

NYSDEC BROWNFIELD CLEANUP PROGRAM APPLICATION

60 THROOP AVENUE REDEVELOPMENT SITE
SITE C224462
BLOCK 2250, LOT 129
BROOKLYN, NEW YORK

PREPARED FOR:
58-60 THROOP, LLC
190 LEE AVENUE #893
BROOKLYN, NY 11206



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...
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.
Application packages submitted through third-party file transfer services will not be accepted.

a. VIA GROUND MAIL:

- Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
Mail the external storage device to the following address:
Chief, Site Control Section
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7015

Form with fields for SITE NAME: 60 Throop Avenue Redevelopment Site, and two questions about BCA amendments and revised submissions with Yes/No radio buttons.



BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information						
PROPOSED SITE NAME 60 Throop Avenue Redevelopment Site						
ADDRESS/LOCATION 60 Throop Avenue						
CITY/TOWN Brooklyn				ZIP CODE 11206		
MUNICIPALITY (LIST ALL IF MORE THAN ONE) Brooklyn						
COUNTY Kings				SITE SIZE (ACRES) 0.086		
LATITUDE			LONGITUDE			
40	°	42	'	10.22	"	
73	°	56	'	50.68	"	
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	
60 Throop Avenue, Brooklyn, NY 11206		3	2250	129	0.086	
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.					Y	N
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)					<input checked="" type="radio"/>	<input type="radio"/>
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information) If yes, identify census tract: <u>507</u> Percentage of property in En-zone (check one): <input type="radio"/> 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input checked="" type="radio"/> 100%					<input checked="" type="radio"/>	<input type="radio"/>
4. Is the project located within a disadvantaged community? See application instructions for additional information.					<input checked="" type="radio"/>	<input type="radio"/>
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.					<input type="radio"/>	<input checked="" type="radio"/>
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____					<input type="radio"/>	<input checked="" type="radio"/>

SECTION I: Property Information (continued)	Y	N						
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	<input type="radio"/>	<input checked="" type="radio"/>						
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.	<input type="radio"/>	<input checked="" type="radio"/>						
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	<input type="radio"/>	<input checked="" type="radio"/>						
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____	<input type="radio"/>	<input checked="" type="radio"/>						
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: _____	<input type="radio"/>	<input checked="" type="radio"/>						
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"><u>Easement/Right-of-Way Holder</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	<u>Easement/Right-of-Way Holder</u>	<u>Description</u>			<input type="radio"/>	<input checked="" type="radio"/>		
<u>Easement/Right-of-Way Holder</u>	<u>Description</u>							
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><u>Type</u></td> <td style="width: 30%;"><u>Issuing Agency</u></td> <td style="width: 40%;"><u>Description</u></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>				<input type="radio"/>	<input checked="" type="radio"/>
<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>						
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?	<input checked="" type="radio"/>	<input type="radio"/>						
Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.								
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.	Y	N						
	<input checked="" type="radio"/>	<input type="radio"/>						
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	<input type="radio"/>	<input checked="" type="radio"/>						
17. If you have answered YES to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? Not applicable	<input type="radio"/>	<input type="radio"/>						
NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.								
If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.								
Initials of each Requestor: _____								

SECTION II: Project Description

1. The project will be starting at: Investigation Remediation

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

2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?
 Yes No N/A

3. Have any draft work plans been submitted with the application (select all that apply)?
 RIWP RAWP IRM No

4a. Please provide a short description of the overall project development, including a complete project schedule with all key BCP program milestones through issuance of the Certificate of Completion. Include DEC/DOH review times in the schedule (best efforts to review documents within 45 days pursuant to 6 NYCRR Part 375-3.6(b)).
 Is this information attached? Yes No

4b. Please include in the project schedule the dates of any outside public or private funding source deadlines with the associated BCP milestones, e.g., NYC HPD or NYS HCR funding deadlines, or private funding interim milestones from loan documents, that depend on a particular BCP milestone such as a work plan or report approval, decision document issuance, etc.
 Is this information clearly identified in the BCP project schedule? Yes No N/A

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

5. Please provide a description of how Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts.
 Is this information attached? Yes No

6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?
 Yes No Not applicable

SECTION III: Ecological Concerns

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

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

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

SECTION IV: Land Use Factors		
1. What is the property's current municipal zoning designation? <u>R7A / C2-4</u>		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/>		
3. Current use (select all that apply): Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input checked="" type="checkbox"/>		
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	Y	N
	<input checked="" type="radio"/>	<input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply): Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> If residential, does it qualify as single-family housing? N/A <input type="radio"/>		
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	<input checked="" type="radio"/>	<input type="radio"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use?	<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>

SECTION V: Current and Historical Property Owner and Operator Information		
CURRENT OWNER 58-60 Throop, LLC		
CONTACT NAME Israel Lefkowitz		
ADDRESS 190 Lee Avenue, #893		
CITY Brooklyn	STATE NY	ZIP CODE 11206
PHONE (718) 753-1100	EMAIL ylefkow390@aol.com	
OWNERSHIP START DATE 5/23/2017		
CURRENT OPERATOR Not applicable (vacant)		
CONTACT NAME		
ADDRESS		
CITY	STATE	ZIP CODE
PHONE	EMAIL	
OPERATION START DATE		

SECTION VI: Property's Environmental History

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

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

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

*Please describe other known contaminants and the media affected:

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

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

Are the required drawings included with this application?

YES NO

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

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

Other: The Site consisted of a two-story residential building that was present by 1887 and razed by 1977. The Site remained undeveloped through the present however was used in the mid to late 1900s into early 2000s for equipment storage and maintenance for the manufacturing facility that was located immediately adjacent to the north. The informal maintenance operations may have included solvents and petroleum products which could have been released to the subsurface and are the likely source of impacts observed in previous investigations

SECTION VII: Requestor Information							
NAME 58-60 Throop, LLC							
ADDRESS 190 Lee Avenue, #893							
CITY/TOWN Brooklyn		STATE NY	ZIP CODE 11206				
PHONE (718) 753-1100	EMAIL ylefkow390@aol.com						
1. Is the requestor authorized to conduct business in New York State (NYS)?			<table border="1"> <thead> <tr> <th>Y</th> <th>N</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	Y	N	<input checked="" type="radio"/>	<input type="radio"/>
Y	N						
<input checked="" type="radio"/>	<input type="radio"/>						
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?			<table border="1"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<input type="radio"/>		
<input checked="" type="radio"/>	<input type="radio"/>						
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A <input type="radio"/>			<table border="1"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<input type="radio"/>		
<input checked="" type="radio"/>	<input type="radio"/>						
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of DER-10: Technical Guidance for Site Investigation and Remediation and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? Documents that are not properly certified will not be approved under the BCP.			<table border="1"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<input type="radio"/>		
<input checked="" type="radio"/>	<input type="radio"/>						

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Israel Lefkowitz			
ADDRESS 190 Lee Avenue, #893			
CITY Brooklyn		STATE NY	ZIP CODE 11206
PHONE (718) 753-1100	EMAIL ylefkow390@aol.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) Mari Conlon			
COMPANY H & A of New York Engineering and Geology LLP			
ADDRESS 213 West 35th Street, 7th Floor			
CITY New York		STATE NY	ZIP CODE 10001
PHONE (646) 277-5688	EMAIL mconlon@haleyaldrich.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) George Duke			
COMPANY Fox Rothschild LLP			
ADDRESS 101 Park Avenue, 17th Floor			
CITY New York		STATE NY	ZIP CODE 10178
PHONE (212) 450-9847	EMAIL gduke@foxrothschild.com		

SECTION IX: Program Fee

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

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

SECTION X: Requestor Eligibility

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

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

SECTION X: Requestor Eligibility (continued)

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

SECTION XII: Site Contact List
<p>To be considered complete, the application must include the Brownfield Site Contact List in accordance with <i>DER-23: Citizen Participation Handbook for Remedial Programs</i>. Please attach, at a minimum, the names and mailing addresses of the following:</p> <ul style="list-style-type: none"> • 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)

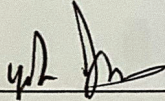
If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) 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 a Member (title) of 58-60 Throop, 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: MAR-13-26 Signature: 

Print Name: Israel Lefkowitz

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

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

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

BCP App Rev 17

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

From ECL 27-1405(31):

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

From 6 NYCRR 375-3.2(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.

Table of Contents

ATTACHMENT A Section I: Property Information	1
SECTION I: PROPERTY DESCRIPTION NARRATIVE	2
Section I.14: ENVIRONMENTAL ASSESSMENT	4
ATTACHMENT B Section III: PROJECT DESCRIPTION	5
SECTION II: PROJECT DESCRIPTION	6
ATTACHMENT C Section III: ECOLOGICAL CONCERNS	8
Section III: Ecological Conerns	9
ATTACHMENT D Section IV: LAND USE FACTORS	10
Section IV: LAND USE FACTORS	11
ATTACHMENT E Section V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION	12
Section V: CURRENT PROPERTY OWNER/OPERATOR INFORMATION	13
ATTACHMENT F Section VI: PROPERTY’S ENVIRONMETNAL HISTORIC	14
SECTION IV.1: Reports.....	15
Section IV.2: Sampling Data Analytical Results Summary Tables	18
SECTION IV.3: Sampling Data	20
SECTION IV.4: Past Land Uses	20
ATTACHMENT F Section VII: Requestor Information	21
SECTION VII: REQUESTOR INFORMATION.....	22
ATTACHMENT F Section X: REQUESTOR ELIGIBILITY.....	23
Section x: REQUESTOR ELIGIBILITY INFORMATION	24
ATTACHMENT H	25
Section XII: Contact List Information and Acknowledgement from Repository	25
Section XII – CONTACT LIST INFORMATION	26
Acknowledgement to Brooklyn Public Library – Bushwick Branch to Act as Document Repository .	30
Acknowledgement of Brooklyn Community Board 1 to Act as Document Repository	31

ATTACHMENT A

Section I: Property Information

SECTION I: PROPERTY DESCRIPTION NARRATIVE

Site Location

The Site is located at 60 Throop Avenue, Brooklyn, New York, and is identified as Block 2250, Lot 129 on the New York City Tax Map. The Site is approximately 0.086-acres (3,746 square feet) in size and is located in the Broadway Triangle neighborhood of Brooklyn, New York.

The Site is bounded to the by Throop Avenue, followed by an 10-story multi-family residential condominium and a 4-story multi-family residential building to the north; a religious community center followed by a warehouse to the east, a 6-story residential building to the west, and 5-story and 6-story multi-family residential buildings to the south. The surrounding neighborhood is characterized by multi-story commercial and residential buildings.

A project locus is included in Figure 1. An aerial photograph of the Site showing site and parcel boundaries is included in Figure 2. A tax map is included in Figure 3. A map showing surrounding land use is included as Figure 4.

Site Features

The Site is an undeveloped lot currently used for construction equipment storage.

Current Zoning and Land Use

According to the New York City Planning Commission Zoning Map 13b, the Site is located in a R7-A residential zoning district with a C2-4 commercial overlay. The proposed development of this property is consistent with the current zoning.

Past Site Use

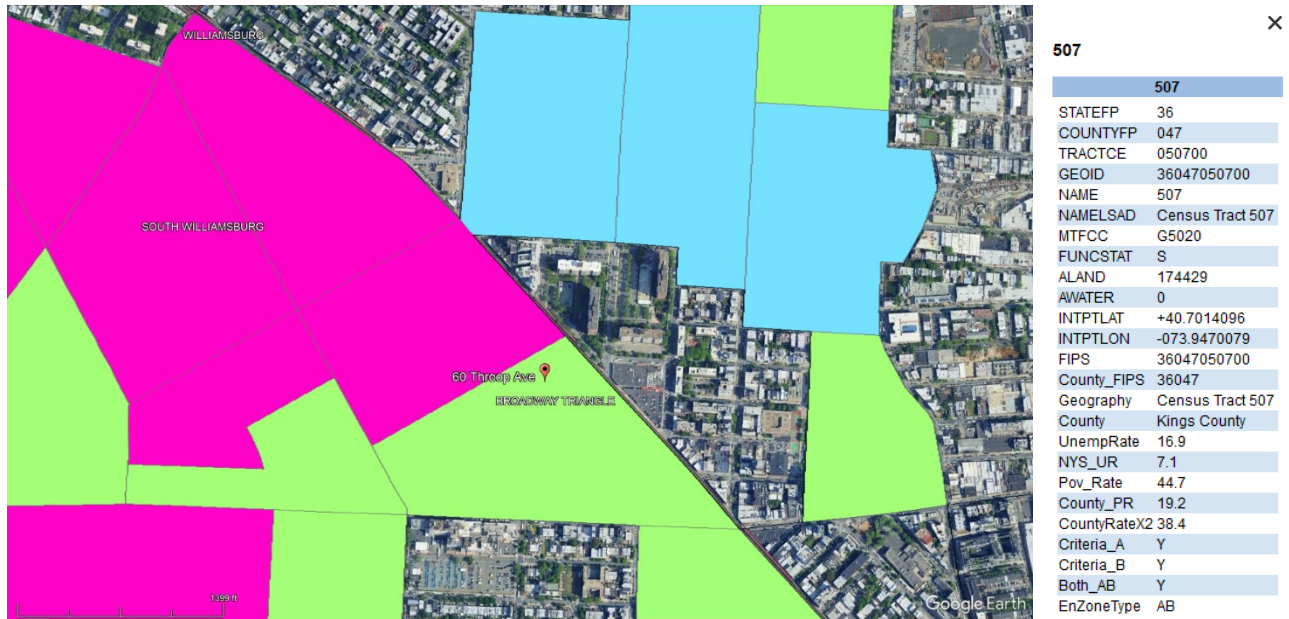
The site consisted of a two-story residential building constructed by 1887 and razed by 1977. The lot has remained undeveloped through the present, however was used in the mid to late 1900s into early 2000s for equipment storage and maintenance for the manufacturing facility that was located immediately adjacent to the north.

Site Geology and Hydrogeology

According to the Remedial Investigation Report completed by Rock Enviro LLC (Rock Enviro) in March 2022, subsurface soil at the Site consists of fill material mainly composed of coarse to silty sand mixed with concrete, asphalt and brick fragments extending to 4 ft bgs. The potentially native layer underlying the fill extends to a depth of at least 7 ft bgs and consisted of medium to fine silty sand underlain by stiff clay.

Environmental Zone Designation

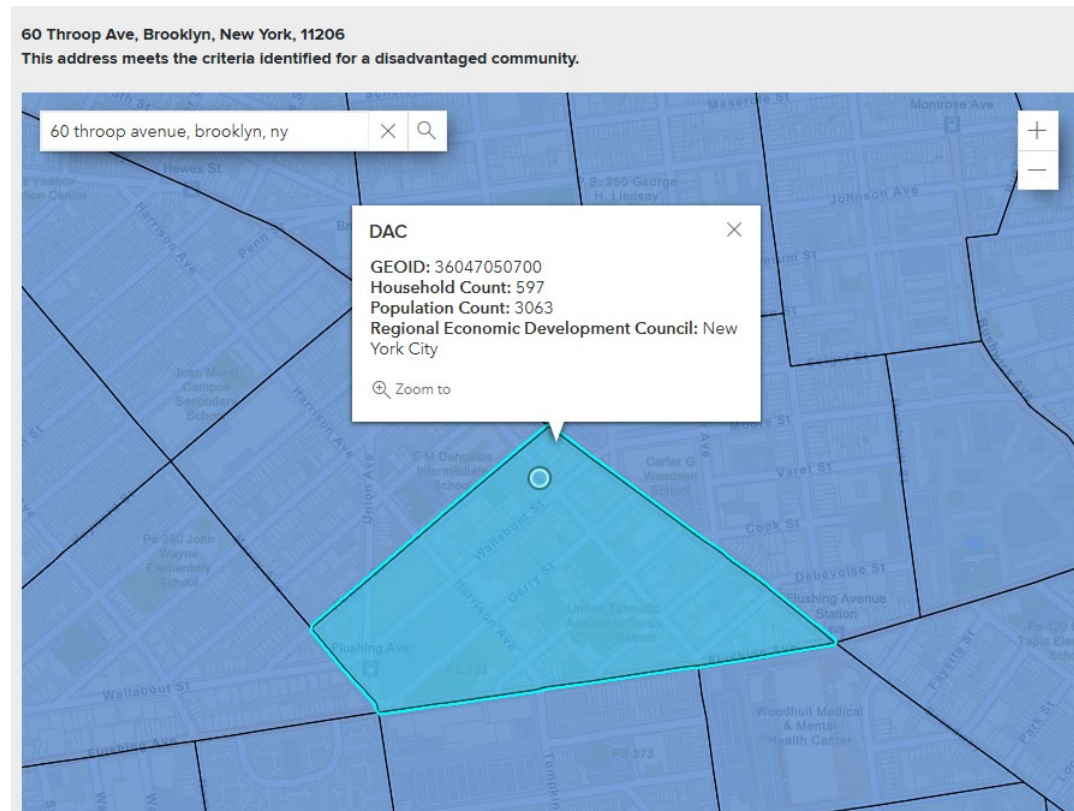
The Site is located completely in Census Tract 507 which is identified as Enzone type AB as identified on the map below.



Source: NYSDEC En-Zone Boundary File

Disadvantaged Community Designation

The Site is in a disadvantaged community, as identified on the map below.



Source: New York State Energy Research and Development Authority (NYSERDA)

SECTION I.14: ENVIRONMENTAL ASSESSMENT

The Requestor seeks entry into the New York State Department of Environmental Conservation (NYSDEC) BCP at the investigation stage. The following reports were previously completed for the Site:

- *Phase I Environmental Site Assessment*, prepared by Rock Enviro LLC, prepared for 58-60 Throop, LLC, February 2022.
- *Remedial Investigation Report*, prepared by Rock Enviro LLC, prepared for the New York City Office of Environmental Remediation on behalf of 58-60 Throop, LLC, March 2022.

These reports are summarized below in Section I.14 and are appended to this application package. Based on the data available, the primary contaminants of concern for the Site are heavy metals, including barium and mercury, in soil; petroleum related volatile organic compounds (VOCs), including benzene, chlorinated VOCs (CVOC), including trichloroethene (TCE) and cis-1,2-dichloroethene, in groundwater and petroleum related VOCs, including toluene, xylenes, ethylbenzene and ethanol, in soil vapor.

Soil

Metals, including barium and mercury, were exceeding the NYSDEC Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Restricted Residential Soil Cleanup Objectives (RRSCOs) in shallow soil on the southern boundary of the Site. Elevated mercury above RRSCO was also identified deeper from 5.5 to 7.5 ft bgs in the southwest corner of the Site. While not exceeding RRSCOs, elevated pesticides, including 4,4'-DDD, 4,4'-DDT, 4-4'-DDE and dieldrin were identified in shallow soils throughout the Site as well as elevated methylene chloride in shallow soil on the southwest corner of the Site.

Groundwater

Benzene was identified slightly above the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) in both monitoring wells located on the northern boundary of the Site. Chlorinated solvents, including TCE and a degradation product cis-1,2-dichloroethene, were identified as elevated above the applicable AWQS in both monitoring wells located on the southern boundary of the property in the southwest corner and in the southeast portion of the Site. Elevated dissolved metals in groundwater included manganese and sodium, however those compounds are typically associated with entrained sediment or naturally occurring. Lastly, Perfluorooctanesulfonic acid (PFOS) and Perfluorooctanoic (PFOA) were identified above the NYSDEC guidance values for groundwater in three of the four monitoring wells sampled at the Site.

Soil Vapor

Ethanol and toluene were identified as elevated in all soil vapor samples with the maximum concentration identified on the northern portion of the Site. Additional petroleum VOCs were identified in the southwest corner of the Site including elevated xylenes and ethylbenzene. CVOCs, including TCE and tetrachloroethene, were identified slightly elevated above laboratory detection limits throughout the Site.



GIS: \\haleyaldrich.com\share\CF\Projects\0213785\GIS\213785_001_60_THROOP_AVE.aprx - Hwy - 9/8/2025 10:57 AM



MAP SOURCE: USGS
 SITE COORDINATES: 40°42'11"N, 73°56'51"W

**HALEY
 ALDRICH**

58-60 THROOP, LLC
 60 THROOP AVENUE
 BROOKLYN, NEW YORK

PROJECT LOCUS

APPROXIMATE SCALE: 1 IN = 2000 FT
 SEPTEMBER 2025

FIGURE 1

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\20213785\GIS\213785_001_60_THROOP_AVE.aprx - USER: jday - LAST SAVED: 9/8/2025 10:57 AM



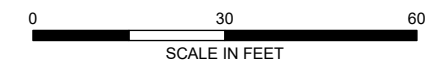
**BLOCK: 2250
LOT: 129**

LEGEND

-  SITE BOUNDARY
-  PARCEL BOUNDARY

NOTES

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



**HALEY
ALDRICH** 58-60 THROOP, LLC
60 THROOP AVENUE
BROOKLYN, NEW YORK

SITE PLAN

SEPTEMBER 2025

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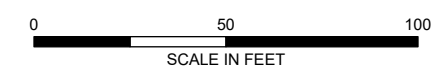


LEGEND

-  SITE BOUNDARY
-  PARCEL BOUNDARY

NOTES

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



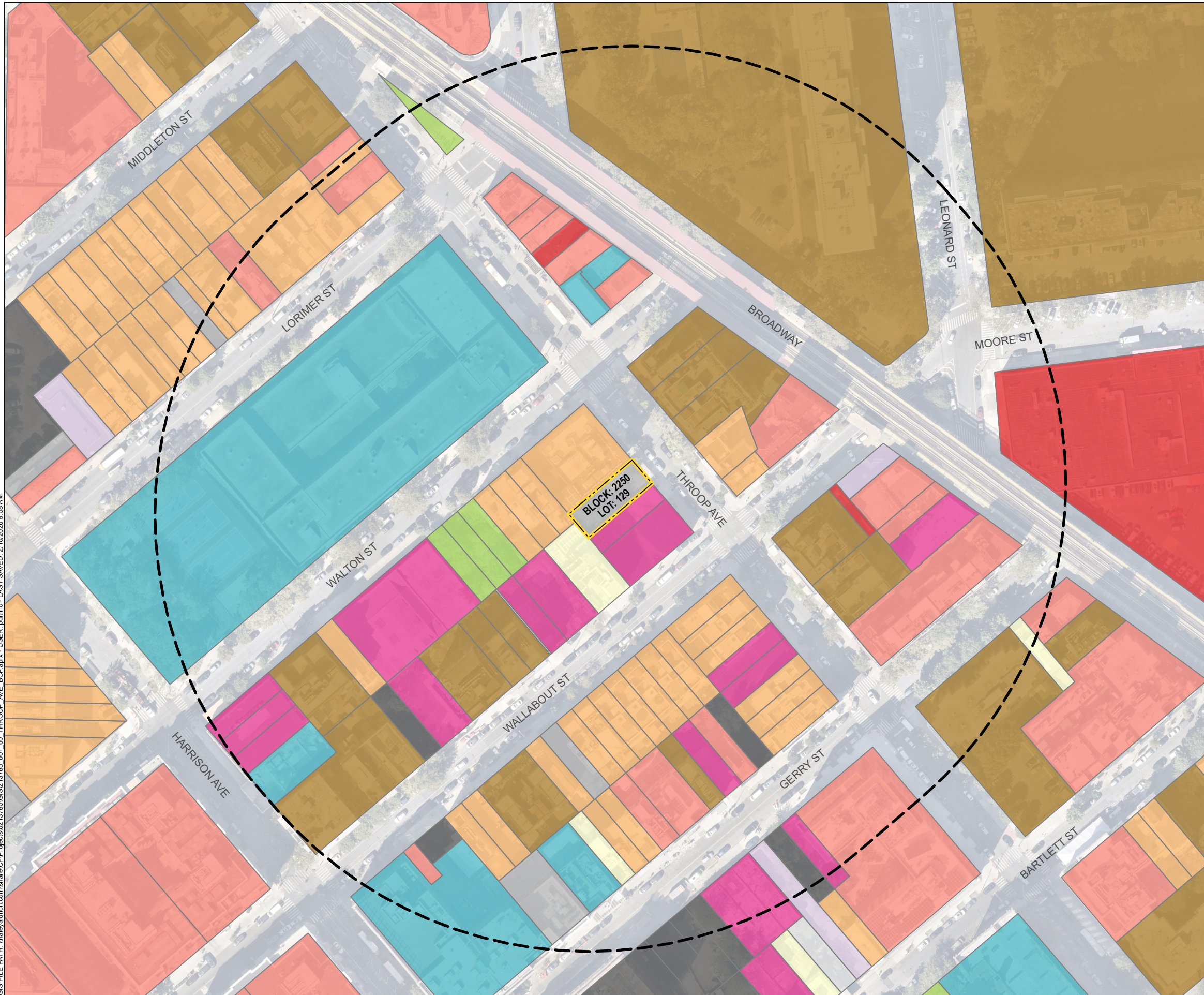
HALEY ALDRICH
58-60 THROOP, LLC
60 THROOP AVENUE
BROOKLYN, NEW YORK

TAX LOT MAP

FEBRUARY 2026

FIGURE 3

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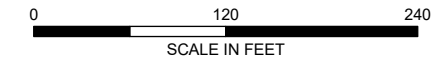


LEGEND

-  500-FT BUFFER OF SITE BOUNDARY
-  SITE BOUNDARY
-  PARCEL BOUNDARY
- LAND USE CATEGORY**
-  ONE AND TWO FAMILY BUILDINGS
-  MULTI-FAMILY WALK-UP BUILDINGS
-  MULTI-FAMILY ELEVATOR BUILDINGS
-  MIXED RESIDENTIAL AND COMMERCIAL BUILDINGS
-  COMMERCIAL AND OFFICE BUILDINGS
-  INDUSTRIAL AND MANUFACTURING BUILDINGS
-  TRANSPORTATION AND UTILITY
-  PUBLIC FACILITIES AND INSTITUTIONS
-  OPEN SPACE AND OUTDOOR RECREATION
-  PARKING FACILITIES
-  VACANT LAND
-  OTHER

NOTES

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



HALEY ALDRICH
 58-60 THROOP, LLC
 60 THROOP AVENUE
 BROOKLYN, NEW YORK

SURROUNDING LAND USE

FEBRUARY 2026

FIGURE 4

ATTACHMENT B

Section III: PROJECT DESCRIPTION

SECTION II: PROJECT DESCRIPTION

The purpose of the project is to redevelop a contaminated property in addition to implementing remedial measures to protect human health and the environment.

Proposed Development

Although the future development plans for the Site are in preliminary design phases, the proposed development will consist of construction a new multi-story residential building with an affordable housing component requiring excavation to 10 to 12 ft bgs site-wide.

Rationale for BCP Program

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

Upon review of the analytical results of prior reports, discussed in further detail in Section IV, the project is seeking entry into the NYSDEC BCP due to, soil impacted with metals; groundwater impacted with petroleum related VOCs, CVOCs and per- and polyfluoroalkyl substances (PFAS), and soil vapor impacted with VOCs.

While the previous investigations provided preliminary Site characterization data, they did not fully determine the nature and extent of contamination. Investigation data collected to date shows evidence of petroleum impacts in groundwater resulting in elevated benzene concentrations that have phased into the vapor phase as evidenced by elevated toluene, xylene and ethylbenzene in soil vapor. As the Site has been used for equipment storage and maintenance from the former adjacent manufacturing operator these impacts are potentially from the release of petroleum product on Site. Further, CVOCs in the form of methylene chloride was identified as elevated in shallow soil on the southwestern portion of the Site. As methylene chloride is a degradation product of TCE, there is indication that CVOCs in soil may have degraded over time and continue to impact groundwater, as evidenced by the elevated TCE and cis-1,2-dichloroethene in southern groundwater samples. Again, former equipment storage and maintenance activities associated with manufacturing likely included solvents for cleaning and repairs potentially impacting the shallow soil and groundwater quality under the Site.

Based on the above, the Requestor is, therefore, also submitting for NYSDEC approval a Draft RIWP along with this BCP Application.

Project Schedule

It is anticipated that the RI will commence once Requestor is accepted into the BCP and the RIWP is approved by the Department. Implementation of the remedy would start within 6 to 8 weeks following acceptance of the Remedial Action Work Plan and issuance of Decision Document by NYSDEC. Completion of the remedy is anticipated by August 2027 with a Certificate of Completion expected in 2027. A tentative project schedule is below.

ATTACHMENT C

Section III: ECOLOGICAL CONCERNS

SECTION III: ECOLOGICAL CONCERNS

Fish and Wildlife Resources Impact Analysis

NYSDEC DER-10 requires an on-Site and off-Site Fish and Wildlife Resource Impact Analysis if the stipulated criteria are met. Additionally, the NYSDEC's October 1994 "Fish and Wildlife Impact Analysis for Inactive Hazardous Waste Sites" document indicates that "A complete site description as outlined in Step I is necessary for sites with fish and wildlife resources that may be affected by site-related contaminants. However, if no resources are associated with the site or if there is no potential for contaminant migration to the resources, then only the necessary information to support that conclusion should be provided. The information must, however, be definitive evidence of such conditions."

The Site, which was developed in the late 1800s as residences, razed in the 1970s and most recently operated for equipment storage and maintenance, is located in the Broadway Triangle neighborhood of Brooklyn, New York. The Site provides little or no wildlife habitat or food value and/or access to the detected subsurface contamination. The Newtown Creek is located approximately 5,130 ft (0.97 miles) northwest of the Site; Bushwick Avenue separates the Newtown Creek from the western boundary of the Site. The proposed future use of the Site is anticipated to consist of a new building, anticipated to encompass the entire Site footprint, with a full cellar level. Based on the requirements stipulated in Section 3.10 and Appendix 3C of DER-10, a Fish and Wildlife Resource Impact Analysis is not required at this time.

ATTACHMENT D

Section IV: LAND USE FACTORS

SECTION IV: LAND USE FACTORS

Zoning

According to the New York City Planning Commission Zoning Map 13b, the Site is located within a residential and commercial zoning district (R7A and C2-4) with the intended post-development use as a multi-story residential building. The proposed development of this property is consistent with the current zoning.

Current Use

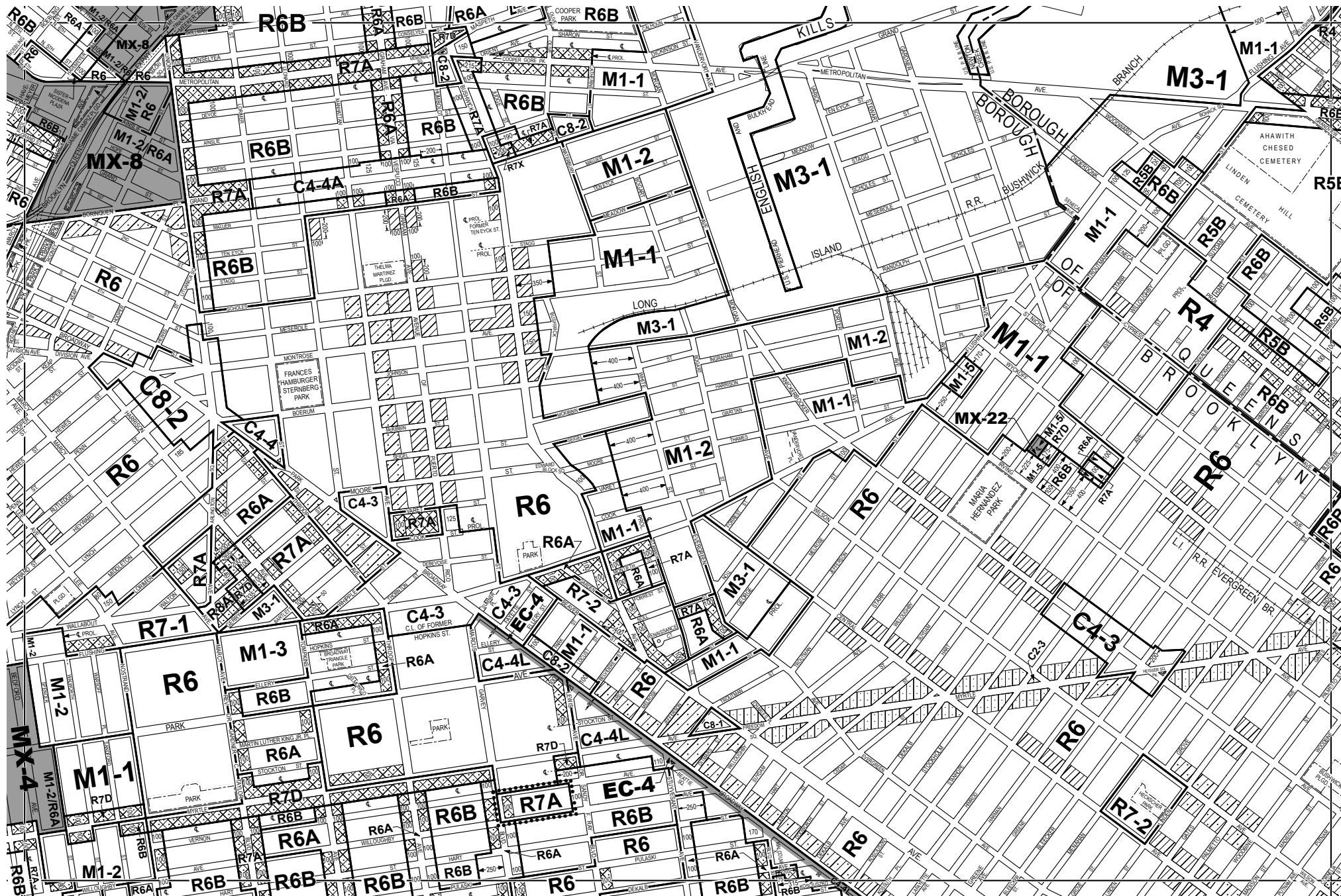
The roughly 3,750-square-foot (0.086 acre) Site is undeveloped and partially capped. The site is currently vacant since approximately 2003.

Intended Use Post-Remediation

Although the future development plans are in preliminary design phases, the proposed development will consist of constructing a new multi-story residential building with affordable housing component.

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

According to the New York City Planning Commission Zoning Map 13b, the Site is located within a residential and commercial zoning district (R7-A and C2-4). The proposed development of this property is consistent with the current zoning. The applicable zoning map is included as an attachment.



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:
07/14/2025 C 240399 ZMK

Special Requirements:

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

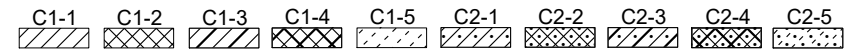
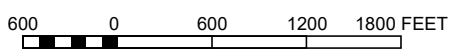
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

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

MAP KEY

12c	13a	13c
12d	13b	13d
16c	17a	17c

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

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

ZONING MAP **13b**

ATTACHMENT E

**Section V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR
INFORMATION**

SECTION V: CURRENT PROPERTY OWNER/OPERATOR INFORMATION***Current Owner and Operator***

58-60 Throop, LLC is the current owner of the Site. The Site is currently vacant and has been vacant since 2003.

Previous Owners and Operators

A list of current and previous owners the Site is provided in the below table. Previous owner information prior to 1966 is not available.

Date	Document Type	First Party	First Party Address	Second Party	Relationship of First Party to Applicant
8/16/1966	Deed	A & A Amusement Corp	2093 East 22 nd Street, Brooklyn, New York	Joe Rodriguez	None
4/21/1971	Deed	Lewisohn Richard	Room 500, Municipal Building, Manhattan, New York	City of NY	None
9/12/1972	Deed	City of NY	City Hall, Manhattan, New York	Stephen Alonge	None
11/17/1987	Deed	Stephen Alonge	30 Montrose Avenue, Brooklyn, New York	Jeffrey Fox	None
7/29/2003	Deed	Joseph George Fox	62 Throop Avenue, Brooklyn, New York	Throop Development, Inc.	None
5/23/2017	Deed	Throop Development, Inc.	477 Bedford Avenue, Brooklyn, New York	58-60 Throop, LLC	None

Reference:

1. ACRIS - https://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult?max_rows=99

A list of previous operators of the Site is provided in the table below.

Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
Multiple Individuals and reference to labs, cooks, printers and bakers	Operator (1928 to 1934)	60 Throop Avenue Phone: Not Available	None
Multiple Individuals	Operator (1949 to 1965)	60 Throop Avenue Phone: Not Available	None
Reportedly used for equipment storage and maintenance of adjacent manufacturing building to the north ¹	Operator (1970s to mid 2000s)	60 Throop Avenue Phone: Not Available	None

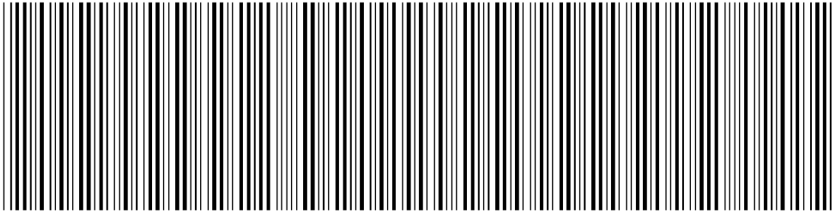
Reference(s):

1. City Directories Inquiry 6837845.5 appended to Phase I ESA prepared by Rock Enviro, dated February 2022.
2. Information provided by current owner, 58-60 Throop, LLC.

¹ Operators of Block 2250 Lot 7503 (located adjoining to the north of the Site) included the Service Smoked Fish Corp. from 1960 through 2014, Carbonic Gas & Service/Brooklyn Carbonic Gas Co. Inc./Stricks Soda Tank Co. from 1960 to 1965, Interstate Rag Corp from 1973 to 1976 and Taby Limousine Inc. in 1985.

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2017070300298001 Document Date: 05-23-2017 Preparation Date: 07-03-2017
Document Type: DEED
Document Page Count: 3

PRESENTER:
RELIABLE ABSTRACT CO. LLC.
266 BROADWAY, SUITE 304
ACCOM
BROOKLYN, NY 11211
718-438-0786
DEVORA@RELIABLEABSTRACT.NET

RETURN TO:
JEFFREY ZWICK & ASSOCIATES
266 BROADWAY, SUITE 403
BROOKLYN, NY 11211

PROPERTY DATA				
Borough	Block	Lot	Unit	Address
BROOKLYN	2250	129	Entire Lot	58-60 THROOP AVENUE
Property Type: RESIDENTIAL VACANT LAND				

CROSS REFERENCE DATA
CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

GRANTOR/SELLER:
THROOP DEVELOPMENTS, INC.
477 BEDFORD AVENUE
BROOKLYN, NY 11211

PARTIES
GRANTEE/BUYER:
58-60 THROOP, LLC
199 LEE AVENUE, SUITE 893
BROOKLYN, NY 11211

FEES AND TAXES		
Mortgage :		
Mortgage Amount:	\$	0.00
Taxable Mortgage Amount:	\$	0.00
Exemption:		
TAXES: County (Basic):	\$	0.00
City (Additional):	\$	0.00
Spec (Additional):	\$	0.00
TASF:	\$	0.00
MTA:	\$	0.00
NYCTA:	\$	0.00
Additional MRT:	\$	0.00
TOTAL:	\$	0.00
Recording Fee:	\$	52.00
Affidavit Fee:	\$	0.00

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**
Recorded/Filed 07-03-2017 15:45
City Register File No.(CRFN):
2017000245110



Annette McHill

City Register Official Signature

THIS INDENTURE, made as of the 23rd day of May
day of Two Thousand and Seventeen
BETWEEN

Throop Developments, Inc., with an address at 477 Bedford Avenue, Brooklyn, NY
11211
party of the first part, and

58-60 Throop, LLC, with an address at 199 Lee Avenue, Suite 893, Brooklyn, NY 11211
party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten and 00/100ths (\$10.00) dollars, lawful money of the United States, paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever all her right, title and interest to,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE SCHEDULE A ANNEXED HERETO AND MADE A PART HEREOF.

Said Premises being known as 58-60 Throop Avenue, Brooklyn, NY
Block: 2250 Lot: 129

Being an intended to be the same premises as conveyed to grantor in the deed dated July 29, 2003 and recorded on December 19, 2003 in CRFN: 2003000521197.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

The word Aparty@ shall be construed as if it read Aparties@ whenever the sense of this indenture so requires.

[Remainder of the page intentionally left blank. Signature page to follow.]

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

IN PRESENCE OF:

Throop Developments, Inc.

Yisroel Lefkowitz

By: Yisroel Lefkowitz, AS

STATE OF NEW YORK)
COUNTY OF) ss.:

On the day of in the year before me, the undersigned, a notary public in and for said state, personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) acted, executed the instrument.

Notary Public

STATE OF NEW YORK)
COUNTY OF *KINGS*) ss.:

On the *23* day of *JUNE* in the year *2017* before me, the undersigned, a notary public in and for said state, personally appeared *Yisroel Lefkowitz*, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) acted, executed the instrument.

Chris Lefkowitz

Notary Public



BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. _____

Throop Developments, Inc.
TO
58-60 Throop, LLC

SECTION 3
BLOCK 2250
LOT 129
COUNTY OR TOWN Kings

Schedule A Description

Page 1

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, City and State of New York, designated on the Tax Map of the City of New York, for the Borough of Brooklyn, as said Tax Map was on May 5, 1970 as Section 8, Block 2250 Lot 129 only, which said lot is bounded and described as follows:

BEGINNING at a point on the southwesterly side of Throop Avenue distant 87.6 feet southeasterly from the corner formed by the intersection of the said southwesterly side of Throop Avenue with the southeasterly side of Walton Street;

RUNNING THENCE southwesterly at angle to the southwesterly side of Throop Avenue 100.00 feet;

THENCE southeasterly and parallel with the southwesterly side of Throop Avenue 37.6 feet;

THENCE northeasterly at angle to the southwesterly side of Throop Avenue 100.00 feet to the southwesterly side of Throop Avenue; and

RUNNING THENCE northwesterly along the southwesterly side of Throop Avenue 37.6 feet to the point or place of BEGINNING.

Block - 2250
Lot - 129

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2017070300298001001SDDAC

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2017070300298001
Document Type: DEED

Document Date: 05-23-2017

Preparation Date: 07-03-2017

ASSOCIATED TAX FORM ID: 2017052300142

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

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

1
1
1



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

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 2250 LOT: 129
- (2) Property Address: 58-60 THROOP AVENUE, BROOKLYN, NY 00000
- (3) Owner's Name: 58-60 THROOP, LLC

Additional Name:

Affirmation:



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

Customer Billing Information:

Please Note:

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

Owner's Approval:

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

Print Name of Owner:

Yisroel Lefkowitz, AS

Signature:

JUNE 22 2017 Date (mm/dd/yyyy)

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

FOR CITY USE ONLY

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

C3. Book OR C4. Page
 C5. CRFN



REAL PROPERTY TRANSFER REPORT
 STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES
RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 58-60 THROOP AVENUE BROOKLYN 00000
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 58-60 THROOP, LLC
LAST NAME / COMPANY FIRST NAME

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

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

8. Seller Name THROOP DEVELOPMENTS, INC.
LAST NAME / COMPANY FIRST NAME

4A. Planning Board Approval - N/A for NYC
 4B. Agricultural District Notice - N/A for NYC
 Check the boxes below as they apply:
 6. Ownership Type is Condominium
 7. New Construction on Vacant Land

9. Check the box below which most accurately describes the use of the property at the time of sale:

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

SALE INFORMATION

10. Sale Contract Date 5 / 23 / 2017
Month Day Year

11. Date of Sale / Transfer 5 / 23 / 2017
Month Day Year

12. Full Sale Price \$ 0
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

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

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

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

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

15. Building Class G, 7 16. Total Assessed Value (of all parcels in transfer) 3 2 8 5 0
Month Day Year

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 BROOKLYN 2250 129

CERTIFICATION

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

BUYER			BUYER'S ATTORNEY	
<i>Yisroel Lefkowitz</i> BUYER SIGNATURE	<i>JUNE-22-17</i> DATE			
199 LEE AVENUE SUITE 893	Yisroel Lefkowitz, AS		LAST NAME	FIRST NAME
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER
BROOKLYN				
	NY	11211	SELLER	
CITY OR TOWN	STATE	ZIP CODE	<i>Yisroel Lefkowitz</i> SELLER SIGNATURE	<i>JUNE-22-17</i> DATE

Yisroel Lefkowitz, AS

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

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

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at
58-60 THROOP AVENUE

Street Address Unit/Apt.
BROOKLYN New York, **2250** **129** (the "Premises");
Borough Block Lot

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

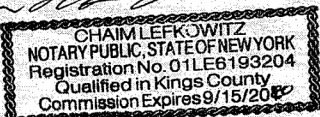
That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Throop Developments, Inc
Name of Grantor (Type or Print)
Yisroel Lefkowitz
Signature of Grantor
Yisroel Lefkowitz, AS

58-60 Throop, LLC
Name of Grantee (Type or Print)
Yisroel Lefkowitz
Signature of Grantee
Yisroel Lefkowitz, AS

Sworn to before me
this 22 day of JUNE 2017

Sworn to before me
this 22 day of JUNE 2017



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

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

ATTACHMENT F

Section VI: PROPERTY'S ENVIRONMENTAL HISTORIC

SECTION IV.1: REPORTS

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

- *Phase I Environmental Site Assessment*, prepared by Rock Enviro LLC, prepared for 58-60 Throop, LLC, February 2022.
- *Remedial Investigation Report*, prepared by Rock Enviro LLC, prepared for the New York City Office of Environmental Remediation on behalf of 58-60 Throop, LLC, March 2022.

Phase I Environmental Site Assessment, prepared by Rock Enviro LLC, prepared for 58-60 Throop, LLC, February 2022.

A Phase I Environmental Site Assessment (ESA) was completed for the Site by Rock Enviro in February 2022. Rock Enviro identified the following conclusions:

REC #1: Potential Subsurface Impacts Associated with Petroleum Release into Environment
CITGO, a gasoline service station located at 594 Broadway approximately 250 feet up-gradient from the subject site, is listed in the NY Spills database (Spill No. 9507227) for a spill that was reported on August 8, 1995. Report states "soil was contaminated in remote fills and poor housekeeping around waste oil resulted in fill slowly bubbling, divorced fill lines and further contamination." The spill case is still open to date. Based on this information, petroleum-related contamination may be present in the subsurface soil, groundwater, and soil vapor due to said release of contaminants by CITGO which can potentially impact the Subject site.

In addition, Rock Enviro identified two "other findings," which is not an ASTM E 1527-13 Standard defined term, but was used to indicate conditions of potential risk that are not clearly identified in ASTM Standard.

Other Finding #1: 295-297 Wallabout Street, located approximately 273 feet Southwest and down-gradient of the Subject site, is listed in the Brownfields database. EDR report states the site was developed with a three-story dwelling/auto repair from at least the late 1880s through the 1940s. By the late 1940s, the dwellings were demolished and a building encompassing the site and adjoining lots was constructed. The on-site building was used for a variety of manufacturing operations: woodworking in the 1960s, woodworking and plastic products manufacturing between the 1970s and 2007, and steel work in the 1980s and 1990s. By 2012, the manufacturing building was demolished, and the site remained a vacant, undeveloped lot. EDR report also states persons who enter the site could contact contaminants in the soil by walking on the site, digging or otherwise disturbing the soil. Volatile organic compounds in soil vapor (air spaces within soil) may move into buildings and affect indoor air quality. There is no on-site building, but the potential exists for inhalation of site contaminants via the soil vapor intrusion pathway for any future on-site development, as well as for offsite buildings.

Other Finding #2: Per the NYCOER and City Environmental Quality Review (CEQR) E-Designation site list, on December 22, 2009, the subject site (Block 2250, Lot 129) was assigned the following E-Designation (E-238) as part of the Broadway Triangle Rezoning (CEQR 09HPD019K):

- *Hazardous Materials Phase I and Phase II Testing Protocol*
- *Air Quality - Natural Gas Heat & Hot Water*
- *Exhaust stack location limitations*
- *Window Wall Attenuation & Alternate Ventilation*

Remedial Investigation Report, prepared by Rock Enviro LLC, prepared for 58-60 Throop, LLC, March 2022

Rock Enviro completed an investigation at the Site as per a work plan approved by the New York City Office of Environmental Remediation (NYCOER) and submitted a NYCOER Remedial Investigation Report (NYCOER RIR) in March 2022.

The investigation included completion of a geophysical survey including ground penetrating radar, installation of four soil borings and collection of nine soil samples, installation of three temporary monitoring wells and collection of three groundwater samples, and the installation of four soil vapor points to xx ft bgs and collection of four soil vapor samples. Soil samples were analyzed for VOCs, SVOCs, pesticides, PCBs, and metals with one soil sample analyzed for PFAS. Groundwater samples were analyzed for or VOCs, SVOCs, pesticides, PCBs, metals, and PFAS. Soil vapor samples were analyzed for VOCs. The findings of the investigation are summarized below.

- The stratigraphy of the site, from the surface down, consists of 4 feet of historic fill
- underlain by 3.5 feet of medium to fine dense silty sand underlain by medium stiff clay. Groundwater was encountered at approximately 8.55 to 9.1 ft bgs and was determined to flow to the southwest.
- Soil analytical results were compared to NYSDEC Title 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs) and RRSCOs. Results are summarized as follows:
 - *Methylene chloride was detected above UUSCO in surface sample B4 (0-2') at 0.073 mg/kg.*
 - *Barium (max. concentration 761 mg/kg) and mercury (max. concentration 2.62 mg/kg) were detected above RRSCOs, UUSCOs in the surface and subsurface samples. Lead (max. concentration 178 mg/kg), nickel (max. concentration 42.6 mg/kg), and zinc (max. concentration 286 mg/kg) were detected above UUSCOs in the surface and subsurface samples. Highest concentrations of metals were detected in one surface sample (0-2') at location B2.*
 - *4,4'-DDD (max. concentration 0.0304 mg/Kg), 4,4'-DDE (max. concentration 0.0526 mg/kg), 4,4'-DDT (max. concentration 0.224 mg/kg) and dieldrin (max. concentration 0.0376 mg/kg) were detected above UUSCOs in the surface and subsurface samples. Highest concentrations of pesticides were detected in one surface sample (0-2') at location B4.*
 - *Perfluoro-n-butanoic acid (PFBA) (max. concentration 0.559 ug/kg) an perfluorooctanesulfonic acid (PFOS) (max. concentration 0.316 ug/kg) were detected in the subsurface sample (5.5-7.5') at location B3.*
- Groundwater analytical results were compared the NYSDEC TOGS 1.1.1 AWQS. Results are summarized as follows:
 - *Benzene (max. concentration 4 ug/L), cis-1,2-Dichloroethylene (max. concentration 16 ug/L), and TCE (max. concentration 31 ug/L) were detected above NYSDEC TOGS 1.1.1 AWQS*
 - *Dissolved parameters manganese (max. concentration 895 ug/L) and sodium (dissolved) (max. concentration 64,200 ug/L) were detected above NYSDEC TOG. 1.1.1 AWQS.*
 - *Perfluorooctanesulfonic acid (PFOS) (max. concentration 46.3 ng/L) and perfluorooctanoic acid (PFOA) (max. concentration 57.1 ng/L) were detected above NYDEC Part 375 PFAS regulation guidance values.*

- Soil vapor samples collected during the RI were compared to New York State Department of Health (NYSDOH) Final Guidance on Soil Vapor Intrusion (May 2017) Matrix A, B, and C guidance values. Based on the VOC concentrations detected and the NYSDOH decision matrices, the concentrations for the following compounds did not exceed the guidance value, Therefore, the RIR noted no further action and that monitoring/mitigation was not required.

**Section IV.2: Sampling Data
Analytical Results Summary Tables**

Soil Summary Table

Analytes > RRSCO	Detections > RRSCOs	Max Concentration (ppm)	RRSCO (ppm)	Depth (ft bgs)
Mercury, total	3	2.62	0.30	5.5-7.5
Barium	1	761	410	0-2

Groundwater Summary Table

Analytes > AWQS	Detections > AWQS	Max Concentration (ppm)	AWQS (ppb)
Benzene	2	4	1
Cis-1,2-dichloroethene	1	26	5
Trichloroethylene	2	31	5
Perfluorooctanesulfonic Acid	3	0.0463	0.0027
Perfluorooctanoic Acid	3	0.0571	0.0067

Notes:

1. Standard for comparison of PFAS compounds is the NYSDEC Part 375 Guidance Values
2. Exceedances of naturally occurring metals including manganese and sodium were not included herein.

Soil Vapor Summary Table

Analyte	Total Detections	Max. Detection ($\mu\text{g}/\text{m}^3$)	Type
1,2,4-Trimethylbenzene	4	3.25	Soil Vapor
4-Ethyltoluene	4	3.93	Soil Vapor
Acetone	3	158	Soil Vapor
Benzene	4	3.48	Soil Vapor
Carbon Disulfide	3	19.5	Soil Vapor
Carbon Tetrachloride	3	0.35	Soil Vapor
Chloroform	4	3.09	Soil Vapor
Chloromethane	1	1.26	Soil Vapor
Cyclohexane	1	3.22	Soil Vapor
Dichlorodifluoromethane	3	2.62	Soil Vapor
Ethanol	4	93.8	Soil Vapor
Ethyl acetate	1	1.03	Soil Vapor
Ethylbenzene	4	79.4	Soil Vapor
Heptane	3	2.92	Soil Vapor
Hexane	3	3.95	Soil Vapor
Isopropylalcohol	3	7.62	Soil Vapor
Isopropylbenzene	1	1.67	Soil Vapor
m,p-Xylene	4	116	Soil Vapor
Methyl Ethyl Ketone	4	4.01	Soil Vapor
o-Xylene	4	103	Soil Vapor
Propylene	2	14.6	Soil Vapor
Tetrachloroethene	4	4.85	Soil Vapor
Toluene	4	1620	Soil Vapor
Trichloroethene	3	2.92	Soil Vapor
Trichlorofluoromethane	4	13.1	Soil Vapor

Ft bgs = Feet below grade surface

ppm= Parts per million

ppb= Parts per billion

RRSCO = NYSDEC Restricted Residential Soil Cleanup Objective

AWQS = NYSDEC Ambient Water Quality Standards

$\mu\text{g}/\text{m}^3$ = Microgram per cubic meter

SECTION IV.3: SAMPLING DATA

For each impacted medium above, see attached Figures 5 through 7 below which include detailed information requested in Application Section III.3.

SECTION IV.4: PAST LAND USES

The Site consisted of a two-story residential building constructed by 1887 and razed by 1977. The lot has remained undeveloped through the present, however was used in the mid to late 1900s into early 2000s for equipment storage and maintenance for the manufacturing facility that was located immediately adjacent to the north. The informal maintenance operations may have included solvents and petroleum products which could have been released to the subsurface and are the likely source of impacts observed in previous investigations.

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\22\13785\GIS\22\13785_001_60_THROOP_AVE.aprx - USER: jday - LAST SAVED: 9/8/2025 10:57 AM



LEGEND

- SITE BOUNDARY
- PARCEL BOUNDARY
- ◆ Soil Boring/ Temporary Monitoring Well Location
- Soil Boring Location
- ▲ Soil Vapor Sample Location

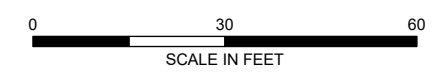
	NY Part 375 Restricted Residential Use Soil Cleanup Objectives
Total Metals (mg/kg)	
Lead	400
Mercury	0.3

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
3. AERIAL IMAGERY SOURCE: NEARMAP, JULY 3, 2025
4. YELLOW SHADING INDICATES AN EXCEEDANCE OF THE NEW YORK STATE RESTRICTED RESIDENTIAL SOIL CLEANUP OBJECTIVES
5. WHILE THE CONCENTRATION WAS NOT IDENTIFIED ABOVE THE RRSCO, METHYLENE CHLORIDE WAS DETECTED ABOVE THE APPLICABLE UNRESTRICTED USE SOIL CLEANUP OBJECTIVE AT 0.0730 MG/KG IN B-4 FROM 0 TO 2 FT BGS, INDICATIVE OF SOURCE MATERIAL FOR THE CVOC CONTAMINATION IN GROUNDWATER AND SOIL VAPOR.
6. DATA USED FOR THIS FIGURE WAS OBTAINED FROM THE MARCH 2022 REMEDIAL INVESTIGATION REPORT PREPARED BY ROCK ENVIRO LLC

B-4	03/03/2022 22C0330-05 B-04 0-2 0 - 2 (ft)	03/03/2022 22C0330-06 B-04 5.5-7.5 5.5-7.5 (ft)
Total Metals (mg/kg)		
Mercury	0.471	2.620

B-2	03/03/2022 22C0330-01 B-02 0-2 0 - 2 (ft)
Total Metals (mg/kg)	
Barium	761
Mercury	0.849



HALEY ALDRICH
58-60 THROOP, LLC
60 THROOP AVENUE
BROOKLYN, NEW YORK

**SOIL ANALYTICAL
RESULTS MAP**

FEBRUARY 2026

FIGURE 5

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\2213765\GIS\213785_001_60_THROOP AVE_RWP\aprx - USER: pdillillo - LAST SAVED: 2/11/2026 4:18 PM



TW1 22C0330-10 03/03/2022	
VOCs (ug/L)	
Benzene	3.500
Total Metals (ug/L)	
Manganese, Total	991
Manganese, Dissolved	895
Selenium, Total	10.300
Sodium, Total	56200
Sodium, Dissolved	64200
PFAS (ug/L)	
Perfluorooctanesulfonic acid (PFOS)	0.0268
Perfluorooctanoic acid (PFOA)	0.0277

TW1

TW2

TW3

TW3 22C0330-12 03/03/2022	
VOCs (ug/L)	
Trichloroethene	31
Total Metals (ug/L)	
Manganese, Total	414
Manganese, Dissolved	363
Sodium, Total	34000
Sodium, Dissolved	35500
PFAS (ug/L)	
Perfluorooctanesulfonic acid (PFOS)	0.0463
Perfluorooctanoic acid (PFOA)	0.0571

TW2 22C0330-11 03/03/2022	
VOCs (ug/L)	
cis-1,2-Dichloroethene	16
Trichloroethene	30
Total Metals (ug/L)	
Manganese, Total	421
Manganese, Dissolved	406
Selenium, Total	11.500
Sodium, Total	45000
Sodium, Dissolved	50200
PFAS (ug/L)	
Perfluorooctanesulfonic acid (PFOS)	0.031
Perfluorooctanoic acid (PFOA)	0.0368

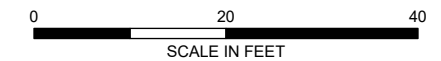
LEGEND

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

	New York TOGS 111 Ambient Water Quality Standards	NYSDEC GUIDANCE VALUES FOR PFOS/PFOA
VOCs (ug/L)		
Benzene	1	NA
cis-1,2-Dichloroethene	5	NA
Trichloroethene	5	NA
Total Metals (ug/L)		
Manganese, Total	300	NA
Manganese, Dissolved	300	NA
Selenium, Total	10	NA
Selenium, Dissolved	10	NA
Sodium, Total	20000	NA
Sodium, Dissolved	20000	NA
PFAS (ug/L)		
Perfluorooctanesulfonic acid (PFOS)	NA	0.0027
Perfluorooctanoic acid (PFOA)	NA	0.0067

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. GREY SHADING INDICATES AN EXCEEDANCE OF THE NYSDEC TECHNICAL AND OPERATIONAL GUIDANCE SERIES 1.1.1 AMBIENT WATER QUALITY STANDARDS
3. YELLOW SHADING INDICATES AN EXCEEDANCE OF THE NYSDEC GUIDANCE VALUES FOR PFOS/PFOA
4. DATA USED FOR THIS FIGURE WAS OBTAINED FROM THE MARCH 2022 REMEDIAL INVESTIGATION REPORT PREPARED BY ROCK ENVIRO LLC
5. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
6. AERIAL IMAGERY SOURCE: NEARMAP, OCTOBER 1, 2025



HALEY ALDRICH
58-60 THROOP, LLC
60 THROOP AVENUE
BROOKLYN, NEW YORK

**SUMMARY OF HISTORICAL
GROUNDWATER ANALYTICAL DATA**

FEBRUARY 2026

FIGURE 6

GIS FILE PATH: \\haleyaldrich.com\share\CPI\Projects\0213765\GIS\0213765_001_60_THROOP_AVE_RWP\prjx - USER: pdillilio - LAST SAVED: 2/11/2026 4:18 PM



SV3	03/11/2022 CK85708
Volatile Organic Compounds (ug/m3)	
1,2,4-Trimethylbenzene	3.65
4-Ethyltoluene	1.18
Benzene	3.48
Carbon Disulfide	19.5
Carbon Tetrachloride	0.35
Chloroform	1.46
Chloromethane	1.26
Cyclohexane	3.22
Dichlorodifluoromethane	2.62
Ethanol	26.4
Ethylbenzene	2.92
Heptane	2.92
Hexane	3.95
Isopropylalcohol	4.99
m,p-Xylene	7.59
Methyl Ethyl Ketone	1.65
o-Xylene	3.48
Propylene	14.6
Tetrachloroethene	1.44
Toluene	810
Trichloroethene	2.92
Trichlorofluoromethane	13.1
SUM of VOCs	932.68
SUM of BTEX	827
SUM of CVOCs	4.71

SV1	03/11/2022 CK85709
Volatile Organic Compounds (ug/m3)	
1,2,4-Trimethylbenzene	3.25
4-Ethyltoluene	3.93
Acetone	158
Benzene	2.61
Carbon Disulfide	1.25
Chloroform	2.85
Dichlorodifluoromethane	1.54
Ethanol	62.7
Ethylbenzene	3.61
Isopropylalcohol	7.62
m,p-Xylene	10.1
Methyl Ethyl Ketone	4.01
o-Xylene	2.65
Propylene	5.69
Tetrachloroethene	4.85
Toluene	1620
Trichlorofluoromethane	5.67
SUM of VOCs	1900.33
SUM of BTEX	1638.97
SUM of CVOCs	4.85

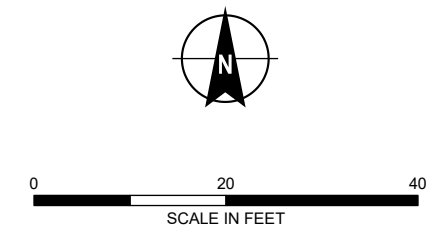
SV4	03/11/2022 CK85710
Volatile Organic Compounds (ug/m3)	
1,2,4-Trimethylbenzene	2.8
4-Ethyltoluene	3.3
Acetone	84
Benzene	1.79
Carbon Tetrachloride	0.23
Chloroform	3.09
Dichlorodifluoromethane	1.66
Ethanol	47.5
Ethylbenzene	79.4
Heptane	1.13
Hexane	1.39
Isopropylbenzene	1.67
m,p-Xylene	116
Methyl Ethyl Ketone	3.01
o-Xylene	103
Tetrachloroethene	3.51
Toluene	926
Trichloroethene	0.25
Trichlorofluoromethane	1.61
SUM of VOCs	1381.3
SUM of BTEX	1226.19
SUM of CVOCs	4.0

SV2	03/11/2022 CK85711
Volatile Organic Compounds (ug/m3)	
1,2,4-Trimethylbenzene	2.85
4-Ethyltoluene	3.58
Acetone	63.9
Benzene	2.11
Carbon Disulfide	2.34
Carbon Tetrachloride	0.35
Chloroform	3.05
Ethanol	93.8
Ethyl acetate	1.03
Ethylbenzene	2.95
Heptane	1.33
Hexane	1.26
Isopropylalcohol	3.44
m,p-Xylene	7.98
Methyl Ethyl Ketone	2.95
o-Xylene	2.27
Tetrachloroethene	1.07
Toluene	1480
Trichloroethene	0.37
Trichlorofluoromethane	1.69
SUM of VOCs	1678.32
SUM of BTEX	1495.31
SUM of CVOCs	1.79

LEGEND

- SOIL VAPOR SAMPLE
- SITE BOUNDARY
- PARCEL BOUNDARY

- NOTES**
- ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
 - TABLE ABOVE OUTLINES THE RANGES PRESENTED IN THE NEW YORK DEPARTMENT OF HEALTH (DOH) SUB SLAB VAPOR CONCENTRATION CRITERIA PER GUIDANCE FOR EVALUATING SOIL VAPOR INTRUSION
 - DATA USED FOR THIS FIGURE WAS OBTAINED FROM THE MARCH 2022 REMEDIAL INVESTIGATION REPORT PREPARED BY ROCK ENVIRO LLC
 - SUM OF CVOCs INCLUDES: CARBON TETRACHLORIDE, 1,1-DICHLOROETHENE, CIS-1,2-DICHLOROETHENE, TRICHLOROETHENE, METHYLENE CHLORIDE, TETRACHLOROETHENE, 1,1,1-TRICHLOROETHANE, VINYL CHLORIDE
 - SUM OF BTEX: BENZENE, TOLUENE, ETHYLBENZENE, XYLENES
 - ABBREVIATIONS:
MG/M3 = MICROGRAMS PER CUBIC METER
NFA = NO FURTHER ACTION
 - ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
 - AERIAL IMAGERY SOURCE: NEARMAP, OCTOBER 1, 2025



HALEY ALDRICH
58-60 THROOP, LLC
60 THROOP AVENUE
BROOKLYN, NEW YORK

**SUMMARY OF HISTORICAL
SOIL VAPOR MAP**

FEBRUARY 2026

FIGURE 7

ATTACHMENT F

Section VII: Requestor Information

SECTION VII: REQUESTOR INFORMATION

The Entity requesting participation in the BCP (the Requestor) is 58-60 Throop, LLC. The manager and authorized representative of the 58-60 Throop, LLC is Israel Lefkowitz.

The contact information for the Requestor is:

58-60 Throop, LLC
190 Lee Avenue, #893
Brooklyn, New York 11206
Phone: (718) 753-1100
Email: yilefkow390@aol.com

The Requestor currently owns the Site and does not require any access agreements.

A printout of the entity information from the NYS Department of State's Corporation & Business Entity Database for 58-60 Throop, LLC is included in this attachment.

The current members of 58-60 Throop, LLC include:

- Israel Lefkowitz

All documents will be certified by a Haley & Aldrich of New York Licensed Professional Engineer and/or 58-60 Throop, LLC in accordance with DER-10 Section 1.5.



Department of State

Division of Corporations

Entity Information

[Return to Results](#)

[Return to Search](#)

Entity Details

ENTITY NAME: 58-60 THROOP, LLC
DOS ID: 5076764
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTION OF LAW: 203 LLC - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 01/30/2017
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 01/30/2017
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: PAST DUE
COUNTY: KINGS
NEXT STATEMENT DUE DATE: 01/31/2021
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: 58-60 THROOP, LLC

Address: 199 LEE AVE, SUITE # 893, BROOKLYN, NY, UNITED STATES, 11211

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

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value

Number Of Shares

Value Per Share

ATTACHMENT F

Section X: REQUESTOR ELIGIBILITY

SECTION X: REQUESTOR ELIGIBILITY INFORMATION

Volunteer Status

The Requestor, 58–60 Throop LLC, qualifies as a Volunteer under New York’s Brownfield Cleanup Program because it neither caused, contributed to, nor permitted the disposal of contaminants at the Site and did not own, operate, or otherwise control the Site at the time contamination occurred. Upon taking title, the Requestor promptly vacated the Site of maintenance operations, thereby removing activities commonly associated with spills or leaks, and has observed no continuing releases. Consistent with the regulatory definition of a Volunteer and the operative “appropriate care” standard, the Requestor has taken reasonable steps to stop any continuing release, prevent any threatened future release, and prevent or limit exposure to previously released contamination.

Although a pre-acquisition Phase I Environmental Site Assessment was not performed, Volunteer status under the Brownfield Cleanup Program turns on non-responsibility for historical disposal and the exercise of appropriate care, not on the timing of pre-purchase due diligence. In preparation for redevelopment, the Requestor obtained and reviewed a Phase I ESA in February 2022, coordinated with the New York City Office of Environmental Remediation’s E-Designation Program to complete a site investigation, and implemented measures to control exposure and manage potential pathways during construction. These actions reflect the program’s expectation that a Volunteer will act diligently and proactively once contamination is identified, even where historic releases predate current ownership and control.

The Requestor now seeks to confirm its appropriate care by enrolling in the Brownfield Cleanup Program, committing to a NYSDEC-approved remedial investigation and any necessary remedial work to address on-site conditions and prevent further migration at the Site boundary. Accordingly, 58–60 Throop LLC satisfies the definition of a Volunteer and should be accepted into the Program as such.

ATTACHMENT H

Section XII: Contact List Information and Acknowledgement from Repository

SECTION XII – CONTACT LIST INFORMATION**SITE CONTACT LISTS****Executive**

Role	Name	Phone	Mailing Address	Email / Contact
NYC Mayor	Mayor Zohran Mamdani	212-NEW-YORK	City Hall New York, NY 10007	https://www1.nyc.gov/office-of-the-mayor/mayor-contact.page
NYC Department of City Planning Chairperson	Dan Garodnick	212-720-3300	120 Broadway 31st Floor New York, NY 10271	https://www1.nyc.gov/site/planning/about/email-the-director.page
Brooklyn Borough President	Antonio Reynoso	718-802-3700	209 Joralemon Street, Brooklyn, NY 11201	AskReynoso@brooklybp.nyc.gov
Brooklyn Community Board 1 District Manager	Dealice Fuller	718-389-0009	435 Graham Avenue, Brooklyn, NY 11211	bk01@cb.nyc.gov
New York City Council District 33	Lincoln Restler	718-875-5200	410 Atlantic Avenue, Brooklyn, NY 11217	district33@council.nyc.gov
NY Senate District 18 Senator	Julia Salazar	718-573-2177	212 Evergreen Avenue, Brooklyn, NY 11221	salazar@nysenate.gov
NYC Department of Health and Mental Hygiene (DOHMH)	Michelle Morse, M.D., PhD Commissioner	212-639-9675	42-09 28 th Street, Queens, NY 11101	dohweb@health.ny.gov

Owners, Residents, Occupants

The Site is currently completely vacant, therefore there are no current operators. The table below provides current contact information for the current owner of the Site.

Owner	Contact Name	Phone	Mailing Address	Email
58-60 Throop, LLC	Israel Lefkowitz	(718) 753-1100	190 Lee Avenue, #893, Brooklyn New York 11206	ylefkow390@aol.com

Adjoining Properties

Below is a list of the adjoining properties which are also detailed on Figure 8.

Owner/Entity Name	Contact Name	Site Use	Property Address	Owner Mailing Address
Throop Units LLC	Not Available	Multi-Family Buildings	54 Throop Avenue, Brooklyn, NY 11206	199 Lee Avenue, #554 Brooklyn, NY 11211
62 Throop Realty LLC	Not available	Industrial & Manufacturing	62 Throop Avenue, Brooklyn, NY 10206	266 Broadway, Suite 401 Brooklyn, NY 11211
311 Wallabout LLC	Not Available	One & Two Family Buildings	311 Wallabout Street, Brooklyn, NY 10206	42 Throop Avenue, Apt 11 Brooklyn, NY 11206
116 Walton LLC	Not Available	Multi-Family Buildings	116 Walton Street, Brooklyn, NY 10206	64 Myrtle Avenue, #560 Brooklyn, NY 11205
The 41 Throop Avenue Condominium	Not Available	Multi-Family Buildings	41 Throop Avenue, Brooklyn, NY 10206	41 Throop Avenue, Brooklyn, NY 11206

Local News and Media:

Owner/Entity Name	Type	Address	Phone	Website
Brooklyn Eagle	Online & Newsletter	16 Court Street, Brooklyn, NY 11241	718-643-9099	Brooklyn Eagle
ABC7 New York	Television & Online	7 Lincoln Sq New York, NY 10023	917-260-7700	Bronx News - ABC7 New York (abc7ny.com)

Public Water Supply:

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

Owner/Entity Name	Contact	Address	Phone	Email
NYCDEP	Vincent Sapienza - Chief Operating Officer	59-17 Junction Blvd. Flushing, NY 11373	718-595-6565	ltcp@dep.nyc.gov
NYC Municipal Water Finance Authority	Olga Chernat- Executive Director	255 Greenwich Street 6th Floor, New York, NY 10007	212-788-5889	Not Available

Additional Requests

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

School or Day Care Located on or Proximal to the Site

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

School/Day Care Name	Approximate distance from Site in feet and (directional)	Administrator	Phone	Address
I.S. 318 Eugenio Maria De Hostos	285 (northwest)	John Galvin	718-782-0589	101 Walton Street, Brooklyn, NY 11206
P.S. 257 John F. Hylan	1,621 (east)	Melvin Martinez	718-384-7128	60 Cook Street, Brooklyn, NY 11206
P.S. 373 - Brooklyn Transition Center	1,425 (south)	Courtney Rattenbury	718-782-6800	185 Ellery Street, Brooklyn, NY 11206
P.S. 380 John Wayne Elementary School	1,682 (west)	Victoria Prinszano	718-388-0607	370 Marcy Avenue, Brooklyn, NY 11206
P.S. 250 George H. Lindsay	1,714 (northeast)	Rod Young	718-384-0889	108 Montrose Avenue, Brooklyn, NY 11206
Uncommon Williamsburg Elementary School	1,884 (northeast)	Linton Mann III	718-489-0940	140 Monroe Avenue, Brooklyn, NY 11206
P.S. 147 Isaac Remsen	2,625 (east)	Eliza Figueroa	718-497-0326	325 Bushwick Avenue, Brooklyn, NY 11206
P.S. 59 The Dawn Best Elementary School/Success Academy Charter School	1,965 (southeast)	Unknown	718-486-2200	211 Throop Avenue, Floor 3, Brooklyn, NY 11206
P.S. 297 - The Stockton Community School	1,929 (south)	J. Villafane	718-388-4581	700 Park Avenue, Brooklyn, NY 11206
Most Holy Trinity School	1,600 (northeast)	Unknown	718-388-3176	153 Johnson Avenue, Brooklyn, NY 11206
Stagg Street Center for Children	2,347 (north)	Unknown	718-388-1395	77 Stagg Street, Brooklyn, NY 11206
Beginning with Children Charter School 2 - Elementary School	1,532 (northwest)	Mike Ferrara	718-302-7700	215 Heyward Street, Brooklyn, NY 11206

60 Throop Avenue Redevelopment Site

Page 28

Beginning With Children Charter School 2 - Middle School	988 (southwest)	Edwin Santiago II	718-599-2924	11 Bartlett Street, Brooklyn, NY 11206
P.S. 373 - Brooklyn Transition Center	1,488 (southeast)	Unknown	718-782-6800	185 Ellery Street, Brooklyn, NY 11206
UTA Satmar Boy's School	837 (southeast)	Unknown	718-963-9260	110 Throop Avenue, Brooklyn, NY 11206
Tompkins Children's Center - Brooklyn Kindergarten Society	1,948 (south)	Unknown	718-782-9140	730 Park Avenue, Brooklyn, NY 11206
Ohel Chaya-Center For Integrated Learning	2,067 (southeast)	Unknown	718-452-1300	16 Sumner Place, Brooklyn, NY 11206
Whipple Learning Cove	1,027 (southeast)	Miriam Duran	718-218-5994	48 Whipple Street, Apartment 1f. Brooklyn, NY 11206
Kiddies Daycare NY	894 (southwest)	Unknown	929-647-2644	58 Unio Ave 1A, Brooklyn, NY 11206
Torres Day Care Center	971 (west)	Unknown	Unlisted	50 Manhattan Ave Apt 5D, Brooklyn, NY 11206
The Baby Play Place Preschool	975 (north)	Unknown	347-987-4905	25 Boreum Street Apt 7S, Brooklyn, NY 11206
Nuestros Ninos Child Development Center	2,191 (north)	Unknown	718-963-1555	384 South 4 th Street, Brooklyn, NY 11211
Bedford Harrison Day Care Center	1,612 (northwest)	Unknown	718-387-8837	60 Harrison Avenue, Brooklyn, NY 11211
El Arca de Noe Daycare	2,091 (east)	Unknown	917-676-6598	131 Moore Street, Brooklyn, NY

Document Repository

The BCP Application submitted to NYSDEC has established document repositories for the Site. The document repositories include the New York Public Library – Bushwick Branch and the Brooklyn Community Board 1. Outreach to both facilities to function as document repositories is attached. The repository information is detailed below:

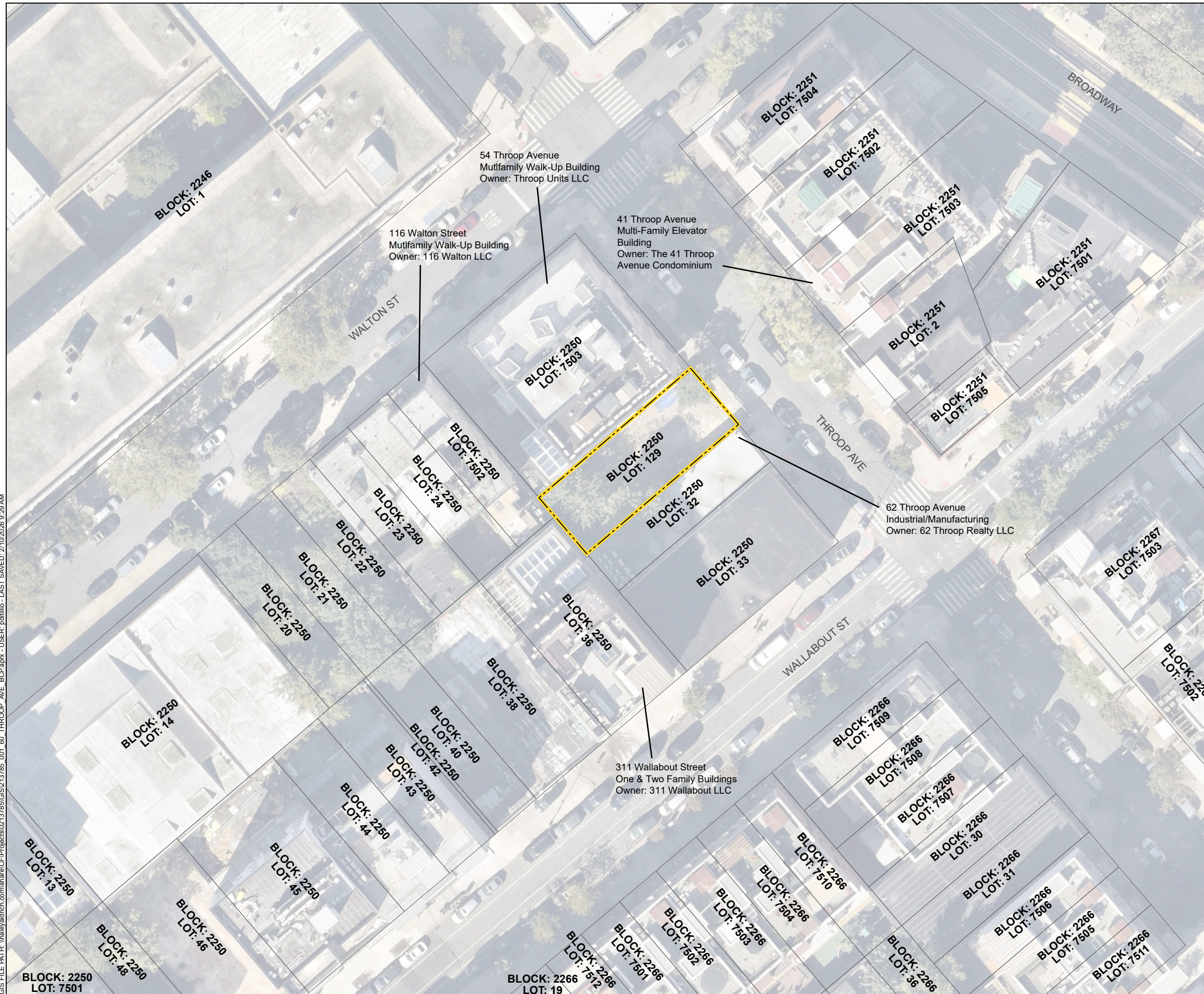
Library

Owner/Entity Name	Contact	Address	Phone	Email
Brooklyn Public Library – Bushwick Branch	Marc Waldron	340 Bushwick Avenue Brooklyn, NY 11206	718-602-1348	mwaldron@bklynlibrary.org

Community Board

Owner/Entity Name	Contact	Address	Phone	Email
Brooklyn Community Board 1	Dealice Fuller	435 Graham Avenue, Brooklyn, NY 11211	718-389-0009	bk01@cb.nyc.gov

C:\SIS FILE PATH\Hale Aldrich\GIS\Projects\2025\2025-001_60_THROOP_AVE_BCP.aprx - USER: patillio - LAST SAVED: 2/10/2025 9:28 AM



LEGEND

-  SITE BOUNDARY
-  PARCEL BOUNDARY

NOTES

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



HALEY ALDRICH
 58-60 THROOP, LLC
 60 THROOP AVENUE
 BROOKLYN, NEW YORK

ADJOINING PROPERTY MAP

FEBRUARY 2026

FIGURE 8

Acknowledgement to Brooklyn Public Library – Bushwick Branch to Act as Document Repository



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

February 6, 2026
File No. 013785

New York Brooklyn Public Library – Bushwick Branch
340 Bushwick Avenue
Brooklyn, NY 11206
Via email: mwaldron@bklynlibrary.org

Attn: Marc Waldron

Subject: Brownfield Cleanup Program Application – Request for Repository Use
60 Throop Avenue, Brooklyn, NY

Dear Ladies & Gentlemen:

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of 58-60 Throop, LLC is requesting use of the Brooklyn Public Library Bushwick Branch as a document repository for the anticipated Brownfield Cleanup Program project located at 60 Throop Avenue. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your facility would be amenable to serving as a temporary public repository.

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

Thank you,
HALEY & ALDRICH OF NEW YORK

Mari Cate Conlon
Mari Cate Conlon, P.G.
Senior Associate

The Brooklyn Public Library Bushwick Branch is willing to act as a public document repository holding and making available of all provided environmental documents related to the 60 Throop Avenue Redevelopment Site Brownfield Cleanup Project.

Marc Waldron
Name

2/10/20
Date

Branch Manager
Title

Acknowledgement of Brooklyn Community Board 1 to Act as Document Repository

From: [BK01 \(CB\)](#)
To: [Conlon, Mari](#); [stevechesler](#)
Cc: [Rodney Rivera](#)
Subject: Re: [EXTERNAL] RE: BCP Repository Acknowledgement Request- 60 Throop Avenue
Date: Friday, April 24, 2026 5:08:55 PM
Attachments: [image001.png](#)

External Sender: Use extra caution with links and actions.

Dear Ms. Conlon,

This email confirms that Brooklyn Community Board 1 can serve as a repository for project documents once they are received.

Thank you
Luis Castrillon
Assistant District Manager
Brooklyn Community Board 1

From: Conlon, Mari <MConlon@haleyaldrich.com>
Sent: Friday, April 24, 2026 3:31 PM
To: stevechesler <stevechesler@me.com>; BK01 (CB) <bk01@cb.nyc.gov>
Cc: Rodney Rivera <rodney.rivera@dec.ny.gov>
Subject: [EXTERNAL] RE: BCP Repository Acknowledgement Request- 60 Throop Avenue

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

Good afternoon,

I am following up on this again.

Can I please get acknowledgement?

Thank you,
Mari Cate

Mari Cate Conlon, P.G.

Senior Associate

From: Conlon, Mari
Sent: Tuesday, April 21, 2026 12:22 PM
To: 'Steve Chesler' <stevechesler@me.com>; 'BK01 (CB)' <bk01@cb.nyc.gov>
Cc: 'Rodney Rivera' <rodney.rivera@dec.ny.gov>
Subject: RE: BCP Repository Acknowledgement Request- 60 Throop Avenue
Importance: High

Steve, Luis,

We received comments on the Brownfield application for 60 Throop Avenue. NYSDEC has asked us to reach out to you again to get an acknowledgement regarding repository use for this proposed Brownfield Site.

Section XII: Site Contact List

- Please provide acknowledgement from the Community Board, or any follow-up correspondence since the last attempt documented in the application.

Can you please respond similarly as you did for the 72 West Street Site as soon as possible? Please see attached email for reference where you provided acknowledgement for that Site.

Thank you
Mari Cate

Mari Cate Conlon, P.G.

Senior Associate

From: Conlon, Mari
Sent: Friday, March 13, 2026 2:15 PM
To: Steve Chesler <stevechesler@me.com>; BK01 (CB) <bk01@cb.nyc.gov>
Cc: Rodney Rivera <rodney.rivera@dec.ny.gov>
Subject: RE: BCP Repository Acknowledgement Request- 60 Throop Avenue

Good afternoon,

Following up again on this.

Thank you
Mari Cate

Mari Cate Conlon, P.G.

Senior Associate

From: Conlon, Mari
Sent: Thursday, March 12, 2026 11:40 AM
To: 'Steve Chesler' <stevechesler@me.com>; BK01 (CB) <bk01@cb.nyc.gov>
Cc: Rodney Rivera <rodney.rivera@dec.ny.gov>
Subject: RE: BCP Repository Acknowledgement Request- 60 Throop Avenue

Hi Steve, Luis,

Just wanted to follow up. I see you responded to another one of our site's with an acknowledgement (please see attached). Would you be able to provide the same for this Site?

Thank you for your ongoing help with this!

Mari Cate

Mari Cate Conlon, P.G.

Senior Associate

From: Steve Chesler <stevechesler@me.com>
Sent: Tuesday, March 10, 2026 9:31 AM
To: Conlon, Mari <MConlon@haleyaldrich.com>
Cc: Rodney Rivera <rodney.rivera@dec.ny.gov>
Subject: Re: BCP Repository Acknowledgement Request- 60 Throop Avenue

External Sender: Use extra caution with links and actions.

Hi Mari,

Please call me about this. 917.804.1313

Thank you.

Steve

Steve Chesler
917.804.1313

On Mar 6, 2026, at 10:17 AM, Rivera, Rodney (DEC) <rodney.rivera@dec.ny.gov> wrote:

Good morning Steve,

Mari cc'd here of Haley & Aldrich of New York is working on behalf of their client to apply to the BCP program for a site at 60 Throop Avenue. As you know, part of the process is to secure a document repository. Can you assist in getting them the acknowledgement they need from the community board?

Mari, Steve is the Chair for the Brooklyn CB 1 environmental committee.

Best regards,
Rodney

RODNEY RIVERA
Special Assistant Region 2 (NYC)

New York State Department of Environmental Conservation
Region 2 NYC

47-40 21st Street, Long Island City, NY 11101
718-482-4958 | rodney.rivera@dec.ny.gov
dec.ny.gov | @NYSDEC on Social Media | [Podcast](#)

From: Conlon, Mari

Sent: Thursday, February 19, 2026 2:58 PM

To: 'dfuller@cb.nyc.gov' <dfuller@cb.nyc.gov>; 'jpulgarin@cb.nyc.gov' <jpulgarin@cb.nyc.gov>; 'bk01@cb.nyc.gov' <bk01@cb.nyc.gov>

Subject: RE: BCP Repository Acknowledgement Request- 60 Throop Avenue

Good afternoon,

Following up again from the phone conversation yesterday.

Again- we do not need a signature at this time but NYSDEC does require that we identify the Community Board that will act as a repository for the potential Brownfield site. If you can just confirm that you received this and acknowledge your office is open can be a repository that would be all we need.

Thank you,
Mari Cate

Mari Cate Conlon, P.G.

Senior Associate

From: Conlon, Mari

Sent: Tuesday, February 17, 2026 12:00 PM

To: 'dfuller@cb.nyc.gov' <dfuller@cb.nyc.gov>; 'jpulgarin@cb.nyc.gov' <jpulgarin@cb.nyc.gov>; 'bk01@cb.nyc.gov' <bk01@cb.nyc.gov>

Subject: RE: BCP Repository Acknowledgement Request- 60 Throop Avenue

Importance: High

Good morning,

Following up on the below. Can you please respond that your office is open and able to be a repository should the site be accepted to the Brownfield Cleanup Program?

Thank you
Mari Cate

Mari Cate Conlon, P.G.

Senior Associate

From: Conlon, Mari

Sent: Wednesday, February 11, 2026 1:52 PM

To: dfuller@cb.nyc.gov; jpulgarin@cb.nyc.gov

Cc: bk01@cb.nyc.gov

Subject: BCP Repository Acknowledgement Request- 60 Throop Avenue

Importance: High

Good afternoon,

We have been trying to reach your office by email, phone and in person about a requirement we have for application to the NYSDEC Brownfield Cleanup Program for the property located at 60 Throop Avenue.

In order to apply for the program, the applicant needs to identify the two document repositories that would be available should the 60 Throop Avenue Site be accepted. The repositories are required to be the nearest public library and community board. NYSDEC requires that the applicant contact both of these locations prior to applying and confirm they are open and able to act as a repository.

I understand you only provide signature when documents are received, however we are not asking that you sign that you have received anything. We can accept just an email response to this inquiry that you are open and would be able to act as a repository in the future.

If you can please acknowledge this email we will be able to submit the application.

Thank you,
Mari Cate

Mari Cate Conlon, P.G.

Senior Associate

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