCESS AGREEMENT made as of this 30th day of May 2025, by and between The Brookdale Hospital Medical Center ("Grantor") and Kingsbrook Estates Owner LLC ("Grantee").

WHEREAS, Grantor is the Owner of certain real property known as the Kingsbrook Jewish Medical Center Campus, located at 585 Schenectady Avenue, Brooklyn, NY 11203;

WHEREAS, Grantee intends to acquire and redevelop certain real property within the Campus, comprising portions of Block 4602, Lots 1 and 5, as defined in Exhibit A hereto (the "Property"); and

WHEREAS, Grantee intends to submit an application to the New York State Department of Environmental Conservation ("NYSDEC") to enroll the Property in the New York State Brownfield Cleanup Program ("BCP"); and

WHEREAS, prior to the closing of the sale of and conveyance of title to the Property from Grantor to Grantee (the "Closing"), Grantee may require access to the Property to carry out certain investigatory, remedial and other related tasks required by the BCP (collectively, the "Work"); and

WHEREAS, Grantor desires to grant Grantee such continued access.

NOW, THEREFORE, in consideration of the foregoing and for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor and Grantee agree as follows:

1. Grantor hereby grants reasonable access and a license upon, into, under or through the Property for the purpose of the entry thereon by Grantee, its agents, employees, architects, engineers, contractors and consultants (collectively, the "Grantee Related Parties" and each a "Grantee Related Party"), vehicles, equipment and materials required by Grantee to satisfy tasks and obligations required by any Brownfield Cleanup Agreement entered into between Grantee and the NYSDEC.

2. Grantee Related Parties shall perform the Work in a workmanlike manner and in accordance with industry standards and in accordance with applicable laws, rules and regulations. The rights granted pursuant to paragraph 1 of this Agreement are nonexclusive, it being understood and agreed that Grantor, its agents, employees, workers, contractors and tenants will have full authority to come upon and have unfettered access to the Property during the performance of the Work. The performance of the Work will not interfere unreasonably with the quiet enjoyment of Grantor's Building by the tenants thereof. Grantor agrees that it will use commercially reasonable efforts to avoid unreasonable interference with Grantee's exercise of its rights hereunder.

3. Grantee shall provide reasonable notice to Grantor prior to Grantee's need for access to Grantor's Property to perform the Work.

4. Grantee shall be responsible for obtaining all federal, state or local governmental approvals and providing all notices in relation to the Work.

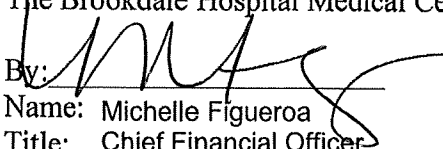
5. In the event that an environmental easement is required prior to the Closing, Grantor will execute and cooperate with Grantee in recording the easement.

6. This Agreement shall be governed by and construed in accordance with the laws of the State of New York. Any proceedings initiated by either party to enforce the terms of or otherwise related to this Agreement shall be brought in the Supreme Court, State of New York.

IN WITNESS WHEREOF, this Agreement has been executed by Grantor and Grantee and is effective as of the date set forth above.

GRANTOR:

The Brookdale Hospital Medical Center

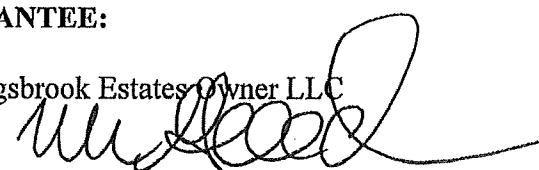
By: 

Name: Michelle Figueroa

Title: Chief Financial Officer
June 10, 2025

GRANTEE:

Kingsbrook Estates Owner LLC

By: 

Name: KIRK GOODRICH

Title: AUTHORIZED SIGNATORY

FIRST AMENDMENT TO ACCESS AGREEMENT

THIS FIRST AMENDMENT TO ACCESS AGREEMENT (“Amendment”) is made and entered into as of the 18th day of September, 2025 by and among THE BROOKDALE HOSPITAL MEDICAL CENTER in connection with the Kingsbrook Jewish Medical Center Campus, located at 585 Schenectady Avenue, Administration – Katz Pavillion 3rd, Brooklyn, NY 11203 (“**Kingsbrook**”), RUTLAND NURSING HOME, INC., 585 Schenectady Avenue, Administration – Katz Pavillion 3rd, Brooklyn, NY 11203 (“**Rutland**” and together with Kingsbrook, “**Grantor**”) and KINGSBROOK ESTATES OWNER LLC and/or its affiliated designees with an office for the transaction of business at 240 Huntington Street, 3rd Floor, Brooklyn New York 11231 (the “**Grantee**”) (Grantor and Grantee are collectively referred to as the “**Parties**” and each, individually, as a “**Party**”), in consideration of the mutual promises contained herein and subject to the terms and conditions set forth in this Amendment.

W I T N E S S E T H

WHEREAS, Kingsbrook and Grantee entered into that certain Access Agreement dated May 30, 2025 (the “Original Agreement”) for purposes of providing Grantee with access to various portions of the Kingsbrook Jewish Medical Center Campus, including, without limitation, Rutland Nursing Home; and

WHEREAS, Kingsbrook and Rutland are affiliates, but Rutland is the legal owner of the nursing home property located in Kings County, New York, Block 4602, Lot 5, and the Parties desire to enter into this Amendment to clarify same as set forth herein.

NOW, THEREFORE, in consideration of the sum of TEN DOLLARS (\$10.00), the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Definitions. Capitalized terms not otherwise defined in this Amendment shall have the meanings ascribed thereto in the Original Agreement.
2. Amendment to Original Agreement.

The Original Agreement is amended as follows:

- (a) The term “Grantor” shall mean Rutland, as applicable;

3. Entire Agreement. This Amendment constitutes the entire agreement by and between the Grantor and Grantee with respect to the subject matter of this Amendment. Any prior oral agreements, promises, statements or undertakings relating to the subject matter of this Amendment are superseded by the terms hereof. This Amendment may not be amended except pursuant to a written instrument signed by the parties hereto.

4. Inconsistency. In the event of any inconsistency between this Amendment and the Original Agreement, this Amendment shall control.

5. Effect on Original Agreement. All terms and conditions of the Original Agreement shall remain in full force and effect as written except as expressly modified by this Amendment.

6. Choice of Law. This Amendment shall be governed by and construed under the laws of the State of New York.

7. Counterparts. This Amendment may be executed in several counterparts, each of which shall be deemed an original and all of which together shall constitute one agreement binding on all parties hereto, notwithstanding that all the parties shall not have signed the same counterpart.

8. Successors and Assigns. This Amendment and all of its terms and provisions as set forth herein shall bind and inure to the benefit of the parties, their successors and assigns.

Remainder of page intentionally left blank.

IN WITNESS WHEREOF, the undersigned have executed this Amendment as of the day and year first above written.

GRANTEE:

KINGSBROOK ESTATES OWNER LLC,
a New York limited liability company

By: Kingsbrook Estates MM LLC,
Its managing member

By: Kingsbrook Estates JV LLC,
Its managing member

By: Monadnock Kingsbrook Estates LLC,
Its managing member

By: Monadnock Development LLC,
Its sole member

By: 
Name: Nicholas Lembo
Title: Managing Member

GRANTOR:

THE BROOKDALE HOSPITAL MEDICAL
CENTER

By: _____
Name: Sandra Scott, MD
Title: Chief Executive Officer

RUTLAND NURSING HOME, INC.

By: _____
Name: Sandra Scott, MD
Title: Chief Executive Officer

IN WITNESS WHEREOF, the undersigned have executed this Amendment as of the day and year first above written.

GRANTEE:

KINGSBROOK ESTATES OWNER, LLC,
a New York limited liability company

By: Kingsbrook Estates MM LLC,
Its managing member

By: Kingsbrook Estates JV LLC,
Its managing member

By: Monadnock Kingsbrook Estates LLC,
Its managing member

By: Monadnock Development LLC,
Its sole member

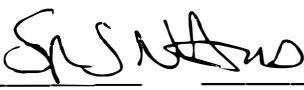
By: _____
Name: Nicholas Lembo
Title: Managing Member

GRANTOR:

THE BROOKDALE HOSPITAL MEDICAL
CENTER

By:  _____
Name: Sandra Scott, MD
Title: Chief Executive Officer

RUTLAND NURSING HOME, INC.

By:  _____
Name: Sandra Scott, MD
Title: Chief Executive Officer

ATTACHMENT H
SECTION XII: CONTACT LIST INFORMATION

Item 1 – Chief Executive Officer and Planning Board

Chief Executive Officer

Mayor Eric Adams
City Hall
260 Broadway Avenue
New York, NY 10007

New York City Planning Commission

Dan Garodnick, Chairperson
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Borough of Brooklyn, Borough President

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

Borough of Brooklyn, Department of City Planning

Winston Von Engel
120 Broadway, 31st Floor
New York, NY 10271

New York City Office of Environmental Remediation

Shaminder Chawla, Director
100 Gold Street – 2nd Floor
New York, NY 10038

Item 2 – Residents, Owners, and Occupants of the Property and Adjacent Properties

The site is improved with four medical buildings, part of a power plant building, and a courtyard that are associated with the Kingsbrook Jewish Medical Center. The contact information of the current site owners is:

Block 4602, Lot 1 Owner/Operator

Kingsbrook Jewish Medical Center
Tony Renteria
585 Schenectady Avenue
Brooklyn, NY 11203
718-604-5933
trenteria@kingsbrook.org

Block 4602, Lot 5 Owner/Operator

Rutland Nursing Home, Inc.
William O'Connell
585 Schenectady Avenue
Brooklyn, NY 11203
718-604-5753
woconnell@kingsbrook.org

Adjacent properties include:

Residential Building
811 Rutland Road
Brooklyn, NY 11203
Owner: Harry Silver Housing Company, Inc.
828 Midwood Street
Brooklyn, NY 11203

Mixed-Use Residential and Commercial Building
(Under Construction)
832 Rutland Road
Brooklyn, NY
New York, NY 10038
Owner: VB CCPOPD Housing Development Fund Corporation
191 Joralemon Street, 8th Floor
Brooklyn, NY 11201

Institutional Building
86 East 49 Street
Brooklyn, NY 11203
Owner: Kingsbrook Jewish Medical Center
585 Schenectady Avenue
Brooklyn, NY 11203

Institutional Building
585 Schenectady Avenue
Brooklyn, NY 11203
Owner: Rutland Nursing Home, Inc
585 Schenectady Avenue
Brooklyn, NY 11203

Residential Building
562 Schenectady Avenue
Brooklyn, NY 11203
Owner: Watson, Afzad

Residential Building
560 Schenectady Avenue
Brooklyn, NY 11203
Owner: Clarke, Regina

Residential Building
556 Schenectady Avenue
Brooklyn, NY 11203
Owner: Grayman, Vanesa

Residential Building
554 Schenectady Avenue
Brooklyn, NY 11203
Owner: Margolis, Paulo

Residential Building
552 Schenectady Avenue
Brooklyn, NY 11203
Owner: Abramson, Yisroel

Residential Building
550 Schenectady Avenue
Brooklyn, NY 11203
Owner: 550 Schenectady Ave LLC
664 Midwood Street
Brooklyn, NY 11203

Residential Building
570 Schenectady Avenue
Brooklyn, NY 11203
Owner: Clarke, Deen

Residential Building
544 Schenectady Avenue
Brooklyn, NY 11203
Owner: Brooks, Shemina

Commercial Building
566 Schenectady Avenue
Brooklyn, NY 11203
Owner: Venshar Health Systems. LLC
566 Schenectady Avenue
Brooklyn, NY 11203

Residential Building
546 Schenectady Avenue
Brooklyn, NY 11203
Owner: Pencil, Karlene

Item 3 – Local News Media

Brooklyn Eagle
16 Court Street, Suite 1208
Brooklyn, NY 11241

Item 4 – Public Water Supply

The responsibility for supplying water in NYC is shared between the NYC Department of Environmental Protection (NYCDEP), the Municipal Water Finance Authority, and the New York City Water Board:

New York City Department of Environmental Protection

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

New York City Municipal Water Finance Authority

255 Greenwich Street, 6th Floor
New York, NY 10007

New York City Water Board

Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Queens, NY 11373

Item 5 – Request for Contact

We are unaware of any requests for inclusion on the contact list at this time.

Item 6 – Schools and Day Care Facilities

There are no schools or day care facilities located on the site. The following are schools or day care facilities located within ½ mile of the site:

Number	Name (Approximate Distance from Site)	Address
1	Blue Doves (west-adjoining across Schenectady Avenue)	546 Schenectady Avenue Brooklyn, NY 11203
2	A Box of Pencils Group Daycare (west-adjoining across Schenectady Avenue)	546 Schenectady Avenue Brooklyn, NY 11203
3	Old Boys and Girls High School Baseball Field (about 0.09 miles northwest)	777 Rutland Road Brooklyn, NY 11203
4	All My Children Daycare and Nursery Schools (about 0.10 miles east)	561 Utica Avenue Brooklyn, NY 11203
5	Ms. Taylor's House Pre-School (about 0.16 miles east)	83 E 51st Street Brooklyn, NY 11203
6	Triumphant Dear God Christian Center (about 0.16 miles east)	892 Rutland Road Brooklyn, NY 11203
7	Ivy League Day Care (about 0.16 miles southeast)	892 Rutland Road Brooklyn, NY 11203
8	Baby Paradise (about 0.21 miles northwest)	825 E New York Avenue, Brooklyn, NY 11203
9	New Heights Middle School/ Intermediate School 391/ Middle School of the Arts (about 0.22 miles northwest)	790 E New York Avenue Brooklyn, NY 11203
10	Mama's Honey Bees WeeCare (about 0.23 miles northwest)	805 E New York Avenue Brooklyn, NY 11203
11	Kings Collegiate Charter School (0.24 miles southeast)	905 Winthrop Street Brooklyn, NY 11203
12	East Flatbush Community Research School (0.24 miles southeast)	
13	Uncommon Schools Ocean Hill Elementary Charter School (about 0.25 miles northeast)	791 Empire Boulevard Brooklyn, NY 11213
14	P.S. 268 The Emma Lazarus Elementary School (0.24 miles southeast)	133 E 53rd Street Brooklyn, NY 11203
15	Ambassador Christian Daycare Academy (about 0.27 miles southeast)	993 Clarkson Avenue Brooklyn, NY 11212
16	Bnos Menachem School (about 0.31 miles northwest)	739 E New York Avenue Brooklyn, NY 11203
17	Little People's Retreat Inc. (about 0.32 miles west)	658 Hawthorne Street Brooklyn, NY 11203
18	CPI/Medgar Evers Head Start (about 0.34 miles northeast)	60 E 93rd Street Brooklyn, NY 11212
19	Friends of Crown Heights Educational Centers Inc., (about 0.34 miles northeast)	36 Ford Street Brooklyn, NY 11213
20	All My Children Day Care & Nursery Schools (about 0.36 miles northeast)	771 Crown Street Brooklyn, NY 11213
21	Sarah Ohel Day Care Center Inc. (about 0.36 miles northeast)	

Number	Name (Approximate Distance from Site)	Address
22	PS 770-The New American Academy (about 0.38 miles northeast)	60 E 94th Street Brooklyn, NY 11212
23	Seneca Village Montessori School (about 0.39 miles northeast)	24 Ford Street Brooklyn, NY 11213
24	Brighter Hope Group Family Daycare (about 0.39 miles southwest)	741 Troy Avenue Brooklyn, NY 11203
25	P.S. 091 The Albany Avenue School (about 0.4 miles northwest)	532 Albany Avenue Brooklyn, NY 11203
26	Paula's Day Care (0.4 miles northeast)	853 Crown Street Brooklyn, NY 11213
27	Gna's Daycare (about 0.42 miles south)	320 E 48th Street Brooklyn, NY 11203
28	Ladder to Success (about 0.46 miles southwest)	652 Linden Boulevard Brooklyn, NY 11203
29	Battalion Christian Academy (about 0.46 miles southwest)	661 Linden Boulevard Brooklyn, NY 11203
30	United Lubavitcher Yeshivoh (about 0.49 miles northwest)	570 Crown Street Brooklyn, NY 11213
31	Einstein Daycare (about 0.5 miles southeast)	900 Lenox Road Brooklyn, NY 11203

Item 7 – Document Repository

The location and contacts for the document repositories for the project are provided below. Signed letters from each of the repositories acknowledging that they agree to act as document repositories for the project are included in this attachment.

Brooklyn Public Library – Crown Heights Branch

560 New York Avenue, Brooklyn, NY 11213
Brooklyn, NY 11213
718- 773-1180

Brooklyn Community Board 9

Dante B. Arnwine, District Manager
890 Nostrand Avenue
Brooklyn, NY 11225
Phone: 718-778-9279

ATTACHMENT H1: CONTACT LIST INFORMATION

DOCUMENT REPOSITORY LETTERS

May 9, 2022

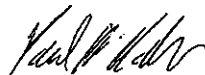
Dante B. Arnwine, District Manager
Brooklyn Community Board 9
890 Nostrand Avenue
Brooklyn, NY 11225
Phone: 718-778-9279

**RE: Brownfield Cleanup Program Application
Kingsbrook Estates
Brooklyn, New York 11203**

To Mr. Arnwine:

We represent Kingsbrook Estates Owner LLC for their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced site at 585 Schenectady Ave, in Brooklyn, New York. It is a NYSDEC requirement that we supply them a letter certifying that the local community board is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below and return if you are able to certify that your community board will be willing and able to act as the temporary public repository for this BCP project.

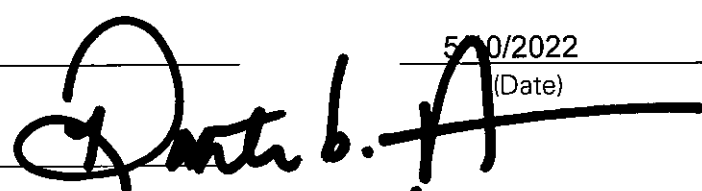
Sincerely,
**Langan Engineering, Environmental, Surveying and Landscape
Architecture and Geology, D.P.C.**



Paul McMahon, PE
Senior Project Manager

Yes, the Brooklyn Community Board 9 is willing and able to act as a public repository on behalf of Kingsbrook Estates Owner LLC in the cleanup of 585 Schenectady Ave under the NYSDEC BCP.

Dante Arnwine 5/10/2022
(Name) (Date)
District Manager
(Title)



8/27/25

February 13, 2023

Library Manager
Brooklyn Public Library Crown Heights Branch
560 New York Avenue
Brooklyn, NY 11213
718-773-1180

**RE: Brownfield Cleanup Program Application
Kingsbrook Estates
Brooklyn, New York 11203**

To whom it may concern:

We represent Kingsbrook Estates Owner LLC for their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced site at 585 Schenectady Ave, in Brooklyn, New York. It is a NYSDEC requirement that we supply them a letter certifying that the local library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below and return if you are able to certify that your library will be willing and able to act as the temporary public repository for this BCP project.

Sincerely,
**Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.**



Paul McMahon, PE
Senior Project Manager

Yes, the Brooklyn Public Library Crown Heights Branch is willing and able to act as a public repository on behalf of Kingsbrook Estates Owner LLC in the cleanup of 585 Schenectady Ave under the NYSDEC BCP.

Jennifer Coffaro
(Name)

2/16/2023
(Date)

Asst. Branch Manager
(Title)