H & A OF NEW YORK
ENGINEERING AND GEOLOGY, LLP
213 West 35th Street, 7th Floor
New York, NY 10001
Tel: 646.518.7735

NYSDEC BROWNFIELD CLEANUP PROGRAM APPLICATION

667 KENT AVENUE DEVELOPMENT

BLOCK 2197, LOTS 3 AND 15
BROOKLYN, NEW YORK
NYSDEC SITE NO. C224469

PREPARED FOR:
KENT AVE PROPERTY LLC
1000 GATES AVENUE
BROOKLYN, NEW YORK 11221

NEW YORK STATE | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
   a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information (excluding the previous environmental reports and work plans, if applicable);
   b. one individual file (PDF) of each previous environmental report; and,
   c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.
   Please select only ONE submittal method – do NOT submit both via dropbox and ground mail.
   a. VIA SITE CONTROL DROPBOX:
      - Request an invitation to upload files to the Site Control submittal dropbox.
      - In the "Title" field, please include the following: "New BCP Application - *Proposed Site Name*".
      - After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.
      - Application packages submitted through third-party file transfer services will not be accepted.
   a. VIA GROUND MAIL:
      - Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
      - Mail the external storage device to the following address:
        Chief, Site Control Section
        Division of Environmental Remediation
        625 Broadway, 12th Floor
        Albany, NY 12233-7015

SITE NAME: 667 Kent Avenue Development	
Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments. If yes, provide existing site number: _____	○ **Yes** ◉ **No**
Is this a revised submission of an incomplete application? If yes, provide existing site number: C224469	◉ **Yes** ○ **No**

NEW YORK STATE | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information

PROPOSED SITE NAME 667 Kent Avenue Development

ADDRESS/LOCATION 667 Kent Avenue and 25 Hooper Street

CITY/TOWN New York | ZIP CODE 11249

MUNICIPALITY (LIST ALL IF MORE THAN ONE) Brooklyn

COUNTY Kings | SITE SIZE (ACRES) 1.270

LATITUDE			LONGITUDE		
40 °	42 ‘	06 N “	73 °	54 ‘	47 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.

ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage
667 Kent Avenue	1	2197	3	0.75
25 Hooper Street	1	2197	15	0.52

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	◉	○
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)	◉	○
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See *DEC’s website* for more information) If yes, identify census tract: 539 Percentage of property in En-zone (check one): ○ 0% ○ 1-49% ○ 50-99% ◉ 100%	◉	○
4. Is the project located within a disadvantaged community? See application instructions for additional information.	◉	○
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	○	◉
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____	○	◉

SECTION I: Property Information (continued)	Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	○	◉
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.	○	◉
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	○	◉
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____	○	◉
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: ___	○	◉
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. Easement/Right-of-Way Holder — Description	○	◉
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): Type — Issuing Agency — Description	○	◉
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?	◉	○

Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.

	Y	N
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.	◉	○
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	○	◉
17. If you have answered *YES* to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?	○	○

NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.
Initials of each Requestor:

_____ _____ _____ _____ _____ _____

SECTION II: Project Description

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

SECTION III: Ecological Concerns

	Y	N
1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?	( )	(●)
2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?	( )	(●)
3. Is/are there a/any Contaminant(s) of Ecological Concern?	( )	(●)

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

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

SECTION IV: Land Use Factors		
1. What is the property's current municipal zoning designation? M1-2		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential ☐ Commercial ☐ Industrial ☑		
3. Current use (select all that apply): Residential ☐ Commercial ☐ Industrial ☐ Recreational ☐ Vacant ☑		
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	**Y** ◉	**N** ○
5. Reasonably anticipated post-remediation use (check all that apply): Residential ☑ Commercial ☑ Industrial ☐ If residential, does it qualify as single-family housing? N/A ○	○	◉
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	◉	○
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	○	◉
8. Do current and/or recent development patterns support the proposed use?	◉	○
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	◉	○
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	◉	○

SECTION V: Current and Historical Property Owner and Operator Information			
CURRENT OWNER Kent Ave Property LLC			
CONTACT NAME Joe Lowy			
ADDRESS 1000 Gates Avenue			
CITY Brooklyn		STATE NY	ZIP CODE 11221
PHONE (718) 207-4019	EMAIL joe@napind.com		
OWNERSHIP START DATE 10/3/2022			
CURRENT OPERATOR N/A (Vacant)			
CONTACT NAME N/A (Vacant)			
ADDRESS N/A (Vacant)			
CITY N/A (Vacant)		STATE N/A (Vacant)	ZIP CODE N/A (Vacant)
PHONE	EMAIL N/A (Vacant)		
OPERATION START DATE N/A (Vacant)			

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	☐	☐	☑
Chlorinated Solvents	☐	☐	☑
Other VOCs	☐	☐	☑
SVOCs	☑	☐	☐
Metals	☑	☐	☐
Pesticides	☐	☐	☐
PCBs	☐	☐	☐
PFAS	☐	☐	☐
1,4-dioxane	☐	☐	☐
Other – indicated below	☐	☐	☐

*Please describe other known contaminants and the media affected:

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

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

Are the required drawings included with this application? ◉ YES ○ NO

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

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

Other: Coal gas distribution company, chrome steel works, rolling mill, gas producer, and gasholder.

SECTION VII: Requestor Information					
NAME Kent Ave Property LLC					
ADDRESS 1000 Gates Avenue					
CITY/TOWN Brooklyn		STATE NY		ZIP CODE 11221	
PHONE (718) 207-4019	EMAIL joe@napind.com				
				Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?				◉	○
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the *NYS Department of State's Corporation & Business Entity Database.* A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?				◉	○
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached?			N/A ○	◉	○
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of *DER-10: Technical Guidance for Site Investigation and Remediation* and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? **Documents that are not properly certified will not be approved under the BCP.**				◉	○

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Joe Lowy			
ADDRESS 1000 Gates Avenue			
CITY Brooklyn	STATE NY	ZIP CODE 11221	
PHONE (718) 207-4019	EMAIL joe@napind.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) James Bellew			
COMPANY Haley & Aldrich of New York			
ADDRESS 213 W 35th Street			
CITY New York	STATE NY	ZIP CODE 10001	
PHONE (646) 277-5692	EMAIL jbellew@haleyaldrich.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) George C.D. Duke			
COMPANY Fox Rothschild LLP			
ADDRESS 101 Park Avenue, 17th Floor			
CITY New York	STATE NY	ZIP CODE 10178	
PHONE (201) 736-0948	EMAIL gduke@foxrothschild.com		

SECTION IX: Program Fee		
Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of $50,000. Requestors may apply for a fee waiver with supporting documentation.		
	Y	N
1. Is the requestor applying for a fee waiver?	○	◉
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information. Is the appropriate documentation included with this application? N/A ◉	○	○

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

SECTION X: Requestor Eligibility (continued)

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

PARTICIPANT ☐	VOLUNTEER ☑
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.	A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste. **If a requestor whose liability arises solely as a result of ownership, operation of, or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.**

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

◉ Yes ○ No ○ N/A

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

○ Previous Owner ◉ Current Owner ○ Potential/Future Purchaser ○ Other: _____

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

Is this proof attached? ○ Yes ○ No ◉ N/A

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

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

SECTION XII: Site Contact List

To be considered complete, the application must include the Brownfield Site Contact List in accordance with *DER-23: Citizen Participation Handbook for Remedial Programs*. Please attach, at a minimum, the names and mailing addresses of the following:

- The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
- Residents, owners, and occupants of the property and adjacent properties.
- Local news media from which the community typically obtains information.
- The public water supplier which services the area in which the property is located.
- Any person who has requested to be placed on the contact list.
- The administrator of any school or day care facility located on or near the property.
- The location of a document repository for the project (e.g., local library). **If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository.** In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.
- For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.

SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am Member (title) of Kent Ave Property 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: 3/24/26 Signature: Joel Lowy

Print Name: Joel Lowy

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

From ECL 27-1405(31):
"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.

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

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

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

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

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

   ○ Project is an Affordable Housing Project – regulatory agreement attached

   ○ Project is planned as Affordable Housing, but agreement is not yet available

   ◉ This is not an Affordable Housing Project

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

(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' household's annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.

(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

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

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

   ○ Yes – planned renewable energy facility site with documentation

   ○ Pending – planned renewable energy facility awaiting documentation
   *Selecting this option will result in a "pending" status. The appropriate documentation will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

   ◉ No – not a planned renewable energy facility site

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

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

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

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

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

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

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

   ○ No

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

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

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ATTACHMENT A

Section I: Property Information

SECTION I: PROPERTY DESCRIPTION NARRATIVE

Site Location

The Site is located in the Williamsburg neighborhood of Brooklyn, New York, and is identified as Block 2197 Lots 3 and 15 on the New York City tax map (the "Site"). The Site is approximately 55,478 square feet (sq ft) (1.270 acres) and is currently improved by two adjoining industrial buildings.

The Site is bounded to the northeast by a two-story religious office building and Wythe Avenue; to the northwest by Keep Street and multi-story residential buildings; to the southeast by Hooper Street, a multi-story public religious facility, and a multi-story office building; and to the southwest by Kent Avenue and a warehouse/shipping logistic facility.

The Project Locus is shown on Figure 1; the Site Plan is shown on Figure 2; the 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; and a map showing the adjoining properties is included as Figure 6.

Site Features

The Site is comprised of two tax lots within Block 2197. Lot 3 is a 32,737-sq-ft rectangular-shaped lot improved by a vacant one-story manufacturing facility. Lot 15 is a 22,741-sq-ft irregularly shaped lot improved by a one-story manufacturing facility, a storage facility, and a partial basement.

Current Zoning and Land Use

According to the New York City Planning Commission Zoning Map 12d, the Site is located within an M1-2 manufacturing zoning district. The Site is currently vacant and is undergoing a rezoning effort with the New York City Department of City Planning to transition zoning to residential use.

Past Site Use

The Site was first developed in the late 1800s. The northern portion of the Site was occupied by a manufactured gas plant (MGP) site with a gas holder from the late 1800s through the mid-1930s. Initial gas plant operations were performed under Nassau Gas Works and later transitioned to Brooklyn Union Gas Co. by the early 1900s. The southern portion of the Site was occupied by a chrome steel works facility in the late 1800s, consisting of a foundry, rolling mill, and gas producers. By the late 1910s, chrome steel operations ceased, and the southern portion of the Site was taken over by Bramhall Deane Co., a heavy cooking appliance manufacturer and copper smelter. Around the mid-1930s, the southern portion of the Site was occupied by Eastern Can Co. Inc., a metal can manufacturing facility. Sometime between 1935 and 1947, Eastern Can Co. Inc. operations were Site-wide and comprised a series of machine shops; the former gas plant operations in the northern portion of the Site ceased. The former gas holder area was redeveloped into the existing one-story structure with a mezzanine and utilized for metal can manufacturing. Eastern Can Co. Inc. operations continued through the 1960s or later. By 1976, NAP Industries, a plastic label and bag manufacturing facility, occupied the Site and has recently vacated the Site. No significant changes to the subject property features or use have been noted since 1976.

Site Geology and Hydrogeology

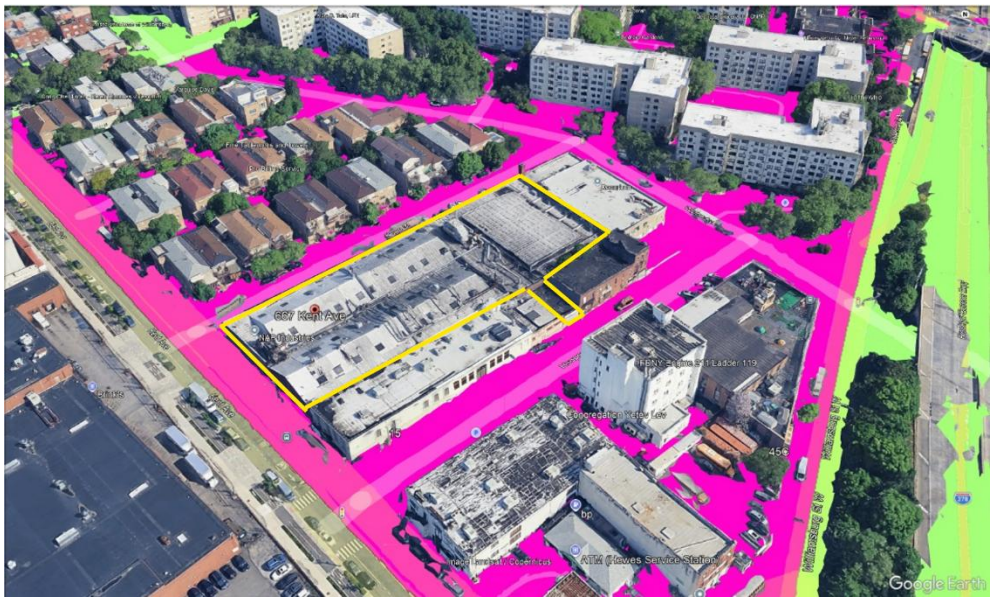
Based on the findings from a Limited Phase II Environmental Site Investigation (ESI) performed by H & A of New York Engineering and Geology, LLP (Haley & Aldrich of New York) in May 2024, the Site is underlain by urban fill, generally consisting of brown to dark brown medium to coarse sand and varying amounts of silt, brick, concrete, and gravel. The urban fill layer was observed at surface grade down to about 10 to 12 feet (ft) below grade surface (bgs). Under the urban fill layer was a potential native layer consisting of brown medium to fine sand with varying amounts of silt and gravel extending to at least 24 ft bgs. The depth to groundwater is approximately 16 to 20 ft bgs, with groundwater flow generally to the southwest toward the Navy Yard Basin. The estimated depth to bedrock beneath the Site is greater than 100 ft bgs. The elevation of the Site is approximately 16 to 21 ft above mean sea level (amsl). The topography of the Site is relatively flat with a gentle slope to the southwest, toward Kent Avenue.

Environmental Zone Designation

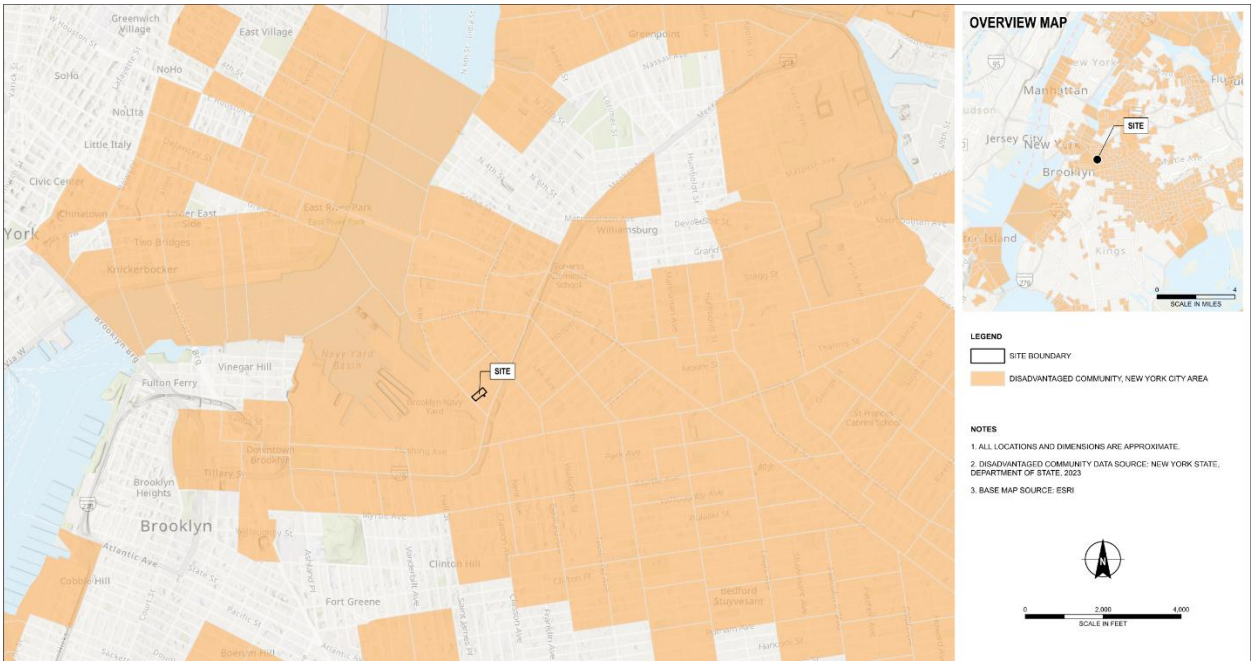
The entire Site footprint (100 percent) is located in EnZone Type B in Census Track 539 (GEOID 36047053900).The approximate Site boundary is shown in yellow.

539

	539
STATEFP	36
COUNTYFP	047
TRACTCE	053900
GEOID	36047053900
NAME	539
NAMELSAD	Census Tract 539
MTFCC	G5020
FUNCSTAT	S
ALAND	101381
AWATER	0
INTPTLAT	+40.7026477
INTPTLON	-073.9625584
FIPS	36047053900
County_FIPS	36047
Geography	Census Tract 539
County	Kings County
UnempRate	5.6
NYS_UR	7.1
Pov_Rate	53
County_PR	19.2
CountyRateX2	38.4
Criteria_A	
Criteria_B	Y
Both_AB	
EnZoneType	B



The entire Site footprint (100 percent) is located within a designated Disadvantaged Community (DAC).



SECTION I.8: PREVIOUSLY REMEDIATED

The former gas holder and MGP area of the Site (Lot 15) is grouped in with the K-Keap Street Station Administrative Order on Consent (New York State Department of Environmental Conservation [NYSDEC] Index No. CO 2-20230307-68), which includes the Brooklyn Navy Yard located west of the Site, a former MGP site that most recently operated under National Grid. The Administrative Order on Consent was issued due to MGP-related contamination identified in these areas, including coal tar, dense non-aqueous phase liquid (DNAPL), and other hazardous impacts to subsurface media. No observations of DNAPL, coal tar, or hazardous impacts have been identified on the Site; however, due to the continued presence of the gas holder, MGP operations on the Site, and contamination identified during the limited Phase II ESI, there is the potential that impacts exist.

In July 2009, Arcadis conducted an investigation on behalf of National Grid, as required by the NYSDEC Administrative Order on Consent, in order to investigate soil and groundwater relative to the former gasification system. The report concluded that no further investigation was required at the Site. It is our understanding that the Site has not been subject to any remedial activities following that investigation.

SECTION I.14: ENVIRONMENTAL ASSESSMENT

The Requestor seeks entry into the NYSDEC Brownfield Cleanup Program (BCP) at the investigation stage. A Limited Phase II ESI was completed in March 2024 by Haley & Aldrich of New York.

Based on data collected in March 2024 during the Limited Phase II ESI, the primary contaminants of concern for the Site are semi-volatile organic compounds (SVOCs), specifically polycyclic aromatic hydrocarbons (PAHs), and metals in soil, and chlorinated volatile organic compounds (CVOCs) in soil vapor. The suspected source of contamination is former manufacturing uses, including a Manufactured

Gas Plant (MGP) with former gas producers, gasholders, and a gasoline tank. Known MGP-related contamination was identified in 2009 (prior to the Applicant acquiring the property). Additionally, previous industrial use of the property, including chrome steel works manufacturing (late 1800s-1910s), heavy cooking appliance manufacturing (1910's-1930's), and metal cans manufacturing (1930's-1960's) at the site are suspected to be the source of non-MGP related contamination present at the site. Additional investigation is necessary to determine if an on-Site source of CVOCs exists

A summary of findings from the May 2024 Limited Phase II ESI is provided below:

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) and Restricted-Residential Soil Cleanup Objectives (RRSCOs). The soil findings from the 2024 Limited phase II ESI performed by Haley & Aldrich of New York are summarized as follows:

- No volatile organic compounds (VOCs) were detected above UUSCOs and/or RRSCOs in the soil samples.
- Seven SVOCs, specifically PAHs, were detected at concentrations exceeding UUSCOs and RRSCOs in one shallow soil sample (HS-SB04_1-3), including:
  - Benzo(a)anthracene (concentration of 15 milligrams per kilogram [mg/kg]);
  - Benzo(a)pyrene (concentration of 13 mg/kg);
  - Benzo(b)fluoranthene (concentration of 14 mg/kg);
  - Benzo(k)fluoranthene (concentration of 5.2 mg/kg);
  - Chrysene (concentration of 15 mg/kg);
  - Dibenzo(a,h)anthracene (concentration of 1.7 mg/kg); and
  - Indeno(1,2,3-cd)pyrene (concentration of 6.9 mg/kg)
- Six total metals were detected at concentrations exceeding the UUSCOs and/or RRSCOs in soil samples analyzed, including:
  - Arsenic above the RRSCO in two soil samples and above the UUSCO in two soil samples; maximum concentration of 25 mg/kg in HA-SB10_6-8.
  - Lead above the RRSCO in four soil samples and above the UUSCO in four soil samples; maximum concentration of 2700 mg/kg in HA-SB09_2-4.
  - Mercury above the RRSCO in two soil samples and above the UUSCO in seven soil samples; maximum concentration of 3.69 mg/kg in HA-SB06_2-4.
  - Copper above the UUSCO in five soil samples at a maximum concentration of 154 mg/kg in HA-SB06_2-4.
  - Zinc above the UUSCO in six soil samples at a maximum concentration of 257 mg/kg in HA-SB04_1-3.
- Two CVOCs were detected at concentrations above the laboratory detection limits, but below comparison criteria, including tetrachloroethene (PCE) in three soil samples, HA-SB07_2-4, HA-SB08_4-6, and HA-SB09_2-4 at concentrations of 0.00053 mg/kg, 0.0097 mg/kg, and 0.012 mg/kg respectively; and trichloroethene (TCE) in one soil sample, HA-SB09_2-4, at a concentration of 0.00018 mg/kg.

Comparisons of soil analytical results from the Limited Phase II ESI to RRSCOs and UUSCOs are mapped on Figure 8 in Section VI.3 of this application.

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 2024 Limited Phase II ESI performed by Haley & Aldrich of New York are summarized as follows:

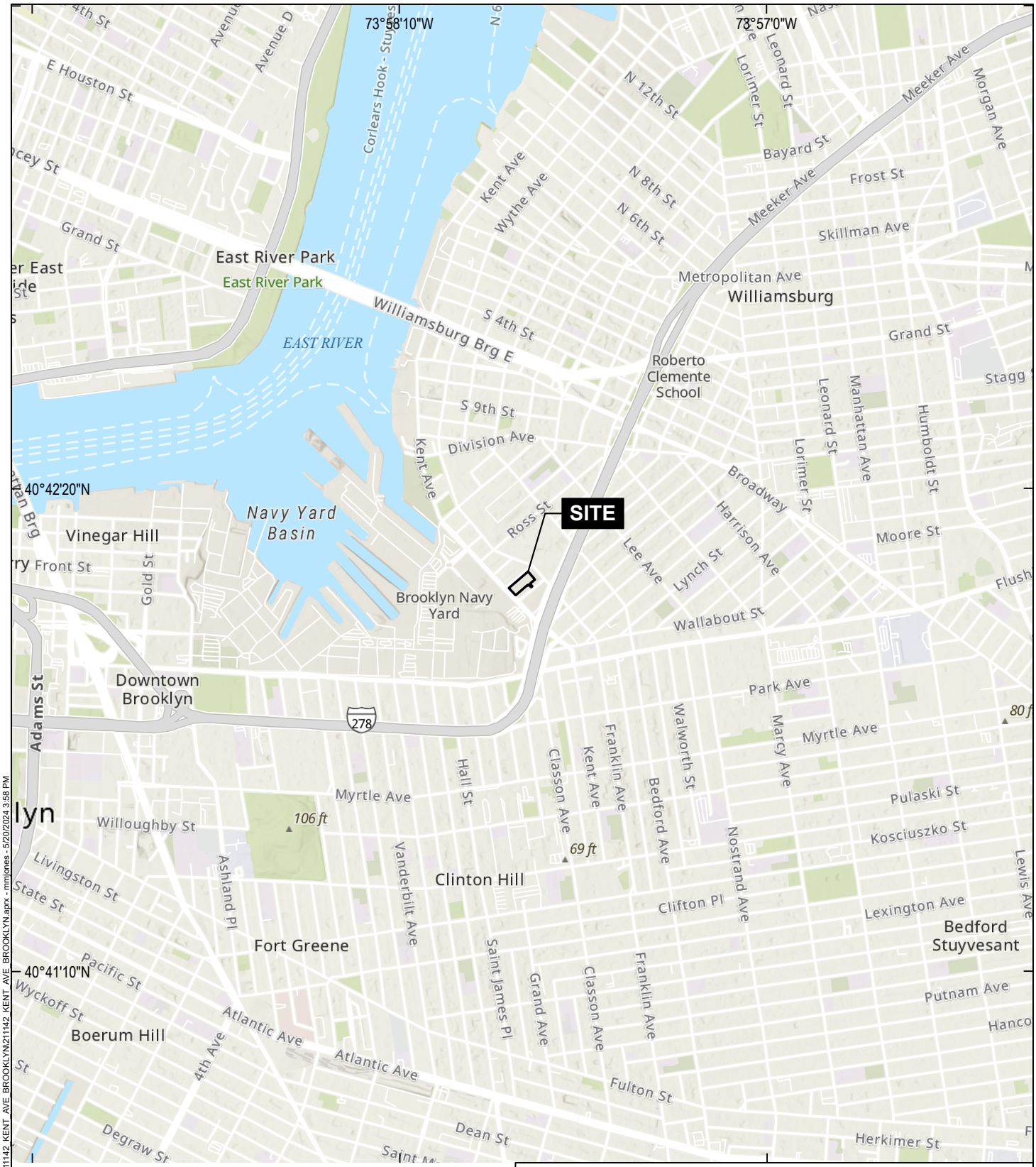
- No VOCs were detected above applicable standards in groundwater samples.

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. The soil vapor findings from the 2024 Limited Phase II ESI performed by Haley & Aldrich of New York are summarized as follows:

- Total VOC concentrations in soil vapor samples ranged from 215.57 micrograms per cubic meter ($\mu g/m^3$) in SV-02 to a maximum concentration of 1787.09 $\mu g/m^3$ in SV-01, which was collected in the former gas holder area.
- Total concentration of petroleum-related VOCs, including benzene, toluene, ethylbenzene, p,m-xylenes, o-xylene (BTEX), ranged from 5.242 $\mu g/m^3$ in SV-03 to a maximum concentration of 25.38 $\mu g/m^3$ in SV-02.
- Three CVOCs were detected in soil vapor samples, including 1,1,1-trichloroethane in all three samples (maximum concentration 11.9 $\mu g/m^3$ in SV-01), PCE in two samples (maximum concentration 484 $\mu g/m^3$ in SV-03), and TCE in one sample (at a concentration of 3.42 $\mu g/m^3$ in SV-03). Total concentration of CVOCs ranged from 11.9 $\mu g/m^3$ to a maximum concentration of 493.37 $\mu g/m^3$. No other CVOCs were detected above laboratory detection limits in soil vapor samples analyzed.

Detected concentrations in soil vapor are mapped on Figure 9 in Section VI.3 of this application.



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HALEY ALDRICH

PHASE I ENVIRONMENTAL SITE ASSESSMENT
667 KENT AVENUE / 25 HOOPER STREET
BROOKLYN, NEW YORK

PROJECT LOCUS

MAP SOURCE: ESRI
SITE COORDINATES: 40°42'06"N, 73°57'47"W

APPROXIMATE SCALE: 1 IN = 2000 FT
MAY 2024

FIGURE 1

LEGEND

SITE BOUNDARY

PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. PARCEL DATA SOURCE: KINGS COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 8 MARCH 2024

N

0 50 100

SCALE IN FEET

HALEY ALDRICH

PHASE I ENVIRONMENTAL SITE ASSESSMENT
667 KENT AVENUE / 25 HOOPER STREET
BROOKLYN, NEW YORK

SITE PLAN

MAY 2024

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

N

0 80 160
SCALE IN FEET

HALEY ALDRICH

667 KENT AVENUE / 25 HOOPER STREET
BROOKLYN, NEW YORK

TAX LOT MAP

MARCH 2026

FIGURE 3

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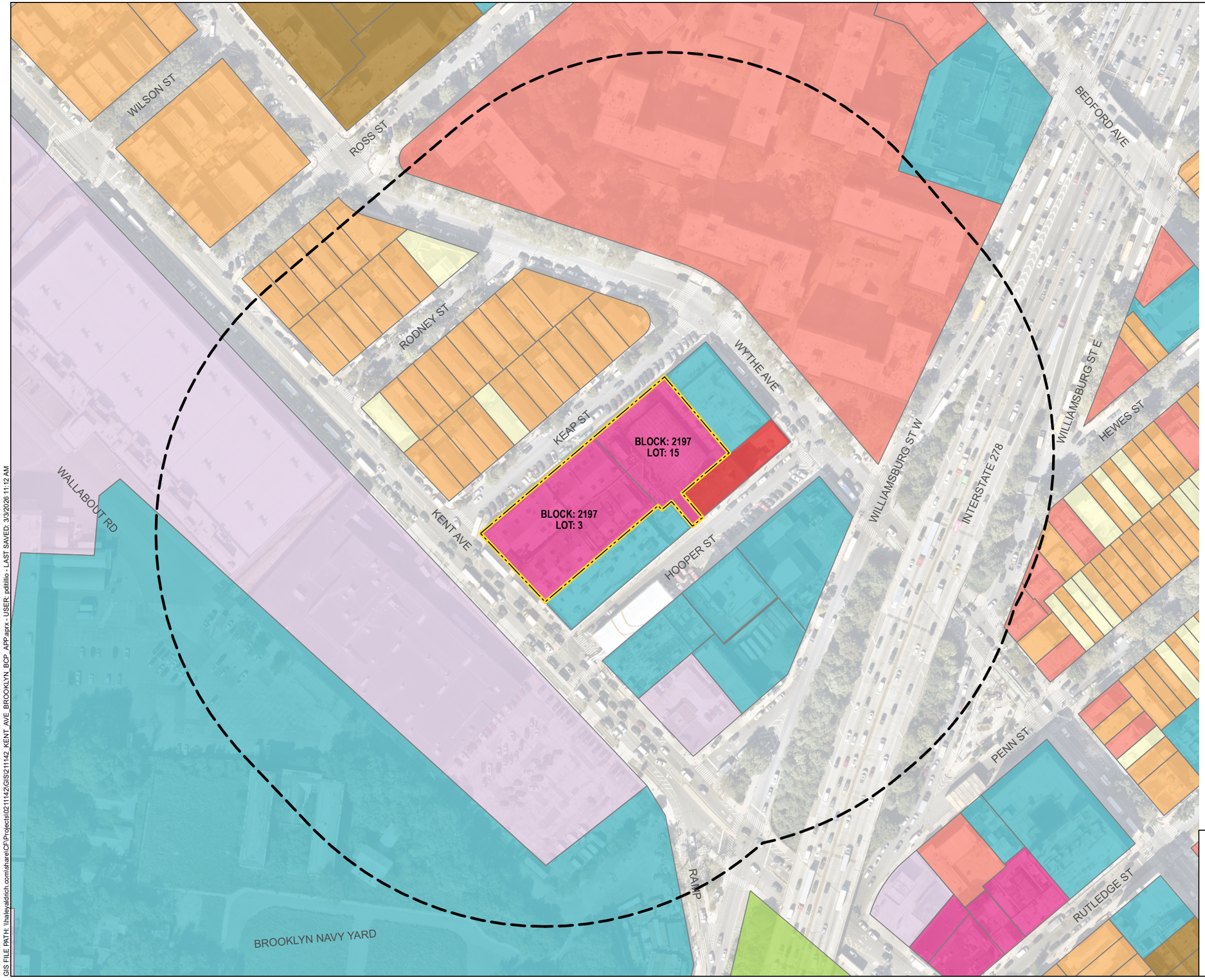

LEGEND

- 500-FT BUFFER OF SITE BOUNDARY
- SITE BOUNDARY
- PARCEL BOUNDARY

LAND USE CATEGORY

- ONE AND TWO FAMILY BUILDINGS
- MULTI-FAMILY WALK-UP BUILDINGS
- MULTI-FAMILY ELEVATOR BUILDINGS
- MIXED RESIDENTIAL AND COMMERCIAL BUILDINGS
- COMMERCIAL AND OFFICE BUILDINGS
- INDUSTRIAL AND MANUFACTURING BUILDINGS
- TRANSPORTATION AND UTILITY
- PUBLIC FACILITIES AND INSTITUTIONS
- OPEN SPACE AND OUTDOOR RECREATION

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

N

0 150 300

SCALE IN FEET

HALEY ALDRICH

667 KENT AVENUE / 25 HOOPER STREET
BROOKLYN, NEW YORK

SURROUNDING LAND USE AND SENSITIVE RECEPTORS MAP

MARCH 2026

FIGURE 4

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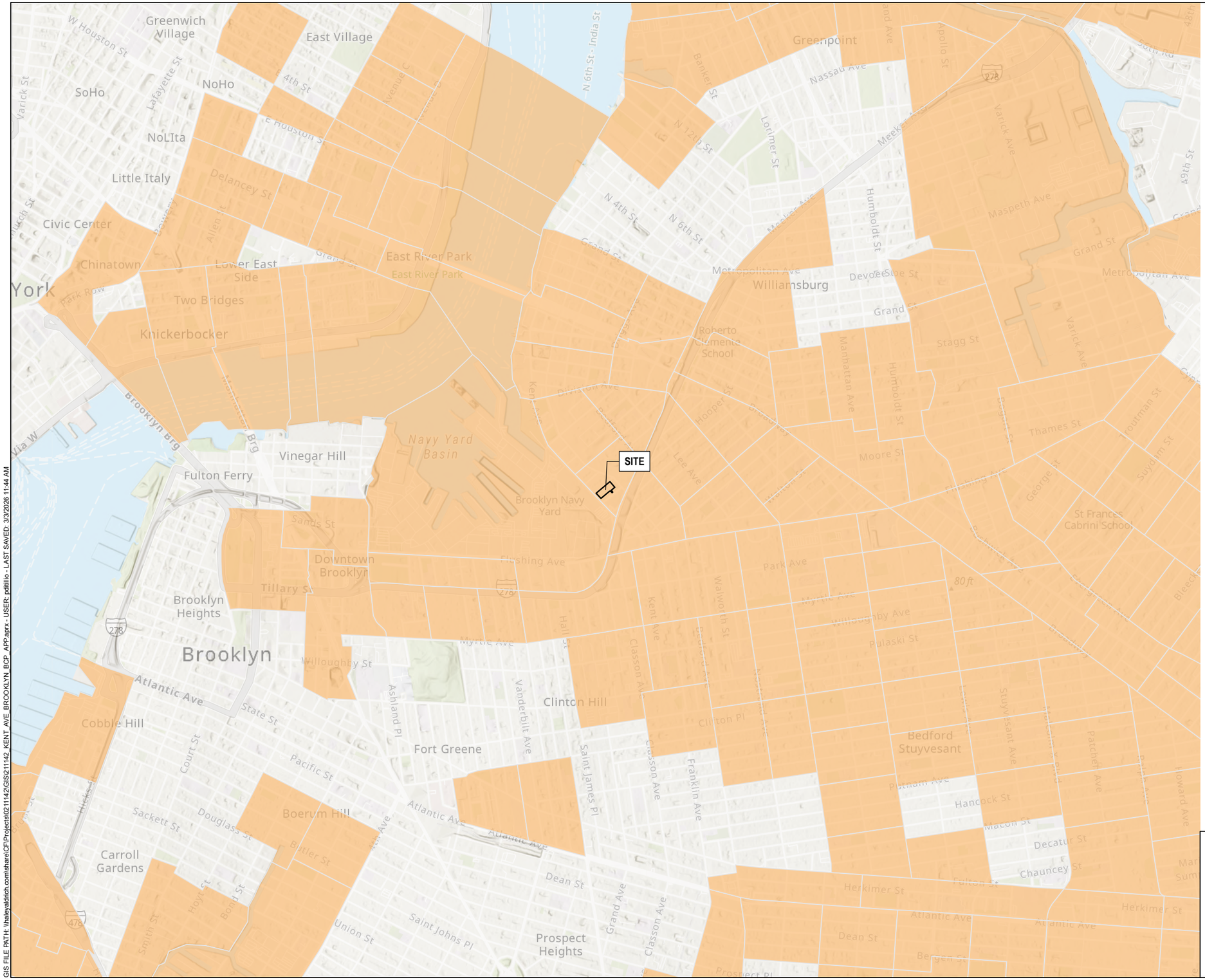
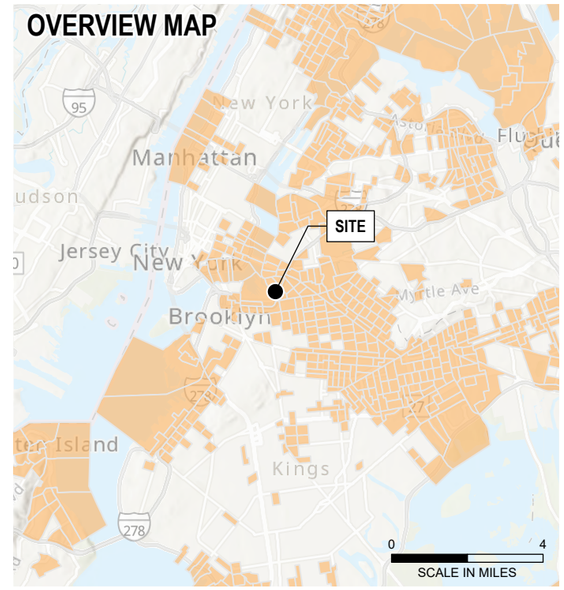


OVERVIEW MAP



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

N

0 2,000 4,000
SCALE IN FEET

HALEY ALDRICH

667 KENT AVENUE / 25 HOOPER STREET
BROOKLYN, NEW YORK

DISADVANTAGED COMMUNITIES

MARCH 2026

FIGURE 5

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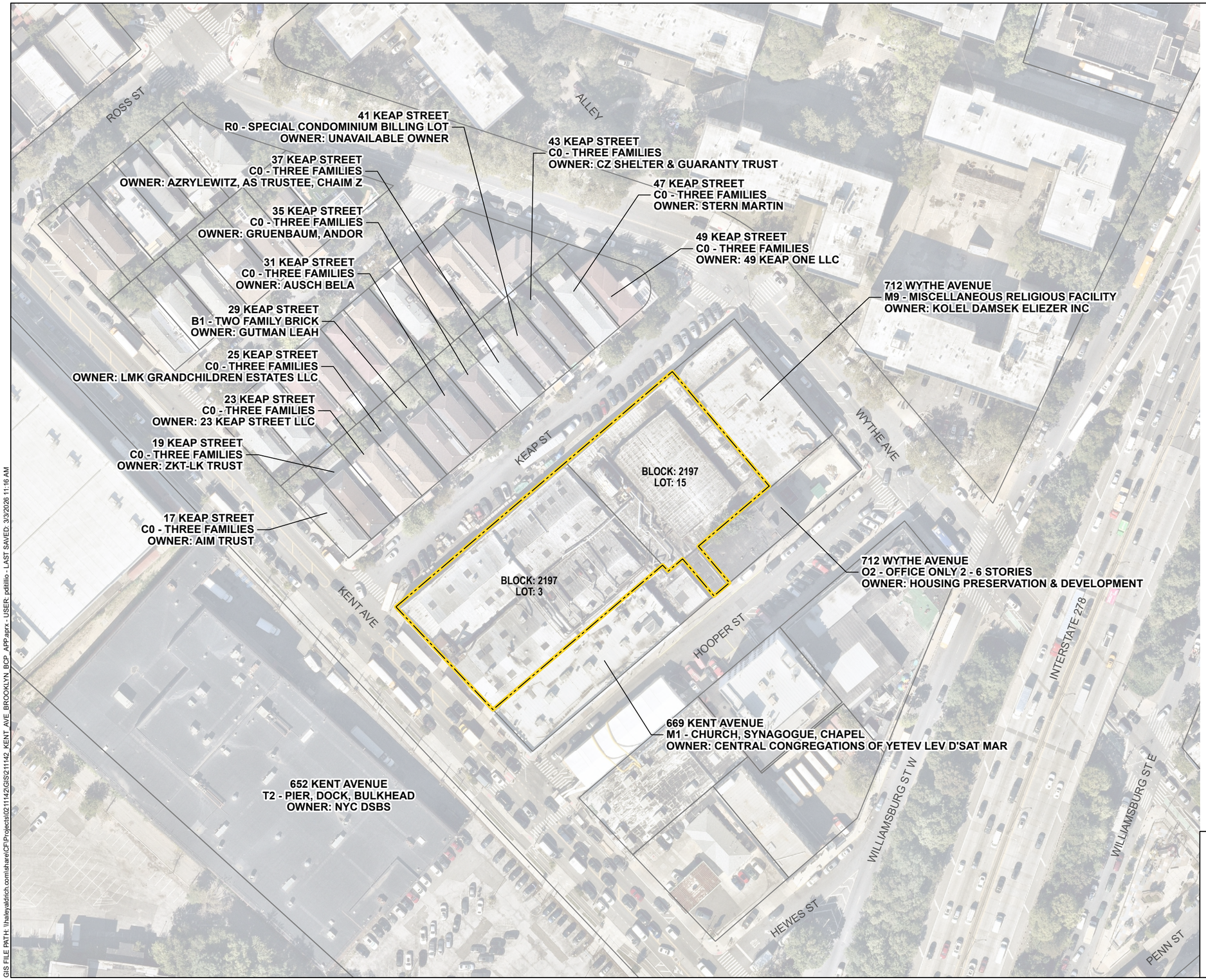


LEGEND

SITE BOUNDARY

PARCEL BOUNDARY, WITH LAND USE CLASS AND OWNER INFORMATION

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

N

0 100 200

SCALE IN FEET

HALEY ALDRICH

667 KENT AVENUE / 25 HOOPER STREET
BROOKLYN, NEW YORK

ADJOINING PROPERTIES SITE MAP

MARCH 2026

FIGURE 6

GIS FILE PATH: \\haleyaldrich.com\share\CFLProjects\02111142\GIS\211142_KENT_AVE_BROOKLYN_BCP_APP.aprx - USER: pdilillo - LAST SAVED: 3/3/2026 11:16 AM

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, composed of one rectangular-shaped lot (Lot 3) and one irregularly shaped lot (Lot 15), is approximately 55,478 sq ft in size. The Site is improved with a one-story manufacturing facility adjoined by another one-story manufacturing facility, a storage facility, and a partial basement. The Site was first developed in the late 1800s. The northern portion of the Site was occupied by an MGP site with a gas holder, originally operated under Nassau Gas Works and later transitioned to Brooklyn Union Gas Co. in the early 1900s. The southern portion of the Site was occupied by a chrome steel works facility, consisting of a foundry, rolling mill, and gas producers. By the late 1910s, the southern portion of the Site was taken over by Bramhall Deane Co., a heavy cooking appliance manufacturer and copper smelter. Around the mid-1930s, the southern portion of the Site was occupied by Eastern Can Co. Inc., a metal can manufacturing facility. Sometime between 1935 and 1947, Eastern Can Co. Inc. took over Site-wide operations, at which time former gas plant operations in the northern portion of the Site ceased. The former gas holder area was redeveloped into the existing one-story structure with a mezzanine and utilized for metal can manufacturing. Eastern Can Co. Inc. operations continued through the 1960s or later. By 1976, NAP Industries, a plastic label and bag manufacturing facility, occupied the Site. The site is currently vacant, and no significant changes to the Site features or use have been noted since 1976.

The Requestor is the current owner and operator of the Site.

The proposed project will include:

1. Demolition of the existing building to facilitate the Remedial Investigation (RI);
2. Performance of an RI to characterize the nature and extent of contamination and identify remedial measures;
3. Excavation and off-Site disposal of contaminated soil; and
4. 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 multi-story residential building. The building will be accessible via Kent Avenue. The new development is anticipated to include a one-cellar level requiring excavation extending to approximately 12 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 SVOCs (specifically PAHs) and metals, and soil vapor impacted with CVOCs.

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

Project Schedule

Following the NYSDEC's determination that a complete BCP Application has been received, a 30-day public comment period will commence. If the Requestor is accepted into the BCP and the draft RIWP is approved by the NYSDEC, the remedial contractor will mobilize to the Site to begin implementation of the RI. A preliminary BCP timeline and project schedule are included as an attachment. Completion of the remedy is anticipated by January 2027, with a Certification of Completion expected by Summer 2027. A tentative project schedule is below.

Task	Duration (days)	Start	End	2026												2027						
				Jan	Feb	Mar	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	Jul
Application Execution, Permitting, Remedial Investigation, Remedial Investigation Report, Remedy Design, Remdial Action Work Plan, 30-Day Comment Period	243	1/1/2026	6/30/2026																		
Remedy Implementation	180	6/30/2026	1/31/2027																		
Preparation of FER and SMP	60	1/31/2027	3/31/2027																		
NYSDEC & NYSDOH Review of FER & SMP	45	3/31/2027	5/15/2027																		
NYSDEC Issues COC	45	5/15/2027	7/31/2027																		

Green and Sustainable Remediation (GSR)

NYSDEC's Division of Environmental Remediation (DER)-31 Green Remediation requires that Green Remediation concepts, best practices, and techniques be considered during all stages of the remedial program, including RI, Remedial Design/Remedial Action, and Site management, as applicable, with the goal of improving the sustainability of the cleanup and summarizing the net environmental benefit of any implemented green technology. 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. The following table outlines GSR principles that with be incorporated into each phase of the project:

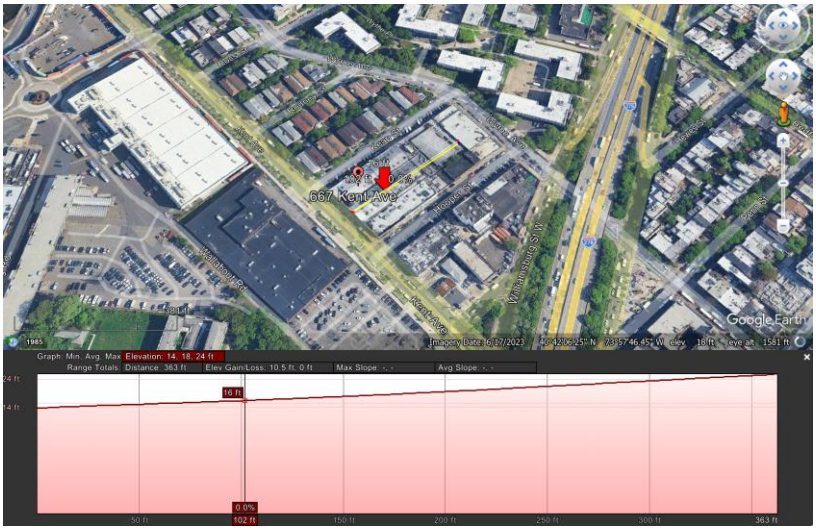
Practive/Technique	Potential Benefits[1]	Project Phase for Potential Incorporation
Use renewable energy where possible or purchase Renewable Energy Credits	Reduce/supplement purchased energy use	Remedial Investigation and Remedial Action
Use of remediation technologies with an intermittent energy supply (i.e., energy use during peak energy generation only)	Reduce energy use	Remedial Action
Incorporate green building design	Reduce future use impacts	Remedial Action/Redevelopment

Reuse and recycle construction and demolition debris and other materials (i.e., grind waste wood and other organics for on-site use)	Reduce waste and material use	Remedial Investigation; Remedial Action
Design cover systems to be useable (i.e., habitat or recreation)	Reduce construction impacts of future development	Remedial Action/Redevelopment
Reduce vehicle idling	Reduce air emissions and fuel use	Remedial Investigation and Remedial Action
Sequence work to minimize double-handling of materials	Reduce construction impacts	Remedial Investigation and Remedial Action
Use enery-efficient systems and office equipment in the job trailer	Reduce energy use	Remedial Action
[1]Potential benefits listed are not comprehensive and will vary depending upon the site and implementation of the practice or technique		

Climate Change Screening

Background Information

- Site Location: 667 Kent Avenue, Brooklyn, New York 11249
- Site Elevation (average above sea level): Approximately 16 to 21 ft amsl (Brooklyn 2019 U.S. Geological Survey [USGS] 7.5 Minute Topographic Map)



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

- Remedial Stage/Site Classification: BCP Application/Investigation
- Contamination - Media Impacted/ Contaminants of Concern: SVOCs (specifically the PAHs) and metals in soil; and CVOCs (specifically PCE and TCE) in soil vapor.
- Is the site in proximity to any sensitive receptors? (e.g., wetlands, waterbodies, residential properties, hospitals, schools, drinking water supplies, etc.) There are four sensitive receptors within a 500-ft radius of the Site: (1) Congregation Yetev Lev at 13-14 Hooper Street, (2) Fire Department of New York (FDNY) Engine 211/Ladder 119 at 26 Hooper Street, (3) United Academy at 45 Williamsburg Street W, and (4) Decorium at 712 Wythe Avenue, with residential buildings along Wythe Avenue and Keap Street.

Is the site in a disadvantaged community (DAC) or potential environmental justice area (PEJA) (Use DECinfolocator: DECinfo Locator (ny.gov))?

X Yes ☐ No

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

☐ Yes X 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 X No

Climate Screening Table*

Potential Climate Hazards	**Relevant to the Site Location** (Y/N/NA)[1]	**Projected Change** (Resilience Analysis and Planning Tool; RAPT)/arcgis.com[3]	**Potential to Impact Remedy** (Y/N)	**Is remedy/site already resilient?** (Y/N)[4]
Precipitation	N	N/A	N/A	N/A
Temperature[2] (Extreme Heat or Cold Weather Impacts)	Y	Y (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	N	N/A (FEMA FloodMapper)	N/A	N/A
Storm Surge	N	N/A (NWS Storm Surge Hazard Map)	N/A	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

Notes:
FEMA = Federal Emergency Management Agency
NOAA = National Oceanic and Atmospheric Administration
NWS = National Weather Service

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

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

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

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

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

Conduct severe weather storm inspections during the active remedy. Inspect dewatering systems prior to anticipated storm events that could result in a power outage, and after storm events.

ATTACHMENT C

Section III: Ecological Concerns

SECTION III: ECOLOGICAL CONCERNS

Fish and Wildlife Resources Impact Analysis

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

The Site was developed as two separate lots as early as the late 1800s for industrial use until sometime between 1935 and 1947, when the lots were combined into one manufacturing plant. The Site is located in the Williamsburg 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 East River is located approximately 1,338 ft (0.25 miles) west of the Site. The proposed future use of the Site is residential. Based on the requirements stipulated in Section 3.10 and Appendix 3C of DER-10, there is no need to prepare a Fish and Wildlife Resource Impact Analysis for this Site.

ATTACHMENT D

Section IV: Land Use Factors

SECTION IV: LAND USE FACTORS

Zoning

According to the New York City Planning Commission Zoning Map 12d, the Site is located within an M1-2 manufacturing zoning district. The intended post-development use of the Site is as a new multi-story residential building.

Current Use

The approximately 55,478-sq-ft (1.270-acre) Site is currently vacant; the Site was vacated in February 2026. The Site is currently at grade with the surrounding area and is capped with concrete.

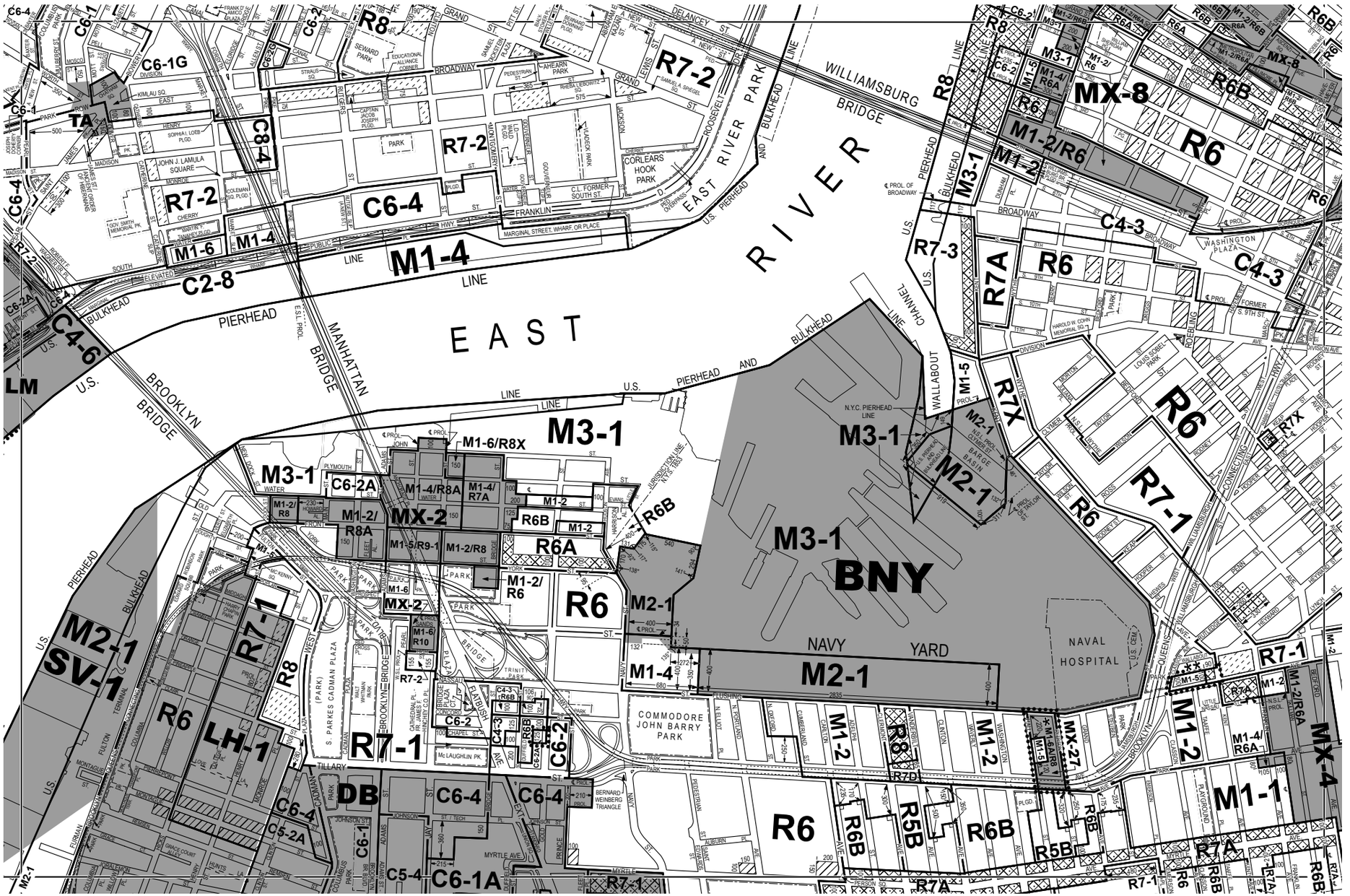
Intended Use Post-Remediation

Although future development plans are in preliminary design phases, the proposed development will consist of constructing a new multi-story residential building with approximately 30 percent affordable housing units.

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

According to the New York City Planning Commission Zoning Map 12d, the Site is located within an M1-2 manufacturing zoning district. The proposed development of a new multi-story residential building is not consistent with the current zoning; however, a Uniform Land Use Review Procedure (ULURP) rezoning application will be submitted to the New York City Department of City Planning, and the Site will undergo the ULURP process in conjunction with the BCP/remedy.

The applicable zoning map is included as an attachment. The Site is located in a DAC.


EAST RIVER
BNY
M3-1
M2-1
M1-4
C6-4
C2-8
C4-6
R8
R7-2
R7-1
R6
R6A
R6B
R7A
R7X
R7-3
C4-3
MX-8
MX-2
M1-2/R6
M1-6/R8X
M1-4/R8A
M1-2/R8A
M1-5/R9-1
M1-6/R10
M1-2/R8
M1-4/R7A
M1-2/R8
M1-2/R6
M1-4/R6A
M1-2/R6A
M1-5
M1-6
M1-2
C6-2A
C6-2
C4-3
C6-1G
C8-4
C6-1
C6-2G
C5-4
C5-2A
C6-1A
C6-4A
M2-1 SV-1
R7-1 LH-1
R6 LH-1
DB
TA
LM
R7-1
R6
M1-1
MX-4
MX-27
R5B
R6B
R6A
R7A
R7-1
R6
M1-2/R6A
M1-4/R6A
M1-5/R8
M1-5A/R8
R7D/R8
R7X
R7-1
R6
M1-1
M1-2
M1-5
M2-1
M3-1
M1-2/R6
M1-2/R6A
M1-4/R6A

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 is Kent Ave Property LLC. The 1.270-acre Site is currently vacant.

Previous Owners and Operators

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

Date	Document Type	First Party	First Party Address	Second Party	Relationship of First Party to Applicant	First Party Contact Information		
						Name	Address	Phone/ Email
10/03/2022	Deed (Lot 3 and 15)	NAP Industries, Inc.	667 Kent Avenue Brooklyn, NY 11249	Kent Ave Property LLC	Father (deceased)	Morris Lowy (deceased)	667 Kent Avenue, Brooklyn, New York	N/A
06/24/1998	Deed (Lot 15)	New York Job Development Authority	633 Third Avenue New York, NY 10017	NAP Industries, Inc.	None	Garry P. Ryan	633 Third Avenue, New York, NY	Not Available
11/13/1973	Deed (Lot 3)	North Eleventh Corp	170 North Eleventh Street Brooklyn, NY 11211	NAP Industries, Inc.	None	Not Available	170 North Eleventh Street, Brooklyn, NY	Not Available

Reference: New York City Department of Finance Automated City Register Information System (ACRIS) website: https://a836-acris.nyc.gov/DS/DocumentSearch/BBL. All available current and former names, addresses, and telephone numbers of the previous property operators are provided above. Contact information for New York Job Development Authority and Name/contact information for North Eleventh are not available.

**Joe Lowy of Kent Ave Property LLC (The Requestor) purchased the property ("Site") from his father, Morris Lowy of Nap Industries, Inc., on October 3, 2022. The sale included Kent Ave Property LLC acquiring the property (667 Kent Avenue) and Nap Industries Group LLC purchasing the operating business (NAP Industries, Inc). Operations fully ceased in February 2026, and the Site is currently vacant.*

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

Name	**Relationship to Property**	**Address and Phone Number**	**Relationship to Applicant**
NAP Industries Group LLC	Operator (October 2022 to February 2026)	667 Kent Avenue, Brooklyn, NY	Member
NAP Industries, Inc	Operator (1976 to 2022)	667 Kent Avenue, Brooklyn, NY	Owner Morris Lowy (deceased father of Joe Lowy)
Metropolitan Mirror & Glass Co. Morris S. Rubin Louis J Shapiro	Operator (1928 to 1949) Operator (1928 to 1934) Operator (1928 to 1945)	667 Kent Avenue, Brooklyn, NY	None
Felix Conrad	Operator (1928)	667 Kent Avenue, Brooklyn, NY	None

Reference: The EDR City Directory Abstract (inquiry number 7654035.5) is included in the Phase I Environmental Site Assessment (ESA) completed by Haley and Aldrich of New York in August 2024. New York City Department of Finance ACRIS website: https://a836-acris.nyc.gov/DS/DocumentSearch/BBL.

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:

1. *Site Characterization Oversight*, 46 Keap Street, Brooklyn, New York, prepared by Langan Engineering and Environmental Services (Langan), dated December 18, 2009.
2. *Phase I Environmental Site Assessment*, 667 Kent Avenue and 46 Keap Street, Brooklyn, New York, prepared by Global Realty Services Group (GRS), dated March 9, 2022.
3. *Phase II Environmental Assessment Limited Subsurface Investigation*, 667 Kent Avenue and 46 Keap Street, Brooklyn, New York, prepared by GRS, dated April 29, 2022.
4. *ASTM Phase I Environmental Site Assessment*, 667 Kent Avenue and 25 Hooper Street, Brooklyn, New York, prepared by Haley & Aldrich of New York, dated August 15, 2024.
5. Limited Phase II Environmental Site Investigation Report, 667 Kent Avenue and 25 Hooper Street, Brooklyn, New York, prepared by Haley & Aldrich of New York, dated August 20, 2024.

***Site Characterization Oversight*, 46 Keap Street, Brooklyn, New York, prepared by Langan, dated December 18, 2009**

Langan conducted oversight during the July 2009 Arcadis Investigation at 46 Keap Street and the off-Site exterior sidewalk areas. National Grid, the former owner of the gas holder station, was required under an Administrative Order on Consent with NYSDEC to investigate soil and groundwater relative to the former gasification system. During the investigation, Arcadis installed three soil borings (SB-5, SB-6, and SB-7) to 45 ft bgs in the interior of the existing building on Lot 15. SB-6 was converted into a temporary well point. Additionally, four borings (MW-1 through MW-4) were installed within off-Site exterior sidewalk areas and converted into monitoring wells. Seven soil samples collected from 0 to 5 ft bgs and three soil samples collected from 15 to 25 ft bgs were submitted for laboratory analysis of VOCs, SVOCs, and cyanide. The soil sample results are summarized in the following:

- Concentrations of SVOCs, specifically PAHs, barium, and lead, were above applicable standards in soil samples collected 0 to 5 ft bgs.
- Benzene, naphthalene, and cyanide were also detected in soil samples collected 0 to 5 ft bgs; however, not at levels above applicable standards.

Langan reported that groundwater was encountered at approximately 12 to 13 ft bgs. Groundwater samples were submitted for laboratory analysis of VOCs, SVOCs, Priority Pollutant List (PPL) metals, and cyanide. The groundwater sample results are summarized in the following:

- MGP-related constituents, specifically benzene and ethanol, exceeded AWQS in the groundwater sample collected 16 ft bgs in the former gas holder area.
- In the groundwater sample collected from the on-Site temporary well point TWP-6, the SVOC bis(2-ethylhextyl)phthalate exceeded NYSDEC AWQS.

Langan stated that conclusions on overall on-Site impacts could not be presented based on the limited focus of the Site investigation.

***Phase I Environmental Site Assessment,* 667 Kent Avenue and 46 Keap Street, Brooklyn, New York, prepared by GRS, dated March 9, 2022**

GRS performed a Phase I ESA at 667 Kent Avenue/46 Keap Street in March 2022. GRS identified one Recognized Environmental Condition (REC) based on long-term industrial use at the subject property, partially performed prior to the promulgation of regulations regarding hazardous waste storage and disposal and tank maintenance and removal, as well as more recent industrial operations and violations associated with hazardous waste.

***Phase II Environmental Assessment Limited Subsurface Investigation*, 667 Kent Avenue and 46 Keap Street, Brooklyn, New York, prepared by GRS, dated April 29, 2022**

GRS performed a limited subsurface investigation at 667 Kent Avenue/46 Keap Street in April 2022 to screen for potential impacts to soil from identified areas of concern in order to evaluate the related likelihood of a significant release of chemicals of concern. As a part of this investigation, four soil borings were installed with SB-1 and SB-2 located on the Site and SB-3 and SB-4 located on the off-Site sidewalk. The analytical results are summarized as follows:

- Mercury and acetone levels were found to be at levels above Part 375 Protection of Groundwater Soil Clean Up Objectives (PGWSCOs), but below that of the Commercial Use Soil Cleanup Objectives (CUSCOs).

Based on the lack of usable groundwater in the New York City area, the lack of groundwater detected in the soil borings, and the lack of impact at greater depths for the mercury detected, GRS concluded that no further investigation was warranted for the REC identified in the ESA.

***ASTM Phase I Environmental Site Assessment*, 667 Kent Avenue and 25 Hooper Street, Brooklyn, New York, prepared by Haley & Aldrich of New York, dated August 15, 2024**

Haley & Aldrich of New York performed a Phase I ESA at 667 Kent Avenue/25 Hooper Street in August 2024 for Kent Ave Property, LLC, to assess whether RECs, Historical RECs (HRECs), and/or Controlled RECs (CRECs) were associated with the Site. The Phase I ESA identified the following RECs for the Site:

- REC #1: Known Contamination at Subject Property

  Soil and groundwater contamination were identified at the Site in 2009 during an investigation conducted by Arcadis on behalf of National Grid, the former owner of the gas holder station. This investigation was required under an Administrative Order on Consent with NYSDEC to investigate soil and groundwater relative to the former gasification system. Groundwater results identified concentrations of benzene, an MGP-related constituent; 2-ethylhexl, a plasticizer; and metals above AWQS. PAHs and metals were identified in soil samples at concentrations above UUSCOs; free cyanide was present, but at concentrations below the UUSCO. Previous reports indicate black staining and odors observed in soils 15 to 20 ft bgs in the former gas holder area. One CVOC, PCE, was detected in three soil samples analyzed during a 2022 partial investigation of the Site. Due to the presence of known contamination in soil and groundwater at the subject Site and pending Remedial Action, this is considered a REC.

- REC #2: Former Use of Subject Property as Manufactured Gas Plant

  The northern portion of the Site was occupied by an MGP site with a gas holder from the late 1800s through the mid-1930s. Initial gas plant operations were performed under Nassau Gas Works, then later transitioned to Brooklyn Union Gas Co. MGP operations ceased sometime between 1935 and 1947. The gas manufacturing process involved the heating of coal and/or petroleum products to produce a gas mixture. Byproducts of the manufactured gas process include coal tar, VOCs, and SVOCs, which were identified in soil and/or groundwater during previous investigations conducted at the Site, indicative of a potential former release; this is considered a REC.

- REC #3: Violations Associated with the Handling of Hazardous Materials at Subject Property

  The subject property is identified in the Resource Conservation Recovery Act (RCRA) database as a "Significant Noncomplier" and has high-priority air violations that have yet to return to compliance. Open violations are related to the handling and disposal of hazardous waste and pollutant air emissions. Due to industrial manufacturing operations at the subject property and the handling/transport/disposal of hazardous materials, coupled with the out-of-compliance status since 2010, this is considered a REC.

The Phase I ESA did not identify any CRECs or HRECs associated with the Site.

***Limited Phase II Environmental Site Investigation Report*, 667 Kent Avenue and 25 Hooper Street, Brooklyn, New York, prepared by Haley & Aldrich of New York, dated August 20, 2024**

Haley & Aldrich of New York conducted a Limited Phase II ESI on 667 Kent Ave/25 Hooper Street in August 2024 to investigate soil and soil vapor quality. Eleven soil borings at depths between 10 and 12 ft bgs and two temporary monitoring wells at depths between 12 and 24 ft bgs were installed at various points throughout the Site. Three soil vapor points were installed 15 to 17 ft bgs. Fill material, generally consisting of brown to dark brown medium to coarse sand and varying amounts of silt, brick, concrete, and gravel, was observed at surface grade down to depths between 10 and 12 ft bgs Site-wide.

The fill layer was underlain by a potential native layer consisting of brown medium to fine sand with varying amounts of silt and gravel extending to at least 24 ft bgs, the maximum depth of exploration. Groundwater at the Site was encountered between approximately 16 and 20 ft bgs. Soil samples were collected and screened for visual and olfactory evidence of contamination. Subsurface impacts were observed in all soil borings except for one, HA-SB08. The greatest instrumental reading using a photoionization detector (PID) was observed in HA-SB09 with a maximum reading of 120.0 parts per million (ppm) at 3 ft bgs.

Soil analytical results identified seven SVOCs that were observed at concentrations exceeding RRSCOs and UUSCOs in one shallow sample, HA-SB04_1-3, at 1 to 3 ft bgs. This included the presence of benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene. Five metals were detected in samples that exceeded RRSCOs and UUSCOs, including arsenic, lead, mercury, copper, and zinc. Two CVOCs, TCE and PCE, were detected in samples above laboratory detection limits but below comparison criteria. No VOCs were detected in any soil samples above applicable criteria.

No VOCs were detected in groundwater samples above applicable criteria.

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

Results from the Limited Phase II ESI identified metal- and PAH-impacted fill material throughout the Site soil down to at least 12 ft bgs. The CVOCs TCE and PCE that were detected in on-Site materials, including in soil samples and soil-vapor samples, are indicative that an on-Site source may exist. Haley & Aldrich of New York concluded that further investigation is required to determine if an on-Site source of CVOCs exists.

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

Combined Data Summary Table

Sample Matrix	Parameter	Total Number of Detections	Maximum Concentration	Applicable Standard			Sample Name/Depth	Data Source
				NY-AWQS (µg/L)	RRSCO (mg/kg)	UUSCO (mg/kg)		
Soil	Benzo(a)anthracene	6	9.4 mg/kg	n/a	1	1	SB-7 (3-4)	Arcadis (July 2009)
Soil	Benzo(a)pyrene	6	9.8 mg/kg	n/a	1	1	SB-7 (3-4)	Arcadis (July 2009)
Soil	Benzo(b)fluoranthene	6	9.2 mg/kg	n/a	1	1	SB-7 (3-4)	Arcadis (July 2009)
Soil	Benzo(k)fluoranthene	5	3.8 mg/kg	n/a	3.9	0.8	SB-7 (3-4)	Arcadis (July 2009)
Soil	Chrysene	6	9.2 D mg/kg	n/a	3.9	1	SB-7 (3-4)	Arcadis (July 2009)
Soil	Dibenz(a,h)anthracene	3	1.5 mg/kg	n/a	0.33	0.33	SB-7 (3-4)	Arcadis (July 2009)
Soil	Indeno(1,2,3-cd)pyrene	6	6.7 mg/kg	n/a	0.5	0.5	SB-7 (3-4)	Arcadis (July 2009)
Soil	Copper	9	94.3 mg/kg	n/a	270	50	SB-5 (1-2)	Arcadis (July 2009)
Soil	Lead	9	614 mg/kg	n/a	400	63	SB-6 (4-5)	Arcadis (July 2009)
Soil	Mercury	7	0.29 mg/kg	n/a	0.81	0.18	SB-6 (4-5)	Arcadis (July 2009)
Soil	Zinc	9	685 mg/kg	n/a	10000	109	SB-6 (4-5)	Arcadis (July 2009)
Soil	Benzo(b)fluoranthene	5	1.12 mg/kg	n/a	1	1	SB-1D (2-3)	GRS (April 2022)
Soil	Indeno(1,2,3-cd)pyrene	5	0.0712 mg/kg	n/a	0.5	0.5	SB-1D (2-3)	GRS (April 2022)
Soil	Lead	8	180 mg/kg	n/a	400	63	SB-2S (1-2)	GRS (April 2022)
Soil	Mercury	5	1.88 mg/kg	n/a	0.81	0.18	SB-2S (1-2)	GRS (April 2022)
Soil	Lead	9	2,700 mg/kg	n/a	400	63	SB09_2-4	Haley & Aldrich of New York (June 2024)
Soil	Mercury	9	3.69 mg/kg	n/a	0.81	0.18	SB06_2-4	Haley & Aldrich of New York (June 2024)
Soil	Zinc	9	257 mg/kg	n/a	10000	109	SB04_1-3	Haley & Aldrich of New York (June 2024)
Soil	Arsenic	9	25 mg/kg	n/a	16	13	SB10_6-8	Haley & Aldrich of New York (June 2024)
Soil	Copper	9	154 mg/kg	n/a	270	50	SB06_2-4	Haley & Aldrich of New York (June 2024)

Sample Matrix	Parameter	Total Number of Detections	Maximum Concentration	Applicable Standard			Sample Name/Depth	Data Source
				NY-AWQS (µg/L)	RRSCO (mg/kg)	UUSCO (mg/kg)		
Soil	Benzo(a)anthracene	9	15 mg/kg	n/a	1	1	SB04_1-3	Haley & Aldrich of New York (June 2024)
Soil	Benzo(a)pyrene	7	13 mg/kg	n/a	1	1	SB04_1-3	Haley & Aldrich of New York (June 2024)
Soil	Benzo(b)fluoranthene	8	14 mg/kg	n/a	1	1	SB04_1-3	Haley & Aldrich of New York (June 2024)
Soil	Benzo(k)fluoranthene	6	5.2 mg/kg	n/a	3.9	0.8	SB04_1-3	Haley & Aldrich of New York (June 2024)
Soil	Chrysene	9	12 mg/kg	n/a	3.9	1	SB04_1-3	Haley & Aldrich of New York (June 2024)
Soil	Dibenz(a,h)anthracene	7	1.7 mg/kg	n/a	0.33	0.33	SB04_1-3	Haley & Aldrich of New York (June 2024)
Soil	Indeno(1,2,3-cd)pyrene	7	6.9 mg/kg	n/a	0.5	0.5	SB04_1-3	Haley & Aldrich of New York (June 2024)
Soil	PCE	3	0.012 mg/kg	n/a	19	1.3	SB09_2-4	Haley & Aldrich of New York (June 2024)
Soil	TCE	1	0.00018 mg/kg	n/a	21	0.47	SB09_2-4	Haley & Aldrich of New York (June 2024)
Groundwater	Benzene	1	1.6 µg/L	1	n/a	n/a	TWP-6	Langan (June 2009)
Groundwater	Ethanol	1	205 µg/L	50	n/a	n/a	TWP-6	Langan (June 2009)
Groundwater	Bis(2-ethylhexyl)phthalate	3	439 µg/L	5	n/a	n/a	TWP-6	Langan (June 2009)
Soil Vapor	1,1,1-Trichloroethane	3	11.9 µg/m^3	n/a	n/a	n/a	SV-01	Haley & Aldrich of New York (June 2024)
Soil Vapor	PCE	2	484 µg/m^3	n/a	n/a	n/a	SV-03	Haley & Aldrich of New York (June 2024)
Soil Vapor	TCE	1	3.42 µg/m^3	n/a	n/a	n/a	SV-03	Haley & Aldrich of New York (June 2024)
Soil Vapor	Total VOCs	3	552.003 µg/m^3	n/a	n/a	n/a	SV-03	Haley & Aldrich of New York (June 2024)
Soil Vapor	Total BTEX	3	25.38 µg/m^3	n/a	n/a	n/a	SV-02	Haley & Aldrich of New York (June 2024)

Sample Matrix	Parameter	Total Number of Detections	Maximum Concentration	Applicable Standard			Sample Name/Depth	Data Source
				NY-AWQS (µg/L)	RRSCO (mg/kg)	UUSCO (mg/kg)		
Soil Vapor	Total CVOCs	3	493.37 µg/m^3	n/a	n/a	n/a	SV-03	Haley & Aldrich of New York (June 2024)
		Notes: *µg/L = micrograms per liter*						

SECTION VI.3: SAMPLING DATA

For each impacted medium above, refer to Figures 7 through 9 below, which include detailed information requested in Application Section VI.3.

Figures from Previous Environmental Site Investigations for impacted medium, which include all information requested in Application Section VI.3 (Figures 7-9)

SB-5 Preliminary Environmental Investigation (Arcadis, July 2009)	SB-5 (1-2) 7/2/2009	SB-5 (20-25) 7/2/2009
Inorganic Compounds (mg/kg)		
Copper	94.3	14.9
Lead	695	7.5

SB-1 Phase II ESI (GRS, April 2022) Sample Depth	SB-1S 4/14/2022 1-2 ft bgs	SB-1D 4/14/2022 2-3 ft bgs
Semi-Volatile Organic Compounds (mg/kg)		
Benzo(b)fluoranthene	0.576	1.12
Indeno(1,2,3-cd)pyrene	0.423	0.712
Inorganic Compounds (mg/kg)		
Lead	96.3	276
Mercury	0.229	0.318

SB11_10-12 05/30/2024 L2429938-15	
Inorganic Compounds (mg/kg)	
Copper	62.7
Lead	656
Mercury	0.208
Zinc	206

SB04_1-3 05/30/2024 L2429938-11	
Semi-Volatile Organic Compounds (mg/kg)	
Benzo(a)anthracene	15
Benzo(a)pyrene	13
Benzo(b)fluoranthene	14
Benzo(k)fluoranthene	5.2
Chrysene	15
Dibenz(a,h)anthracene	1.7
Indeno(1,2,3-cd)pyrene	6.9
Inorganic Compounds (mg/kg)	
Copper	59.1
Lead	1410
Mercury	0.461
Zinc	257

SB10_6-8 05/30/2024 L2429938-13	
Inorganic Compounds (mg/kg)	
Arsenic	25
Lead	305
Mercury	0.384
Zinc	121

SB05_4-6 05/30/2024 L2429938-05	
Inorganic Compounds (mg/kg)	
Lead	208
Mercury	0.311

SB-6 Preliminary Environmental Investigation (Arcadis, July 2009)	SB-6 (4-5) 7/2/2009	SB-6 (15-20) 7/3/2009
Semi-Volatile Organic Compounds (mg/kg)		
Benzo(a)anthracene	2.6	0.077 J
Benzo(a)pyrene	2.6	0.069 J
Benzo(b)fluoranthene	2.4	0.081 J
Benzo(k)fluoranthene	0.9	ND
Chrysene	2.7	0.069 J
Dibenz(a,h)anthracene	0.38	ND
Indeno(1,2,3-cd)pyrene	1.6	0.052 J
Inorganic Compounds (mg/kg)		
Lead	614	66
Mercury	0.29	0.037
Zinc	685	84.5

SB-2 Phase II ESI (GRS, April 2022) Sample Depth	SB-2S 4/14/2022 1-2 ft bgs	SB-2D 4/14/2022 3-4 ft bgs
Inorganic Compounds (mg/kg)		
Lead	180	12.5
Mercury	1.34	0.0399

SB08_4-6 05/30/2024 L2429938-06	
Volatile Organic Compounds (mg/kg)	
Tetrachloroethene	0.0097
Inorganic Compounds (mg/kg)	
Mercury	1.88

SB01_2-4 05/31/2024 L2430343-01	
Inorganic Compounds (mg/kg)	
Lead	1230
Mercury	0.403
Zinc	174

SB-7 Preliminary Environmental Investigation (Arcadis, July 2009)	SB-7 (3-4) 7/2/2009	SB-7 (15-20) 7/2/2009
Semi-Volatile Organic Compounds (mg/kg)		
Benzo(a)anthracene	9.4 D	0.096
Benzo(a)pyrene	9.8 D	0.1
Benzo(b)fluoranthene	9.2 D	0.1
Benzo(k)fluoranthene	3.8	0.041
Chrysene	9.2 D	0.097
Dibenz(a,h)anthracene	1.5	ND
Indeno(1,2,3-cd)pyrene	6.7 D	0.072
Inorganic Compounds (mg/kg)		
Lead	174	9.1

SB09_2-4 05/30/2024 L2429938-09	
Volatile Organic Compounds (mg/kg)	
Tetrachloroethene	0.012
Trichloroethene	0.00018 J
Inorganic Compounds (mg/kg)	
Arsenic	17.6
Copper	61.1
Lead	2700
Mercury	0.426
Zinc	115

SB07_2-4 05/30/2024 L2429938-08	
Volatile Organic Compounds (mg/kg)	
Tetrachloroethene	0.00053
Inorganic Compounds (mg/kg)	
Arsenic	13.7
Copper	99
Lead	201
Mercury	0.787

SB06_2-4 05/30/2024 L2429938-01	
Inorganic Compounds (mg/kg)	
Arsenic	14.9
Copper	154
Lead	323
Mercury	3.69
Zinc	146

KEAP STREET

LOT 15

LOT 3

SB-5 SB-1 SB11 SB10 SB04 SB-6 SB05 SB01 SB02 SB-2 SB-7 SB06 SB07 SB08 SB09 SB03

LEGEND

- SITE BOUNDARY
- PARCEL BOUNDARY
- FORMER MANUFACTURED GAS PLANT (LOT 15)
- APPROXIMATE LOCATION OF FORMER GAS HOLDER
- SOIL BORING LOCATION (HALEY & ALDRICH OF NEW YORK, JUNE 2024)
- SOIL BORING & TEMPORARY WELL LOCATION (HALEY & ALDRICH OF NEW YORK, JUNE 2024)
- SOIL BORING LOCATION (ARCADIS, JULY 2009)
- SOIL BORING LOCATION (GRS 2022)

Analyte	NY Part 375 RRSCO	NY Part 375 UUSCO
Volatile Organic Compounds (mg/kg)		
Tetrachloroethene	19	1.3
Trichloroethene	21	0.47
Semi-Volatile Organic Compounds (mg/kg)		
Benzo(a)anthracene	1	1
Benzo(a)pyrene	1	1
Benzo(b)fluoranthene	1	1
Benzo(k)fluoranthene	3.9	0.8
Chrysene	3.9	1
Dibenz(a,h)anthracene	0.33	0.33
Indeno(1,2,3-cd)pyrene	0.5	0.5
Inorganic Compounds (mg/kg)		
Arsenic	16	13
Copper	270	50
Lead	400	63
Mercury	0.81	0.18
Zinc	10000	109

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. PARCEL DATA SOURCE: KINGS COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 8 MARCH 2024.
4. SOIL SAMPLE ANALYTICAL RESULTS ARE COMPARED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TITLE 6 OF THE OFFICIAL COMPILATION OF NEW YORK CODES RULES, ANDREGULATIONS (NYCRR) PART 375 UNRESTRICTED USE SOIL CLEANUPOBJECTIVES (SCOS), RESTRICTED- RESIDENTIAL SCOS, AND 40 CFR 261SUBPART C AND TABLE 1 OF 40 CFR 261.24.
5. NYSDEC PART 375 RESTRICTED-RESIDENTIAL USE SCO (RRSCO)
6. NYSDEC PART 375 UNRESTRICTED USE SCO (UUSCO)
7. SB02 AND SB03 RESULTS DID NOT EXCEED COMPARISON CRITERIA.
8. EXCEEDANCES OF UUSCOs ARE SHADED GRAY.
9. EXCEEDANCES OF UUSCOs & RRSCOs ARE SHADED YELLOW.
10. ESTIMATED VALUE (J).
11. MILLIGRAMS PER KILOGRAM (mg/kg)

N

0 50 100
SCALE IN FEET

HALEY ALDRICH

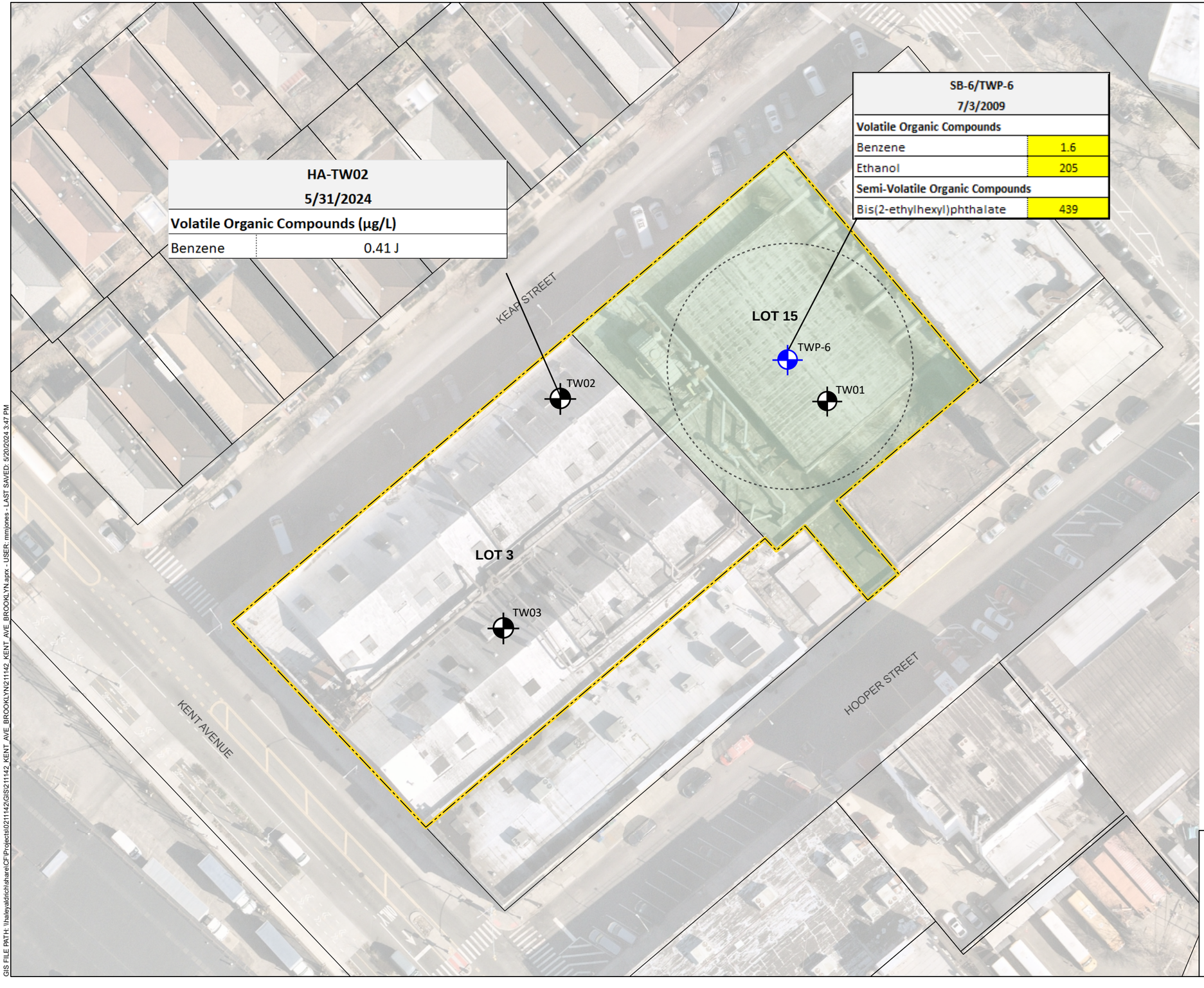
667 KENT AVENUE / 25 HOOPER STREET
BROOKLYN, NEW YORK

MAP OF SOIL CHEMISTRY

MAY 2024

FIGURE 7

GIS FILE PATH: \\haleyaldrichshare\CF\Projects\0211142\GIS\211142_KENT_AVE_BROOKLYN\211142_KENT_AVE_BROOKLYN.aprx - USER: mmjones - LAST SAVED: 5/20/2024 3:47 PM



LEGEND

- SITE BOUNDARY
- PARCEL BOUNDARY
- FORMER MANUFACTURED GAS PLANT (LOT 15)
- APPROXIMATE LOCATION OF FORMER GAS HOLDER
- TEMPORARY MONITORING WELL LOCATION. (HALEY & ALDRICH OF NEW YORK, JUNE 2024)
- TEMPORARY MONITORING WELL LOCATION (LANGAN, JUNE 2009)

Analyte	NY-AWQS	Units
Volatile Organic Compounds by EPA Method 5030		
Benzene	1	µg/L
Ethanol	50	µg/L
Semi-Volatile Organic Compounds by EPA Method 8270C		
Bis(2-ethylhexyl)phthalate	5	µg/L

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.

2. PARCEL DATA SOURCE: KINGS COUNTY AERIAL IMAGERY
SOURCE: NEARMAP, 8 MARCH 2024.

3. GROUNDWATER SAMPLE ANALYTICAL RESULTS ARE COMPARED TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) TECHNICAL AND OPERATIONAL GUIDANCE SERIES (TOGS) 1.1.1 AMBIENT WATER QUALITY STANDARDS (AWQS).

4. EXCEEDANCES OF THE NYSDEC AWQS ARE SHADED YELLOW.

7. TWP-01, TWP-02 AND TWP-03 RESULTS DID NOT EXCEED GROUNDWATER COMPARISON CRITERIA.

5. RESULTS ARE DISPLAYED IN MICROGRAMS PER LITER (µg/L).

N

0 50 100
SCALE IN FEET

HALEY ALDRICH

667 KENT AVENUE / 25 HOOPER STREET
BROOKLYN, NEW YORK

MAP OF GROUNDWATER CHEMISTRY

MAY 2024

FIGURE 8

GIS FILE PATH: \\haleyaldrich\share\CF\Projects\0211142\GIS\211142_KENT_AVE_BROOKLYN\211142_KENT_AVE_BROOKLYN.aprx - USER: mmjones - LAST SAVED: 5/20/2024 3:47 PM

SV-03 5/31/2024 L2430348-03	
Volatile Organics in Air	
1,1,1-Trichloroethane	5.95
1,2,4-Trimethylbenzene	1.05
Acetone	3.75
Chloroform (Trichloromethane)	4.19
Cyclohexane	0.981
Dichlorodifluoromethane (CFC-12)	2.36
Ethanol	31.5
Ethyl acetate	5.77
Isopropyl Alcohol (2-Propanol)	1.86
m,p-Xylenes	2.53
o-Xylene	1.83
Tetrachloroethene	484
Toluene	0.882
Trichloroethene	3.42
Trichlorofluoromethane (CFC-11)	1.93
Total VOCs	552.003
Total BTEX	5.242
Total CVOCS	493.37

SV-01 5/31/2024 L2430348-01	
Volatile Organics in Air	
1,1,1-Trichloroethane	11.9
1,1-Dichloroethane	16.8
1,2,4-Trimethylbenzene	2.71
1,3,5-Trimethylbenzene	1.93
2-Butanone (Methyl Ethyl Ketone)	14.9
2-Hexanone (Methyl Butyl Ketone)	2.52
4-Methyl-2-Pentanone (Methyl Isobutyl Ketone)	13.7
Acetone	195
Benzene	4.98
Carbon disulfide	24.8
Chloroform (Trichloromethane)	1.45
Cyclohexane	2.09
Dichlorodifluoromethane (CFC-12)	4.06
Ethanol	1340
Ethyl acetate	62.7
Ethylbenzene	1.84
Isopropyl Alcohol (2-Propanol)	13.8
m,p-Xylenes	5.47
Naphthalene	29.2
N-Heptane	25.3
o-Xylene	2.68
Tetrachloroethene	ND (1.36)
Tetrahydrofuran	3.98
Toluene	5.28
Total VOCs	1787.09
Total BTEX	20.25
Total CVOCS	11.9

SV-02 5/31/2024 L2430348-02	
Volatile Organics in Air	
1,1,1-Trichloroethane	10.8
Benzene	19.7
Carbon disulfide	4.89
Cyclohexane	7.37
Dichlorodifluoromethane (CFC-12)	2.61
Ethanol	44.7
Ethyl acetate	10.5
Ethylbenzene	0.89
Hexane	17
Isopropyl Alcohol (2-Propanol)	3.1
N-Heptane	13.1
Tetrachloroethene	71.9
Tetrahydrofuran	2.78
Toluene	4.79
Trichlorofluoromethane (CFC-11)	1.44
Total VOCs	215.57
Total BTEX	25.38
Total CVOCS	82.7

KEAP STREET

KENT AVENUE

SV-01

SV-02

SV-03

LEGEND

- SITE BOUNDARY
- PARCEL BOUNDARY
- FORMER MANUFACTURED GAS PLANT (LOT 15)
- APPROXIMATE LOCATION OF FORMER GAS HOLDER
- SOIL VAPOR SAMPLE LOCATION (HALEY & ALDRICH OF NEW YORK, JUNE 2024)

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. PARCEL DATA SOURCE: KINGS COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 8 MARCH 2024
4. SOIL VAPOR ANALYSIS - VOLATILE ORGANIC COMPOUNDS (VOCs)
5. RESULTS ARE DISPLAYED IN MICROGRAMS PER CUBIC METER (µg/m3)
6. CHLORINATED VOLATILE ORGANIC COMPOUNDS (CVOCS)
7. TOTAL DETECTED CONCENTRATION OF BENZENE, TOLUENE, ETHYLBENZENE AND XYLENES (BTEX)

N

0 50 100
SCALE IN FEET

HALEY ALDRICH

667 KENT AVENUE / 25 HOOPER STREET
BROOKLYN, NEW YORK

MAP OF SOIL VAPOR CHEMISTRY

MAY 2024

FIGURE 9

GIS FILE PATH: \\haleyaldrich\share\CFPr ojects\0211142\GIS\211142_KENT_AVE_BROOKLYN\211142_KENT_AVE_BROOKLYN.aprx - USER: mmjones - LAST SAVED: 5/20/2024 3:47 PM

ATTACHMENT G

Sections 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 Kent Ave Property LLC. Joe Lowy is the authorized signatory of Kent Ave Property LLC.

The contact information for the Requestor is:

Joe Lowy
Kent Ave Property LLC
1000 Gates Avenue
Brooklyn, New York 11221
Phone: 718-207-4019
Email: joe@napind.com

Kent Ave Property LLC is 100 percent owned by Kent Realty Partners LLC.

A printout of the entity information from the New York State Department of State's Corporation & Business Entity Database for Kent Ave Property LLC is included in this attachment. The operating agreement and property deed for Kent Ave Property LLC are included in this attachment.

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.

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.

2022102000613001001E3329

RECORDING AND ENDORSEMENT COVER PAGE **PAGE 1 OF 5**

Document ID: 2022102000613001 Document Date: 10-03-2022 Preparation Date: 10-20-2022
Document Type: DEED
Document Page Count: 4

PRESENTER:
MADISON TITLE AGENCY, LLC
AS AGENT FOR STEWART TITLE INSURANCE COMPANY
1125 OCEAN AVENUE
LAKEWOOD, NJ 08701
732-905-9400

RETURN TO:
ULMER & BERNE LLP
ATTN: LORI PITTMAN HAAS
1660 WEST 2ND STREET SUITE 1100
CLEVELAND, OH 44113
MTANY-174652 SP

PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	2197	3	Entire Lot		667 KENT AVENUE

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot		Unit	Address
BROOKLYN	2197	15	Entire Lot		25 HOOPER STREET

Property Type: INDUSTRIAL BUILDING

CROSS REFERENCE DATA

CRFN_____ *or* DocumentID_____ *or* _____ Year_____ Reel____ Page_____ *or* File Number_____

PARTIES

GRANTOR/SELLER:
NAP INDUSTRIES, INC.
667 KENT AVENUE
BROOKLYN, NY 11249

GRANTEE/BUYER:
KENT AVE PROPERTY, LLC
667 KENT AVENUE
BROOKLYN, NY 11249

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:	$	60.00
Affidavit Fee:	$	0.00

Filing Fee:	$	250.00
NYC Real Property Transfer Tax:	$	840,000.00
NYS Real Estate Transfer Tax:	$	208,000.00

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 10-21-2022 14:31
City Register File No.(CRFN): **2022000400001**

City Register Official Signature

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

THIS INDENTURE, made as of the 3rd day of October, 2022

BETWEEN

NAP INDUSTRIES, INC.

With an address of: **667 Kent Avenue**
Brooklyn, New York 11249

party of the first part,

and

KENT AVE PROPERTY, LLC
with an address of: **1000 Gates Avenue, Suite 5,**
Brooklyn, New York 11221

party of the second part,

WITNESSETH, that the party of the first part, in consideration of $10.00 dollars 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 County of Kings, City of New York, State Of New York.

SEE SCHEDULE A ATTACHED HERETO.

"Being and intended to be the same premises conveyed to the party of the first part by the following:
By Deed from North Eleventh Corp. recorded on 11/13/1972 in Reel 594, Page 1120 (as to Lot 3); and By Deed from New York Job Development Authority recorded 08/28/1998 in Reel 4267, Page 1602 (As to Lot 15)"

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

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

NAP INDUSTRIES, INC.

By:_____
Jacques Freund, Officer

By:_____
Morris Lowy, Officer

State of New York, County Of Kings ss:

On the 31st day of October in the year 2022
before me, the undersigned, personally appeared Jacques Freund and Morris Lowy each of them 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 acknowledgment)

Joel Sander
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA6332466
Qualified in Kings County
Commission Expires November 2, 2023

State of New York, County of ss:

On the day of in the year
before me, the undersigned, personally appeared

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

(signature and office of individual taking acknowledgment)

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State of ss:

On the day of in the year before me, the undersigned, personally appeared

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

in
(insert the City or other political subdivision) (and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

Title No.

TO

SECTION:
BLOCK: 2197
LOTS: 3 and 15
COUNTY OR TOWN: KINGS
STREET ADDRESS: 667 Kent Avenue and 46 Keap Street (25 Hooper Street), Brooklyn, New York 11249

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by

R

Stewart Title Insurance Company

Title No.: MTANY-174652

SCHEDULE A CONTINUED

LEGAL DESCRIPTION

As to Lot 3:

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 formed by the intersection of the northeasterly side of Kent Avenue and the southeasterly side of Keap Street;

RUNNING THENCE northeasterly along the southeasterly side of Keap Street 227 feet 5 inches to land now or late of Robert Bach;

THENCE southeasterly along said land 143 feet 9 1/4 inches;

THENCE southwesterly parallel with Keap Street 227 feet 5 inches to the northeasterly side of Kent Avenue;

THENCE northwesterly along the northeasterly side of Kent Avenue 143 feet 9 1/4 inches to the corner, the point or place of BEGINNING.

NOTE: Being Block(s) 2197, Lot(s) 3, Tax Map of the Borough of Brooklyn, County of Kings.

As to Lot 15:

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

BEGINNING at a point on the southeasterly side of Keap Street distant 80 feet southwesterly from the corner formed by the intersection of the said southeasterly side of Keap Street (70 feet wide) and southwesterly side of Wythe Avenue (70 feet wide):

RUNNING THENCE southeasterly and parallel with the southwesterly side of Wythe Avenue, 153 feet 8 inches to the line of land now or formerly of Barnett Johnson or a line in prolongation thereof;

THENCE southwesterly along said line of Barnett Johnson, on a line forming an interior angle of 80 degrees 33 minutes 2 seconds on its westerly side, 96 feet, 9 inches with the last mentioned course;

THENCE southerly to the northwesterly side of Hooper Street (70 feet wide) on a line drawn at right angles thereto 47 feet 1 inch;

Issued by:
Madison Title Agency, LLC
1125 Ocean Avenue, Lakewood, NJ 08701
Telephone: 732-905-9400 Fax: 732-905-9420

THENCE southwesterly along the northwesterly side of Hooper Street, 21 feet;

THENCE northwesterly and at right angles to the northwesterly side of Hooper Street, 47 feet 3 inches to the said line of land now or formerly of Barnett Johnson;

THENCE southwesterly along the same, 19.69 feet (Deed: 19 feet 9 inches) to a point distant of 153 feet southeast of the southeasterly side of Keap Street when measured along a line drawn parallel with the northeasterly side of Kent Avenue and distant 227 feet 5 inches northeast thereof;

THENCE northwesterly along said line 9.18 feet, and again along same 143.79 feet (Deed: 153 feet) to the southeasterly side of Keap Street; and

THENCE northeasterly along the said southeasterly side of Keap Street, 145 feet, 7 inches to the point and place of BEGINNING.

NOTE: Being Block(s) 2197, Lot(s) 15, Tax Map of the Borough of Brooklyn, County of Kings.

NOTE: Lot and Block shown for informational purposes only.

Issued by:
Madison Title Agency, LLC
1125 Ocean Avenue, Lakewood, NJ 08701
Telephone: 732-905-9400 Fax: 732-905-9420

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

2022102000613001001SFDA8

SUPPORTING DOCUMENT COVER PAGE **PAGE 1 OF 1**

Document ID: 2022102000613001 Document Date: 10-03-2022 Preparation Date: 10-20-2022
Document Type: DEED

ASSOCIATED TAX FORM ID: 2022092000412

SUPPORTING DOCUMENTS SUBMITTED:

	Page Count
DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING	2
RPTT FILING FEE EXEMPTION AFFIDAVIT	4
RP - 5217 REAL PROPERTY TRANSFER REPORT	3
SMOKE DETECTOR AFFIDAVIT	4

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

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

(1) **Property receiving service: BOROUGH: BROOKLYN** **BLOCK: 2197** **LOT: 3**

(2) **Property Address: 667 KENT AVENUE, BROOKLYN, NY 11249**

(3) **Owner's Name:** **KENT AVE PROPERTY, LLC**

Additional Name:

Affirmation:

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

Customer Billing Information:

Please Note:

A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.

B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

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

Print Name of Owner: Chaim S Steinhill

Signature: _____ Date (mm/dd/yyyy) 7/20/12

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

BCS-7CRF-ACRIS REV. 8/08

2022092000412101

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

Customer Registration Form for Water and Sewer Billing

Borough	Block	Lot	Street	City	State	Zip
BROOKLYN	2197	15	25 HOOPER STREET	NY	NY	11249

2022092000412101O1

FOR CITY USE ONLY

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

C3. Book OR C5. CRFN | | C4. Page | |

REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location: 667 (STREET NUMBER) | KENT AVENUE (STREET NAME) | BROOKLYN (BOROUGH) | 11249 (ZIP CODE)

2. Buyer Name: KENT AVE PROPERTY, LLC (LAST NAME / COMPANY) | (FIRST NAME)

(LAST NAME / COMPANY) | (FIRST NAME)

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

(STREET NUMBER AND STREET NAME) | (CITY OR TOWN) | (STATE) | (ZIP CODE)

4. Indicate the number of Assessment Roll parcels transferred on the deed: 2 # of Parcels OR ☐ Part of a Parcel

4A. Planning Board Approval - N/A for NYC

4B. Agricultural District Notice - N/A for NYC

5. Deed Property Size: (FRONT FEET) X (DEPTH) OR (ACRES)

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐

7. New Construction on Vacant Land ☐

8. Seller Name: NAP INDUSTRIES, INC. (LAST NAME / COMPANY) | (FIRST NAME)

(LAST NAME / COMPANY) | (FIRST NAME)

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

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

SALE INFORMATION

10. Sale Contract Date: 6 / 10 / 2022 (Month / Day / Year)

11. Date of Sale / Transfer: 10 / 3 / 2022 (Month / Day / Year)

12. Full Sale Price $ 3,200,000

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

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

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

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

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

15. Building Class: F 5

16. Total Assessed Value (of all parcels in transfer): 2,850,300

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

BROOKLYN 2197 3 | BROOKLYN 2197 15 |

2022092900412200102

CERTIFICATION

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

BUYER

BUYER SIGNATURE | DATE

667 KENT AVENUE

STREET NUMBER | STREET NAME (AFTER SALE)

BROOKLYN | NY | 11249

CITY OR TOWN | STATE | ZIP CODE

BUYER'S ATTORNEY

LAST NAME | FIRST NAME

AREA CODE | TELEPHONE NUMBER

SELLER

X

SELLER SIGNATURE | DATE 10/3/22

2022092000412201

CERTIFICATION

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

BUYER

BUYER SIGNATURE | DATE

667 KENT AVENUE

STREET NUMBER | STREET NAME (AFTER SALE)

BROOKLYN | NY | 11249

CITY OR TOWN | STATE | ZIP CODE

BUYER'S ATTORNEY

LAST NAME | FIRST NAME

AREA CODE | TELEPHONE NUMBER

SELLER

SELLER SIGNATURE | DATE

2022092000412201

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

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

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

667 KENT AVENUE , ,
Street Address Unit/Apt.

BROOKLYN New York, 2197 3 (the "Premises");
Borough Block Lot

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

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

Nap Industries, Inc.	
Name of Grantor (Type or Print)	Name of Grantee (Type or Print)
Signature of Grantor	Signature of Grantee
By Mario Cony, officer	
Sworn to before me	Sworn to before me
this 3rd day of October 20 22	this _____ day of _____ 20 _____

Joel Sander
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA6332466
Qualified in Kings County
Commission Expires March 3, 2023

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

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

2022092000412101

Applicable properties compliant with the Smoke Detector requirement

Street Address	Unit/Apt	Borough	Block	Lot
25 HOOPER STREET		BROOKLYN	2197	15

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

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

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

667 KENT AVENUE , ,
Street Address Unit/Apt.

BROOKLYN New York, 2197 3 (the "Premises");
Borough Block Lot

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

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

Name of Grantor (Type or Print)	Chaim S. Stenhill Name of Grantee (Type or Print)
Signature of Grantor	Signature of Grantee
Sworn to before me this _____ day of _____ 20____	Sworn to before me this 29 day of September 20 22

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

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

2022092000412101

Applicable properties compliant with the Smoke Detector requirement

Street Address	Unit/Apt	Borough	Block	Lot
25 HOOPER STREET		BROOKLYN	2197	15

An official website of New York State.
Here's how you know

Department of State
Division of Corporations

Entity Information

Return to Results | Return to Search

Entity Details

ENTITY NAME: KENT AVE PROPERTY, LLC

DOS ID: 6555255

FOREIGN LEGAL NAME: KENT AVE PROPERTY, LLC

FICTITIOUS NAME:

ENTITY TYPE: FOREIGN LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTIONOF LAW: LIMITED LIABILITY COMPANY - 802 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 08/03/2022

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 08/03/2022

INACTIVE DATE:

FOREIGN FORMATION DATE: 07/25/2022

STATEMENT STATUS: CURRENT

COUNTY: ALBANY

NEXT STATEMENT DUE DATE: 08/31/2026

JURISDICTION: DELAWARE, UNITED STATES

NFP CATEGORY:

ENTITY DISPLAY | NAME HISTORY | FILING HISTORY | MERGER HISTORY | ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

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

Name: THE LLC

Address: 667 KENT AVE., BROOKLYN, NY, UNITED STATES, 11249

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: PLATINUM AGENT SERVICES LLC

Address: 99 W. HAWTHORNE AVE, SUITE 408, VALLEY STREAM, NY, 11580

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

AgenciesApp DirectoryCountiesEventsProgramsServices

ATTACHMENT H

Section X: Requestor Eligibility Information

SECTION X: REQUESTORS' ELIGIBILITY INFORMATION

Volunteer Status

Requestor, Kent Ave Property LLC, qualifies as a Volunteer under 6 NYCRR 375-3.2(c)(2) because its potential liability stems solely from post-disposal ownership and it is exercising "appropriate care" by taking reasonable steps to address previously released contamination. In connection with Kent Realty Partners LLC's (Requestor's Sole Member) October 3, 2022 acquisition from NAP Industries, Inc., the Requestor relied on independent consultants' due diligence, including a March 2022 GRS Phase I ESA identifying a recognized environmental condition tied to historical and ongoing industrial activities and regulatory violations, and an April 2022 GRS Limited Phase II reporting mercury and acetone above Part 375 protection-of-groundwater soil objectives but below Commercial soil objectives and concluding no further investigation was warranted based on the absence of usable groundwater, absence of groundwater in borings, and lack of deeper impacts for mercury; this reliance was further informed by the 2009 Arcadis/Langan MGP-related investigation, which concluded no further investigation was required under a separate investigation under a consent order.

Since acquisition, the Requestor, through its Sole Member, has exercised due care and "appropriate care" through actions that meet both the state Volunteer standard and CERCLA "continuing obligations," including ongoing investigation, maintenance of site controls, and pursuit of NYSDEC oversight. In 2024, Haley & Aldrich completed a Phase I ESA confirming RECs based on known impacts and MGP history, and a Limited Phase II that identified PAH- and metals-impacted fill above applicable soil cleanup objectives at discrete locations, detected trace PCE/TCE in soil below criteria, reported no VOC exceedances in groundwater, and documented chlorinated VOCs in soil vapor, indicating the need to assess a potential on-site CVOC source. Based on this information, the Requestor is seeking entry into the BCP at the investigation stage to ensure that proper care is taken going forward. By maintaining control of the Site and seeking NYSDEC oversight prior to any development activities or site work, Requestor will stop any continuing discharge, preventing any threatened future release, and preventing human, environmental, or natural resource exposure to any previously released hazardous waste or contamination. The Requestor will continue to exercise appropriate care by implementing the requirements of the BCP and is prepared to undertake all necessary remediation required to address contamination at the Site.

ATTACHMENT I

Section XII: Contact List Information and Acknowledgement from Repositories

SECTION XII – CONTACT LIST INFORMATION

SITE CONTACT LISTS

Executive

Role	Name	Phone	Mailing Address	Email / Contact
NYC Mayor	Mayor Zohran Mamdani	212-NEW-YORK	City Hall New York, NY 10007	https://www1.nyc.gov/office-of-the-mayor/mayor-contact.page
Director, NYC Mayor's Office of Environmental Remediation	Shaminder Chawla	212-788-8841	100 Gold Street, 2nd Floor, New York, NY 10038	ShaminderC@dep.nyc.gov
NYC Department of City Planning Chairperson	Dan Gardonick	212-720-3300	120 Broadway, 31st Floor New York, NY 10271	https://www.nyc.gov/content/planning/pages/about-us/contact-us
Brooklyn Borough President	Antonio Reynoso	718-802-3700	209 Joralemon Street Brooklyn, NY 11201	askReynoso@brooklynnbp.nyc.gov
Brooklyn Community Board 1 District Manager	Johana Pulgarin	718-389-0009	435 Graham Avenue Brooklyn, NY 11211	bk01@cb.nyc.gov
New York City Council District 33	Lincoln Restler	718-875-5200	410 Atlantic Avenue Brooklyn, NY 11217	District33@council.ny.gov
NY Senate District 18 Senator	Julia Salazar	718-573-1726	212 Evergreen Avenue Brooklyn, NY 11221	salazar@nysenate.gov
NY State Assembly District 57 Member	Phara Souffrant Forrest	718-596-0100	55 Hanson Place Brooklyn, NY 11217	souffrantforrestp@nyassembly.gov
NYC Department of Health and Mental Hygiene (DOHMH)	Michelle Morse, MD, MPH	212-639-9675	42-09 28th Street, Queens, NY 11101	opmc@health.ny.gov

Owners, Residents, Occupants

The tables below provide current contact information for the current owner and occupants of the Site.

Owner	Contact Name	Phone	Mailing Address	Email
Kent Ave Property LLC	Joe Lowy	718-207-4019	1000 Gates Avenue Brooklyn, NY 11249	joe@napind.com

Operator	Contact Name	Phone	Mailing Address	Email
N/A	N/A	N/A	N/A	N/A

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
Congregation Yetev Lev	N/A	Place of worship	13-14 Hooper Street Brooklyn, NY 11249	N/A
FDNY Engine 211/Ladder 119	N/A	Fire station	26 Hooper Street Brooklyn, NY 11249	N/A
United Academy Inc.	N/A	Elementary School	45 Williamsburg Street W, Brooklyn, NY 11249	N/A
Brink's Inc.	N/A	Office	652 Kent Avenue Brooklyn, NY 11249	N/A
Decorium	N/A	Catering Service	712 Wythe Ave Brooklyn, NY 11249	N/A

Local News and Media

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

Public Water Supply

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

Owner/Entity Name	Contact	Address	Phone	Email
NYCDEP	Rohit T. Aggarwala - Chief Operating Officer	59-17 Junction Boulevard, Flushing, NY 11373	718-595-6565	Raggarwala@dep.nyc.gov
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 667 Kent Avenue, 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 (ft; direction)	Administrator	Phone	Address
Cheeryos Daycare Williamsburg	~110 ft (east)	Unknown	718-842-8200	87 Rutledge Street Brooklyn, NY 11249
Talmid Torah Toldos Hillel Krasna	~350 ft (southeast)	Unknown	718-802-9567	35 Williamsburg Street W Brooklyn, NY 11249
United Academy-Elementary School	~528 ft (east)	Rabbi Yehuda Lefkovitz-President	718-935-9848	45 Williamsburg Street W Brooklyn, NY 11249
United Talmudical Academy (UTA) of Williamsburg Boy's Preschool	~850 ft (north)	Rabbi Yehuda Lefkovitz-President	718-486-0879	590 Bedford Avenue Brooklyn, NY 11249
Boys School of Central UTA	~900 ft (southeast)	Rabbi Yehuda Lefkovitz-President	718-797-2888	762 Wythe Avenue Brooklyn, NY 11249
United Talmudical Academy 75	~900 ft (north)	Rabbi Yehuda Lefkovitz-President	718-486-6561	75 Ross Street Brooklyn, NY 11249
Yeshiva Kehilath Yakov 6	~ 1200 ft (northeast)	David Oberlander-Director	718-953-1212	638 Bedford Avenue Brooklyn, NY 11249

School/Day Care Name	Approximate distance from Site (ft; direction)	Administrator	Phone	Address
Central UTA	~1200 ft (southeast)	Rabbi Yehuda Lefkovitz-President	718-797-2888	76 Rutledge Street Brooklyn, NY 11249
Yeshiva-Congregational Tzemach Viznitz	~1300 ft (south east)	Rabbi Yaakov Zeide	718-782-7383	782 Wythe Avenue Brooklyn, NY 11211
Viznitz School For Girls	~1500 ft (southwest)	Unknown	718-388-0848	12 Franklin Avenue Brooklyn, NY 11249
Square Cheder	~1600 ft (east)	Unknown	718-852-0502	105 Heyward Street Brooklyn, NY 11249
P.S. 016 Leonard Dunkly	~1600 ft (north)	Sherise Michael Coleman- Principal	718-782-5352	157 Wilson Street Brooklyn, NY 11211
Uncommon Williamsburg Middle School	~1600 ft (north)	Alexandra Bronson-Principal	718-302-4018	157 Wilson Street Floor 4 Brooklyn, NY 12211
Yeshiva Jesode Hatorah Wilson	~1600 ft (north)	Unknown	718-302-7500	563 Bedford Avenue Brooklyn, NY 11211
Vein High School	~ 1700 (north)	Samuel Fischer	718-302-7500	505 Bedford Avenue Brooklyn, NY 11249
Yeshiva Tzemach Tzadik Viznitz	~1800 ft (northeast)	Mendy Fischer	718-782-6383	186 Ross Street #188 Brooklyn, NY 11211
Girls School of UTA	~1900 ft (east)	Rabbi Yehuda Lefkovitz-President	718-963-9260	125 Heyward Street Brooklyn, NY 11249
Yeshiva Headstart Kehilath Yakov Pupa	~2000 ft (north)	Rabbi Yisroel Tauber	718-486-6500	274 Keap Street Brooklyn, NY 11211
Yeshiva & Mesivta Arugath	~ 2100 ft (east)	Unknown	718-237-4500	40 Lynch Street Brooklyn, NY 11249

School/Day Care Name	Approximate distance from Site (ft; direction)	Administrator	Phone	Address
Mosdos Krula	~ 2100 ft (southeast)	Rabbi Moshe Gross	718-254-8005	799 Kent Avenue Brooklyn, NY 11249
Mosdos Heichel Hakodesh Breslev	~ 2100 ft (southeast)	Rabbi Yoel Roth	718-384-1652	27 Skillman Street Brooklyn, NY 11249
Heichal HaTorah	~2200 ft (southeast)	Unknown	Unknown	451 Park Avenue Brooklyn, NY 11249
Yshiva Bnos Ahavas Israel	~2100 ft (north)	Eva Rozman	718-388-0848	2 Lee Avenue Brooklyn, NY 11211
UTA 212	~2100 ft (northeast)	Rabbi Yehuda Lefkovitz-President	718-963-9288	212 Williamsburg Street Brooklyn, NY 11211
Yeshiva Kehilas Yakov Pupa	~2100 ft (north)	Joel Friedman- Director	718-486-3055	206 Wilson Street Brooklyn, NY 11211
Bnois Esther Ruchel Krula	~2400 ft (east)	Unknown	718-596-7657	6 Middleton Street Brooklyn, NY 11249
Eis Laasois	~2400 ft (east)	Aaron Kohn	718-303-9400	22 Middleton Street Brooklyn, NY 11249
Beikvei Hatzion	~2400 (northeast)	Shaindy Gross	718-486-6363	31 Division Avenue Brooklyn, NY 11249
Bnos Square Williamsburg	~2500 ft (southeast)	Unknown	718-797-0844	80 Skillman Street Brooklyn, NY 11249
El Puente Academy for Peace and Justice	~2500 ft (north)	Tina Lee- Principal	718-387-1125	250 Hooper Street Brooklyn, NY 11211
P.S./I.S. 157 The Benjamin Franklin Health and Science Academy	~2500 ft (southeast)	Kourtney Boyd-Principal	718-662-9285	850 Kent Avenue Brooklyn, NY 11205

School/Day Care Name	Approximate distance from Site (ft; direction)	Administrator	Phone	Address
Young Men's and Young Women's Hebrew Association of Williamsburg	~2600 ft (east)	Ruth Neale- Director	718-387-0229	64 Division Avenue Brooklyn, NY 11249
P.S. 380 John Wayne Elementary	~ 2600 ft (east)	Victoria Prisinzano- Principal	718-388-0607	370 Marcy Avenue Brooklyn, NY 11206

Document Repository

The Brooklyn Public Library – Williamsburg Branch was contacted on March 5, 2026, with a request to use their branch as a document repository. Documentation of the acknowledgement from the Brooklyn Public Library – Williamsburg Branch is attached below.

Brooklyn Community Board 1 was contacted on March 5, 2026, with a request to use their branch as a document repository. Documentation of the acknowledgement from the Brooklyn Community Board 1 is attached below.

Repositories

Owner/Entity Name	Contact	Address	Phone	Email
The Brooklyn Public Library- Williamsburg Branch	Catherine Skrzypek	240 Division Avenue Brooklyn, NY 11211	718-302-3483	N/A
Brooklyn Community Board 1	Johana Pulgarin	435 Graham Avenue Brooklyn, NY 11211	718-389-0009	Bk01@cb.nyc.gov

Acknowledgement from Brooklyn Public Library – Williamsburg Branch

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

March 11, 2026
File No. 0211142

Brooklyn Public Library – Williamsburg Branch
240 Division Ave
Brooklyn, NY 11211
Via email: CSkrzypek@bklynlibrary.org
Attn: Catherine Skrzypek – Managing Librarian

Subject: Brownfield Cleanup Program Application – Request for Repository Use
667 Kent Avenue Development
667 Kent Avenue
Brooklyn, New York 11249

Dear Ms. Skrzypek:

Haley & Aldrich of New York (Haley & Aldrich), on behalf of Kent Ave Property LLC, is requesting use of the Brooklyn Public Library – Williamsburg Branch as a document repository for the anticipated project located at 667 Kent Avenue, Brooklyn, NY. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your facility would be amenable to serving as a temporary public repository.

Should you have any questions, please do not hesitate to give me a call at (646) 277-5686.

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

James M. Bellew, P.G.
Principal

The Brooklyn Public Library – Williamsburg Branch is willing to act as a public document repository holding and making available of all provided environmental documents related to the 667 Kent Avenue Site Brownfield Cleanup Project.

Catherine Skrzypek
Name

March 18, 2026
Date

Branch Manager Williamsburgh Library
Title

Acknowledgement from Brooklyn Community Board 1

Reach, Alison

From: BK01 (CB) <bk01@cb.nyc.gov>
Sent: Monday, March 16, 2026 4:15 PM
To: Reach, Alison; stevechesler
Cc: Bellew, James
Subject: Re: [EXTERNAL] RE: 667 Kent Avenue - Brooklyn CB01 Repository Request Confirmation

External Sender: Use extra caution with links and actions.

Dear Ms. Reach,

This confirms that Brooklyn Community Board 1 can serve as a repository for project documents for 667 Kent Ave., once they are received.

Thank you
Luis Castrillon
Assistant District Manager
Brooklyn Community Board 1

From: Reach, Alison <AReach@haleyaldrich.com>
Sent: Monday, March 16, 2026 12:40 PM
To: stevechesler <stevechesler@me.com>
Cc: BK01 (CB) <bk01@cb.nyc.gov>; Bellew, James <JBellew@haleyaldrich.com>
Subject: [EXTERNAL] RE: 667 Kent Avenue - Brooklyn CB01 Repository Request Confirmation

You don't often get email from areach@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.
Hi Steve,

Just wanted to check back in on this request. Please let me know if you have any questions. Thanks!

All the best,
Ali Reach
Project Geologist
She/Her

H&A of New York Engineering and Geology, LLP
213 West 35th Street, 7th Floor
New York, NY 10001

Office: (646) 277-5685
Cell: (929) 761-1900
www.haleyaldrich.com

From: Reach, Alison
Sent: Wednesday, March 11, 2026 3:19 PM
To: 'stevechesler@me.com' <stevechesler@me.com>
Cc: 'bk01@cb.nyc.gov' <bk01@cb.nyc.gov>
Subject: 667 Kent Avenue - Brooklyn CB01 Repository Request Confirmation

Good Afternoon,

Attached please find a request for confirmation that Brooklyn Community Board 1 can confirm repository status for an anticipated Brownfield Cleanup Program site located at 667 Kent Avenue, Brooklyn, NY.

As I believe you discussed with my colleague Sebastian, H & A of New York Engineering and Geology, LLP is formally requesting permission to include the Brooklyn Community Board 1 as a document repository for the anticipated Brownfield Cleanup Program project located at 667 Kent Avenue, Brooklyn, NY. 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 note there are no files needed to be placed into repository at this time, we are just seeking confirmation as required by the New York State Department of Environmental Conservation. We can provide the future files to you either digitally via email and share file, via digitally via mailing a USB or as paper copies delivered to your office. We are happy to provide in whatever form is best.

If you can please sign the attached to confirm **(or just respond affirmatively to this email)** so we may provide to the regulators that would be greatly appreciated.

Please feel free to contact me with any questions! Thank you!

All the best,
Ali Reach
Project Geologist
She/Her

H&A of New York Engineering and Geology, LLP
213 West 35th Street, 7th Floor
New York, NY 10001

Office: (646) 277-5685
Cell: (929) 761-1900
www.haleyaldrich.com