

# NYSDEC BROWNFIELD CLEANUP PROGRAM APPLICATION

72 WEST STREET DEVELOPMENT SITE  
BCP SITE NO. C224465

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SECTION 3, BLOCK 2565, LOT 60  
BROOKLYN, NEW YORK

PREPARED FOR:  
SEVENTY WEST REALTY LLC  
311 ROGERS AVENUE  
BROOKLYN, NEW YORK 11225





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.

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.

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: 72 West Street Development Site, and two questions about BCA amendments and revised submissions with Yes/No radio buttons.



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

BCP App Rev 17 – October 2025

SECTION I: Property Information						
PROPOSED SITE NAME 72 West Street Development Site						
ADDRESS/LOCATION 72 West Street						
CITY/TOWN Brooklyn				ZIP CODE 11222		
MUNICIPALITY (LIST ALL IF MORE THAN ONE) Brooklyn						
COUNTY Kings				SITE SIZE (ACRES) 0.416		
LATITUDE			LONGITUDE			
40	°	43	'	44 N	"	
73	°	57	'	31 W	"	
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. <b>ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.</b>						
Parcel Address		Section	Block	Lot	Acreage	
72 West Street		3	2565	60	0.416	
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.					Y	N
					<input checked="" type="radio"/>	<input type="radio"/>
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)					<input checked="" type="radio"/>	<input type="radio"/>
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See <a href="#">DEC's website</a> for more information) If yes, identify census tract: _____ 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? See application instructions for additional information.					<input checked="" type="radio"/>	<input type="radio"/>
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.					<input type="radio"/>	<input checked="" type="radio"/>
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____					<input type="radio"/>	<input checked="" type="radio"/>

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

**SECTION II: Project Description**

1. The project will be starting at:  Investigation  Remediation

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

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

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

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

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

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

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

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

**SECTION III: Ecological Concerns**

	Y	N
1. Are there fish, wildlife, or ecological resources within a 1/2-mile radius of the site?	<input 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?  
 N/A

SECTION IV: Land Use Factors		
1. What is the property's current municipal zoning designation? <u>M1-2/R6A, MX-8</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. Is this summary included with the application?	Y	N
	<input checked="" type="radio"/>	<input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply): Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> If residential, does it qualify as single-family housing? N/A <input type="radio"/>		
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	<input checked="" type="radio"/>	<input type="radio"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use?	<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>

SECTION V: Current and Historical Property Owner and Operator Information		
CURRENT OWNER 72 West LLC		
CONTACT NAME Jack Guttman		
ADDRESS 240 Water Street		
CITY Brooklyn	STATE NY	ZIP CODE 11201
PHONE (718) 858-9805	EMAIL agutman@gwpcplaw.com	
OWNERSHIP START DATE 5/02/2001		
CURRENT OPERATOR Pink Sparrow Scenic		
CONTACT NAME Jay Powers		
ADDRESS 24 Greenpoint Ave 2A		
CITY Brooklyn	STATE NY	ZIP CODE 11222
PHONE (718) 514-6850	EMAIL bklyn@pinksparrow.com	
OPERATION START DATE 2022		

SECTION IV: Land Use Factors		
1. What is the property's current municipal zoning designation? <u>M1-2/R6A, MX-8</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. Is this summary included with the application?	Y	N
	<input checked="" type="radio"/>	<input type="radio"/>
5. Reasonably anticipated post-remediation use (check all that apply): Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> If residential, does it qualify as single-family housing? N/A <input type="radio"/>		
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	<input checked="" type="radio"/>	<input type="radio"/>
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	<input type="radio"/>	<input checked="" type="radio"/>
8. Do current and/or recent development patterns support the proposed use?	<input checked="" type="radio"/>	<input type="radio"/>
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	<input checked="" type="radio"/>	<input type="radio"/>

SECTION V: Current and Historical Property Owner and Operator Information		
CURRENT OWNER 72 West LLC		
CONTACT NAME Jack Guttman		
ADDRESS 240 Water Street		
CITY Brooklyn	STATE NY	ZIP CODE 11201
PHONE (718) 858-9805	EMAIL agutman@gwpcclaw.com	
OWNERSHIP START DATE 5/02/2001		
CURRENT OPERATOR Tri-State Lumber		
CONTACT NAME Eli Falkowitz		
ADDRESS 57 Milton Street		
CITY Brooklyn	STATE NY	ZIP CODE 11222
PHONE (718) 599-4700	EMAIL Not Available	
OPERATION START DATE 2022		

**SECTION VI: Property's Environmental History**

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

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

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Chlorinated Solvents	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Metals	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 type="checkbox"/> Service Station
<input type="checkbox"/> Landfill	<input type="checkbox"/> Tannery	<input type="checkbox"/> Electroplating	<input type="checkbox"/> Unknown

Other: brass foundry, pattern-making shop, printing facility, machinery storage

SECTION VII: Requestor Information							
NAME Seventy West Realty LLC							
ADDRESS 311 Rogers Avenue							
CITY/TOWN Brooklyn		STATE NY	ZIP CODE 11225				
PHONE (917) 770-9722	EMAIL jslichtman@gmail.com						
1. Is the requestor authorized to conduct business in New York State (NYS)?			<table border="1"> <thead> <tr> <th>Y</th> <th>N</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	Y	N	<input checked="" type="radio"/>	<input type="radio"/>
Y	N						
<input checked="" type="radio"/>	<input type="radio"/>						
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the <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?			<table border="1"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<input type="radio"/>		
<input checked="" type="radio"/>	<input type="radio"/>						
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? <span style="float: right;">N/A <input type="radio"/></span>			<table border="1"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<input type="radio"/>		
<input checked="" type="radio"/>	<input type="radio"/>						
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of <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? <b>Documents that are not properly certified will not be approved under the BCP.</b>			<table border="1"> <tbody> <tr> <td><input checked="" type="radio"/></td> <td><input type="radio"/></td> </tr> </tbody> </table>	<input checked="" type="radio"/>	<input type="radio"/>		
<input checked="" type="radio"/>	<input type="radio"/>						

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Joseph Lichtman			
ADDRESS 311 Rogers Avenue			
CITY Brooklyn		STATE N	ZIP CODE 11225
PHONE (917) 770-9722	EMAIL jslichtman@gmail.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) Mari Cate Conlon, P.G.			
COMPANY H & A of New York Engineering and Geology, LLP			
ADDRESS 213 West 35th Street, 7th Floor			
CITY New York		STATE NY	ZIP CODE 10001
PHONE (646) 277-5688	EMAIL mconlon@haleyaldrich.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) George C.D. Duke			
COMPANY Fox Rothschild LLP			
ADDRESS 101 Park Avenue			
CITY New York		STATE NY	ZIP CODE 10178
PHONE (212) 450-9847	EMAIL gduke@foxrothschild.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>		
If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.		
	<b>Y</b>	<b>N</b>
1. Are any enforcement actions pending against the requestor regarding this site?	<input type="radio"/>	<input checked="" type="radio"/>
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	<input type="radio"/>	<input checked="" type="radio"/>
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	<input type="radio"/>	<input checked="" type="radio"/>
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	<input type="radio"/>	<input checked="" type="radio"/>
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	<input type="radio"/>	<input checked="" type="radio"/>
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?	<input type="radio"/>	<input checked="" type="radio"/>
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	<input type="radio"/>	<input checked="" type="radio"/>
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	<input type="radio"/>	<input checked="" type="radio"/>
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	<input type="radio"/>	<input checked="" type="radio"/>
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	<input type="radio"/>	<input checked="" type="radio"/>
11. Are there any unregistered bulk storage tanks on-site which require registration?	<input type="radio"/>	<input checked="" type="radio"/>

**SECTION X: Requestor Eligibility (continued)**

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

**PARTICIPANT**

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

**VOLUNTEER**

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

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

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



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

Yes

No

N/A

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

Previous Owner

Current Owner

Potential/Future Purchaser

Other: \_\_\_\_\_

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

Is this proof attached?

Yes

No

N/A

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

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

SECTION XII: Site Contact List
<p>To be considered complete, the application must include the Brownfield Site Contact List in accordance with <i>DER-23: Citizen Participation Handbook for Remedial Programs</i>. Please attach, at a minimum, the names and mailing addresses of the following:</p> <ul style="list-style-type: none"> <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 \_\_\_\_\_ a member \_\_\_\_\_ (title) of Seventy West Realty 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: 3-12-26 Signature: 

Print Name: Joseph Lichtman

**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.

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**ATTACHMENT A**

**Section I: Property Information**

## SECTION I: PROPERTY DESCRIPTION NARRATIVE

### ***Site Location***

The address of the 72 West Street Development Site is 72 West Street, Brooklyn, New York 11211 (the “Site”). The Site, located in the Greenpoint neighborhood of Brooklyn, Kings County, New York, is identified as Block 2565 Lot 60 on the New York City tax map and is approximately 0.42 acres in size (approximately 18,125 square feet [sq ft]). The Site is currently a paved parking lot used for truck/car parking as well as the storage of construction equipment.

The Site is bound to the north by Milton Street, followed by a two-story commercial building with attached warehouse and a six-story residential apartment building; to the east by NYC Parks' “American Playground”; to the south by an eight-story mixed-use residential and commercial building; and to the west by West Street, followed by a five-story mixed-use residential and commercial building. Lot 60 was historically part of Lot 1 (parent parcel) to the south and recently apportioned from this lot with an effective date of January 27, 2025.

The project locus is shown on Figure 1, and a Site Plan is shown on Figure 2. A tax lot map is provided in Figure 3. A map of the surrounding land use and sensitive receptors is included as Figure 4. A map showing the disadvantaged community overlay is included as Figure 5. A map showing the adjoining properties is included as Figure 6.

### ***Site Features***

The Site is a 0.42-acre rectangular-shaped lot currently improved with a paved parking lot and 100,000-gallon steel water tower.

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

According to the New York City tax map, the Site is located within a residential (R6A) zoning area with a manufacturing overlay (M1-2) within the Greenpoint-Williamsburg Special Mixed-Use district. The Site is currently undeveloped and operates as a parking lot. The Site (Block 2565, Lot 60) is associated with an environmental E-Designation (E-138) for Hazardous Materials and Air Quality that was assigned in 2005 to the parent parcel (Block 2565, Lot 1) as part of the Greenpoint-Williamsburg rezoning action (City Environmental Quality Review [CEQR] No. 04DCP003K).

### ***Past Site Use***

Based on a Phase I Environmental Site Assessment (ESA) completed by H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), the Site was first developed as early as 1887, with various structures and operations, including a brass foundry, a pattern-making shop, and a boiler shop. By 1916, these structures had been demolished and replaced by two sheds. By 1942, the sheds were demolished, and new structures were constructed, including a printing facility, machinery storage, and an elevated 100,000-gallon steel water tower. By 1965, the buildings were demolished, with only the water tower remaining. Since approximately 1965, the Site has been used for truck/car parking, as well as the storage of construction equipment.

### **Site Geology and Hydrogeology**

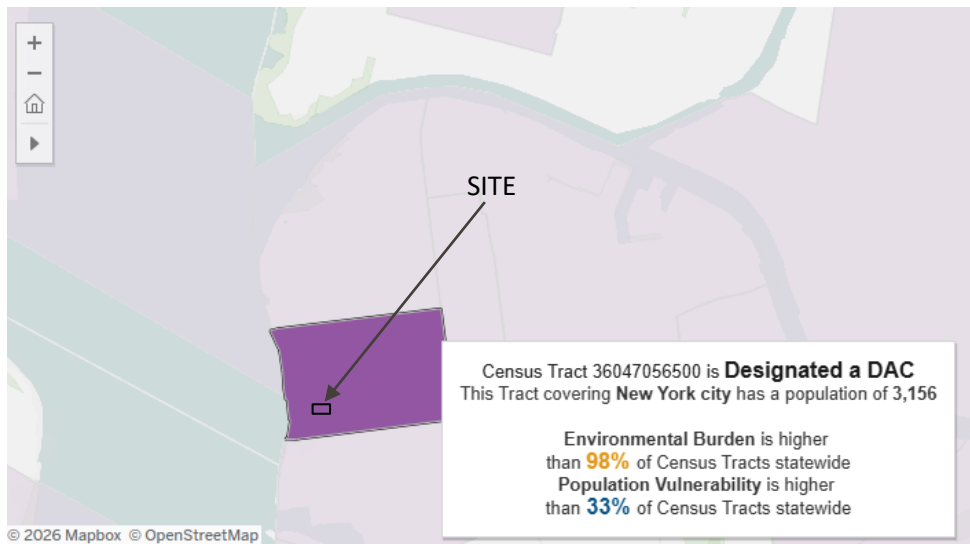
Based on the findings from a Phase II ESA Report performed by Vektor Consultants, LLC in November 2025, subsurface conditions at the subject property generally consist of asphalt or concrete, underlain by up to approximately 4 feet (ft) of fill material comprised of concrete, brick, wood, glass, or plastic, followed by 8 ft or more of fine to medium sand with trace to some silt.

The depth to groundwater is approximately 8 to 11 ft below ground surface (bgs) with inferred groundwater flow to the west toward the East River. The estimated depth to bedrock beneath the Site is approximately 50 to 100 ft bgs. The elevation of the Site is approximately 13 ft above mean sea level (amsl). The topography of the Site is generally flat with a gentle slope to the west. The western-most and northwest-most portions of the Site are located in a 0.2 percent Annual Chance Flood Hazard Zone.

### **Environmental Zone Designation**

The Site is not located in an EnZone. An EnZone is defined as a census tract with a poverty rate of 20 percent and an unemployment rate at least 1.25 times the state unemployment rate, or a poverty rate at least double the rate of the county.

The entire Site footprint (100 percent) is located within a designated Disadvantaged Community (DAC). DACs are defined as areas that are often overlooked in climate policy initiatives, and DACs were created to ensure that these areas directly benefit from New York State’s transition to cleaner, greener sources of energy, reduced pollution, cleaner air, and economic opportunities.



A map showing the disadvantaged community overlay and the Site’s location is also included as Figure 5.

### **SECTION I.8: PREVIOUSLY REMEDIATED**

It is our understanding that the Site has not been subject to any remedial activities.

## SECTION I.14: ENVIRONMENTAL ASSESSMENT

Seventy West Realty LLC (the “Requestor”) seeks entry into the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) at the investigation stage. A Phase I ESA was completed by Haley & Aldrich of New York in March 2026, and a Phase II ESA Report was completed by Vektor Consultants, LLC in November 2025.

These reports are summarized below in Section IV.1 and are appended to this application package.

Based on the Phase II ESA data, the primary contaminants of concern for the Site are chlorinated volatile organic compounds (CVOCs), specifically tetrachloroethene (PCE) and trichloroethene (TCE), semi-volatile organic compounds (SVOCs), specifically polycyclic aromatic hydrocarbons (PAHs), and metals including arsenic, cadmium, copper, lead, mercury, nickel, silver, and zinc in soil; toluene, PAHs, arsenic, and chromium in groundwater; and, CVOCs, including PCE and TCE, and petroleum-related volatile organic compounds (VOCs) in soil vapor.

### ***Soil***

Soil analytical results were compared to NYSDEC Title 6 of the New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs), Restricted-Residential Soil Cleanup Objectives (RRSCOs), and Protection of Groundwater Soil Cleanup Objectives (PGWSCOs). The soil findings from the November 2025 Phase II ESA are summarized as follows:

- Two CVOCs, PCE and TCE, were detected at concentrations exceeding their respective UUSCOs and PGWSCOs in intermediate depth soil in the south central portion of the Site from samples collected between 3 and 6 ft bgs at concentrations of 8.5 milligrams per kilogram (mg/kg) and 7.0 mg/kg, respectively.
- Five SVOCs, specifically PAHs, were detected at concentrations above their UUSCOs, RRSCOs, and/or PGWSCOs in intermediate depth soils in the western and northeastern portions of the Site from soil samples collected between 3 and 5 ft bgs. Elevated PAHs included benzo(a)anthracene (maximum [max.] of 1.57 mg/kg), benzo(a)pyrene (max. of 1.57 mg/kg), benzo(k)fluoranthene (max. of 1.02 mg/kg), chrysene (max. of 1.54 mg/kg) and indeno(1,2,3-cd)pyrene (max. of 0.525 mg/kg).
- Seven metals were detected at concentrations above UUSCOs, RRSCOs, and/or PGWSCOs in shallow and intermediate depth soils throughout the Site footprint. Elevated metals included arsenic (max. of 90 mg/kg), cadmium (max. of 3.28 mg/kg), copper (max. of 1,710 mg/kg), lead (max. of 307 mg/kg), nickel (max. of 41.1 mg/kg), silver (max. of 2.25 mg/kg), zinc (max. of 2,190 mg/kg), and mercury (max. of 0.581 mg/kg).

### ***Groundwater***

Groundwater analytical results were compared to 6 NYCRR Part 703.5 NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and Guidance Values (GVs) for Class GA Water. The groundwater findings from the 2025 Phase II performed by Vektor Consultants, LLC identified elevated petroleum-related VOCs and SVOCs, metals, and CVOCs in groundwater.

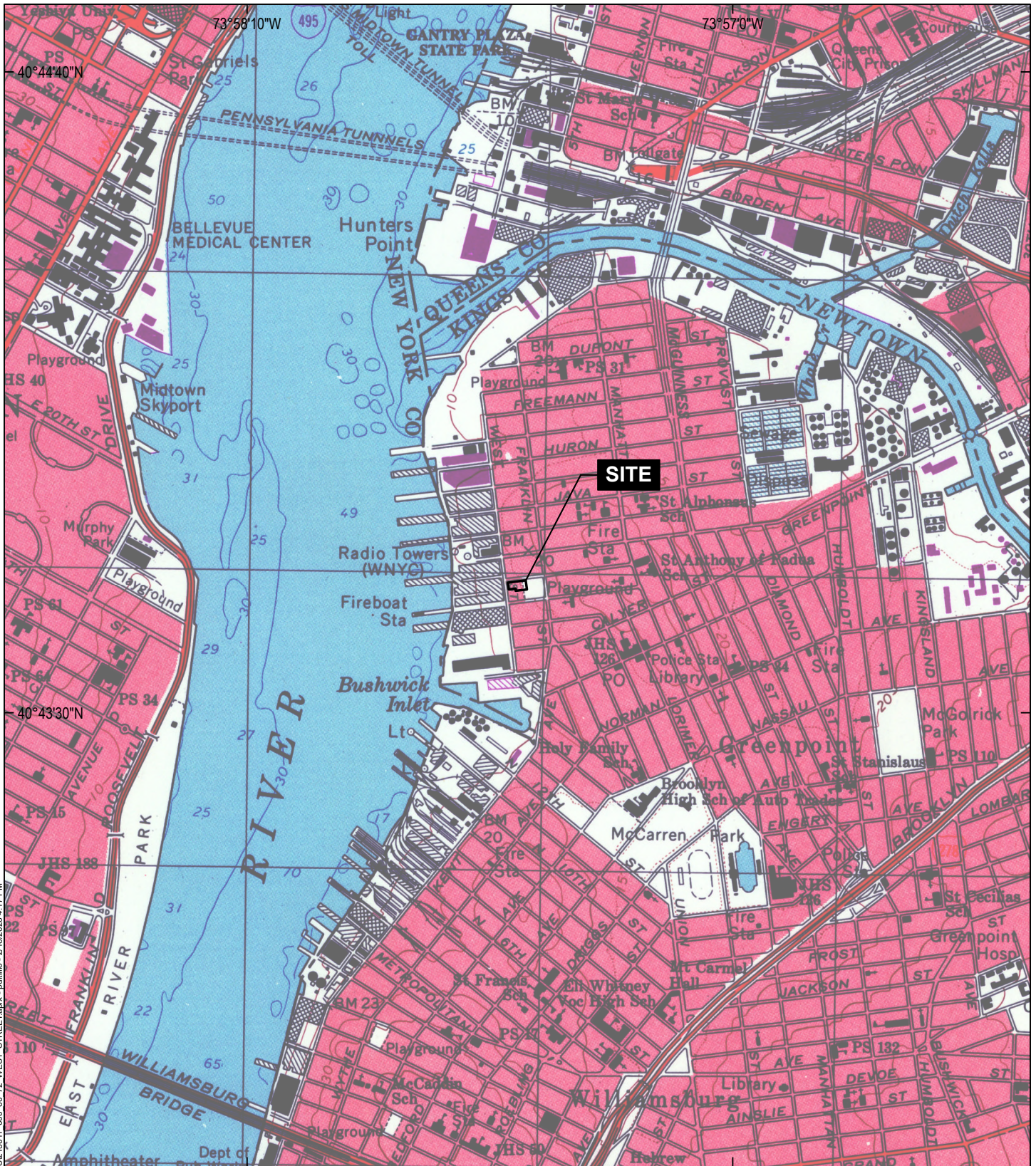
- One VOC, toluene, was detected at concentrations above the AWQS in the northeast corner of the Site at a concentration of 65.6 micrograms per liter ( $\mu\text{g/L}$ ).
- Six SVOCs were detected at concentrations above the AWQS in the northeast corner of the Site, including benzo(a)anthracene (0.112  $\mu\text{g/L}$ ), benzo(a)pyrene (0.114  $\mu\text{g/L}$ ), benzo(b)fluoranthene (0.104  $\mu\text{g/L}$ ), benzo(k)fluoranthene (0.13  $\mu\text{g/L}$ ), chrysene (0.144  $\mu\text{g/L}$ ), and indeno(1,2,3-cd)pyrene (0.0808  $\mu\text{g/L}$ ).
- Five dissolved metals were detected at concentrations above the AWQS in all groundwater samples collected across the Site footprint, including arsenic (max. of 164  $\mu\text{g/L}$ ), chromium (max. of 62  $\mu\text{g/L}$ ), magnesium (max. of 132,000  $\mu\text{g/L}$ ), manganese (max. of 6,840  $\mu\text{g/L}$ ), and sodium (max. of 693,000  $\mu\text{g/L}$ ).
- Two CVOCs, PCE and TCE, were detected above laboratory detection limits but at concentrations below AWQS. While below the AWQS, these concentrations are still noted as these compounds were detected above PGWSCOs in soil samples. PCE was detected in three groundwater samples collected from the western, south-central, and northeastern portions of the Site, with a maximum concentration of 3.91  $\mu\text{g/L}$  in the western portion of the Site. TCE was also detected at a concentration of 0.84  $\mu\text{g/L}$  in the groundwater sample collected in the western portion of the Site.

### ***Sub-Slab Soil Vapor***

There is currently no standard that exists for soil vapor samples in New York State; therefore, these values were not compared to a standard. Elevated VOCs identified in soil vapor included petroleum-related VOCs and CVOCs.

- Total VOC concentrations in the soil vapor samples ranged from 568 micrograms per cubic meter ( $\mu\text{g/m}^3$ ) for the soil vapor sample from the south-central portion of the Site to 1,719  $\mu\text{g/m}^3$  for the sample from the northwest corner.
- Total benzene, toluene, ethylbenzene, and xylenes (BTEX) in the soil vapor samples ranged from 22.3  $\mu\text{g/m}^3$  in the soil from the south-central portion of the Site to 698.9  $\mu\text{g/m}^3$  in the northwest corner.
- Total CVOC concentrations in the soil vapor samples ranged from 19  $\mu\text{g/m}^3$  in the north-central portion of the Site to 891  $\mu\text{g/m}^3$  in the southwestern portion.
- Specific petroleum-related VOCs detected above laboratory reporting limits in all soil vapor samples collected include benzene (max. of 5.4  $\mu\text{g/m}^3$ ), ethylbenzene (max. of 100  $\mu\text{g/m}^3$ ), toluene (max. of 9.7  $\mu\text{g/m}^3$ ), m,p-xylenes (max. of 440  $\mu\text{g/m}^3$ ), and o-xylenes (max. of 150  $\mu\text{g/m}^3$ ).
- Specific CVOCs detected above laboratory reporting limits in all soil vapor samples collected include 1,1,1-trichloroethane (max. of 800  $\mu\text{g/m}^3$ ), PCE (max. of 230  $\mu\text{g/m}^3$ ), and TCE (max. of 690  $\mu\text{g/m}^3$ ).

Comparisons of soil vapor analytical results from the Limited Phase II ESA are mapped on Figure 9 in Section VI.3 of this Application.



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MAP SOURCE: USGS  
SITE COORDINATES: 40°43'73"N, 73°57'51"W

**HALEY  
ALDRICH**

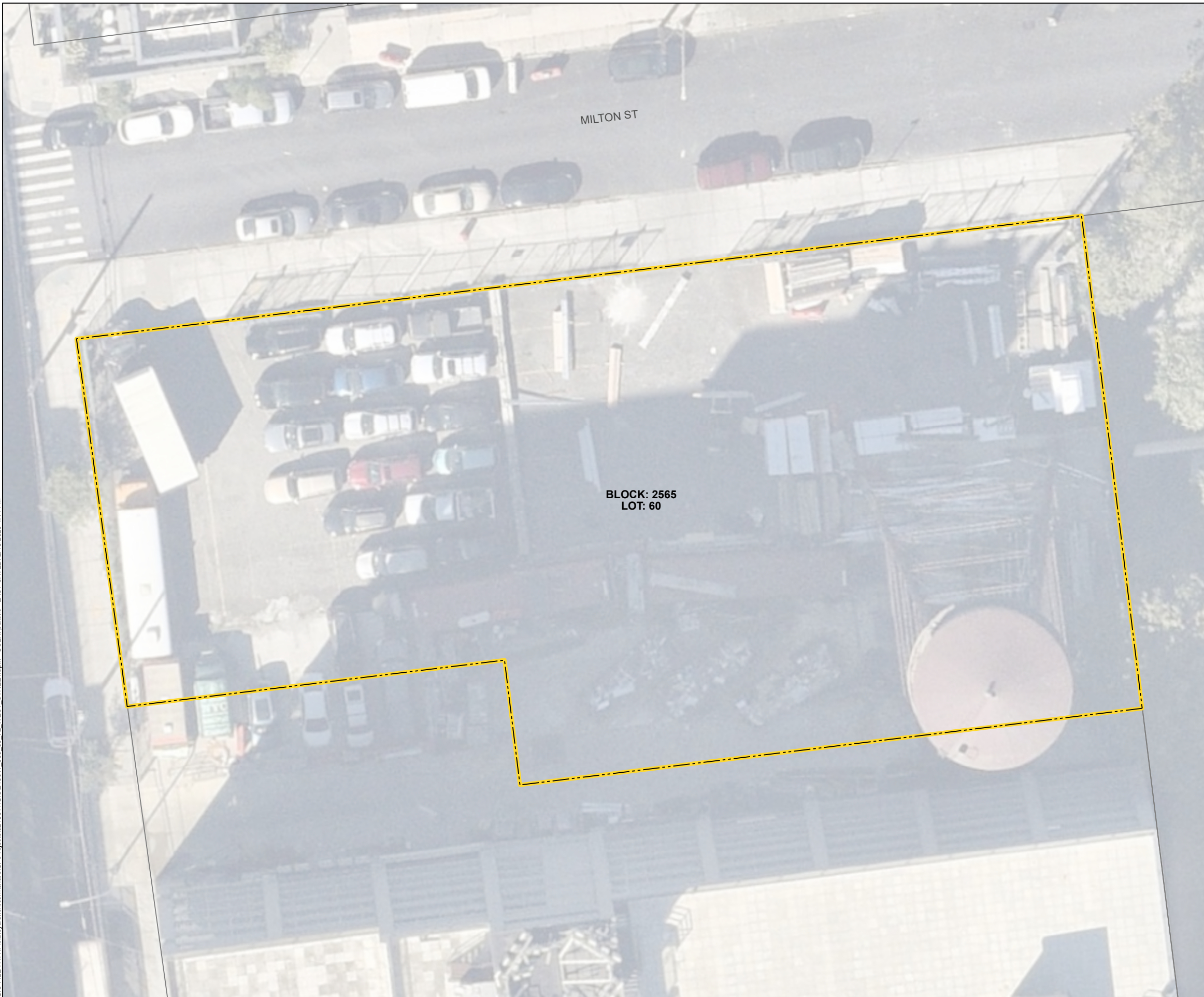
60-72 WEST STREET  
BROOKLYN, NEW YORK

PROJECT LOCUS

APPROXIMATE SCALE: 1 IN = 2000 FT  
APRIL 2026

FIGURE 1

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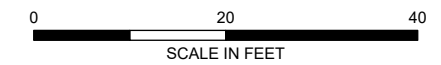


**LEGEND**

-  SITE BOUNDARY
-  PARCEL BOUNDARY

**NOTES**

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



**HALEY ALDRICH** 60-72 WEST STREET  
BROOKLYN, NEW YORK

**SITE PLAN**


APRIL 2026


**FIGURE 2**

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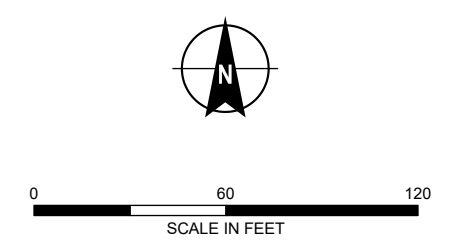


**LEGEND**

 SITE BOUNDARY

 PARCEL BOUNDARY

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



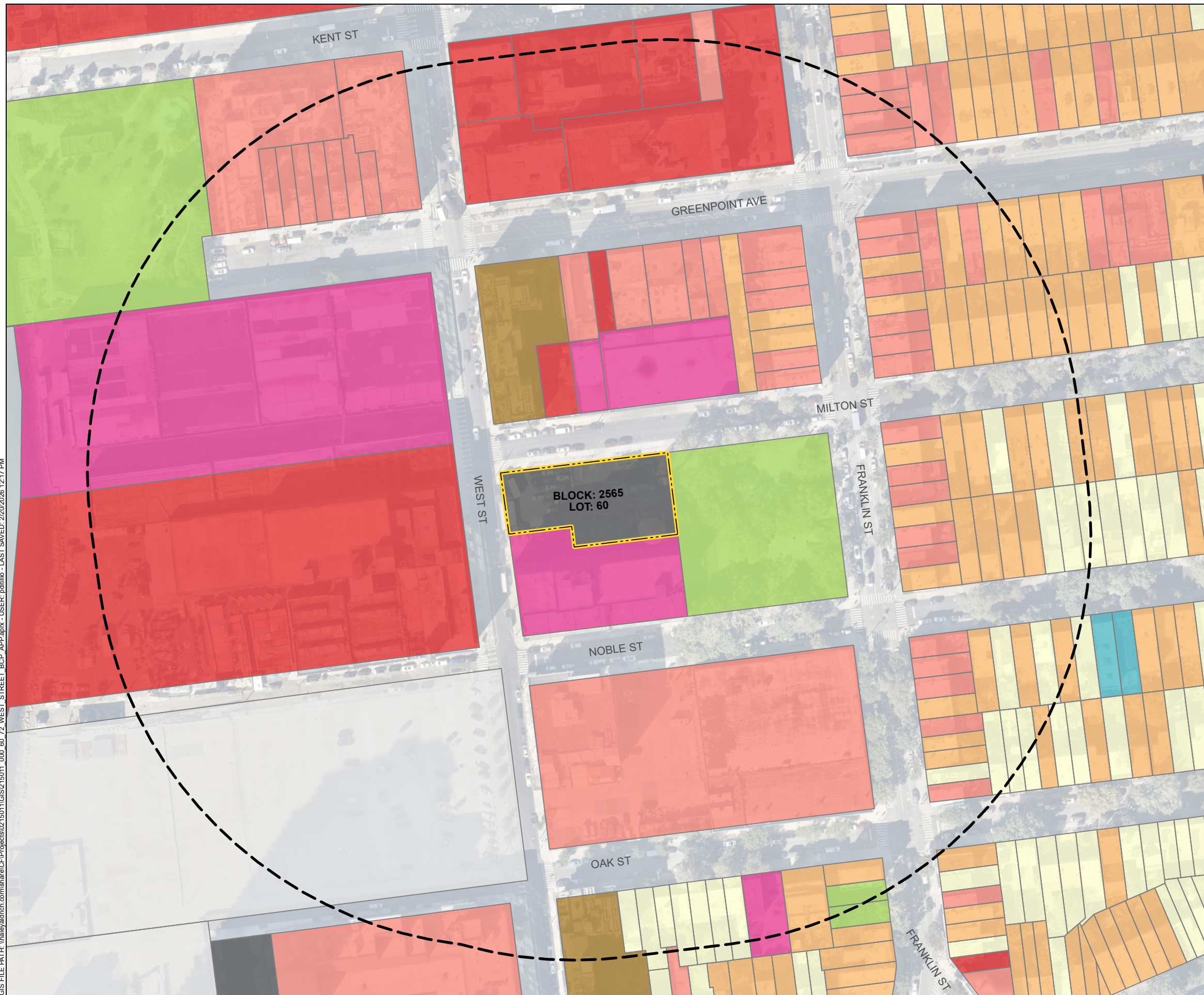
**HALEY ALDRICH** 60-72 WEST STREET  
BROOKLYN, NEW YORK

**TAX LOT MAP**

APRIL 2026

**FIGURE 3**

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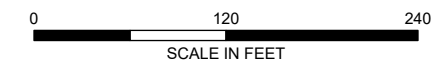


**LEGEND**

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

**NOTES**

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



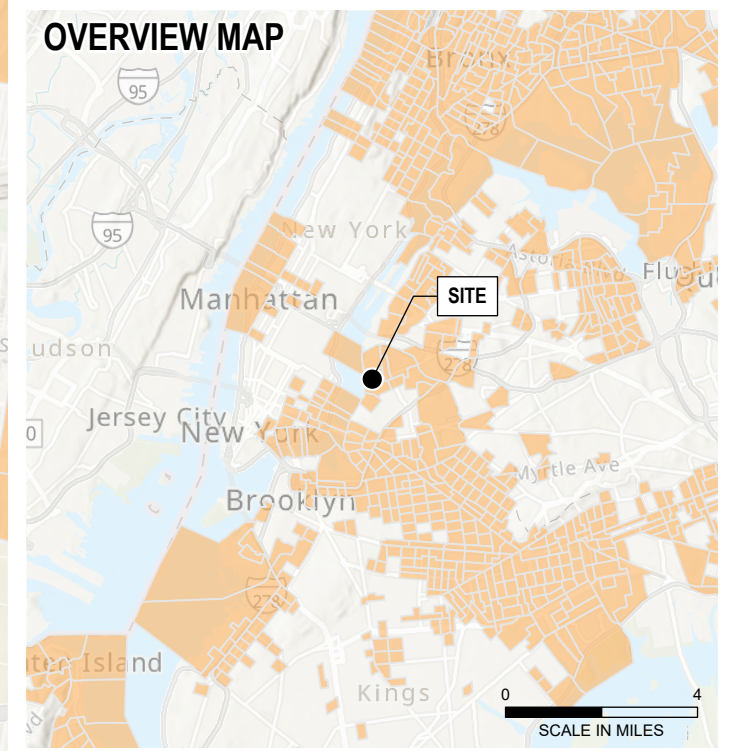
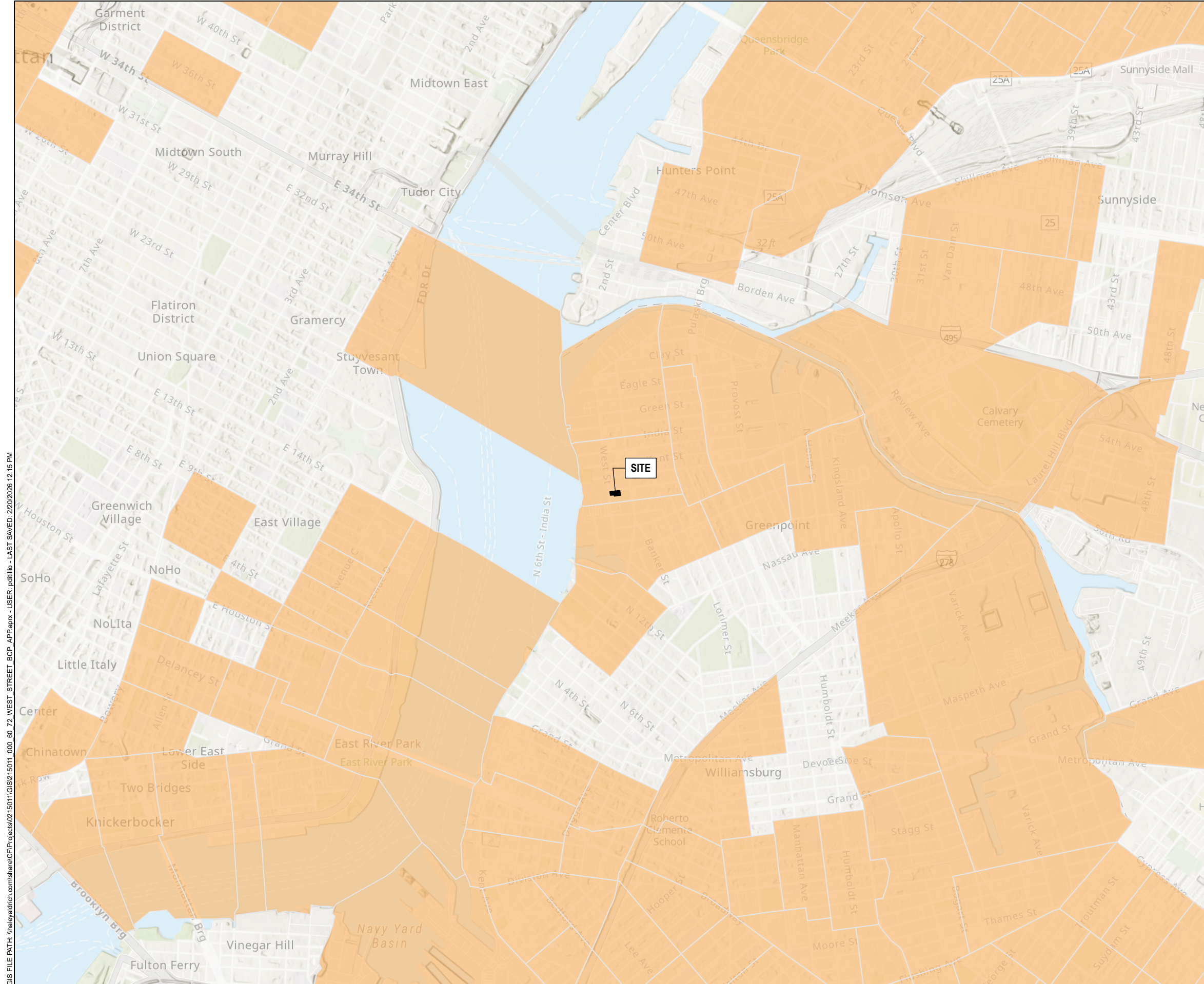
**HALEY  
ALDRICH**

60-72 WEST STREET  
BROOKLYN, NEW YORK

**SURROUNDING LAND USE**

APRIL 2026

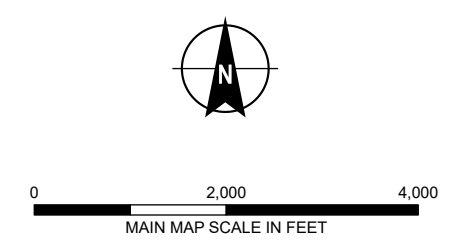
**FIGURE 4**



**LEGEND**

- SITE BOUNDARY
- DISADVANTAGED COMMUNITY, NEW YORK CITY AREA

- NOTES**
1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
  2. DISADVANTAGED COMMUNITY DATA SOURCE: NEW YORK STATE, DEPARTMENT OF STATE, 2023
  3. BASE MAP SOURCE: ESRI

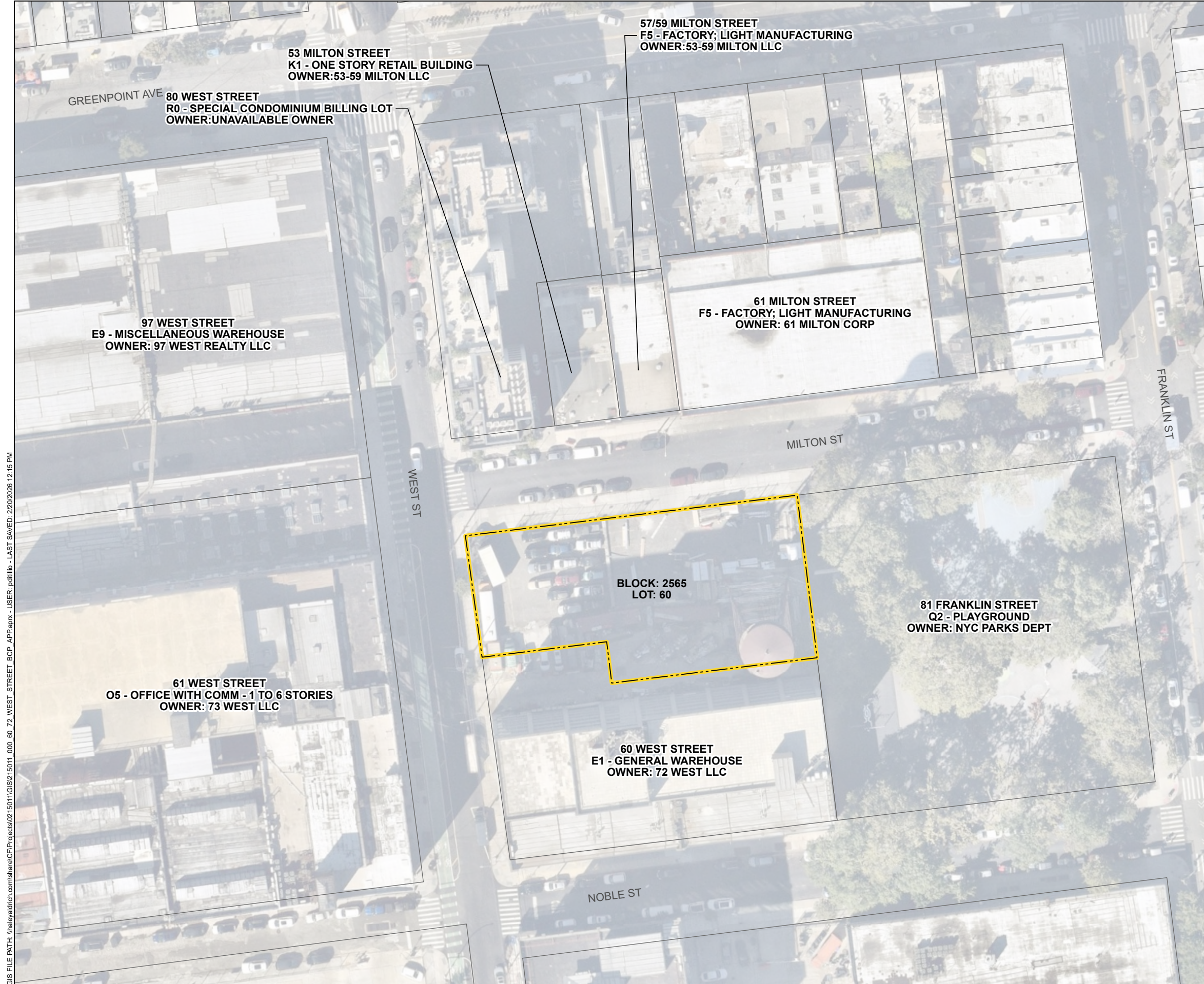


**HALEY ALDRICH** 60-72 WEST STREET  
BROOKLYN, NEW YORK

**DISADVANTAGED COMMUNITIES**

FEBRUARY 2026 FIGURE 5

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\20215011\GIS\15011\_000\_80\_72\_WEST\_STREET\_BCP\_APP.aprx - USER: pdhillib - LAST SAVED: 2/20/2026 12:16 PM



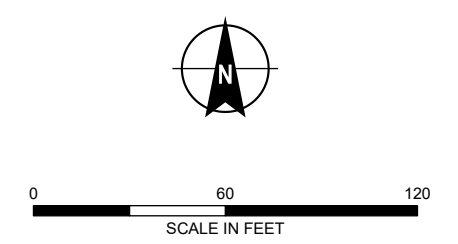
**LEGEND**

SITE BOUNDARY

PARCEL BOUNDARY

**NOTES**

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: NEW YORK CITY DEPARTMENT OF FINANCE (DOF)
3. AERIAL IMAGERY SOURCE: NEARMAP, OCTOBER 1, 2025



**HALEY ALDRICH** 60-72 WEST STREET  
BROOKLYN, NEW YORK

**ADJOINING PROPERTIES SITE MAP**

APRIL 2026

FIGURE 6

GIS FILE PATH: \\haleyaldrich.com\share\CF\Projects\2025\15011\GIS\15011\_000\_60\_72\_WEST\_STREET\_BCP\_APP.aprx - USER: pdillib - LAST SAVED: 2/20/2025 12:15 PM

**ATTACHMENT B**

**Section II: Project Description**

## SECTION II: PROJECT DESCRIPTION

The purpose of the project is to redevelop a contaminated property in addition to implementing remedial measures to protect human health and the environment. The Site is an undeveloped 0.42-acre (18,125-sq-ft) rectangular-shaped lot and is currently improved with a paved parking lot and a 100,000-gallon steel water tower.

The Site was formerly occupied by manufacturing operations, including a brass foundry, a pattern-making shop, a boiler shop, a printing facility, and machinery storage. Since approximately 1965 to the present, the Site has been used for truck/car parking as well as the storage of construction equipment. The Site is currently occupied by Pink Sparrow and Tri-State Lumber. The Site is associated with an E-Designation (E-138) for hazardous materials and air quality as part of the Greenpoint-Williamsburg Rezoning.

The Requestor is not the current owner and operator of the Site but is in contract to purchase. The Site is currently owned by 72 West LLC.

The proposed project will include:

1. Performance of a Remedial Investigation (RI) to characterize the nature and extent of contamination and identify remedial measures;
2. Excavation and off-Site disposal of contaminated soil; and
3. Implementation of remedial measures, as required, in tandem with Site-wide redevelopment.

### ***Proposed Development***

Although future development plans are in preliminary design phases, the proposed development will consist of constructing a new 10-story residential building with approximately 99 units and 20 percent Universal Affordability Preference (UAP). The new development is anticipated to include a one-cellar level requiring excavation extending to approximately 14 ft bgs.

### ***Rationale for BCP Program***

The Requestors seek to enter the NYSDEC BCP at the investigation stage.

Upon review of analytical results from previous reports, discussed in further detail in Section IV, the Requestor is seeking entry into the NYSDEC BCP due to, among other things: soil impacted with CVOCs, specifically PCE and TCE, PAHs, and metals with CVOCs, PAHs, and arsenic exceeding PGWSCOs; toluene, PAHs, arsenic, and chromium in groundwater above AWQS; and CVOCs, including PCE and TCE, and petroleum-related VOCs in soil vapor.

While the November 2025 Phase II ESA provided preliminary Site characterization data, it did not fully determine the nature and extent of contamination. The Requestor is, therefore, also submitting for NYSDEC approval a Remedial Investigation Work Plan (RIWP) along with this BCP Application.



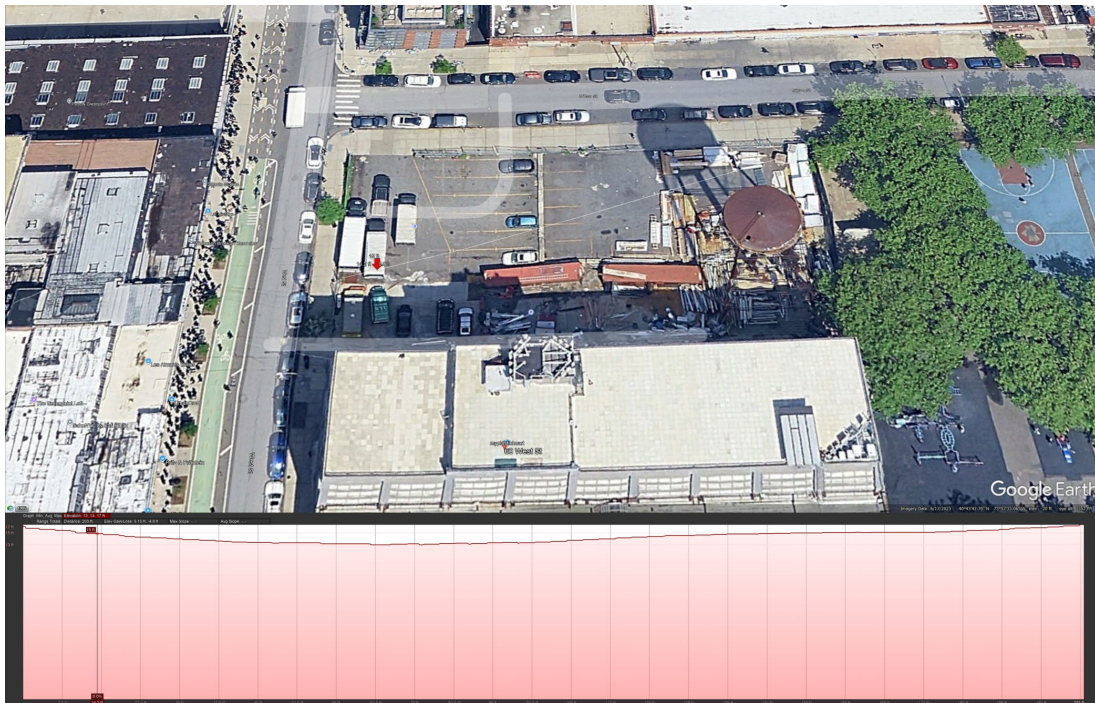
<b>DER-31 Green Remediation/Sustainability Concepts</b>	<b>Applicable Remedial Stage(s)</b>	<b>Site Specific Implementability</b>
Increase energy efficiency/minimize total energy use and direct and indirect CO <sub>2</sub> /greenhouse gas (GHG) emissions to the atmosphere	Remedial Investigation, Remedial Design, Remedial Action	Priorities will include one mobilization for investigation, carpooling of personnel, and identification of local disposal facilities to reduce offsite GHG emission.
Reduce emissions of air pollutants	Remedial Investigation, Remedial Action, Site Management	Priorities will include one mobilization for investigation, carpooling of Site personnel, identification of local disposal facilities and use of energy efficient building elements to reduce air pollution
Minimize habitat disturbance and create or enhance habitat or usable land	Remedial Design, Remedial Action	Open space will be considered during design phase.
Conserve natural resources such as soil and water; promote the sequestration of carbon through reforestation or afforestation	Remedial Design, Remedial Action	Planting will be considered for landscaped areas of the property for purposes of biological carbon sequestration
Minimize fresh water consumption and maximize water reuse during daily operations and treatment processes	Remedial Action, Site Management	Reuse of wash water will be completed wherever possible prior to containerization for offsite disposal
Prevent long-term erosion, surface runoff, and off-site water quality impacts, and prevent unintended soil compaction	Remedial Design, Remedial Action	Runoff prevention measures will be implemented including hay bales and/or silt fencing
Minimize waste or implement beneficial use of materials that would otherwise be considered a waste	Remedial Design, Remedial Action, Site Management	Reuse sampling will be conducted as part of the waste characterization effort should investigation results indicate viability
Minimize equipment and truck idling and use sustainably produced biofuels to reduce discharge of pollutants and GHGs to the atmosphere	Remedial Investigation, Remedial Action, Site Management	Trucks will not queue or idle outside the Site during the investigation, remedial action or site management activities
Utilize clean diesel (new or retrofitted) equipment to reduce emissions to the atmosphere	Remedial Action, Site Management	Truck suppliers will be contacted for use of clean diesel prior to remedial action implementation
Minimize truck travel for disposal to save energy, reduce emissions, and reduce localized noise, vibration, and wear and tear on roads	Remedial Investigation, Remedial Action	Local disposal facilities for investigation derived waste and subsequent excavation as part of the remedial action will be identified and prioritized for use
Minimize use of heavy equipment to save energy and reduce emissions	Remedial Investigation, Remedial Action, Site Management	Evaluation of equipment will be conducted prior to investigation, as part of the support of excavation design and during remedial action

Goals for the project related to green and sustainable remediation metrics will be incorporated into and tracked during each stage of the project, as appropriate. All green and sustainable practices and techniques employed will be discussed in applicable reports associated with each stage of the project, including completion of an environmental footprint analysis using an NYSDEC-accepted tool. A climate change vulnerability assessment will be completed, as necessary, at each stage of the project.

### ***Climate Change Screening***

#### ***Background Information***

- Site Location: 72 West Street, Brooklyn, New York
- Site Elevation (average above sea level): Approximately 13 ft amsl (Google Earth)



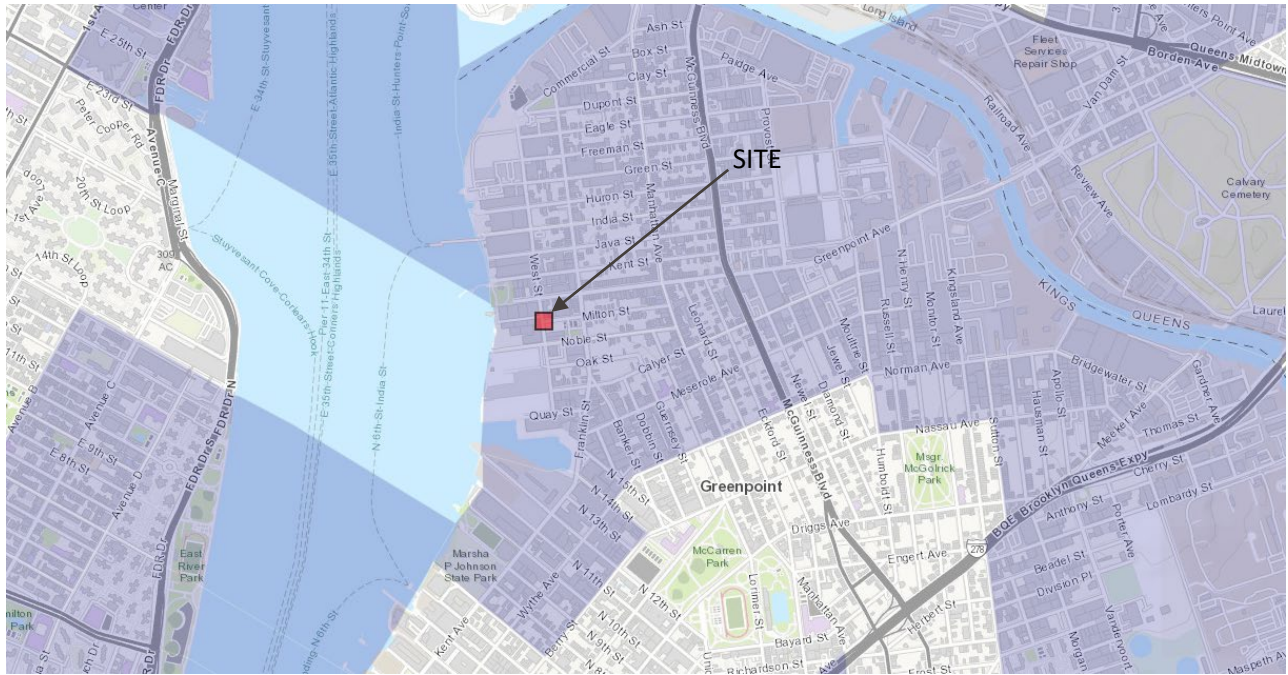
- ClimAID Region ([Responding Climate Change in New York State \(ClimAID\) - NYSERDA](#)): Region 4 – New York City and Long Island



- Remedial Stage/Site Classification: Pending BCP Acceptance
- Contamination - Media Impacted/ Contaminants of Concern: CVOCs, specifically PCE and TCE, SVOCs, specifically PAHs, and metals, including arsenic, cadmium, copper, lead, mercury, nickel, silver, and zinc in soil; one VOC, SVOCs, and total and dissolved metals in groundwater above AWQS, with concentrations of PCE and TCE in groundwater below AWQS; and, CVOCs, including PCE and TCE, and petroleum-related VOCs in soil vapor.
- Proposed/Current Remedy: The remedy will be proposed upon completion of the pending RI, when the extent of environmental impacts at the Site has been determined, in order to evaluate remedial alternatives, as required.
- What is the predicted timeframe of the remedy? Will components of the remedy still be in place in 10+ years? Remedy is anticipated for completion in approximately two years. If required, engineering controls will remain in place, be maintained, or replaced as needed for the duration of the requirement under future site management.
- Is the site in proximity to any sensitive receptors? (e.g., wetlands, waterbodies, residential properties, hospitals, schools, drinking water supplies, etc.) There are two sensitive receptors within 500 ft of the Site: American Playground, located at 81 Franklin Street, Brooklyn, New York 11222, and Building Blocks of Greenpoint, located at 44 Kent Street, Brooklyn, New York 11222, listed as a daycare.

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

Yes  No



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

Yes  No

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

Yes  No

**Climate Screening Table\***

Potential Climate Hazards	Relevant to the Site Location (Y/N/NA) <sup>1</sup>	Projected Change (Resilience Analysis and Planning Tool (RAPT)/arcgis.com <sup>3</sup> )	Potential to Impact Remedy (Y/N)	Is remedy/site already resilient? (Y/N) <sup>4</sup>
Precipitation	N	N/A	N/A	N/A
Temperature <sup>2</sup> (Extreme Heat or Cold Weather Impacts)	Y	N/A (Resilience Analysis and Planning Tool-RAPT)	N	N/A
Sea Level Rise	N	N/A (NOAA Relative Sea Level Trends)	N/A	N/A
Flooding	Y	N/A (FEMA FloodMapper)	N	N/A
Storm Surge	Y	N/A (NWS Storm Surge Hazard Map)	N	N/A
Wildfire	N	N/A (NYSDEC Fire Danger Map)	N/A	N/A
Drought	N	N/A (NYSDEC Drought Condition Map)	N/A	N/A

Storm Severity	Y	N/A (Resilience Analysis and Planning Tool-RAPT)	N	N/A
Landslides	N	N/A	N/A	N/A
Other Hazards:	N/A	N/A	N/A	N/A

\* Links to potential data sources can be found on the following page

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

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

<sup>3</sup> List the projected change in specific terms or units e.g. inches of rainfall, feet of sea level rise, etc.

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

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

Upon development of the future remedy, more robust analysis of elements needed to aid in resiliency planning for the redevelopment will be incorporated into a CVA.

**ATTACHMENT C**

**Section III: Ecological Concerns**

### SECTION III: ECOLOGICAL CONCERNS

#### ***Fish and Wildlife Resources Impact Analysis***

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

The Site was developed as early as 1887 and formerly occupied by manufacturing operations, including a brass foundry, a pattern-making shop, a boiler shop, a printing facility, and machinery storage. Since approximately 1965 to the present, the Site has been used for truck/car parking as well as the storage of construction equipment. The Site is located in the Greenpoint neighborhood of Brooklyn, New York. The Site provides little or no wildlife habitat or food value and/or access to the detected subsurface contamination. No natural waterways are present on or adjacent to the Site. The proposed future use of the Site is residential. As such, no unacceptable ecological risks are expected under the current and future use scenarios, however as the Site is located within half a mile of the East River, a Fish and Wildlife Resource Impact Analysis Part 1 will be included with the upcoming Remedial Investigation Report.

**ATTACHMENT D**

**Section IV: Land Use Factors**

## SECTION IV: LAND USE FACTORS

### **Zoning**

According to the New York City Planning Commission Zoning Map 12c, the Site is located within a residential (R6A) zoning area with a manufacturing overlay (M1-2) within the Greenpoint-Williamsburg Special Mixed-Use district. The intended post-development use as a new residential building is consistent with the applicable zoning of the surrounding area.

### **Current Use**

The approximately 18,125-sq-ft (0.42-acre) Site is currently undeveloped, operating as a parking lot used for truck/car parking as well as the storage of construction equipment. The Site, currently at grade with the surrounding area, is capped with concrete and asphalt.

### **Intended Use Post-Remediation**

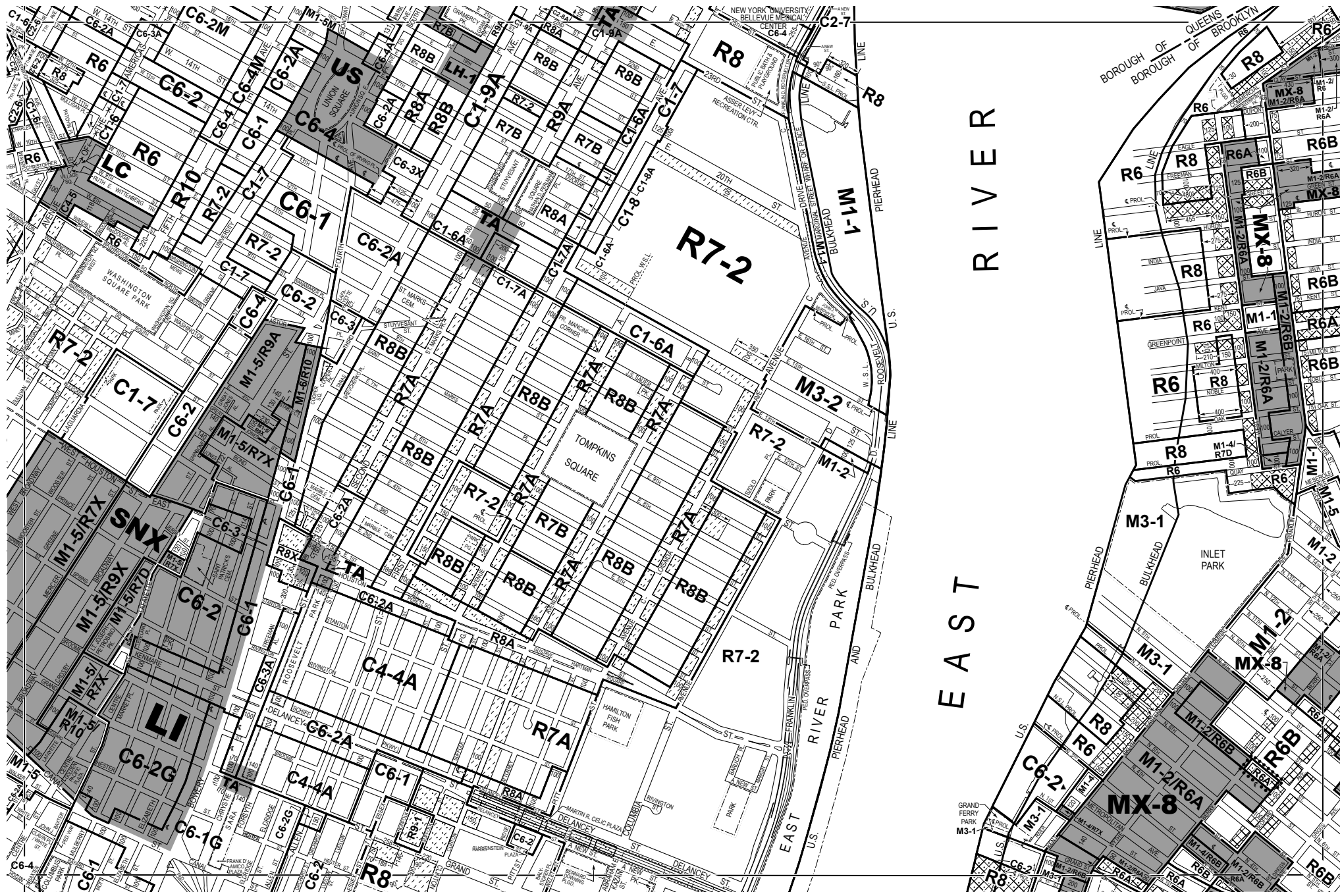
Although future development plans are in preliminary design phases, the proposed development will consist of constructing a new residential building with approximately 99 units and 20 percent UAP requirements.

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

According to the New York City Planning Commission Zoning Map 12c, the Site is located within a residential (R6A) zoning area with a manufacturing overlay (M1-2) within the Greenpoint-Williamsburg Special Mixed-Use district. The proposed development of this property is consistent with the current zoning. The applicable zoning map is included as an attachment. The Site is located in a Disadvantaged Community.

### **E-Designation**

The subject property (Block 2565, Lot 60) is associated with an environmental E-Designation (E-138) for Hazardous Materials and Air Quality that was assigned in 2005 to the parent parcel (Block 2565, Lot 1) as part of the Greenpoint-Williamsburg rezoning action (CEQR No. 04DCP003K). After the assignment of the E-Designation, the parent parcel was subdivided into a smaller Lot 1 and the Site, Lot 60. Although the E-Designation is not currently listed under the Lot 60 tax lot designation in available regulatory databases, it is reasonable to assume that the E-Designation remains applicable to all portions of the original parent parcel, including the subject property, unless formally modified or released by the New York City Office of Environmental Remediation (NYCOER). The E-Designation requires satisfaction of the procedures outlined for hazardous materials and air quality potentially present at the subject property.



# ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

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

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

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

AREA(S) REZONED

**Effective Date(s) of Rezoning:**  
 07-14-2025 C 230064 ZMK

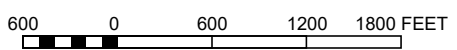
**Special Requirements:**  
 For a list of lots subject to CEQR environmental requirements, see APPENDIX C.  
 For a list of lots subject to "D" restrictive declarations, see APPENDIX D.  
 For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

**CITY MAP CHANGE(S):**  
 ▲ 12-19-2025 C 210425 MMK

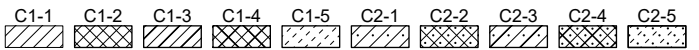
**MAP KEY**

8b	8d	9b
12a	12c	13a
12b	12d	13b

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# NOTE: STREETS FOR THE STREET MAP CHANGE C 240369 ZMM IS SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.



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

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

ZONING MAP 12c

**ATTACHMENT E**

**Section V: Current and Historical Property Owner/Operator Information**

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

***Current Owner and Operator***

The current owner has been 72 West LLC since May 2001. The ownership Deed is attached. Lot 60 was historically part of Lot 1 (parent parcel) to the south and recently apportioned from this lot with an effective date of January 27, 2025. The application for reapportionment is attached. The 0.42-acre Site is currently used for car/truck parking and storage of construction equipment. The Requestor is in contract to purchase the Site.

***Previous Owners and Operators***

A list of current and previous Site owners is provided in the below table.

<b>Date</b>	<b>Document Type</b>	<b>First Party</b>	<b>First Party Address</b>	<b>Second Party</b>	<b>Relationship of First Party to Applicant</b>
5/02/2001	Deed (Lot 1)	Greenpoint Terminal Company LLC	805 Third Avenue New York, NY	72 West LLC	None
03/31/1998	Deed (Lot 1)	Plaza Terminal Holding Company Liquidating Trust	52 Vanderbilt Avenue New York, NY 10017	Greenpoint Terminal Company LLC	None
03/31/1996	Deed (Lot 1)	Montague Associates Inc.	52 Vanderbilt Avenue New York, NY 10017	Plaza Terminal Holding Company Liquidating Trust	None

*Reference:* New York City Department of Finance Automated City Register Information System (ACRIS) website: [https://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult?max\\_rows=99](https://a836-acris.nyc.gov/DS/DocumentSearch/BBLResult?max_rows=99).

All available and ascertainable current and former names, addresses, and telephone numbers of the previous property owners are included.

Current and previous Site operators are provided in the table below.

<b>Name</b>	<b>Relationship to Property</b>	<b>Address and Phone Number</b>	<b>Relationship to Applicant</b>
Pink Sparrow Scenic	Operator (2022 to Present)	24 Greenpoint Avenue 2A Phone: 718-514-6850	None
Tri-State Lumber	Operator (2022 to Present)	57 Milton Street Phone: 718-599-4700	None
Designer Stone Inc.	Operator (2017 and 2022)	72 West Street Phone: Not Available	None
R F Marketing Inc.	Operator (2017)	72 West Street Phone: Not Available	None
Designer Stone Inc.	Operator (2010)	72 West Street Phone: Not Available	None

*Reference:* The EDR City Directory Abstract (inquiry number 8249360.5) is included in the Phase I ESA completed by Haley & Aldrich of New York in February 2026.

New York City Department of Finance Automated City Register Information System (ACRIS) website: <https://a836-acris.nyc.gov/DS/DocumentSearch/BBL>.

*Names, addresses, and telephone numbers of the previous property operators are not available. Previous operator information prior to 1928 is not available.*

**CITY REGISTER RECORDING AND ENDORSEMENT PAGE**

**COUNTY OF** Kings

TOTAL NUMBER OF PAGES IN DOCUMENT INCLUDING THIS PAGE ▶ 4

THIS PAGE FORMS PART OF THE INSTRUMENT

Block ▼ 2565

Lots - ONLY IF ENTIRE LOT ▼ 1

Partial Lots ▼ P/O

Premises ▼ 58-72 West Street, Brooklyn, NY

NAME ▼

Joseph Kosofsky, Esq.,  
81 Main St.,  
White Plains, NY 10601

Title/Agent Company Name ▼  
COUNSEL ABSTRACT, INC.

RECORD & RETURN TO:

Title Company Number ▼  
TAB 01-00108K C

NAME & ADDRESS

PARTY 1 ▶  
ADDITIONAL PARTY 1 ▶

Greenpoint Terminal Company, LLC, c/o Donald Bezahler, Esq.,  
Baer, Marks & Upham, 805 Third Avenue, 20th Fl., NY, NY 10022  
72 West LLC, c/o Joseph Kosofsky, Esq., 81 Main St., White Plains, NY 10601

PARTY 2 ▶  
ADDITIONAL PARTY 2 ▶

CHECK THIS BOX IF THERE ARE MORE THAN 2 OF EITHER PARTY

**CITY REGISTER'S USE ONLY - DO NOT WRITE BELOW THIS LINE**

Examined by (✓):

Mtge Tax Serial No.

Mtge Amount \$

Taxable Amount \$

Exemption (✓) YES  NO

Type: 339EE 255 OTHER

Dwelling Type: 1 to 2; 3; 4 to 6; over 6

TAX RECEIVED ON ABOVE MORTGAGE ▼

County (basic) \$

City (Add'l) \$

Spec Add'l \$

TASF \$

MTA \$

NYCTA \$

TOTAL TAX \$

Apportionment Mortgage (✓) YES  NO

City Register

Serial Number ▶

046,23

Indexed

By (✓):

Verified

By (✓):

Block(s) and lot(s) verified by (✓):

Address

Tax Map

Extra Block(s)

Lot(s)

Recording Fee A \$ 37.00

Affidavit Fee (C) \$

RPTT Fee (R) \$ 25.00

HPD-A

HPD-C

New York State Real Estate Transfer Tax ▼

\$

Serial Number ▶

020692

New York City Real Property Transfer Tax Serial Number ▶

10748

CRGFM69N.BPG 04/00



RECORDED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK

2001 MAY 30 A 9:27

*[Signature]*

*[Signature]*

5169-1551

REEL 5169-1552 TAB 01-00108 KC

**BARGAIN AND SALE DEED**

THIS INDENTURE, made as of the 2 day of May, two thousand and one, between Greenpoint Terminal Company, LLC, a New York limited liability company, having an address at c/o Donald J. Bezahler, Esq., Baer Marks & Upham LLP, 805 Third Avenue, 20<sup>th</sup> Floor, New York, NY 10022, party of the first part, and 72 West LLC, a New York limited liability company, having an address at c/o Joseph Kosofsky, 81 Main Street, White Plains, NY 10601, 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, City and State of New York, County of Kings, having an address and being located at 58-72 West Street, Brooklyn, New York, as is more fully described on Schedule A annexed hereto and made a part hereof.

B:  
2565  
L: 1

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

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

The word "party" shall be construed as 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:

Greenpoint Terminal Company, LLC  
By: [Signature]  
Donald J. Bezahler, Manager  
By: [Signature]  
Edward E. Breger, Manager

58-72 West Street

REEL 5169 PG 1553

**SCHEDULE A**

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

**BEGINNING** at the corner formed by the intersection of the southerly side of Milton Street and the easterly side of West Street;

**RUNNING THENCE** easterly along the southerly side of Milton Street, 200 feet to the land of the City of New York;

**THENCE** southerly along said land and parallel with West Street, 200 feet to the northerly side of Noble Street;

**THENCE** westerly along the northerly side of Noble Street, 200 feet to the easterly side of West Street; and

**THENCE** northerly along the easterly side of West Street, 200 feet to the corner, the point or place of **BEGINNING**.

**NOTE: To be included on all recordable instruments, but not for policy. Premises known as:  
58-72 West Street, Brooklyn, New York**

REEL 5169 1554

STATE OF NEW YORK )  
COUNTY OF NEW YORK)SS:

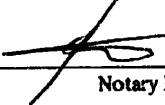
On the 2 day of May 2001, before me, the undersigned, a Notary Public in and for said state, personally appeared Donald J. Bezahler, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted and executed the instrument.



Notary Public  
PHILIP L. NAROTZKY  
NOTARY PUBLIC, State of New York  
No. 31-02NA5027920  
Qualified in New York County  
Commission Expires May 23, 2002

STATE OF NEW YORK )  
COUNTY OF NEW YORK)SS:

On the 2 day of May 2001, before me, the undersigned, a Notary Public in and for said state, personally appeared Edward E. Breger, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted and executed the instrument.



Notary Public  
PHILIP L. NAROTZKY  
NOTARY PUBLIC, State of New York  
No. 31-02NA5027920  
Qualified in New York County  
Commission Expires May 23, 2002

**BARGAIN AND SALE DEED**  
Without Covenant Against Grantor's Act

**Greenpoint Terminal Company, I.L.C**

TO

**72 West LLC**

Section: 9  
Block: 2565  
Lot: 1  
County or Town: Kings  
Street Address: 58-72 West Street, Brooklyn, New York

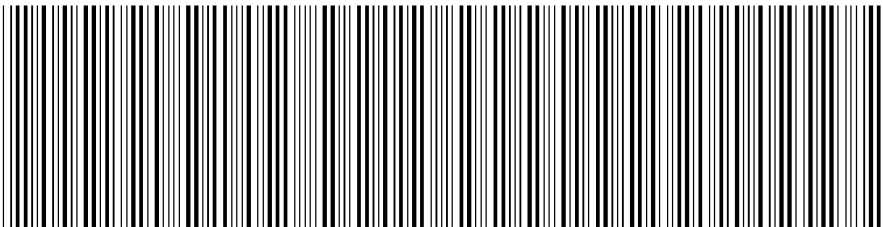
**RECORD AND RETURN TO:**

**JOSEPH KOSOFSKY, ESQ.**  
81 Main Street, Suite 201  
White Plains, New York 10601

RECORDED BY:  
COUNSEL ABSTRACT, INC.  
400 PARK AVENUE - 10TH FL.  
NEW YORK, NY 10022  
(212) 366-2400

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

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



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**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 5**

**Document ID: 2015062300930004**

Document Date: 06-23-2015

Preparation Date: 06-23-2015

Document Type: CERTIFICATE

Document Page Count: 4

**PRESENTER:**

RIDGE ABSTRACT CORP. (WR ) PICK UP  
1967 MCDONALD AVENUE  
RC1196  
BROOKLYN, NY 11223  
718-338-0065  
RA11223@AOL.COM

**RETURN TO:**

ZOLMAN LEBOVIC  
202 PLYMOUTH ST  
BROOKLYN, NY 11201

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
BROOKLYN	2565	1	Entire Lot	60 WEST ST
<b>Property Type: OTHER</b>				

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**PARTY 1:**

RIDGE ABSTRACT CORP  
1967 MCDONALD AVE  
BROOKLYN, NY 11223

**FEES AND TAXES**

**Mortgage :**

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

**TOTAL: \$ 0.00**

Recording Fee: \$ 57.00

Affidavit Fee: \$ 0.00

**Filing Fee:**

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

Recorded/Filed 06-26-2015 13:36

City Register File No.(CRFN):

**2015000220222**



*Annette McMill*

**City Register Official Signature**

EXHIBIT I  
CERTIFICATION PURSUANT TO ZONING LOT  
SUBDIVISION C OF SECTION 12-10  
OF THE ZONING RESOLUTION OF DECEMBER 15, 1961  
OF THE CITY OF NEW YORK-AS AMENDED  
EFFECTIVE AUGUST 18, 1977

RIDGE ABSTRACT CORP. representing COMMONWEALTH LAND TITLE INSURANCE COMPANY, a title insurance company licensed to do business in the State of New York and having its principal office at 1967 McDonald Avenue, Brooklyn, NY 11223, hereby certifies that as to the land here after described being a tract of land, either unsubdivided or consisting of two or more lots of record, contiguous for a minimum of ten linear feet, located within a single block in the single ownership of 72 West LLC. That all the parties in interest consisting of a "party in interest" as defined in Section 12-10, subdivision (c) of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended, are the following:

<u>NAME</u>	<u>ADDRESS</u>	<u>NATURE OF INTEREST</u>
72 West LLC	60 West Street Brooklyn, NY 11222	Fee Owner

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Tax Lot Number(s) **Lot 1 Tent. New Lots 1 and 60 in Block 2565** on the Tax Map of the City of New York, County of Kings and more particularly described as follows:

**TENT. NEW LOT 1**

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

BEGINNING at a corner intersection of the northerly side of Noble Street with the Easterly side of West Street; running

THENCE Northerly along the easterly side of West Street, 125.00 feet

THENCE Easterly parallel with Noble Street, 75.00 feet

THENCE Southerly parallel with West Street, 25.00 feet

THENCE Easterly parallel with Noble Street, 125.00 feet

THENCE Southerly parallel with West Street, 100.00 feet to the Northerly side of Noble Street;

THENCE Westerly along the Northerly side of Noble Street, 200.00 feet to the point or place of BEGINNING.

**TENT. NEW LOT 60**

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 the corner intersection of the Southerly side of Milton Street with the Easterly side of West Street; running

THENCE Easterly along the Southerly side of Milton Street, 200.00 feet

THENCE Southerly parallel with West Street, 100.00 feet

THENCE Westerly parallel with Milton Street, 125.00 feet

THENCE Northerly parallel with West street, 25.00 feet

THENCE Westerly parallel with Milton Street, 75.00 feet to the Easterly side of West Street

THENCE Northerly along the Easterly side of West Street, 75.00 feet to the point or place of BEGINNING.

That the said premises are known as and by street address (es) 60 West Street, Brooklyn, NY as shown on the following DIAGRAM:

**SEE ATTACHED SCHEDULE "A" FOR DIAGRAM**

That the Zoning Lot Description and Ownership Statement containing the above description is simultaneously recorded herewith.

**NOTE:** A Zoning Lot may or may not coincide with a lot as shown on the Official Tax Map of the City of New York, or on any recorded subdivision plot or deed. A Zoning Lot may be subdivided into two or more zoning lots provided all the resulting zoning lots and all the buildings thereon shall comply with the applicable provisions of the zoning lot resolution.

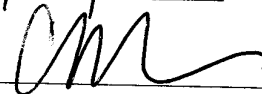
THIS CERTIFICATE IS MADE FOR AND ACCEPTED BY THE APPLICANT UPON THE EXPRESS UNDERSTANDING THAT LIABILITY HEREUNDER IS LIMITED TO ONE THOUSAND (\$1,000.00) DOLLARS.

RIDGE ABSTRACT CORP. REPRESENTING  
COMMONWEALTH LAND TITLE INSURANCE CO.

DOCUMENT DATED: \_\_\_\_\_

6/23/15

By: CHRISTOPHER M. BECK  
VICE PRESIDENT



# Schedule "A"

**NYC Finance** New York City Department of Finance • Division of Land Records • Tax Map Office  
**APPLICATION FOR MERGERS OR APPORTIONMENTS**

Instructions: Please complete this application and submit in person to: Department of Finance, Division of Land Records - Tax Map Office, 66 John Street, 13th floor, New York, NY 10038. Please read the instructions for further details before completing this form. Print clearly.

**SECTION A: PROPERTY INFORMATION**

Borough: BROOKLYN Block: 2565 Present Lot(s): 1

Merger  Apportionment Number of Lots Requested 2

New Lot(s) Usage (check one):  Residential Building Gross Sq/Ft: \_\_\_\_\_  Commercial Building Gross Sq/Ft: 99,198  Mix (Residential & Commercial) Building Gross Sq/Ft: \_\_\_\_\_

Property Owner's Name: JACK GUTTMAN  
72 WEST LLC

Property Address: 60 WEST STREET BROOKLYN NY 11222

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY  
 New Lot Number: 1,60

**SECTION B: APPLICANT INFORMATION**

1. Architect/Engineer/Applicant's Name: NSC ARCHITECTURE, PC  
SCIRE-CHIANETTA NICHOLAS

2. Address: 1945 MC DONALD AVENUE BROOKLYN NY 11223

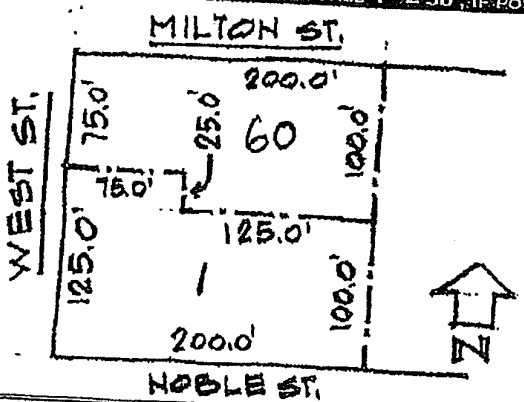
3. Telephone Number: 718-998-2829 4. Email Address: nsc.nsc@gmail.com

**SECTION C: CERTIFICATION**

The applicant hereby certifies that, in making this application for merger/apportionment, s/he is the owner, or acting under the direction of the owner.

Signature of Architect/Engineer/Applicant: [Signature] Date: 6/16/15

TAX MAP CHANGE WILL NOT BE MADE UNTIL PRESENTATION OF REQUIRED DOCUMENTS (see reverse for the required documents)  
 DRAW SKETCH TO SCALE 1" = 50'. IF POSSIBLE, INDICATE NORTH ARROW



Lot(s) Issued: \_\_\_\_\_ Customer Service Representative: IP Date: 6/17/15 New Lot(s): 60 Lot(s) Affected: 1 Lot(s) Dropped: \_\_\_\_\_

Please note: Map changes will not be made until presentation of all required documents is reviewed and approved by the Cartographer.  
 Map Updated: \_\_\_\_\_ Tax Map Cartographer: \_\_\_\_\_ Date: 1/1

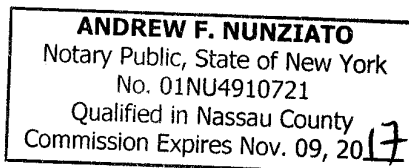
State of New York, County of Kings

ss:

On the 23<sup>rd</sup> day of June, 2015, before me personally appeared

CHRISTOPHER M. BECK

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.



---

(signature and office of individual taking acknowledgement)

NOTE: Section C26-110.2 Subdivision (a) Paragraph (1) of the Administration Code requires submission of an accurate Lot diagram in accordance with an attached boundary Survey made by a licensed surveyor, which need not be recorded but which must be submitted with the application for the permit.

SECTION:

BLOCK: 2565

LOT: 1 Tent. New Lots 1 and 60

COUNTY: Kings

PREMISES: 60 West Street, Brooklyn, NY

RECORD & RETURN TO:

Zolman Lebovic  
202 Plymouth Street  
Brooklyn, NY 11201

**ATTACHMENT F**

**Section VI: Property's Environmental History**

## SECTION VI.1: REPORTS

The following reports were prepared for the Site prior to the Requestors' Application:

- November 2025 Phase II Environmental Site Assessment Report, prepared by Vektor Consultants, LLC
- February 2026 Phase I Environmental Site Assessment, prepared by Haley & Aldrich of New York

It is noted that a Draft Phase I ESA Report dated September 30, 2025, prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan), was provided to Vektor for their review. While Haley & Aldrich of New York was not provided a copy of the Draft Phase I ESA for review, a summary of this report, included in Vektor's Phase II ESA, is included below.

### **November 2025 Phase II Environmental Site Assessment Prepared by Vektor Consultants, LLC**

Vektor Consultants, LLC, conducted a Phase II ESA in November 2025 to investigate soil, groundwater, and soil vapor quality. Eight soil borings were completed to depths between 6 and 8 ft bgs, and four temporary monitoring wells and five soil vapor points were installed at various points throughout the Site. It was concluded that the material on the Site was urban fill consisting of concrete, brick, wood, glass, and/or plastic debris. Under the urban fill is a potential native layer consisting of sand with traces of silt extending to approximately 8 ft bgs. Groundwater was encountered at 8 to 11 ft bgs. Soil samples were collected and screened for visual and olfactory evidence of contamination. Subsurface impacts were found in all soil borings except for one, SB-8.

Soil analytical results identified two CVOCs, PCE and TCE, at concentrations exceeding UUSCOs, PGWSCOs, and/or RRSCOs in two shallow soil samples; up to five SVOCs, including benzo(a)anthracene, benzo(a)pyrene, benzo(k)fluoranthene, chrysene, and indeno(1,2,3-cd)pyrene, at concentrations exceeding UUSCOs, PGWSCOs, and/or RRSCOs in two shallow soil samples; and eight metals at concentrations exceeding UUSCOs and RRSCOs, including arsenic, cadmium, copper, lead, mercury, nickel, silver, and zinc. Arsenic additionally exceeded its PGWSCO.

Groundwater analytical results identified one VOC, toluene, at a concentration above AWQS. The CVOCs PCE and TCE, found above PGWSCOs in soil samples, were detected above laboratory method detection limits but below AWQS in up to three samples. Six SVOCs, specifically benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, and indeno(1,2,3-cd)pyrene, were detected at concentrations exceeding AWQS. Eight total metals were detected at concentrations exceeding AWQS, including total arsenic (also found above its PGWSCO in soil), total beryllium, total chromium, total copper, total lead, total manganese, total magnesium, and total sodium. Five dissolved metals were detected at concentrations exceeding AWQS, including dissolved arsenic, dissolved chromium, dissolved manganese, dissolved magnesium, and dissolved sodium.

Petroleum-related VOCs, including BTEX, were detected in soil vapor samples. Additionally, four CVOCs were detected in soil vapor samples, including 1,1,1-trichloroethane, PCE, TCE, and chloroform.

Results from the Phase II ESA identified the CVOCs PCE and TCE in soil, groundwater, and soil-vapor, and arsenic in soil and groundwater at the Site, indicative of a possible on-Site source.

## February 2026 Phase I Environmental Site Assessment Prepared by Haley & Aldrich of New York

A Phase I ESA was prepared by Haley & Aldrich of New York in February 2026. Haley & Aldrich of New York identified the following recognized environmental conditions (RECs) associated with the Site:

- Historical use of the subject property includes industrial operations with a brass foundry from 1887 to 1905, and a pattern-making shop, a boiler shop, and a printing facility with machinery storage from 1942 to 1965. From 1965 to the present, the Site has been used for truck/car parking as well as the storage of construction equipment. These historic and current uses are considered a REC, as potential or undocumented releases of petroleum products, solvents, and other hazardous materials may have adversely affected soil, groundwater, and/or soil vapor at the Site.
- The findings of a November 2025 Phase II ESA Report completed by Vektor Consultants LLC found the following beneath the subject property: soil containing concentrations of VOCs, specifically the CVOCs PCE and TCE, SVOCs, specifically PAHs, and metals at exceeding NYSDEC UUSCOs, PGWSCOs, and/or RRSCOs; groundwater containing concentrations of one VOC, SVOCs, and total and dissolved metals exceeding NYSDEC TOGS Series 1.1.1 AWQS with concentrations of PCE and TCE in groundwater below AWQS; and, soil vapor containing elevated concentrations of CVOCs, including PCE and TCE, and petroleum-related VOCs. The presence of contaminants in soil, groundwater, and soil vapor beneath the Site is a REC.
- A large fire occurred in May 2006 at the former Greenpoint Terminal Market located on the adjoining western property (67 West Street). Firefighting response to large structure fires commonly involves application of aqueous film-forming foam (AFFF) containing per- and polyfluoroalkyl substances (PFAS) to suppress flames and protect exposures. Because the Site is immediately east of the location of the fire, it is reasonable to assume that firefighting foam may have been applied on or migrated onto the Site during fire suppression activities. PFAS are persistent and mobile in the environment and may impact soil and groundwater. Therefore, the potential presence of PFAS-impacted soil and/or groundwater associated with historical firefighting activities is considered a REC.
- Historical use of the adjoining properties as a machine shop (1905 to 1942), a copper-plating facility (1905 to 1942), a gasoline filling station (1942 to 1978), an auto repair shop (1951 to 1978), a smelting facility (1905 to 1916), a fireproof door manufacturing facility (1916 to 1942), a steel drum cleaning/storage facility (1942 to 1981), and a maritime rope manufacturing facility (1905 to 1965). The southern adjoining property (Block 2565, Lot 1) also had historical manufacturing operations associated with Greenpoint Terminal Corp. and American Manufacturing Co. from 1905 to at least 2007. These historic uses are considered a REC, as potential or undocumented releases of petroleum products, solvents, and other hazardous materials may have adversely affected soil, groundwater, and/or soil vapor at the Site.

## SECTION VI.2: SAMPLING DATA – ANALYTICAL RESULTS SUMMARY TABLES

### Soil Summary Table

Analytes > RRSCO	# of Detections RRSCO or UUSCO	RRSCO (mg/kg)	UUSCO (mg/kg)	Maximum Concentration (mg/kg)	Boring #	Depth (ft bgs)
Tetrachloroethene	1	18	1.3	8.5	SB-5	4-6
Trichloroethene	1	6.4	0.47	7.9	SB-6	3-5
Benzo(a)anthracene	2	1.4	1	1.57	SB-2	3-5
Benzo(a)pyrene	2	1	1	1.57	SB-2	3-5
Benzo(k)fluoranthene	2	4.9	0.8	1.02	SB-7	3-5
Chrysene	2	4.9	1	1.54	SB-2	3-5
Indeno(1,2,3-cd)pyrene	1	1.4	0.5	0.525	SB-2	3-5

### Groundwater Summary Table

Analytes > PGWSCOs	# of Detections > NYSDEC TOGS or PGWSCOs	NYSDEC TOGS (µg/L)	Well #	Maximum Concentration (µg/L)
Tetrachloroethene	3	5	MW-1	3.91
Toluene	1	5	MW-4	65.6
Trichloroethene	1	5	MW-1	0.84
Benzo(a)anthracene	1	0.002	MW-4	0.112
Benzo(a)pyrene	1	0.002	MW-4	0.114
Benzo(b)fluoranthene	1	0.002	MW-4	0.104
Benzo(k)fluoranthene	1	0.002	MW-4	0.13
Chrysene	1	0.002	MW-4	0.144
Indeno(1,2,3-cd)pyrene	1	0.002	MW-4	0.0808
Arsenic	4	25	MW-2	250
Beryllium	1	3	MW-3	14.1
Chromium	3	50	MW-1	121
Copper	1	200	MW-1	204
Lead	2	25	MW-1	33
Magnesium	2	35,000	MW-4	132,000
Manganese	6	300	MW-4	6,840
Sodium	6	20,000	MW-4	693,000

### Soil-Vapor Summary Table

Analytes	# of Detections	Soil Vapor #	Maximum Concentration (µg/m <sup>3</sup> )
PCE	5	SV-4	230
TCE	3	SV-2	690
Total VOCs	5	SV-1	1,719
Total BTEX	5	SV-1	699
Total CVOCs	5	SV-2	891

## SECTION VI.4: PAST LAND USES

According to Sanborn Fire Insurance Maps, aerial photographs, and previous reports, the Site was developed as early as 1887 for manufacturing use until 1965, when most buildings were demolished. From 1965 to the present, the Site has been used for truck/car parking, as well as the storage of construction equipment.

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Sample ID & Depth	SB-4 (5'-7')	
Sampling Date	10/17/2025	
Compound	Result	Q
Metals	mg/kg	
Zinc	159	

Sample ID & Depth	SB-1 (0'-2')	
Sampling Date	10/17/2025	
Compound	Result	Q
Metals	mg/kg	
Arsenic	90	
Copper	320	
Zinc	294	
Mercury	0.474	

Sample ID & Depth	SB-3 (4'-6')	
Sampling Date	10/17/2025	
Compound	Result	Q
Metals	mg/kg	
Arsenic	14.1	

Sample ID & Depth	SB-7 (0'-2')		SB-7 (3'-5')	
Sampling Date	10/17/2025		10/17/2025	
Compound	Result	Q	Result	Q
SVOCs	mg/kg		mg/kg	
Benzo(a)anthracene	NE		1.17	D
Benzo(a)pyrene	NE		1.06	D
Benzo(k)fluoranthene	NE		1.02	D
Chrysene	NE		1.1	D
Metals	mg/kg		mg/kg	
Cadmium	3.28		NE	
Copper	56		NE	
Lead	70.3		NE	
Zinc	335		181	
Mercury	0.286		NE	

**LEGEND**

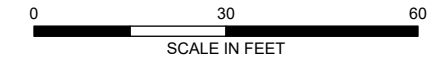
-  SOIL BORING
-  SITE BOUNDARY
-  PARCEL BOUNDARY

Compound	UUSCOs	RRSCOs	PGWSCOs
VOCs	mg/kg	mg/kg	mg/kg
Tetrachloroethene	1.3	18	1.3
Trichloroethene	0.47	6.4	0.47
SVOCs	mg/kg	mg/kg	mg/kg
Benzo(a)anthracene	1	1.4	1
Benzo(a)pyrene	1	1	NA
Benzo(k)fluoranthene	0.8	4.9	NA
Chrysene	1	4.9	1
Indeno(1,2,3-cd)pyrene	0.5	1.4	NA
Metals	mg/kg	mg/kg	mg/kg
Arsenic	13	16	16
Cadmium	2.5	2.5	NA
Copper	50	280	NA
Lead	63	400	NA
Mercury	0.18	0.3	NA
Nickel	30	320	NA
Silver	2	110	NA
Zinc	109	6,600	NA

COMPARISONS TO NYSDEC PART 375 PROTECTION OF GROUNDWATER SOIL CLEANUP OBJECTIVE ONLY FOR THOSE COMPOUNDS FOUND TO EXCEED GROUNDWATER AWQS - SEE NOTE 9

**NOTES**

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. SAMPLING PLAN DRAWING BY VEKTOR CONSULTANTS, DATED OCTOBER 3, 2025.
3. ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
4. AERIAL IMAGERY SOURCE: NEARMAP, OCTOBER 1, 2025
5. DATA SUMMARIES AS REFERENCED IN VEKTOR CONSULTANTS NOVEMBER 2025 PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT
6. MG/KG = MILLIGRAM PER KILOGRAM
7. EXCEEDANCES OF NYSDEC PART 375 UUSCOs ARE SHOWN IN GREEN
8. EXCEEDANCES OF NYSDEC PART 375 RRSCOs ARE SHOWN IN PINK
9. EXCEEDANCES OF NYSDEC PART 375 PGWSCOs ARE SHOWN IN RED



Sample ID & Depth	SB-2 (3'-5')		SB-2 (6'-8')	
Sampling Date	10/17/2025		10/17/2025	
Compound	Result	Q	Result	Q
SVOCs	mg/kg		mg/kg	
Benzo(a)anthracene	1.57	D	NE	
Benzo(a)pyrene	1.57	D	NE	
Benzo(k)fluoranthene	0.954	D	NE	
Chrysene	1.54	D	NE	
Indeno(1,2,3-cd)pyrene	0.525	D	NE	
Metals	mg/kg		mg/kg	
Arsenic	79.1		54.9	
Copper	1,710		318	
Lead	298		NE	
Silver	2.25		ND	
Zinc	778		497	
Mercury	0.581		ND	

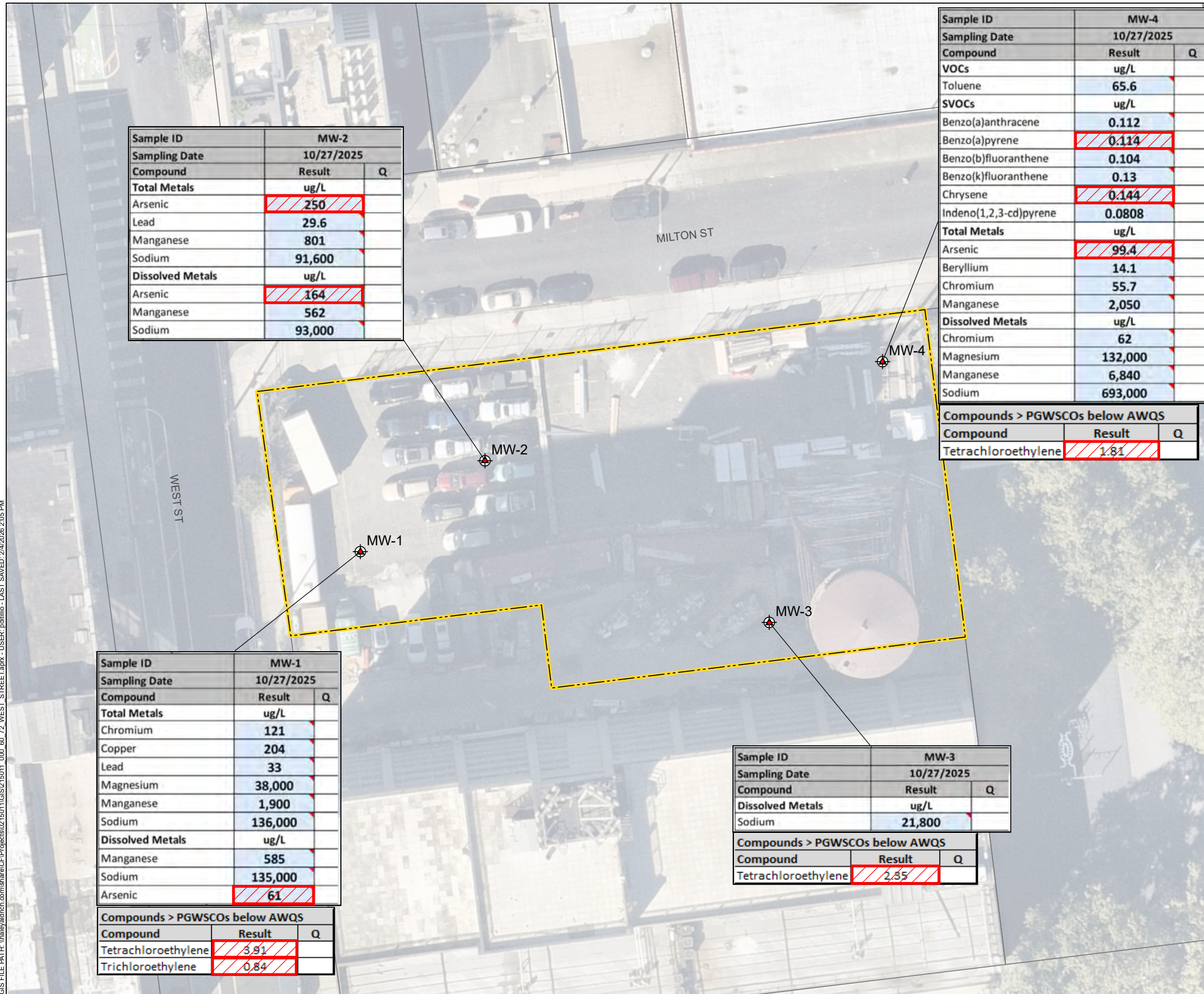
Sample ID & Depth	SB-6 (3'-5')	
Sampling Date	10/17/2025	
Compound	Result	Q
VOCs	mg/kg	
Trichloroethene	7.9	
Metals	mg/kg	
Arsenic	13.2	
Copper	65	
Lead	231	
Zinc	469	
Mercury	0.475	

Sample ID & Depth	SB-5 (4'-6')	
Sampling Date	10/17/2025	
Compound	Result	Q
VOCs	mg/kg	
Tetrachloroethene	8.5	D
Metals	mg/kg	
Cadmium	3.15	
Copper	221	
Lead	307	
Nickel	41.1	
Zinc	2,190	

**HALEY ALDRICH** 60-72 WEST STREET  
BROOKLYN, NEW YORK

MAP OF SOIL CHEMISTRY

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Sample ID	MW-2	
Sampling Date	10/27/2025	
Compound	Result	Q
<b>Total Metals</b>	ug/L	
Arsenic	250	
Lead	29.6	
Manganese	801	
Sodium	91,600	
<b>Dissolved Metals</b>	ug/L	
Arsenic	164	
Manganese	562	
Sodium	93,000	

Sample ID	MW-4	
Sampling Date	10/27/2025	
Compound	Result	Q
<b>VOCs</b>	ug/L	
Toluene	65.6	
<b>SVOCs</b>	ug/L	
Benzo(a)anthracene	0.112	
Benzo(a)pyrene	0.114	
Benzo(b)fluoranthene	0.104	
Benzo(k)fluoranthene	0.13	
Chrysene	0.144	
Indeno(1,2,3-cd)pyrene	0.0808	
<b>Total Metals</b>	ug/L	
Arsenic	99.4	
Beryllium	14.1	
Chromium	55.7	
Manganese	2,050	
<b>Dissolved Metals</b>	ug/L	
Chromium	62	
Magnesium	132,000	
Manganese	6,840	
Sodium	693,000	

Compounds > PGWSCOs below AWQS		
Compound	Result	Q
Tetrachloroethylene	1.81	

Sample ID	MW-1	
Sampling Date	10/27/2025	
Compound	Result	Q
<b>Total Metals</b>	ug/L	
Chromium	121	
Copper	204	
Lead	33	
Magnesium	38,000	
Manganese	1,900	
Sodium	136,000	
<b>Dissolved Metals</b>	ug/L	
Manganese	585	
Sodium	135,000	
Arsenic	61	

Sample ID	MW-3	
Sampling Date	10/27/2025	
Compound	Result	Q
<b>Dissolved Metals</b>	ug/L	
Sodium	21,800	

Compounds > PGWSCOs below AWQS		
Compound	Result	Q
Tetrachloroethylene	2.35	

Compounds > PGWSCOs below AWQS		
Compound	Result	Q
Tetrachloroethylene	3.91	
Trichloroethylene	0.84	

**LEGEND**

- MONITORING WELL
- SITE BOUNDARY
- PARCEL BOUNDARY

Compound	TOGS 1.1.1
<b>VOCs</b>	ug/L
Toluene	5
<b>SVOCs</b>	ug/L
Benzo(a)anthracene	0.002
Benzo(a)pyrene	0.002
Benzo(b)fluoranthene	0.002
Benzo(k)fluoranthene	0.002
Chrysene	0.002
Indeno(1,2,3-cd)pyrene	0.002
<b>Metals (Total and Dissolved)</b>	ug/L
Arsenic	25
Beryllium	3
Chromium	50
Copper	200
Lead	25
Magnesium	35,000
Manganese	300
Sodium	20,000

- NOTES**
- ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
  - SAMPLING PLAN DRAWING BY VEKTOR CONSULTANTS, DATED OCTOBER 3, 2025.
  - ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
  - AERIAL IMAGERY SOURCE: NEARMAP, OCTOBER 1, 2025
  - DATA SUMMARIES AS REFERENCED IN VEKTOR CONSULTANTS NOVEMBER 2025 PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT
  - ug/L = MICROGRAM PER LITER
  - EXCEEDANCES OF NYSDEC TOGS 1.1.1 GROUNDWATER CRITERIA ARE SHOWN IN BLUE
  - COMPOUNDS FOUND TO EXCEED NYSDEC PART 375 PGWSCOs ARE SHOWN AS CELLS WITH RED HATCHING AND RED BORDER

SCALE IN FEET

**HALEY ALDRICH** 60-72 WEST STREET  
BROOKLYN, NEW YORK

MAP OF GROUNDWATER CHEMISTRY

FEBRUARY 2026

FIGURE 8

GIS FILE PATH: \\haleyaldrich.com\share\GIS\Projects\2025\15011\GIS\SV\15011\_000\_60\_72\_WEST\_STREET.aprx - USER: pdillio - LAST SAVED: 2/4/2026 2:07 PM

Sample ID	SV-1	
Sampling Date	10/17/2025	
Compound	Result	Q
<b>VOCs</b>	<b>ug/m3</b>	
1,1,1-Trichloroethane	800	D
1,1-Dichloroethane	1.8	D
1,2,4-Trimethylbenzene	2.4	D
1,3,5-Trimethylbenzene	0.76	D
1,3-Butadiene	3.6	D
4-Methyl-2-pentanone	6.7	D
Acetone	100	D
Benzene	1.8	D
Carbon disulfide	2.4	D
Chloromethane	1.1	D
Ethyl Benzene	100	D
Isopropanol	2.4	D
Isopropylbenzene	1.3	D
n-Hexane	3.2	D
o-Xylene	150	D
p- & m- Xylenes	440	D
Propylene	41	D
Tetrachloroethylene	39	D
Toluene	7.1	D
Trichloroethylene	14	D
Xylenes, Total	590	D

Sample ID	SV-6	
Sampling Date	17/10/2025	
Compound	Result	Q
<b>VOCs</b>	<b>ug/m3</b>	
1,1,1-Trichloroethane	3.4	D
1,2,4-Trimethylbenzene	2.6	D
1,3-Butadiene	13	D
4-Methyl-2-pentanone	130	D
Acetone	92	D
Carbon disulfide	15	D
Cyclohexane	12	D
Ethyl Benzene	5.7	D
Isopropanol	5.4	D
n-Heptane	120	D
o-Xylene	10	D
p- & m- Xylenes	21	D
Propylene	190	D
Tetrachloroethylene	16	D
Toluene	8.2	D
Xylenes, Total	32	D

Sample ID	SV-5	
Sampling Date	10/17/2025	
Compound	Result	Q
<b>VOCs</b>	<b>ug/m3</b>	
1,2,4-Trimethylbenzene	1.6	D
2-Butanone	34	D
Acetone	67	D
Carbon disulfide	3.5	D
Cyclohexane	3.2	D
Ethyl Benzene	42	D
Isopropylbenzene	0.9	D
n-Heptane	160	D
n-Hexane	400	D
o-Xylene	45	D
p- & m- Xylenes	150	D
Tetrachloroethylene	46	D
Toluene	6.9	D
Trichlorofluoromethane	4.5	D
Xylenes, Total	190	D

<b>SUM OF VOCs</b>	<b>934</b>
<b>SUM OF CVOCs</b>	<b>19</b>
<b>SUM OF BTEX</b>	<b>54</b>

<b>SUM OF VOCs</b>	<b>965</b>
<b>SUM OF CVOCs</b>	<b>46</b>
<b>SUM OF BTEX</b>	<b>239</b>




Sample ID	SV-2	
Sampling Date	10/17/2025	
Compound	Result	Q
<b>VOCs</b>	<b>ug/m3</b>	
1,1,1-Trichloroethane	150	D
1,2,4-Trimethylbenzene	1	D
4-Methyl-2-pentanone	3.1	D
Acetone	58	D
Acrolein	0.96	D
Benzene	1.3	D
Carbon disulfide	14	D
Chloroform	2	D
Cyclohexane	1.1	D
Ethyl Benzene	39	D
Isopropanol	2.8	D
Isopropylbenzene	0.82	D
n-Hexane	1.2	D
o-Xylene	66	D
p- & m- Xylenes	170	D
Tetrachloroethylene	51	D
Toluene	3.8	D
Trichloroethylene	690	D
Trichlorofluoromethane	6.8	D
Xylenes, Total	240	D

Sample ID	SV-4	
Sampling Date	10/17/2025	
Compound	Result	Q
<b>VOCs</b>	<b>ug/m3</b>	
1,1,1-Trichloroethane	25	D
1,2,4-Trimethylbenzene	1.9	D
1,3-Butadiene	2.8	D
4-Methyl-2-pentanone	8.2	D
Acetone	100	D
Benzene	5.4	D
Carbon disulfide	51	D
Chloroform	2.2	D
Cyclohexane	19	D
Dichlorodifluoromethane	3	D
Ethyl Benzene	1.2	D
Isopropanol	3.9	D
Methyl Methacrylate	11	D
n-Heptane	9.4	D
n-Hexane	26	D
o-Xylene	1.7	D
p- & m- Xylenes	4.3	D
Tetrachloroethylene	230	D
Toluene	9.7	D
Trichloroethylene	39	D
Trichlorofluoromethane	8.9	D
Xylenes, Total	6	D

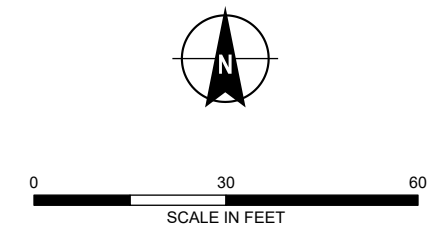
<b>SUM OF VOCs</b>	<b>1263</b>
<b>SUM OF CVOCs</b>	<b>891</b>
<b>SUM OF BTEX</b>	<b>284</b>

<b>SUM OF VOCs</b>	<b>568</b>
<b>SUM OF CVOCs</b>	<b>300</b>
<b>SUM OF BTEX</b>	<b>22</b>

**LEGEND**

-  SOIL VAPOR SAMPLE
-  SITE BOUNDARY
-  PARCEL BOUNDARY

- NOTES**
- ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
  - SAMPLING PLAN DRAWING BY VEKTOR CONSULTANTS, DATED OCTOBER 3, 2025.
  - ASSESSOR PARCEL DATA SOURCE: NYC DEPARTMENT OF CITY PLANNING, INFORMATION TECHNOLOGY DIVISION
  - AERIAL IMAGERY SOURCE: NEARMAP, OCTOBER 1, 2025
  - DATA SUMMARIES AS REFERENCED IN VEKTOR CONSULTANTS NOVEMBER 2025 PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT
  - ug/m3 = MICROGRAM PER CUBIC METER
  - COMPOUNDS FOUND TO EXCEED NYSDEC PART 375 PGWSCOs ARE SHOWN AS CELLS WITH RED HATCHING AND RED BORDER



**HALEY ALDRICH** 60-72 WEST STREET  
BROOKLYN, NEW YORK

**MAP OF SOIL VAPOR CHEMISTRY**

FEBRUARY 2026

FIGURE 9

**ATTACHMENT G**

**Section VII and VIII: Requestor Information and Contact Information**

## SECTION VII AND VIII: REQUESTORS' INFORMATION AND CONTACT INFORMATION

The entity requesting participation in the BCP (the Requestor) is Seventy West Realty LLC. Joseph Lichtman is the authorized signatory of Seventy West Realty LLC.

The contact information for the Requestor is:

Joseph Lichtman  
Seventy West Realty LLC  
311 Rogers Avenue  
Brooklyn, New York 11225  
Phone: 917-770-9722  
Email: jslichtman@gmail.com

The current sole member of Seventy West Realty LLC:

- Joseph Lichtman

A printout of the entity information from the New York State Department of State's Corporation & Business Entity Database for Seventy West Realty LLC is included in this attachment.

An access agreement between the Requestor and the current owner is attached to this Application, providing access to complete the BCP remedial program for the Site through long-term Site management and committing the owner to sign an Environmental Easement if necessary.

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

All BCP submittal documents will be certified by a Haley & Aldrich of New York Licensed Professional Engineer and/or the Requestor in accordance with DER-10, Section 1.5.

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# Department of State Division of Corporations

## Entity Information

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### Entity Details ^

**ENTITY NAME:** SEVENTY WEST REALTY LLC

**DOS ID:** 7862528

**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:** 03/18/2026

**REASON FOR STATUS:**

**EFFECTIVE DATE INITIAL FILING:** 03/18/2026

**INACTIVE DATE:**

**FOREIGN FORMATION DATE:**

**STATEMENT STATUS:** CURRENT

**COUNTY:** KINGS

**NEXT STATEMENT DUE DATE:** 03/31/2028

**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:** SEVENTY WEST REALTY LLC

**Address:** 311 ROGERS AVE, BROOKLYN, NY, UNITED STATES, 11225

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

Chief Executive Officer's Name and Address

**Name:**

**Address:**

Principal Executive Office Address

**Address:**

Registered Agent Name and Address

**Name:**

**Address:**

Entity Primary Location Name and Address

**Name:**

**Address:**

Farmcorpflag

**Is The Entity A Farm Corporation: NO**

Stock Information

Share Value	Number Of Shares	Value Per Share

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

**72 WEST LLC  
202 Plymouth Street  
Brooklyn, NY 11201**

March 17, 2026

Seventy West Realty LLC  
311 Rogers Avenue  
Brooklyn, New York 11225

**RE: Property Access and Authorization  
New York State Brownfield Cleanup Program**  
72 West Street Development Site  
72 West Street, Brooklyn, NY 11222  
Block 2565, Lot 60

Dear Sir or Madam:

72 West LLC (hereinafter referred to as the "Owner") owns the property located at 72 West Street, Brooklyn, NY 11222; Block 2565, Lot 60 (the "Property" or the "Site"). The Owner hereby authorizes the entities listed on Exhibit A, attached hereto (collectively referred to as the "Authorized Applicant(s)/Requestor(s)"), to access the Property and to apply to participate in and perform any obligations required under the New York State Department of Environmental Conservation's ("NYSDEC") Brownfield Cleanup Program ("BCP").

The Owner understands that the Authorized Applicant(s)/Requestor(s) will also need to provide access to NYSDEC and environmental professionals that the Authorized Applicant(s)/Requestor(s) has/have hired to perform any investigation and remedial activities under the BCP. Owner further understands that an environmental easement may be needed in connection with BCP efforts and authorizes the placement of an easement on or through the Property in accordance with a separate agreement between the parties.

Sincerely,

**72 WEST LLC**

By: \_\_\_\_\_  
Name: Jack Guttman  
Title: Authorized Signatory

**Property Access and Authorization  
New York State Brownfield Cleanup Program  
72 West Street Development Site  
72 West Street, Brooklyn, NY 11222  
Block 2565, Lot 60**

**EXHIBIT A**

**AUTHORIZED APPLICANT(S)/REQUESTOR(S)**

Seventy West Realty LLC

## ACCESS AND LICENSE AGREEMENT

This ACCESS AND LICENSE AGREEMENT (“**Agreement**”) is made as of March 23, 2026, by and between 72 West LLC, each having an address at 240 Water Street, Brooklyn, NY 11201 (collectively, “**Grantor**”), and SEVENTY WEST REALTY LLC, having an address at 311 Rogers Ave, Brooklyn, NY 11225 (“**Grantee**”).

WHEREAS, Grantor is the owner of certain real property located at [See Block and Lot ], designated on the tax map of Brooklyn, New York a/k/a Kings County as Block:2565 Lot :60, together with all buildings and improvements thereon (the “**Property**”);

WHEREAS, Grantee is an applicant with respect to the Property and is applying to have the Property accepted into the New York State Brownfield Cleanup Program (“**BCP**”);

WHEREAS, following admission of the Property into the BCP, Grantee may require access to the Property in order to perform investigatory, remedial, and related activities required pursuant to the BCP and any Brownfield Cleanup Agreement entered into with the New York State Department of Environmental Conservation (“**NYSDEC**”) (collectively, the “**Work**”);

WHEREAS, Grantors desire 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, Grantors and Grantee agree as follows:

1. Grantors hereby grant access and a temporary, revocable, non-exclusive license upon, into, under or through Grantors’ Property for the purpose of the entry thereon by Grantee, its agents, employees, architects, engineers, contractors and consultants (collectively, the “**Grantee Related Parties**” and each a “**Grantee Related Party**”), vehicles, equipment and materials required by Grantee to satisfy tasks and obligations required by any Brownfield Cleanup Agreement entered into between Grantee and the NYSDEC and to otherwise perform the Work.

2. Grantee Related Parties shall not cause damage to Grantors’ Property or any portion thereof and shall not, during the performance of the Work, unreasonably interfere with the business conducted at Grantors’ Property. Grantee Related Parties shall schedule and coordinate all Work, including, without limitation, any environmental tests, with Grantors and shall give Grantors at least five (5) business days’ prior notice thereof (which notice may be by email).

3. Grantee shall not perform any investigation, sampling, drilling, excavation, remediation, or related work unless and until Grantor has received and approved in writing the applicable work plan(s), including but not limited to Phase I/II investigation plans, Remedial Investigation Work Plans, Remedial Action Work Plans, Interim

Remedial Measure Work Plans, and sampling and analysis plans. Any material deviation from an approved work plan shall require Grantor's prior written approval.

4. Grantor and its representatives shall have the right to be present during any site work, observe all sampling and remedial activities, take split samples at Grantor's election, and receive copies of all field notes, laboratory data, reports, and submissions to NYSDEC.

5. Grantee Related Parties agree to pay to Grantors on demand, the cost of repairing and restoring Grantors' Property due to any damage which Grantee Related Parties shall have caused to Grantors' Property or any portion thereof. If Grantors demand payment for any damage to Grantors' Property, Grantors shall use such payment to repair said damage and return the unused portion thereof to Grantee Related Parties.

6. All inspection fees, engineering fees and other costs and expenses of any kind incurred by Grantee Related Parties relating to the Work shall be at the sole expense of Grantee Related Parties. Grantee Related Parties shall obtain and maintain insurance from creditworthy companies licensed in New York. Grantee Related Parties shall utilize only insured (and if required by law, licensed) contractors; and Grantee Related Parties, including such contractors, shall furnish prior to their access, certificates of liability insurance, including but not limited to Contractor Pollution Liability insurance, naming Grantors as additional insureds, in policy limits of not less than \$2,000,000 combined single limit. Grantee Related Parties shall not permit any mechanics' liens to be filed, or if filed, remain a lien for more than 15 days against all or any part of Grantors' Property and shall take all steps required to remove same at the Grantee Related Parties' sole cost and expense.

7. Grantee agrees to indemnify and hold Grantors and their direct and indirect shareholders, officers, directors, partners, principals, members, employees, agents, contractors, attorneys, accountants, consultants and any successors or assigns of the foregoing (the "**Indemnified Parties**") harmless from and against any and all losses, costs, damages, injuries, liens, claims, proceedings, actions, judgments, liabilities or expenses (including, but not limited to, reasonable attorneys' fees, court costs and disbursements, including those incurred in enforcement of this indemnification) incurred by any of the Indemnified Parties, to the extent they relate to, arise out of or are the result of (i) Grantee Related Parties' access to, or inspection of Grantors' Property, or any tests, inspections or Work conducted pursuant to this Agreement, and/or (ii) the breach by Grantee Related Parties of the requirements and obligations described herein. In no event shall Grantee Related Parties bear any obligation to indemnify the Indemnified Parties for the underlying conditions which are discovered by Grantee Related Parties except to the extent that such conditions are caused or exacerbated by the misconduct or negligence of the Grantee Related Parties.

8. Each person executing this Agreement represents that the Party on whose behalf the person is executing this Agreement has duly authorized the execution of this

Agreement and that such person is authorized to execute the Agreement on behalf of such Party.

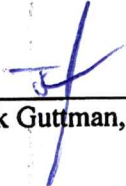
9. Grantor may terminate this Agreement for any reason upon twenty-four (24) hours' written notice.

10. This Agreement supersedes and governs over any prior access agreements between the parties, including the letter agreement dated March 17, 2026.

11. This Agreement shall be governed by the laws of the State of New York.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

**GRANTOR: 72 West LLC**

  
By: Jack Guttman, Authorized Signatory

**GRANTEE: SEVENTY WEST REALTY LLC**

 3.23.26  
\_\_\_\_\_

**ATTACHMENT H**

**Section X: Requestor Eligibility Information**

## SECTION X: REQUESTORS' ELIGIBILITY INFORMATION

### ***Volunteer Status***

The Requestor, Seventy West Realty LLC, qualifies as a "Volunteer" in the BCP because the Requestor's liability arises solely as a result of its proposed acquisition of the proposed BCP Site. The Requestor did not cause, contribute to, or permit the disposal of any contaminants at the Site. Therefore, the Requestor did not control or have possession of the Site when such contamination occurred.

The Requestor has obtained and reviewed the Phase I ESA and Phase II ESA. The Volunteer is seeking to enter the BCP to investigate and remediate the Site for the proposed development.

The Requestor also qualifies as a "Volunteer" in the BCP because it is an unrelated third-party LLC and neither it nor its members has any connection with the current nor any prior owner or operator, nor did the Requestor control the Site when such contamination occurred. The Requestor commissioned a Phase I ESA for the purposes of conducting all appropriate inquiries prior to occupying the Site and intends to address any Site contamination via the BCP. The Requestor did not observe and is not aware of any continuing release. The Requestor will implement all necessary measures to mitigate exposure to contamination and to prevent any threatened, future release, and prevent and limit human, environmental, or natural resource exposure to any previously released contamination at the Site, such as maintaining the building footprint cover and providing Site security in the form of perimeter fencing with locked exterior doors. As such, the Requestor qualifies as a Volunteer in accordance with ECL § 27-1405(1).

**ATTACHMENT I**

**Section XII: Contact List Information and Acknowledgement from Repositories**

**SECTION XII – CONTACT LIST INFORMATION**

**SITE CONTACT LISTS**

***Executive***

<b>Role</b>	<b>Name</b>	<b>Phone</b>	<b>Mailing Address</b>	<b>Email / Contact</b>
Project Manager, NYSDEC	Hasan Ahmed	718-482-6405	47-40 21st Street, Long Island City, NY 11101	<a href="mailto:hasan.ahmed@dec.ny.gov">hasan.ahmed@dec.ny.gov</a>
NYC Mayor	Mayor Zohran Mamdani	212-NEW-YORK	City Hall New York, NY 10007	<a href="https://www1.nyc.gov/office-of-the-mayor/mayor-contact.page">https://www1.nyc.gov/office-of-the-mayor/mayor-contact.page</a>
Director, NYCOER	Shaminder Chawla	212-788-8841	100 Gold Street, 2nd Floor, New York, NY 10038	<a href="mailto:ShaminderC@dep.nyc.gov">ShaminderC@dep.nyc.gov</a>
NYC Department of City Planning Chairperson	Dan Gardonick	212-720-3300	120 Broadway, 31st Floor New York, NY 10271	<a href="https://www.nyc.gov/content/planning/pages/about-us/contact-us">https://www.nyc.gov/content/planning/pages/about-us/contact-us</a>
Brooklyn Borough President	Antonio Reynoso	718-802-3700	209 Joralemon Street Brooklyn, NY 11201	<a href="mailto:askReynoso@brooklynnbp.ny.c.gov">askReynoso@brooklynnbp.ny.c.gov</a>
Brooklyn Community Board 1 District Manager	Johana Pulgarin	718-389-0009	435 Graham Avenue Brooklyn, NY 11211	<a href="mailto:bk01@cb.nyc.gov">bk01@cb.nyc.gov</a>
New York City Council District 33	Lincoln Restler	718-875-5200	410 Atlantic Avenue Brooklyn, NY 11217	<a href="mailto:District33@council.ny.gov">District33@council.ny.gov</a>
NY Senate District 59 Senator	Kristen Gonzalez	718-765-6674	801 2nd Avenue Suite #303 New York, NY 10017	<a href="mailto:gonzalez@nysenate.gov">gonzalez@nysenate.gov</a>
NY State Assembly District 50 Member	Emily Gallagher	718-383-7474	61 Greenpoint Avenue, Brooklyn, NY 11222	<a href="mailto:gallagher@nyassembly.gov">gallagher@nyassembly.gov</a>
NYC Department of Health and Mental Hygiene (DOHMH)	Michelle Morse, MD, MPH	212-639-9675	42-09 28th Street, Queens, NY 11101	<a href="mailto:opmc@health.ny.gov">opmc@health.ny.gov</a>

***Owners, Residents, Occupants***

The Site is currently undeveloped and used for parking. The table below provides current contact information for the current owner of the Site.

<b>Owner</b>	<b>Contact Name</b>	<b>Phone</b>	<b>Mailing Address</b>	<b>Email</b>
72 West LLC	Jack Guttman	718-858-9805	240 Water Street, Brooklyn, NY 11201	agutman@gwpcclaw.com

<b>Operator</b>	<b>Contact Name</b>	<b>Phone</b>	<b>Mailing Address</b>	<b>Email</b>
-----------------	---------------------	--------------	------------------------	--------------

Pink Sparrow Scenic	Jay Powers	718-514-6850	24 Greenpoint Ave 2A, Brooklyn, NY 11222	bklyn@pinksparrow.com <a href="mailto:">mailto:</a>
Tri-State Lumber	Eli Falkowitz	718-599-4700	57 Milton Street, Brooklyn, NY 11222	<a href="mailto:">mailto:</a> :Not Available

### Adjacent Properties

Below is a list of the adjoining properties, which are also detailed on Figure 6.

Owner/Entity Name	Contact Name	Site Use	Property Address	Owner Mailing Address
72 West LLC	N/A	Commercial/ Retail	60 West Street Brooklyn, NY 11222	240 Water Street, Brooklyn, NY 11201
NYC Department of Parks and Recreation	N/A	Public Park	81 Franklin Street Brooklyn, NY 11222	The Arsenal, Central Park 830 Fifth Avenue New York, NY 10065
73 West LLC	N/A	Commercial/ Office Building	61 West Street Brooklyn, NY 11222	202 Plymouth Street, Brooklyn, NY 11201
N/A	N/A	Residential Building	80 West Street Brooklyn, NY 11222	N/A (No Records Identified)
53-59 Milton LLC	N/A	Commercial/ Office Building	53 Milton Street Brooklyn, NY 11222	62-64 Greenpoint Avenue, Brooklyn, NY 11222
53-59 Milton LLC	N/A	Industrial Building	57-59 Milton Street Brooklyn, NY 11222	62-64 Greenpoint Avenue, Brooklyn, NY 11222
61 Milton Corp.	N/A	Industrial Building	61 Milton Street Brooklyn, NY 11222	62-64 Greenpoint Avenue, Brooklyn, NY 11222

### Local News and Media

Owner/Entity Name	Type	Address	Phone	Website
The Brooklyn Paper	Online Media	N/A	718-260-4577	<a href="https://www.brooklynpaper.com/">https://www.brooklynpaper.com/</a>
ABC7NY	Television and Online Media	Abc7NY@abc.com	917-260-7700	<a href="https://abc7ny.com/">https://abc7ny.com/</a>

### Public Water Supply

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

Owner/Entity Name	Contact	Address	Phone	Email
NYCDEP	Rohit T. Aggarwala - Chief Operating Officer	59-17 Junction Boulevard Flushing, NY 11373	718-595-6565	<a href="mailto:Raggarwala@dep.nyc.gov">Raggarwala@dep.nyc.gov</a>
NYC Municipal Water Finance Authority	Philip Wasserman - Executive Director	255 Greenwich Street, 6th Floor, New York, NY 10007	212-788-4969	Not Available

### Additional Requests

We are unaware of any requests to be included on the contact list for the Site located at 72 West Street, Brooklyn, New York.

**School or Day Care Located on or Proximal to the Site**

The following schools or daycare facilities are located within a 1/2-mile radius of the Site:

School/Day Care Name	Approximate distance from Site in feet and direction	Administrator	Phone	Address
Building Blocks of Greenpoint	Approx. 495 ft (north)	Unknown	718-383-0208	44 Kent Street Brooklyn, NY 11222
ADAPT Community Network – The Greenpoint School	Approx. 1525 ft (east)	Gabriela Hernandez	347-472-4792	725 Leonard Street Brooklyn, NY 11222
P.S. 031 Samuel F. Dupont	Approx. 1400 ft (southeast)	Mary Scarlato, Principal	718-383-8998	75 Meserole Avenue Brooklyn, NY 11222

**Document Repository**

The Brooklyn Public Library – Greenpoint Branch was contacted on March 2, 2026, with a request to use their branch as a document repository. Documentation of the acknowledgement from the Brooklyn Public Library – Greenpoint Branch is attached below.

Brooklyn Community Board 1 was contacted on March 2, 2026, with a request to use their branch as a document repository. Correspondence acknowledging their review for acceptance is attached below.

**Repositories**

Owner/Entity Name	Contact	Address	Phone	Email
The Brooklyn Public Library- Greenpoint Branch	Acacia Thompson	107 Norman Avenue Brooklyn, NY 11222	718-389-4394	<a href="mailto:athompson@bklynlibrary.org">athompson@bklynlibrary.org</a>
Brooklyn Community Board 1	Johana Pulgarin	435 Graham Avenue Brooklyn, NY 11211	718-389-0009	<a href="mailto:Bk01@cb.nyc.gov">Bk01@cb.nyc.gov</a>

**Acknowledgement from Brooklyn Public Library – Greenpoint Branch**



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

March 2, 2026  
File No. 0215011

Brooklyn Public Library – Greenpoint Branch  
107 Norman Avenue  
Brooklyn, NY 11222  
Via email: [athompson@bklynlibrary.org](mailto:athompson@bklynlibrary.org)

Attn: Acacia Thompson, Environmental Justice Coordinator

Subject: Brownfield Cleanup Program Application – Request for Repository Use  
72 West Street Redevelopment Site

Dear Ms. Thompson:

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of Rogers Developers, is requesting use of the Brooklyn Public Library – Greenpoint Branch as a document repository for the anticipated project located at 72 West Street, Brooklyn, New York. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your facility would be amenable to serving as a temporary public repository.

Should you have any questions, please do not hesitate to give me a call at (646) 568-9357.

Thank you,  
**H & A OF NEW YORK ENGINEERING AND GEOLOGY, LLP**

Luke J. McCartney, P.G.  
Senior Project Manager

The Brooklyn Public Library – Greenpoint Branch is willing to act as a public document repository holding and making available all provided environmental documents related to the 72 West Street Redevelopment Brownfield Cleanup Project.

Acacia Thompson  
Name

3/3/26  
Date

Environmental Justice Coordinator  
Title

**Acknowledgement from Brooklyn Community Board 1**



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

March 2, 2026  
File No. 0215011-000

Brooklyn Community Board 1  
435 Graham Avenue,  
Brooklyn, NY 11211  
Via email: [Bk01@cb.nyc.gov](mailto:Bk01@cb.nyc.gov)

Attn: Johana Pulgarin, District Manager

Subject: Brownfield Cleanup Program Application – Request for Repository Use  
72 West Street Redevelopment Site

Dear Ms. Pulgarin:

H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York), on behalf of Seventy West Realty LLC, is requesting use of the Brooklyn Community Board 1 as a document repository for the anticipated project located at 72 West Street Brooklyn, New York. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your facility would be amenable to serving as a temporary public repository.

Should you have any questions, please do not hesitate to give me a call at (646) 568-9357.

Thank you,  
**H & A OF NEW YORK ENGINEERING AND GEOLOGY, LLP**

Luke J. McCartney, P.G.  
Senior Project Manager

The Brooklyn Community Board 1 is willing to act as a public document repository holding and making available all provided environmental documents related to the 72 West Street Redevelopment Brownfield Cleanup Project.

\_\_\_\_\_

Name

\_\_\_\_\_

Date

\_\_\_\_\_

Title

## Sotomayor, Sebastian

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**From:** BK01 (CB) <bk01@cb.nyc.gov>  
**Sent:** Wednesday, March 11, 2026 5:07 PM  
**To:** Sotomayor, Sebastian; stevechesler  
**Cc:** Conlon, Mari; McCartney, Luke; Saufpaudf  
**Subject:** Re: [EXTERNAL] BCP Repository Acknowledgement Request - 72 West Street - CB01

**External Sender:** Use extra caution with links and actions.

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Dear Mr. Sotomayor,

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

Thank you  
Luis Castrillon  
Assistant District Manager  
Brooklyn Community Board 1

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**From:** Sotomayor, Sebastian <SSotomayor@haleyaldrich.com>  
**Sent:** Wednesday, March 11, 2026 10:26 AM  
**To:** stevechesler <stevechesler@me.com>; BK01 (CB) <bk01@cb.nyc.gov>  
**Cc:** Conlon, Mari <MConlon@haleyaldrich.com>; McCartney, Luke <LMcCartney@haleyaldrich.com>  
**Subject:** [EXTERNAL] BCP Repository Acknowledgement Request - 72 West Street - CB01

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

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

Good morning,

Our office is assisting with the application for a potential New York State Brownfield Cleanup Program project for a site located at 72 West Street in Brooklyn. As part of the application requirements, the New York State Department of Environmental Conservation requests confirmation that the local Community Board can serve as a document repository for the project.

Mari Cate Conlon from our team mentioned that she spoke with you yesterday regarding a similar acknowledgement request for another potential Brownfield site in the area (60 Throop Avenue). She suggested I reach out to you directly regarding a separate project we are working on within Community Board 1.

At this stage, no documents need to be placed into the repository, and we do not need any signatures. We are simply seeking written confirmation that Community Board 1 can serve in that role if the project moves forward. If you are able to confirm via reply email that Community Board 1 can serve as the repository for this potential BCP site, that would satisfy the regulatory requirement.

Please let me know if you need any additional information.

Thank you very much for your time and assistance.

**Sebastian Sotomayor**  
Project Environmental Engineer

**H & A of New York Engineering and Geology, LLP**  
213 W 35<sup>th</sup> Street | Floor 7  
New York, NY 10001

Office: 646.277.5685  
Mobile: 646.532.9079

 [Connect with me](#)

[haleyaldrich.com](http://haleyaldrich.com)