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294 4<sup>th</sup> Avenue  
Brooklyn, New York

Brownfield Cleanup Program Application

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SUBMITTAL INSTRUCTIONS:

- 1. Compile the application package in the following manner:
a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information...
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: 294 4th Avenue, and two questions about BCA amendments and incomplete applications with Yes/No radio buttons.



# BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

|  |   |         |           |                                |                                  |                                  |
|--|---|---------|-----------|--------------------------------|----------------------------------|----------------------------------|
| <b>SECTION I: Property Information</b> Refer to Attachment A   |   |         |           |                                |                                  |                                  |
| PROPOSED SITE NAME <b>294 4th Avenue</b>   |   |         |           |                                |                                  |                                  |
| ADDRESS/LOCATION <b>294 4th Avenue</b>   |   |         |           |                                |                                  |                                  |
| CITY/TOWN <b>Brooklyn</b>  |   |         |           | ZIP CODE <b>11215</b>          |                                  |                                  |
| MUNICIPALITY (LIST ALL IF MORE THAN ONE) <b>Brooklyn</b>   |   |         |           |                                |                                  |                                  |
| COUNTY <b>Kings County</b>   |   |         |           | SITE SIZE (ACRES) <b>0.370</b> |                                  |                                  |
| LATITUDE   |   |         | LONGITUDE |                                |                                  |                                  |
| 40   | ° | 40      | ′         | 32.11                          | ″                                |                                  |
| 73   | ° | 59      | ′         | 06.34                          | ″                                |                                  |
| 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.<br><b>ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.</b> |   |         |           |                                |                                  |                                  |
| Parcel Address   |   | Section | Block     | Lot                            | Acreage                          |                                  |
| 27 Denton Place/294 4th Avenue   |   | 3       | 456       | 1                              | 0.370                            |                                  |
|  |   |         |           |                                |                                  |                                  |
|  |   |         |           |                                |                                  |                                  |
| 1. Do the proposed site boundaries correspond to tax map metes and bounds?<br>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?<br>(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 <a href="#">DEC's website</a> for more information)<br>If yes, identify census tract: _____<br>Percentage of property in En-zone (check one): <input checked="" type="radio"/> 0% <input type="radio"/> 1-49% <input type="radio"/> 50-99% <input type="radio"/> 100%   |   |         |           |                                | <input type="radio"/>            | <input checked="" type="radio"/> |
| 4. Is the project located within a disadvantaged community?<br>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)?<br>If yes, identify names of properties and site numbers, if available, in related BCP applications: _____  |   |         |           |                                | <input type="radio"/>            | <input checked="" type="radio"/> |



**SECTION II: Project Description** Refer to Attachment B

1. The project will be starting at:  Investigation  Remediation

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

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

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

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  N/A

**SECTION III: Ecological Concerns**

|  | Y                                | N                                |
|--|----------------------------------|----------------------------------|
| 1. Are there fish, wildlife, or ecological resources within a 1/2-mile radius of the site?                   | <input checked="" type="radio"/> | <input 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?  
 The FWRIA will be included as part of the Remedial Investigation Report N/A

| <b>SECTION IV: Land Use Factors</b>   |  | Refer to Attachment C            |                                  |
|---|--|----------------------------------|----------------------------------|
| 1. What is the property's current municipal zoning designation? <u>M1-4/R6B, C4-4D</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 checked="" type="checkbox"/>   |  |                                  |                                  |
| 3. Current use (select all that apply):   |  |                                  |                                  |
| Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input 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.<br>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 checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/>   |  |                                  |                                  |
| If residential, does it qualify as single-family housing?   |  | N/A                              |                                  |
|   |  | <input type="radio"/>            | <input checked="" type="radio"/> |
| 6. Please provide a statement detailing the specific proposed post-remediation use.<br>Is this summary attached?  |  | <input checked="" type="radio"/> | <input type="radio"/>            |
| 7. Is the proposed post-remediation use a renewable energy facility?<br>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?<br>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?<br>Please provide a brief explanation. Include additional documentation if necessary.                        |  | <input checked="" type="radio"/> | <input type="radio"/>            |

| <b>SECTION V: Current and Historical Property Owner and Operator Information</b> |                                  |          | Refer to Attachment D |
|--|----------------------------------|----------|-----------------------|
| CURRENT OWNER VJN Real Estate Corp   |                                  |          |                       |
| CONTACT NAME Vincent Nicastro  |                                  |          |                       |
| ADDRESS 28 Lyman Place   |                                  |          |                       |
| CITY Staten Island   |                                  | STATE NY | ZIP CODE 10304        |
| PHONE (917) 273-5167   | EMAIL dj577@aol.com              |          |                       |
| OWNERSHIP START DATE September 13, 1989  |                                  |          |                       |
| CURRENT OPERATOR Golden Touch Car Care Center                                    |                                  |          |                       |
| CONTACT NAME Gus Monogioudis   |                                  |          |                       |
| ADDRESS 296 4th Avenue   |                                  |          |                       |
| CITY Brooklyn  |                                  | STATE NY | ZIP CODE 11215        |
| PHONE (718) 855-8400   | EMAIL goldentouchfleet@gmail.com |          |                       |
| OPERATION START DATE July 1, 2003  |                                  |          |                       |

**SECTION VI: Property's Environmental History** Refer to Attachment E

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

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

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

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

- 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 checked="" 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 checked="" type="checkbox"/> Service Station |
| <input type="checkbox"/> Landfill               | <input type="checkbox"/> Tannery                  | <input type="checkbox"/> Electroplating     | <input type="checkbox"/> Unknown                    |

Other:

| SECTION VII: Requestor Information   |  | Refer to Attachment F  |                                       |
|--|--|------------------------|---------------------------------------|
| NAME 294 LLC   |  |                        |                                       |
| ADDRESS 478 Albany Avenue  |  |                        |                                       |
| CITY/TOWN Brooklyn   |  | STATE NY               | ZIP CODE 11203                        |
| PHONE (917) 273-5167   |  | EMAIL 2944th@gmail.com |                                       |
| 1. Is the requestor authorized to conduct business in New York State (NYS)?  |  |                        | Y<br><input checked="" 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 <a href="#">NYS Department of State's Corporation &amp; Business Entity Database</a> . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached? |  |                        | N<br><input type="radio"/>            |
| 3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A <input type="radio"/>   |  |                        | <input checked="" type="radio"/>      |
| 4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of <a href="#">DER-10: Technical Guidance for Site Investigation and Remediation</a> and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements?<br><b>Documents that are not properly certified will not be approved under the BCP.</b>  |  |                        | <input checked="" type="radio"/>      |

| SECTION VIII: Requestor Contact Information  |  |                           |                |
|--|--|---------------------------|----------------|
| REQUESTOR'S REPRESENTATIVE Joseph Vogel  |  |                           |                |
| ADDRESS 478 Albany Avenue  |  |                           |                |
| CITY Brooklyn  |  | STATE NY                  | ZIP CODE 11203 |
| PHONE (212) 208-4614   |  | EMAIL 2944th@gmail.com    |                |
| REQUESTOR'S CONSULTANT (CONTACT NAME) David Winslow  |  |                           |                |
| COMPANY Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. |  |                           |                |
| ADDRESS 1 North Broadway   |  |                           |                |
| CITY White Plains  |  | STATE NY                  | ZIP CODE 10601 |
| PHONE (914) 323-7400   |  | EMAIL dwinslow@langan.com |                |
| REQUESTOR'S ATTORNEY (CONTACT NAME) Linda Shaw   |  |                           |                |
| COMPANY Knauf Shaw LLP   |  |                           |                |
| ADDRESS 2600 Innovation Square - 100 South Clinton Avenue  |  |                           |                |
| CITY Rochester   |  | STATE NY                  | ZIP CODE 14604 |
| PHONE (585) 546-8430   |  | EMAIL Lshaw@nyenvlaw.com  |                |

| <b>SECTION IX: Program Fee</b>   |                                      |                                  |
|--|--------------------------------------|----------------------------------|
| Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of \$50,000. Requestors may apply for a fee waiver with supporting documentation. |                                      |                                  |
|  | <b>Y</b>                             | <b>N</b>                         |
| 1. Is the requestor applying for a fee waiver?   | <input 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 checked="" type="radio"/> | <input type="radio"/>            |

| <b>SECTION X: Requestor Eligibility</b> Refer to Attachment G  |                       |                                  |
|--|-----------------------|----------------------------------|
| If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.  |                       |                                  |
|  | <b>Y</b>              | <b>N</b>                         |
| 1. Are any enforcement actions pending against the requestor regarding this site?  | <input type="radio"/> | <input checked="" type="radio"/> |
| 2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?   | <input type="radio"/> | <input checked="" type="radio"/> |
| 3. Is the requestor subject to an outstanding claim by the Spill Fund for this site?<br>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?<br>If yes, please provide additional information.   | <input type="radio"/> Y | <input checked="" type="radio"/> N |
| 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?<br>If yes, please provide the DEC site number: _____ Class: _____   | <input type="radio"/> Y | <input checked="" type="radio"/> N |
| 3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility?<br>If yes, please provide:<br>Permit Type: _____ EPA ID Number: _____<br><br>Date Permit Issued: _____ Permit Expiration Date: _____   | <input type="radio"/> Y | <input checked="" type="radio"/> N |
| 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?<br>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.<br><br><div style="text-align: right;">N/A <input checked="" type="radio"/></div> | <input type="radio"/> Y | <input type="radio"/> N            |
| 5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10?<br>If yes, please provide the order number: _____   | <input type="radio"/> Y | <input checked="" type="radio"/> N |
| 6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?<br>If yes, please provide additional information as an attachment.   | <input type="radio"/> Y | <input checked="" type="radio"/> N |

| SECTION XII: Site Contact List   | Refer to Attachment H |
|--|-----------------------|
| <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"> <li>• The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.</li> <li>• Residents, owners, and occupants of the property and adjacent properties.</li> <li>• Local news media from which the community typically obtains information.</li> <li>• The public water supplier which services the area in which the property is located.</li> <li>• Any person who has requested to be placed on the contact list.</li> <li>• The administrator of any school or day care facility located on or near the property.</li> <li>• The location of a document repository for the project (e.g., local library). <b>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.</b> In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.</li> <li>• For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.</li> </ul> |                       |

**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 **Manager** (title) of **294 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: 6/10/26 Signature: \_\_\_\_\_

Print Name: J Vogel

**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 type="radio"/>            | <input checked="" 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.

## **ATTACHMENT A**

### **SECTION I: PROPERTY INFORMATION**

#### Item 1 – Metes and Bounds Description

The proposed New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) site is referred to as 294 4<sup>th</sup> Avenue in Brooklyn, New York. The BCP site consists of one lot encompassing approximately 16,435 square feet ( $\pm 0.37$  acre) combined, with known addresses of 294 4<sup>th</sup> Avenue also known as 27 Denton Place. The BCP site is identified on the Brooklyn Borough Tax Map as Block 456, Lot 1.

*Site Coordinates (degrees/minutes/seconds):*

- Latitude: 40°40'32.11"
- Longitude: -73°59'06.34"

#### Item 2 – Property and Tax Maps

**Figure A-1:** Site Location Map is the required United States Geological Survey 7.5-minute quadrangle map showing the location of the proposed BCP property.

**Figure A-2:** Site Plan provides a property base map that shows map scale, north arrow orientation, date, and proposed extent of the BCP property with respect to adjacent streets and roadways.

**Figure A-3:** Adjacent Property and Surrounding Land Use Map depicts the proposed BCP property boundary lines, with adjacent property owners clearly identified, and surrounding land uses.

**Figure A-4:** Environmental Zone Map provides a map of the property indicating that it is not situated within a New York State (NYS) Environmental Zone (En-Zone).

**Figure A-5:** Tax Block and Lot Map provides the tax parcel information.

**Figure A-6:** Disadvantaged Communities Map provides a property base map that shows location of the site with the Disadvantaged Community overlay developed by the Climate Justice Working Group.

#### Item 3 – Environmental Zone

According to the NYSDEC boundaries for the NYS En-Zone, the site is not located within an En-zone.

### Item 9 – Lands Under Water

The proposed BCP site corresponds to tax map metes and bounds and does not contain any lands under water. Metes and bounds descriptions of the tax lot is provided on the survey map.

### Item 12 – Easements

There are no light or air easements for the site.

### Item 13 – List of Permits Issued by NYSDEC

A review of available regulatory records did not identify any active or historic permits associated with the Site.

### Item 14 – Property Description Narrative

#### *Location*

The site is located at 294 4<sup>th</sup> Avenue (also known as 27 Denton Place) in Brooklyn, New York and is identified on the Brooklyn Borough Tax Map as Block 456, Lot 1. The approximately 16,435-square-foot ( $\pm$ 0.37-acre) site is bound by one vacant lot, identified as 21 Denton Place, and one 10-story mixed-use building (identified as 290 4<sup>th</sup> avenue) to the north, followed by multiple mixed use residential and commercial buildings. The site is bound to the east by 4<sup>th</sup> Avenue and a New York City Subway, to the south by 1<sup>st</sup> Street, and to the west by Denton Place.

#### *Site Features*

The approximately 0.37-acre site is improved with a one-story commercial building. The building occupies the majority of the property, with the remaining area consisting of paved asphalt surfaces used for vehicle access, circulation, and parking. The site's eastern, southern, and western edges are bound by a concrete sidewalk.

#### *Current Zoning and Land Use*

According to the New York City Planning Commission Zoning Map 16c, the site is located within an M1-4/R6B mixed manufacturing and residential zoning district with a C4-4D commercial overlay, permitting mixed-use redevelopment, while requiring compliance with contextual residential bulk controls and enhanced environmental protection measures typical of former industrial areas. A copy of the zoning map is included in Attachment C.

The site was assigned an E-Designation (E-601) for air quality, hazardous materials, and noise by the NYC Department of City Planning (DCP) as part of the Gowanus Neighborhood Plan Rezoning

Action (City Environmental Quality Review [CEQR] No. 19DCP157K). Sites with E-Designations are also subject to environmental review by the New York City Mayor's Office of Environmental Remediation (NYCOER).

The site is currently operated by Golden Touch Car Care Center as a car wash and vehicle service station. The vehicle wash and service center has operated on the property since July of 2003. Services include detailing and oil and lubrication changes.

Land use within a half-mile radius is urban and includes residential, commercial, industrial uses, institutional/public services, construction sites, and parks. The nearest ecological receptors is the Gowanus Canal (located approximately 1,100 feet west of the site).

The proposed use is consistent with applicable zoning laws and maps.

#### *Past Use of the Site*

Historical records indicate that Block 456, Lot 1 has supported a range of industrial and auto-related uses dating back to the early 1900s. By the early 1920s, the site was developed with industrial structures operated by Fulton Smelting & Refining Works, Inc., which reportedly continued operations through the 1940s. Sanborn Fire Insurance Maps indicate the presence of industrial buildings and associated infrastructure during this period. By the early 1950s, the site was redeveloped and operated as a scrap metal facility, with four gasoline storage tanks depicted along the 4th Avenue frontage. From the mid-1960s, the site transitioned to wholesale and automotive-related commercial uses, including a wholesale linoleum operation, followed by auto body repair and automotive service uses beginning in the late 1970s. From approximately 1977 through the present, the site has been consistently utilized for auto-related purposes, including auto detailing, oil changes, transmission service, and car wash operations, representing a continuation of historical uses commonly associated with petroleum products, metals, and industrial chemicals.

Potential sources of contamination at the site are associated with its long history of industrial and automotive-related operations. Historical use of the property by Fulton Smelting & Refining Works and subsequent scrap metal handling activities may have resulted in releases of metals and polycyclic aromatic hydrocarbons (PAHs) to site soils. Additionally, former gasoline underground storage tanks, automotive repair activities, vehicle fluid handling, and long-term car wash operations represent potential sources of petroleum hydrocarbons, volatile organic compounds (VOCs), and other automotive-related contaminants. Historic auto body and painting

operations may have also involved the use of chlorinated solvents, which could have contributed to impacts to soil, groundwater, and soil vapor beneath the site.

### *Site Geology and Hydrogeology*

According to an October 2022 Limited Phase II Environmental Site Investigation (ESI) and April 2026 Supplemental Phase II ESI, subsurface conditions at the site consist of industrial fill materials extending from the ground surface to depths of approximately 5 to 14.5 feet below ground surface (bgs). The fill generally consists of brown to dark brown silty sand with varying amounts of gravel, brick, concrete, and ceramic fragments. The industrial fill layer is underlain by brown silty sand with intermittent layers of clay and gravel, extending to the maximum explored depth of approximately 14.5 feet bgs. Groundwater was encountered at approximately 12.7 feet bgs in temporary well point TWP-01 and 13.6 in TWP-02.

Based on available regional geologic mapping and prior investigations reviewed as part of the Phase I Environmental Site Assessment, the site is underlain by glacial and alluvial deposits, with bedrock not encountered during the Limited Phase II investigation and inferred to be present at depths greater than 100 feet bgs. No geologic surface features such as rock outcrops were observed at the site. Depth to groundwater beneath Lot 1 is reported to range between approximately 10 and 12 feet bgs, with regional groundwater flow inferred to be generally toward the west-southwest in the direction of the Gowanus Canal, based on local topography and regional hydrogeologic conditions. The 2019 United States Geological Service (USGS) 7.5-minute quadrangle topographic map for Brooklyn, New York depicts the site at an elevation of about 23 feet above mean sea level (msl). The regional topography slopes downward to the west towards the Gowanus Canal.

### *Environmental Assessment*

Based on the findings of previous subsurface investigations completed at Block 456, Lot 1, the primary contaminants of concern, attributed to releases from historic property use, in soil include semivolatile organic compounds (SVOCs), specifically polycyclic aromatic hydrocarbons (PAHs), and metals. Contaminants of concern in soil vapor include chlorinated volatile organic compounds (CVOCs) and petroleum-related VOCs. Groundwater was encountered during subsurface exploration at 10 -12 ft bgs. Further details regarding documented soil, soil vapor, and groundwater conditions are provided below.

**Soil:** Soil analytical results were compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 NYCRR Part 375 Soil Cleanup Objectives (SCOs) for Restricted-Residential Use (RR), Restricted Commercial Use (CU), Restricted industrial use (IU), and Protection of Groundwater (PGW) . Industrial fill material was identified from surface grade to depths of up to approximately 12 feet below ground surface (bgs). SVOCs, primarily PAHs

including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, chrysene, dibenzo(a,h)anthracene, indeno(1,2,3-cd)pyrene, and Phenanthrene were detected in soil at concentrations exceeding applicable PGW, RR, CU, and IU SCOs. Metals, including arsenic, copper, lead, mercury, cadmium, chromium, and zinc, were detected above applicable PGW, RR, CU, and IU SCOs in both shallow and deeper soil intervals. Lead was identified in one soil sample collected at approximately 10 to 12 feet bgs, at concentrations exceeding toxicity characteristic leaching procedure (TCLP) lead exceeded regulatory thresholds, indicating the presence of hazardous lead-impacted soil. The observed soil impacts are consistent with contaminants associated with historic smelting operations, scrap metal processing, auto-related uses and the presence of contaminated industrial fill materials. The adjacent property located at 21 Denton Place is under a consent order to remediate soil and groundwater contamination consistent with the contaminants observed on the site. Soil analytical results identified exceedances of NYSDEC Part 375 Soil Cleanup Objectives for PAHs and metals within site fill materials. PAH exceedances included benzo(a)anthracene (20 mg/kg at 14 to 14.5 feet bgs), benzo(a)pyrene (17 mg/kg at 14 to 14.5 feet bgs), benzo(b)fluoranthene (21 mg/kg at 14 to 14.5 feet bgs), benzo(k)fluoranthene (6.1 mg/kg at 14 to 14.5 feet bgs), chrysene (19 mg/kg at 14 to 14.5 feet bgs), phenanthrene (60 mg/kg at 14 to 14.5 feet bgs), dibenzo(a,h)anthracene (1.8 mg/kg at 14 to 14.5 feet bgs), and indeno(1,2,3-cd)pyrene (7.1 mg/kg at 14 to 14.5 feet bgs) in sample SB01\_14-14.5. Benzo(g,h,i)perylene was detected at a maximum concentration of 7.2 mg/kg in historical sample SB-1 collected from 0 to 2 feet bgs.

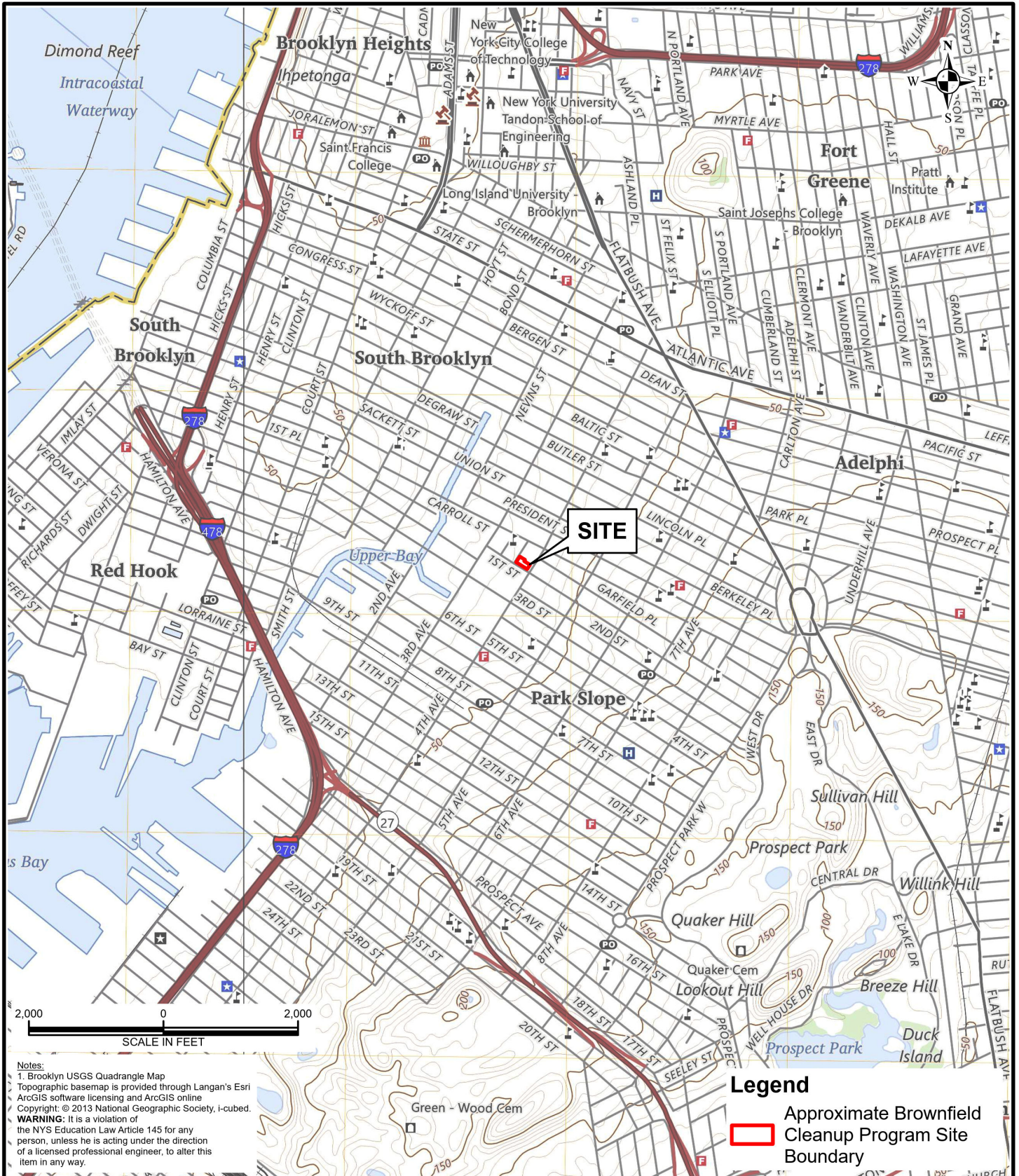
Metal exceedances included arsenic at 706 mg/kg in historical sample SB-3 (2 to 4 feet bgs), cadmium at 3.2 mg/kg in sample SB02\_1-2 (1 to 2 feet bgs), chromium at 31 mg/kg in historical sample SB-1 (10 to 12 feet bgs), copper at 2,410 mg/kg in sample SB02\_1-2 (1 to 2 feet bgs), lead at 12,200 mg/kg in historical sample SB-1 (10 to 12 feet bgs), mercury at 5.64 mg/kg in historical sample SB-3 (2 to 4 feet bgs), and zinc at 5,740 mg/kg in historical sample SB-1 (10 to 12 feet bgs). Exceedances were identified in both shallow and deeper fill materials across the site.

**Groundwater:** Groundwater was encountered at depths of approximately 10 to 12 feet bgs during subsurface investigation activities. Groundwater analytical results were compared to the New York State Department of Environmental Conservation (NYSDEC) Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values (AWQS). Analytical results identified concentrations of semi-volatile organic compounds (SVOCs), including polycyclic aromatic hydrocarbons (PAHs) such as benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, indeno(1,2,3-cd)pyrene, phenol, and naphthalene, at concentrations exceeding applicable AWQS in groundwater samples collected from temporary well points TWP-01 and TWP-02. The highest PAH concentrations were

identified in groundwater sample TWP-01, including benzo(a)anthracene at 0.45 micrograms per liter ( $\mu\text{g/L}$ ), chrysene at 0.44  $\mu\text{g/L}$ , benzo(b)fluoranthene at 0.36  $\mu\text{g/L}$ , and benzo(a)pyrene at 0.29  $\mu\text{g/L}$ . Petroleum-related volatile organic compounds (VOCs), including benzene, isopropylbenzene, n-propylbenzene, p/m-xylene, and 1,2,4,5-tetramethylbenzene, were also detected above applicable AWQS in groundwater at TWP-01, with maximum concentrations including n-propylbenzene at 22  $\mu\text{g/L}$ , isopropylbenzene at 21  $\mu\text{g/L}$ , and benzene at 4.8  $\mu\text{g/L}$ .

Metals were detected above applicable AWQS in groundwater samples collected from both TWP-01 and TWP-02, including arsenic, iron, lead, magnesium, manganese, mercury, nickel, selenium, and sodium. The highest concentrations were identified for sodium at 1,060,000  $\mu\text{g/L}$  and iron at 33,100  $\mu\text{g/L}$  in sample TWP-01\_042726. Elevated lead concentrations of up to 122.1  $\mu\text{g/L}$  were identified in TWP-02\_042826, while arsenic was detected at a maximum concentration of 125  $\mu\text{g/L}$  in TWP-01\_042726. The observed groundwater impacts are consistent with historic industrial operations, petroleum-related releases, and the presence of contaminated historic fill material. Analytical results indicate the presence of dissolved metals, petroleum-related VOCs, and PAH contamination within site groundwater.

**Soil Vapor:** Sub-slab soil vapor analytical results identified the presence of CVOCs, including trichloroethene (TCE), tetrachloroethene (PCE), cis-1,2-dichloroethene, and methylene chloride, as well as petroleum-related VOCs. Detected concentrations of TCE and PCE exceeded applicable New York State Department of Health (NYSDOH) soil vapor monitoring levels, indicating a potential vapor intrusion concern beneath the existing structure. The presence of CVOCs in both soil and soil vapor suggests a potential. Sub-slab soil vapor analytical results identified exceedances of the New York State Department of Health (NYSDOH) Soil Vapor/Indoor Air Decision Matrix values for 1,2,4-trimethylbenzene, cis-1,2-dichloroethene, o-xylene, and trichloroethene (TCE). The highest concentration of 1,2,4-trimethylbenzene was detected at 678 micrograms per cubic meter ( $\mu\text{g/m}^3$ ) in sample SV-1, compared to a decision matrix value of 60  $\mu\text{g/m}^3$ . Trichloroethene (TCE) was detected at a maximum concentration of 515  $\mu\text{g/m}^3$  in sample SV-2, exceeding the decision matrix value of 6  $\mu\text{g/m}^3$ . Cis-1,2-dichloroethene was detected at a maximum concentration of 10.3  $\mu\text{g/m}^3$  in sample SV-1, exceeding the decision matrix value of 6  $\mu\text{g/m}^3$ , while o-xylene was detected at concentrations up to 63.4  $\mu\text{g/m}^3$  in sample SV-3, exceeding the decision matrix value of 60  $\mu\text{g/m}^3$ . Exceedances were identified in all three sub-slab soil vapor samples collected beneath the site building. These conditions indicate that vapor mitigation measures may be required for future redevelopment of Lot 1 depending on the level of remediation achieved.



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Project  
**294 4TH AVENUE**  
 BLOCK No. 456, LOT No. 1  
 BROOKLYN  
 KINGS COUNTY NEW YORK

Figure Title  
**SITE  
 LOCATION  
 MAP**

Project No.  
 190140901  
 Date  
 1/28/2026  
 Scale  
 1" = 2,000 feet  
 Drawn By  
 GS

Figure  
**A-1**



**Legend**

Approximate Brownfield Cleanup Program Site Boundary

**Notes:**  
 1. Aerial imagery provided through Langan's subscription to NearMap.com, flown 7/3/2025.  
 2. Parcel data provided by the New York City Department of City Planning.

E

**WARNING:** It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.



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Project

**294 4TH AVENUE**

BLOCK No. 456, LOT No. 1  
 BROOKLYN

KINGS COUNTY

Figure Title

**SITE PLAN**

NEW YORK

Project No.

190140901

Date

1/28/2026

Scale

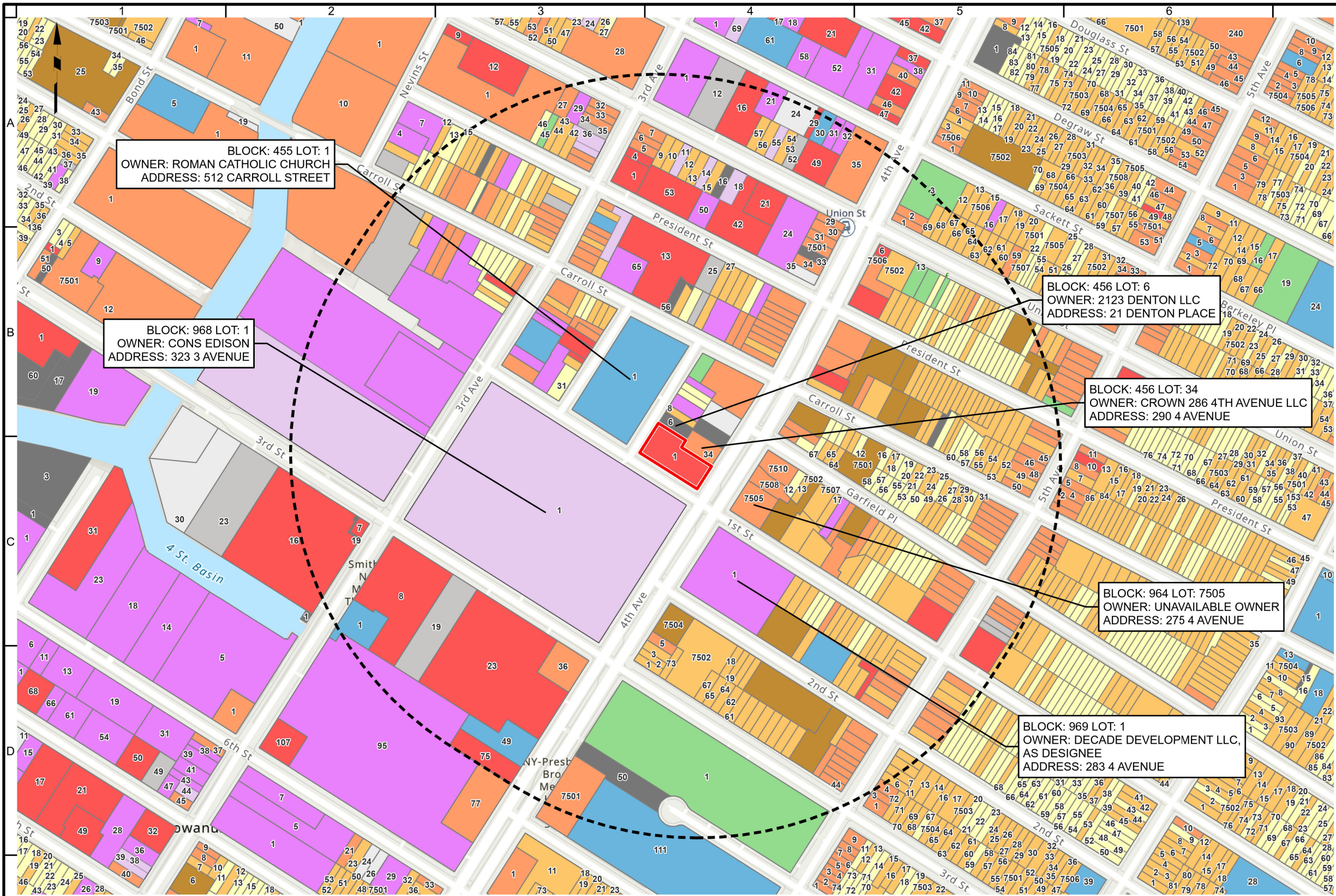
1"=50'

Drawn By

GS

Figure No.

**A-2**



**Legend**

- Approximate Brownfield Cleanup Program Site Boundary
- 1 Tax Parcel

**Land Use**

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

**Notes:**

1. Topographic basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online.
2. Parcel and land use data provided by the New York City Department of City Planning.

**WARNING:** It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

300      0      300  
  
 SCALE IN FEET

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Project  
**294 4TH AVENUE**  
 BLOCK No. 456, LOT No. 1  
 BROOKLYN  
 KINGS COUNTY      NEW YORK

Figure Title  
**ADJACENT PROPERTY  
 AND SURROUNDING  
 LAND USE MAP**

|                          |            |
|--------------------------|------------|
| Project No.<br>190140901 | <b>A-3</b> |
| Date<br>1/28/2026        |            |
| Scale<br>1"=300'         |            |
| Drawn By<br>GS           |            |
| Figure No.               |            |



**Legend**

Approximate Brownfield Cleanup Program Site Boundary

- Notes:**
1. Aerial imagery provided through Langan's subscription to NearMap.com, flown 7/3/2025.
  2. Environmental Zone data from the 2009-2013 American Community Survey 5-year Estimates, updated January 2023.
  3. No Environmental Zone criteria are present in the figure extents.
  4. The site is located within Kings County Census Tract 119.01.

E

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Project

**294 4TH AVENUE**

BLOCK No. 456, LOT No. 1  
BROOKLYN

KINGS COUNTY

Figure Title

**ENVIRONMENTAL  
ZONE MAP**

NEW YORK

Project No.

190140901

Date

1/28/2026

Scale

1"=100'

Drawn By

GS

Figure No.

**A-4**



- Legend**
- Approximate Brownfield Cleanup Program Site Boundary
  - 456** Tax Block
  - Tax Parcel

**Notes:**  
 1. Topographic basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online.  
 2. Parcel data provided by the New York City Department of City Planning.

**WARNING:** It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.



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Project  
**294 4TH AVENUE**  
 BLOCK No. 456, LOT No. 1  
 BROOKLYN  
 KINGS COUNTY NEW YORK

Figure Title  
**TAX BLOCK  
 AND LOT MAP**

|                          |            |
|--------------------------|------------|
| Project No.<br>190140901 | <b>A-5</b> |
| Date<br>1/28/2026        |            |
| Scale<br>1"=100'         |            |
| Drawn By<br>GS           |            |



**Legend**

- Approximate Brownfield Cleanup Program Site Boundary
- Disadvantaged Communities

**Notes:**  
 1. Aerial imagery provided through Langan's subscription to NearMap.com, flown 7/3/2025.  
 2. Disadvantaged communities data provided by the State of New York.

E

**WARNING:** It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.



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Project

**294 4TH AVENUE**

BLOCK No. 456, LOT No. 1

BROOKLYN

KINGS COUNTY

Figure Title

**DISADVANTAGED  
 COMMUNITIES MAP**

Project No.

190140901

Date

1/28/2026

Scale

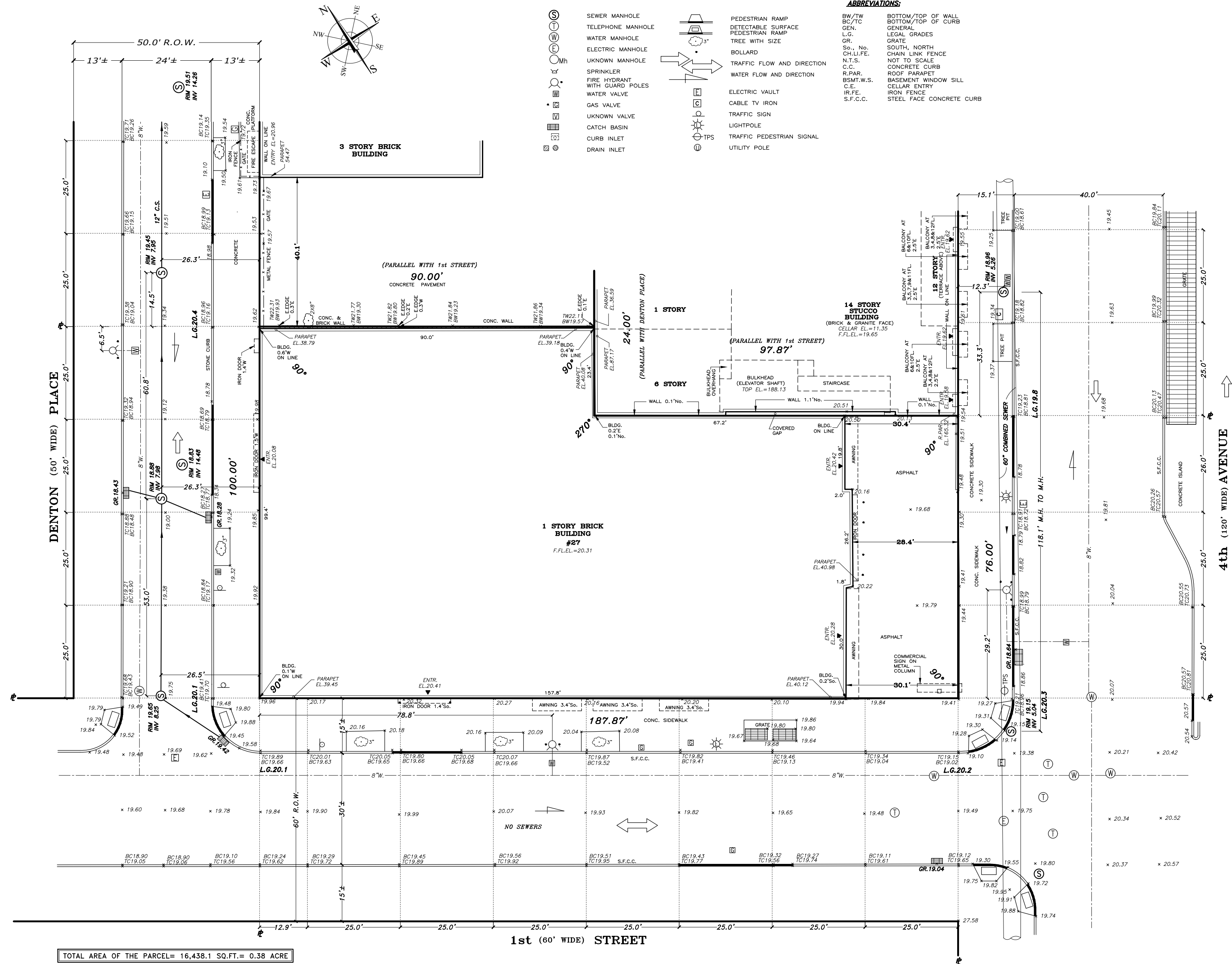
1"=100'

Drawn By

GS

Figure No.

**A-6**



TOTAL AREA OF THE PARCEL= 16,438.1 SQ.FT.= 0.38 ACRE

# ARCHITECTURAL SURVEY

## OF DESCRIBED PROPERTY

LOCATED AT:  
BOROUGH OF BROOKLYN, COUNTY OF KINGS,  
CITY AND STATE OF NEW YORK

TAX DESIGNATION:  
BLOCK: 456, LOT: 1

SURVEYED ON: OCTOBER 9, 2025

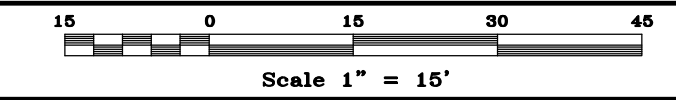


ALEXANDER TSUKERMAN N.Y.S. L.S. No. 050189

DRAWN BY: AH CHECKED BY: AT

- NOTES:**
- ELEVATIONS AND ESTABLISHED GRADES SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
  - LEGAL GRADES SHOWN HEREON REFER TO THE TOP OF THE CURB TAKEN AT THE PROJECTION OF THE PROPERTY LINES.
  - THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO SUBSURFACE UTILITIES AND/OR SUBSTRUCTURES IS NOT CERTIFIED AS TO ACCURACY OR COMPLETENESS.
  - SIZES AND TYPES OF SEWERS SHOWN HEREON AS OBTAINED FROM NYC DEP RECORDS. SEWER MANHOLE RIM AND INVERT ELEVATIONS SHOWN HEREON OBTAINED BY FIELD MEASUREMENTS.
  - SIZE OF WATER MAIN SHOWN HEREON AS OBTAINED FROM THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION RECORDS, AS SHOWN ON DEP MAP.
  - THE OWNER, CONTRACTOR AND/OR HIS AGENTS MUST NOTIFY THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION IN ACCORDANCE WITH INDUSTRIAL CODE RULE 53.
  - THIS IS TO CERTIFY THAT THERE ARE NO STREAMS NOR NATURAL WATERCOURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.

THE OFFSETS OR DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES AND ANY OTHER CONSTRUCTION. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THE DISTANCE OF RIGHT OF WAY AND/OR BASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.



**LEONARD J. STRANDBERG AND ASSOCIATES,**  
CONSULTING ENGINEERS AND LAND SURVEYORS, P.C.  
32 SMITH STREET, FREEPORT, NY 11520  
516-378-2064 • 212-213-4090 • FAX 516-378-6649  
EMAIL: INFO@LJSPC.COM

## **ATTACHMENT B**

### **SECTION II: PROJECT DESCRIPTION**

#### *Item 4 - Purpose and Scope of the Project*

The purpose of the project is to remediate and redevelop the approximately 16,435-square-foot ( $\pm 0.37$  acre) site. The site is currently active and is operated by the Golden Touch Car Wash as a vehicle wash and service station. The redevelopment will consist of a mixed-use development up to 14 stories that will include a cellar. 25% of residential units will be designated as affordable housing.

Remediation will be performed both prior to and concurrently with the proposed redevelopment and in accordance with an approved Remedial Action Work Plan (RAWP) and Construction Health and Safety Plan (CHASP), including a Community Air Monitoring Plan (CAMP). The proposed remedial measures needed to accommodate the project will include:

- Demolition of the existing site building.
- Excavation and off-site disposal of contaminated soil
- Removal or treatment of source material
- Groundwater remediation
- Installation of a Subslab Membrane and Depressurization system or other vapor mitigation system.

In October of 2022 a Phase I Environmental Site Assessment followed by a Phase II Limited Subsurface Investigation (LSI) Report prepared by Haley & Aldrich, and April 2026 Phase II investigation were completed for the site. Historic reports are summarized in Attachment E.

The remedial program would begin with the submission of a Remedial Investigation Work Plan (RIWP) for the New York State Department of Environmental Conservation's (NYSDEC) review. Findings of the investigation outlined in the RIWP will be documented in a Remedial Investigation Report (RIR). Future remediation plans associated with development to address the identified impacts will be detailed in the Remedial Action Work Plan (RAWP), which will be implemented concurrently with the contemplated development. The RIR and RAWP will be prepared in accordance with NYSDEC guidelines. An estimated timeline of anticipated Brownfield Cleanup Program (BCP) milestones is provided in the following schedule.

Estimated Project Schedule



Item 5 – Green and Sustainable Remediation

Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per the NYSDEC DER-31 Green Remediation Policy (DER-31). The following green remediation/sustainability concepts will be considered and/or implemented, to the extent feasible, during investigations and remediation phases:

1. Principles to be implemented during investigation phases:

- Increase energy efficiency/minimize total energy use and direct and indirect CO<sub>2</sub>/greenhouse gas (GHG) emissions to the atmosphere
  - Langan will request that CAMP stations are supplied with solar panels to reduce the need to draw power from the grid to recharge CAMP battery stations.
- Minimize equipment and truck idling and use sustainably produced biofuels to reduce discharge of pollutants and GHGs to the atmosphere
- Reduce emissions of air pollutants
  - Drilling rigs and gasoline powered equipment will not be allowed to idle on site while not in use.
  - Soils and groundwater generate during investigations will be contained in sealed drums to prevent offgassing of pollutants to the atmosphere.
- Reduce emissions of air pollutants
  - Langan owns and operates multiple hybrids and fully electric vehicles, these vehicles as well as mass transit shall be used by staff to commute to and from the site when available.

2. Principles to be implemented during remediation activities:

- Increase energy efficiency/minimize total energy use and direct and indirect CO<sub>2</sub>/greenhouse gas (GHG) emissions to the atmosphere
  - Langan will request that CAMP stations are supplied with solar panels to reduce the need to draw power from the grid to recharge CAMP battery stations
- Reduce emissions of air pollutants
  - Excavators, dump trucks, and support vehicles will not be allowed to idle when not in use.
- Conserve natural resources such as soil and water; promote the sequestration of carbon through reforestation or afforestation

- Only impacted soil will be removed to prevent overexcavation of clean soil, this preserving natural resources.
- Prevent long-term erosion, surface runoff, and off-site water quality impacts, and prevent unintended soil compaction
  - A Stormwater Pollution Prevention Plan (SWPPP) will be developed and implemented on site.
- Minimize waste or implement beneficial use of materials that would otherwise be considered a waste
  - Langan will request that contractors and subcontractors are mindful in their ordering of materials to prevent unused and wasted products/materials.
- Minimize equipment and truck idling and use sustainably produced biofuels to reduce discharge of pollutants and GHGs to the atmosphere
- Utilize clean diesel (new or retrofitted) equipment to reduce emissions to the atmosphere.
  - Langan will request the the contractors and subcontractors use vehicles, if readily available, that utilize clean diesel in order to reduce emissions to the atmosphere.
- Minimize truck travel and waiting times for loading and for disposal to save energy, reduce emissions, and reduce localized noise, vibration, and wear and tear on roads.
  - Trucking import and export scheduling will be carefully planned to prevent long waiting times for loading and at disposal facilities. Additionally, drivers will be instructed to use the shortest routes between the site and export facilities.
- Reduce emissions of air pollutants
  - Langan owns and operates multiple hybrids and fully electric vehicles, these vehicles as well as mass transit shall be used by staff to commute to and from the site when available.

## **ATTACHMENT C**

### **SECTION IV: LAND USE FACTORS**

#### Items 1 and 2 - Current Zoning

According to the New York City Planning Commission Zoning Map 16c, The site is located within an M1-4/R6B mixed manufacturing and residential zoning district with a C4-4D commercial overlay, permitting mixed-use redevelopment while requiring compliance with contextual residential bulk controls and enhanced environmental protection measures typical of former industrial areas.

The proposed residential and commercial use is consistent with the current zoning. A copy of the zoning map is included in this attachment.

#### Item 4 - Current Use

The Site is currently active and operated as Golden Touch Car Care Center, which functions as an active car wash and vehicle service facility. Current operations include exterior vehicle washing, interior detailing, routine vehicle maintenance, and oil change services conducted within the existing one-story commercial building. The Site is fully developed and paved, with all operations occurring within the building footprint and associated service areas.

Car washing and detailing operations have the potential to involve materials and products that may contain per- and polyfluoroalkyl substances (PFAS), including certain detergents, surfactants, waxes, surface protectants, stain-resistant treatments, and water-repellent coatings commonly used in vehicle cleaning and detailing processes. In addition, vehicle service activities, including oil changes and general maintenance, involve the handling and use of petroleum-based products such as motor oils, lubricants, fuels, and hydraulic fluids. Historical and ongoing use of these materials, along with wastewater generated during washing activities, represent potential sources of petroleum-related contaminants, PFAS, and associated constituents in soil, groundwater, and other subsurface media at the Site.

#### Item 6 - Intended Use Post Remediation

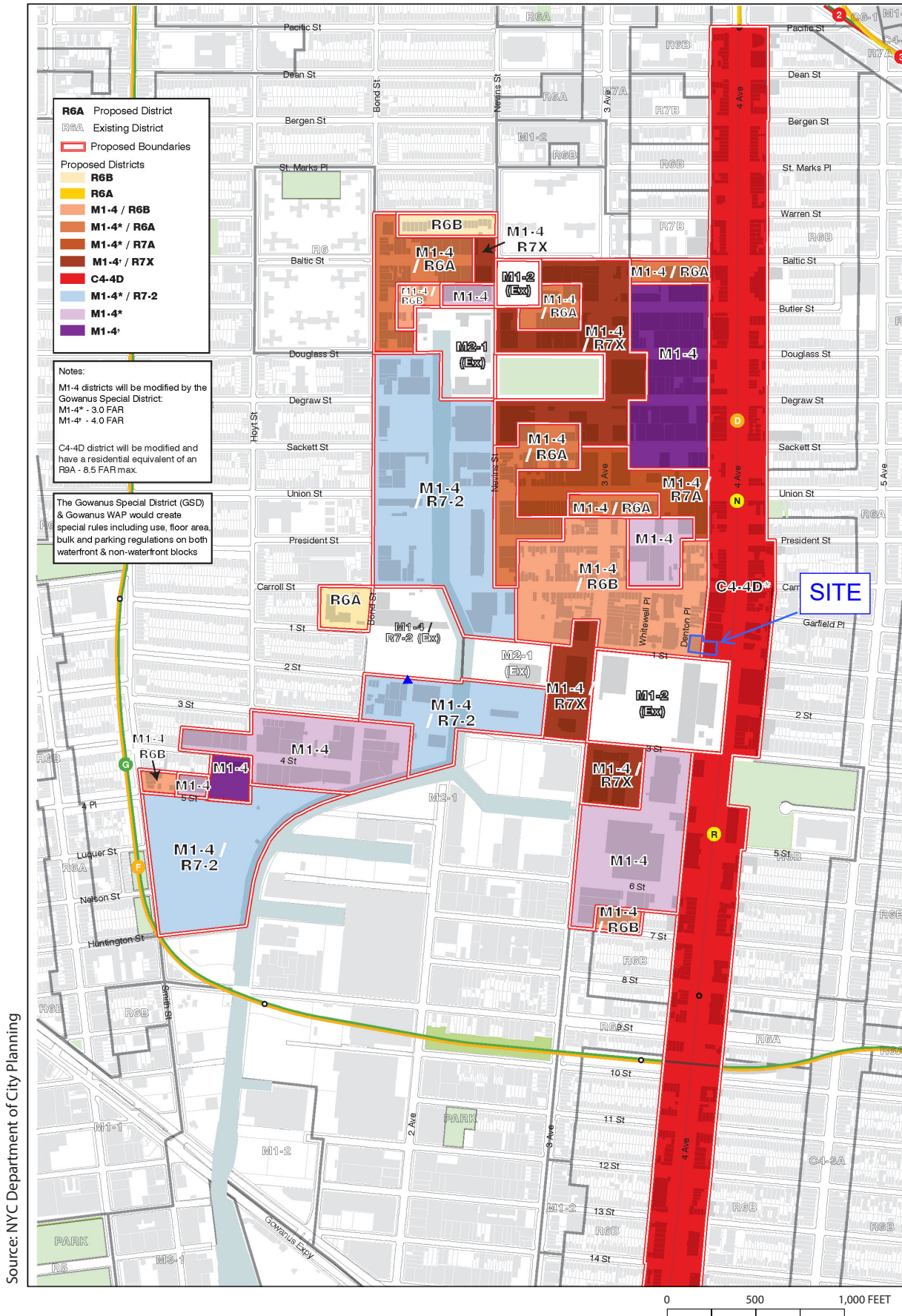
Current plans call for a mixed-use 25% affordable housing building with commercial components and one story basement level.

#### Item 9 - Consistency with Applicable Zoning Laws/Maps

The site is located within the M1-4/R6B and C4-4D districts. This project responds to and is fully consistent with the goals of the City Council as embodied in the NYC Zoning Districts and provides additional housing in a growing neighborhood.

*Item 10 - Consistency with Applicable comprehensive community master, waterfront revitalization, and adopted land use plans*

The site is located within the boundary of the proposed rezoning of the Gowanus Canal Corridor. The proposed use is consistent with the surrounding community and waterfront plans, and is cohesive with the draft zoning proposal for the Gowanus Canal Corridor.





# Gowanus Neighborhood Planning Study

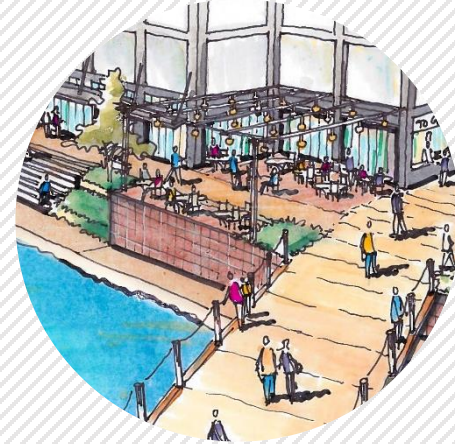
## Draft Zoning Proposal



CB 6 – Land Use Committee // February 28, 2019

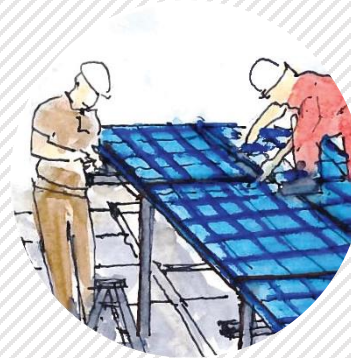
## ***Facilitate Community Priorities***

- ***Thousands of new homes, including thousands for lower-income New Yorkers***
- ***New jobs across a variety of sectors***
- ***New open space and new schools***
- ***A resilient shoreline and cleaned-up brownfields***
- ***An expanded, greener urban canopy***



## *Make Broader Investments & Community Goals Possible*

- **Equitable, sustainable future**
  - Planning for climate change
  - Lowering carbon footprint
  - Remediating Land
  - New open spaces and expanded urban tree canopy
- **NYCHA**
  - \$4M for Community Center
- **Gowanus IBZ study**
- **Infrastructure**
  - Schools, transit, open space, etc...



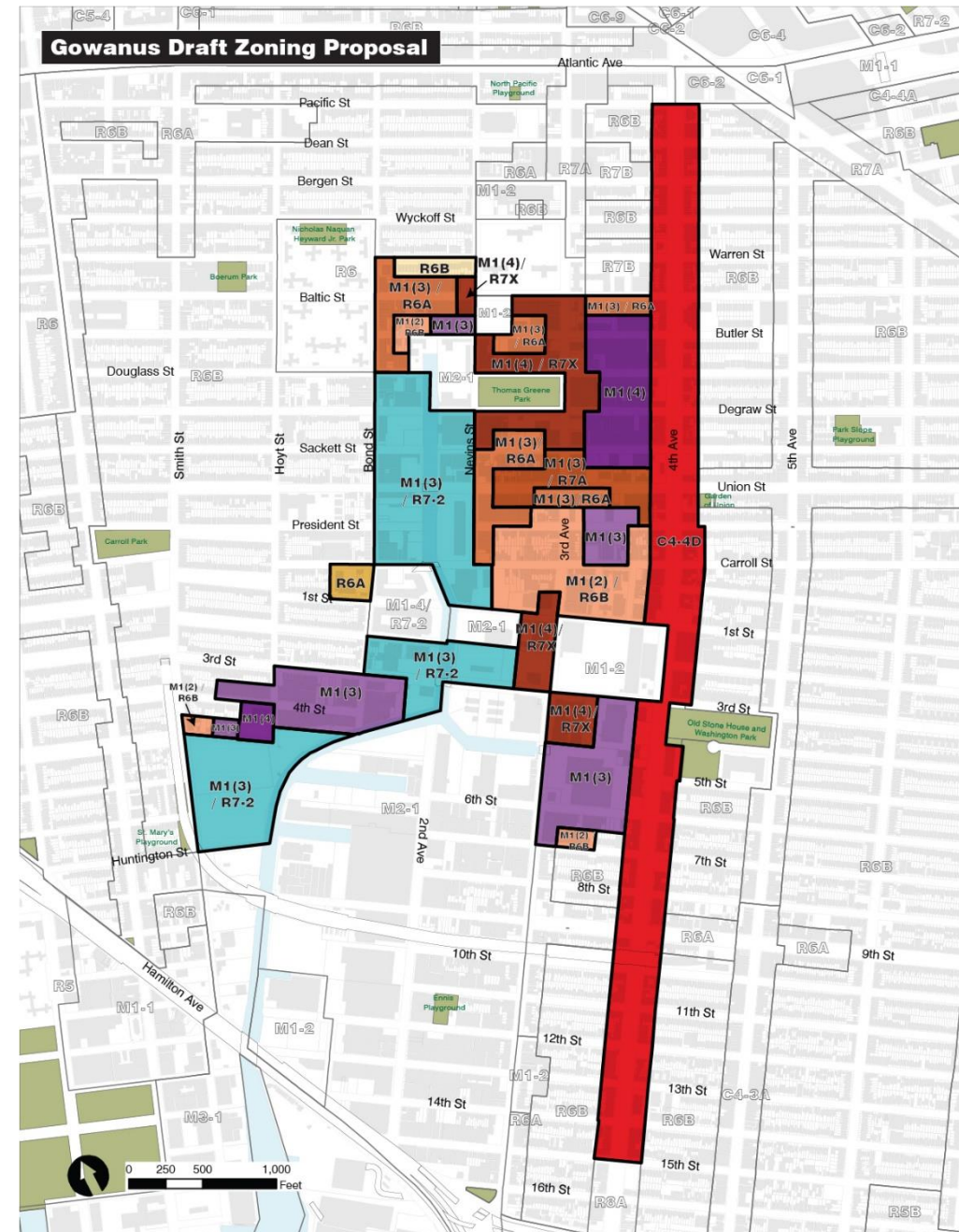
### “**Housing**

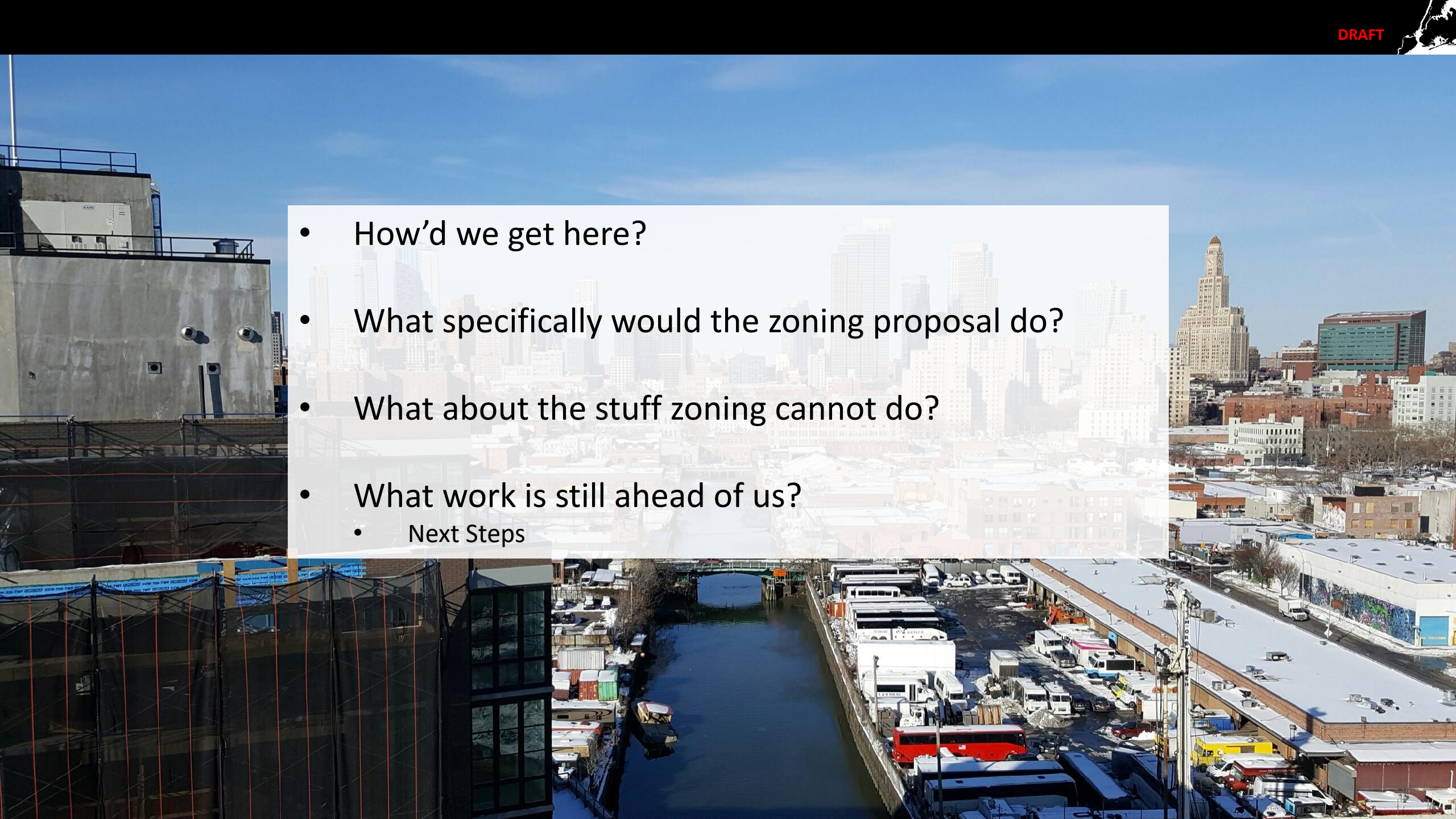
**Make improvements to NYCHA campuses by preserving and developing affordable housing**

- The City will consider funding improvements to Gowanus Houses, Wyckoff Gardens, and Warren Street Houses during the rezoning process. Capital needs will be evaluated via an assessment of improvements needed in these developments, in the context of broader investments in NYCHA.”



- **Zoning Map Amendment**
  - » Promote mixed-use growth in key areas
  - » Preserve and strengthen clusters of non-residential activity
- **Zoning Text Amendment**
  - » Establish the Special Gowanus Mixed-Use District
  - » Create the Gowanus Waterfront Access Plan
  - » Apply Mandatory Affordable Housing (MIH)
- **City Map Changes**
  - » New parkland and streets
- **Disposition Approval and Urban Development Action Area Project (UDAAP)**
  - » Facilitate redevelopment on city-owned sites



- 
- An aerial photograph of a city street scene. In the foreground, there is a canal with a bridge. To the right of the canal is a large bus depot filled with many white buses. To the left of the canal is a building under construction, covered in scaffolding and safety netting. In the background, there is a dense city skyline with various skyscrapers under a clear blue sky.
- How'd we get here?
  - What specifically would the zoning proposal do?
  - What about the stuff zoning cannot do?
  - What work is still ahead of us?
    - Next Steps

## *Issues and Opportunities*

- City-wide **housing crisis** + thriving and **diversifying economy**
- Thriving nearby neighborhoods **without room to grow**
- **Former industrial** waterway and surrounding area lacks critical infrastructure, and floods regularly
- Market **pressure** and development interest around Canal
- Infrastructure needed to **support growth**, which is typically ad hoc
- A sustainable future **requires more efficient land use** near mass transit



1924 Aerial View of Gowanus Canal

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1924 Aerial View of Gowanus Canal

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- Market **pressure** and development interest around Canal
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- A sustainable future **requires** more **efficient land use** near mass transit



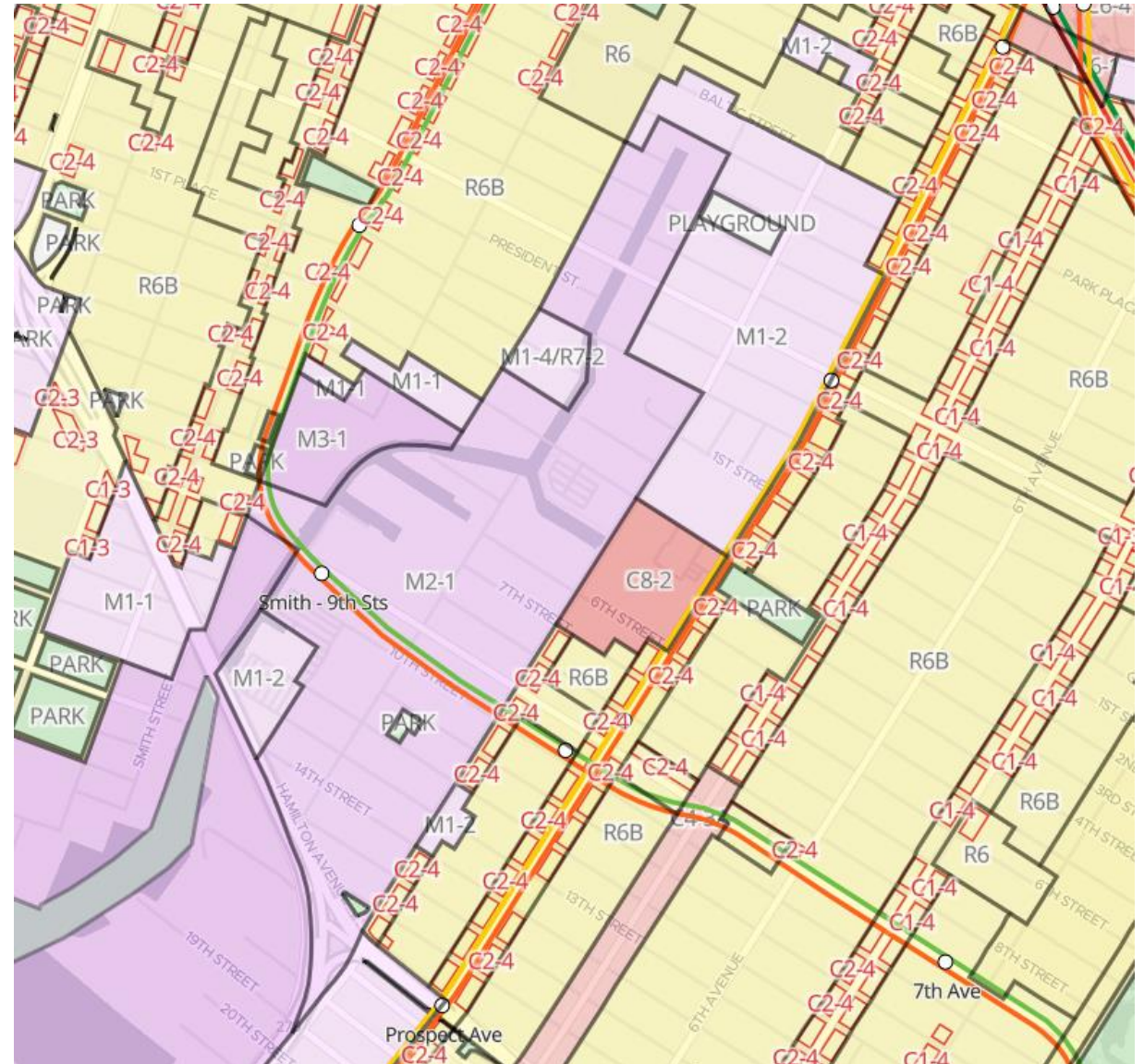
1924 Aerial View of Gowanus Canal

## Outdated Existing Zoning

- Largely in place since 1961
- Relatively low densities
- **Outdated** parking & loading requirements
- **Limited** range of uses permitted
- **No new residential** uses allowed
- **Disincentive** to remediate brownfields

Existing Zoning Districts

| Zoning District | Residential FAR | Industrial/Commercial FAR | Community Facility FAR |
|-----------------|-----------------|---------------------------|------------------------|
| M1-1            | -               | 1.0                       | 2.4                    |
| M1-2            | -               | 2.0                       | 4.8                    |
| M2-1            | -               | 2.0                       | -                      |
| M3-1            | -               | 2.0                       | -                      |
| C8-2            | -               | 2.0                       | 4.8                    |
| R8A/C2-4        | 6.02            | 2.0                       | 6.50                   |



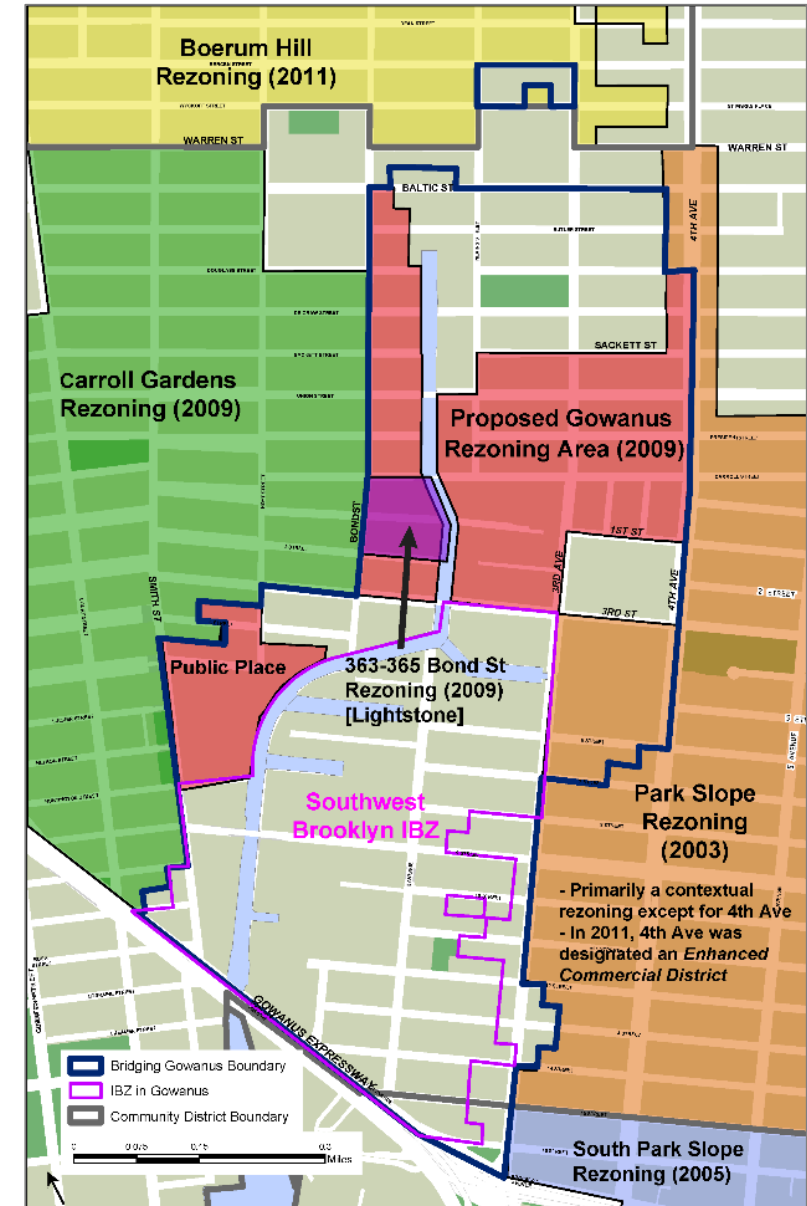
Existing Zoning

*How'd we get here?*



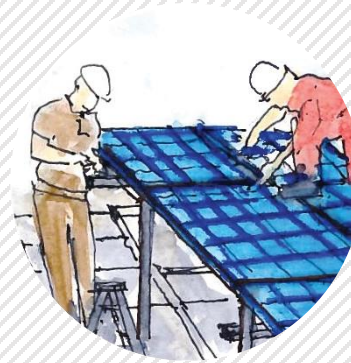
*October 2016 – Kickoff Event*

- 2006 Gowanus Canal Community Development Corporation (GCCDC) Plan
- 2007 'Platform' for Responsible Development of the Gowanus Canal Area  
NYC DCP Rezoning Study Begins
- 2008 NYC DEP Waterbody/Watershed Report
- 2010 EPA designates Canal as a Superfund site  
NYC DCP Rezoning Study put on hold  
'Reconsidering Gowanus' report released
- 2011 Gowanus Works: Preserving Place and Production (Pratt Institute)
- 2012 *Superstorm Sandy*
- 2013 Brownfield Opportunity Area (BOA) Nomination Study  
*A Stronger, More Resilient New York report*
- 2014 Bridging Gowanus
- 2015 CB6 adopts BG recommendations



## *Make Broader Investments & Community Goals Possible*

- **Equitable, sustainable future**
  - Planning for climate change
  - Lowering carbon footprint
  - Remediating Land
  - New open spaces and expanded urban tree canopy
- **NYCHA**
  - \$4M for Community Center
- **Gowanus IBZ**
- **Infrastructure**
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### “Housing

**Make improvements to NYCHA campuses by preserving and developing affordable housing**

- The City will consider funding improvements to Gowanus Houses, Wyckoff Gardens, and Warren Street Houses during the rezoning process. Capital needs will be evaluated via an assessment of improvements needed in these developments, in the context of broader investments in NYCHA.”



*At the same time that we are working toward a draft Plan, we are about to begin a thorough environmental review to better understand the potential impacts of this rezoning proposal.*

## Begin Environmental Review

- Issue Draft Scope of Work
- Hold Public Scoping Meeting – **Tentative April 2019**
- Receive Community Input on Methodology and Scope of Work for Environmental Review

## Gowanus Neighborhood Plan

- Meet with community stakeholders and property owners to share and learn more about how the proposal can help shape the future of Gowanus
- Continue to work with community partners and stakeholders to advance zoning and non-zoning neighborhood priorities

# Listen and Learn Phase Overview

DRAFT

*Listen & Learn*

Public Meetings & Workshops

NYCHA & Targeted Outreach

Sustainability & Resiliency  
Industry & Economic Dev.

Working Groups

Public Realm  
Arts & Culture  
Housing

Plangowanus.com

- 100+ hours of workshops and meetings
- 26 working group meetings
- Large public events
- CB6 Meetings
- NYCHA Tenant Association meetings
- Over 17,000 total page visits on PlanGowanus.com
- Community roundtables and pop-up events

*Listen & Learn*

**Public Meetings & Workshops**

**NYCHA & Targeted Outreach**

**Sustainability & Resiliency**  
**Industry & Economic Dev.**

**Working Groups**

**Public Realm**  
**Arts & Culture**  
**Housing**

**Plangowanus.com**

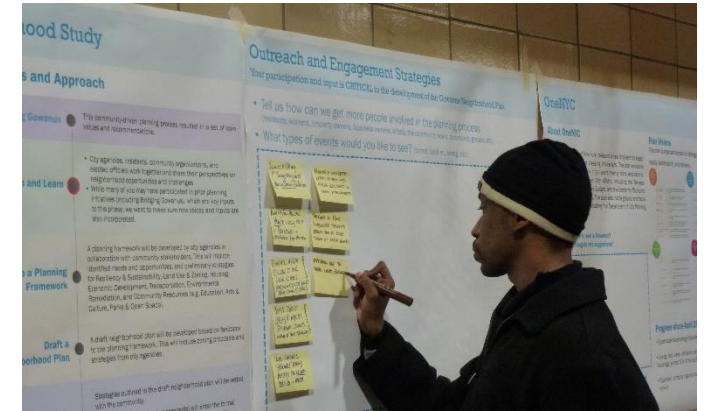
- Large format events since 2016 gathering input, feedback
- Sharing out results



**Gowanus Framework Open House**



**March 2017 Urban Design Workshop**



**October 2016 Kick-off Meeting**



**July 2017 Working Group Summit**



**December 2016 Sustainability & Resiliency**

*Listen & Learn*

Public Meetings & Workshops

**NYCHA & Targeted Outreach**

Sustainability & Resiliency  
Industry & Economic Dev.

Working Groups

Public Realm  
Arts & Culture  
Housing

Plangowanus.com

- Regularly attended NYCHA Tenant Association Meetings
- Individual and group stakeholders
  - Community-based organizations
  - Elected officials
  - Businesses and property owners
  - Residents and citizens
- CB6 Outreach



## Help shape the future of Gowanus in a Working Group

Working Groups will be held in order to identify strategies and recommendations in five topic areas:



### Anyone can join!

Time Commitment:  
// 5 to 10 hours each month, for approximately 6 months



For more information, please visit [nyc.gov/gowanus](http://nyc.gov/gowanus) NYC PLANNING

*Listen & Learn*

Public Meetings & Workshops

NYCHA & Targeted Outreach

Sustainability & Resiliency  
Industry & Economic Dev.

Working Groups

Public Realm  
Arts & Culture  
Housing

Plangowanus.com

- 5 Groups / 5 Meetings – 80+ hours
- Developed mutually shared priorities and objectives
- Discussed tradeoffs and hard questions
- Shared out to community on website and at Fall 2017 public event



Listen & Learn

Public Meetings & Workshops

NYCHA & Targeted Outreach

Sustainability & Resiliency  
Industry & Economic Dev.

Working Groups

Public Realm  
Arts & Culture  
Housing

Plangowanus.com

- DCP Pilot used during listen and learn phase
- Topical Pages
- Interactive tools to gather feedback / ideas
- >17,000 visitors
- Used to share and archive information with Working Groups



# Led to Planning and Land Use Framework

DRAFT

*Listen & Learn*



*Develop Framework*



Gowanus: A Framework For A Sustainable, Inclusive, Mixed-use Neighborhood

- Snapshot in time
- Structured around community priorities
- Includes some elements of a nabe plan based on what we heard so far
  1. Sustainability & Resiliency
  2. Environmental Remediation
  3. Community and Cultural Resources
  4. Housing
  5. Economic and Job Development
  6. Transportation
  7. Land Use and Urban Form
- Organized by goals and strategies



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| Community Outreach                     |         |
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# How is the Framework Used?

- Roadmap to achieving a shared vision
  - Requires collective action
  - All levels of society
    - Agencies, CBs, CBOs, developers, businesses, etc...
- Engagement and organizing around priorities
- Check-in with community on direction
- Alignment of city tools and resources
- In drafting detailed Zoning Proposal
- Tool for evaluating existing and future projects or programs



# What progress has been made since it was released?

*Since June 2018, the City and community partners have continued to work around community priorities. More details on [nyc.gov/gowanus](https://nyc.gov/gowanus)*

## ***Sustainability & Resiliency***

- High-level storm sewers
- Incorporate in draft zoning
  - WAP

## ***Community & Cultural Resources***

- St. Mary's and Ennis Playgrounds
- Develop supportive zoning proposal
- Evaluate historic resources

## ***Economic Development & Jobs***

- Develop supportive zoning proposal
- Advance IBZ vision study
- SBS Mobile Outreach Unit launch

## ***Environmental Remediation***

- Support continued Canal & upland remediation efforts
- E-designations

## ***Housing & NYCHA***

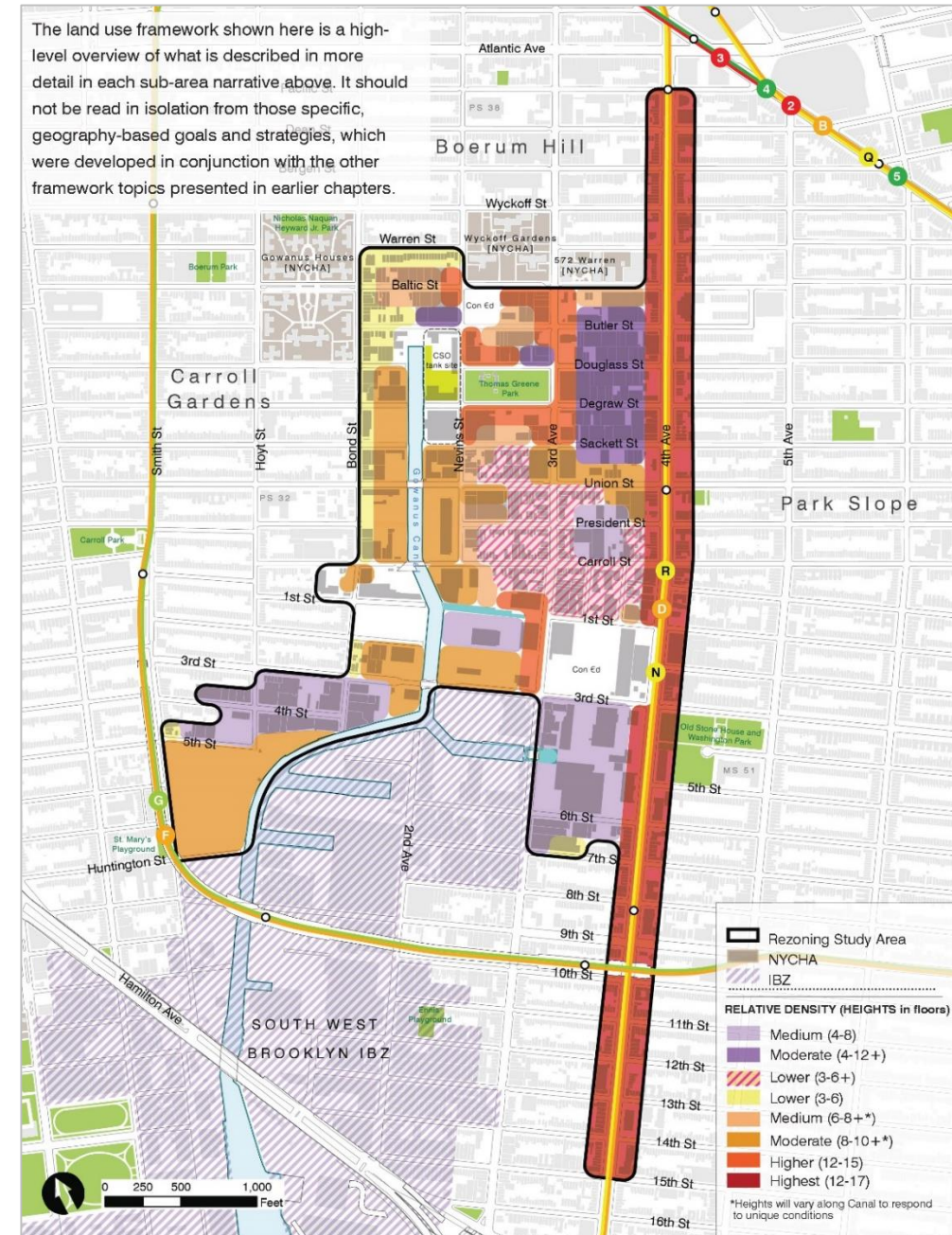
- Public Place Workshop
- Gowanus Community Center
- Meeting on Fair Housing

## ***Transportation***

- Map transit easements along 4<sup>th</sup> Avenue
- Assess connectivity across Nevins Street by existing and planned open space

## Goals:

- Support **Sustainability and Resiliency** efforts to make Gowanus a model green neighborhood
- Strengthen / **promote clusters** of non-residential activity
- Allow housing in key areas and **require affordable housing** in new development
- Leverage and focus **density** in appropriate locations
- Promote active, accessible, **resilient waterfront**
- Strengthen / **extend commercial corridors**
- Encourage and reinforce a vibrant, **live-work neighborhood**
- Be responsive to key elements of **character/scale**



# Develop Zoning Proposal

DRAFT

**Listen & Learn**

Public Meetings & Workshops

NYCHA & Targeted Outreach

Sustainability & Resiliency  
Industry & Economic Dev.

Working Groups

Public Realm  
Arts & Culture  
Housing

Plangowanus.com

**Develop Framework**

Sustainability & Resiliency

Environmental Remediation

Community & Cultural Resources

Housing

Economic & Job Development

Transportation

Land Use & Urban Form

Gowanus: A Framework For A Sustainable, Inclusive, Mixed-use Neighborhood

**Develop Zoning Proposal**

Land Use & Urban Form

Patterns And Trends  
Existing Zoning Issues  
Land Use Goals And Sub-area Approaches

Draft Zoning Proposal





*How // Proposal Overview*





**Proposed Zoning // Industrial and Commercial**

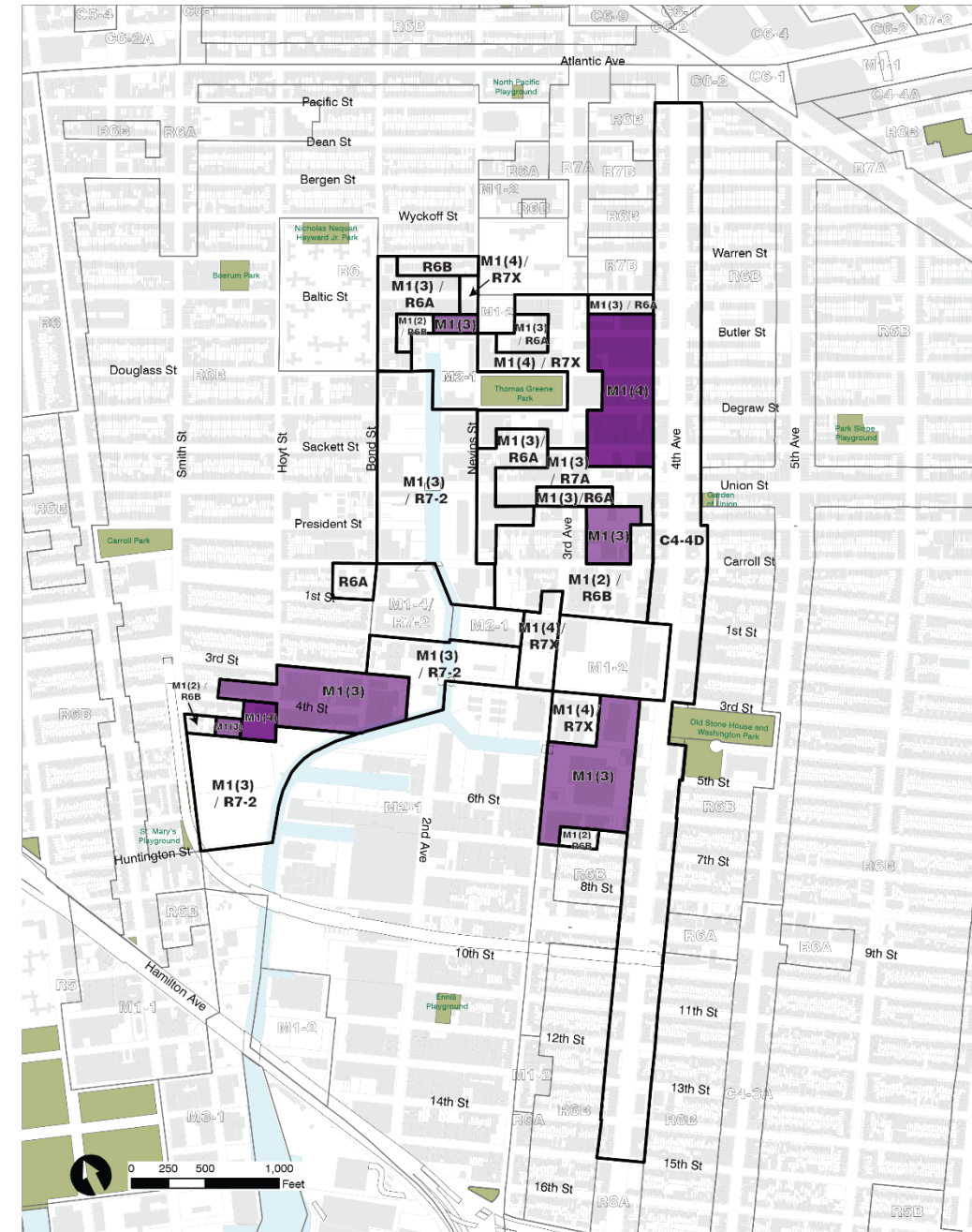
## Proposed Zoning: M1(2), M1(3) & M1(4)\*

### Context:

- Active clusters of non-residential activity
- Near transit and major corridors

### Goals:

- Maintain the prohibition on residential use
- Promote non-residential in new mixed-use developments
- Make off-street parking regulations more flexible
- Update bulk regulations
- Encourage retention and reuse of key loft buildings

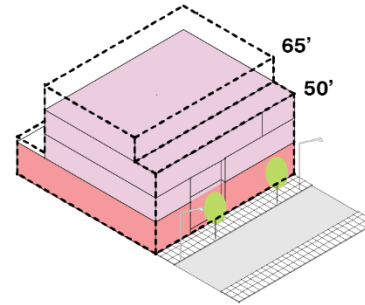


## Proposed Zoning: M1(2), M1(3) & M1(4)\*

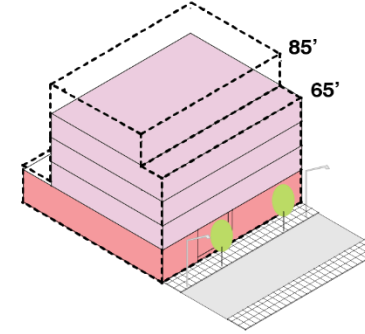
### Key Specs:

- New mid-density loft districts
- Retail/Entertainment at 2 FAR across all
- Other uses increased to 3 or 4 (industrial, community facility, other commercial)
- No parking requirements for non-residential

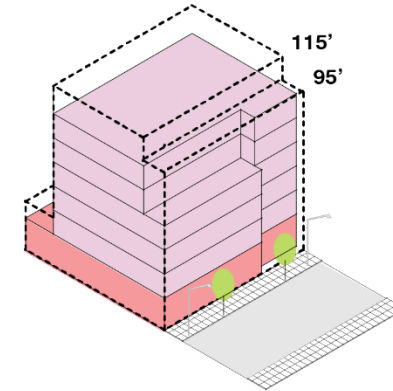
M1 (2FAR)



M1 (3FAR)



M1 (4FAR)



Degraw Street

For sites over 20,000 sf in area, an additional 30 feet in height will be provided for added flexibility to accommodate office and other job-generating uses



**Proposed Zoning // Upland Mixed-Use**

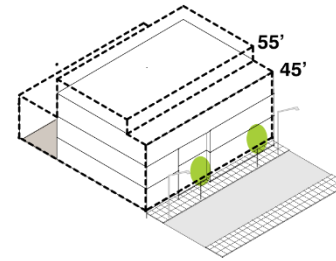


**Proposed Zoning:** M1(2)/R6B,  
M1(3)/R6A, M1(3)/R7A

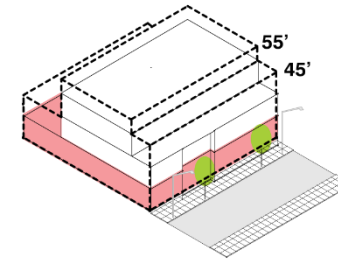
**Key Specs:**

- Parity with mid-density loft districts
- MIH: 20 to 30% required permanently affordable housing
- Residential FAR:
  - R6B: 2.2
  - R6A: 3.6
  - R7A: 4.6
- Market-rate residential parking requirements to 20%

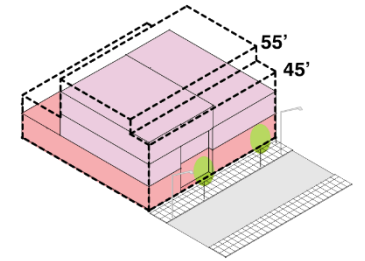
**M1(2)/R6B**



Residential Scenario

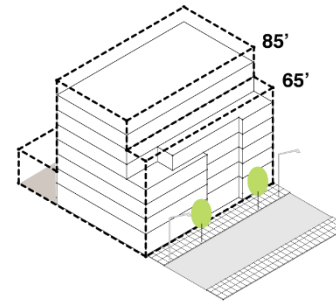


Mixed-use Scenario

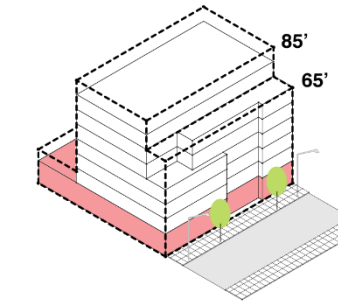


Non-Residential Scenario

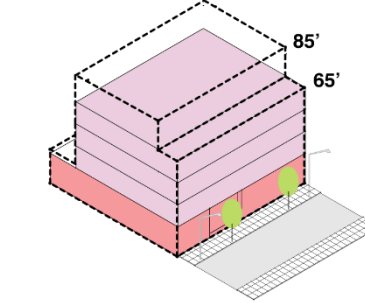
**M1(3)/R6A**



Residential Scenario

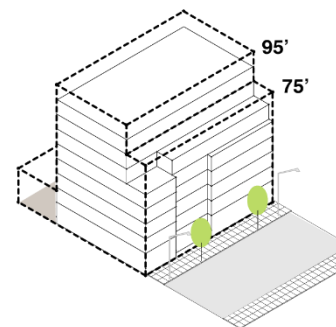


Mixed-use Scenario

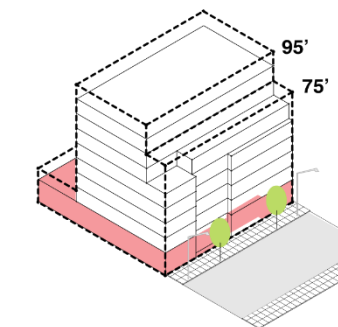


Non-Residential Scenario

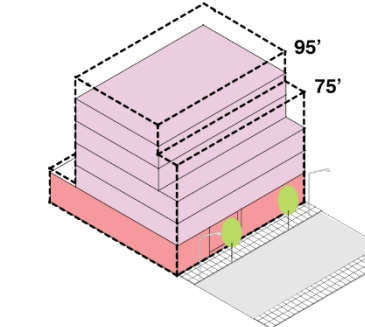
**M1(3)/R7A**



Residential Scenario



Mixed-use Scenario



Non-Residential Scenario



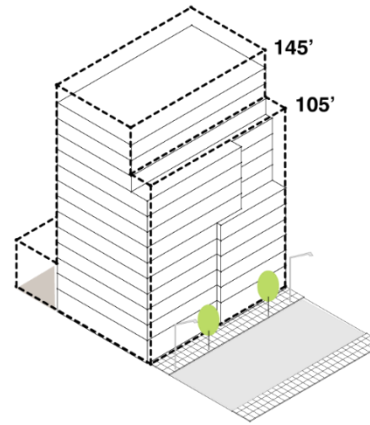
**Proposed Zoning // Enhanced Mixed-Use**



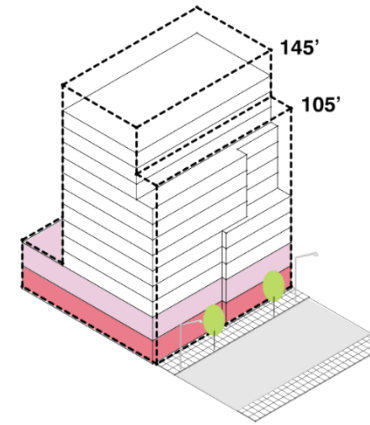
## Proposed Zoning: M1(4)/R7X

- **Key Specs:**
- Parity with mid-density loft districts
- MIH: 20 to 30% permanently affordable housing
- Residential FAR:
  - R7X: 5.6
- Total Max FAR: 6.0
  - Achieved only in buildings with non-residential and Gowanus mix of uses
- Required Non-Residential Ground Floor Use in select areas
- Market-rate residential parking requirements to 20%

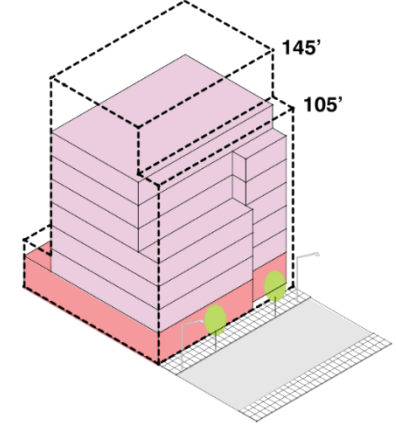
### M1(4)/R7X



Residential Scenario



Mixed-use Scenario



Non-Residential Scenario



3<sup>rd</sup> Avenue and Degraw Street @ Thomas Greene Playground





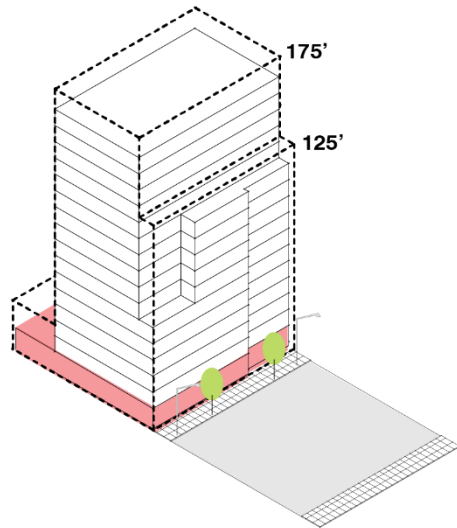
**Proposed Zoning // 4th Avenue**



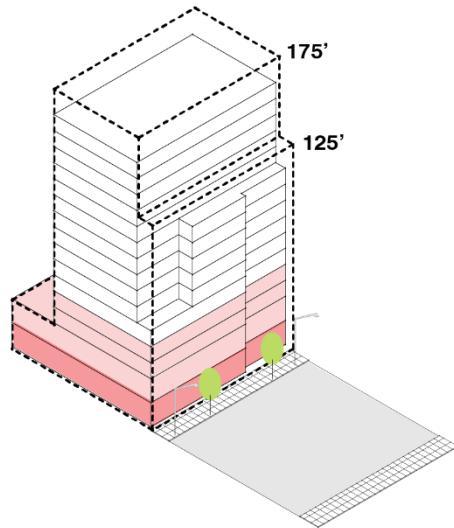
## Proposed Zoning: C4-4D

### Key Specs:

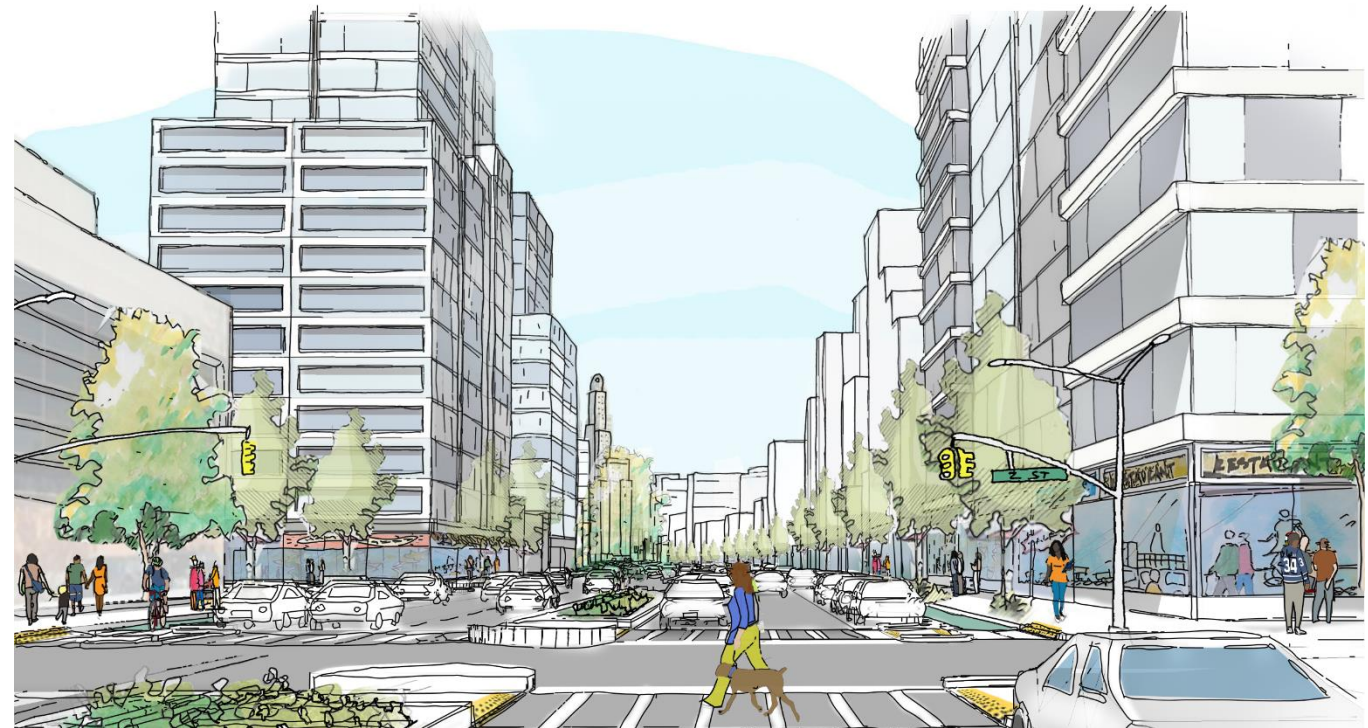
- Max FAR by Use
  - Commercial: 3.4
  - Community Facility FAR: 6.5
  - Residential FAR: 8.5
- MIH: 20 to 30% required permanently affordable housing
- Required Non-Residential Ground Floor Use
- Market-rate residential parking requirements to 20%



Mixed-use Scenario



Mixed-use (multiple floors) Scenario



Looking north on 4<sup>th</sup> Avenue at 2<sup>nd</sup> Street

\*Special District modification for an R9A equivalent for a C4-4 District

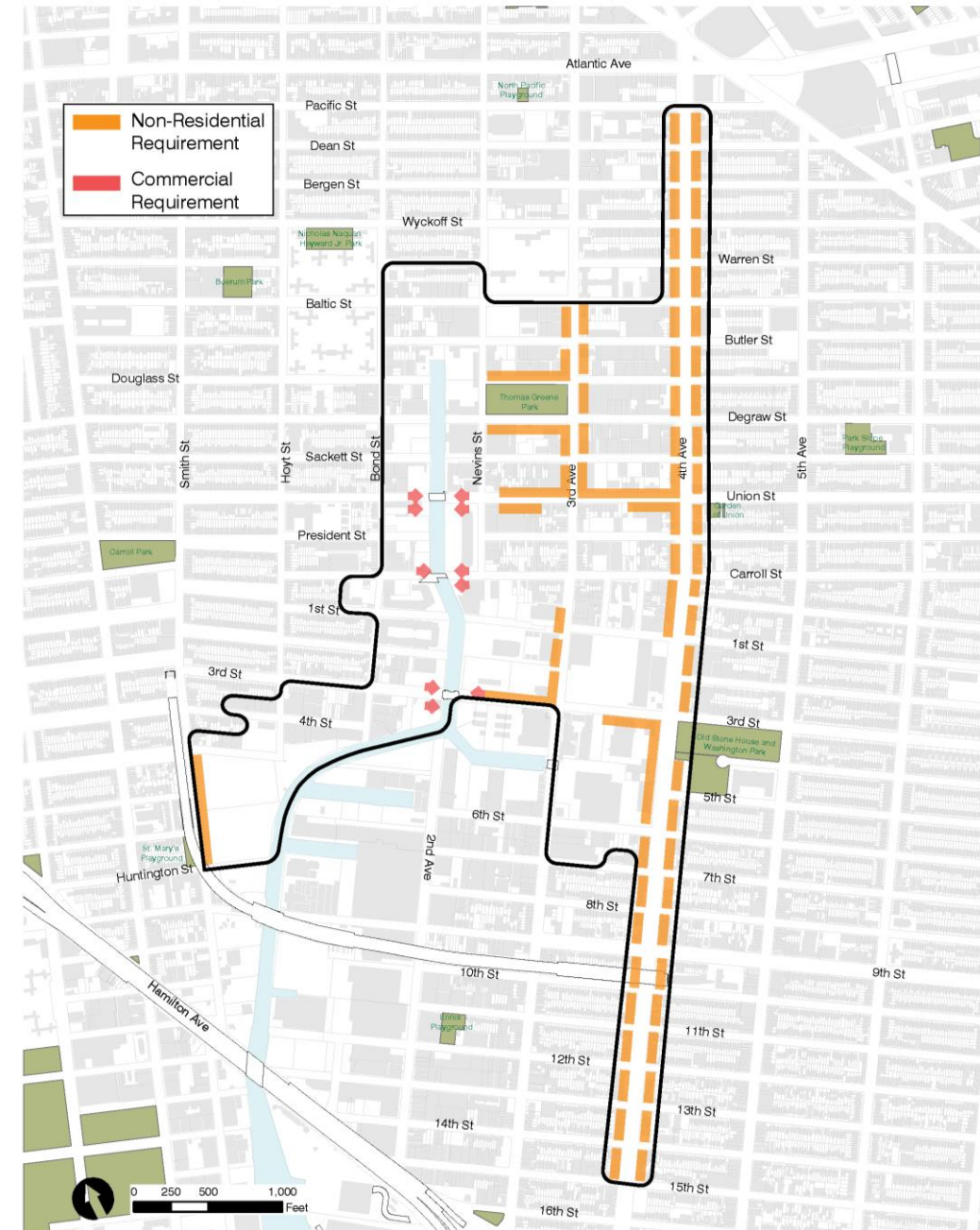
## Proposed Zoning: Gowanus Mixed-Use Special District

### Purpose:

- Create special rules for both waterfront and non-waterfront blocks. Establish special height and setback regulations for buildings on waterfront blocks and key corridors.

### Key Specs:

- Use and Floor Area Regulations
  - Ground Floor Requirements
  - Ensure a desirable mix of uses area wide
  - Special regulations to promote schools
- Streetwall Location and Envelopes
  - Sidewalk widenings (Nevins Street and 3<sup>rd</sup> Avenue)
- Parking and Loading Modifications



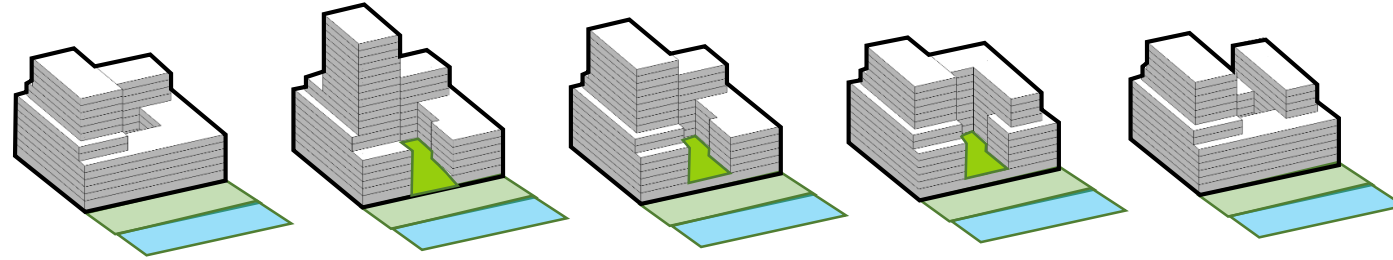


***Proposed Zoning // Canal Sub-District***



## Proposed Zoning: M1(3) / R7-2\*

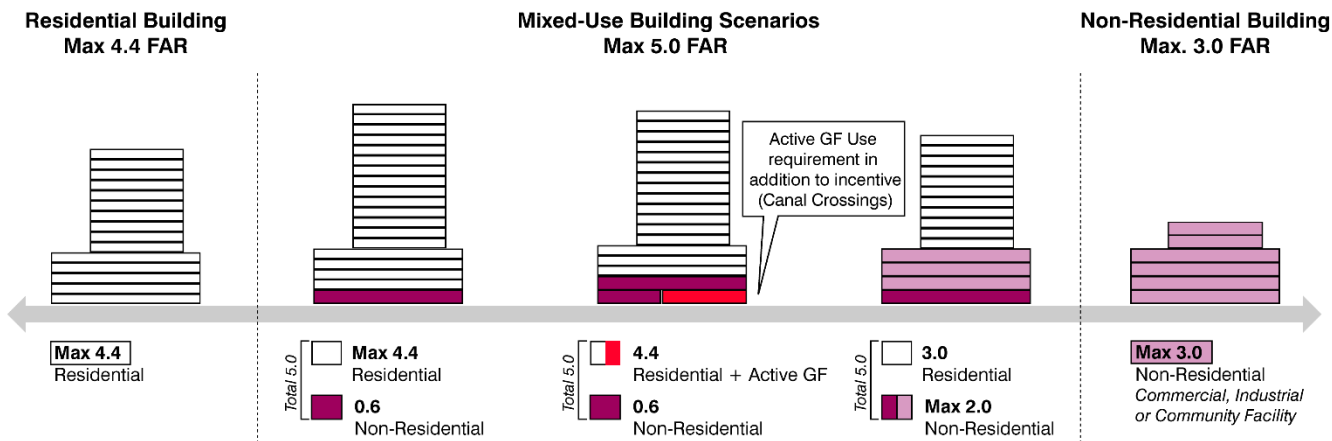
**Purpose:** Leverage the unique nature of the Canal to create a vibrant, accessible, resilient and diverse waterfront esplanade with a mix of uses, new housing, including new permanently affordable housing, commercial, artist and maker space.



*An envelopes that ensures sufficient flexibility*

**Incentive Floor Area by Use [Total 0.6]**

- 0.3 FAR Light-Industrial, arts-related, cultural, civic and repair and production service
- 0.3 FAR All Non-Residential Uses





**Proposed Zoning // Public Place**

## Proposed Zoning: M1(3)/R7-2

### Context:

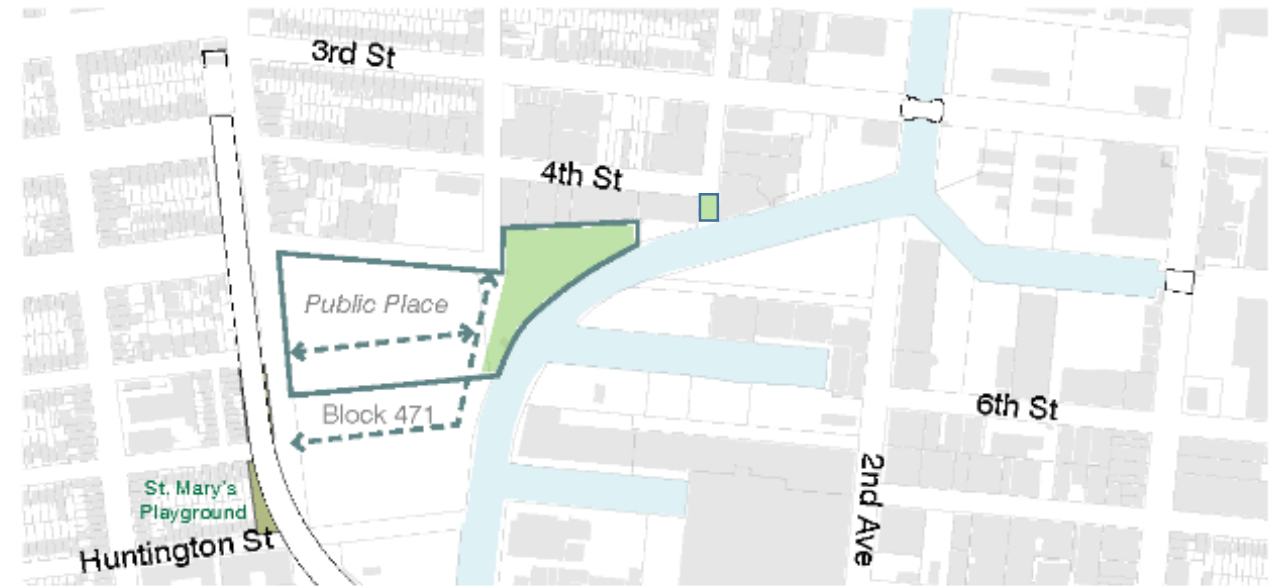
- City-owned site
- Brownfield, National Grid to remediate
- Currently vacant
- F/G stations at Carroll Street & Smith/9th Street
- **Goals:**
  - Update vision with community for mixed-use development with affordable housing, community facilities, open space
  - Facilitate new waterfront neighborhood parks
  - Support remediation of sites adjacent to the Canal



## Purpose:

Reconnect the community to the Gowanus Canal and improve neighborhood livability by increasing access to publicly accessible open space and the waterfront, and facilitate public realm improvements in connection with planned private and public investments

- Remove Public Place designation on Block 471
- Map parkland on Block 471
- Map new public streets on Block 471
- De-map whole or partial segments of streets
- Map parkland on Bond Street streetend



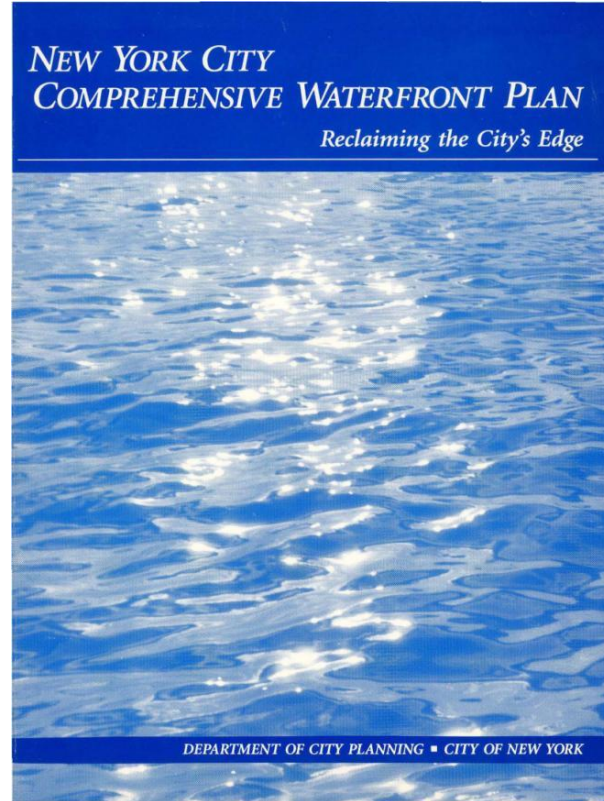
*For illustrative purposes only, exact street alignment and park mapping*



*Proposed Zoning // Waterfront Access Plan*

**Waterfront zoning applies city-wide and has the following over-arching goals:**

- Inviting waterfront public access areas
- High-quality design elements
- Greening of our waterfront
- Function ecologically
  - Planting
  - Edge conditions
- Variety of amenities and programs
- Variety of designs
- Improved connectivity to upland streets



## Applicability

What types of development would require waterfront access

## Bulk Controls

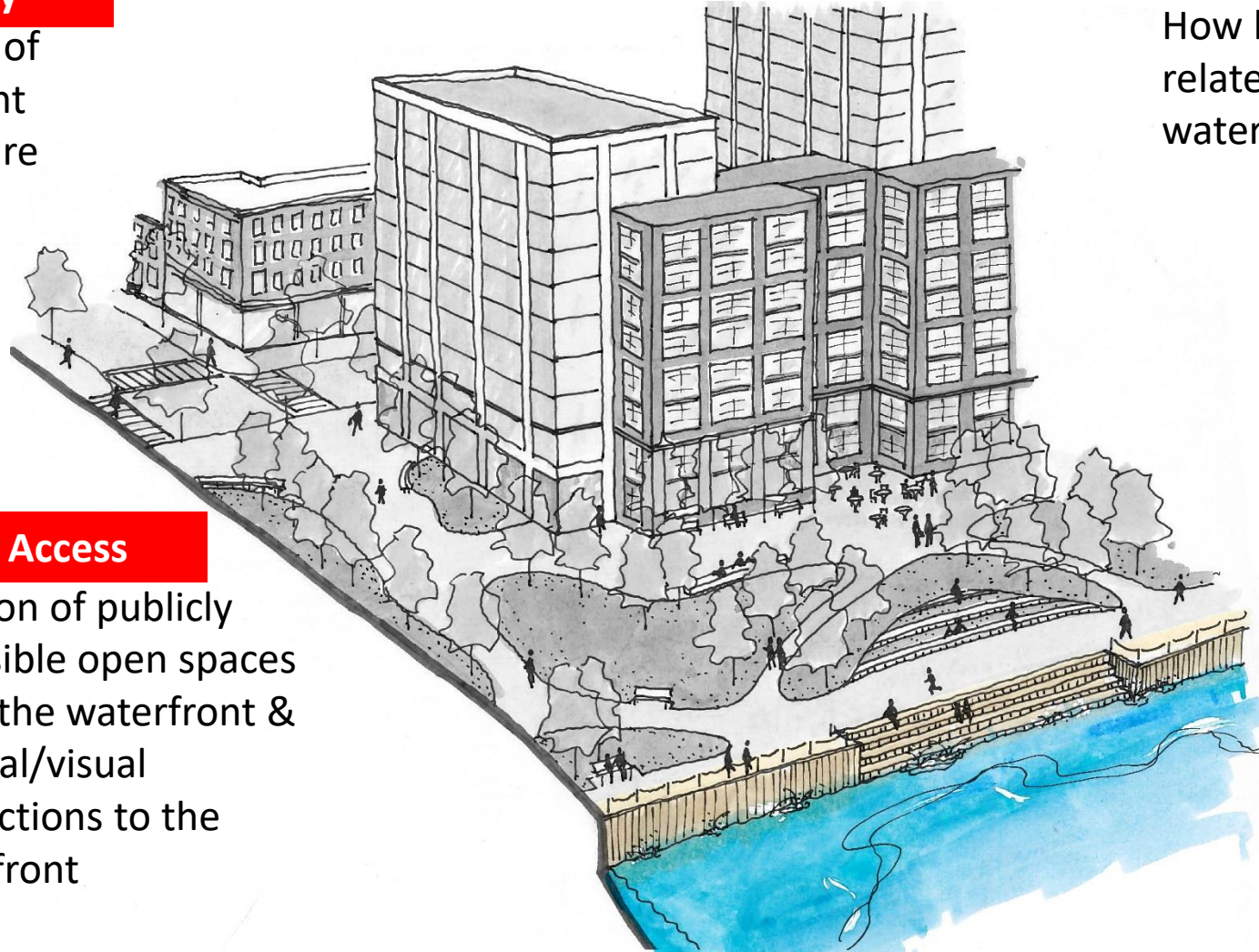
How buildings relate to the waterfront

## Design Requirements & Standards

Include minimum design requirements and standards to ensure spaces are accessible to a variety of users while allowing for flexibility in design outcomes

## Public Access

Creation of publicly accessible open spaces along the waterfront & physical/visual connections to the waterfront



## Applicability

What types of development would require waterfront access

## Public Access

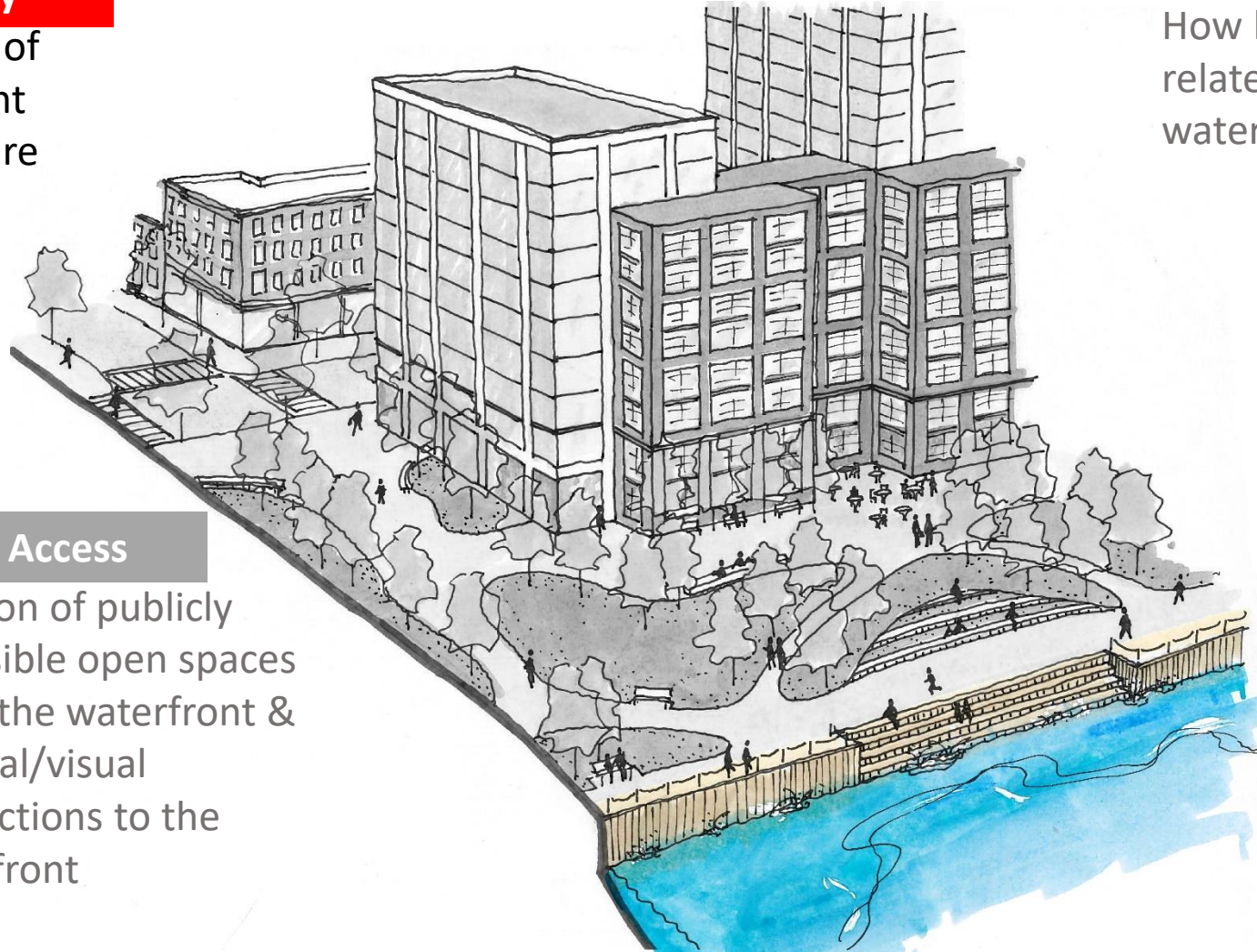
Creation of publicly accessible open spaces along the waterfront & physical/visual connections to the waterfront

## Bulk Controls

How buildings relate to the waterfront

## Design Requirements & Standards

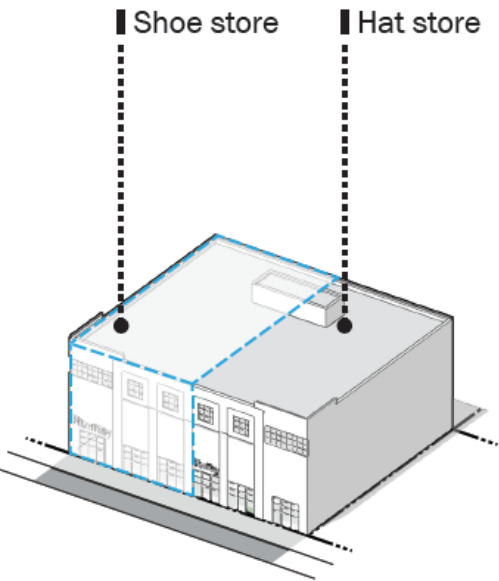
Include minimum design requirements and standards to ensure spaces are accessible to a variety of users while allowing for flexibility in design outcomes



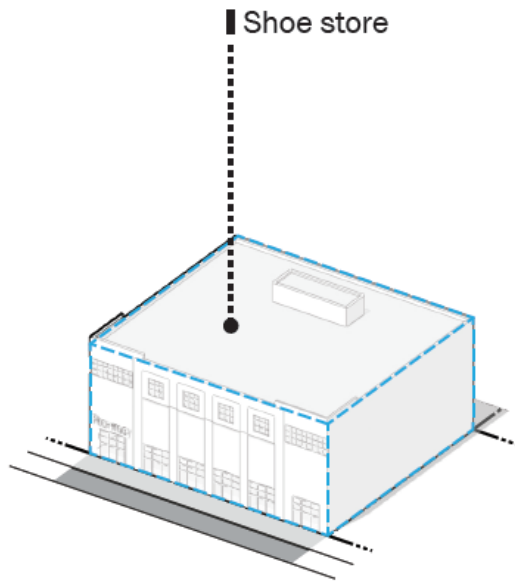
# When/Where does Waterfront Zoning Apply?

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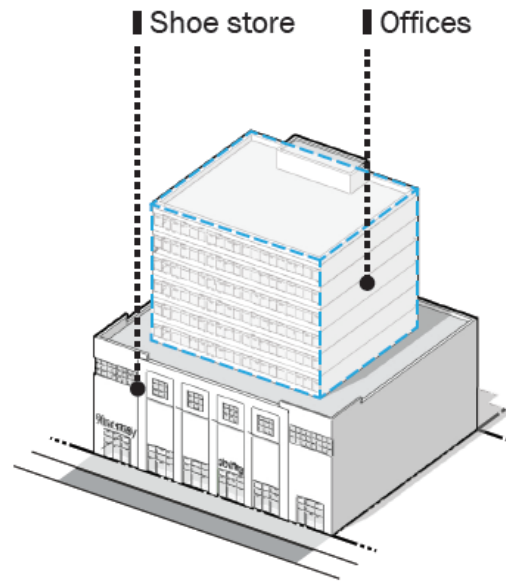
A “development” includes: new buildings, *enlargements*; *extensions*; any *change of use*; or alterations that increase *height* or *coverage* of an existing building.



Existing building



Use extension

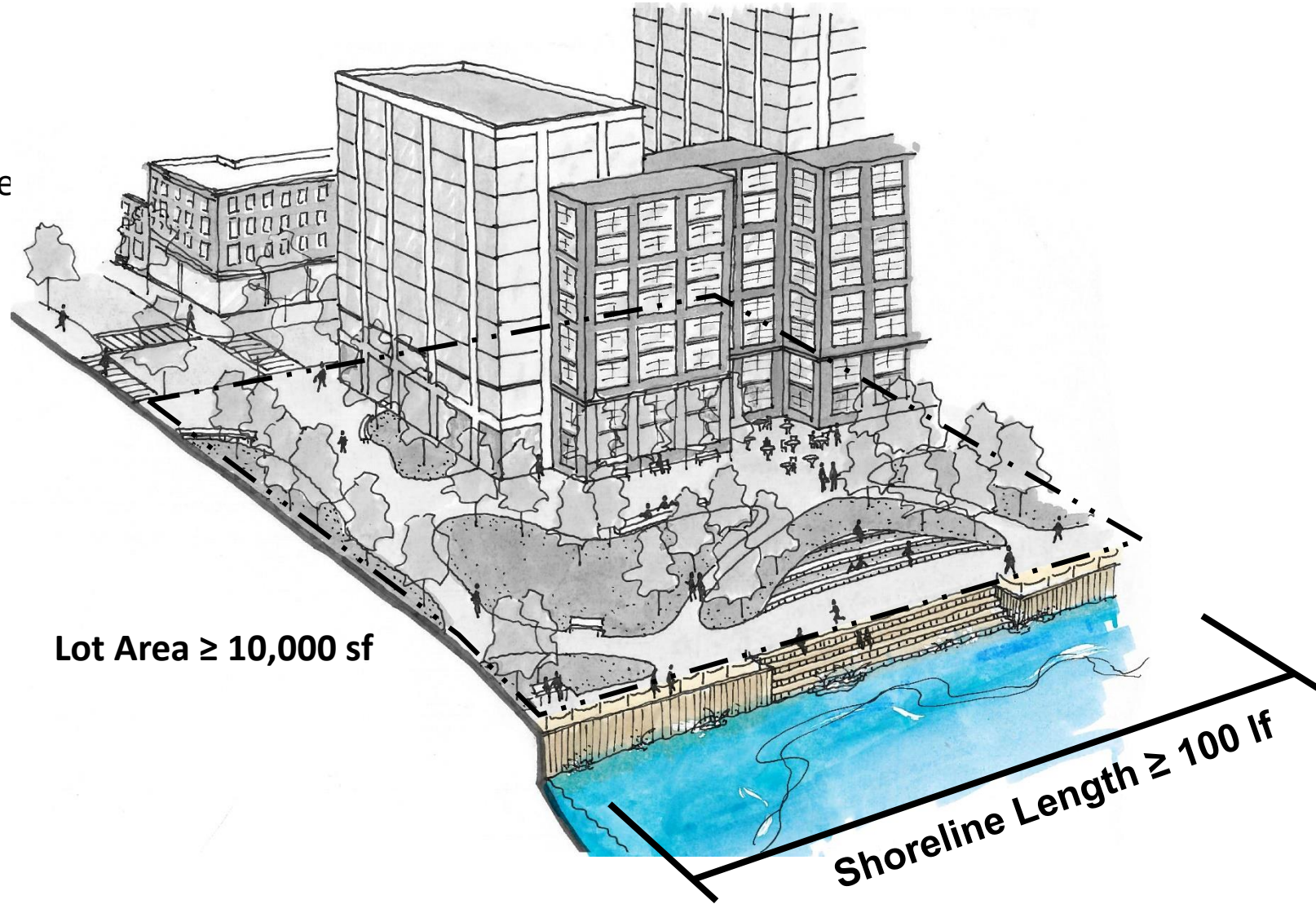


Building enlargement



## Public Access is required when:

- Lot Area is greater than 10,000 SF
- Shoreline length is greater than 100 feet in length



## Applicability

What types of development would require waterfront access

## Bulk Controls

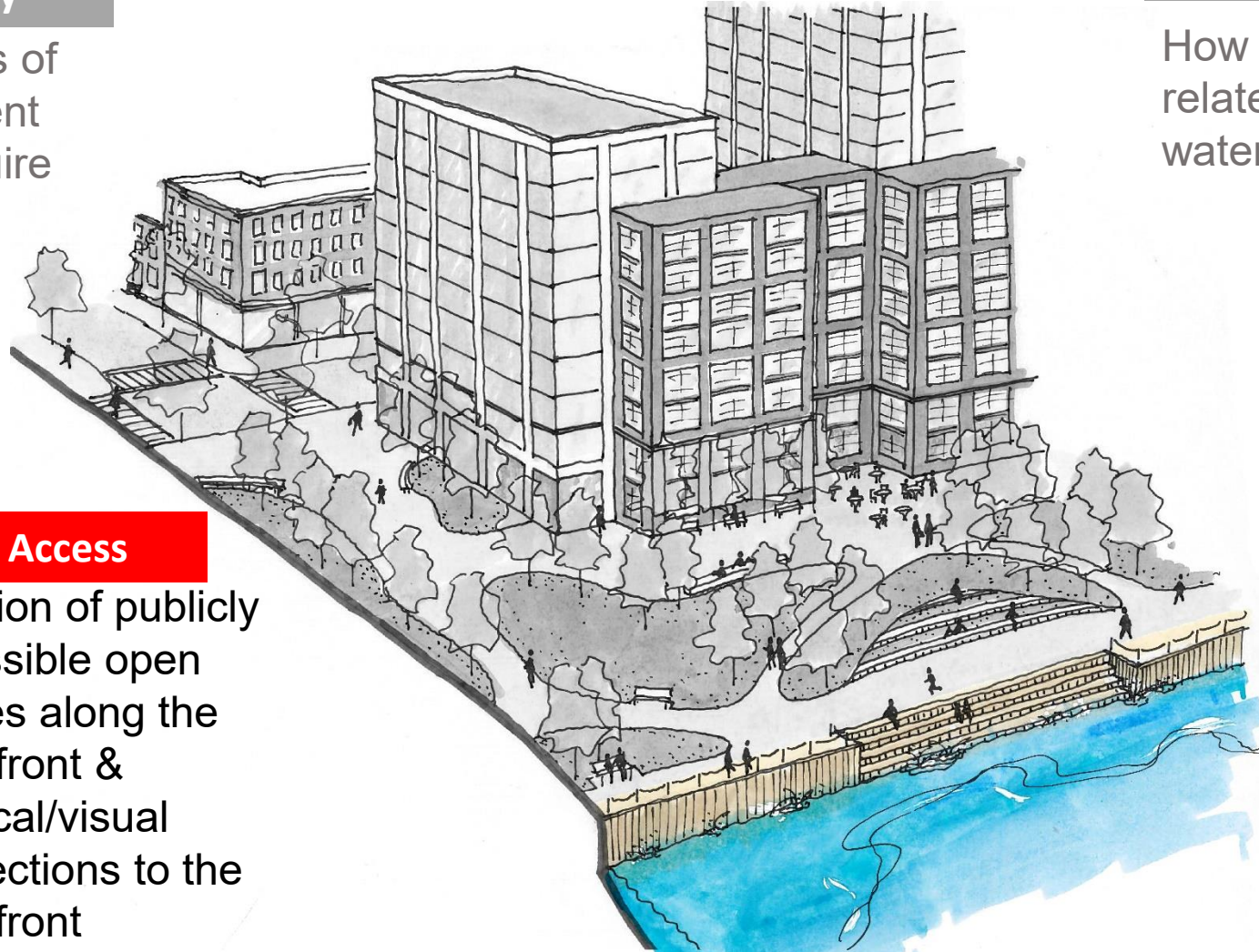
How buildings relate to the waterfront

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Creation of publicly accessible open spaces along the waterfront & physical/visual connections to the waterfront

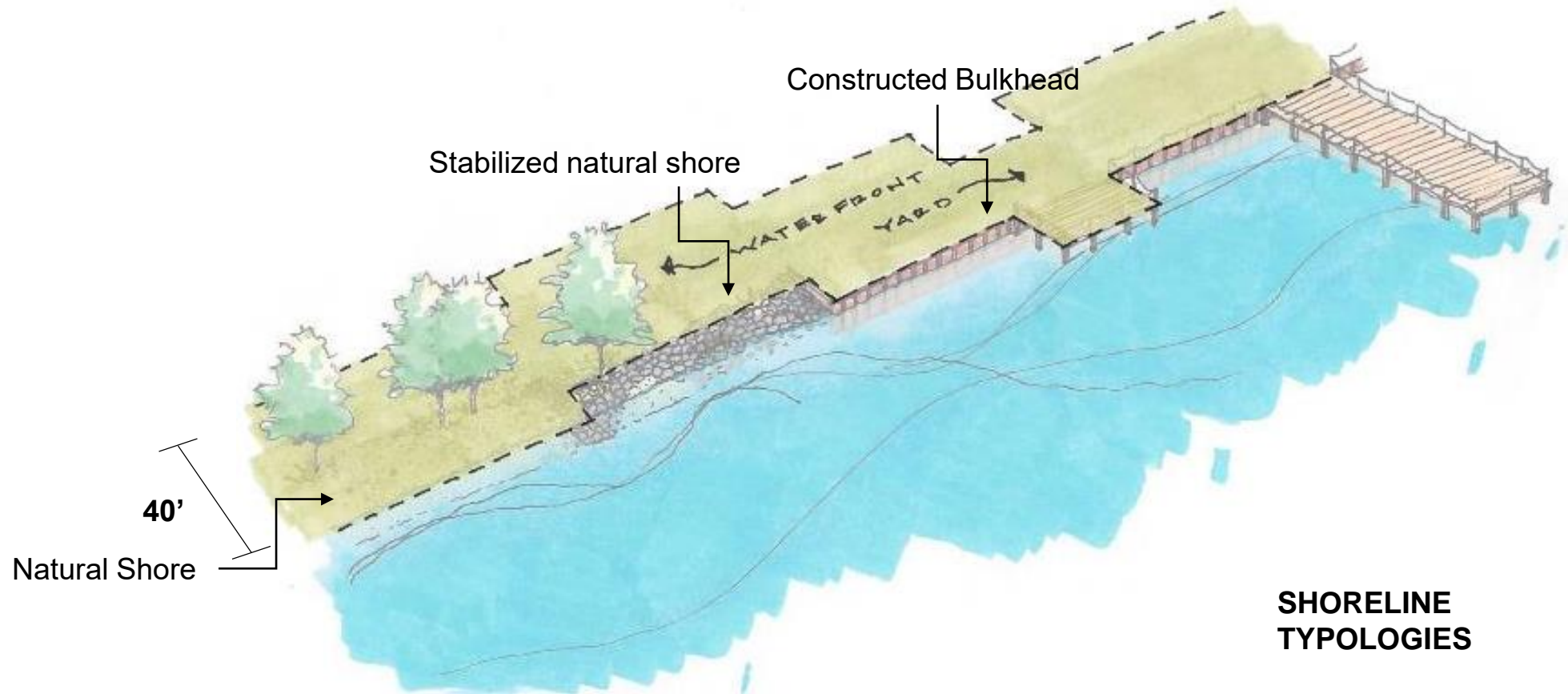


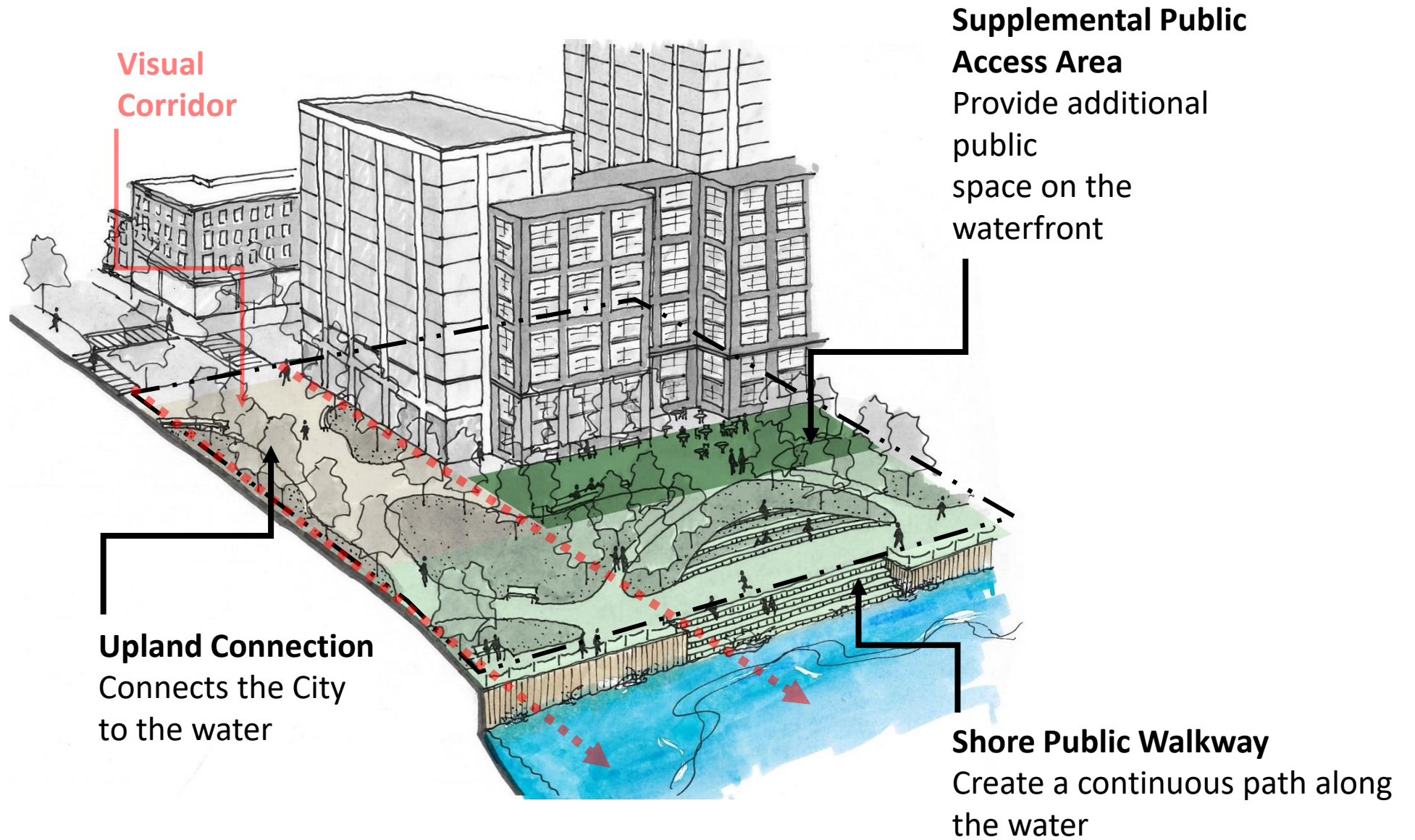
# Waterfront Public Access Area Components

DRAFT

Waterfront zoning lots must provide **waterfront yards**

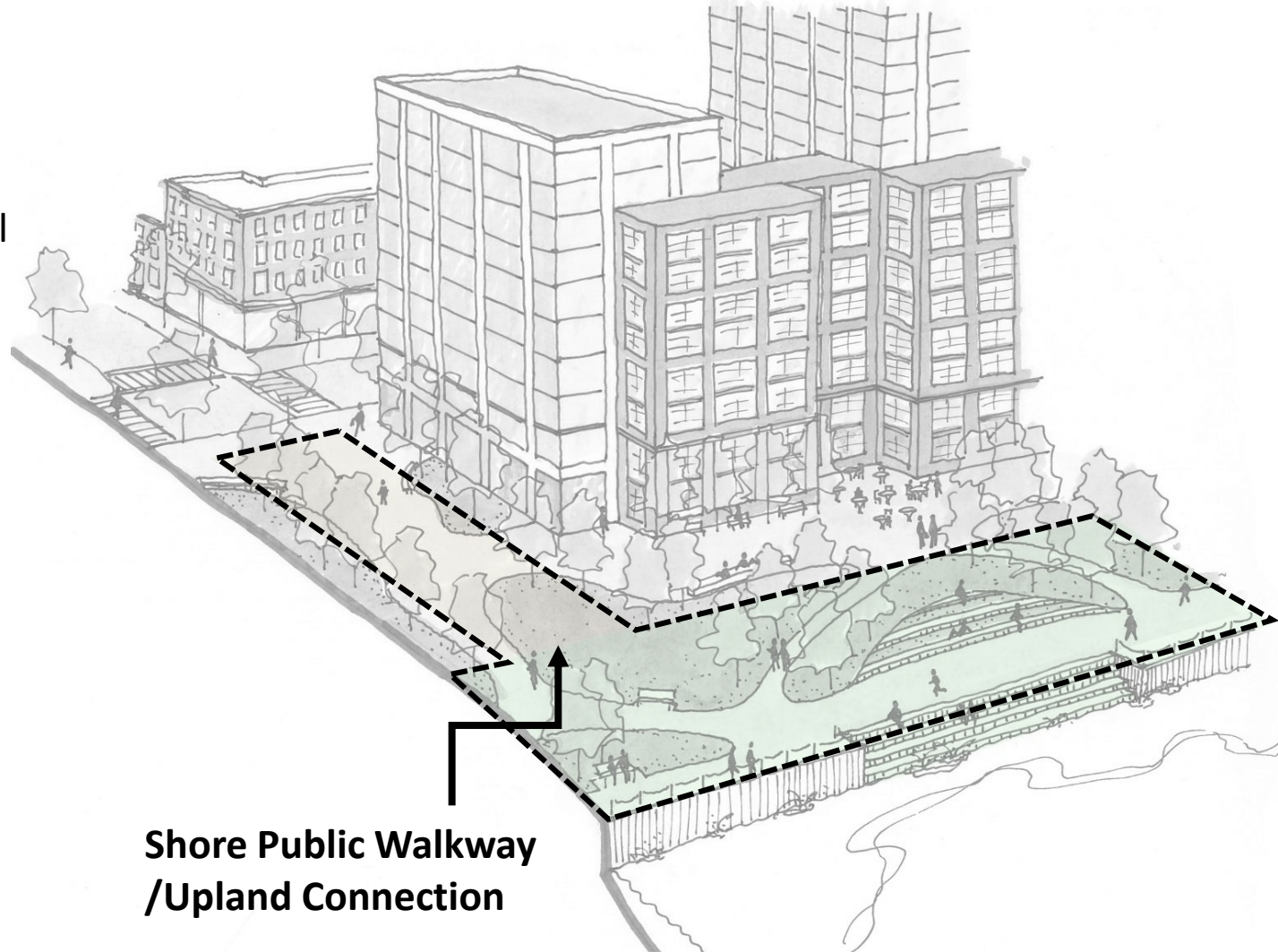
**They are typically 40 feet, measured from a stabilized shoreline**  
(or mean high water line)





Zoning lots must provide 15-20% of the lot area as WPAA.

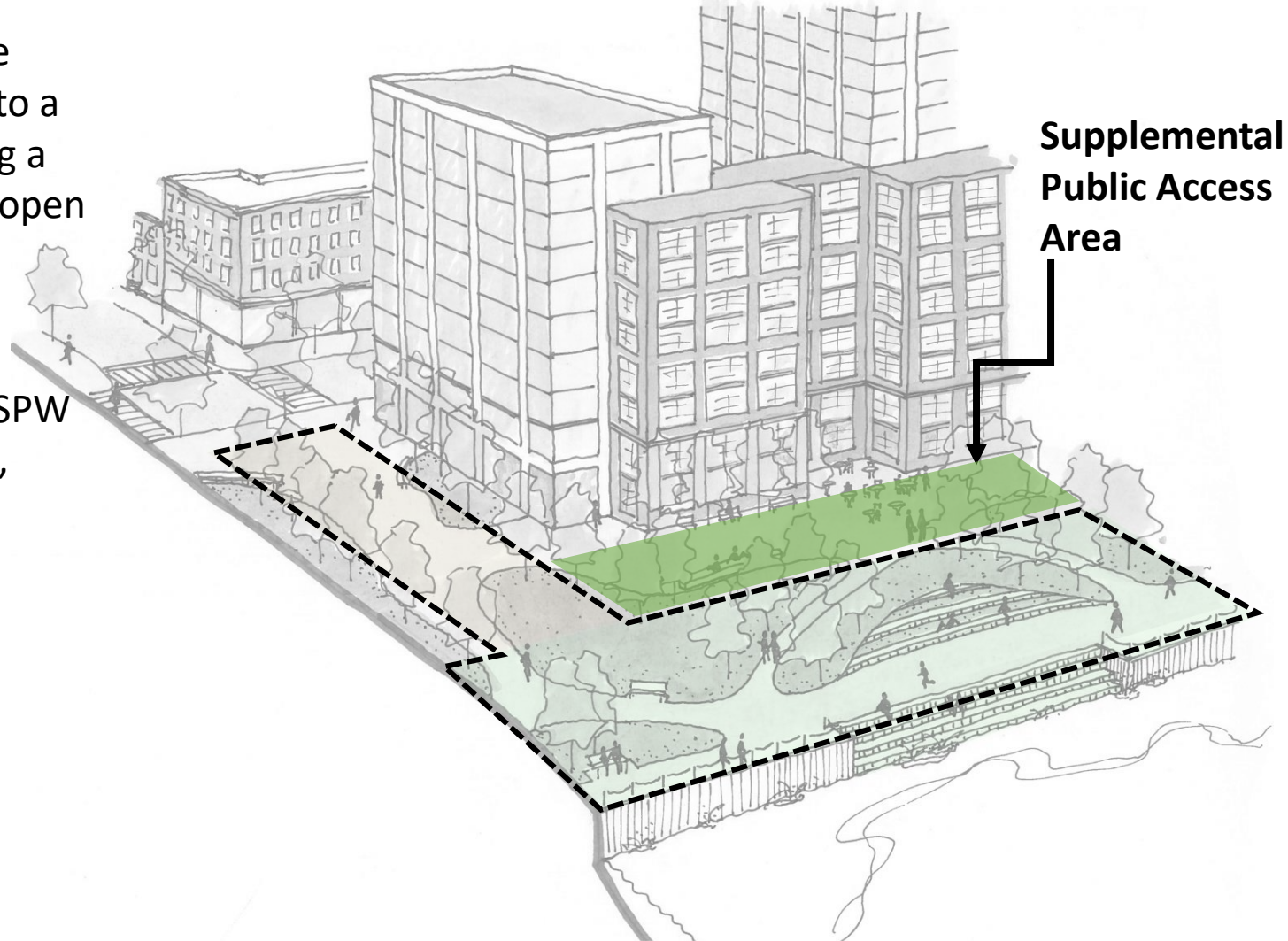
If the Shore Public Walkway and Upland Connection do not equal this required amount of WPAA, **Supplemental Public Access Areas** are required.



**Shore Public Walkway  
/Upland Connection**

## Supplemental Public Access regulations:

- Any SPAA must be located adjacent to a streetend or along a SPW, maximizing open areas
- Requires same amenities as the SPW (planting, seating, lighting, etc.)



## Applicability

What types of development would require waterfront access

## Bulk Controls

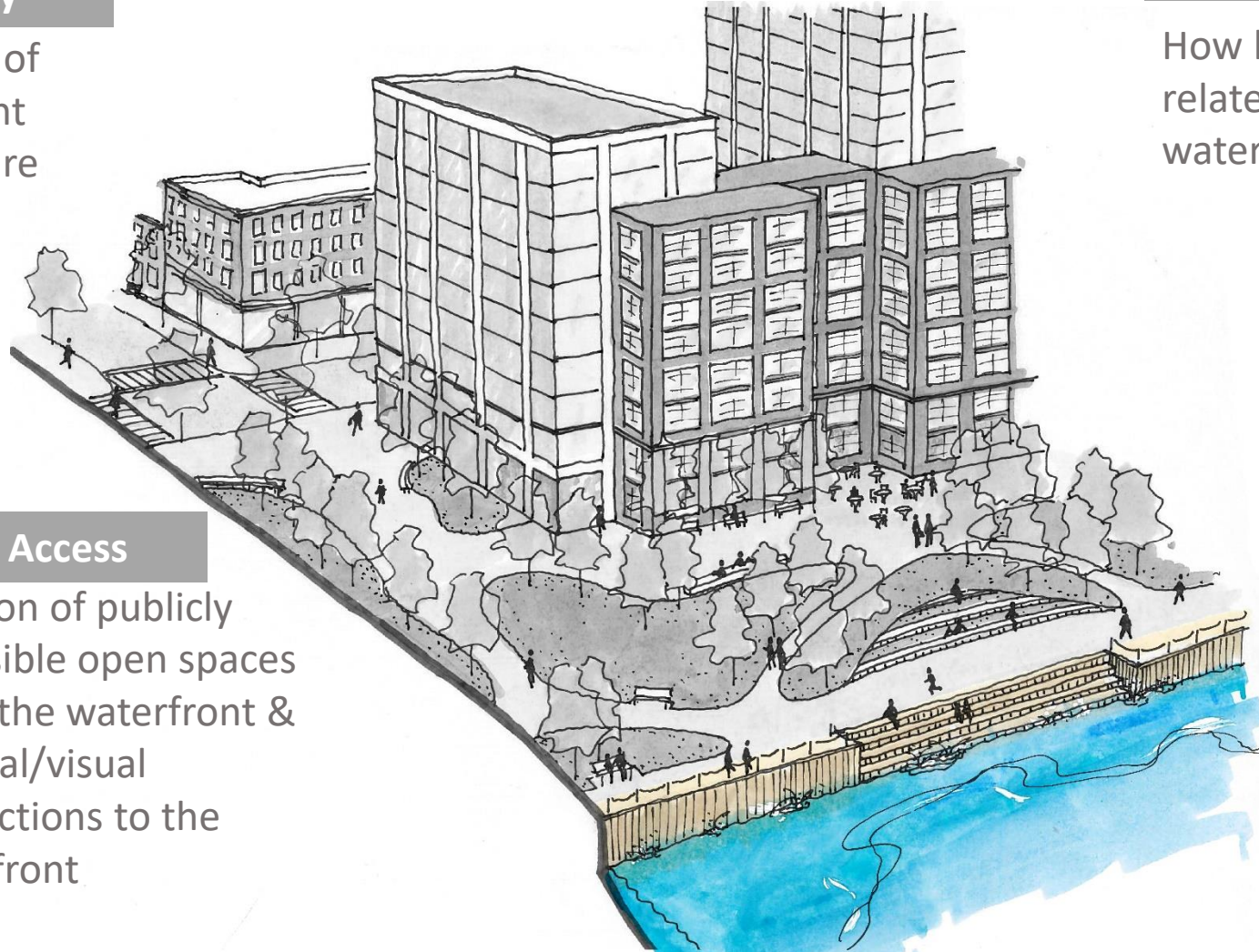
How buildings relate to the waterfront

## Design Requirements & Standards

Include minimum design requirements and standards to ensure spaces are accessible to a variety of users while allowing for flexibility in design outcomes

## Public Access

Creation of publicly accessible open spaces along the waterfront & physical/visual connections to the waterfront



# Waterfront Public Access Design Requirements

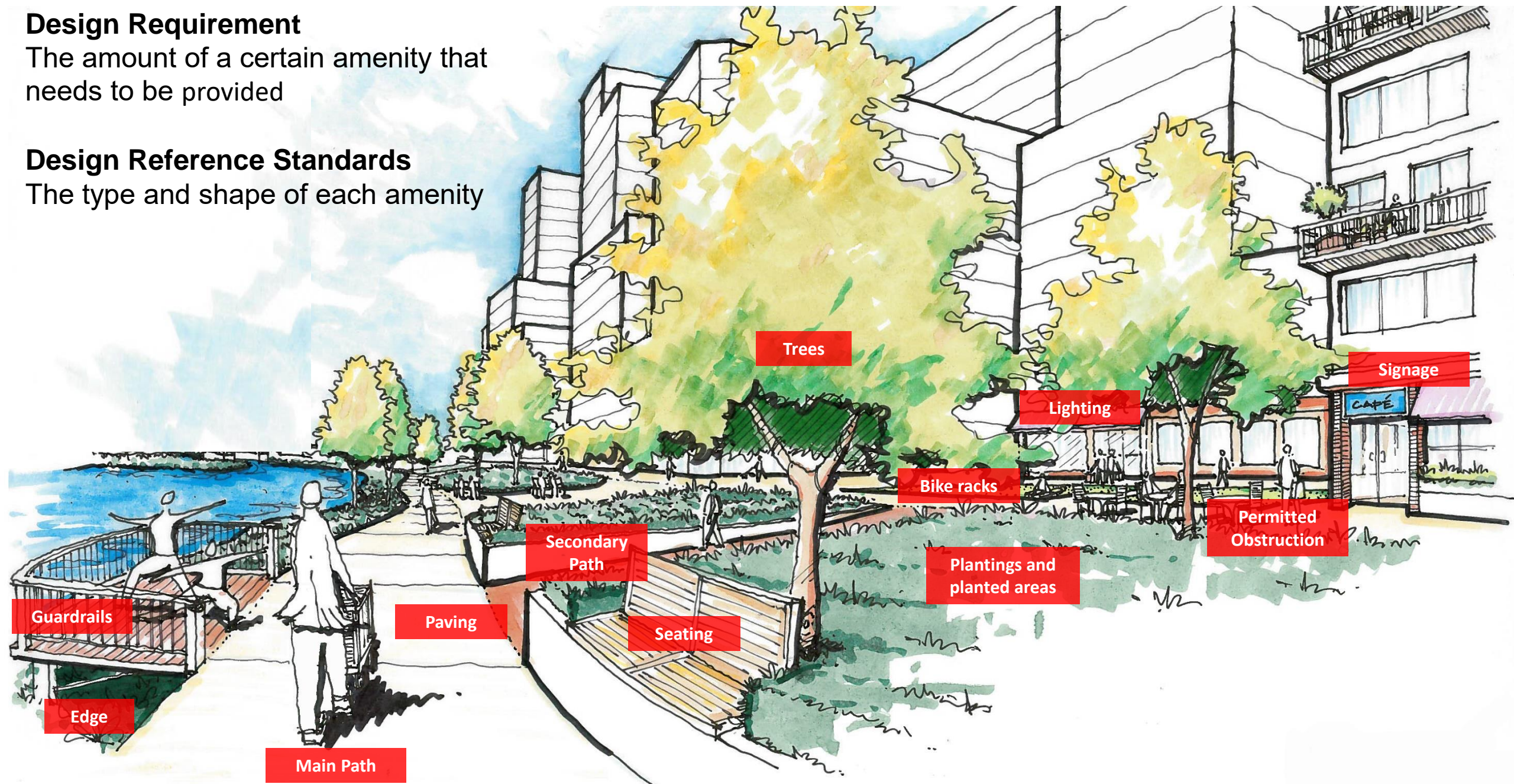
DRAFT

## Design Requirement

The amount of a certain amenity that needs to be provided

## Design Reference Standards

The type and shape of each amenity



Guardrails

Edge

Main Path

Paving

Secondary Path

Seating

Trees

Bike racks

Lighting

Plantings and planted areas

Permitted Obstruction

Signage

## Applicability

What types of development would require waterfront access

## Bulk Controls

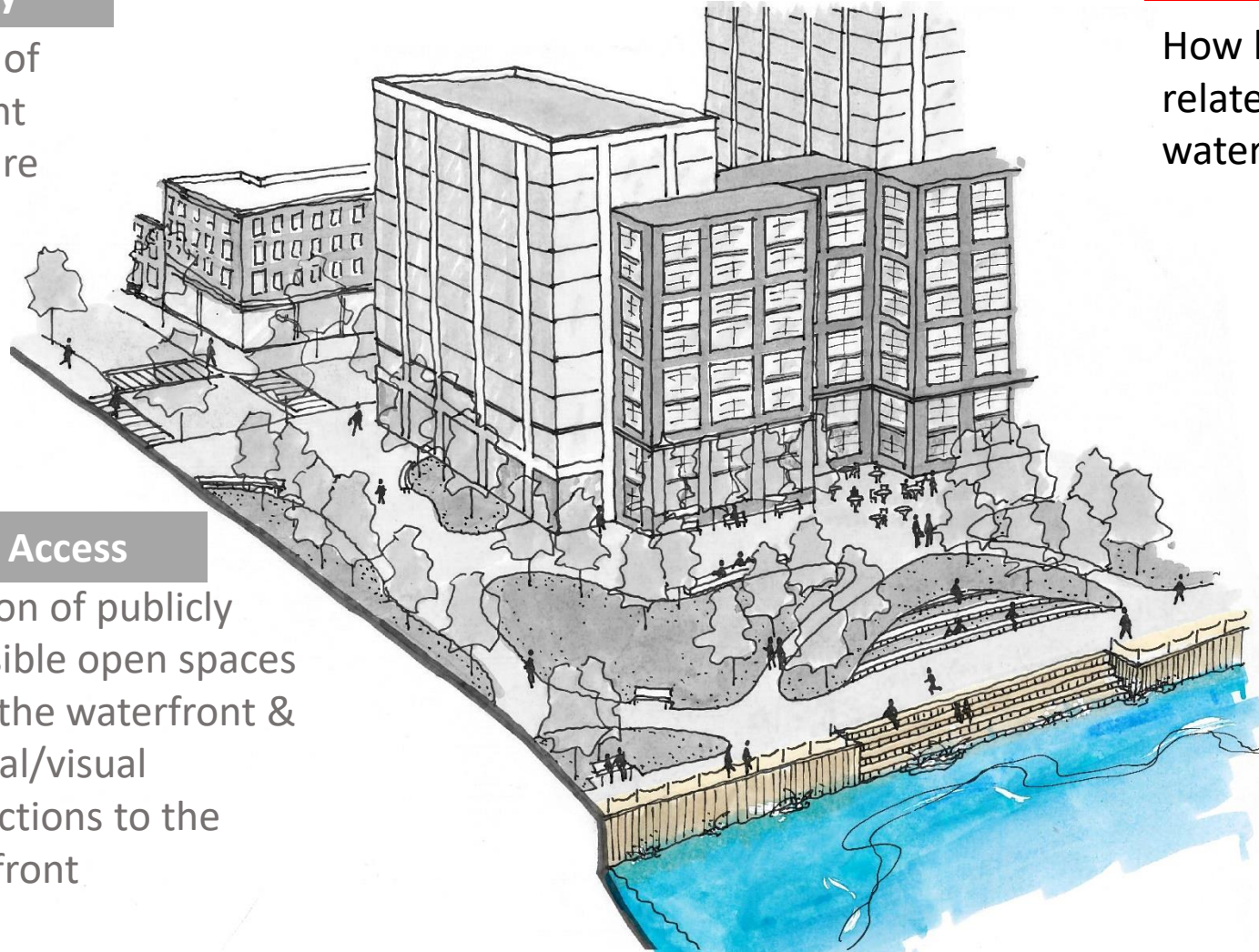
How buildings relate to the waterfront

## Design Requirements & Standards

Include minimum design requirements and standards to ensure spaces are accessible to a variety of users while allowing for flexibility in design outcomes

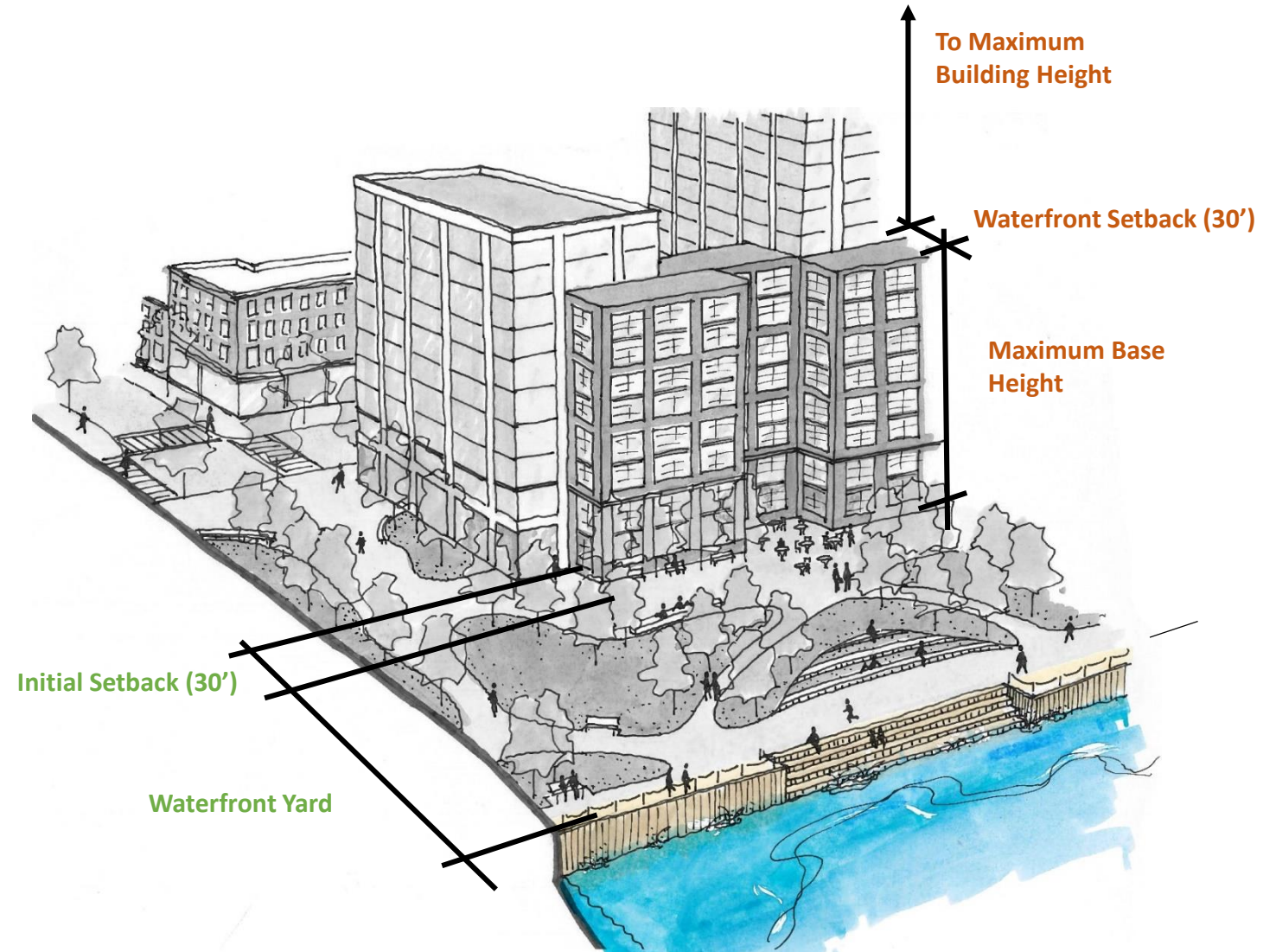
## Public Access

Creation of publicly accessible open spaces along the waterfront & physical/visual connections to the waterfront



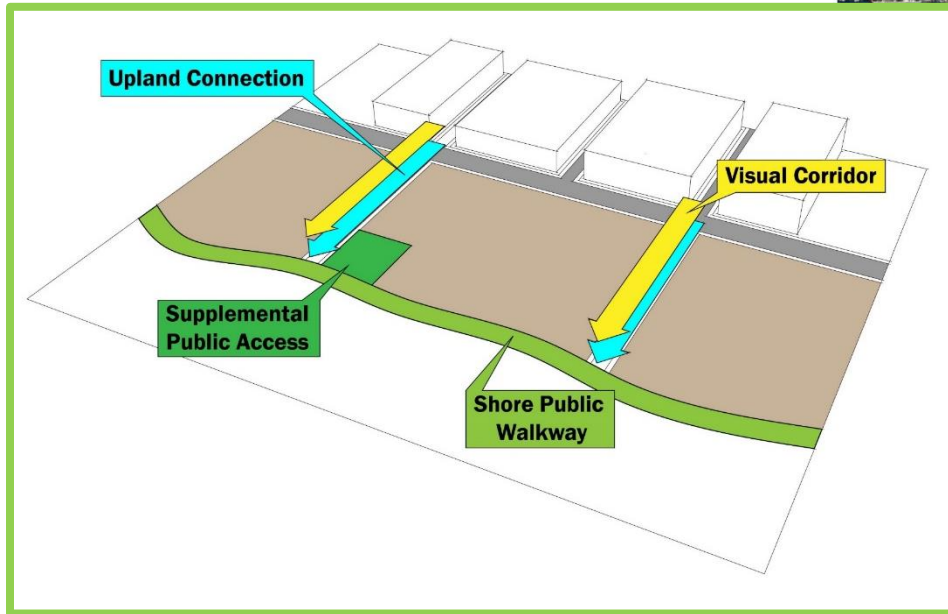
## Height and setback regulations

- **Maximum heights**
  - Height is measured from the Design Flood Elevation when in the flood zone
- **Setbacks**
  - 30' setback from waterfront yard line
- **Ground floor streetscape requirements to prevent blank walls**
  - Active uses
  - Screening
  - Transparency



# What is a Waterfront Access Plan (WAP)?

A Waterfront Access Plan (WAP) is a detailed framework in zoning that tailors waterfront bulk regulations, visual corridors, and public access requirements to the specific conditions of a particular geography.



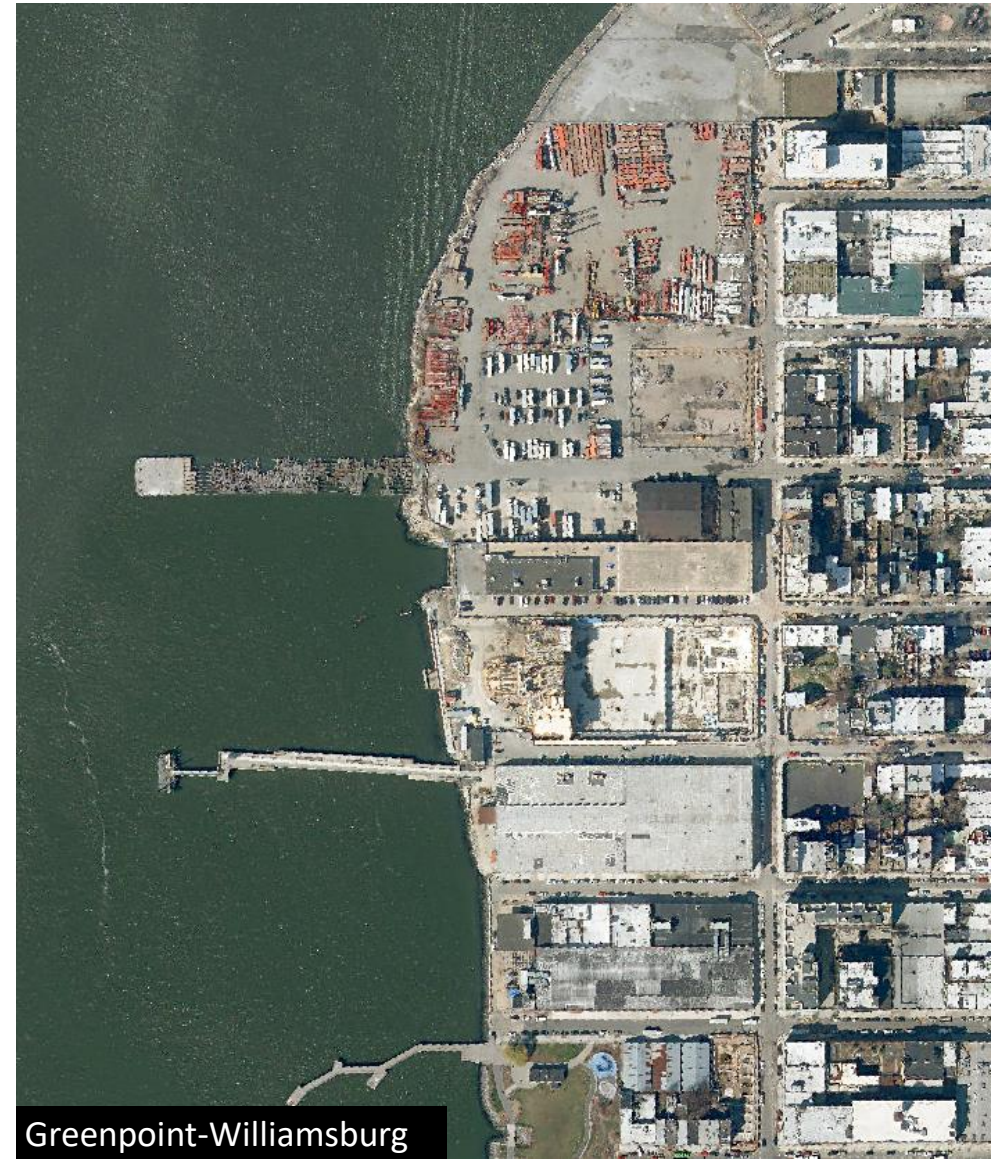
*Development of individual waterfront parcels governed by the plan triggers a requirement to build and maintain public access areas in accordance with the WAP.*

It is a plan used to develop specialized requirements along a waterfront area to address unique conditions





Gowanus



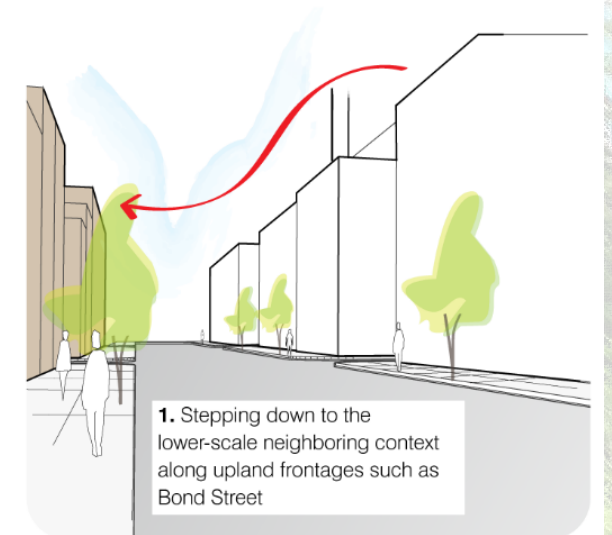
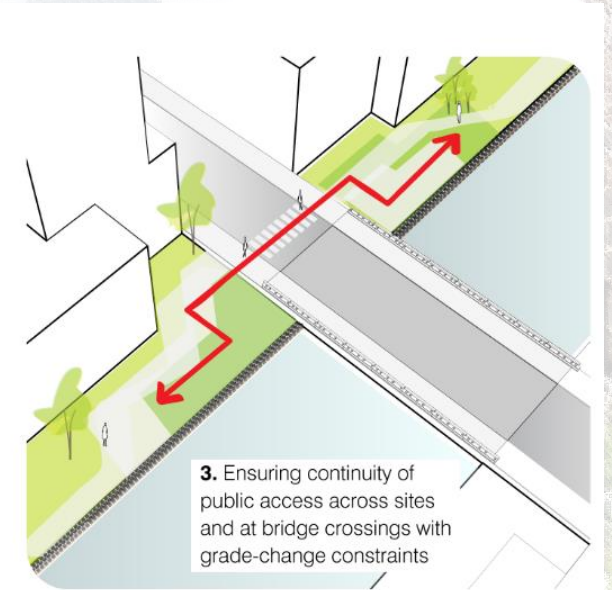
Greenpoint-Williamsburg

# What guided the development of the Waterfront Access Plan for Gowanus?

DRAFT



- Maintain consistency with **city-wide waterfront zoning**
- Ensure buildings along the canal **complement its open space**
- Relate to the **unique character** of the Canal
- Allow for **additional flexibility** with public access requirements
  - site constraints and adjacencies
  - Site-planning in flood zones
- Support **variety of experiences** and programs
- Protect against **long-term daily tidal flooding**
- Support designs that have **ecological and performative benefits**
  - softer edge conditions and natural shoreline
  - Interaction with the water's edge
  - Performative landscapes
  - Storm water management



Generally the canal can be divided into three distinct segments, each providing variety of open space opportunities and experiences along the canal



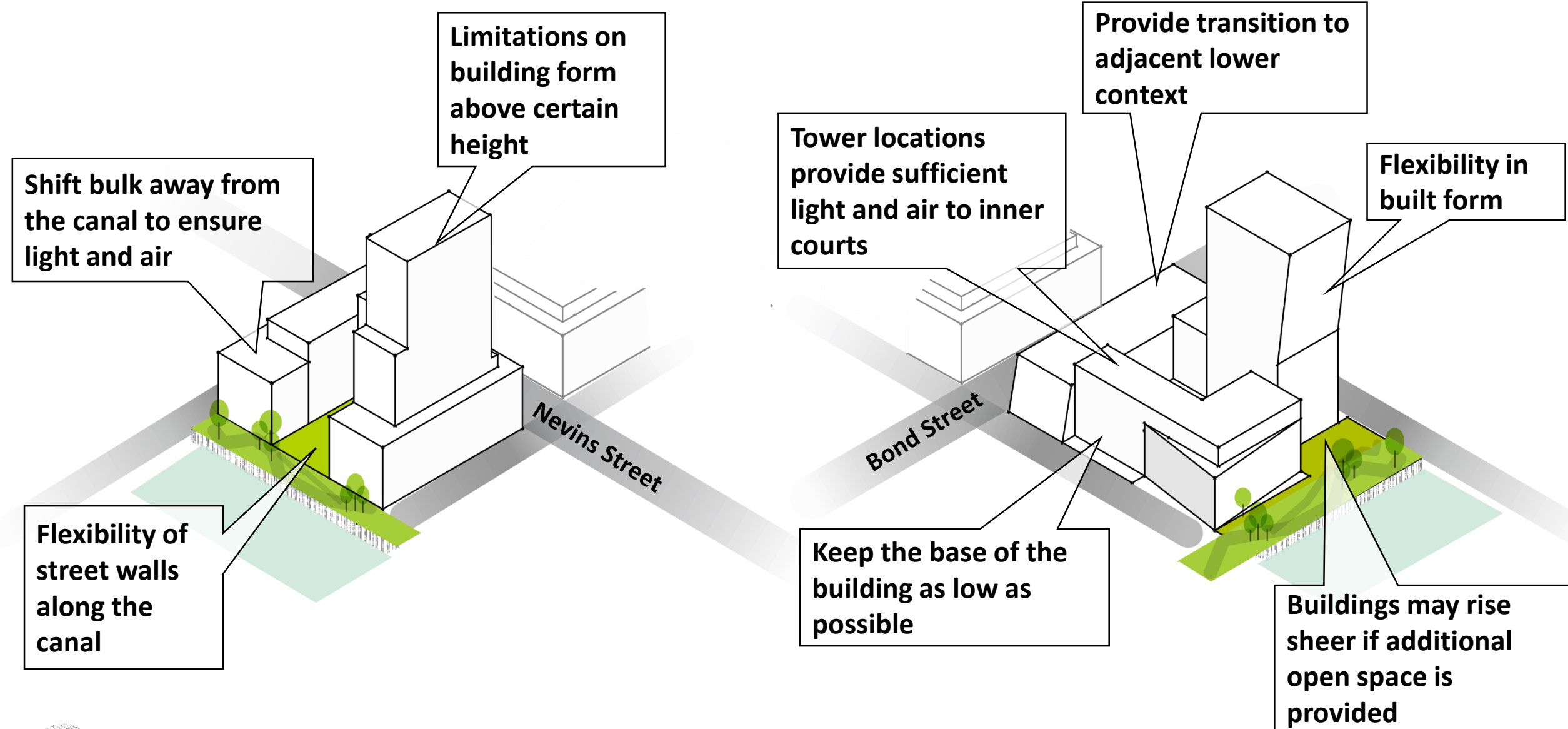
## Bulk Controls

How buildings relate to the waterfront ?



# Guiding Principles for Canal Bulk

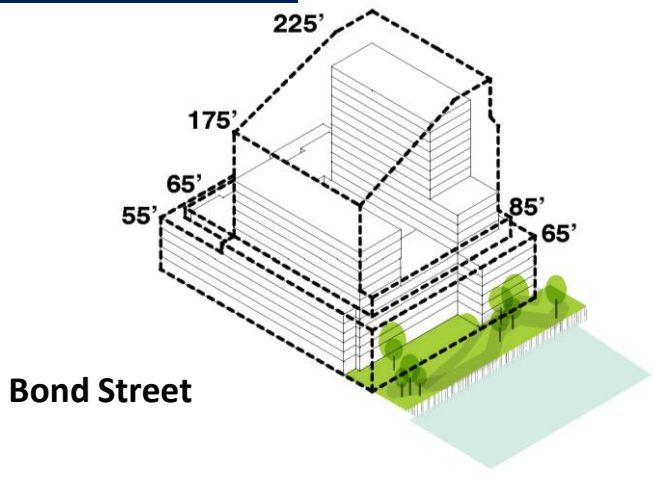
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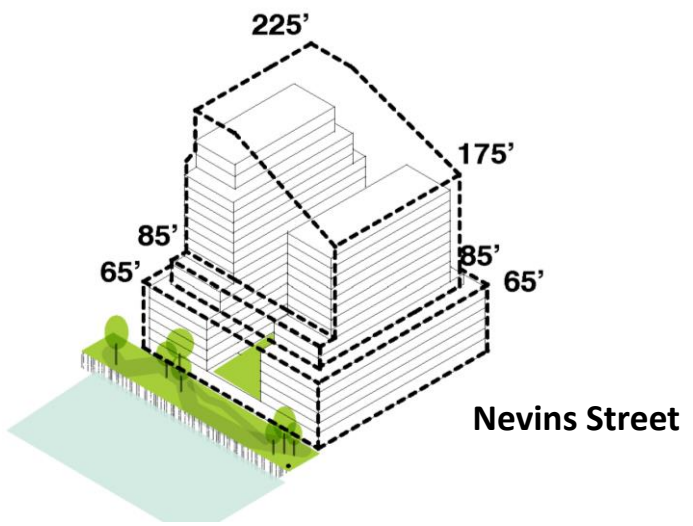
# Conceptual Bulk Envelopes

DRAFT

## Upper Canal

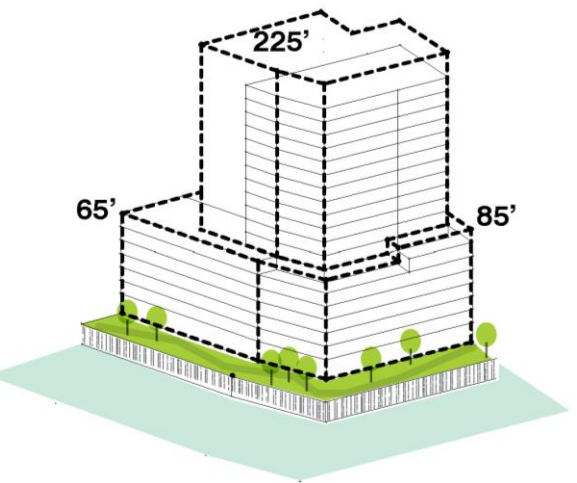


Bond Street



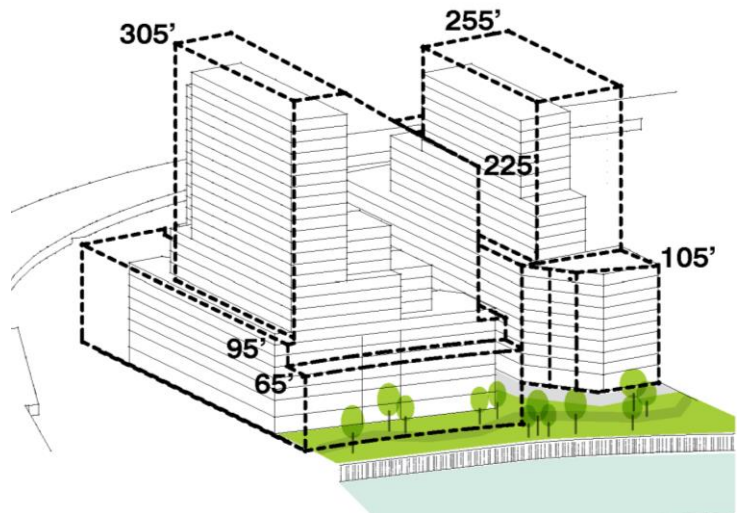
Nevins Street

## Mid Canal

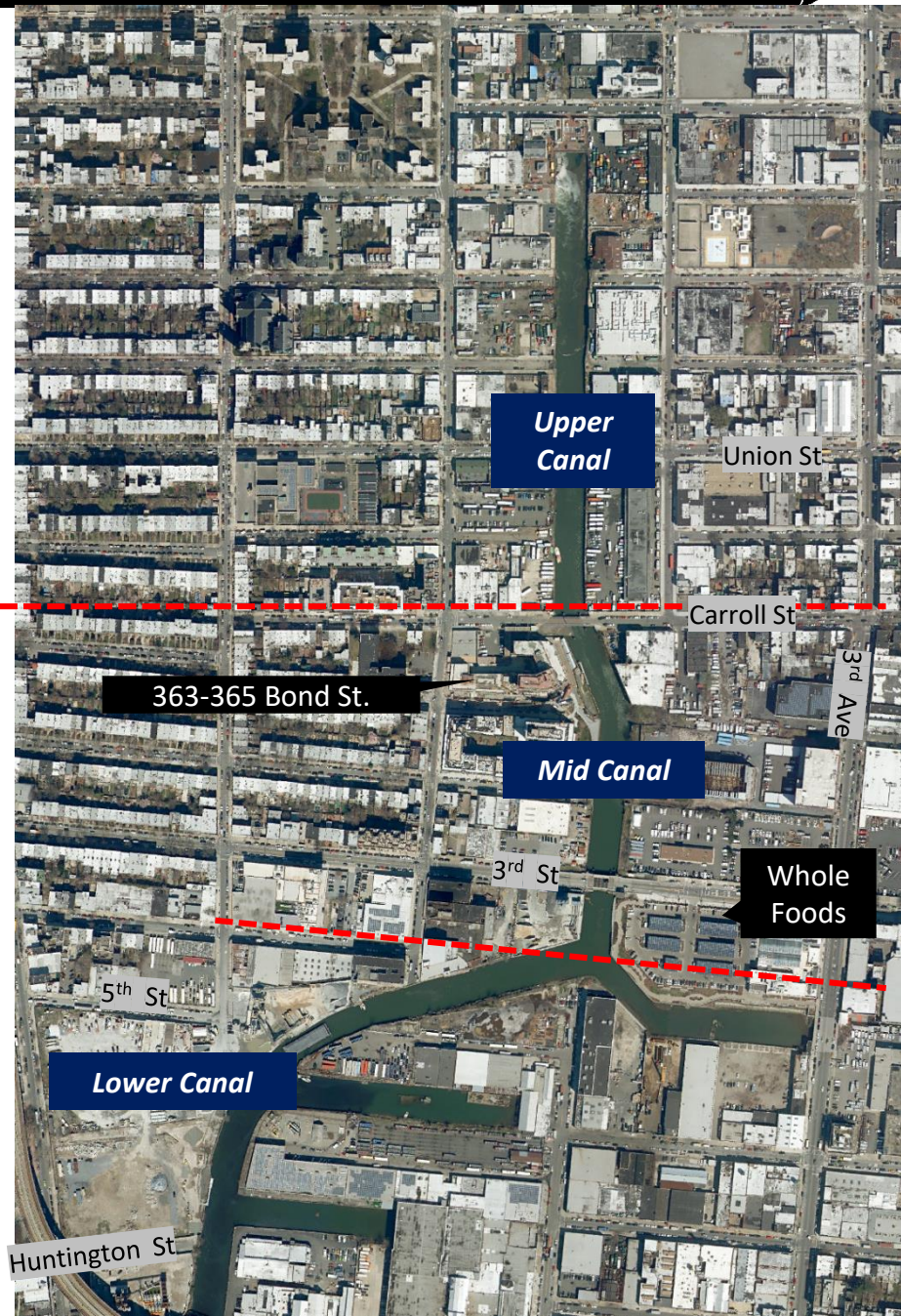


3rd Street

## Lower Canal



Huntington Street



Bulk envelopes shaped from the pedestrian perspective:

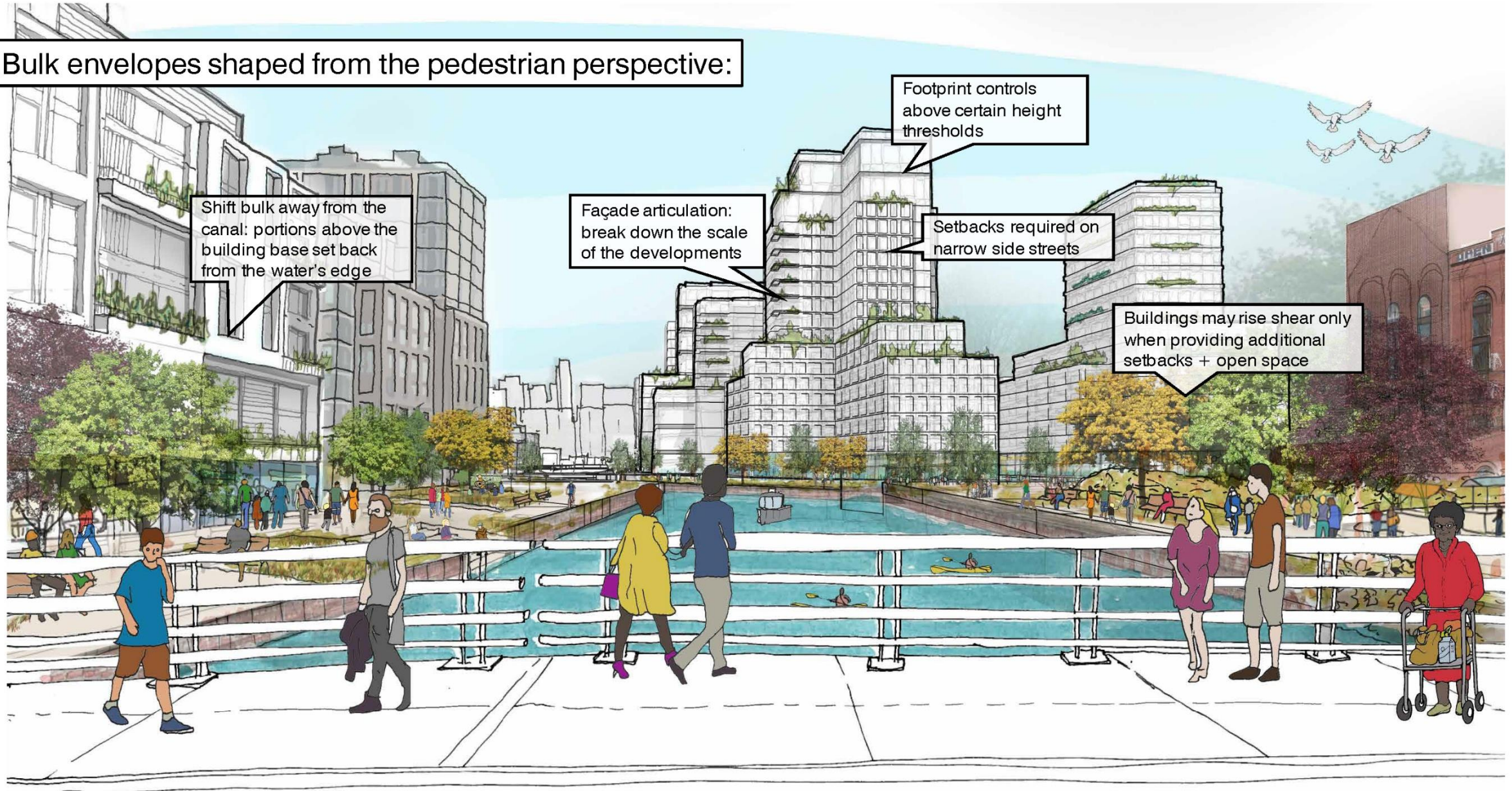
Shift bulk away from the canal: portions above the building base set back from the water's edge

Façade articulation: break down the scale of the developments

Footprint controls above certain height thresholds

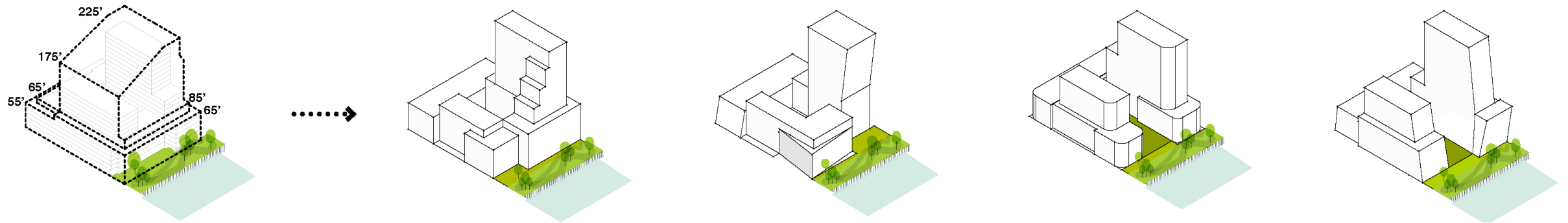
Setbacks required on narrow side streets

Buildings may rise sheer only when providing additional setbacks + open space

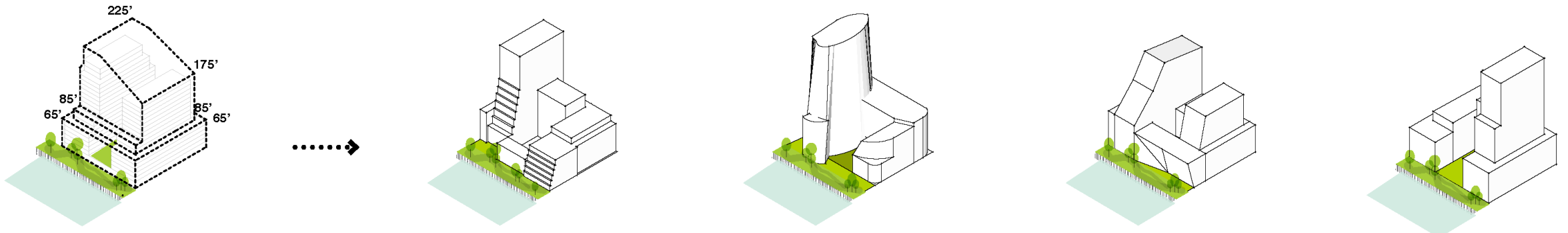


Illustrative sketch looking north from 3rd Street

- Encourage excellent and varied building designs
- Encourage a unique and resilient waterfront



Proposed envelopes along the western side of the canal (Bond Street)



Proposed envelopes along the eastern side of the canal (Nevins Street)

Bulk envelopes with design flexibility:

Allowing for variety in building heights, typologies and uses across the canal

Lower base heights along the shore public walkway

Flexibility with street wall location along the canal



Illustrative sketch looking north from Union Street

## Public Access

Where would access be required and how much ?







## Shore Public Walkway

**Shore Public Walkways:**  
Create a continuous path along the water

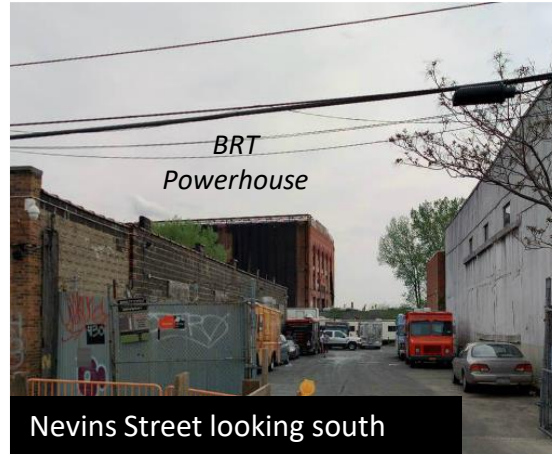


-  Future SPW
-  Existing SPW

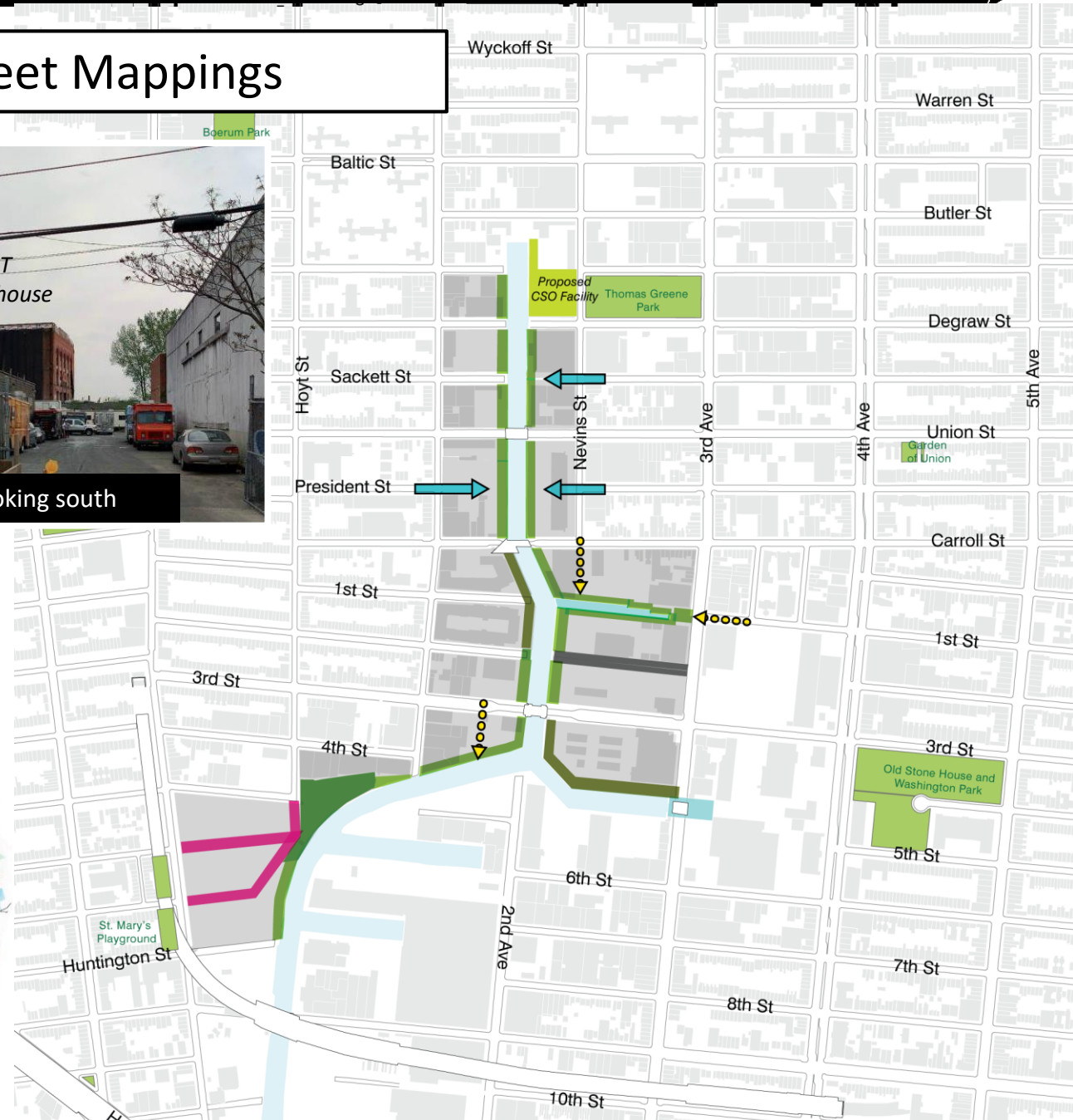
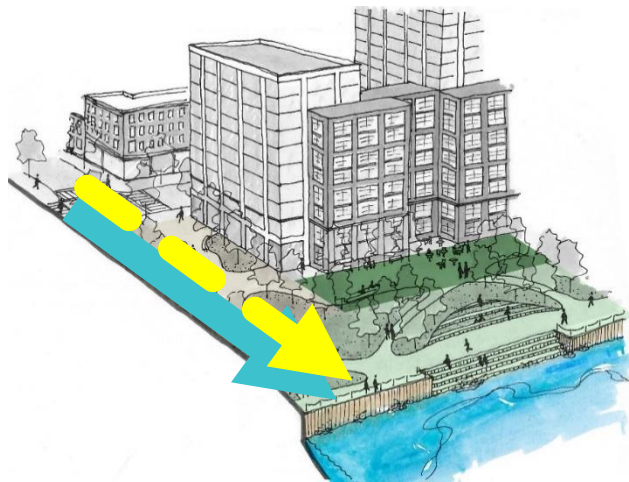


## Upland Connections, Visual Corridors and Street Mappings

- Upland connections at prolongation of the street grid
- Visual corridors to visual resources such as the turning basin and BRT Powerhouse
- Street mapping on largest sites including public place






- Upland Connection
- Visual Corridor
- Street Mapping
- Supplemental Public Access Area
- Future SPW
- Existing SPW

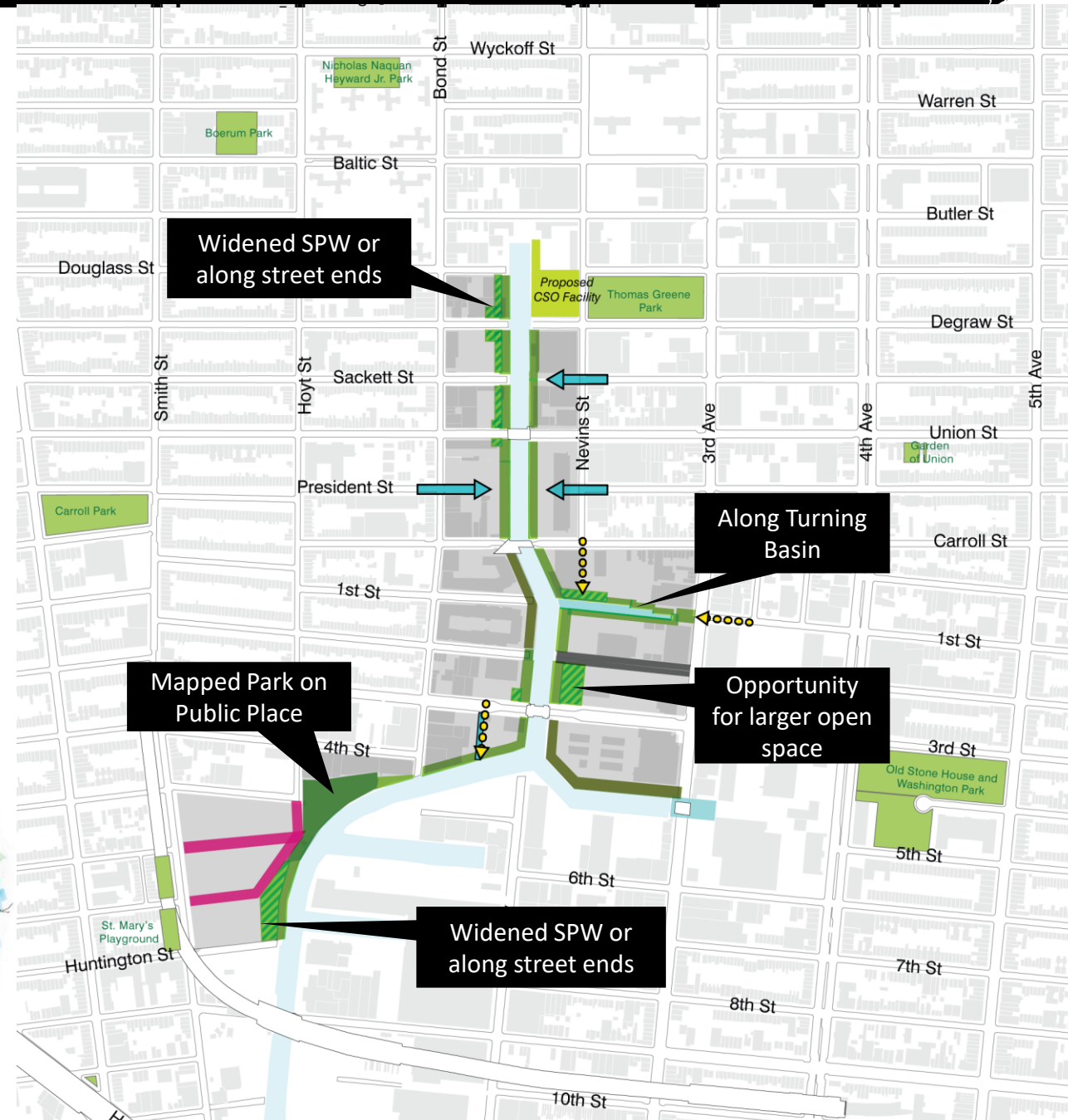


## Supplemental Public Access Areas

- Over half of sites along the waterfront will require a supplemental public access area
- Any SPAA must be located adjacent to a street end or along a SPW → maximizing open areas
- Requires same amenities as the SPW (planting, seating, lighting, etc.)



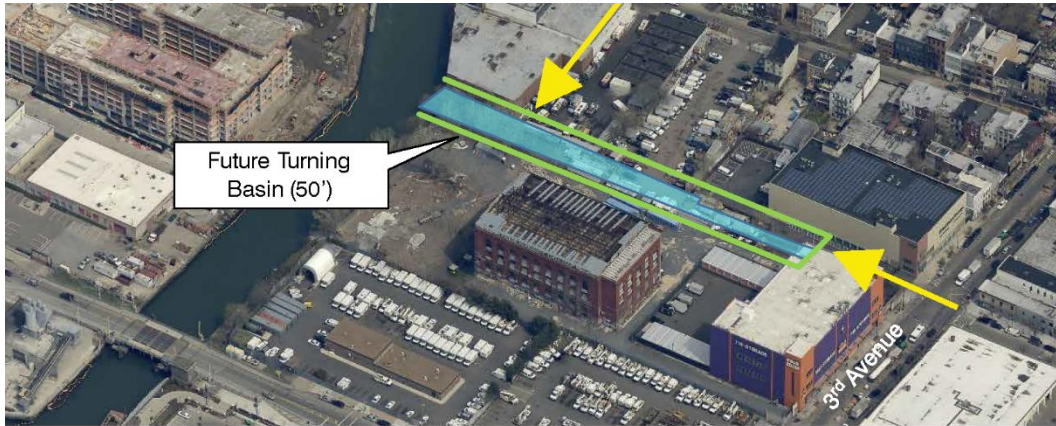
-  Supplemental Public Access Area
-  Future SPW
-  Existing SPW



# Additional Required Access: 1<sup>st</sup> St Turning Basin

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- Will be excavated and restored as part of the superfund cleanup
- The basin will be 50 feet wide
- Required access: 20' wide



- Upland Connection
- Visual Corridor
- Street Mapping
- Supplemental Public Access Area
- Future SPW
- Existing SPW

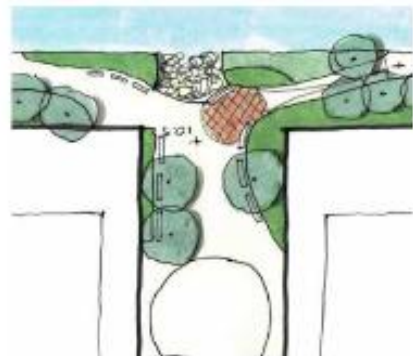
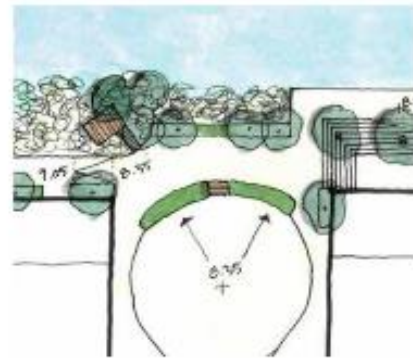








# Street Ends

- Critical connections between properties along the waterfront
- Facilitate its build-out as a continuation of the Shore Public Walkway
- Function as additional resiliency and drainage strategy



City Mapped, built as public street, recently improved by City – Sponge Park



-  Upland Connection
-  Visual Corridor
-  Street Mapping
-  Supplemental Public Access Area
-  Future SPW
-  Existing SPW



## Design Requirements

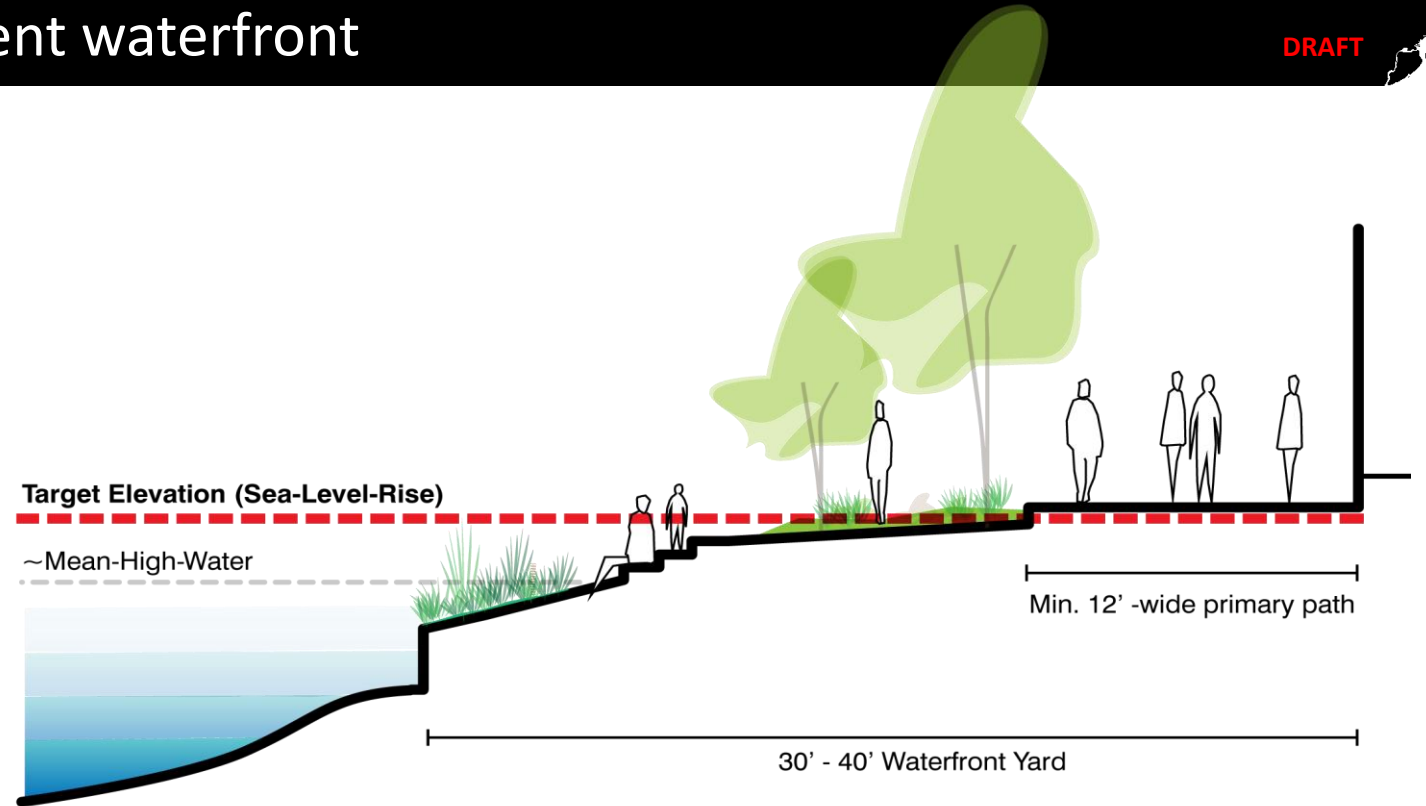
How would the waterfront be designed?



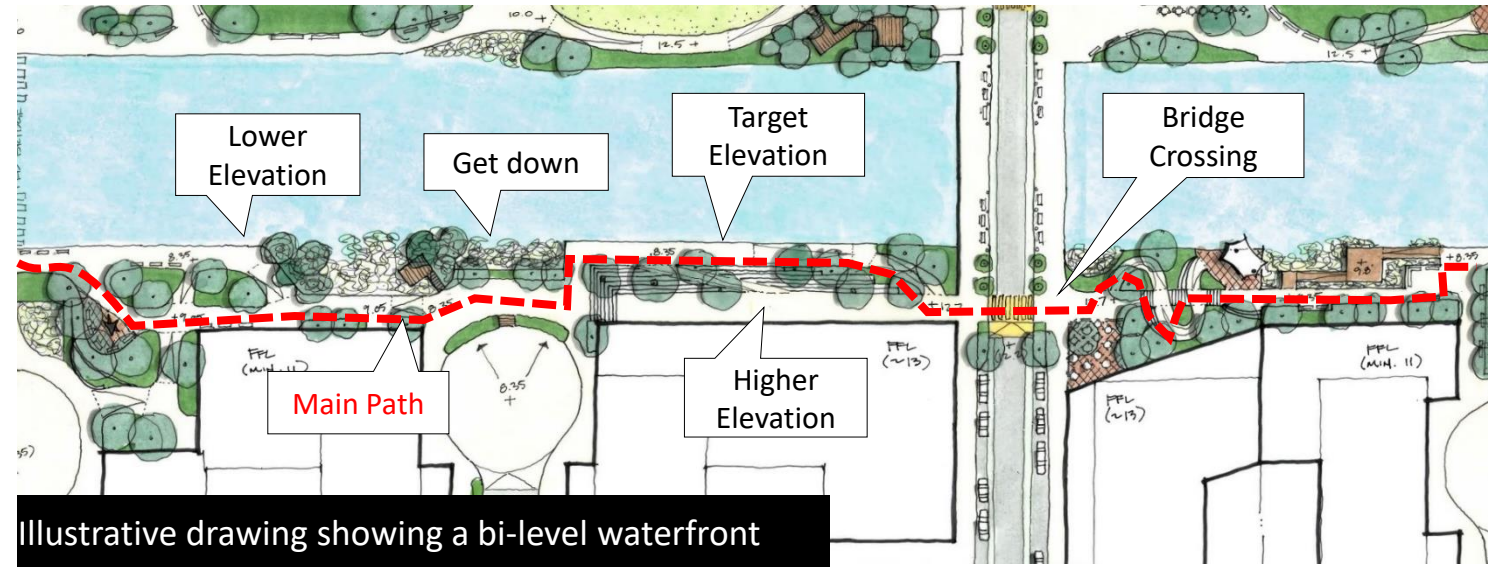
# Design requirements to promote a resilient waterfront

DRAFT

- Establish elevations along Canal Waterfront blocks to protect against long-term daily tidal flooding
- Ensure physical access to the water's edge
- Grading controls that ensure buildings can meet higher design flood elevations



Greenpoint Landing



Illustrative drawing showing a bi-level waterfront

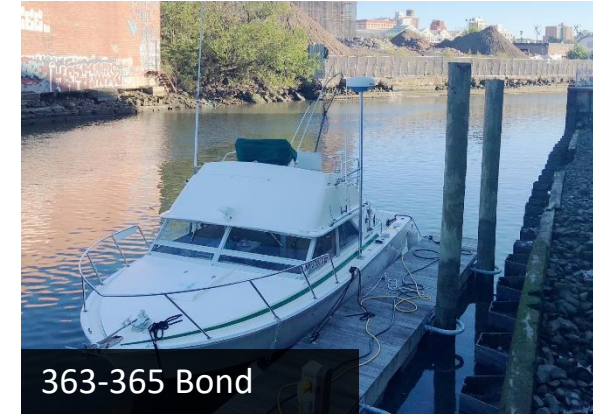
- Rightsize planting requirements to accommodate resilient designs associated with grade changes
- Expand definition of planting to encourage softer edge conditions
- Promote vegetation that has ecological benefits
- Allow for flexibility in design outcomes
- Ensure physical access to the water's edge is achievable



# Design requirements to promote variety and other programming

DRAFT

- Rightsize planting requirements to facilitate a variety of experiences
- Allow for flexibility to locate various programs such as:
  - Art
  - Play Areas
  - Water/boat access
  - Dog runs
  - Historic interpretation and placemaking strategies
- Require companion ADA compliant companion seating



363-365 Bond



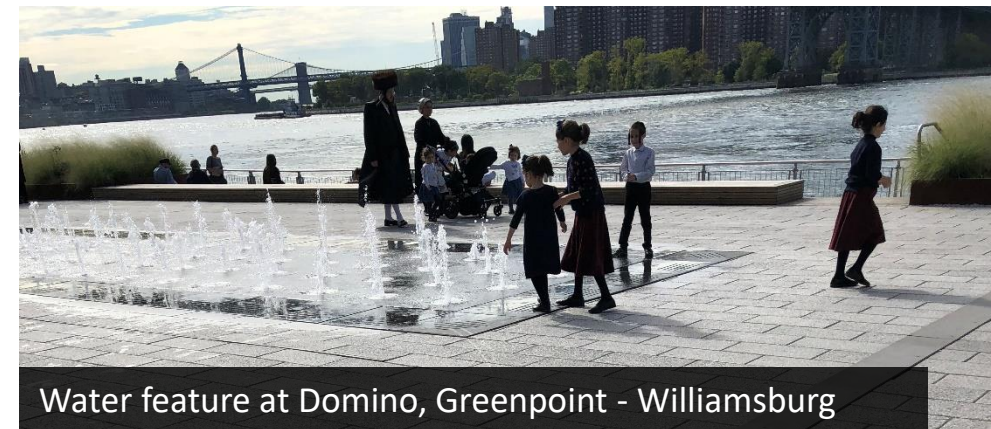
Domino



Brooklyn Bridge Park



Brooklyn Bridge Park



Water feature at Domino, Greenpoint - Williamsburg

It is a plan used to develop specialized requirements along a waterfront area to address unique conditions and includes:

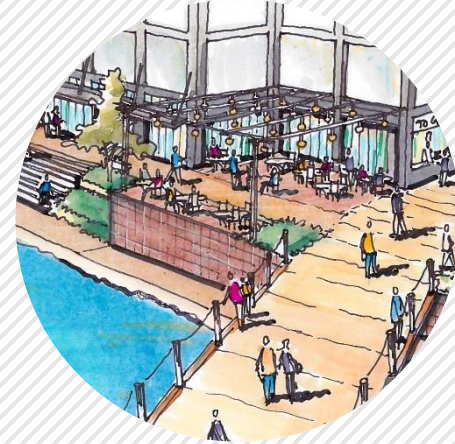
- Upland connections & visual corridors
- Requirement for additional access
  - Supplemental access areas
  - Turning basins
- Special design requirements & standards
  - Variety
  - program
- Resiliency measures
  - Elevation (SLR) of portions of shore public walkway
- Continuity across sites and bridges





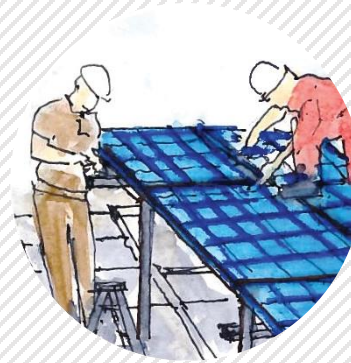
## *Facilitate Community Priorities*

- *Thousands of new homes, including thousands for lower-income New Yorkers*
- *New jobs across a variety of sectors*
- *New open space and new schools*
- *A resilient shoreline and cleaned-up brownfields*
- *An expanded, greener urban canopy*



## *Make Broader Investments & Community Goals Possible*

- **Equitable, sustainable future**
  - Planning for climate change
  - Lowering carbon footprint
  - Remediating Land
  - New open spaces and expanded urban tree canopy
- **NYCHA**
  - \$4M for Community Center
- **Gowanus IBZ**
- **Infrastructure**
  - Schools, transit, open space, etc...



### “**Housing**

**Make improvements to NYCHA campuses by preserving and developing affordable housing**

- The City will consider funding improvements to Gowanus Houses, Wyckoff Gardens, and Warren Street Houses during the rezoning process. Capital needs will be evaluated via an assessment of improvements needed in these developments, in the context of broader investments in NYCHA.”



*At the same time that we are working toward a draft Plan, we are about to begin a thorough environmental review to better understand the potential impacts of this rezoning proposal.*

## Begin Environmental Review

- Issue Draft Scope of Work
- Hold Public Scoping Meeting – **Tentative April 2019**
- Receive Community Input on Methodology and Scope of Work for Environmental Review

## Gowanus Neighborhood Plan

- Meet with community stakeholders and property owners to share and learn more about how the proposal can help shape the future of Gowanus
- Continue to work with community partners and stakeholders to advance zoning and non-zoning neighborhood priorities

## **ATTACHMENT D**

### **SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION**

#### *Current Site Owner(s)*

The proposed Brownfield Cleanup Program (BCP) site is located 294 4<sup>th</sup> Avenue in Brooklyn, New York, and is identified on the Brooklyn Borough Tax Map as Block 456, Lot 1 (herein referred to as the "site"). The Requestor, 294 LLC, does not currently own or operate the proposed BCP site.

#### *Requestor Certification*

The Requestor is currently under contract to purchase the property should specific criteria be met. The Requestor is not affiliated with any past owners/operators of the site and was not affiliated with the site at the time of any disposals or releases. The Requestor has also performed all environmental due diligence before planning to acquire the site. A copy of the New York State Department of State Division of Corporations entity information for 294 LLC is included with this attachment. The Requestor certifies that it is a Volunteer per ECL 27-1405(1).

Requestor Contact Information

294 LLC  
Attn: Joeseoph Vogel  
478 Albany Avenue  
Brooklyn, NY 11203  
212-257-6600  
2944th@gmail.com

Property Owner Contact Information

VJN Real Estate Corp  
Attn: Vincent Nicastro  
28 Lyman Place  
Staten Island, NY 10304  
917-273-5167  
dj577@aol.com

Operator Contact Information

Golden Touch Car Care Center  
Attn: Gus Monogioudis  
294 4<sup>th</sup> Avenue  
Brooklyn, NY 11215  
347-245-4600  
goldentouchfleet@gmail.com

Previous Site Owners

Deeds prior to 1979 were not available on the NYC Department of Finance (DOF) Automated City Register Information System (ACRIS) website. Property transactions after 1979 are summarized in the table below. Copies of the property deeds are included with this attachment.

| Date  | Document Type | First Party                             | Second Party                   | Relationship to the Requestor |
|---|---------------|---|--------------------------------|-------------------------------|
| <b>294 4<sup>th</sup> Avenue, Block 456 Lot 1</b> |               |   |                                |                               |
| 6/11/1979   | DEED          | Aron Ernest, Jean Aron (Juanita Ortesa) | Hector A Gallo, Marianne Gallo | None                          |
| 9/28/1989   | DEED          | Hector A Gallo, Marianna Gallo          | VJN Real Estate Corp.          | None                          |

### Previous Site Operators

Langan reviewed historical records including Sanborn® Fire Insurance Maps, City Directories, certificates of occupancy (CO), and an Environmental Data Resources (EDR)® radius map report that were included in an October 2022 Phase I Environmental Site Assessment (ESA) Report for 294 4<sup>th</sup> Avenue prepared by Haley & Aldrich as well as a February 2026 Phase I ESA prepared by Langan. A review of historical records indicates that the site has been located in a densely developed urban area characterized by commercial, residential, and industrial uses since at least the late 1880s.

Historical records indicate that the site has supported a variety of industrial and manufacturing uses dating back to the late 1890s. Lot 1 was initially developed in the early 1900s with a wagon shed and several smaller ancillary structures; specific operational uses during this period were not documented. By the early to mid-1920s, the property was substantially redeveloped with construction of a large industrial building operated by Fulton Smelting & Refining Works, Inc., along with a two-story and three-story residential structure located in the northwestern portion of the lot (formerly addressed as 25 Denton Street). Certificates of Occupancy indicate that metal smelting operations persisted through the 1940s.

By 1951, the residential structures in the northwestern portion of the lot had been demolished, and the site was depicted as a “scrap metal” facility, with four gasoline storage tanks shown in the southeastern portion of the property along 4th Avenue. During the mid-1960s, the site was identified as a “wholesale linoleum” use, followed by conversion to an automobile body and repair facility in the late 1970s. From the late 1970s through approximately 2007, site conditions and use remained largely unchanged, after which the property was redeveloped for its current use as an auto detailing, oil changes and transmission service, and car wash facility.

Historical operator information is listed below:

| <b>Operator Name/Site Use</b>                                  | <b>Relationship to Property</b> | <b>Address and Phone Number</b>                      | <b>Relationship to the Requestor</b> |
|--|---------------------------------|--|--------------------------------------|
| Keller A Rubbers & Metals                                      | Occupant (1928)                 | 296 4 <sup>th</sup> Avenue<br>(Contant Info Unknown) | None                                 |
| Fulton Metal Co, Fulton Smelting & Refining Works Inc          | Occupant (1934)                 | 294 4 <sup>th</sup> Avenue<br>(Contact Info Unknown) | None                                 |
| Lamberts Service Station                                       | Occupant (1940)                 | 296 4 <sup>th</sup> Avenue<br>(Contant Info Unknown) | None                                 |
| Bills Tydol Service Station                                    | Occupant (1945-1960)            | 296 4 <sup>th</sup> Avenue<br>(Contant Info Unknown) | None                                 |
| Earl Scheib Auto Paint Shops                                   | Occupant (1970)                 | 296 4 <sup>th</sup> Avenue<br>(Contant Info Unknown) | None                                 |
| AAMCO Automatic Transmissions, Earl Scheib Auto Paint Shops BX | Occupant (1980)                 | 296 4 <sup>th</sup> Avenue<br>(Contant Info Unknown) | None                                 |
| AAMCO Automatic Transmissions                                  | Occupant (1985)                 | 296 4 <sup>th</sup> Avenue<br>(Contant Info Unknown) | None                                 |
| AAMCO Auto Painting & Bodyworks                                | Occupant (1992-1999)            | 296 4 <sup>th</sup> Avenue<br>(Contant Info Unknown) | None                                 |
| Farraj Hamdou  | Occupant (2004)                 | 296 4 <sup>th</sup> Avenue<br>(Contant Info Unknown) | None                                 |
| Lee Myles Transmissions, Golden Touch Car Wash Inc             | Occupant (2005)                 | 296 4 <sup>th</sup> Avenue<br>(Contant Info Unknown) | None                                 |
| Golden Touch Car Wash Inc.                                     | Occupant (2009)                 | 296 4 <sup>th</sup> Avenue<br>718-855-8400           | None                                 |
| Golden Touch Car Wash, Lee Myles Transmissions & Autocare      | Occupant (2014)                 | 296 4 <sup>th</sup> Avenue<br>(Contant Info Unknown) | None                                 |
| Walkin Coolers Repair NYC, Golden Touch Car Wash Inc.          | Occupant (2017)                 | 296 4 <sup>th</sup> Avenue<br>(Contant Info Unknown) | None                                 |

References:

1. October 2022 Phase I ESA, prepared by Haley Aldrich
2. February 2026 Phase I ESA, prepared by Langan

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

REEL 1078 PAGE 342

*Handwritten:* 5/54

THIS INDENTURE, made the 4th day of June, nineteen hundred and seventy nine BETWEEN ERNEST ARON, residing at 225 East 57th Street, New York, N. Y.; BERNICE K. WINTER, residing at 10 West 66th Street, New York, N.Y.; and JEAN ARON, also known as JUANITA ORTEGA, residing at 352 West 56th Street, New York, N. Y.

party of the first part, and

HECTOR A. GALLO and MARIANNE GALLO, his wife, both residing at 6 Narrows Road South, Staten Island, New York, 10305,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

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

*Handwritten:* 56  
LOT L

formed by the intersection BEGINNING at a point on the northerly side of 1st Street with the easterly side of Denton Place; Running thence northerly along the easterly side of Denton Place 100 feet; thence easterly parallel with 1st Street 90 feet; thence southerly parallel with Denton Place 24 feet; thence easterly parallel with 1st Street 97 feet 10 and 1/2 inches to the westerly side of 4th Avenue; thence southerly along the westerly side of 4th Avenue 76 feet to the corner formed by the intersection of the westerly side of 4th Avenue with the northerly side of 1st Street; thence westerly along said northerly side of 1st Street 187 feet 10 and 1/2 inches to the corner, the point or place of BEGINNING.

Said premises being known and described as 296 4th Avenue, Brooklyn, New York.

There has been executed and delivered simultaneously herewith, and intended to be recorded, a purchase money mortgage for \$110,000.00 dated June 4, 1979 made and executed by the party of the second part to the party of the first part.

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

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

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

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

*Handwritten signatures:*  
At \_\_\_\_\_  
Juanita Ortega  
also known as Jean Aron

STATE OF NEW YORK, COUNTY OF New York

On the 4th day of June 19 79, before me personally came Ernest Aron, Bernice K. Winter and Jean Aron, a/k/a Juanita Ortega,

*Benj. Hepsowitz*  
BENJ HEPSOWITZ  
Notary Public in and for the State of New York  
No. 112,6100  
Exp. 03/30/1984

STATE OF NEW YORK, COUNTY OF

On the \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_, before me personally came \_\_\_\_\_  
to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they executed the same.

REL 1078 343

STATE OF NEW YORK, COUNTY OF

On the \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_, before me personally came \_\_\_\_\_ the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. \_\_\_\_\_ that he is the \_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_ the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

On the \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_, before me personally came \_\_\_\_\_ the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. \_\_\_\_\_ that he knows \_\_\_\_\_ to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw \_\_\_\_\_ execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

**Mortgage and Sale Deed**  
WITH COVENANT AGAINST GRANTORS' ACES  
TITLE No. 19-0400510

ERNEST ARON, BERNICE K. WINTER  
and JEAN ARON, a/k/a JUANITA  
ORTEGA,

TO  
HECTOR A. GALLO and MARIANNE  
GALLO

SECTION 2  
BLOCK 356  
LOT 1  
COUNTY ~~QUEEN~~ of Kings

17796

Recorded At Request of The Title Guarantee Company  
RETURN BY MAIL TO:



CHICAGO TITLE INSURANCE CO. P.A.Y  
51 WILLOUGHBY STREET  
BROOKLYN, N. Y.

STEPHEN A. GALLO, ESQ.  
1058 Forest Avenue  
Staten Island, New York,  
10310  
Zip No. \_\_\_\_\_

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

19 JUN 11 1979

|          |        |
|----------|--------|
| REC. FEE | 5.00   |
| SST &    | 154.00 |
| RT #     | 5.33   |

66981

REAL ESTATE  
JUN 11 1979  
TRANSFER TAX  
KINGS  
COUNTY

TAX PAID

OFFICE OF CITY REGISTER  
Kings County  
RECEIVED  
Witness by hand  
and official seal

*Marianne Gallo*  
CITY REGISTER

RETT  
wcb2  
\$ 2200.00

K319065

**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.**

REF 2453 PAGE 820

**THIS INDENTURE**, made the *13* day of *Sept*, nineteen hundred and *eighty nine*  
**BETWEEN** HECTOR A. GALLO and MARIANNE GALLO, his wife, residing at  
888 Forest Ave., Staten Island, New York 10310

party of the first part, and

VJN REAL ESTATE CORP., a domestic corporation, having its  
principal place of business at 296 4th Ave., Brooklyn, New York

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars and other valuable consideration  
paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs  
or successors and assigns of the party of the second part forever,

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

BEGINNING at a point formed by the intersection of the northerly side of 1st  
Street with the easterly side of Denton Place;

RUNNING THENCE Northerly along the easterly side of Denton Place 100 feet;

THENCE Easterly parallel with 1st Street 90 feet;

THENCE Southerly parallel with Denton Place 24 feet;

THENCE Easterly parallel with 1st Street 97 feet 10 and 1/2 inches to the  
westerly side of 4th Avenue;

THENCE Southerly along the westerly side of 4th Avenue 76 feet to the corner  
formed by the intersection of the westerly side of 4th Avenue with the northerly  
side of 1st Street;

THENCE Westerly along said northerly side of 1st Street 187 feet 10 and 1/2  
inches to the corner, the point or place of BEGINNING.

Being and intended to be the same premises conveyed to HECTOR A. GALLO  
and MARIANNE GALLO by Deed recorded in Reel 1078 at page 342.

*Premises known as 296 4th Avenue, Brooklyn, N.Y.*

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

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

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 consid-  
eration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply  
the same first to the payment of the cost of the improvement before using any part of the total of the same for  
any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

*Hector A. Gallo*  
HECTOR A. GALLO

*Marianne Gallo*  
MARIANNE GALLO

STATE OF NEW YORK, COUNTY OF *Westchester*

On the *13* day of *Sept* 19 *89*, before me personally came

HECTOR A. GALLO

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

*[Signature]*  
IRWIN SMITH  
NOTARY PUBLIC, State of New York  
No. 4754246  
Qualified in Nassau County  
Term Expires *Jan 20, 1990*

STATE OF NEW YORK, COUNTY OF *Westchester*

On the *13* day of *Sept* 19 *89*, before me personally came

MARIANNE GALLO

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.

*[Signature]*  
IRWIN SMITH  
NOTARY PUBLIC, State of New York  
No. 4754246  
Qualified in Nassau County  
Term Expires *Jan 20, 1990*

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

**Bargain and Sale Deed**

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. *K-319065*

HECTOR A. GALLO and MARIANNE GALLO

TO

WJN REAL ESTATE CORP.

SECTION 2  
BLOCK 456  
LOT 1  
COUNTY OR TOWN Kings

*LOC. VER.  
BY TAX MAP*

Recorded At Request of

*WJN Real Estate Corp.*

RETURN BY MAIL TO:

METROPOLITAN ABSTRACT CORPORATION  
ONE OLD COUNTRY ROAD  
CARLE PLACE, NEW YORK 11514  
N.Y.C. (718) 343-4334 NAS. (516) 741-5474

049846

Robert Schneider, Esq.  
39 Broadway  
New York, New York

Zip No. 10006

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

*Count*  
RECEIVED  
\$ 30.00  
REAL ESTATE  
SEP 28 1989  
TRANSFER TAX  
KINGS COUNTY  
2884

RECORDED IN KINGS COUNTY  
OFFICE OF THE CITY REGISTER  
1989 SEP 20 10:02 AM

09-28-88 68-62-68 09-28-88  
B-01 DEED PAID DEED  
082650 \$15000  
0000

REC. FEE  
35T \$ 2100  
KIT # 99065  
14

REC. 2453 PAGE 821

## **ATTACHMENT E**

### **SECTION VI: PROPERTY'S ENVIRONMENTAL HISTORY**

The about 16,435-square-foot ( $\pm 0.37$  acre) is located at 294 4<sup>th</sup> Avenue in Brooklyn, New York and is identified in the Brooklyn Borough Tax Map as Block 456, Lot 1. Based on the historical and current uses of the site and the presence of corresponding contaminants detected at concentrations exceeding the applicable RRSCOs for the reasonably anticipated future use of the site (restricted-residential), the site is eligible for the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP).

#### Item 1 - Previous Environmental Reports

The following environmental reports were prepared for the site prior to the Requestor's application:

- *October 2022 ASTM Phase I Environmental Site Assessment (ESA), 296 4<sup>th</sup> Avenue Development, prepared by Haley & Aldrich of New York.*
- *October 2022 Limited Phase II Environmental Site Investigation Report (LSI), 296 4<sup>th</sup> Avenue Development, prepared by Haley & Aldrich of New York.*
- *February 2026, Phase I ESA, 296 4<sup>th</sup> Avenue, Prepared by Langan.*
- *April 2026, Supplemental Phase II ESA, 296 4<sup>th</sup> Avenue, Prepared by Langan*

Environmental reports and sampling events are summarized below and included with this attachment.

#### October 2022 ASTM Phase I ESA Report:

In October 2022, Haley & Aldrich of New York completed a Phase I Environmental Site Assessment (ESA) for the subject property, including Lot 1. The Phase I ESA identified historical industrial and auto-related operations at Lot 1, including metal smelting, scrap metal handling, wholesale materials storage, and long-term auto body, repair, and car wash uses, as recognized environmental conditions (RECs). In addition, four former gasoline storage tanks depicted on historic Sanborn maps from 1951 to 1965 in the southeastern portion of Lot 1, with no documentation of removal or closure, were identified as a REC. These historical uses are considered potential sources of petroleum hydrocarbons, metals, and chlorinated solvents that may have adversely affected soil, groundwater, and soil vapor beneath Lot 1.

#### October 2022 Limited Phase II ESI Report:

An October 2022 Limited Phase II Environmental Site Investigation (ESI) was completed by Haley & Aldrich of New York for the Site to investigate areas of concern identified in a contemporaneous Phase I Environmental Site Assessment. Areas of concern at Lot 1 included historical metal smelting operations, scrap metal handling, undocumented former gasoline storage tanks, and

long-term auto-related uses. The Phase II ESI included the advancement of three soil borings, collection of soil samples, and installation of temporary sub-slab soil vapor sampling points within Lot 1. Analytical results identified SVOCs (primarily polycyclic aromatic hydrocarbons [PAHs]) and metals in soil at concentrations exceeding NYSDEC Title 6 NYCRR Part 375 Unrestricted and Restricted-Residential Soil Cleanup Objectives, including a lead-impacted soil hotspot with TCLP lead exceeding the USEPA toxicity characteristic threshold. In addition, chlorinated volatile organic compounds (CVOCs), including trichloroethene (TCE) and tetrachloroethene (PCE), were detected in sub-slab soil vapor beneath Lot 1, indicating a potential on-site source. Based on these findings, the investigation confirmed the presence of soil and soil vapor contamination at Lot 1 and recommended further evaluation and remedial planning. Additionally, reports pertaining to the adjacent property, located at 21 Denton Place, revealed that the property is under a consent order to remediate soil and groundwater contamination consistent with the contaminants observed on the site. Review of these reports indicates that the 294 4<sup>th</sup> Avenue site was identified as the source of the metal and PAH contamination at depths greater than 12 ft bgs and was likely due to the operations on the site as a smelting and refinery works facility. We expect to find similar industrial waste with elevated metals and PAHs at depths as great as 16 ft bgs.

#### February 2026 ASTM Phase I Report:

An updated Phase I ESA was subsequently completed for the property. Based on this updated report, the historical uses and environmental conditions identified in the 2022 Phase I ESA remain applicable and unchanged.

The Phase I ESA documented historical industrial and automobile-related operations at the property, including metal smelting, scrap metal handling, wholesale materials storage, and long-term auto body, vehicle repair, and car wash uses. These activities were identified as recognized environmental conditions (RECs). In addition, four former gasoline storage tanks depicted on historic Sanborn Fire Insurance maps dating from 1951 to 1965 in the southeastern portion of the property, with no available documentation of removal or closure, were also identified as a REC.

These historical operations represent potential sources of petroleum hydrocarbons, metals, and chlorinated solvents that may have adversely impacted soil, groundwater, and soil vapor conditions beneath the property.

#### April 2026 Supplemental Limited Phase II Report:

An April 2026 Limited Phase II Environmental Site Investigation (ESI) was completed by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for the property located at 294 4th Avenue in Brooklyn, New York to further evaluate the site's eligibility for the Brownfield Cleanup Program (BCP) based on potential impacts to soil and groundwater associated with historic industrial and auto-related uses at the property. The investigation

included a geophysical survey, advancement of seven soil borings, collection of soil samples for laboratory analysis, and collection of groundwater samples from two temporary monitoring wells installed at soil boring locations SB01 and SB06. Analytical results identified semi-volatile organic compounds (SVOCs), primarily polycyclic aromatic hydrocarbons (PAHs), and metals in soil at concentrations exceeding the NYSDEC Title 6 NYCRR Part 375 Restricted Residential Soil Cleanup Objectives. The highest concentrations of PAHs were identified in soil boring SB01 at approximately 14 to 14.5 feet below grade surface (bgs), including benzo(a)anthracene at 20 milligrams per kilogram (mg/kg), benzo(a)pyrene at 17 mg/kg, benzo(b)fluoranthene at 21 mg/kg, chrysene at 19 mg/kg, and phenanthrene at 60 mg/kg. Elevated concentrations of metals were also detected in soil, including arsenic at 172 mg/kg, copper at 2,410 mg/kg, lead at 2,900 mg/kg, and mercury at 5.3 mg/kg. Petroleum-like odors and elevated photoionization detector (PID) readings were also observed in SB01 at depths of approximately 14 to 14.5 feet bgs, indicating the presence of petroleum-related impacts.

Groundwater analytical results identified volatile organic compounds (VOCs), SVOCs, and metals at concentrations exceeding the NYSDEC TOGS 1.1.1 Ambient Water Quality Standards and Guidance Values (SGVs) for Class GA groundwater. Petroleum-related VOCs including benzene, xylenes, isopropylbenzene, n-propylbenzene, and tetramethylbenzene were detected in groundwater collected from temporary well point TWP-01. SVOCs, including PAHs such as benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, chrysene, and indeno(1,2,3-cd)pyrene, were also detected above applicable SGVs in groundwater samples collected from TWP-01 and TWP-02. Elevated concentrations of metals including arsenic, iron, lead, nickel, manganese, mercury, selenium, and sodium were identified in groundwater samples collected across the site. The investigation concluded that historic industrial and automotive-related operations at the site have resulted in impacts to soil and groundwater and recommended additional remedial investigation and future remedial action under the oversight of NYSDEC as part of the anticipated Brownfield Cleanup Program enrollment.

### Item 2 – Sampling Data

Based on the previous reports discussed in Item 1, the following summary was prepared to identify analytes detected above applicable regulatory standards for each media tested. The referenced reports and available laboratory data packages for the investigation are included in this attachment.

#### Soil

Soil sample analytical results were compared to the Protection of Groundwater (PGW), NYSDEC Part 375 Restricted Use Restricted-Residential (RR), NYSDEC Part 375 Restricted Use Commercial SCOs (CU), and NYSDEC Part 375 Restricted Use Industrial (IU) SCOs. Contaminants that were detected at concentrations above the SCOs are depicted in Table E-1

below, and on Figure E-1. The maximum detected concentrations above the SCOs are summarized below. Soil analytical results identified 16 compounds at concentrations above the applicable NYSDEC Restricted Residential Soil Cleanup Objectives (RRSCOs).

**Table E-1: Maximum Concentrations of Target Compounds Detected in Soil above SCOs**

| Parameter              | Maximum Detected Concentration Above SCOs | Sample Depth (feet bgs) | Applicable SCOs  |
|------------------------|---|-------------------------|--|
| <b>SVOCs</b>           |   |                         |  |
| Benzo(a)anthracene     | 20 mg/kg in SB01_14-14.5                  | 14-14.5                 | PGW: 1 mg/kg<br>RR: 1.4 mg/kg  |
| Benzo(a)pyrene         | 17 mg/kg in SB01_14-14.5                  | 14-14.5                 | RR: 1 mg/kg<br>CU: 3.7 mg/kg<br>IU: 3.7 mg/kg                        |
| Benzo(b)fluoranthene   | 21 mg/kg in SB01_14-14.5                  | 14-14.5                 | PGW: 2.1 mg/kg<br>RR: 1.4 mg/kg                                      |
| Benzo(g,h,i)Perylene   | 6.1 mg/kg in SB01_14-14.5                 | 14-14.5                 | RR: 4.9 mg/kg  |
| Benzo(k)fluoranthene   | 6.1 mg/kg in SB01_14-14.5                 | 14-14.5                 | RR: 1.2 mg/kg  |
| Chrysene               | 19 mg/kg in SB01_14-14.5                  | 14-14.5                 | PGW: 1 mg/kg<br>RR: 4.9 mg/kg  |
| Dibenz(a,h)anthracene  | 1.8 mg/kg in SB01_14-14.5                 | 14-14.5                 | RR: 0.33 mg/kg   |
| Indeno(1,2,3-cd)pyrene | 7.1 mg/kg in SB01_14-14.5                 | 14-14.5                 | RR: 1.4 mg/kg  |
| Phenanthrene           | 60 mg/kg in SB01_14-14.5                  | 14-14.5                 | RR: 4.9 mg/kg  |
| <b>Metals</b>          |   |                         |  |
| Arsenic                | 172 mg/kg in SB01_14-14.5                 | 14-14.5                 | PGW: 16 mg/kg<br>RR: 16 mg/kg<br>CU: 16 mg/kg<br>IU: 16 mg/kg        |
| Barium                 | 1,880 mg/kg in SB01_14-14.5               | 14-14.5                 | PGW: 820 mg/kg<br>RR: 410 mg/kg<br>CU: 410 mg/kg<br>IU: 10,000 mg/kg |
| Cadmium                | 12.5 mg/kg in SB-1_10-12                  | 10-12                   | PGW: 7.5 mg/kg<br>RR: 2.5 mg/kg<br>CU: 3.7 mg/kg<br>IU: 4.4 mg/kg    |
| Chromium, Total        | 31 mg/kg in SB-1_10-12                    | 10-12                   | PGW: 19 mg/kg<br>RR: 1mg/kg<br>CU: 11 mg/kg<br>IU: 11 mg/kg          |

| Parameter | Maximum Detected Concentration Above SCOs | Sample Depth (feet bgs) | Applicable SCOs   |
|-----------|---|-------------------------|---|
| Copper    | 2,410 mg/kg in SB02_1-2                   | 1-2                     | RR: 280 mg/kg<br>CU: 280 mg/kg  |
| Lead      | 2,370 mg/kg in SB04_6-7                   | 6-7                     | PGW: 450 mg/kg<br>RR: 400 mg/kg<br>CU: 1,000 mg/kg<br>IU: 3,900 mg/kg |
| Mercury   | 5.64 mg/kg in SB-3_2-4                    | 2-4                     | PGW: 0.73 mg/kg<br>RR: 0.3 mg/kg<br>CU: 1.1 mg/kg<br>IU: 1.1 mg/kg    |
| Zinc      | 5,740 mg/kg in SB-1_10-12                 | 10-12                   | PGW: 2,480 mg/kg  |

Notes:

1. Results are compared to the 6 NYCRR Part 375 Protection of Groundwater (PGW), RR, CU and IU SCOs
2. mg/kg – milligrams per kilograms
3. bgs – below grade surface

Soil Vapor

Soil vapor sample analytical results are depicted in Table E-2 below, and on Figure E-2. The maximum detected concentrations that exceed NYSDOG decision matrices are summarized below. A total of 32 compounds were detected in soil vapor samples, with four compounds exceeding the NYSDOH soil vapor maximum concentration levels.

**Table E-2: Maximum Concentrations of Target Compounds Detected in Soil Vapor**

| Constituent                    | Maximum Soil Vapor ( $\mu\text{g}/\text{m}^3$ ) | Soil Vapor Sample Location |
|--------------------------------|---|----------------------------|
| 1,2,4-Trimethylbenzene         | 83.6  | SV-3_100622                |
| Cis-1,2-Dichloroethene         | 10.3  | SV-1_100622                |
| o-Xylene (1,2-Dimethylbenzene) | 63.4  | SV-3_100622                |
| Trichloroethene (TCE)          | 515   | SV-2_100622                |

Notes:

1.  $\mu\text{g}/\text{m}^3$  – microgram per cubic meter

Groundwater

Groundwater sample analytical results are depicted in Table E-3 below, and on Figure E-3. The maximum detected concentrations that exceed NY-AWQS decision matrices are summarized below. A total of 25 compounds were detected in groundwater at concentrations exceeding the applicable New York State Ambient Water Quality Standards and Guidance Values (AWQS).

**Table E-3: Maximum Concentrations of Target Compounds Detected in Groundwater**

| <b>Parameter</b>       | <b>Maximum Detected Concentration Above SCOs</b> | <b>Applicable SCOs</b> |
|------------------------|--|------------------------|
| <b>SVOCs</b>           |  |                        |
| Phenol                 | 13 ug/l in TWP-01                                | NY-AWQS: 1 ug/l        |
| Naphthalene            | 20 ug/l in TWP-01                                | NY-AWQS: 10 ug/l       |
| Benzo(a)anthracene     | 0.45 ug/l in TWP-01                              | NY-AWQS: 0.002 ug/l    |
| Benzo(a)pyrene         | 0.29 ug/l in TWP-01                              | NY-AWQS: 0 ug/l        |
| Benzo(b)fluoranthene   | 0.36 ug/l in TWP-01                              | NY-AWQS: 0.002 ug/l    |
| Benzo(k)fluoranthene   | 0.12 ug/l in TWP-01                              | NY-AWQS: 0.002 ug/l    |
| Chrysene               | 0.44 ug/l in TWP-01                              | NY-AWQS: 0.002 ug/l    |
| Indeno(1,2,3-cd)pyrene | 0.14 ug/l in TWP-01                              | NY-AWQS: 0.002 ug/l    |
| <b>Metals</b>          |  |                        |
| Arsenic                | 125 ug/l in TWP-01                               | NY-AWQS: 25 ug/l       |
| Iron                   | 33,100 ug/l in TWP-01                            | NY-AWQS: 300 ug/l      |
| Lead                   | 122.1 ug/l in TWP-02                             | NY-AWQS: 25 ug/l       |
| Magnesium              | 44,900 ug/l in TWP-02                            | NY-AWQS: 35,000 ug/l   |
| Manganese              | 2,677 ug/l in TWP-01                             | NY-AWQS: 300 ug/l      |
| Nickel                 | 119 ug/l in TWP-01                               | NY-AWQS: 100 ug/l      |
| Sodium                 | 1,060,000 ug/l in TWP-01                         | NY-AWQS: 20,000 ug/l   |
| Mercury                | 0.82 ug/l in TWP-02                              | NY-AWQS: 0.7 ug/l      |
| Selenium               | 13.5 ug/l in TWP-01                              | NY-AWQS: 10 ug/l       |
| <b>VOCs</b>            |  |                        |

|                            |                    |                  |
|----------------------------|--------------------|------------------|
| Benzene                    | 1 ug/l in TWP-01   | NY-AWQS: 1 ug/l  |
| p/m-Xylene                 | 5.2 ug/l in TWP-01 | NY-AWQS: 5 ug/l  |
| Isopropylbenzene           | 21 ug/l in TWP-01  | NY-AWQS: 5 ug/l  |
| Naphthalene                | 25 ug/l in TWP-01  | NY-AWQS: 10 ug/l |
| n-Propylbenzene            | 22 ug/l in TWP-01  | NY-AWQS: 5 ug/l  |
| 1,2,4,5-Tetramethylbenzene | 6.3 ug/l in TWP-01 | NY-AWQS: 5 ug/l  |

Notes:

1. Results are compared to the NYTOGS 1.1.1 Ambient Water Quality Standards & Guidance Values
2. ug/l – milligrams per liter

Item 3 - Site Drawings

Figure E-1: Soil Sample Location and Analytical Results Map including soil boring locations advanced during the October 2022 LSI completed by Haley & Aldrich of New York and the April 2026 Supplemental Phase II data completed by Langan. Analytical data is only shown for soil samples that had exceedances of the SCOs.

Figure E-2: Soil Vapor Sample Location and Analytical Results Map including soil vapor probes installed during the October 2022 LSI completed by Haley & Aldrich. Analytical data is only shown for VOCs that exceeded NYSDOH decision matrices.

Figure E-3: Groundwater Sample Location and Analytical Results Map completed by Langa. Analytical data is only shown for parameters that exceeded the AWQS

Item 4 – Past Uses of the Site and Suspected Sources of Contamination

Historical records indicate that Lot 1 (296 4th Avenue / 27 Denton Place) has supported a variety of industrial and auto-related uses since the early 1900s. Sanborn Fire Insurance Maps and City Directory records indicate that the site was initially developed with a wagon shed and associated structures in the early 20th century. By the early 1920s, Lot 1 was improved with an industrial building operated by Fulton Smelting & Refining Works, Inc., which conducted metal smelting and refining operations through at least the 1940s. Certificates of Occupancy confirm continued industrial use during this period.

By approximately 1951, the former residential structures formerly present in the northwestern portion of the lot were demolished, and the site was reconfigured for industrial and commercial use. Sanborn maps dated between 1951 and 1965 depict four gasoline storage tanks located

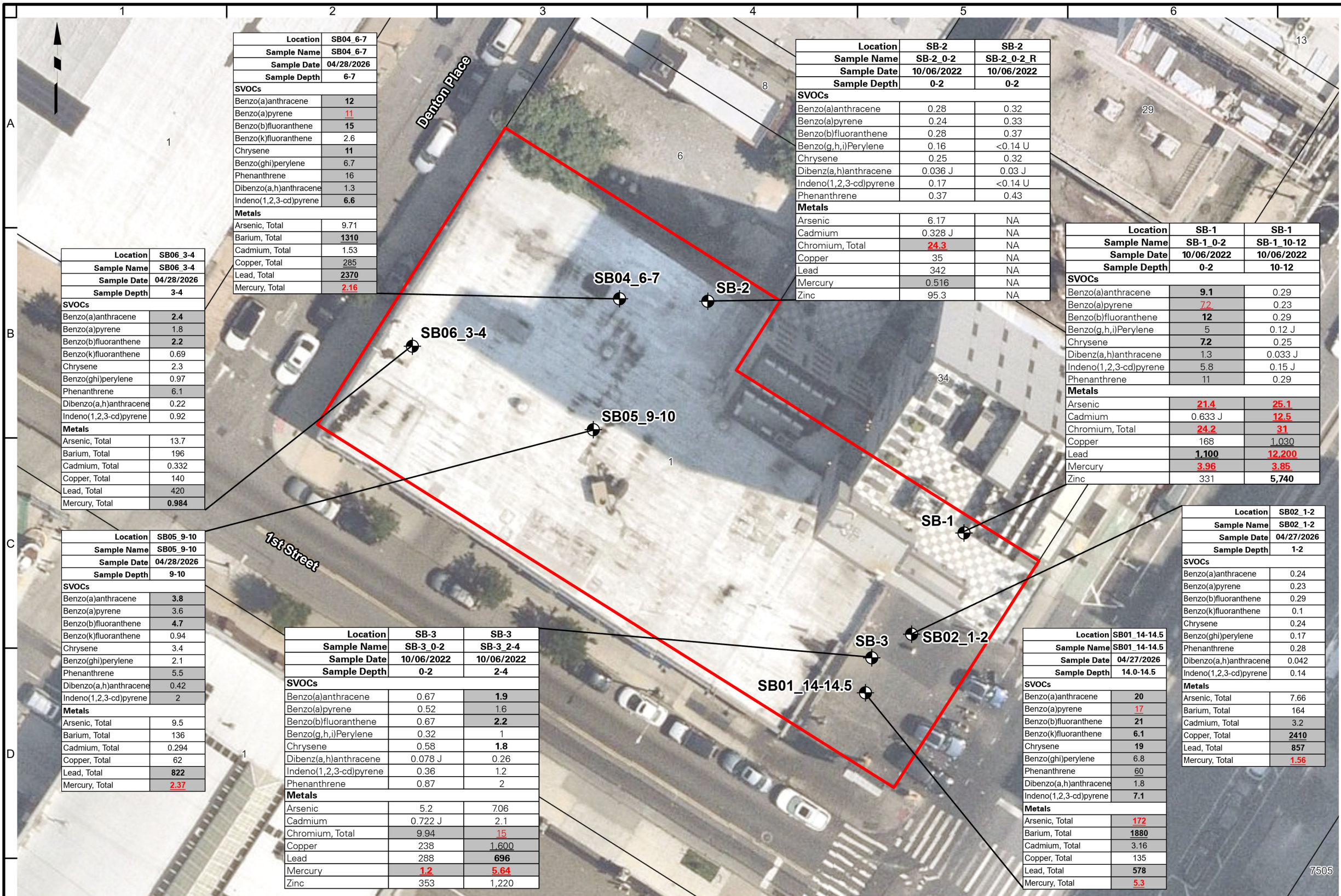
along the southeastern portion of Lot 1, adjacent to 4th Avenue. Records documenting the installation, closure, or removal of these tanks were not identified, and their regulatory closure status remains unknown.

Beginning in the mid-1960s, the site was occupied by a wholesale linoleum business, followed by conversion to auto body repair and automotive service uses in the late 1970s. From the late 1970s through 2007, the configuration of the site remained largely unchanged. The property has since been continuously utilized for auto detailing, transmission service, and car wash operations, which remain the current use of Lot 1. These uses historically involve the handling and storage of petroleum products, solvents, oils, degreasers, and automotive fluids.

Based on the documented historical uses, suspected sources of contamination at Lot 1 include former metal smelting operations, historic gasoline storage tanks, and long-term automotive service activities. These operations are commonly associated with releases of petroleum hydrocarbons, polycyclic aromatic hydrocarbons (PAHs), metals, and chlorinated solvents to subsurface media.

Subsurface investigations conducted as part of a Hailey and Aldritch Limited Phase II Environmental Site Investigation and subsequent Langan Limited Supplemental Phase II Environmental Site Investigation identified SVOCs (primarily PAHs) and metals at concentrations exceeding not only applicable RRSCO soil cleanup objectives, but also the CSCO and ISCO cleanup objectives, likely related to the past metal smelting and auto repair operations, including but not limited to localized areas of hazardous lead. In addition, chlorinated volatile organic compounds (CVOCs), including trichloroethene (TCE) and tetrachloroethene (PCE), were detected in sub-slab soil vapor beneath the site, suggesting the presence of an on-site vapor source potentially related to historic industrial or automotive operations. Petroleum odors and elevated PID readings observed near the groundwater interface further indicate potential petroleum impacts associated with historic tank usage or auto-related activities. Furthermore, reports associated with the adjacent property, located at 21 Denton Place, revealed that the property is under a consent order to remediate soil and groundwater contamination consistent with the contaminants observed on the site. Review of these reports indicates that the 294 4<sup>th</sup> Avenue site was identified as the source of the metal and PAH contamination at depths greater than 12 ft bgs and was likely due to the operations on the site as a smelting and refinery works facility. We expect to find similar industrial waste with elevated metals and PAHs at depths as great as 16 ft bgs.

Overall, the distribution and nature of soil and soil vapor contamination at the site are consistent with historic industrial releases associated with metal smelting, fuel storage, and long-term automotive service operations conducted at the site and contaminated industrial fill on the site.



**Legend**

- Approximate Brownfield Cleanup Program Site Boundary
- Tax Parcel
- Approximate Soil Boring Location

| Analyte                | NYSDEC Part 375 Protection of Groundwater SCOs | NYSDEC Part 375 Restricted Use Residential-Residential SCOs | NYSDEC Part 375 Restricted Use Commercial SCOs | NYSDEC Part 375 Restricted Use Industrial SCOs |
|------------------------|--|---|--|--|
| <b>SVOCs</b>           |  |   |  |  |
| Benzo(a)anthracene     | 1  | 1.4   | 37   | 37   |
| Benzo(a)pyrene         | 22   | 1   | 37   | 37   |
| Benzo(b)fluoranthene   | 2.1  | 1.4   | 37   | 37   |
| Benzo(k)fluoranthene   | 1000   | 4.9   | 47   | 78   |
| Chrysene               | 1  | 4.9   | 47   | 78   |
| Dibenz(a,h)anthracene  | 1000   | 0.33  | 37   | 37   |
| Indeno(1,2,3-cd)pyrene | 6.6  | 1.4   | 37   | 37   |
| Phenanthrene           | 1000   | 4.9   | 47   | 78   |
| <b>Metals</b>          |  |   |  |  |
| Arsenic                | 16   | 16  | 16   | 16   |
| Cadmium                | 75   | 2.5   | 3.7  | 4.4  |
| Chromium, Total        | 19   | 1   | 11   | 11   |
| Copper                 | 1720   | 280   | 280  | 10000  |
| Lead                   | 450  | 400   | 1000   | 3900   |
| Mercury                | 0.73   | 0.3   | 1.1  | 1.1  |
| Zinc                   | 2480   | 6600  | 10000  | 10000  |

**Exceedance Summary:**

- 10 - Result exceeds NYSDEC Part 375 Protection of Groundwater SCOs
- 10 - Result exceeds NYSDEC Part 375 Restricted Use Residential-Residential SCOs
- 10 - Result exceeds NYSDEC Part 375 Restricted Use Commercial SCOs
- 10 - Result exceeds NYSDEC Part 375 Restricted Use Industrial SCOs

**Notes:**

- Aerial imagery provided through Langan's subscription to NearMap.com, flown 7/3/2025.
- Parcel data provided by the New York City Department of City Planning.
- Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Protection of Groundwater, Restricted Use Residential-Commercial, and Industrial Soil Cleanup Objectives (SCO) (December 2025).
- Criterion comparisons for 3- & 4-methylphenol (m&p cresol) are provided for reference. Promulgated SCOs are for 3-methylphenol (m-cresol) and 4-methylphenol (p-cresol).
- The criteria comparison for total chromium is provided for reference. The promulgated SCO shown is for hexavalent chromium.
- Results are shown in mg/kg (milligrams per kilogram).

**Qualifiers:**

J - The analyte was detected above the method detection limit (MDL), but below the reporting limit (RL); therefore, the result is an estimated concentration.

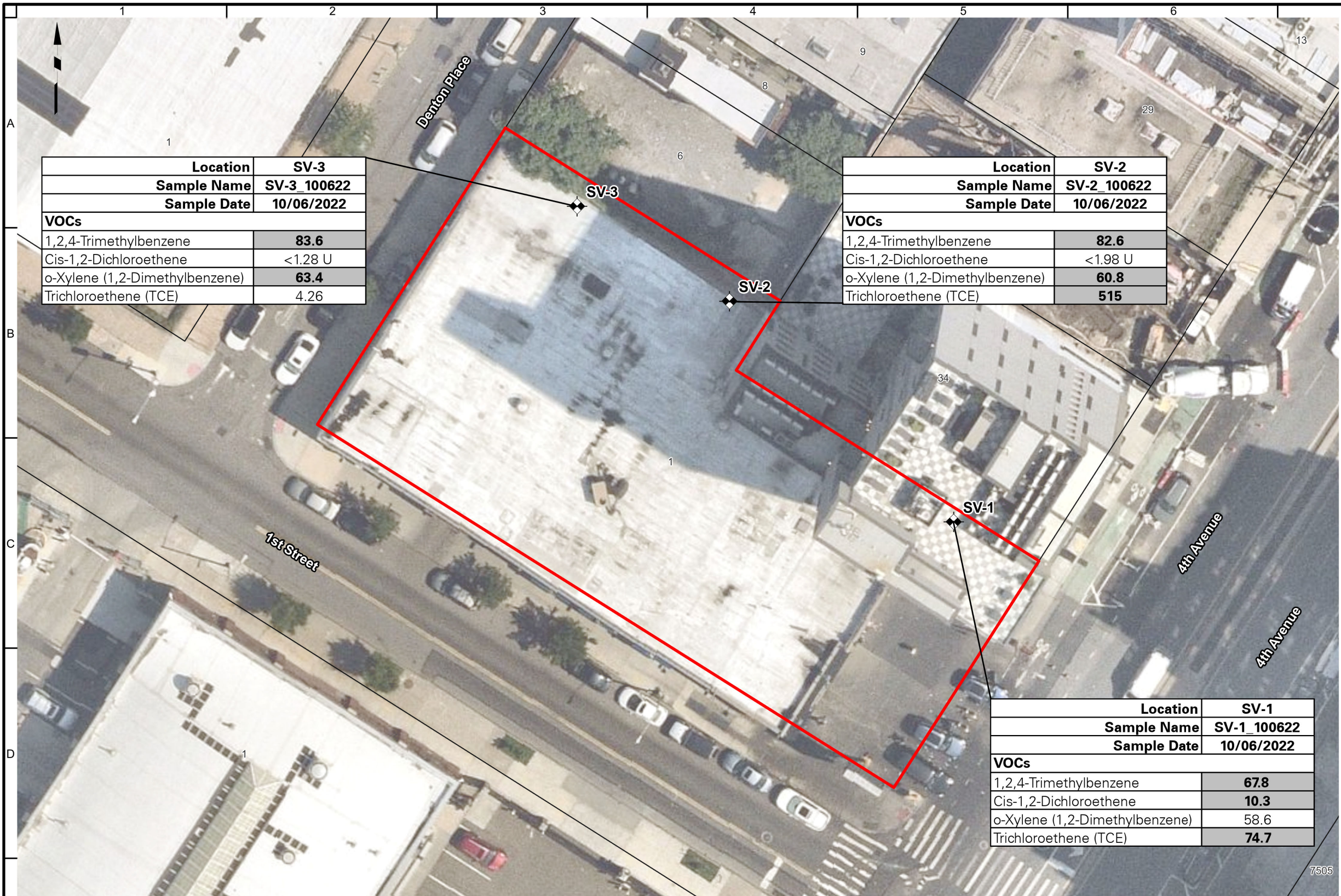
U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

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|                                |             |
|--------------------------------|-------------|
| Location                       | SV-3        |
| Sample Name                    | SV-3_100622 |
| Sample Date                    | 10/06/2022  |
| <b>VOCs</b>                    |             |
| 1,2,4-Trimethylbenzene         | 83.6        |
| Cis-1,2-Dichloroethene         | <1.28 U     |
| o-Xylene (1,2-Dimethylbenzene) | 63.4        |
| Trichloroethene (TCE)          | 4.26        |

|                                |             |
|--------------------------------|-------------|
| Location                       | SV-2        |
| Sample Name                    | SV-2_100622 |
| Sample Date                    | 10/06/2022  |
| <b>VOCs</b>                    |             |
| 1,2,4-Trimethylbenzene         | 82.6        |
| Cis-1,2-Dichloroethene         | <1.98 U     |
| o-Xylene (1,2-Dimethylbenzene) | 60.8        |
| Trichloroethene (TCE)          | 515         |

|                                |             |
|--------------------------------|-------------|
| Location                       | SV-1        |
| Sample Name                    | SV-1_100622 |
| Sample Date                    | 10/06/2022  |
| <b>VOCs</b>                    |             |
| 1,2,4-Trimethylbenzene         | 67.8        |
| Cis-1,2-Dichloroethene         | 10.3        |
| o-Xylene (1,2-Dimethylbenzene) | 58.6        |
| Trichloroethene (TCE)          | 74.7        |

- Legend**
- Approximate Brownfield Cleanup Program Site Boundary
  - Tax Parcel
  - Approximate Sub-Slab Soil Vapor Probe Location

| Analyte                        | NYSDOH Decision Matrix (SV) |
|--------------------------------|-----------------------------|
| <b>VOCs</b>                    |                             |
| 1,2,4-Trimethylbenzene         | 60                          |
| Cis-1,2-Dichloroethene         | 6                           |
| o-Xylene (1,2-Dimethylbenzene) | 60                          |
| Trichloroethene (TCE)          | 6                           |

**Exceedance Summary:**  
10 - Result exceeds minimum soil vapor concentrations recommending mitigation

**Notes:**  
 1. Aerial imagery provided through Langan's subscription to NearMap.com, flown 7/3/2025.  
 2. Parcel data provided by the New York City Department of City Planning.  
 3. Soil vapor sample analytical results are compared to the minimum soil vapor concentrations at which mitigation is recommended as set forth in the New York State Department of Health (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices for Sub-Slab Vapor and Indoor Air and subsequent updates (through to 2024).

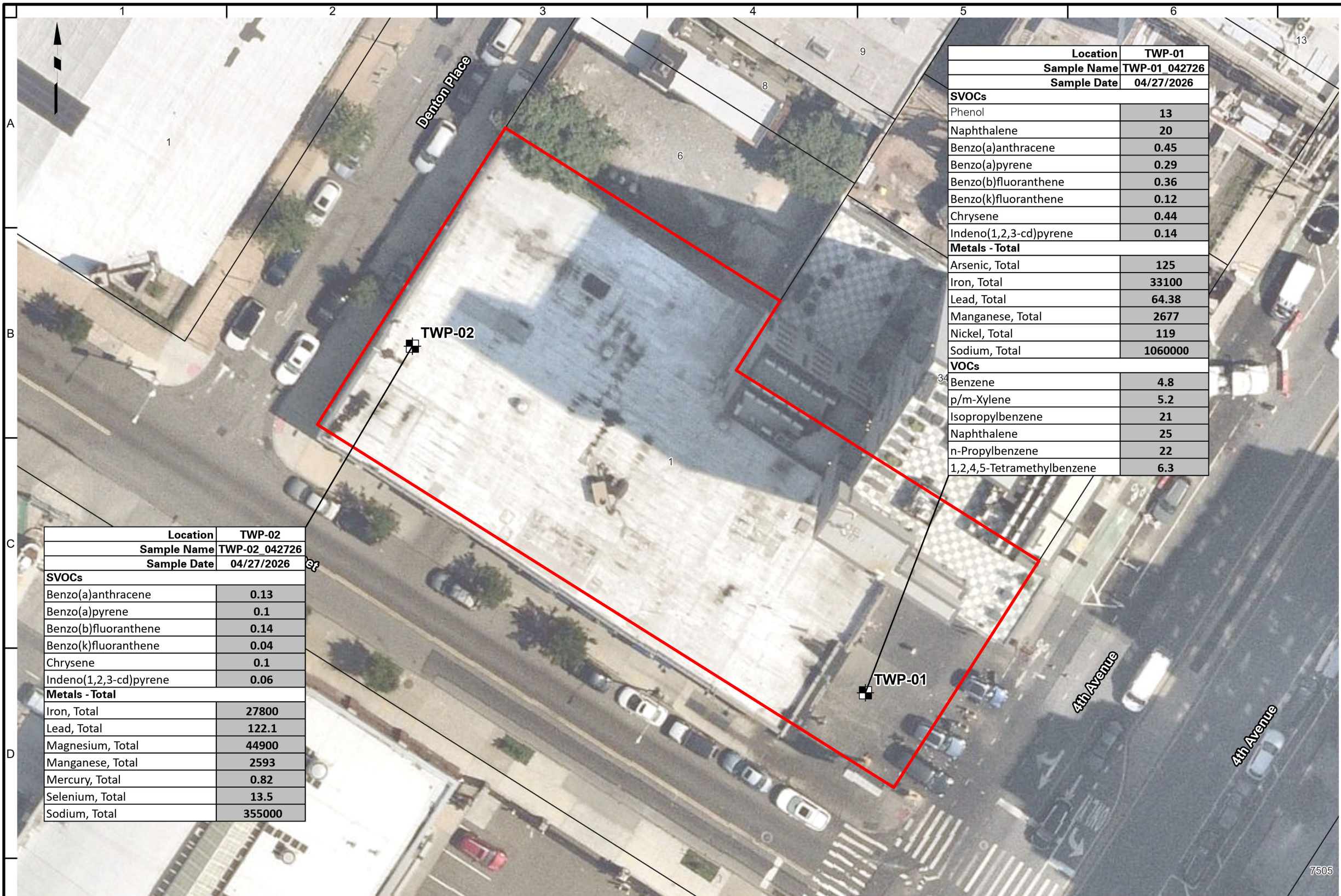
**Qualifiers:**  
 J - The analyte was detected above the method detection limit (MDL), but below the reporting limit (RL); therefore, the result is an estimated concentration.

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| Location                   | TWP-01        |
|----------------------------|---------------|
| Sample Name                | TWP-01_042726 |
| Sample Date                | 04/27/2026    |
| <b>SVOCs</b>               |               |
| Phenol                     | 13            |
| Naphthalene                | 20            |
| Benzo(a)anthracene         | 0.45          |
| Benzo(a)pyrene             | 0.29          |
| Benzo(b)fluoranthene       | 0.36          |
| Benzo(k)fluoranthene       | 0.12          |
| Chrysene                   | 0.44          |
| Indeno(1,2,3-cd)pyrene     | 0.14          |
| <b>Metals - Total</b>      |               |
| Arsenic, Total             | 125           |
| Iron, Total                | 33100         |
| Lead, Total                | 64.38         |
| Manganese, Total           | 2677          |
| Nickel, Total              | 119           |
| Sodium, Total              | 1060000       |
| <b>VOCs</b>                |               |
| Benzene                    | 4.8           |
| p/m-Xylene                 | 5.2           |
| Isopropylbenzene           | 21            |
| Naphthalene                | 25            |
| n-Propylbenzene            | 22            |
| 1,2,4,5-Tetramethylbenzene | 6.3           |

| Location               | TWP-02        |
|------------------------|---------------|
| Sample Name            | TWP-02_042726 |
| Sample Date            | 04/27/2026    |
| <b>SVOCs</b>           |               |
| Benzo(a)anthracene     | 0.13          |
| Benzo(a)pyrene         | 0.1           |
| Benzo(b)fluoranthene   | 0.14          |
| Benzo(k)fluoranthene   | 0.04          |
| Chrysene               | 0.1           |
| Indeno(1,2,3-cd)pyrene | 0.06          |
| <b>Metals - Total</b>  |               |
| Iron, Total            | 27800         |
| Lead, Total            | 122.1         |
| Magnesium, Total       | 44900         |
| Manganese, Total       | 2593          |
| Mercury, Total         | 0.82          |
| Selenium, Total        | 13.5          |
| Sodium, Total          | 355000        |

**Legend**

- Approximate Brownfield Cleanup Program Site Boundary
- Tax Parcel
- Approximate Groundwater Sample Location

| Analyte                    | NY-AWQS                      |
|----------------------------|------------------------------|
| <b>SVOCs</b>               |                              |
| Phenol                     | 1                            |
| Naphthalene                | 10                           |
| Benzo(a)anthracene         | 0.002                        |
| Benzo(a)pyrene             | 0                            |
| Benzo(b)fluoranthene       | 0.002                        |
| Benzo(k)fluoranthene       | 0.002                        |
| Chrysene                   | 0.002                        |
| Indeno(1,2,3-cd)pyrene     | 0.002                        |
| <b>Metals - Total</b>      |                              |
| Arsenic, Total             | 25                           |
| Iron, Total                | 300                          |
| Lead, Total                | 25                           |
| Magnesium, Total           | 35000                        |
| Manganese, Total           | 300                          |
| Mercury, Total             | 0.7                          |
| Nickel, Total              | 100                          |
| Selenium, Total            | 10                           |
| Sodium, Total              | 20000                        |
| <b>VOCs</b>                |                              |
| Benzene                    | 1                            |
| p/m-Xylene                 | 5                            |
| Isopropylbenzene           | 5                            |
| Naphthalene                | 10                           |
| n-Propylbenzene            | 5                            |
| 1,2,4,5-Tetramethylbenzene | 5                            |
| <b>Exceedance Summary:</b> |                              |
| <b>10</b>                  | - Result exceeds NYSDEC AWQS |

**Notes:**  
 1. Aerial imagery provided through Langan's subscription to NearMap.com, flown 7/3/2025.  
 2. Parcel data provided by the New York City Department of City Planning.  
 3. Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 Codes, Rules, and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical and Operation Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water and published addenda (herein collectively referenced as "NYSDEC SGVs").  
 4. Results are shown in µg/l (micrograms per liter)

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**Table E-1  
Soil Data Summary**

**294 4th Avenue  
Brooklyn, New York  
Langan Project No.: 190140901**

| <b>Analytes &gt; PGW SCOs</b>   | <b>Detections &gt; PGW SCOs</b> | <b>Maximum Detection (ppm)</b> | <b>PGW SCOs (ppm)</b> | <b>Depth (feet bgs)</b> |
|---------------------------------|---------------------------------|--------------------------------|-----------------------|-------------------------|
| <b>VOCs</b>                     |                                 |                                |                       |                         |
| Benzene                         | 1                               | 0.082                          | 0.06                  | 14-14.5                 |
| <b>SVOCs</b>                    |                                 |                                |                       |                         |
| 2-Methylphenol (o-Cresol)       | 1                               | 0.35                           | 0.33                  | 14-14.5                 |
| 3 & 4 Methylphenol (m&p Cresol) | 1                               | 0.95                           | 0.33                  | 14-14.5                 |
| Benzo(a)anthracene              | 7                               | 20                             | 1                     | 14-14.5                 |
| Benzo(b)fluoranthene            | 7                               | 21                             | 2.1                   | 14-14.5                 |
| Benzo(k)fluoranthene            | 2                               | 6.1                            | 2                     | 14-14.5                 |
| Chrysene                        | 7                               | 19                             | 1                     | 14-14.5                 |
| Indeno(1,2,3-cd)pyrene          | 1                               | 7.1                            | 6.6                   | 14-14.5                 |
| Naphthalene                     | 1                               | 21                             | 12                    | 14-14.5                 |
| Phenol                          | 1                               | 0.52                           | 0.33                  | 14-14.5                 |
| <b>Metals</b>                   |                                 |                                |                       |                         |
| Arsenic                         | 4                               | 172                            | 16                    | 14-14.5                 |
| Barium                          | 3                               | 1880                           | 820                   | 14-14.5                 |
| Cadmium                         | 1                               | 12.5                           | 7.5                   | 10-12                   |
| Chromium, Total                 | 6                               | 159                            | 19                    | 14-14.5                 |
| Copper                          | 1                               | 2410                           | 1720                  | 1-2                     |
| Lead                            | 8                               | 12200                          | 450                   | 10-12                   |
| Mercury                         | 10                              | 5.64                           | 0.73                  | 2-4                     |
| Zinc                            | 2                               | 5740                           | 2480                  | 10-12                   |

| <b>Analytes &gt; RURR SCOs</b> | <b>Detections &gt; RURR SCOs</b> | <b>Maximum Detection (ppm)</b> | <b>RURR SCOs (ppm)</b> | <b>Depth (feet bgs)</b> |
|--------------------------------|----------------------------------|--------------------------------|------------------------|-------------------------|
| <b>SVOCs</b>                   |                                  |                                |                        |                         |
| Benzo(a)anthracene             | 7                                | 20                             | 1.4                    | 14-14.5                 |
| Benzo(a)pyrene                 | 7                                | 17                             | 1                      | 14-14.5                 |
| Benzo(b)fluoranthene           | 7                                | 21                             | 1.4                    | 14-14.5                 |
| Benzo(g,h,i)Perylene           | 4                                | 6.8                            | 4.9                    | 14-14.5                 |
| Benzo(k)fluoranthene           | 1                                | 6.1                            | 4.9                    | 14-14.5                 |
| Chrysene                       | 4                                | 19                             | 4.9                    | 14-14.5                 |
| Dibenz(a,h)anthracene          | 5                                | 1.8                            | 0.33                   | 14-14.5                 |
| Indeno(1,2,3-cd)pyrene         | 5                                | 7.1                            | 1.4                    | 14-14.5                 |
| Phenanthrene                   | 6                                | 60                             | 4.9                    | 14-14.5                 |
| <b>Metals</b>                  |                                  |                                |                        |                         |
| Arsenic                        | 4                                | 172                            | 16                     | 14-14.5                 |
| Barium                         | 3                                | 1880                           | 410                    | 14-14.5                 |
| Cadmium                        | 3                                | 12.5                           | 2.5                    | 10-12                   |
| Chromium, Total                | 11                               | 159                            | 1                      | 14-14.5                 |
| Copper                         | 4                                | 2410                           | 280                    | 1-2                     |
| Lead                           | 9                                | 12200                          | 400                    | 10-12                   |
| Mercury                        | 11                               | 5.64                           | 0.3                    | 2-4                     |

| <b>Analytes &gt; RUC SCOs</b> | <b>Detections &gt; RUC SCOs</b> | <b>Maximum Detection (ppm)</b> | <b>RUC SCOs (ppm)</b> | <b>Depth (feet bgs)</b> |
|-------------------------------|---------------------------------|--------------------------------|-----------------------|-------------------------|
| <b>SVOCs</b>                  |                                 |                                |                       |                         |
| Benzo(a)pyrene                | 4                               | 17                             | 3.7                   | 14-14.5                 |
| Phenanthrene                  | 1                               | 60                             | 47                    | 14-14.5                 |
| <b>Metals</b>                 |                                 |                                |                       |                         |
| Arsenic                       | 4                               | 172                            | 16                    | 14-14.5                 |
| Barium                        | 3                               | 1880                           | 410                   | 14-14.5                 |
| Cadmium                       | 1                               | 12.5                           | 3.7                   | 10-12                   |
| Chromium, Total               | 8                               | 159                            | 11                    | 14-14.5                 |
| Copper                        | 4                               | 2410                           | 280                   | 1-2                     |
| Lead                          | 4                               | 12200                          | 1000                  | 10-12                   |
| Mercury                       | 9                               | 5.64                           | 1.1                   | 2-4                     |

| <b>Analytes &gt; RUI SCOs</b> | <b>Detections &gt; RUI SCOs</b> | <b>Maximum Detection (ppm)</b> | <b>RUI SCOs (ppm)</b> | <b>Depth (feet bgs)</b> |
|-------------------------------|---------------------------------|--------------------------------|-----------------------|-------------------------|
| <b>SVOCs</b>                  |                                 |                                |                       |                         |
| Benzo(a)pyrene                | 4                               | 17                             | 3.7                   | 14-14.5                 |
| <b>Metals</b>                 |                                 |                                |                       |                         |
| Arsenic                       | 4                               | 172                            | 16                    | 14-14.5                 |
| Cadmium                       | 1                               | 12.5                           | 4.4                   | 10-12                   |
| Chromium, Total               | 8                               | 159                            | 11                    | 14-14.5                 |
| Lead                          | 1                               | 12200                          | 3900                  | 10-12                   |
| Mercury                       | 9                               | 5.64                           | 1.1                   | 2-4                     |

**Notes:**

1. ppm = parts per million
2. one ppm is equivalent to one milligram per kilogram (mg/kg)
3. Soil sample analytical results are compared to New York State Department of Environmental Conservation (NYSDEC) Title of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Protection of Groundwater (PGW), Restricted Use Residential (RURR), Restricted Use Commercial (RUC), and Restricted Use Industrial (RUI) Soil Cleanup Objectives (SCO).

Table E-1  
Brownfield Cleanup Program Application  
Soil Sample Analytical Results

294 4th Avenue  
Brooklyn, New York  
Langan Project No.: 190140901

| Analyte                                | CAS Number | NYSDEC Part 375 Protection of Groundwater SCOs | NYSDEC Part 375 Restricted Use Residential SCOs | NYSDEC Part 375 Restricted Use Commercial SCOs | NYSDEC Part 375 Restricted Use Industrial SCOs | Location     | SB-1       | SB-1       | SB-1         | SB-2       | SB-2       | SB-2       | SB-3       | SB-3       | SB-4       | SB-4           | SB-5       | SB-6       |
|--|------------|--|---|--|--|--------------|------------|------------|--------------|------------|------------|------------|------------|------------|------------|----------------|------------|------------|
|  |            |  |   |  |  | Sample Name  | SB-1_0-2   | SB-1_10-12 | SB01_14-14.5 | SB-2_0-2   | SB-2_0-2_R | SB02_1-2   | SB-3_0-2   | SB-3_2-4   | SB04_6-7   | SODUP01_042826 | SB05_9-10  | SB06_3-4   |
|  |            |  |   |  |  | Sample Date  | 10/06/2022 | 10/06/2022 | 04/27/2026   | 10/06/2022 | 10/06/2022 | 04/27/2026 | 10/06/2022 | 10/06/2022 | 04/28/2026 | 04/28/2026     | 04/28/2026 | 04/28/2026 |
|  |            |  |   |  |  | Sample Depth | 0-2        | 10-12      | 14-14.5      | 0-2        | 0-2        | 1-2        | 0-2        | 2-4        | 6-7        | 6-7            | 9-10       | 3-4        |
|  |            |  |   |  |  | Unit         | Result     | Result     | Result       | Result     | Result     | Result     | Result     | Result     | Result     | Result         | Result     |            |
| <b>Volatile Organic Compounds</b>      |            |  |   |  |  |              |            |            |              |            |            |            |            |            |            |                |            |            |
| 1,1,1,2-Tetrachloroethane              | 630-20-6   | NS   | NS  | NS   | NS   | mg/kg        | <0.00057 U | <0.00052 U | <0.032 U     | <0.00052 U | NA         | <0.00071 U | <0.00056 U | <0.00057 U | <0.00068 U | <0.00072 U     | <0.00058 U | <0.00089 U |
| 1,1,1-Trichloroethane                  | 71-55-6    | 0.68   | 100   | 500  | 1000   | mg/kg        | <0.00057 U | <0.00052 U | <0.032 U     | <0.00052 U | NA         | <0.00071 U | <0.00056 U | <0.00057 U | <0.00068 U | <0.00072 U     | <0.00058 U | <0.00089 U |
| 1,1,2,2-Tetrachloroethane              | 79-34-5    | NS   | NS  | NS   | NS   | mg/kg        | <0.00057 U | <0.00052 U | <0.032 U     | <0.00052 U | NA         | <0.00071 U | <0.00056 U | <0.00057 U | <0.00068 U | <0.00072 U     | <0.00058 U | <0.00089 U |
| 1,1,2-Trichloroethane                  | 79-00-5    | NS   | NS  | NS   | NS   | mg/kg        | <0.0011 U  | <0.001 U   | <0.064 U     | <0.001 U   | NA         | <0.0014 U  | <0.0011 U  | <0.0011 U  | <0.0014 U  | <0.0012 U      | <0.0018 U  | <0.0018 U  |
| 1,1-Dichloroethane                     | 75-34-3    | 0.27   | 47  | 240  | 240  | mg/kg        | <0.0011 U  | <0.001 U   | <0.064 U     | <0.001 U   | NA         | <0.0014 U  | <0.0011 U  | <0.0011 U  | <0.0014 U  | <0.0012 U      | <0.0018 U  | <0.0018 U  |
| 1,1-Dichloroethene                     | 75-35-4    | 0.33   | 0.98  | 5.1  | 5.1  | mg/kg        | <0.0011 U  | <0.001 U   | <0.064 U     | <0.001 U   | NA         | <0.0014 U  | <0.0011 U  | <0.0011 U  | <0.0014 U  | <0.0012 U      | <0.0018 U  | <0.0018 U  |
| 1,1-Dichloropropene                    | 563-58-6   | NS   | NS  | NS   | NS   | mg/kg        | <0.00057 U | <0.00052 U | <0.032 U     | <0.00052 U | NA         | <0.00071 U | <0.00056 U | <0.00057 U | <0.00068 U | <0.00072 U     | <0.00058 U | <0.00089 U |
| 1,2,3-Trichlorobenzene                 | 87-61-6    | NS   | NS  | NS   | NS   | mg/kg        | <0.0023 U  | <0.0021 U  | <0.13 U      | <0.0021 U  | NA         | <0.0028 U  | <0.0022 U  | <0.0023 U  | <0.0027 U  | <0.0029 U      | <0.0023 U  | <0.0036 U  |
| 1,2,3-Trichloropropane                 | 96-18-4    | NS   | NS  | NS   | NS   | mg/kg        | <0.0023 U  | <0.0021 U  | <0.13 U      | <0.0021 U  | NA         | <0.0028 U  | <0.0022 U  | <0.0023 U  | <0.0027 U  | <0.0029 U      | <0.0023 U  | <0.0036 U  |
| 1,2,4,5-Tetramethylbenzene             | 95-93-2    | NS   | NS  | NS   | NS   | mg/kg        | <0.0023 U  | 0.00088 J  | 4.4          | <0.0021 U  | NA         | <0.0028 U  | <0.0022 U  | <0.0023 U  | <0.0027 U  | <0.0029 U      | <0.0023 U  | <0.0036 U  |
| 1,2,4-Trichlorobenzene                 | 120-82-1   | NS   | NS  | NS   | NS   | mg/kg        | <0.0023 U  | <0.0021 U  | <0.13 U      | <0.0021 U  | NA         | <0.0028 U  | <0.0022 U  | <0.0023 U  | <0.0027 U  | <0.0029 U      | <0.0023 U  | <0.0036 U  |
| 1,2,4-Trimethylbenzene                 | 95-63-6    | 5.9  | 100   | 500  | 1000   | mg/kg        | <0.0023 U  | <0.0021 U  | 0.21         | <0.0021 U  | NA         | <0.0028 U  | <0.0022 U  | <0.0023 U  | <0.0027 U  | <0.0029 U      | <0.0023 U  | <0.0036 U  |
| 1,2-Dibromo-3-Chloropropane            | 96-12-8    | NS   | NS  | NS   | NS   | mg/kg        | <0.0034 U  | <0.0031 U  | <0.19 U      | <0.0031 U  | NA         | <0.0043 U  | <0.0033 U  | <0.0034 U  | <0.004 U   | <0.0043 U      | <0.0035 U  | <0.0053 U  |
| 1,2-Dibromoethane (Ethylene Dibromide) | 106-93-4   | NS   | NS  | NS   | NS   | mg/kg        | <0.0011 U  | <0.001 U   | <0.064 U     | <0.001 U   | NA         | <0.0014 U  | <0.0011 U  | <0.0011 U  | <0.0014 U  | <0.0012 U      | <0.0018 U  | <0.0018 U  |
| 1,2-Dichlorobenzene                    | 95-50-1    | 1.1  | 100   | 500  | 1000   | mg/kg        | <0.0023 U  | <0.0021 U  | <0.13 U      | <0.0021 U  | NA         | <0.0028 U  | <0.0022 U  | <0.0023 U  | <0.0027 U  | <0.0029 U      | <0.0023 U  | <0.0036 U  |
| 1,2-Dichloroethane                     | 107-06-2   | 0.02   | 5.8   | 30   | 30   | mg/kg        | <0.0011 U  | <0.001 U   | <0.064 U     | <0.001 U   | NA         | <0.0014 U  | <0.0011 U  | <0.0011 U  | <0.0014 U  | <0.0012 U      | <0.0018 U  | <0.0018 U  |
| 1,2-Dichloropropane                    | 78-87-5    | NS   | NS  | NS   | NS   | mg/kg        | <0.0011 U  | <0.001 U   | <0.064 U     | <0.001 U   | NA         | <0.0014 U  | <0.0011 U  | <0.0011 U  | <0.0014 U  | <0.0012 U      | <0.0018 U  | <0.0018 U  |
| 1,3,5-Trimethylbenzene (Mesitylene)    | 108-67-8   | 3.1  | 100   | 500  | 1000   | mg/kg        | <0.0023 U  | <0.0021 U  | 0.055 J      | <0.0021 U  | NA         | <0.0028 U  | <0.0022 U  | <0.0023 U  | <0.0027 U  | <0.0029 U      | <0.0023 U  | <0.0036 U  |
| 1,3-Dichlorobenzene                    | 541-73-1   | 2.6  | 38  | 280  | 280  | mg/kg        | <0.0023 U  | <0.0021 U  | <0.13 U      | <0.0021 U  | NA         | <0.0028 U  | <0.0022 U  | <0.0023 U  | <0.0027 U  | <0.0029 U      | <0.0023 U  | <0.0036 U  |
| 1,3-Dichloropropane                    | 142-28-9   | NS   | NS  | NS   | NS   | mg/kg        | <0.0023 U  | <0.0021 U  | <0.13 U      | <0.0021 U  | NA         | <0.0028 U  | <0.0022 U  | <0.0023 U  | <0.0027 U  | <0.0029 U      | <0.0023 U  | <0.0036 U  |
| 1,4-Dichlorobenzene                    | 106-46-7   | 1.8  | 24  | 130  | 130  | mg/kg        | <0.0023 U  | <0.0021 U  | <0.13 U      | <0.0021 U  | NA         | <0.0028 U  | <0.0022 U  | <0.0023 U  | <0.0027 U  | <0.0029 U      | <0.0023 U  | <0.0036 U  |
| 1,4-Diethyl Benzene                    | 105-05-5   | NS   | NS  | NS   | NS   | mg/kg        | <0.0023 U  | <0.0021 U  | 1.2          | <0.0021 U  | NA         | <0.0028 U  | <0.0022 U  | <0.0023 U  | <0.0027 U  | <0.0029 U      | <0.0023 U  | <0.0036 U  |
| 1,4-Dioxane (P-Dioxane)                | 123-91-1   | 0.1  | 5.7   | 36   | 36   | mg/kg        | <0.091 U   | <0.084 U   | <5.1 U       | <0.084 U   | NA         | <0.11 U    | <0.089 U   | <0.091 U   | <0.11 U    | <0.093 U       | <0.14 U    | <0.14 U    |
| 2,2-Dichloropropane                    | 594-20-7   | NS   | NS  | NS   | NS   | mg/kg        | <0.0023 U  | <0.0021 U  | <0.13 U      | <0.0021 U  | NA         | <0.0028 U  | <0.0022 U  | <0.0023 U  | <0.0027 U  | <0.0029 U      | <0.0023 U  | <0.0036 U  |
| 2-Chlorotoluene                        | 95-49-8    | NS   | NS  | NS   | NS   | mg/kg        | <0.0023 U  | <0.0021 U  | <0.13 U      | <0.0021 U  | NA         | <0.0028 U  | <0.0022 U  | <0.0023 U  | <0.0027 U  | <0.0029 U      | <0.0023 U  | <0.0036 U  |
| 2-Hexanone (MBK)                       | 591-78-6   | NS   | NS  | NS   | NS   | mg/kg        | <0.011 U   | <0.01 U    | <0.64 U      | <0.01 U    | NA         | <0.014 U   | <0.011 U   | <0.011 U   | <0.014 U   | <0.012 U       | <0.018 U   | <0.018 U   |
| 4-Chlorotoluene                        | 106-43-4   | NS   | NS  | NS   | NS   | mg/kg        | <0.0023 U  | <0.0021 U  | <0.13 U      | <0.0021 U  | NA         | <0.0028 U  | <0.0022 U  | <0.0023 U  | <0.0027 U  | <0.0029 U      | <0.0023 U  | <0.0036 U  |
| 4-Ethyltoluene                         | 622-96-8   | NS   | NS  | NS   | NS   | mg/kg        | <0.0023 U  | <0.0021 U  | 0.2          | <0.0021 U  | NA         | <0.0028 U  | <0.0022 U  | <0.0023 U  | <0.0027 U  | <0.0029 U      | <0.0023 U  | <0.0036 U  |
| Acetone                                | 67-64-1    | 0.03   | 100   | 500  | 1000   | mg/kg        | <0.011 U   | 0.016      | <0.64 U      | 0.019      | NA         | <0.014 U   | 0.011      | <0.014 U   | <0.014 U   | <0.012 U       | <0.018 U   | <0.018 U   |
| Acrylonitrile                          | 107-13-1   | NS   | NS  | NS   | NS   | mg/kg        | <0.0045 U  | <0.0042 U  | <0.26 U      | <0.0042 U  | NA         | <0.0057 U  | <0.0044 U  | <0.0045 U  | <0.0054 U  | <0.0057 U      | <0.0046 U  | <0.0071 U  |
| Benzene                                | 71-43-2    | 0.06   | 3.7   | 20   | 20   | mg/kg        | <0.00057 U | 0.00022 J  | 0.082        | <0.00052 U | NA         | <0.00071 U | <0.00056 U | <0.00057 U | <0.00068 U | <0.00072 U     | <0.00058 U | <0.00089 U |
| Bromobenzene                           | 108-86-1   | NS   | NS  | NS   | NS   | mg/kg        | <0.0023 U  | <0.0021 U  | <0.13 U      | <0.0021 U  | NA         | <0.0028 U  | <0.0022 U  | <0.0023 U  | <0.0027 U  | <0.0029 U      | <0.0023 U  | <0.0036 U  |
| Bromochloromethane                     | 74-97-5    | NS   | NS  | NS   | NS   | mg/kg        | <0.0023 U  | <0.0021 U  | <0.13 U      | <0.0021 U  | NA         | <0.0028 U  | <0.0022 U  | <0.0023 U  | <0.0027 U  | <0.0029 U      | <0.0023 U  | <0.0036 U  |
| Bromodichloromethane                   | 75-27-4    | NS   | NS  | NS   | NS   | mg/kg        | <0.00057 U | <0.00052 U | <0.032 U     | <0.00052 U | NA         | <0.00071 U | <0.00056 U | <0.00057 U | <0.00068 U | <0.00072 U     | <0.00058 U | <0.00089 U |
| Bromoform                              | 75-25-2    | NS   | NS  | NS   | NS   | mg/kg        | <0.0045 U  | <0.0042 U  | <0.26 U      | <0.0042 U  | NA         | <0.0057 U  | <0.0044 U  | <0.0045 U  | <0.0054 U  | <0.0057 U      | <0.0046 U  | <0.0071 U  |
| Bromomethane                           | 74-83-9    | NS   | NS  | NS   | NS   | mg/kg        | <0.0023 U  | <0.0021 U  | <0.13 U      | <0.0021 U  | NA         | <0.0028 U  | <0.0022 U  | <0.0023 U  | <0.0027 U  | <0.0029 U      | <0.0023 U  | <0.0036 U  |
| Carbon Disulfide                       | 75-15-0    | NS   | NS  | NS   | NS   | mg/kg        | <0.011 U   | <0.01 U    | <0.64 U      | <0.01 U    | NA         | <0.014 U   | <0.011 U   | <0.011 U   | <0.014 U   | <0.012 U       | <0.018 U   | <0.018 U   |
| Carbon Tetrachloride                   | 56-23-5    | 0.76   | 7.1   | 41   | 41   | mg/kg        | <0.0011 U  | <0.001 U   | <0.064 U     | <0.001 U   | NA         | <0.0014 U  | <0.0011 U  | <0.0011 U  | <0.0014 U  | <0.0012 U      | <0.0018 U  | <0.0018 U  |
| Chlorobenzene                          | 108-90-7   | 4.5  | 100   | 500  | 1000   | mg/kg        | <0.00057 U | <0.00052 U | <0.032 U     | <0.00052 U | NA         | <0.00071 U | <0.00056 U | <0.00057 U | <0.00068 U | <0.00072 U     | <0.00058 U | <0.00089 U |
| Chloroethane                           | 75-00-3    | NS   | NS  | NS   | NS   | mg/kg        | <0.0023 U  | <0.0021 U  | <0.13 U      | <0.0021 U  | NA         | <0.0028 U  | <0.0022 U  | <0.0023 U  | <0.0027 U  | <0.0029 U      | <0.0023 U  | <0.0036 U  |
| Chloroform                             | 67-66-3    | 0.37   | 24  | 180  | 180  | mg/kg        | <0.0017 U  | <0.0016 U  | <0.096 U     | <0.0016 U  | NA         | <0.0021 U  | <0.0017 U  | <0.0017 U  | <0.002 U   | <0.0021 U      | <0.0017 U  | <0.0027 U  |
| Chloromethane                          | 74-87-3    | NS   | NS  | NS   | NS   | mg/kg        | <0.0045 U  | <0.0042 U  | <0.26 U      | <0.0042 U  | NA         | <0.0057 U  | <0.0044 U  | <0.0045 U  | <0.0054 U  | <0.0057 U      | <0.0046 U  | <0.0071 U  |
| Cis-1,2-Dichloroethene                 | 156-59-2   | 0.19   | 41  | 500  | 590  | mg/kg        | <0.0011 U  | 0.00036 J  | <0.064 U     | <0.001 U   | NA         | <0.0014 U  | <0.0011 U  | <0.0011 U  | <0.0014 U  | <0.0012 U      | <0.0018 U  | <0.0018 U  |
| Cis-1,3-Dichloropropene                | 10061-01-5 | NS   | NS  | NS   | NS   | mg/kg        | <0.00057 U | <0.00052 U | <0.032 U     | <0.00052 U | NA         | <0.00071 U | <0.00056 U | <0.00057 U | <0.00068 U | <0.00072 U     | <0.00058 U | <0.00089 U |
| Cymene                                 | 99-87-6    | NS   | NS  | NS   | NS   | mg/kg        | NA         | NA         | 1.5          | NA         | NA         | <0.0014 U  | NA         | NA         | <0.0014 U  | <0.0014 U      | <0.0012 U  | <0.0018 U  |
| Dibromochloromethane                   | 124-48-1   | NS   | NS  | NS   | NS   | mg/kg        | <0.0011 U  | <0.001 U   | <0.064 U     | <0.001 U   | NA         | <0.0014 U  | <0.0011 U  | <0.0011 U  | <0.0014 U  | <0.0012 U      | <0.0018 U  | <0.0018 U  |
| Dibromomethane                         | 74-95-3    | NS   | NS  | NS   | NS   | mg/kg        | <0.0023 U  | <0.0021 U  | <0.13 U      | <0.0021 U  | NA         | <0.0028 U  | <          |            |            |                |            |            |

**Table E-1**  
**Brownfield Cleanup Program Application**  
**Soil Sample Analytical Results**

**294 4th Avenue**  
**Brooklyn, New York**  
**Langan Project No.: 190140901**

| Analyte  | CAS Number | NYSDEC Part 375 Protection of Groundwater SCOs | NYSDEC Part 375 Restricted Use Residential SCOs | NYSDEC Part 375 Restricted Use Commercial SCOs | NYSDEC Part 375 Restricted Use Industrial SCOs | Location     |            | SB-1       | SB-1         | SB-1       | SB-2       | SB-2       | SB-2       | SB-3       | SB-3       | SB-4           | SB-4       | SB-5       | SB-6     |
|--|------------|--|---|--|--|--------------|------------|------------|--------------|------------|------------|------------|------------|------------|------------|----------------|------------|------------|----------|
|  |            |  |   |  |  | Sample Name  | SB-1_0-2   | SB-1_10-12 | SB01_14-14.5 | SB-2_0-2   | SB-2_0-2_R | SB02_1-2   | SB-3_0-2   | SB-3_2-4   | SB-4_6-7   | SODUP01_042826 | SB05_9-10  | SB-6_3-4   |          |
|  |            |  |   |  |  | Sample Date  | 10/06/2022 | 10/06/2022 | 04/27/2026   | 10/06/2022 | 10/06/2022 | 04/27/2026 | 10/06/2022 | 10/06/2022 | 04/28/2026 | 04/28/2026     | 04/28/2026 | 04/28/2026 |          |
|  |            |  |   |  |  | Sample Depth | 0-2        | 10-12      | 14-14.5      | 0-2        | 0-2        | 1-2        | 0-2        | 2-4        | 6-7        | 6-7            | 9-10       | 3-4        |          |
| Unit   | Result     | Result   | Result  | Result   | Result   | Result       | Result     | Result     | Result       | Result     | Result     | Result     |            |            |            |                |            |            |          |
| <b>Semi-Volatile Organic Compounds</b>         |            |  |   |  |  |              |            |            |              |            |            |            |            |            |            |                |            |            |          |
| 1,2,4,5-Tetrachlorobenzene                     | 95-94-3    | NS   | NS  | NS   | NS   | mg/kg        | <0.2 U     | <0.2 U     | <0.2 U       | <0.18 U    | <0.18 U    | <0.18 U    | <0.18 U    | <0.19 U    | <0.2 U     | <0.2 U         | <0.19 U    | <0.19 U    | <0.19 U  |
| 1,2,4-Trichlorobenzene                         | 120-82-1   | NS   | NS  | NS   | NS   | mg/kg        | <0.2 U     | <0.2 U     | <0.2 U       | <0.18 U    | <0.18 U    | <0.18 U    | <0.18 U    | <0.19 U    | <0.2 U     | <0.2 U         | <0.19 U    | <0.19 U    | <0.19 U  |
| 1,2-Dichlorobenzene                            | 95-50-1    | 1.1  | 100   | 500  | 1000   | mg/kg        | <0.2 U     | <0.2 U     | <0.2 U       | <0.18 U    | <0.18 U    | 0.039 J    | <0.18 U    | <0.19 U    | <0.2 U     | <0.2 U         | <0.19 U    | <0.19 U    | <0.19 U  |
| 1,3-Dichlorobenzene                            | 541-73-1   | 2.6  | 38  | 280  | 280  | mg/kg        | <0.2 U     | <0.2 U     | <0.2 U       | <0.18 U    | <0.18 U    | 0.041 J    | <0.18 U    | <0.19 U    | <0.2 U     | <0.2 U         | <0.19 U    | <0.19 U    | <0.19 U  |
| 1,4-Dichlorobenzene                            | 106-46-7   | 1.8  | 24  | 130  | 130  | mg/kg        | <0.2 U     | <0.2 U     | <0.2 U       | <0.18 U    | <0.18 U    | <0.18 U    | <0.18 U    | <0.19 U    | <0.2 U     | <0.2 U         | <0.19 U    | <0.19 U    | <0.19 U  |
| 1,4-Dioxane (P-Dioxane)                        | 123-91-1   | 0.1  | 5.7   | 36   | 36   | mg/kg        | <0.03 U    | <0.03 U    | <0.03 U      | <0.027 U   | <0.026 U   | <0.027 U   | <0.027 U   | <0.028 U   | <0.03 U    | <0.03 U        | <0.028 U   | <0.028 U   | <0.028 U |
| 2,4,5-Trichlorophenol                          | 95-95-4    | NS   | NS  | NS   | NS   | mg/kg        | <0.2 U     | <0.2 U     | <0.2 U       | <0.18 U    | <0.18 U    | <0.18 U    | <0.18 U    | <0.19 U    | <0.2 U     | <0.2 U         | <0.19 U    | <0.19 U    | <0.19 U  |
| 2,4,6-Trichlorophenol                          | 88-06-2    | NS   | NS  | NS   | NS   | mg/kg        | <0.12 U    | <0.12 U    | <0.12 U      | <0.11 U    | <0.11 U    | <0.11 U    | <0.11 U    | <0.11 U    | <0.12 U    | <0.12 U        | <0.11 U    | <0.11 U    | <0.11 U  |
| 2,4-Dichlorophenol                             | 120-83-2   | NS   | NS  | NS   | NS   | mg/kg        | <0.18 U    | <0.18 U    | <0.18 U      | <0.16 U    | <0.16 U    | <0.16 U    | <0.16 U    | <0.17 U    | <0.18 U    | <0.18 U        | <0.17 U    | <0.17 U    | <0.17 U  |
| 2,4-Dimethylphenol                             | 105-67-9   | NS   | NS  | NS   | NS   | mg/kg        | <0.2 U     | <0.2 U     | 0.7          | <0.18 U    | <0.18 U    | <0.18 U    | <0.18 U    | <0.19 U    | <0.2 U     | <0.2 U         | <0.19 U    | <0.19 U    | <0.19 U  |
| 2,4-Dinitrophenol                              | 51-28-5    | NS   | NS  | NS   | NS   | mg/kg        | <0.95 U    | <0.97 U    | <0.95 U      | <0.87 U    | <0.85 U    | <0.87 U    | <0.87 U    | <0.91 U    | <0.97 U    | <0.98 U        | <0.91 U    | <0.89 U    | <0.89 U  |
| 2,4-Dinitrotoluene                             | 121-14-2   | NS   | NS  | NS   | NS   | mg/kg        | <0.2 U     | <0.2 U     | <0.2 U       | <0.18 U    | <0.18 U    | <0.18 U    | <0.18 U    | <0.19 U    | <0.2 U     | <0.2 U         | <0.19 U    | <0.19 U    | <0.19 U  |
| 2,6-Dinitrotoluene                             | 606-20-2   | NS   | NS  | NS   | NS   | mg/kg        | <0.2 U     | <0.2 U     | <0.2 U       | <0.18 U    | <0.18 U    | <0.18 U    | <0.18 U    | <0.19 U    | <0.2 U     | <0.2 U         | <0.19 U    | <0.19 U    | <0.19 U  |
| 2-Chloronaphthalene                            | 91-58-7    | NS   | NS  | NS   | NS   | mg/kg        | <0.2 U     | <0.2 U     | <0.2 U       | <0.18 U    | <0.18 U    | <0.18 U    | <0.18 U    | <0.19 U    | <0.2 U     | <0.2 U         | <0.19 U    | <0.19 U    | <0.19 U  |
| 2-Chlorophenol                                 | 95-57-8    | NS   | NS  | NS   | NS   | mg/kg        | <0.2 U     | <0.2 U     | <0.2 U       | <0.18 U    | <0.18 U    | <0.18 U    | <0.18 U    | <0.19 U    | <0.2 U     | <0.2 U         | <0.19 U    | <0.19 U    | <0.19 U  |
| 2-Methylnaphthalene                            | 91-57-6    | NS   | NS  | NS   | NS   | mg/kg        | 0.14 J     | <0.24 U    | 6.3          | <0.22 U    | 0.026 J    | <0.22 U    | 0.042 J    | 0.048 J    | 0.52       | 0.92           | 0.13 J     | 0.67       | 0.67     |
| 2-Methylphenol (o-Cresol)                      | 95-48-7    | 0.33   | 100   | 500  | 1000   | mg/kg        | <0.2 U     | <0.2 U     | 0.35         | <0.18 U    | <0.18 U    | <0.18 U    | <0.18 U    | <0.19 U    | <0.2 U     | <0.2 U         | <0.19 U    | <0.19 U    | <0.19 U  |
| 2-Nitroaniline                                 | 88-74-4    | NS   | NS  | NS   | NS   | mg/kg        | <0.2 U     | <0.2 U     | <0.2 U       | <0.18 U    | <0.18 U    | <0.18 U    | <0.18 U    | <0.19 U    | <0.2 U     | <0.2 U         | <0.19 U    | <0.19 U    | <0.19 U  |
| 2-Nitrophenol                                  | 88-75-5    | NS   | NS  | NS   | NS   | mg/kg        | <0.42 U    | <0.44 U    | <0.43 U      | <0.39 U    | <0.38 U    | <0.39 U    | <0.39 U    | <0.41 U    | <0.44 U    | <0.44 U        | <0.41 U    | <0.4 U     | <0.4 U   |
| 3 & 4 Methylphenol (m&p Cresol)                | 65794-96-9 | 0.33   | 100   | 500  | 1000   | mg/kg        | 0.046 J    | <0.29 U    | 0.95         | <0.26 U    | <0.25 U    | <0.26 U    | <0.26 U    | <0.27 U    | 0.097 J    | 0.086 J        | <0.27 U    | <0.27 U    | <0.27 U  |
| 3,3-Dichlorobenzidine                          | 91-94-1    | NS   | NS  | NS   | NS   | mg/kg        | <0.2 U     | <0.2 U     | <0.2 U       | <0.18 U    | <0.18 U    | <0.18 U    | <0.18 U    | <0.19 U    | <0.2 U     | <0.2 U         | <0.19 U    | <0.19 U    | <0.19 U  |
| 3-Nitroaniline                                 | 99-09-2    | NS   | NS  | NS   | NS   | mg/kg        | <0.2 U     | <0.2 U     | <0.2 U       | <0.18 U    | <0.18 U    | <0.18 U    | <0.18 U    | <0.19 U    | <0.2 U     | <0.2 U         | <0.19 U    | <0.19 U    | <0.19 U  |
| 4,6-Dinitro-2-Methylphenol                     | 534-52-1   | NS   | NS  | NS   | NS   | mg/kg        | <0.51 U    | <0.52 U    | <0.51 U      | <0.47 U    | <0.46 U    | <0.47 U    | <0.47 U    | <0.49 U    | <0.52 U    | <0.53 U        | <0.49 U    | <0.48 U    | <0.48 U  |
| 4-Bromophenyl Phenyl Ether                     | 101-55-3   | NS   | NS  | NS   | NS   | mg/kg        | <0.2 U     | <0.2 U     | <0.2 U       | <0.18 U    | <0.18 U    | <0.18 U    | <0.18 U    | <0.19 U    | <0.2 U     | <0.2 U         | <0.19 U    | <0.19 U    | <0.19 U  |
| 4-Chloro-3-Methylphenol                        | 59-50-7    | NS   | NS  | NS   | NS   | mg/kg        | <0.2 U     | <0.2 U     | <0.2 U       | <0.18 U    | <0.18 U    | <0.18 U    | <0.18 U    | <0.19 U    | <0.2 U     | <0.2 U         | <0.19 U    | <0.19 U    | <0.19 U  |
| 4-Chloroaniline                                | 106-47-8   | NS   | NS  | NS   | NS   | mg/kg        | <0.2 U     | <0.2 U     | <0.2 U       | <0.18 U    | <0.18 U    | <0.18 U    | <0.18 U    | <0.19 U    | <0.2 U     | <0.2 U         | <0.19 U    | <0.19 U    | <0.19 U  |
| 4-Chlorophenyl Phenyl Ether                    | 7005-72-3  | NS   | NS  | NS   | NS   | mg/kg        | <0.2 U     | <0.2 U     | <0.2 U       | <0.18 U    | <0.18 U    | <0.18 U    | <0.18 U    | <0.19 U    | <0.2 U     | <0.2 U         | <0.19 U    | <0.19 U    | <0.19 U  |
| 4-Nitroaniline                                 | 100-01-6   | NS   | NS  | NS   | NS   | mg/kg        | <0.2 U     | <0.2 U     | <0.2 U       | <0.18 U    | <0.18 U    | <0.18 U    | <0.18 U    | <0.19 U    | <0.2 U     | <0.2 U         | <0.19 U    | <0.19 U    | <0.19 U  |
| 4-Nitrophenol                                  | 100-02-7   | NS   | NS  | NS   | NS   | mg/kg        | <0.28 U    | <0.28 U    | <0.28 U      | <0.25 U    | <0.25 U    | <0.25 U    | <0.25 U    | <0.26 U    | <0.28 U    | <0.28 U        | <0.26 U    | <0.26 U    | <0.26 U  |
| Acenaphthene                                   | 83-32-9    | 98   | 100   | 500  | 1000   | mg/kg        | 0.65       | <0.16 U    | 6.7          | 0.024 J    | 0.03 J     | <0.14 U    | 0.072 J    | 0.14 J     | 1.3        | 1.8            | 0.78       | 0.71       | 0.71     |
| Acenaphthylene                                 | 208-96-8   | 365  | 100   | 500  | 1000   | mg/kg        | 0.39       | 0.042 J    | 2.4          | 0.034 J    | 0.045 J    | 0.057 J    | 0.07 J     | 0.24       | 1.7        | 1.7            | 0.15       | 0.072 J    | 0.072 J  |
| Acetophenone                                   | 98-86-2    | NS   | NS  | NS   | NS   | mg/kg        | <0.2 U     | <0.2 U     | <0.2 U       | <0.18 U    | <0.18 U    | <0.18 U    | <0.18 U    | <0.19 U    | <0.2 U     | <0.2 U         | <0.19 U    | <0.19 U    | <0.19 U  |
| Anthracene                                     | 120-12-7   | 1000   | 100   | 500  | 1000   | mg/kg        | 2.1        | 0.089 J    | 14           | 0.083 J    | 0.11       | 0.063 J    | 0.22       | 0.51       | 4.3        | 4.6            | 1.9        | 1.4        | 1.4      |
| Benzo(a)anthracene                             | 56-55-3    | 1  | 1.4   | 37   | 37   | mg/kg        | 9.1        | 0.29       | 20           | 0.28       | 0.32       | 0.24       | 0.67       | 1.9        | 12         | 12             | 3.8        | 2.4        | 2.4      |
| Benzo(a)pyrene                                 | 50-32-8    | 22   | 1   | 37   | 37   | mg/kg        | 7.2        | 0.23       | 17           | 0.24       | 0.33       | 0.23       | 0.52       | 1.6        | 11         | 9.8            | 3.6        | 1.8        | 1.8      |
| Benzo(b)fluoranthene                           | 205-99-2   | 2.1  | 1.4   | 37   | 37   | mg/kg        | 12         | 0.29       | 21           | 0.28       | 0.37       | 0.29       | 0.67       | 2.2        | 15         | 11             | 4.7        | 2.2        | 2.2      |
| Benzo(g,h,i)Perylene                           | 191-24-2   | 1000   | 4.9   | 47   | 78   | mg/kg        | 5          | 0.12 J     | 6.8          | 0.16       | <0.14 U    | 0.17       | 0.32       | 1          | 6.7        | 6.1            | 2.1        | 0.97       | 0.97     |
| Benzo(k)fluoranthene                           | 207-08-9   | 2  | 4.9   | 47   | 78   | mg/kg        | 1.9        | 0.076 J    | 6.1          | 0.087 J    | 0.14       | 0.1 J      | 0.21       | 0.66       | 2.6        | 2              | 0.94       | 0.69       | 0.69     |
| Benzoic Acid                                   | 65-85-0    | NS   | NS  | NS   | NS   | mg/kg        | <0.64 U    | <0.65 U    | <0.64 U      | <0.58 U    | <0.57 U    | <0.59 U    | <0.61 U    | <0.65 U    | <0.66 U    | <0.66 U        | 0.24 J     | <0.6 U     | <0.6 U   |
| Benzyl Alcohol                                 | 100-51-6   | NS   | NS  | NS   | NS   | mg/kg        | <0.2 U     | <0.2 U     | <0.2 U       | <0.18 U    | <0.18 U    | <0.18 U    | <0.18 U    | <0.19 U    | <0.2 U     | <0.2 U         | <0.19 U    | <0.19 U    | <0.19 U  |
| Benzyl Butyl Phthalate                         | 85-68-7    | NS   | NS  | NS   | NS   | mg/kg        | <0.2 U     | <0.2 U     | <0.2 U       | <0.18 U    | <0.18 U    | <0.18 U    | <0.18 U    | <0.19 U    | <0.2 U     | <0.2 U         | <0.19 U    | <0.19 U    | <0.19 U  |
| Biphenyl (Diphenyl)                            | 92-52-4    | NS   | NS  | NS   | NS   | mg/kg        | 0.056 J    | <0.46 U    | 1.3          | <0.41 U    | <0.4 U     | <0.41 U    | <0.43 U    | 0.17 J     | 0.21 J     | 0.053 J        | 0.12 J     | 0.12 J     | 0.12 J   |
| Bis(2-chloroethoxy) methane                    | 111-91-1   | NS   | NS  | NS   | NS   | mg/kg        | <0.21 U    | <0.22 U    | <0.21 U      | <0.19 U    | <0.19 U    | <0.2 U     | <0.2 U     | <0.22 U    | <0.22 U    | <0.2 U         | <0.2 U     | <0.2 U     | <0.2 U   |
| Bis(2-chloroethyl) ether (2-chloroethyl ether) | 111-44-4   | NS   | NS  | NS   | NS   | mg/kg        | <0.18 U    | <0.18 U    | <0.18 U      | <0.16 U    | <0.16 U    | <0.16 U    | <0.16 U    | <0.17 U    | <0.18 U    | <0.18 U        | <0.17 U    | <0.17 U    | <0.17 U  |
| Bis(2-chloroisopropyl) ether                   | 108-60-1   | NS   | NS  | NS   | NS   | mg/kg        | <0.24 U    | <0.24 U    | <0.24 U      | <0.22 U    | <0.21 U    | <0.22 U    | <0.22 U    | <0.23 U    | <0.24 U    | <0.24 U        | <0.23 U    | <0.23 U    | <0.23 U  |
| Bis(2-ethylhexyl) phthalate                    | 117-81-7   | NS   | NS  | NS   | NS   | mg/kg        | <0.2 U     | <0.2 U     | <0.2 U       | 0.43       | 0.29       | <0.18 U    | <0.18 U    | <0.19 U    | <0.2 U     | <0.2 U         | 0.12 J     | <0.19 U    | <0.19 U  |
| Carbazole                                      | 86-74-8    | NS   | NS  | NS   | NS   | mg/kg        | 0.5        | 0.039 J    | 6            | 0.029 J    | 0.036 J    | 0.019 J    | 0.076 J    | 0.18 J     | 1.3        | 1.2            | 0.54       | 0.37       | 0.37     |
| Chrysene                                       | 218-01-9   | 1  | 4.9   | 47   | 78   | mg/kg        | 7.2        | 0.25       | 19           | 0.25       | 0.32       | 0.24       | 0.58       | 1.8        | 11         | 11             | 3.4        | 2.3        | 2.3      |
| Dibenz(a,h)anthracene                          | 53-70-3    | 1000   | 0.33  | 3.7  | 3.7  | mg/kg        | 1.3        | 0.033 J    | 1.8          | 0.036 J    | 0.03 J     | 0.042 J    | 0.078 J    | 0.26       | 1.3        | 1.6            | 0.42       | 0.22       | 0.22     |
| Dibenzofuran                                   | 132-64-9   | 110  | 18  |  |  |              |            |            |              |            |            |            |            |            |            |                |            |            |          |

Table E-1  
Brownfield Cleanup Program Application  
Soil Sample Analytical Results

294 4th Avenue  
Brooklyn, New York  
Langan Project No.: 190140901

| Analyte                         | CAS Number | NYSDEC Part 375 Protection of Groundwater SCOs | NYSDEC Part 375 Restricted Use Residential SCOs | NYSDEC Part 375 Restricted Use Commercial SCOs | NYSDEC Part 375 Restricted Use Industrial SCOs | Location     | SB-1       | SB-1       | SB-1         | SB-2       | SB-2       | SB-2       | SB-3       | SB-3       | SB-4       | SB-4           | SB-5       | SB-6       |
|---------------------------------|------------|--|---|--|--|--------------|------------|------------|--------------|------------|------------|------------|------------|------------|------------|----------------|------------|------------|
|                                 |            |  |   |  |  | Sample Name  | SB-1_0-2   | SB-1_10-12 | SB01_14-14.5 | SB-2_0-2   | SB-2_0-2_R | SB02_1-2   | SB-3_0-2   | SB-3_2-4   | SB04_6-7   | SODUP01_042826 | SB05_9-10  | SB06_3-4   |
|                                 |            |  |   |  |  | Sample Date  | 10/06/2022 | 10/06/2022 | 04/27/2026   | 10/06/2022 | 10/06/2022 | 04/27/2026 | 10/06/2022 | 10/06/2022 | 04/28/2026 | 04/28/2026     | 04/28/2026 | 04/28/2026 |
|                                 |            |  |   |  |  | Sample Depth | 0-2        | 10-12      | 14-14.5      | 0-2        | 0-2        | 1-2        | 0-2        | 2-4        | 6-7        | 6-7            | 9-10       | 3-4        |
| Unit                            | Result     | Result   | Result  | Result   | Result   | Result       | Result     | Result     | Result       | Result     | Result     | Result     |            |            |            |                |            |            |
| <b>Polychlorinated Biphenyl</b> |            |  |   |  |  |              |            |            |              |            |            |            |            |            |            |                |            |            |
| PCB-1016 (Aroclor 1016)         | 12674-11-2 | NS   | NS  | NS   | NS   | mg/kg        | NA         | NA         | <0.0561 U    | NA         | NA         | <0.0525 U  | NA         | NA         | <0.0595 U  | <0.0585 U      | <0.0546 U  | <0.0515 U  |
| PCB-1221 (Aroclor 1221)         | 11104-28-2 | NS   | NS  | NS   | NS   | mg/kg        | NA         | NA         | <0.0561 U    | NA         | NA         | <0.0525 U  | NA         | NA         | <0.0595 U  | <0.0585 U      | <0.0546 U  | <0.0515 U  |
| PCB-1232 (Aroclor 1232)         | 11141-16-5 | NS   | NS  | NS   | NS   | mg/kg        | NA         | NA         | <0.0561 U    | NA         | NA         | <0.0525 U  | NA         | NA         | <0.0595 U  | <0.0585 U      | <0.0546 U  | <0.0515 U  |
| PCB-1242 (Aroclor 1242)         | 53469-21-9 | NS   | NS  | NS   | NS   | mg/kg        | NA         | NA         | <0.0561 U    | NA         | NA         | <0.0525 U  | NA         | NA         | <0.0595 U  | <0.0585 U      | <0.0546 U  | <0.0515 U  |
| PCB-1248 (Aroclor 1248)         | 12672-29-6 | NS   | NS  | NS   | NS   | mg/kg        | NA         | NA         | <0.0561 U    | NA         | NA         | <0.0525 U  | NA         | NA         | <0.0595 U  | <0.0585 U      | <0.0546 U  | <0.0515 U  |
| PCB-1254 (Aroclor 1254)         | 11097-69-1 | NS   | NS  | NS   | NS   | mg/kg        | NA         | NA         | <0.0561 U    | NA         | NA         | <0.0525 U  | NA         | NA         | <0.0595 U  | <0.0585 U      | <0.0546 U  | <0.0515 U  |
| PCB-1260 (Aroclor 1260)         | 11096-82-5 | NS   | NS  | NS   | NS   | mg/kg        | NA         | NA         | <0.0561 U    | NA         | NA         | 0.0242 J   | NA         | NA         | 0.0308 J   | 0.0178 J       | 0.0936     | <0.0515 U  |
| PCB-1262 (Aroclor 1262)         | 37324-23-5 | NS   | NS  | NS   | NS   | mg/kg        | NA         | NA         | <0.0561 U    | NA         | NA         | <0.0525 U  | NA         | NA         | <0.0595 U  | <0.0585 U      | <0.0546 U  | <0.0515 U  |
| PCB-1268 (Aroclor 1268)         | 11100-14-4 | NS   | NS  | NS   | NS   | mg/kg        | NA         | NA         | <0.0561 U    | NA         | NA         | <0.0525 U  | NA         | NA         | 0.0278 J   | 0.0121 J       | <0.0546 U  | <0.0515 U  |
| Total PCBs                      | 1336-36-3  | 3.2  | 1   | 1  | 25   | mg/kg        | NA         | NA         | <0.0561 U    | NA         | NA         | 0.0242 J   | NA         | NA         | 0.0972 J   | 0.0585 J       | 0.159      | <0.0515 U  |
| <b>Metals</b>                   |            |  |   |  |  |              |            |            |              |            |            |            |            |            |            |                |            |            |
| Aluminum                        | 7429-90-5  | NS   | NS  | NS   | NS   | mg/kg        | 5,680      | 6,210      | 3,390        | 5,870      | NA         | 7,030      | 4,880      | 7,640      | 4,870      | 5,150          | 4,240      | 5,730      |
| Antimony                        | 7440-36-0  | NS   | NS  | NS   | NS   | mg/kg        | 2.84 J     | 55.6       | <22.3 U      | 0.539 J    | NA         | <10.6 U    | 2.18 J     | 9.98       | <4.8 U     | <23.6 U        | <4.49 U    | <4.25 U    |
| Arsenic                         | 7440-38-2  | 16   | 16  | 16   | 16   | mg/kg        | 21.4       | 25.1       | 172          | 6.17       | NA         | 7.66       | 5.2        | 7.06       | 9.71       | 16.3           | 9.5        | 13.7       |
| Barium                          | 7440-39-3  | 820  | 410   | 410  | 10000  | mg/kg        | 299        | 154        | 1,880        | 85         | NA         | 164        | 96.2       | 151        | 1,310      | 1,190          | 136        | 196        |
| Beryllium                       | 7440-41-7  | 47   | 43  | 670  | 750  | mg/kg        | 0.4 J      | 0.398 J    | 0.299 J      | 0.348 J    | NA         | 0.415 J    | 0.335 J    | 0.497      | 0.28 J     | 0.299 J        | 0.398 J    | 0.517      |
| Cadmium                         | 7440-43-9  | 7.5  | 2.5   | 3.7  | 4.4  | mg/kg        | 0.633 J    | 12.5       | 3.16 J       | 0.328 J    | NA         | 3.2        | 0.722 J    | 2.1        | 1.53       | 1.27 J         | 0.294 J    | 0.332 J    |
| Calcium                         | 7440-70-2  | NS   | NS  | NS   | NS   | mg/kg        | 15,300     | 18,800     | 4,790        | 22,900     | NA         | 24,600     | 49,700     | 24,800     | 44,800     | 104,000        | 6,830      | 5,930      |
| Chromium, Total                 | 7440-47-3  | 19   | 1   | 11   | 11   | mg/kg        | 24.2       | 31         | 159          | 24.3       | NA         | 12.2       | 9.94       | 15         | 24.5       | 52.1           | 8.25       | 9.46       |
| Cobalt                          | 7440-48-4  | NS   | NS  | NS   | NS   | mg/kg        | 6.39       | 14.9       | 9.7          | 4.63       | NA         | 5.37       | 3.73       | 5.63       | 4.2        | 4.63 J         | 4.64       | 4.22       |
| Copper                          | 7440-50-8  | 1720   | 280   | 280  | 10000  | mg/kg        | 168        | 1,030      | 135          | 35         | NA         | 2,410      | 238        | 1,600      | 285        | 90.1           | 62         | 140        |
| Iron                            | 7439-89-6  | NS   | NS  | NS   | NS   | mg/kg        | 19,700     | 72,800     | 25,800       | 12,200     | NA         | 15,600     | 9,290      | 14,800     | 13,800     | 13,900         | 4,410      | 4,550      |
| Lead                            | 7439-92-1  | 450  | 400   | 1000   | 3900   | mg/kg        | 1,100      | 12,200     | 578          | 342        | NA         | 857        | 288        | 696        | 2,370      | 2,900          | 822        | 420        |
| Magnesium                       | 7439-95-4  | NS   | NS  | NS   | NS   | mg/kg        | 4,260      | 5,460      | 1,550        | 7,830      | NA         | 5,460      | 20,600     | 4,770      | 3,920      | 15,400         | 698        | 538        |
| Manganese                       | 7439-96-5  | 2000   | 2000  | 10000  | 10000  | mg/kg        | 250        | 310        | 188          | 218        | NA         | 242        | 158        | 284        | 276        | 251            | 86.4       | 159        |
| Mercury                         | 7439-97-6  | 0.73   | 0.3   | 1.1  | 1.1  | mg/kg        | 3.96       | 3.85       | 5.3          | 0.516      | NA         | 1.56       | 1.2        | 5.64       | 2.16       | 2.6            | 2.37       | 0.984      |
| Nickel                          | 7440-02-0  | 130  | 320   | 320  | 5900   | mg/kg        | 20         | 25.9       | 14.9         | 19.8       | NA         | 33         | 15.8       | 34.9       | 17.7       | 23             | 10.8       | 17.8       |
| Potassium                       | 7440-09-7  | NS   | NS  | NS   | NS   | mg/kg        | 961        | 741        | 621 J        | 1,310      | NA         | 1,130      | 674        | 1,060      | 1,050      | 1,110 J        | 786        | 834        |
| Selenium                        | 7782-49-2  | 4  | 110   | 1700   | 2000   | mg/kg        | 1.28 J     | 1.06 J     | 1.85 J       | <1.71 U    | NA         | <4.25 U    | <1.68 U    | 0.457 J    | 1.09 J     | 3.97 J         | 0.861 J    | 2.2        |
| Silver                          | 7440-22-4  | 8.3  | 110   | 1700   | 2000   | mg/kg        | 0.662 J    | 2.04       | <2.23 U      | 0.73 J     | NA         | 1.62       | 0.284 J    | 1.12       | <0.48 U    | <2.36 U        | 1.01       | 0.307 J    |
| Sodium                          | 7440-23-5  | NS   | NS  | NS   | NS   | mg/kg        | 326        | 262        | 650 J        | 209        | NA         | 730        | 513        | 825        | 799        | 816 J          | 662        | 490        |
| Thallium                        | 7440-28-0  | NS   | NS  | NS   | NS   | mg/kg        | <1.83 U    | 0.534 J    | <8.91 U      | <1.71 U    | NA         | <4.25 U    | <1.68 U    | <1.78 U    | <1.92 U    | <9.43 U        | <1.8 U     | <1.7 U     |
| Vanadium                        | 7440-62-2  | NS   | NS  | NS   | NS   | mg/kg        | 20.9       | 20.7       | 10.4         | 15.7       | NA         | 15.4       | 21         | 23.3       | 17.5       | 14.6           | 21.4       | 24.4       |
| Zinc                            | 7440-66-6  | 2480   | 6600  | 10000  | 10000  | mg/kg        | 331        | 5,740      | 4,160        | 95.3       | NA         | 2,060      | 353        | 1,220      | 1,030      | 1,320          | 182        | 213        |
| <b>General Chemistry</b>        |            |  |   |  |  |              |            |            |              |            |            |            |            |            |            |                |            |            |
| Solids, Percent                 | SOLID      | NS   | NS  | NS   | NS   | Percent      | 84.2       | 80.4       | 84.3         | 91.7       | NA         | 91         | 90.6       | 87.8       | 82.1       | 80.8           | 85.3       | 89.3       |

**Table E-1**  
**Brownfield Cleanup Program Application**  
**Soil Sample Analytical Results**

**294 4th Avenue**  
**Brooklyn, New York**  
**Langan Project No.: 190140901**

**Notes:**

CAS - Chemical Abstract Service  
NS - No standard  
mg/kg - milligram per kilogram  
NA - Not analyzed  
RL - Reporting limit  
<RL - Not detected

Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Protection of Groundwater, Restricted Use Restricted-Residential, Commercial, and Industrial Soil Cleanup Objectives (SCO) (December 2025).

Criterion comparisons for 3- & 4-methylphenol (m&p cresol) are provided for reference. Promulgated SCOs are for 3-methylphenol (m-cresol) and 4-methylphenol (p-cresol).

The criteria comparison for total chromium is provided for reference. The promulgated SCO shown is for hexavalent chromium.

**Qualifiers:**

J - The analyte was detected above the method detection limit (MDL), but below the RL; therefore, the result is an estimated concentration.

U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

**Exceedance Summary:**

- 10** - Result exceeds NYSDEC Part 375 Protection of Groundwater SCOs
- 10** - Result exceeds NYSDEC Part 375 Restricted Use Restricted-Residential SCOs
- 10** - Result exceeds NYSDEC Part 375 Restricted Use Commercial SCOs
- 10** - Result exceeds NYSDEC Part 375 Restricted Use Industrial SCOs

**Table E-2  
Soil Vapor Data Summary**

**294 4th Avenue  
Brooklyn, New York  
Langan Project No.: 190140901**

| <b>Analyte</b>                                | <b>Total Detections</b> | <b>Max Detections (µg/m3)</b> | <b>Type</b> |
|---|-------------------------|-------------------------------|-------------|
| <b>VOCs</b>                                   |                         |                               |             |
| 1,2,4-Trimethylbenzene                        | 3                       | 83.6                          | Soil Vapor  |
| 1,3,5-Trimethylbenzene (Mesitylene)           | 3                       | 21.8                          | Soil Vapor  |
| 1,3-Butadiene                                 | 2                       | 2.52                          | Soil Vapor  |
| 2,2,4-Trimethylpentane                        | 1                       | 4.67                          | Soil Vapor  |
| 2-Hexanone (MBK)                              | 2                       | 3.15                          | Soil Vapor  |
| 4-Ethyltoluene                                | 3                       | 12.4                          | Soil Vapor  |
| Acetone                                       | 3                       | 732                           | Soil Vapor  |
| Benzene                                       | 3                       | 8.85                          | Soil Vapor  |
| Carbon Disulfide                              | 3                       | 14.5                          | Soil Vapor  |
| Chloroform                                    | 3                       | 33.8                          | Soil Vapor  |
| Cis-1,2-Dichloroethene                        | 1                       | 10.3                          | Soil Vapor  |
| Cyclohexane                                   | 3                       | 6.99                          | Soil Vapor  |
| Dichlorodifluoromethane                       | 3                       | 202                           | Soil Vapor  |
| Ethanol                                       | 3                       | 245                           | Soil Vapor  |
| Ethylbenzene                                  | 3                       | 36.5                          | Soil Vapor  |
| Isopropanol                                   | 3                       | 20.9                          | Soil Vapor  |
| M,P-Xylene                                    | 3                       | 135                           | Soil Vapor  |
| Methyl Ethyl Ketone (2-Butanone)              | 3                       | 56.6                          | Soil Vapor  |
| Methyl Isobutyl Ketone (4-Methyl-2-Pentanone) | 2                       | 7.62                          | Soil Vapor  |
| Methylene Chloride                            | 2                       | 8.06                          | Soil Vapor  |
| n-Heptane                                     | 3                       | 66.8                          | Soil Vapor  |
| n-Hexane                                      | 3                       | 45.8                          | Soil Vapor  |
| o-Xylene (1,2-Dimethylbenzene)                | 3                       | 63.4                          | Soil Vapor  |
| Styrene                                       | 1                       | 2.2                           | Soil Vapor  |
| Tert-Butyl Alcohol                            | 3                       | 10.3                          | Soil Vapor  |
| Tetrachloroethene (PCE)                       | 3                       | 9.49                          | Soil Vapor  |
| Toluene                                       | 3                       | 118                           | Soil Vapor  |
| Total BTEX                                    | 3                       | 352.75                        | Soil Vapor  |
| Total VOCs                                    | 3                       | 1691.23                       | Soil Vapor  |
| Trans-1,2-Dichloroethene                      | 1                       | 0.805                         | Soil Vapor  |
| Trichloroethene (TCE)                         | 3                       | 515                           | Soil Vapor  |
| Trichlorofluoromethane                        | 1                       | 1.34                          | Soil Vapor  |

Notes:

1. µg/m3 = microgram per cubic meter

**Table E-2**  
**Soil Vapor Sample Analytical Results Summary**  
**294 4th Avenue**  
**Brooklyn, NY**  
**Langan Project No. 190140901**

| Analyte                                       | CAS Number  | NYSDOH Decision Matrix (SV) | Location    | SV-1        | SV-2        | SV-3        |
|---|-------------|-----------------------------|-------------|-------------|-------------|-------------|
|   |             |                             | Sample Name | SV-1_100622 | SV-2_100622 | SV-3_100622 |
|   |             |                             | Sample Date | 10/06/2022  | 10/06/2022  | 10/06/2022  |
| Volatile Organic Compounds                    |             |                             |             |             |             |             |
|   |             |                             | Unit        | Result      | Result      | Result      |
| 1,1,1-Trichloroethane                         | 71-55-6     | 100                         | ug/m3       | <1.09 U     | <2.73 U     | <1.76 U     |
| 1,1,2,2-Tetrachloroethane                     | 79-34-5     | NS                          | ug/m3       | <1.37 U     | <3.43 U     | <2.22 U     |
| 1,1,2-Trichloro-1,2,2-Trifluoroethane         | 76-13-1     | NS                          | ug/m3       | <1.53 U     | <3.83 U     | <2.48 U     |
| 1,1,2-Trichloroethane                         | 79-00-5     | NS                          | ug/m3       | <1.09 U     | <2.73 U     | <1.76 U     |
| 1,1-Dichloroethane                            | 75-34-3     | NS                          | ug/m3       | <0.809 U    | <2.02 U     | <1.31 U     |
| 1,1-Dichloroethene                            | 75-35-4     | 6                           | ug/m3       | <0.793 U    | <1.98 U     | <1.28 U     |
| 1,2,4-Trichlorobenzene                        | 120-82-1    | NS                          | ug/m3       | <1.48 U     | <3.71 U     | <2.4 U      |
| 1,2,4-Trimethylbenzene                        | 95-63-6     | <b>60</b>                   | ug/m3       | <b>67.8</b> | <b>82.6</b> | <b>83.6</b> |
| 1,2-Dibromoethane (Ethylene Dibromide)        | 106-93-4    | NS                          | ug/m3       | <1.54 U     | <3.84 U     | <2.48 U     |
| 1,2-Dichlorobenzene                           | 95-50-1     | NS                          | ug/m3       | <1.2 U      | <3.01 U     | <1.94 U     |
| 1,2-Dichloroethane                            | 107-06-2    | NS                          | ug/m3       | <0.809 U    | <2.02 U     | <1.31 U     |
| 1,2-Dichloropropane                           | 78-87-5     | NS                          | ug/m3       | <0.924 U    | <2.31 U     | <1.49 U     |
| 1,2-Dichlorotetrafluoroethane                 | 76-14-2     | NS                          | ug/m3       | <1.4 U      | <3.49 U     | <2.26 U     |
| 1,3,5-Trimethylbenzene (Mesitylene)           | 108-67-8    | 60                          | ug/m3       | 18.4        | 20          | 21.8        |
| 1,3-Butadiene                                 | 106-99-0    | NS                          | ug/m3       | 0.911       | 2.52        | <0.715 U    |
| 1,3-Dichlorobenzene                           | 541-73-1    | NS                          | ug/m3       | <1.2 U      | <3.01 U     | <1.94 U     |
| 1,4-Dichlorobenzene                           | 106-46-7    | NS                          | ug/m3       | <1.2 U      | <3.01 U     | <1.94 U     |
| 1,4-Dioxane (P-Dioxane)                       | 123-91-1    | NS                          | ug/m3       | <0.721 U    | <1.8 U      | <1.16 U     |
| 2,2,4-Trimethylpentane                        | 540-84-1    | 60                          | ug/m3       | <0.934 U    | 4.67        | <1.51 U     |
| 2-Hexanone (MBK)                              | 591-78-6    | NS                          | ug/m3       | <0.82 U     | 3.15        | 1.63        |
| 4-Ethyltoluene                                | 622-96-8    | NS                          | ug/m3       | 12.1        | 11.6        | 12.4        |
| Acetone                                       | 67-64-1     | NS                          | ug/m3       | 37.3        | 190         | 732         |
| Allyl Chloride (3-Chloropropene)              | 107-05-1    | NS                          | ug/m3       | <0.626 U    | <1.57 U     | <1.01 U     |
| Benzene                                       | 71-43-2     | 60                          | ug/m3       | 7.28        | 8.85        | 7.6         |
| Benzyl Chloride                               | 100-44-7    | NS                          | ug/m3       | <1.04 U     | <2.59 U     | <1.67 U     |
| Bromodichloromethane                          | 75-27-4     | NS                          | ug/m3       | <1.34 U     | <3.35 U     | <2.16 U     |
| Bromoethene                                   | 593-60-2    | NS                          | ug/m3       | <0.874 U    | <2.19 U     | <1.41 U     |
| Bromoform                                     | 75-25-2     | NS                          | ug/m3       | <2.07 U     | <5.17 U     | <3.34 U     |
| Bromomethane                                  | 74-83-9     | NS                          | ug/m3       | <0.777 U    | <1.94 U     | <1.25 U     |
| Carbon Disulfide                              | 75-15-0     | NS                          | ug/m3       | 2.82        | 14.5        | 6.01        |
| Carbon Tetrachloride                          | 56-23-5     | 6                           | ug/m3       | <1.26 U     | <3.15 U     | <2.03 U     |
| Chlorobenzene                                 | 108-90-7    | NS                          | ug/m3       | <0.921 U    | <2.3 U      | <1.49 U     |
| Chloroethane                                  | 75-00-3     | NS                          | ug/m3       | <0.528 U    | <1.32 U     | <0.852 U    |
| Chloroform                                    | 67-66-3     | NS                          | ug/m3       | 2.79        | 33.8        | 1.9         |
| Chloromethane                                 | 74-87-3     | NS                          | ug/m3       | <0.413 U    | <1.03 U     | <0.667 U    |
| Cis-1,2-Dichloroethene                        | 156-59-2    | <b>6</b>                    | ug/m3       | <b>10.3</b> | <1.98 U     | <1.28 U     |
| Cis-1,3-Dichloropropene                       | 10061-01-5  | NS                          | ug/m3       | <0.908 U    | <2.27 U     | <1.47 U     |
| Cyclohexane                                   | 110-82-7    | 60                          | ug/m3       | 6.99        | 4.72        | 5.51        |
| Dibromochloromethane                          | 124-48-1    | NS                          | ug/m3       | <1.7 U      | <4.26 U     | <2.75 U     |
| Dichlorodifluoromethane                       | 75-71-8     | NS                          | ug/m3       | 2.83        | 202         | 84.1        |
| Ethanol                                       | 64-17-5     | NS                          | ug/m3       | 24.3        | 163         | 245         |
| Ethyl Acetate                                 | 141-78-6    | NS                          | ug/m3       | <1.8 U      | <4.5 U      | <2.9 U      |
| Ethylbenzene                                  | 100-41-4    | 60                          | ug/m3       | 35.7        | 36.1        | 36.5        |
| Hexachlorobutadiene                           | 87-68-3     | NS                          | ug/m3       | <2.13 U     | <5.33 U     | <3.45 U     |
| Isopropanol                                   | 67-63-0     | NS                          | ug/m3       | 1.92        | 6.69        | 20.9        |
| M,P-Xylene                                    | 179601-23-1 | 200                         | ug/m3       | 122         | 129         | 135         |
| Methyl Ethyl Ketone (2-Butanone)              | 78-93-3     | NS                          | ug/m3       | 3.83        | 28.4        | 56.6        |
| Methyl Isobutyl Ketone (4-Methyl-2-Pentanone) | 108-10-1    | NS                          | ug/m3       | <2.05 U     | 7.62        | 5.49        |
| Methylene Chloride                            | 75-09-2     | 100                         | ug/m3       | <1.74 U     | 4.97        | 8.06        |
| n-Heptane                                     | 142-82-5    | 200                         | ug/m3       | 66.8        | 20.9        | 35.4        |
| n-Hexane                                      | 110-54-3    | 200                         | ug/m3       | 18.6        | 11.4        | 45.8        |
| o-Xylene (1,2-Dimethylbenzene)                | 95-47-6     | <b>60</b>                   | ug/m3       | 58.6        | <b>60.8</b> | <b>63.4</b> |
| Styrene                                       | 100-42-5    | NS                          | ug/m3       | <0.852 U    | <2.13 U     | 2.2         |
| Tert-Butyl Alcohol                            | 75-65-0     | NS                          | ug/m3       | 5.46        | 10.3        | 9.4         |
| Tert-Butyl Methyl Ether (MTBE)                | 1634-04-4   | NS                          | ug/m3       | <0.721 U    | <1.8 U      | <1.16 U     |
| Tetrachloroethene (PCE)                       | 127-18-4    | 100                         | ug/m3       | 8.88        | 9.49        | 9.29        |
| Tetrahydrofuran                               | 109-99-9    | NS                          | ug/m3       | <1.47 U     | <3.69 U     | <2.38 U     |
| Toluene                                       | 108-88-3    | 300                         | ug/m3       | 70.5        | 118         | 101         |
| Trans-1,2-Dichloroethene                      | 156-60-5    | NS                          | ug/m3       | 0.805       | <1.98 U     | <1.28 U     |
| Trans-1,3-Dichloropropene                     | 10061-02-6  | NS                          | ug/m3       | <0.908 U    | <2.27 U     | <1.47 U     |
| Trichloroethene (TCE)                         | 79-01-6     | <b>6</b>                    | ug/m3       | <b>74.7</b> | <b>515</b>  | 4.26        |
| Trichlorofluoromethane                        | 75-69-4     | NS                          | ug/m3       | 1.34        | <2.81 U     | <1.82 U     |
| Vinyl Chloride                                | 75-01-4     | 6                           | ug/m3       | <0.511 U    | <1.28 U     | <0.826 U    |
| Total BTEX                                    | STL00431    | NS                          | ug/m3       | 294.08      | 352.75      | 343.5       |
| Total VOCs                                    | TOTAL VOCs  | NS                          | ug/m3       | 662.96      | 1,691.23    | 1,489.85    |

**Table E-2**  
**Soil Vapor Sample Analytical Results**  
**294 4th Avenue**  
**Brooklyn, NY**  
**Langan Project No. 190140901**

**Notes:**

SV - Soil Vapor  
CAS - Chemical Abstract Service  
NS - No standard  
ug/m3 - microgram per cubic meter  
NA - Not analyzed  
RL - Reporting limit  
<RL - Not detected

Soil vapor sample analytical results are compared to the minimum soil vapor concentrations at which mitigation is recommended as set forth in the New York State Department of Health (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices for Sub-Slab Vapor and Indoor Air and subsequent updates (through to 2024).

**Qualifiers:**

J - The analyte was detected above the method detection limit (MDL), but below the RL; therefore, the result is an estimated concentration.

**Exceedance Summary:**

**10** - Result exceeds minimum soil vapor concentrations recommending mitigation

**Table E-3  
Groundwater Data Summary**

**294 4th Avenue  
Brooklyn, New York  
Langan Project No.: 190140901**

| <b>Analytes &gt; SGVs</b>  | <b>Detections &gt; SGVs</b> | <b>Max Detection (ppb)</b> | <b>SGVs (ppb)</b> |
|----------------------------|-----------------------------|----------------------------|-------------------|
| <b>VOCs</b>                |                             |                            |                   |
| 1,2,4,5-Tetramethylbenzene | 1                           | 6.3                        | 5                 |
| Benzene                    | 1                           | 4.8                        | 1                 |
| Isopropylbenzene (Cumene)  | 1                           | 21                         | 5                 |
| M,P-Xylene                 | 1                           | 5.2                        | 5                 |
| Naphthalene                | 1                           | 25                         | 10                |
| n-Propylbenzene            | 1                           | 22                         | 5                 |
| Total Xylenes              | 1                           | 6.3                        | 5                 |
| <b>SVOCs</b>               |                             |                            |                   |
| 2,4-Dimethylphenol         | 1                           | 15                         | 1                 |
| Benzo(a)anthracene         | 2                           | 0.45                       | 0.002             |
| Benzo(a)pyrene             | 2                           | 0.29                       | 0                 |
| Benzo(b)fluoranthene       | 2                           | 0.36                       | 0.002             |
| Benzo(k)fluoranthene       | 2                           | 0.12                       | 0.002             |
| Chrysene                   | 2                           | 0.44                       | 0.002             |
| Indeno(1,2,3-cd)pyrene     | 2                           | 0.14                       | 0.002             |
| Naphthalene                | 1                           | 20                         | 10                |
| Phenol                     | 1                           | 13                         | 1                 |
| <b>Metals</b>              |                             |                            |                   |
| Arsenic                    | 1                           | 125                        | 25                |
| Iron                       | 2                           | 33100                      | 300               |
| Lead                       | 2                           | 122.1                      | 25                |
| Magnesium                  | 1                           | 44900                      | 35000             |
| Manganese                  | 2                           | 2677                       | 300               |
| Mercury                    | 1                           | 0.82                       | 0.7               |
| Nickel                     | 1                           | 119                        | 100               |
| Selenium                   | 1                           | 13.5                       | 10                |
| Sodium                     | 2                           | 1060000                    | 20000             |

Notes:

1. ppb = parts per billion
2. one ppb is equivalent to one microgram per liter (µg/L)
3. Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 Codes, Rules, and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical and Operation Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water and published addenda (herein collectively referenced as "NYSDEC SGVs").

**Table E-3  
Brownfield Cleanup Program Application  
Groundwater Sample Analytical Results**

**294 4th Avenue  
Brooklyn, New York  
Langan Project No.: 190140901**

| Analyte                                       | CAS Number  | NYSDEC SGVs | Location    | TWP-01        | TWP-02        |
|---|-------------|-------------|-------------|---------------|---------------|
|   |             |             | Sample Name | TWP-01_042726 | TWP-02_042826 |
|   |             |             | Sample Date | 04/27/2026    | 04/28/2026    |
|   |             |             | Unit        | Result        | Result        |
| <b>Volatile Organic Compounds</b>             |             |             |             |               |               |
| 1,1,1,2-Tetrachloroethane                     | 630-20-6    | 5           | ug/l        | <2.5 U        | <2.5 U        |
| 1,1,1-Trichloroethane                         | 71-55-6     | 5           | ug/l        | <2.5 U        | <2.5 U        |
| 1,1,2,2-Tetrachloroethane                     | 79-34-5     | 5           | ug/l        | <0.5 U        | <0.5 U        |
| 1,1,2-Trichloroethane                         | 79-00-5     | 1           | ug/l        | <1.5 U        | <1.5 U        |
| 1,1-Dichloroethane                            | 75-34-3     | 5           | ug/l        | <2.5 U        | <2.5 U        |
| 1,1-Dichloroethene                            | 75-35-4     | 5           | ug/l        | <0.5 U        | <0.5 U        |
| 1,1-Dichloropropene                           | 563-58-6    | 5           | ug/l        | <2.5 U        | <2.5 U        |
| 1,2,3-Trichlorobenzene                        | 87-61-6     | 5           | ug/l        | <2.5 U        | <2.5 U        |
| 1,2,3-Trichloropropane                        | 96-18-4     | 0.04        | ug/l        | <2.5 U        | <2.5 U        |
| 1,2,4,5-Tetramethylbenzene                    | 95-93-2     | <b>5</b>    | ug/l        | <b>6.3</b>    | <2 U          |
| 1,2,4-Trichlorobenzene                        | 120-82-1    | 5           | ug/l        | <2.5 U        | <2.5 U        |
| 1,2,4-Trimethylbenzene                        | 95-63-6     | 5           | ug/l        | <2.5 U        | <2.5 U        |
| 1,2-Dibromo-3-Chloropropane                   | 96-12-8     | 0.04        | ug/l        | <2.5 U        | <2.5 U        |
| 1,2-Dibromoethane (Ethylene Dibromide)        | 106-93-4    | 0.0006      | ug/l        | <2 U          | <2 U          |
| 1,2-Dichlorobenzene                           | 95-50-1     | 3           | ug/l        | <2.5 U        | <2.5 U        |
| 1,2-Dichloroethane                            | 107-06-2    | 0.6         | ug/l        | <0.5 U        | <0.5 U        |
| 1,2-Dichloropropane                           | 78-87-5     | 1           | ug/l        | <1 U          | <1 U          |
| 1,3,5-Trimethylbenzene (Mesitylene)           | 108-67-8    | 5           | ug/l        | <2.5 U        | <2.5 U        |
| 1,3-Dichlorobenzene                           | 541-73-1    | 3           | ug/l        | <2.5 U        | <2.5 U        |
| 1,3-Dichloropropane                           | 142-28-9    | 5           | ug/l        | <2.5 U        | <2.5 U        |
| 1,4-Dichlorobenzene                           | 106-46-7    | 3           | ug/l        | <2.5 U        | <2.5 U        |
| 1,4-Diethyl Benzene                           | 105-05-5    | NS          | ug/l        | 1.2 J         | <2 U          |
| 1,4-Dioxane (P-Dioxane)                       | 123-91-1    | 0.35        | ug/l        | <250 U        | <250 U        |
| 2,2-Dichloropropane                           | 594-20-7    | 5           | ug/l        | <2.5 U        | <2.5 U        |
| 2-Chlorotoluene                               | 95-49-8     | 5           | ug/l        | <2.5 U        | <2.5 U        |
| 2-Hexanone (MBK)                              | 591-78-6    | 50          | ug/l        | <5 U          | <5 U          |
| 4-Chlorotoluene                               | 106-43-4    | 5           | ug/l        | <2.5 U        | <2.5 U        |
| 4-Ethyltoluene                                | 622-96-8    | NS          | ug/l        | 1.1 J         | <2 U          |
| Acetone                                       | 67-64-1     | 50          | ug/l        | 15            | 12            |
| Acrylonitrile                                 | 107-13-1    | 5           | ug/l        | <5 U          | <5 U          |
| Benzene                                       | 71-43-2     | <b>1</b>    | ug/l        | <b>4.8</b>    | <0.5 U        |
| Bromobenzene                                  | 108-86-1    | 5           | ug/l        | <2.5 U        | <2.5 U        |
| Bromochloromethane                            | 74-97-5     | 5           | ug/l        | <2.5 U        | <2.5 U        |
| Bromodichloromethane                          | 75-27-4     | 50          | ug/l        | <0.5 U        | <0.5 U        |
| Bromoform                                     | 75-25-2     | 50          | ug/l        | <2 U          | <2 U          |
| Bromomethane                                  | 74-83-9     | 5           | ug/l        | <2.5 U        | <2.5 U        |
| Carbon Disulfide                              | 75-15-0     | 60          | ug/l        | <5 U          | <5 U          |
| Carbon Tetrachloride                          | 56-23-5     | 5           | ug/l        | <0.5 U        | <0.5 U        |
| Chlorobenzene                                 | 108-90-7    | 5           | ug/l        | <2.5 U        | <2.5 U        |
| Chloroethane                                  | 75-00-3     | 5           | ug/l        | <2.5 U        | <2.5 U        |
| Chloroform                                    | 67-66-3     | 7           | ug/l        | <2.5 U        | <2.5 U        |
| Chloromethane                                 | 74-87-3     | 5           | ug/l        | <2.5 U        | <2.5 U        |
| Cis-1,2-Dichloroethene                        | 156-59-2    | 5           | ug/l        | <2.5 U        | <2.5 U        |
| Cis-1,3-Dichloropropane                       | 10061-01-5  | 0.4         | ug/l        | <0.5 U        | <0.5 U        |
| Cymene  | 99-87-6     | 5           | ug/l        | 1.1 J         | <2.5 U        |
| Dibromochloromethane                          | 124-48-1    | 50          | ug/l        | <0.5 U        | <0.5 U        |
| Dibromomethane                                | 74-95-3     | 5           | ug/l        | <5 U          | <5 U          |
| Dichlorodifluoromethane                       | 75-71-8     | 5           | ug/l        | <5 U          | <5 U          |
| Diethyl Ether (Ethyl Ether)                   | 60-29-7     | NS          | ug/l        | <2.5 U        | <2.5 U        |
| Ethylbenzene                                  | 100-41-4    | 5           | ug/l        | 2.4 J         | <2.5 U        |
| Hexachlorobutadiene                           | 87-68-3     | 0.5         | ug/l        | <2.5 U        | <2.5 U        |
| Isopropylbenzene (Cumene)                     | 98-82-8     | <b>5</b>    | ug/l        | <b>21</b>     | <2.5 U        |
| M,P-Xylene                                    | 179601-23-1 | <b>5</b>    | ug/l        | <b>5.2</b>    | <2.5 U        |
| Methyl Ethyl Ketone (2-Butanone)              | 78-93-3     | 50          | ug/l        | <5 U          | <5 U          |
| Methyl Isobutyl Ketone (4-Methyl-2-Pentanone) | 108-10-1    | NS          | ug/l        | <5 U          | <5 U          |
| Methylene Chloride                            | 75-09-2     | 5           | ug/l        | <2.5 U        | <2.5 U        |
| Naphthalene                                   | 91-20-3     | <b>10</b>   | ug/l        | <b>25</b>     | <2.5 U        |
| n-Butylbenzene                                | 104-51-8    | 5           | ug/l        | 2 J           | <2.5 U        |
| n-Propylbenzene                               | 103-65-1    | <b>5</b>    | ug/l        | <b>22</b>     | <2.5 U        |
| o-Xylene (1,2-Dimethylbenzene)                | 95-47-6     | 5           | ug/l        | 1.1 J         | <2.5 U        |
| Sec-Butylbenzene                              | 135-98-8    | 5           | ug/l        | 3.1           | <2.5 U        |
| Styrene                                       | 100-42-5    | 5           | ug/l        | <2.5 U        | <2.5 U        |
| T-Butylbenzene                                | 98-06-6     | 5           | ug/l        | 1.6 J         | <2.5 U        |
| Tert-Butyl Methyl Ether (MTBE)                | 1634-04-4   | 10          | ug/l        | <2.5 U        | <2.5 U        |
| Tetrachloroethene (PCE)                       | 127-18-4    | 5           | ug/l        | <0.5 U        | <0.5 U        |
| Toluene                                       | 108-88-3    | 5           | ug/l        | 2.4 J         | <2.5 U        |
| Total 1,2-Dichloroethene (Cis and Trans)      | 540-59-0    | NS          | ug/l        | <2.5 U        | <2.5 U        |
| Total Xylenes                                 | 1330-20-7   | <b>5</b>    | ug/l        | <b>6.3 J</b>  | <2.5 U        |
| Total, 1,3-Dichloropropane (Cis And Trans)    | 542-75-6    | 0.4         | ug/l        | <0.5 U        | <0.5 U        |
| Trans-1,2-Dichloroethene                      | 156-60-5    | 5           | ug/l        | <2.5 U        | <2.5 U        |
| Trans-1,3-Dichloropropane                     | 10061-02-6  | 0.4         | ug/l        | <0.5 U        | <0.5 U        |
| Trans-1,4-Dichloro-2-Butene                   | 110-57-6    | 5           | ug/l        | <2.5 U        | <2.5 U        |
| Trichloroethene (TCE)                         | 79-01-6     | 5           | ug/l        | <0.5 U        | <0.5 U        |
| Trichlorofluoromethane                        | 75-69-4     | 5           | ug/l        | <2.5 U        | <2.5 U        |
| Vinyl Acetate                                 | 108-05-4    | NS          | ug/l        | <5 U          | <5 U          |
| Vinyl Chloride                                | 75-01-4     | 2           | ug/l        | <1 U          | <1 U          |

**Table E-3  
Brownfield Cleanup Program Application  
Groundwater Sample Analytical Results**

**294 4th Avenue  
Brooklyn, New York  
Langan Project No.: 190140901**

| Analyte  | CAS Number | NYSDEC SGVs  | Location    | TWP-01        | TWP-02        |
|--|------------|--------------|-------------|---------------|---------------|
|  |            |              | Sample Name | TWP-01_042726 | TWP-02_042826 |
|  |            |              | Sample Date | 04/27/2026    | 04/28/2026    |
|  |            |              | Unit        | Result        | Result        |
| <b>Semi-Volatile Organic Compounds</b>         |            |              |             |               |               |
| 1,2,4,5-Tetrachlorobenzene                     | 95-94-3    | 5            | ug/l        | <10 U         | <12 U         |
| 1,2,4-Trichlorobenzene                         | 120-82-1   | 5            | ug/l        | <5 U          | <5.9 U        |
| 1,2-Dichlorobenzene                            | 95-50-1    | 3            | ug/l        | <2 U          | <2.4 U        |
| 1,3-Dichlorobenzene                            | 541-73-1   | 3            | ug/l        | <2 U          | <2.4 U        |
| 1,4-Dichlorobenzene                            | 106-46-7   | 3            | ug/l        | <2 U          | <2.4 U        |
| 2,4,5-Trichlorophenol                          | 95-95-4    | NS           | ug/l        | <5 U          | <5.9 U        |
| 2,4,6-Trichlorophenol                          | 88-06-2    | NS           | ug/l        | <5 U          | <5.9 U        |
| 2,4-Dichlorophenol                             | 120-83-2   | 1            | ug/l        | <5 U          | <5.9 U        |
| 2,4-Dimethylphenol                             | 105-67-9   | <b>1</b>     | ug/l        | <b>15</b>     | <5.9 U        |
| 2,4-Dinitrophenol                              | 51-28-5    | 1            | ug/l        | <20 U         | <24 U         |
| 2,4-Dinitrotoluene                             | 121-14-2   | 5            | ug/l        | <5 U          | <5.9 U        |
| 2,6-Dinitrotoluene                             | 606-20-2   | 5            | ug/l        | <5 U          | <5.9 U        |
| 2-Chloronaphthalene                            | 91-58-7    | 10           | ug/l        | <0.2 U        | <0.24 U       |
| 2-Chlorophenol                                 | 95-57-8    | NS           | ug/l        | <2 U          | <2.4 U        |
| 2-Methylnaphthalene                            | 91-57-6    | NS           | ug/l        | 19            | 0.05 J        |
| 2-Methylphenol (o-Cresol)                      | 95-48-7    | NS           | ug/l        | 13            | <5.9 U        |
| 2-Nitroaniline                                 | 88-74-4    | 5            | ug/l        | <5 U          | <5.9 U        |
| 2-Nitrophenol                                  | 88-75-5    | NS           | ug/l        | <10 U         | <12 U         |
| 3 & 4 Methylphenol (m&p Cresol)                | 65794-96-9 | NS           | ug/l        | 34            | <5.9 U        |
| 3,3'-Dichlorobenzidine                         | 91-94-1    | 5            | ug/l        | <5 U          | <5.9 U        |
| 3-Nitroaniline                                 | 99-09-2    | 5            | ug/l        | <5 U          | <5.9 U        |
| 4,6-Dinitro-2-Methylphenol                     | 534-52-1   | NS           | ug/l        | <10 U         | <12 U         |
| 4-Bromophenyl Phenyl Ether                     | 101-55-3   | NS           | ug/l        | <2 U          | <2.4 U        |
| 4-Chloro-3-Methylphenol                        | 59-50-7    | NS           | ug/l        | <2 U          | <2.4 U        |
| 4-Chloroaniline                                | 106-47-8   | 5            | ug/l        | <5 U          | <5.9 U        |
| 4-Chlorophenyl Phenyl Ether                    | 7005-72-3  | NS           | ug/l        | <2 U          | <2.4 U        |
| 4-Nitroaniline                                 | 100-01-6   | 5            | ug/l        | <5 U          | <5.9 U        |
| 4-Nitrophenol                                  | 100-02-7   | NS           | ug/l        | <10 U         | <12 U         |
| Acenaphthene                                   | 83-32-9    | 20           | ug/l        | 5.7           | 0.06 J        |
| Acenaphthylene                                 | 208-96-8   | NS           | ug/l        | 0.29          | <0.12 U       |
| Acetophenone                                   | 98-86-2    | NS           | ug/l        | <5 U          | <5.9 U        |
| Anthracene                                     | 120-12-7   | 50           | ug/l        | 1.6           | 0.09 J        |
| Benzo(a)anthracene                             | 56-55-3    | <b>0.002</b> | ug/l        | <b>0.45</b>   | <b>0.13</b>   |
| Benzo(a)pyrene                                 | 50-32-8    | <b>0</b>     | ug/l        | <b>0.29</b>   | <b>0.1 J</b>  |
| Benzo(b)fluoranthene                           | 205-99-2   | <b>0.002</b> | ug/l        | <b>0.36</b>   | <b>0.14</b>   |
| Benzo(g,h,i)Perylene                           | 191-24-2   | NS           | ug/l        | 0.12          | 0.06 J        |
| Benzo(k)fluoranthene                           | 207-08-9   | <b>0.002</b> | ug/l        | <b>0.12</b>   | <b>0.04 J</b> |
| Benzoic Acid                                   | 65-85-0    | NS           | ug/l        | <50 U         | 18 J          |
| Benzyl Alcohol                                 | 100-51-6   | NS           | ug/l        | <2 U          | <2.4 U        |
| Benzyl Butyl Phthalate                         | 85-68-7    | 50           | ug/l        | <5 U          | <5.9 U        |
| Biphenyl (Diphenyl)                            | 92-52-4    | 5            | ug/l        | 0.49 J        | <2.4 U        |
| Bis(2-chloroethoxy) methane                    | 111-91-1   | 5            | ug/l        | <5 U          | <5.9 U        |
| Bis(2-chloroethyl) ether (2-chloroethyl ether) | 111-44-4   | 1            | ug/l        | <2 U          | <2.4 U        |
| Bis(2-chloroisopropyl) ether                   | 108-60-1   | 5            | ug/l        | <2 U          | <2.4 U        |
| Bis(2-ethylhexyl) phthalate                    | 117-81-7   | 5            | ug/l        | <3 U          | <3.5 U        |
| Carbazole                                      | 86-74-8    | NS           | ug/l        | 7.9           | <2.4 U        |
| Chrysene                                       | 218-01-9   | <b>0.002</b> | ug/l        | <b>0.44</b>   | <b>0.1 J</b>  |
| Dibenz(a,h)anthracene                          | 53-70-3    | NS           | ug/l        | 0.04 J        | <0.12 U       |
| Dibenzofuran                                   | 132-64-9   | NS           | ug/l        | 7.7           | <2.4 U        |
| Dibutyl phthalate                              | 84-74-2    | 50           | ug/l        | <5 U          | <5.9 U        |
| Diethyl phthalate                              | 84-66-2    | 50           | ug/l        | <5 U          | <5.9 U        |
| Dimethyl phthalate                             | 131-11-3   | 50           | ug/l        | <5 U          | <5.9 U        |
| Diethyl phthalate                              | 117-84-0   | 50           | ug/l        | <5 U          | <5.9 U        |
| Fluoranthene                                   | 206-44-0   | 50           | ug/l        | 2.7           | 0.29          |
| Fluorene                                       | 86-73-7    | 50           | ug/l        | 4.1           | 0.07 J        |
| Hexachlorobenzene                              | 118-74-1   | 0.04         | ug/l        | <0.8 U        | <0.94 U       |
| Hexachlorobutadiene                            | 87-68-3    | 0.5          | ug/l        | <0.5 U        | <0.59 U       |
| Hexachlorocyclopentadiene                      | 77-47-4    | 5            | ug/l        | <20 U         | <24 U         |
| Hexachloroethane                               | 67-72-1    | 5            | ug/l        | <0.8 U        | <0.94 U       |
| Indeno(1,2,3-cd)pyrene                         | 193-39-5   | <b>0.002</b> | ug/l        | <b>0.14</b>   | <b>0.06 J</b> |
| Isophorone                                     | 78-59-1    | 50           | ug/l        | <5 U          | <5.9 U        |
| Naphthalene                                    | 91-20-3    | <b>10</b>    | ug/l        | <b>20</b>     | 0.1 J         |
| Nitrobenzene                                   | 98-95-3    | 0.4          | ug/l        | <2 U          | <2.4 U        |
| n-Nitrosodi-N-Propylamine                      | 621-64-7   | NS           | ug/l        | <5 U          | <5.9 U        |
| n-Nitrosodiphenylamine                         | 86-30-6    | 50           | ug/l        | <2 U          | <2.4 U        |
| Pentachlorophenol                              | 87-86-5    | 1            | ug/l        | <0.8 U        | <0.94 U       |
| Phenanthrene                                   | 85-01-8    | 50           | ug/l        | 8.9           | 0.34          |
| Phenol   | 108-95-2   | <b>1</b>     | ug/l        | <b>13</b>     | <5.9 U        |
| Pyrene   | 129-00-0   | 50           | ug/l        | 1.9           | 0.25          |

**Table E-3  
Brownfield Cleanup Program Application  
Groundwater Sample Analytical Results**

**294 4th Avenue  
Brooklyn, New York  
Langan Project No.: 190140901**

| Analyte                         | CAS Number | NYSDEC SGVs  | Location    | TWP-01           | TWP-02         |
|---------------------------------|------------|--------------|-------------|------------------|----------------|
|                                 |            |              | Sample Name | TWP-01_042726    | TWP-02_042826  |
|                                 |            |              | Sample Date | 04/27/2026       | 04/28/2026     |
|                                 |            |              | Unit        | Result           | Result         |
| <b>Polychlorinated Biphenyl</b> |            |              |             |                  |                |
| PCB-1016 (Aroclor 1016)         | 12674-11-2 | NS           | ug/l        | <0.071 U         | <0.091 U       |
| PCB-1221 (Aroclor 1221)         | 11104-28-2 | NS           | ug/l        | <0.071 U         | <0.091 U       |
| PCB-1232 (Aroclor 1232)         | 11141-16-5 | NS           | ug/l        | <0.071 U         | <0.091 U       |
| PCB-1242 (Aroclor 1242)         | 53469-21-9 | NS           | ug/l        | <0.071 U         | <0.091 U       |
| PCB-1248 (Aroclor 1248)         | 12672-29-6 | NS           | ug/l        | <0.071 U         | <0.091 U       |
| PCB-1254 (Aroclor 1254)         | 11097-69-1 | NS           | ug/l        | <0.071 U         | <0.091 U       |
| PCB-1260 (Aroclor 1260)         | 11096-82-5 | NS           | ug/l        | <0.071 U         | <0.091 U       |
| PCB-1262 (Aroclor 1262)         | 37324-23-5 | NS           | ug/l        | <0.071 U         | <0.091 U       |
| PCB-1268 (Aroclor 1268)         | 11100-14-4 | NS           | ug/l        | <0.071 U         | <0.091 U       |
| Total PCBs                      | 1336-36-3  | 0.09         | ug/l        | <0.071 U         | <0.091 U       |
| <b>Metals</b>                   |            |              |             |                  |                |
| Aluminum                        | 7429-90-5  | NS           | ug/l        | 12,900           | 15,000         |
| Antimony                        | 7440-36-0  | 3            | ug/l        | <40 U            | <20 U          |
| Arsenic                         | 7440-38-2  | <b>25</b>    | ug/l        | <b>125</b>       | 14.34          |
| Barium                          | 7440-39-3  | 1000         | ug/l        | 577              | 268.8          |
| Beryllium                       | 7440-41-7  | 3            | ug/l        | <5 U             | 0.96 J         |
| Cadmium                         | 7440-43-9  | 5            | ug/l        | <2 U             | <1 U           |
| Calcium                         | 7440-70-2  | NS           | ug/l        | 126,000          | 291,000        |
| Chromium, Total                 | 7440-47-3  | 50           | ug/l        | 30.94            | 34.8           |
| Cobalt                          | 7440-48-4  | NS           | ug/l        | 20.66            | 16.73          |
| Copper                          | 7440-50-8  | 200          | ug/l        | 42.07            | 84.14          |
| Iron                            | 7439-89-6  | <b>300</b>   | ug/l        | <b>33,100</b>    | <b>27,800</b>  |
| Lead                            | 7439-92-1  | <b>25</b>    | ug/l        | <b>64.38</b>     | <b>122.1</b>   |
| Magnesium                       | 7439-95-4  | <b>35000</b> | ug/l        | 29,600           | <b>44,900</b>  |
| Manganese                       | 7439-96-5  | <b>300</b>   | ug/l        | <b>2,677</b>     | <b>2,593</b>   |
| Mercury                         | 7439-97-6  | <b>0.7</b>   | ug/l        | 0.57             | <b>0.82</b>    |
| Nickel                          | 7440-02-0  | <b>100</b>   | ug/l        | <b>119</b>       | 75.22          |
| Potassium                       | 7440-09-7  | NS           | ug/l        | 37,500           | 60,600         |
| Selenium                        | 7782-49-2  | <b>10</b>    | ug/l        | <50 U            | <b>13.5 J</b>  |
| Silver                          | 7440-22-4  | 50           | ug/l        | <4 U             | <2 U           |
| Sodium                          | 7440-23-5  | <b>20000</b> | ug/l        | <b>1,060,000</b> | <b>355,000</b> |
| Thallium                        | 7440-28-0  | 0.5          | ug/l        | <5 U             | <2.5 U         |
| Vanadium                        | 7440-62-2  | NS           | ug/l        | 43.35 J          | 38.41          |
| Zinc                            | 7440-66-6  | 2000         | ug/l        | 151.1            | 197.1          |

**Table E-3**  
**Brownfield Cleanup Program Application**  
**Groundwater Sample Analytical Results**

294 4th Avenue  
Brooklyn, New York  
Langan Project No.: 190140901

**Notes:**

CAS - Chemical Abstract Service

NS - No standard

ug/l - microgram per liter

NA - Not analyzed

RL - Reporting limit

<RL - Not detected

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

The criteria comparison for total metals (Chromium, Total) is provided for reference. The promulgated SGV shown is for hexavalent chromium.

**Qualifiers:**

J - The analyte was detected above the method detection limit (MDL), but below the RL; therefore, the result is an estimated concentration.

U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

**Exceedance Summary:**

**10** - Result exceeds NYSDEC SGVs

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## **ATTACHMENT F**

### **SECTION VII: REQUESTOR INFORMATION**

The Requestor, 294 LLC, is a limited liability company authorized to transact business in New York and the developer of the proposed Brownfield Cleanup Program (BCP) site at 294 4<sup>th</sup> Avenue, identified on the Brooklyn Tax Map as Block 456, Lot 1 (herein referred to as "the site"). Copies of the New York State Department of State Division of Corporations entity information for 294 LLC are included in Attachment D.

The Requestor, 294 LLC, does not yet own the site, however is under contract to purchase the property should specific criteria be met. Attached please find the organizational chart which shows that Joe Vogel as an individual is a 10% owner and the manager in Volunteer 294 LLC along with 294 Tenant LLC, which is the remaining 90% owner in Volunteer 294 LLC. Zvi Boymelgreen is the sole member and manager in 294 Tenant LLC.

#### **294 LLC Organization Members:**

Joseph Vogel – Manager (10% owner)

294 Tenant LLC – (90% owner)

- **294 Tenant LLC Organization members**
  - Zvi Boymelgreen

The Requestor certifies that it is a Volunteer per ECL 27-1405(1) since it does not have nor has ever had a relationship with any of the past owners or operators of the Site that caused the contamination other than it plans to purchase the Site from the current owner. Requestor did not have involvement with the Site at the time of any disposals or releases. The Requestor has performed all required environmental due diligence prior to planning to acquiring the Site and has implemented due care of the Site to the extent it has accessed the Site.

Joseph Vogel

294 Tenant LLC  
Zvi Boymelgreen  
Manager

90%

10%

294 LLC  
Joseph Vogel  
Manager

An official website of New York State.  
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# Department of State

## Division of Corporations

### Entity Information

[Return to Results](#)

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#### Entity Details ^

**ENTITY NAME:** 294 LLC

**DOS ID:** 7792707

**FOREIGN LEGAL NAME:**

**FICTITIOUS NAME:**

**ENTITY TYPE:** DOMESTIC LIMITED LIABILITY COMPANY

**DURATION DATE/LATEST DATE OF DISSOLUTION:**

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

**ENTITY STATUS:** ACTIVE

**DATE OF INITIAL DOS FILING:** 12/29/2025

**REASON FOR STATUS:**

**EFFECTIVE DATE INITIAL FILING:** 12/29/2025

**INACTIVE DATE:**

**FOREIGN FORMATION DATE:**

**STATEMENT STATUS:** CURRENT

**COUNTY:** KINGS

**NEXT STATEMENT DUE DATE:** 12/31/2027

**JURISDICTION:** NEW YORK, UNITED STATES

**NFP CATEGORY:**

- <
- ENTITY DISPLAY**
- NAME HISTORY
- FILING HISTORY
- MERGER HISTORY
- ASSUMED NAME HISTORY

#### Service of Process on the Secretary of State as Agent

**The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:**

**Name:** A.L. GOODMAN LAW PC

**Address:** 509 ADAMS AVENUE, WEST HEMPSTEAD, NY, UNITED STATES, 11552

**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 G**

### **SECTION X: REQUESTOR ELIGIBILITY INFORMATION**

#### *Item 13 - Requestors Eligibility Statement*

Requestor 294 LLC qualifies as a Volunteer because (i) it has not operated the site or taken ownership of the site at this time. In addition, a Phase I Environmental Site Assessment (ESA) was conducted by Langan in February of 2026 that complies with the United States Environmental Protection Agency (USEPA) All-Appropriate Inquiries Rule (40 Code of Federal Regulations [CFR] 312); (ii) all disposals/releases of hazardous substances occurred prior to the time of ownership and (iii) the Requestor does not have affiliation with potentially responsible parties.

Any potential liability of 294 LLC would arise solely as a result of its ownership or involvement with the redevelopment of the site subsequent to the disposal of hazardous substances and contaminants. As such, Requestor 294 LLC qualifies as a Volunteer pursuant to Environmental Conservation Law (ECL) § 27-1405(1).

#### *Item 14 - Requestor Relationship to Property*

The Requestor, 294 LLC, is currently under contract to purchase the property should specific criteria be met.

## **BROWNFIELD ACCESS AGREEMENT**

BROWNFIELD ACCESS AGREEMENT made as of this 13 day of January 2026, by and between VJN REAL ESTATE CORP (“**Grantor**”), and 294 LLC (“**Grantee**”).

WHEREAS, Grantor owns the real property located at 296 4th Avenue, Brooklyn, New York, together with the building and improvements thereon (“**Grantor’s Property**”); and

WHEREAS, Grantor and Grantee have entered into a contract for the sale of Grantor’s Property to Grantee (“**Contract**”); and

WHEREAS, Grantee has applied to have Grantor’s Property accepted into the New York State Brownfield Cleanup Program (“**BCP**”); and

WHEREAS, following admission of Grantor’s Property to the BCP and prior to the closing of the sale of Grantor’s Property to Grantee, Grantee may require access to Grantor’s Property to carry out investigatory, remedial and other related tasks required by the BCP (collectively, the “**Work**”); and

WHEREAS, Grantor desires to grant Grantee such access.

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

Subject to the Contract, Grantor hereby grants reasonable access and a license upon, into, under or through Grantor’s Property for the purpose of the entry thereon by Grantee, its agents, employees, architects, engineers, contractors and consultants (collectively, the “**Grantee Related Parties**” and each a “**Grantee Related Party**”), vehicles, equipment and materials required by Grantee to satisfy tasks and obligations required by any Brownfield Cleanup Agreement entered into between Grantee and the New York State Department of Environmental Conservation.

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

All of the foregoing activities shall be performed at Grantee’s sole cost and expense.

Grantee shall provide reasonable notice to Grantor as required by the Contract prior to Grantee’s need for access to Grantor’s Property to perform the Work, provided, however, that shorter notice may be required in the event of an emergency.

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

If upon completion of the activities requiring access to Grantor's Property title to Grantors' Property has not yet passed to Grantee, Grantee and/or Grantee Related Parties shall promptly remove all materials and restore Grantor's Property substantially to the condition it was in prior to such activities, subject to any required institutional controls.

In the unlikely event that title to Grantor's Property has not passed to Grantee following completion of the remediation under the BCP and Track 1 remediation is not achieved, Grantor agrees to grant and record an environmental easement on Grantor's Property as required by the New York State Department of Environmental Conservation or as otherwise necessary to satisfy the requirements of the BCP.

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

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

**GRANTOR:**

VJN REAL ESTATE CORP

By: Vincent Nicastro  
Name:  
Title: Pres.

**GRANTEE:**

294 LLC

By: \_\_\_\_\_  
Name:  
Title:

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

**GRANTOR:**

VJN REAL ESTATE CORP

By: \_\_\_\_\_

Name:

Title:

**GRANTEE:**

294 LLC

By: \_\_\_\_\_

Name: ZVI BOYMELGREEN

Title: Authorized Signatory

DocuSigned by:

**ZVI BOYMELGREEN**

6F50A252F2D84D6

## **ATTACHMENT H**

### **SECTION XII: CONTACT LIST INFORMATION**

#### *Item 1 – Chief Executive Officer and Planning Board*

##### **Chief Executive Officer**

Mayor Zohran Mamdani  
City Hall  
260 Broadway Avenue  
New York, NY 10007

##### **Mayor's Office of Environmental Coordination**

Hilary Semel, Director  
100 Gold Street - 2nd Floor  
New York, NY 10038

##### **Mayor's Office of Environmental Remediation**

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

##### **New York City Planning Commission**

Dan Garodnick, Chair  
Department of City Planning  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271

##### **Borough of Brooklyn, Borough President**

Antonio Reynoso  
209 Joralemon Street  
Brooklyn, NY 11201

##### **Borough of Brooklyn, Department of City Planning**

16 Court Street, 7<sup>th</sup> Floor  
Brooklyn, NY 11241

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

| Address/Block and Lot                          | Owner/Occupant Mailing Address                                     |
|--|--|
| 294 4 <sup>th</sup> Avenue<br>Block 456, Lot 1 | VJN Real Estate Corp.<br>28 Lyman Place<br>Staten Island, NY 10304 |

**Adjacent properties include:**

Vacant Lot – 21 Denton Place  
Block 456, Lot 06  
Brooklyn NY, 11215  
Owner – 2123 Denton LLC

Mixed Use Residential and  
Commercial Building – 290 4<sup>th</sup>  
Avenue  
Block 456, Lot 34  
Brooklyn, NY 11215  
Owner – Crown 286 4<sup>th</sup> Avenue  
LLC

*Item 3 - Local News Media*

Brooklyn Paper  
1 MetroTech Center, Suite 1001  
Brooklyn, NY 11201  
(718) 742-3398

Brooklyn Eagle  
195 Montague Street, Suite 1414  
Brooklyn, NY, 11201  
(718) 422-7410

Item 4 - Public Water Supply

The responsibility for supplying water in New York City is shared between the NYC Department of Environmental Protection (NYCDEP), the Municipal Water Finance Authority, and the New York City Water Board. The site is situated in an area that receives potable water from the Croton Systems, located in Westchester, Putnam, and Dutchess Counties:

**New York City Department of Environmental Protection**

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

**New York City Municipal Water Finance Authority**

David Womack, Chief Executive Officer  
255 Greenwich Street, 6<sup>th</sup> Floor  
New York, NY 10007

**New York City Water Board**

Arlene M Shaw. - Chair  
Department of Environmental Protection  
59-17 Junction Boulevard, 8<sup>th</sup> Floor  
Flushing, NY 11373

Item 5 - Request for Contact

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

Item 6 - Schools and Day Care Facilities

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

PS 282 Park Slope School  
(about 0.38 miles north east of the site)  
Amy Rodriguez, Principal  
180 6<sup>th</sup> Avenue  
Brooklyn, NY 11217  
(718) 622-1626

PS 039 Henry Bristow  
(about 0.48 miles southeast of the site)  
Sarah Despres, Principal  
417 6<sup>th</sup> Avenue,  
Brooklyn, NY 11215  
(718) 330-9310

PS 118, The Maurice Sendak Community  
School  
(about 0.32 miles south west of the site)  
Jacqueline Smith, Principal  
211 8<sup>th</sup> Street  
Brooklyn, NY 11215  
(718) 840-5660

Berkeley Carroll School – Lower School  
(about 0.38 miles east of the site)  
Kelly Grimmet – Director  
701 Carroll Street,  
Brooklyn, NY 11215  
(718) 789-6060

The Roberts Field School  
(about 0.50 miles east of the site)  
Khahtee V. Turner – Director  
84 7<sup>th</sup> Avenue  
Brooklyn, NY 11217

PS 133 William A. Butler School  
(about 0.40 miles north east of the site)  
Heather Foster-Mann, Principal  
610 Baltic Street  
Brooklyn, NY 11217

Bumblee Bee Daycare  
(about 0.07 miles north of the site)  
Rivka Reinetz – Director  
258 4<sup>th</sup> Avenue  
Brooklyn, NY 11215

Tiny Steps MB  
(about 0.07 miles north of the site)  
Ekaterine Iromashvili – Site Administrator  
256 4<sup>th</sup> Avenue  
Brooklyn, NY 11215

Park Slope KinderCare  
(about 0.47 miles east of the site)  
Sarandra Groshi - Director  
802 Union Street  
Brooklyn, NY 11215

Daddy's Daycare 6  
(about 0.33 miles north east of the site)  
Irina Tsoy – Director  
357 Douglass Street  
Brooklyn, NY 11217

Daycare Park Slope – Zusin Child Care Center  
(about 0.10 miles south east of the site)  
Olga Zusina – Site Administrator/Director  
326 2<sup>nd</sup> Street  
Brooklyn, NY 11215

Daddy's Daycare 1  
(about 0.33 miles south east of the site)  
Aizat Choibekova – Director  
315 7<sup>th</sup> Street, 1<sup>st</sup> Floor  
Brooklyn, NY 11215

Item 7 - Document Repository

A letter was sent to and received from the following sources, acknowledging that they agree to act as a document repository for documents generated under the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP):

**Brooklyn Community Board 6**

Mike Racioppo – District Manager  
250 Baltic Street  
Brooklyn, NY 11201  
(718) 643-3027

**Brooklyn Public Library – Pacific Branch**

Candace Vasquez – Managing Librarian  
25 Fourth Avenue  
Brooklyn, NY 11217  
(718) 638-1531

June 5, 2026

Mike Racioppo – District Manager  
Brooklyn Community Board 6  
250 Baltic Street  
Brooklyn, NY 11201  
Phone: (718) 643-3027

**RE: Brownfield Cleanup Program Application  
294 4<sup>th</sup> Avenue (Block 456, Lot 1)  
Brooklyn, New York 11215**

To Mr. Racioppo:

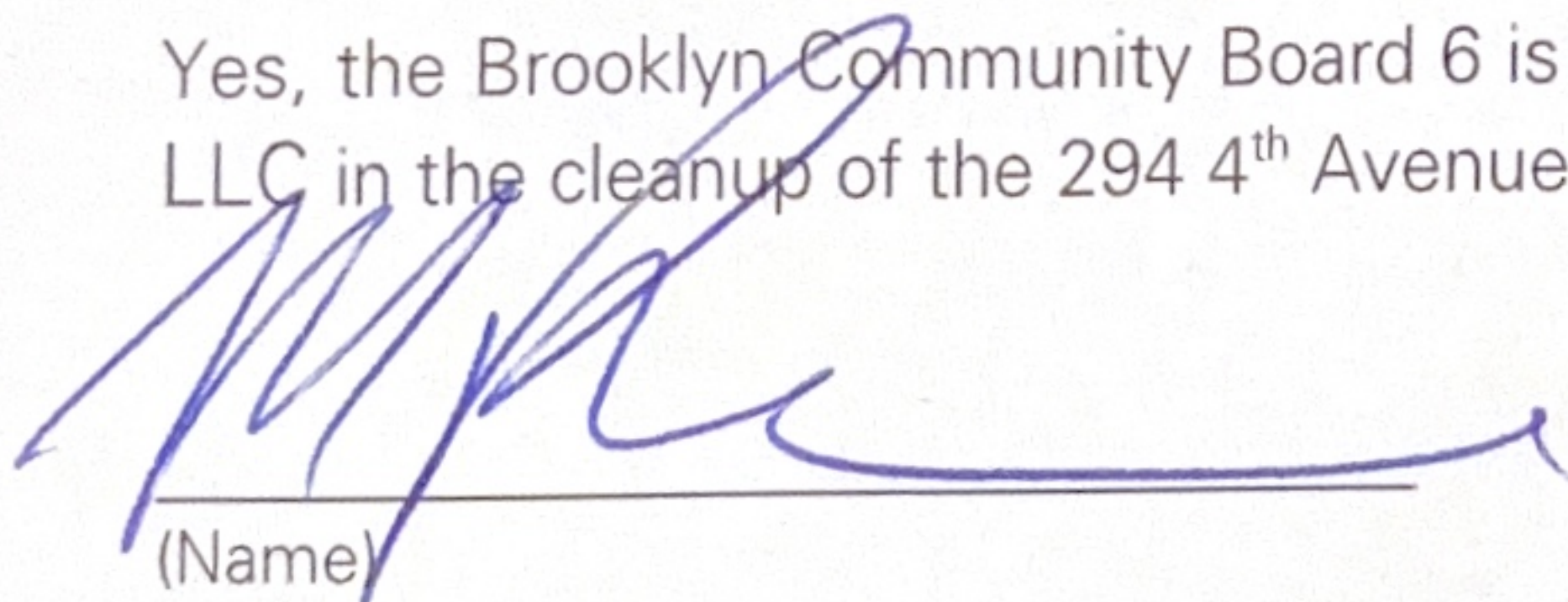
We represent 294 LLC for their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced development project in Brooklyn, New York. It is a NYSDEC requirement that we supply them a letter certifying that the local community board is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below and return if you are able to certify that your community board will be willing and able to act as the temporary public repository for this BCP project.

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



David Winslow  
Associate Principal

Yes, the Brooklyn Community Board 6 is willing and able to act as a public repository on behalf of 294 LLC in the cleanup of the 294 4<sup>th</sup> Avenue project under the NYSDEC BCP.



(Name)

District Manager.

(Title)

5/6/20

(Date)

COMMUNITY BOARD SIX  
250 BALTIC STREET  
BROOKLYN, NEW YORK 11201-6401

January 21, 2026

Candace Vasquez – Managing Librarian  
Brooklyn Public Library – Pacific Branch  
25 Fourth Avenue, Brooklyn NY 11215  
Brooklyn, NY 11217  
(718) 638-1531

**RE: Brownfield Cleanup Program Application  
294 4<sup>th</sup> Avenue (Block 456, Lot 1)  
Brooklyn, New York 11215**

Ms. Vasquez:

We represent 294 LLC for their anticipated New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) application for the above-referenced development project in Brooklyn, New York. It is a NYSDEC requirement that we supply them a letter certifying that the local public library is willing and able to serve as a public repository for all documents pertaining to the cleanup of this property. Please sign below and return if you are able to certify that your library will be willing and able to act as the temporary public repository for this BCP project.

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



David Winslow  
Associate Principal

Yes, the Brooklyn Public Library – Pacific Branch is willing and able to act as a public repository on behalf of 294 LLC in the cleanup of the 294 4<sup>th</sup> Avenue project under the NYSDEC BCP.

Candace Vasquez  
(Name)  
BRANCH MANAGER  
(Title)

1/27/2025  
(Date)