



# **NYSDEC Brownfield Cleanup Program Application**

**92 and 94 North 9<sup>th</sup> Street  
Brooklyn, New York 11249  
Site No. C224472**

**Prepared for:**

New York State Department of Environmental Conservation  
625 Broadway  
Albany, New York 12233

**On Behalf of:**

Prestige Nine LLC  
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**Prepared by:**

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## 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, 12<sup>th</sup> Floor  
Albany, NY 12233-7015

**SITE NAME:** 92 and 94 North 9th Street

**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: C224472

☒ Yes

No



## BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

### SECTION I: Property Information

PROPOSED SITE NAME **92 and 94 North 9th Street**

ADDRESS/LOCATION **92-94 North 9th Street**

CITY/TOWN **Brooklyn**

ZIP CODE **11249**

MUNICIPALITY (LIST ALL IF MORE THAN ONE)

COUNTY **Kings**

SITE SIZE (ACRES) **0.076**

LATITUDE

LONGITUDE

40 ° 43 ' 13.25 " 73 ° 57 ' 32.06 "

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 |
|----------------------------|---------|-------|-----|---------|
| 92 and 94 North 9th Street | 3       | 2310  | 9   | 0.0765  |
|                            |         |       |     |         |
|                            |         |       |     |         |

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

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

| SECTION II: Project Description                                                                                                                                                                                                                                                                                                                                                                                                                         |                                      |                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------|
| 1. The project will be starting at:                                                                                                                                                                                                                                                                                                                                                                                                                     | Investigation                        | <input checked="" type="radio"/> 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 <a href="#">DER-10, Technical Guidance for Site Investigation and Remediation</a> 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)?                                                                                                                                                                                                                                                                                                                                                                 | <input checked="" type="radio"/> Yes | No      N/A                                                         |
| 3. Have any draft work plans been submitted with the application (select all that apply)?                                                                                                                                                                                                                                                                                                                                                               |                                      |                                                                     |
| <input type="checkbox"/> RIWP                                                                                                                                                                                                                                                                                                                                                                                                                           | <input type="checkbox"/> RAWP        | <input type="checkbox"/> IRM <input checked="" type="checkbox"/> 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)).<br>Is this information attached?                                                                            |                                      |                                                                     |
| <input checked="" type="radio"/> 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.<br><br>Is this information clearly identified in the BCP project schedule? |                                      |                                                                     |
| Yes      No <input checked="" type="radio"/> 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 <a href="#">DER-31, Green Remediation</a> ). 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.<br><br>Is this information attached?                                                                                                                                            |                                      |                                                                     |
| <input checked="" type="radio"/> 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?                                                                                                                                                                                                                                                          |                                      |                                                                     |
| <input checked="" type="radio"/> Yes      No                                                                                                                                                                                                                                                                                                                                                                                                            |                                      |                                                                     |

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

| SECTION IV: Land Use Factors                                                                                                                                                                                                                                                  |                                       |                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------|
| 1. What is the property's current municipal zoning designation? <u>R6B</u>                                                                                                                                                                                                    |                                       |                                  |
| 2. What uses are allowed by the property's current zoning (select all that apply)?<br>Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/>                                                                 |                                       |                                  |
| 3. Current use (select all that apply):<br>Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Recreational <input type="checkbox"/> Vacant <input checked="" type="checkbox"/>                                      |                                       |                                  |
| 4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant.<br>Is this summary included with the application? | Y<br><input checked="" type="radio"/> | N<br><input type="radio"/>       |
| 5. Reasonably anticipated post-remediation use (check all that apply):<br>Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/><br>If residential, does it qualify as single-family housing? N/A            | <input type="radio"/>                 | <input checked="" type="radio"/> |
| 6. Please provide a statement detailing the specific proposed post-remediation use.<br>Is this summary attached?                                                                                                                                                              | <input checked="" type="radio"/>      | <input type="radio"/>            |
| 7. Is the proposed post-remediation use a renewable energy facility?<br>See application instructions for additional information.                                                                                                                                              | <input type="radio"/>                 | <input checked="" type="radio"/> |
| 8. Do current and/or recent development patterns support the proposed use?                                                                                                                                                                                                    | <input checked="" type="radio"/>      | <input type="radio"/>            |
| 9. Is the proposed use consistent with applicable zoning laws/maps?<br>Please provide a brief explanation. Include additional documentation if necessary.                                                                                                                     | <input checked="" type="radio"/>      | <input type="radio"/>            |
| 10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans?<br>Please provide a brief explanation. Include additional documentation if necessary.                        | <input checked="" type="radio"/>      | <input type="radio"/>            |

| SECTION V: Current and Historical Property Owner and Operator Information |  |                      |                |
|---------------------------------------------------------------------------|--|----------------------|----------------|
| CURRENT OWNER North 9 Property LLC                                        |  |                      |                |
| CONTACT NAME Yaniv Shalom and Issac Assyag                                |  |                      |                |
| ADDRESS 1387 Saint Nicholas Avenue, 2nd Floor                             |  |                      |                |
| CITY New York                                                             |  | STATE NY             | ZIP CODE 10033 |
| PHONE (516) 808-4199                                                      |  | EMAIL info@nsdny.com |                |
| OWNERSHIP START DATE 11/17/2025                                           |  |                      |                |
| CURRENT OPERATOR Not applicable - Vacant                                  |  |                      |                |
| CONTACT NAME                                                              |  |                      |                |
| ADDRESS                                                                   |  |                      |                |
| CITY                                                                      |  | STATE                | ZIP CODE       |
| PHONE                                                                     |  | EMAIL                |                |
| OPERATION START DATE                                                      |  |                      |                |

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

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

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

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

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

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

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

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

Are the required drawings included with this application?



YES

NO

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

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

Other: Parking and lumber storage yard.

| SECTION VII: Requestor Information                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                      |                                 |                                  |   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------|---------------------------------|----------------------------------|---|
| NAME North 9 Property LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                      | Requestor: North 9 Property LLC |                                  |   |
| ADDRESS 1387 Saint Nicholas Avenue, 2nd Floor                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                      |                                 |                                  |   |
| CITY/TOWN New York                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | STATE NY             | ZIP CODE 10033                  |                                  |   |
| PHONE (516) 808-4199                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | EMAIL info@nsdny.com |                                 |                                  |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                      |                                 | Y                                | N |
| 1. Is the requestor authorized to conduct business in New York State (NYS)?                                                                                                                                                                                                                                                                                                                                                                                                        |  |                      |                                 | <input checked="" type="radio"/> |   |
| 2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the <a href="#">NYS Department of State's Corporation &amp; Business Entity Database</a> . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached? |  |                      |                                 | <input checked="" type="radio"/> |   |
| 3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A                                                                                                                                                                                                                                                                                                                                               |  |                      |                                 | <input checked="" type="radio"/> |   |
| 4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of <a href="#">DER-10: Technical Guidance for Site Investigation and Remediation</a> and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements?<br><b>Documents that are not properly certified will not be approved under the BCP.</b>                                            |  |                      |                                 | <input checked="" type="radio"/> |   |

| SECTION VIII: Requestor Contact Information              |                              |                |
|----------------------------------------------------------|------------------------------|----------------|
| REQUESTOR'S REPRESENTATIVE Yaniv Shalom and Issac Assyag |                              |                |
| ADDRESS 8809 82nd Avenue                                 |                              |                |
| CITY Glendale                                            | STATE NY                     | ZIP CODE 11385 |
| PHONE (516) 808-4199                                     | EMAIL info@nsdny.com         |                |
| REQUESTOR'S CONSULTANT (CONTACT NAME) Spiro Dongaris     |                              |                |
| COMPANY Athenica Environmental Engineering PLLC          |                              |                |
| ADDRESS 31-33 31st Street, 2nd Floor                     |                              |                |
| CITY Astoria                                             | STATE NY                     | ZIP CODE 11106 |
| PHONE (718) 784-7490                                     | EMAIL sdongaris@athenica.com |                |
| REQUESTOR'S ATTORNEY (CONTACT NAME) Scott Furman         |                              |                |
| COMPANY Sive, Paget & Riesel, PC                         |                              |                |
| ADDRESS 560 Lexington Avenue                             |                              |                |
| CITY New York                                            | STATE NY                     | ZIP CODE 10022 |
| PHONE (212) 421-2150                                     | EMAIL sfurman@sprlaw.com     |                |

**SECTION IX: Program Fee**

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

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

**SECTION X: Requestor Eligibility**

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

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

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

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

**PARTICIPANT**

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

☐
**VOLUNTEER**

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

☒

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

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

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

☒

Yes

No

N/A

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

Previous Owner

☒

Current Owner

Potential/Future Purchaser

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

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

Is this proof attached?

Yes

No

☒

N/A

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

| SECTION VII: Requestor Information                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                      |                                         |                                     |   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------|-----------------------------------------|-------------------------------------|---|
| NAME Prestige Nine LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                      | Additional Requestor: Prestige Nine LLC |                                     |   |
| ADDRESS 8809 82nd Avenue                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                      |                                         |                                     |   |
| CITY/TOWN Glendale                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | STATE NY             | ZIP CODE 11385                          |                                     |   |
| PHONE (516) 808-4199                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | EMAIL info@nsdny.com |                                         |                                     |   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                      |                                         | Y                                   | N |
| 1. Is the requestor authorized to conduct business in New York State (NYS)?                                                                                                                                                                                                                                                                                                                                                                                                        |  |                      |                                         | <input checked="" type="checkbox"/> |   |
| 2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the <a href="#">NYS Department of State's Corporation &amp; Business Entity Database</a> . A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached? |  |                      |                                         | <input checked="" type="checkbox"/> |   |
| 3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A                                                                                                                                                                                                                                                                                                                                               |  |                      |                                         | <input checked="" type="checkbox"/> |   |
| 4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of <a href="#">DER-10: Technical Guidance for Site Investigation and Remediation</a> and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements?<br><b>Documents that are not properly certified will not be approved under the BCP.</b>                                            |  |                      |                                         | <input checked="" type="checkbox"/> |   |

| SECTION VIII: Requestor Contact Information              |                              |                |
|----------------------------------------------------------|------------------------------|----------------|
| REQUESTOR'S REPRESENTATIVE Yaniv Shalom and Issac Assyag |                              |                |
| ADDRESS 8809 82nd Avenue                                 |                              |                |
| CITY Glendale                                            | STATE NY                     | ZIP CODE 11385 |
| PHONE (516) 808-4199                                     | EMAIL info@nsdny.com         |                |
| REQUESTOR'S CONSULTANT (CONTACT NAME) Spiro Dongaris     |                              |                |
| COMPANY Athenica Environmental Engineering PLLC          |                              |                |
| ADDRESS 31-33 31st Street, 2nd Floor                     |                              |                |
| CITY Astoria                                             | STATE NY                     | ZIP CODE 11106 |
| PHONE (718) 784-7490                                     | EMAIL sdongaris@athenica.com |                |
| REQUESTOR'S ATTORNEY (CONTACT NAME) Scott Furman         |                              |                |
| COMPANY Sive, Paget & Riesel, PC                         |                              |                |
| ADDRESS 560 Lexington Avenue                             |                              |                |
| CITY New York                                            | STATE NY                     | ZIP CODE 10022 |
| PHONE (212) 421-2150                                     | EMAIL sfurman@sprlaw.com     |                |

**SECTION IX: Program Fee**

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

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

**SECTION X: Requestor Eligibility**

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

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

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

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

**PARTICIPANT**

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

**VOLUNTEER**

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

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

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

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

☒ Yes

No

N/A

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

Previous Owner



Current Owner

Potential/Future Purchaser

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

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

Is this proof attached?



Yes

No

N/A

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

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

| SECTION XII: Site Contact List                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>To be considered complete, the application must include the Brownfield Site Contact List in accordance with <i>DER-23: Citizen Participation Handbook for Remedial Programs</i>. Please attach, at a minimum, the names and mailing addresses of the following:</p> <ul style="list-style-type: none"> <li>• The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.</li> <li>• Residents, owners, and occupants of the property and adjacent properties.</li> <li>• Local news media from which the community typically obtains information.</li> <li>• The public water supplier which services the area in which the property is located.</li> <li>• Any person who has requested to be placed on the contact list.</li> <li>• The administrator of any school or day care facility located on or near the property.</li> <li>• The location of a document repository for the project (e.g., local library). <b>If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository.</b> In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.</li> <li>• For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.</li> </ul> |

### SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

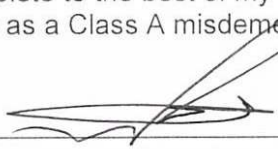
If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3)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

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

(By a requestor other than an individual)

I hereby affirm that I am member (title) of North 9 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: 6/4/2026 Signature:  \_\_\_\_\_

Print Name: YANIV SHALOM \_\_\_\_\_

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

### SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

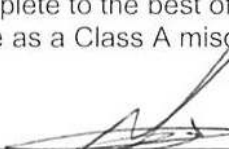
If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the [DER-32, Brownfield Cleanup Program Applications and Agreements](#); and (3) 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 Prestige Nine 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: 7/14/2026 Signature:  \_\_\_\_\_

Print Name: Yaniv Shalom \_\_\_\_\_

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(I) as of August 12, 2016** (Please note: Eligibility determination for the underutilized category can only be made at the time of application):

375-3.2:

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

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

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

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

**Check appropriate box below:**

Project is an Affordable Housing Project – regulatory agreement attached

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



This is not an Affordable Housing Project

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

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

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

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

Yes – planned renewable energy facility site with documentation

Pending – planned renewable energy facility awaiting documentation

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

☒ No – not a planned renewable energy facility site

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

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

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

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

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

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

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

☒ No

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

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

## **REVISED ATTACHMENTS FOR BROWNFIELD CLEANUP PROGRAM APPLICATION**

### **92 and 94 NORTH 9<sup>th</sup> STREET SITE**

#### **Attachment 1: Property Information**

##### **Section I, Item 14**

Location: The Site is located in the Williamsburg section of Brooklyn and consists of a single tax lot totaling 0.0765 acres, with the addresses of 92 and 94 North 9th Street. The legal description of the Site is Block 2310, Lot 9. The Site was formerly comprised of two separate lots (Lots 9 and 10). The New York City Department of Finance Tax Map Office approved the merger of those lots into a single tax lot (Lot 9), which is reflected on the NYC Digital Tax Map effective May 15, 2026.<sup>1</sup> Documentation of the lot merger is included with this application. A Site Map is shown in Figure 1. A tax map showing the BCP Site boundaries is included in Figure 2. A USGS 7.5-minute quadrangle map identifying the site location is included as Figure 3.

Site Features: The Site is currently vacant and is paved with asphalt. There are no structures currently present at the Site, and no vegetation. The Site is enclosed by a chain-link fence along the property line. The 2023 U.S. Geological Service (USGS) 7.5-minute quadrangle topographic map for Brooklyn, New York depicts the site at an elevation of about 30 feet above mean sea level (amsl). The regional topography slopes gently to the northwest toward the East River, which is located approximately 0.3 miles northwest of the Site.

Current Zoning and Land Use: The Site parcel is currently vacant and zoned as R6B, denoting a residential district typically associated with traditional row house districts. Surrounding properties are a mix of residential and commercial uses. A Land Use map is included in Figure 4.

Past Use of the Site: The Site formerly consisted of two residential parcels, identified as 92 and 94 North 9th Street, each improved with a two-story dwelling as early as 1897. By 1965, the parcels were being collectively utilized as a parking area. Historical records indicate that the Site operated as a lumber storage yard from as early as 1986 until at least 2007. The historical lumber storage operations represent a potential source of contamination at the Site. As of June 24, 2024, the Site was

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<sup>1</sup> Note that as of the date of this submission, the NYC Zoning and Land Use Application (ZOLA) portal does not appear to have been updated to reflect the consolidation of former Lots 9 and 10 into Lot 9 and continues to display the pre-consolidation lot configuration.

vacant. A Phase II Environmental Site Assessment, including soil, groundwater, and soil vapor sampling, was conducted in December 2024 and identified chlorinated solvent- and petroleum-related contamination. No remedial activities or regulatory actions were identified prior to submission of the Brownfield Cleanup Program application.

Site Geology and Hydrogeology: The stratigraphy of Site consists of light brown to dark brown and grey fine and medium sand, some silt, trace to little small to coarse gravel, and little clay. Some evidence of historic fill (asphalt, brick, concrete, and wood) was observed within the soil borings at depths up to 6 feet below ground surface (bgs), with the exception of one location in the northwest portion of the Site where historic fill was observed from ground surface to depths up to 22 feet bgs. Bedrock was not encountered during the 2024 and 2026 investigations. The depth to groundwater at the Site ranged from approximately 25.64 to 27.12 feet bgs. Groundwater flow beneath the Site was determined to be toward southwest.

Environmental Assessment: The Requestors seek entry into the NYSDEC BCP at the remediation phase. The following reports were previously completed for the Site:

- *Phase I Environmental Site Assessment Report (ESA)* for the Site prepared by GZA GeoEnvironmental of New York (GZA), dated July 2, 2024,
- *Phase II Environmental Site Assessment Investigation Report* for the Site prepared by Touchstone Environmental Geology P.C. (Touchstone), dated December 18, 2024.

The 2024 Phase I ESA by GZA was performed on behalf of a prospective buyer of the Site. The GZA Phase I ESA concluded that the past use of the Site as a lumber yard represented a Recognized Environmental Condition (REC) as defined by the applicable standard of care for a Phase I ESA established by the American Society of Testing Methods International (ASTM). In September and October of 2024, a Phase II ESA by Touchstone Environmental Geology, PC was conducted in response to the findings of the Phase I ESA. The scope of the Phase II testing included an evaluation of soil, groundwater, and soil gas quality at the Site. The Phase II testing found chlorinated solvent-related impacts to all sampling medium and petroleum-impacted to soil gas. Based on the findings of the Phase II investigation, the report concluded that past use of the Site as a lumber yard had caused adverse impacts to the environmental quality of the Site. In February and March 2026, a Remedial Investigation (RI) was performed by Athenica Environmental Engineering PLLC (Athenica). The objective of RI was to assess the nature and extent of contamination at the Site, as well as the fate, transport, and potential exposure of the identified contaminants. The RI was performed in accordance with the NYSDEC Technical Guidance for Site Investigation and Remediation DER-10. Based on the 2026 RI, the primary contaminants of concern at the Site include semi-volatile organic compounds (SVOCs), metals, polychlorinated Biphenyls (PCBs), pesticides, and per- and polyfluoroalkyl Substances (PFAS) in soil; volatile organic compounds (VOCs) and select SVOCs in groundwater; and VOCs in soil vapor.

**Soil** - Soil samples collected during the RI indicate exceedances of Unrestricted Use Soil Cleanup Objectives (UUSCOs), Protection of Groundwater Soil Cleanup Objectives (PGWSCO), and/or Restricted Residential Use Soil Cleanup Objectives (RRSCOs) for SVOCs, metals, PCBs, pesticides, and PFAS. The most significant impacts are associated with SVOCs (primarily PAHs) and metals, with elevated concentrations observed in shallow soils (2–8 ft bgs) within the SP-9 cluster and at depth (25–26 ft bgs) in SP-10, primarily in the northern portion of the Site. The highest concentrations of SVOCs and metals are present in the northeastern portion of the Site and are consistent with historic fill. Localized exceedances of PCBs, 4,4'-DDT, and PFAS were detected in shallow soils (2–4 ft bgs) within the SP-9 cluster in the northeastern portion of the Site, at concentrations exceeding the UUSCOs but below the RRSCOs.

**Groundwater** - Groundwater data indicate exceedances of cis-1,2-dichloroethene (cis-1,2-DCE) and Trichloroethene (TCE) in monitoring well MW-6 (southwestern portion of the Site). Benzo(a)anthracene and 1,4-dioxane were detected above AWQSGVs in MW-4 (northeast) and MW-6 (southwest), respectively. Dissolved and total metals, as well as PFOS and PFOA, were detected across the Site at concentrations exceeding AWQSGVs and NYSDEC PFAS guidance values, respectively, suggesting a broader regional occurrence.

**Soil Vapor** - In soil vapor, chlorinated volatile organic compounds (CVOCs) were generally detected at low concentrations across the Site, with the exception of elevated TCE impacts in soil vapor probes SV-8 and SV-9 in the southwestern portion of the Site. Low to moderate petroleum-related compounds and acetone were also detected Site-wide.

Results from the 2026 RI conducted by Athenica are summarized in the data summary tables below and on Figure 6 (soil), Figure 7 (groundwater), and Figure 8 (soil vapor). The Remedial Investigation Report documenting the 2026 investigation is included with this application.

## **Data Summary Tables**

### **Soil Table:**

| <b>Analytes &gt; RRSCOs<sup>2</sup></b> | <b>Detections &gt; RRSCOs</b> | <b>Maximum Detection (ppm)</b> | <b>RRSCO (ppm)</b> | <b>Depth (ft bgs)</b> |
|-----------------------------------------|-------------------------------|--------------------------------|--------------------|-----------------------|
| Benzo(a)anthracene                      | 5                             | 46                             | 1.4                | 25-26                 |
| Benzo(a)pyrene                          | 5                             | 38                             | 1                  | 25-26                 |
| Benzo(b)fluoranthene                    | 5                             | 47                             | 1.4                | 25-26                 |
| Benzo(ghi)perylene                      | 1                             | 20                             | 4.9                | 25-26                 |
| Benzo(k)fluoranthene                    | 3                             | 16                             | 4.9                | 25-26                 |
| Chrysene                                | 5                             | 40                             | 4.9                | 25-26                 |
| Dibenzo(a,h)anthracene                  | 3                             | 4.2                            | 0.33               | 25-26                 |
| Indeno(1,2,3-cd)pyrene                  | 3                             | 20                             | 1.4                | 25-26                 |

<sup>2</sup> RRSCOs: Restricted Residential Use Soil Cleanup Objectives

| <b>Analytes &gt; RRSCOs<sup>2</sup></b> | <b>Detections &gt; RRSCOs</b> | <b>Maximum Detection (ppm)</b> | <b>RRSCO (ppm)</b> | <b>Depth (ft bgs)</b> |
|-----------------------------------------|-------------------------------|--------------------------------|--------------------|-----------------------|
| Phenanthrene                            | 3                             | 120                            | 4.9                | 25-26                 |
| Arsenic                                 | 2                             | 17.9                           | 16                 | 2-4                   |
| Barium                                  | 2                             | 640                            | 410                | 2-4                   |
| Cadmium                                 | 2                             | 2.71                           | 2.5                | 2-4                   |
| Copper                                  | 1                             | 1,200                          | 280                | 2-4                   |
| Lead                                    | 4                             | 1,100                          | 400                | 2-4                   |
| Mercury                                 | 5                             | 1.88                           | 0.3                | 2-4                   |

\* Detections exceeding RRSCOs also exceed the UUSCOs<sup>3</sup>.

\*\* Some PCBs, 4,4'-DDT, and PFAS were detected in soil samples at concentrations exceeding the UUSCOs but below the RRSCOs.

#### **Groundwater Table:**

| <b>Analytes &gt; AWQS<sup>4</sup></b> | <b>Detections &gt; AWQS</b> | <b>Maximum Detection (ppb)</b> | <b>AWQS (ppb)</b> |
|---------------------------------------|-----------------------------|--------------------------------|-------------------|
| Trichloroethene (TCE)                 | 1                           | 15                             | 5                 |
| cis-1,2-Dichloroethene                | 1                           | 18                             | 5                 |
| Benzo(a)anthracene                    | 2                           | 0.04                           | 0.002             |
| 1,4 Dioxane                           | 3                           | 1.77                           | 0.35              |
| Magnesium, Dissolved                  | 1                           | 36,800                         | 35,000            |
| Manganese, Dissolved                  | 4                           | 1,222                          | 300               |
| Selenium, Dissolved                   | 1                           | 26.5                           | 20                |
| Sodium, Dissolved                     | 4                           | 287,000                        | 20,000            |
| Perfluorooctanoic Acid (PFOA)         | 4                           | 0.0895                         | 0.0067            |
| Perfluorooctanesulfonic Acid (PFOS)   | 4                           | 0.0256                         | 0.0027            |

#### **Soil Vapor Table:**

| <b>Analytes</b>        | <b>Total Detections</b> | <b>Maximum Detection (µg/m<sup>3</sup>)</b> | <b>Type</b> |
|------------------------|-------------------------|---------------------------------------------|-------------|
| 1,2,4-Trimethylbenzene | 3                       | 15.6                                        | Soil Vapor  |
| 1,3,5-Trimethylbenzene | 1                       | 5.6                                         | Soil Vapor  |
| 1,3-Butadiene          | 3                       | 91.4                                        | Soil Vapor  |
| 2,2,4-Trimethylpentane | 1                       | 16.5                                        | Soil Vapor  |

<sup>3</sup> UUSCOs: Unrestricted Use Soil Cleanup Objectives

<sup>4</sup> AWQS: Class GA Ambient Water Quality Standards

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 Site No. C224472  
 July 31, 2026

| <b>Analytes</b>         | <b>Total Detections</b> | <b>Maximum Detection<br/>(µg/m<sup>3</sup>)</b> | <b>Type</b>         |
|-------------------------|-------------------------|-------------------------------------------------|---------------------|
| 2-Butanone              | 5                       | 87.3                                            | Soil Vapor          |
| 2-Hexanone              | 1                       | 2.49                                            | Soil Vapor          |
| 4-Ethyltoluene          | 1                       | 2.69                                            | Soil Vapor          |
| Acetone                 | 7                       | 632                                             | Soil Vapor          |
| Benzene                 | 6                       | 247                                             | Soil Vapor          |
| Carbon disulfide        | 4                       | 44.2                                            | Soil Vapor          |
| Carbon tetrachloride    | 1                       | 1.76                                            | Soil Vapor          |
| Chloroethane            | 2                       | 15.5                                            | Soil Vapor          |
| Chloromethane           | 5                       | 1.09                                            | Outdoor Ambient Air |
| Cyclohexane             | 4                       | 158                                             | Soil Vapor          |
| Dichlorodifluoromethane | 5                       | 2.74                                            | Outdoor Ambient Air |
| Ethanol                 | 3                       | 50.7                                            | Soil Vapor          |
| Ethylbenzene            | 3                       | 5.39                                            | Soil Vapor          |
| Heptane                 | 4                       | 111                                             | Soil Vapor          |
| Isopropanol             | 4                       | 71.5                                            | Soil Vapor          |
| n-Hexane                | 6                       | 126                                             | Soil Vapor          |
| o-Xylene                | 3                       | 10.4                                            | Soil Vapor          |
| p/m-Xylene              | 3                       | 21.9                                            | Soil Vapor          |
| Tertiary butyl Alcohol  | 3                       | 5.79                                            | Soil Vapor          |
| Toluene                 | 5                       | 80.6                                            | Soil Vapor          |
| Trichloroethene (TCE)   | 4                       | 529                                             | Soil Vapor          |
| Trichlorofluoromethane  | 5                       | 1.35                                            | Soil Vapor          |

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Site No. C224472  
July 31, 2026

**Figure 1 – Site Map**

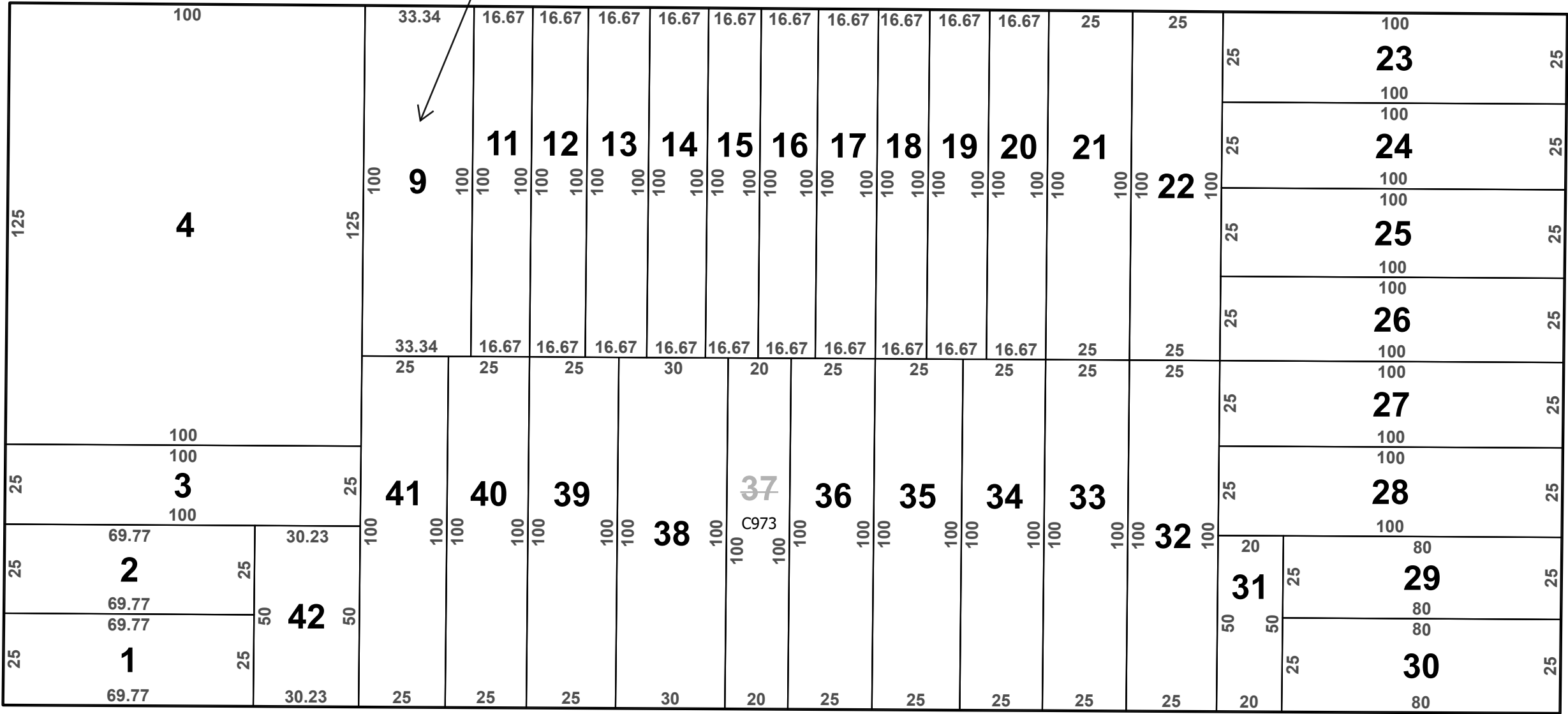


**Figure 2 – Tax Map**

NORTH 9 STREET

WYTHE AVENUE

BERRY STREET

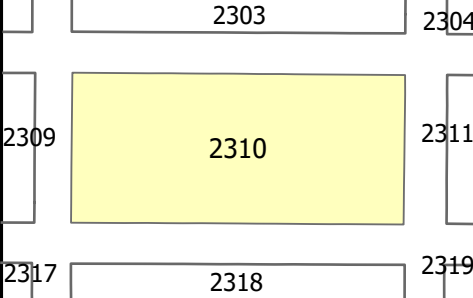


NORTH 8 STREET

**LEGEND**

- TAX\_LOT\_POLYGON
- TAX\_BLOCK\_POLYGON
- BOUNDARY
- POSSESSION\_HOOK
- Tax Lot Number
- Tax Block Number
- Condo FKA Tax Lot Number
- Condo Flag/Number
- Air Lot Flag/Number
- Sub Lot Flag/Number
- REUC Flag
- TAX\_LOT\_FACE
- Regular
- Underwater
- Unknown
- Tax Lot Dimension
- Approximate Tax Lot Dimension

The City of New York makes no warranties, expressed or implied, concerning any errors, omissions, geographic inaccuracies of the Property Information Portal, nor the suitability of the use of this information. Additionally, this map should not be relied on to measure the relative geospatial position of any street, or other object or location represented on this map in relation to a tax lot or the relative positions of any tax lots. The Geographic Information System information presented should not be used as a substitute for engineer drawings or surveys. Any use of the map for the conveyance of property or any other legal proceedings is at the sole risk of the involved parties.



Effective Date: 05/15/2026  
End Date: Current

NYC Digital Tax Map  
Borough of Brooklyn  
Block: 2310

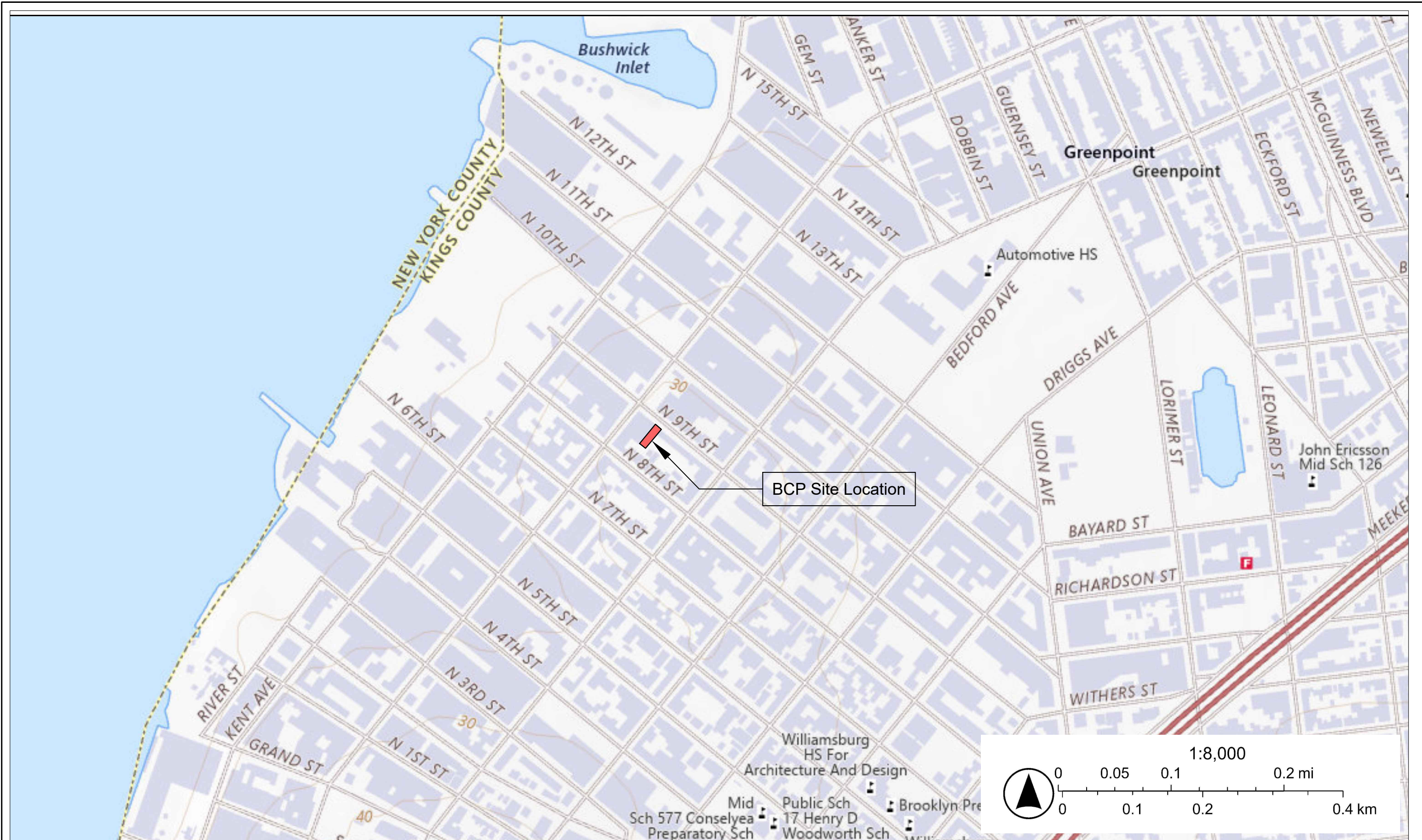
Scale: 25 0 25 50 Feet

NYC Department of Finance

LiRo GIS, Inc. GIS Consulting Group Company

NYSDEC Brownfield Cleanup Program Application  
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Site No. C224472  
July 31, 2026

**Figure 3 – USGS 7.5-Minute Quadrangle Site Location Map**



**LEGEND:**

Site Boundary

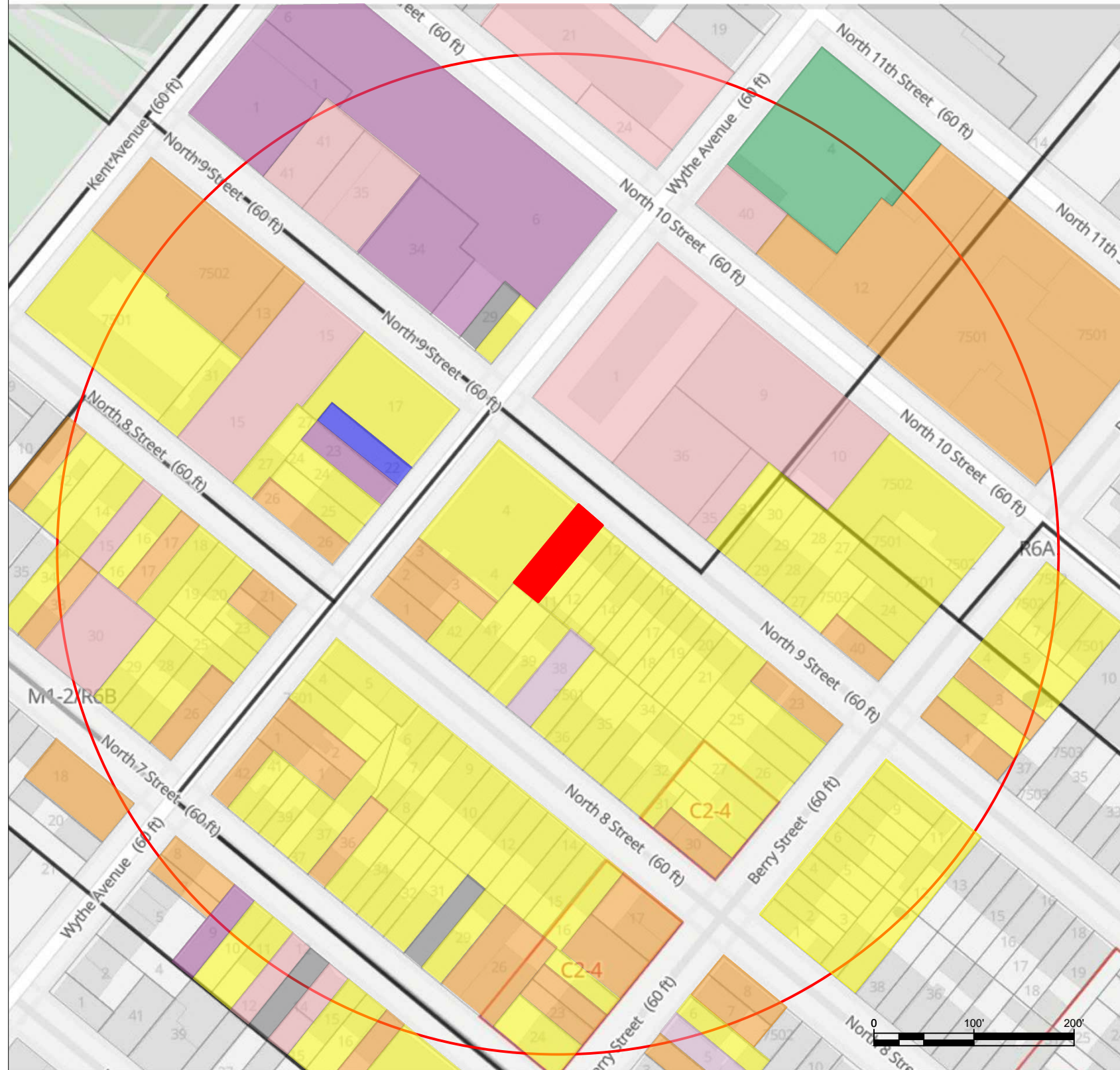
 **ATHENICA ENVIRONMENTAL  
ENGINEERING PLLC**  
**Environmental Engineering Consultants**  
31-33 31ST STREET, 2ND FLOOR  
ASTORIA, NY 11106  
TEL: (718) 784 - 7490  
FAX: (718) 784 - 4085

**NOTES:**

- Adapted from USGS The National Map; 2023 USGS 7.5-minute Quadrangle Map for Brooklyn, New York. Imagery date: July 21, 2026.
- Site boundary is approximate.

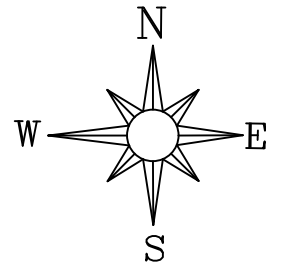
|                |                      |                                                            |
|----------------|----------------------|------------------------------------------------------------|
| Date:          | July 21, 2026        | Site: 92 and 94 North 9th Street, Brooklyn, New York 11249 |
| Drawn by:      | Ahmed Shaheen, EIT   |                                                            |
| Checked by:    | Spiro Dongaris, P.E. |                                                            |
| Drawing Scale: | As Drawn             |                                                            |
| Project No.:   | 26-134-0427          | Figure: 3                                                  |
|                |                      | Title: USGS 7.5-Minute Quadrangle Site Location Map        |

**Figure 4 – Land Use Map**



LAND USE LEGEND:

- Site Boundary
- Residential Buildings
- Commercial Buildings
- Mixed-Use Residential and Commercial Buildings
- Industrial and Manufacturing Buildings
- Public Facilities and Institutions
- Vacant Land
- Parking Facilities



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NOTES:

- Adapted from New York City's Zoning and Land Use Map (ZoLa), Imagery date: July 14, 2026.
- Map shows land use within 500 feet of the Site boundary.

|                |                      |
|----------------|----------------------|
| Date:          | July 14, 2026        |
| Drawn by:      | Ahmed Shaheen, EIT   |
| Checked by:    | Spiro Dongaris, P.E. |
| Drawing Scale: | As Drawn             |
| Project No.:   | 26-134-0427          |

|         |                                                  |
|---------|--------------------------------------------------|
| Site:   | 92-94 North 9th Street, Brooklyn, New York 11249 |
| Figure: | 4                                                |
| Title:  | Land Use Map                                     |

**Figure 5 – Disadvantaged Community (DAC) Map Overlay**

92 N 9th St, Brooklyn, New York, 11249

This address meets the criteria identified for a disadvantaged community.

92 N 9th St, Brooklyn, NY, 11249, USA



#### DAC



**GEOID:** 36047055700

**Household Count:** 937

**Population Count:** 1981

**Regional Economic Development Council:** New York City

Zoom to

◀ 2 of 2 ▶



Me Lam  
Montessori  
School

Kent Ave

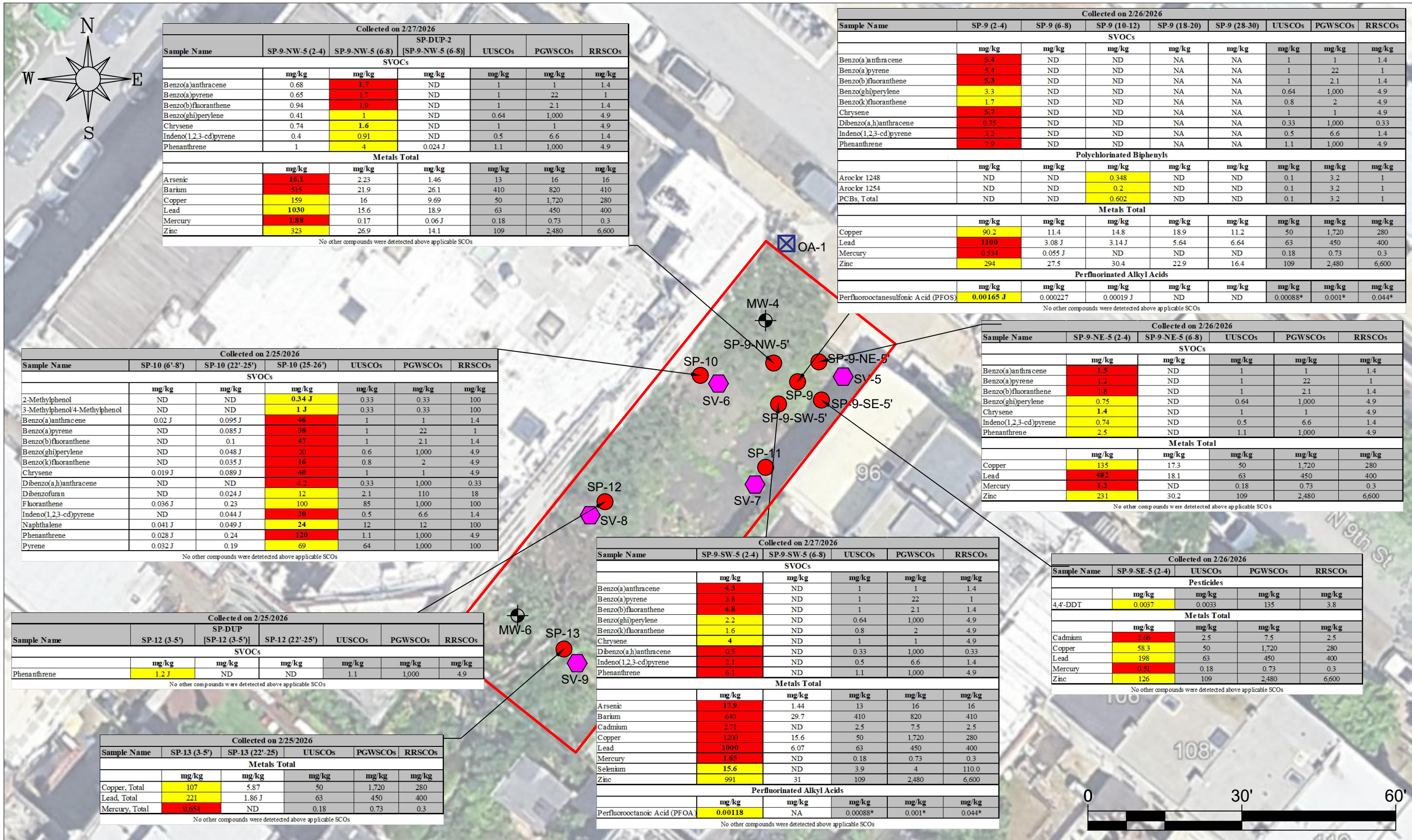
N 6th St

Ive

N 9th St

Bedford Ave

**Figure 6 – Soil Exceedance Summary (2026 RI)**



**LEGEND:**

- Site Boundary
- Lot Line
- Soil Boring
- Permanent Groundwater Monitoring Well
- Ambient Air Sample
- Soil Vapor Probe

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FAX: (718) 784 - 4085

**NOTES:**

- Adapted from Google Earth. Imagery date: June 17, 2023.
- Remedial Investigation conducted by Athenica Environmental Engineering, PLLC from February 25 to March 6, 2026.
- ND: not detected.
- NA: not analyzed.
- J: the value is estimated.
- **Bold: Exceeds Protection of Groundwater SCOs**
- Exceeds 6 NYCRR Part 375 Unrestricted Use SCOs.
- Exceeds 6 NYCRR Part 375 Restricted Residential Use SCOs.

Date: June 19, 2026

Drawn by: Ahmed Shaheen, EIT

Checked by: Spiro Dongaris, P.E.

Drawing Scale: As Drawn

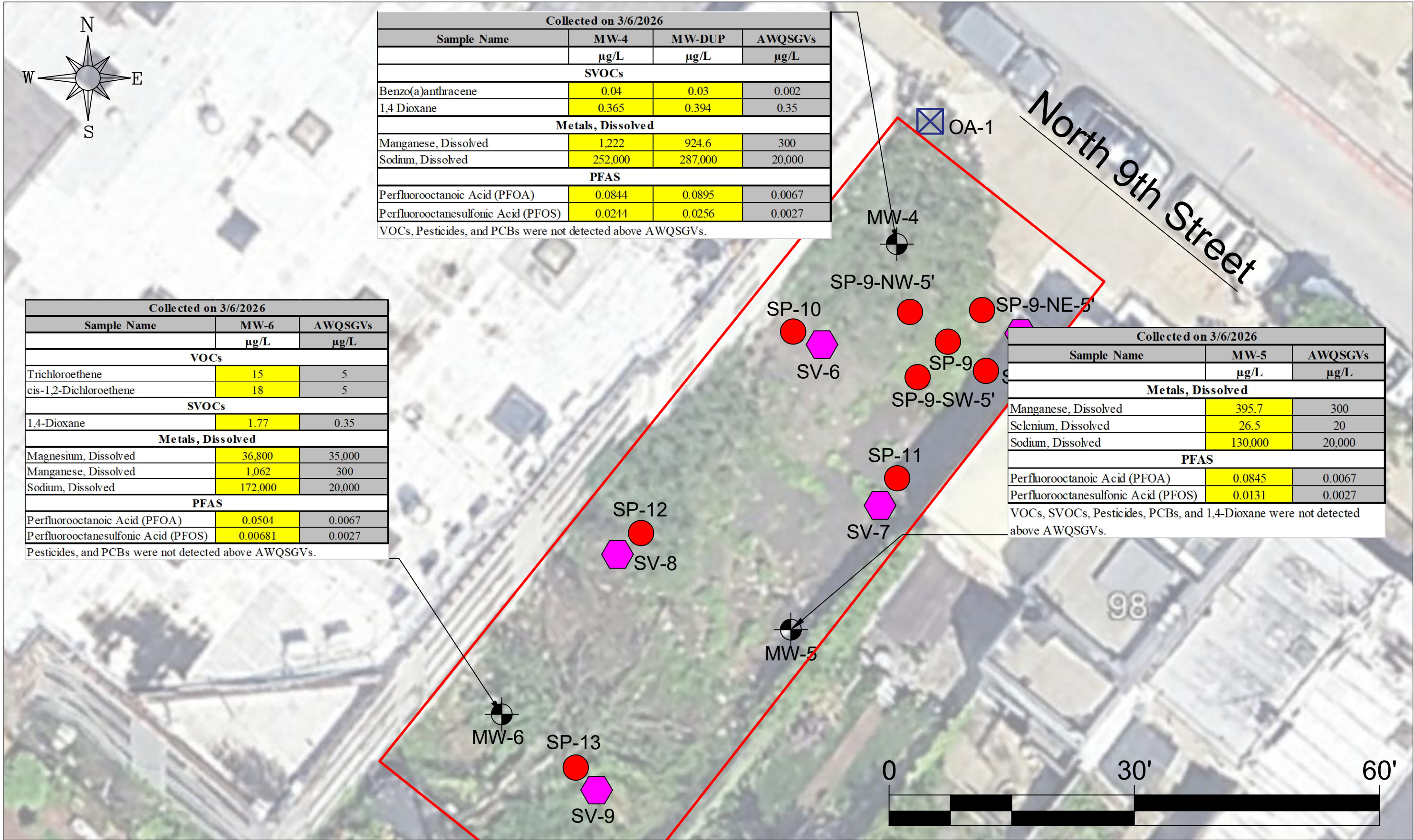
Project No.: 26-134-0427

Site: 92-94 North 9th Street, Brooklyn, New York 11249  
Remedial Investigation Report

Figure: 6

Title: Exceedances in Soil Samples

**Figure 7 – Groundwater Exceedance Summary (2026 RI)**



**Figure 8 – Compounds Detection in Soil Vapor and Ambient Air Samples (2026 RI)**



LEGEND:

- Site Boundary
- Lot Line
- Soil Boring
- Permanent Groundwater Monitoring Well
- Ambient Air Sample
- Soil Vapor Probe

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FAX: (718) 784 - 4085

NOTES:

- Adapted from Google Earth. Imagery date: June 17, 2023.
- Remedial Investigation conducted by Athenica Environmental Engineering, PLLC from February 25 to March 6, 2026.

|                |                      |                                                                                         |
|----------------|----------------------|-----------------------------------------------------------------------------------------|
| Date:          | May 21, 2026         | Site: 92-94 North 9th Street, Brooklyn, New York 11249<br>Remedial Investigation Report |
| Drawn by:      | Ahmed Shaheen, EIT   |                                                                                         |
| Checked by:    | Spiro Dongaris, P.E. |                                                                                         |
| Drawing Scale: | As Drawn             |                                                                                         |
| Project No.:   | 26-134-0427          | Figure: 8                                                                               |
|                |                      | Title: Compounds Detected in Soil Vapor and Ambient Air Samples                         |

**Attachment 2 - Section II: Property Description**

**Section II, Item 4a**

The purpose of the project is to remediate and to redevelop a contaminated property for restricted residential use implementing measures that are protective of human health and the environment.

Project Description: The proposed redevelopment of the Site will consist of construction of a new 5-story residential building, with a full cellar. The footprint of the new building, including the basement, will cover approximately 60 percent of the entire Site. The remaining areas of the Site will consist of a grade-level paved yard area, including a sunken area (approximately 500 square feet) excavated to a depth of 8 bgs.

The cellar will include various mechanical rooms, tenant storage spaces, and a gym. The first floor of the new building will include a lobby and one residential unit. The floors above will be occupied by residential apartments.

Project Schedule: The Requestors seek to enter the NYSDEC BCP at the remediation stage. Athenica states that the RI conducted at the Site from February through March 2026 has defined the nature and extent of soil, groundwater, and soil vapor contamination sufficiently to establish a defensible Conceptual Site Model consistent with revised 6 NYCRR Part 375 and NYSDEC guidance. The RI findings characterize contaminant distribution, fate and transport, and identify exposure pathways to support development of a Remedial Action Work Plan (RAWP).

It is anticipated that, once the application is deemed to be complete by NYSDEC, a 30-day public comment period will commence. Following acceptance into the program and approval of the Remedial Investigation Report (RIR), remedial design will begin, and a RAWP will be submitted to NYSDEC, initiating a 45-day public comment period. Remedial actions, along with construction of the new building, are expected to begin following NYSDEC approval of the RAWP (anticipated by May 2027), with a Certificate of Completion anticipated by March 2028. A tentative project schedule is provided below.

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| Task                                                                  | Duration | Start      | End        | 2026 |     |     |     |     |     | 2027 |     |     |     |     |     |     |     |     |     |     |     | 2028 |     |     |
|-----------------------------------------------------------------------|----------|------------|------------|------|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|
|                                                                       |          |            |            | Jul  | Aug | Sep | Oct | Nov | Dec | Jan  | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan  | Feb | Mar |
| Preparation and Submission of BCP Application and RIR                 | 15       | 7/15/2026  | 7/31/2026  |      |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |
| NYSDEC BCP Application and RIR Review                                 | 30       | 7/31/2026  | 8/30/2026  |      |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |
| 30-Day Public Comment Period for BCP Application and RIR              | 30       | 8/30/2026  | 9/30/2026  |      |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |
| Execute Brownfield Cleanup Agreement                                  | 30       | 9/30/2026  | 10/30/2026 |      |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |
| NYSDEC and NYSDOH Approval of RIR                                     | 30       | 10/30/2026 | 11/30/2026 |      |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |
| Preparation and Submission of RAWP                                    | 60       | 11/30/2026 | 1/30/2027  |      |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |
| NYSDEC and NYSDOH Review of RAWP                                      | 45       | 1/30/2027  | 3/15/2027  |      |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |
| 45-Day Public Comment Period for RAWP                                 | 45       | 3/15/2027  | 4/30/2027  |      |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |
| Issuance of Decision Document                                         | 30       | 4/30/2027  | 5/30/2027  |      |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |
| Implementation of RAWP with Engineering Oversight During Construction | 150      | 5/30/2027  | 10/30/2027 |      |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |
| Preparation of FER (and SMP, if required)                             | 60       | 10/30/2027 | 12/30/2027 |      |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |
| NYSDEC and NYSDOH Review of FER (and SMP, if required)                | 45       | 12/30/2027 | 2/15/2028  |      |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |
| NYSDEC Issues COC                                                     | 30       | 2/15/2028  | 3/15/2028  |      |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |

Notes:

1. Schedule is estimated and subject to change.
2. Implementation of RAWP is dependent on completion of building construction.
3. BCP - Brownfield Cleanup Program
4. RIR - Remedial Investigation Report
5. NYSDEC - New York State Department of Environmental Conservation
6. NYSDOH - New York State Department of Health
7. RAWP - Remedial Action Work Plan
8. FER - Final Engineering Report
9. SMP - Site Management Plan
10. COC - Certificate of Completion

## **Section II, Item 5**

NYSDEC's DER-31 Green Remediation Policy defines green remediation as the practice of considering all environmental impacts of remedy implementation and incorporating measures to minimize the environmental footprint of cleanup activities, including reductions in energy use, greenhouse gas (GHG) emissions, waste generation, and resource consumption, while promoting material reuse, recycling, and sustainable site reuse.

Consistent with DER-31, green remediation concepts will be considered and incorporated, to the extent feasible, throughout all phases of the remedial program, including RI, remedial design/remedial action, and site management, as applicable. During remedial design, applicable sustainability measures will be incorporated into design documents and specifications. During remedial action, applicable GSR metrics (e.g., energy use, fuel consumption, GHG emissions, material reuse, waste generation, and transportation impacts, as appropriate) will be tracked and summarized in the Remedial Action Report.

All green remediation practices will be documented in project reports for each phase of work. The NYSDEC Site Management Plan (SMP) template will be used, as applicable, to support consistent documentation and periodic evaluation of sustainability and optimization opportunities during long-term site management.

Green remediation considerations will be integrated into remedy evaluation and selection but will not compromise the requirement to implement a remedy that is protective of human health and the environment. Alternatives will be evaluated based on relative sustainability, including:

- Fewer short-term and long-term ancillary impacts to the environment;
- Fewer GHG emissions;
- Smaller environmental footprint;
- Achieves the remedial action objectives more sustainably;
- Allows for the greenest reuse;
- Achieves a complete and permanent cleanup; and
- Permanently and significantly reduces the toxicity, mobility or volume of contamination

**Section II, Item 6**

The Requestors seek to enter the NYSDEC BCP at the remediation stage; therefore, a climate change screening was completed for the Site. No further climate-related action is required for the proposed development, as it consists of a small residential building located within a highly developed urban area. The proposed development is not expected to result in significant greenhouse gas emissions, substantial land disturbance, or changes to existing infrastructure that would adversely affect climate conditions or climate resiliency. The climate change screening checklist is appended to this Attachment 2.

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92 and 94 North 9<sup>th</sup> Street, Brooklyn, New York 11249  
Site No. C224472  
July 31, 2026

**Climate Change Screening Checklist**

# Climate Screening Checklist

## Background Information

- Project Manager: Spiro Dongaris, P.E.
- Site Name: 92 and 94 North 9th Street
- Site Number: C224472
- Site Location: 92 and 94 North 9th Street, Brooklyn, NY 11249
- Site Elevation (average above sea level): approximately 30 feet amsl
- ClimAID Region ([Responding Climate Change in New York State \(ClimAID\) - NYSED](#)): Region 4
- Remedial Stage/site classification:  
Site seeks to enter the NYSDEC BCP at the remediation stage.
- Contamination - Media Impacted/ Contaminants of Concern:  
SVOCs, metals, pesticides, PCBs, and PFAS in soil.  
CVOs, SVOCs, metals, PFAS, and 1,4-dioxane in groundwater.  
CVOs and petroleum-related VOCs in soil vapor.
- Proposed/Current Remedy:  
Will be presented in the RAWP. The remedial design will primarily address TCE and petroleum-related impacts to soil vapor, management of impacted soils exceeding applicable SCOs, and incorporation of engineering and institutional controls, as appropriate.
- What is the predicted timeframe of the remedy and its components?  
Following approval of the RAWP, remediation implementation with construction oversight is anticipated to begin by mid-2027 and will proceed in accordance with the construction schedule.
- Is the site in a 0.5-mile radius to any sensitive receptors? (e.g. wetlands, waterbodies, residential properties, schools, drinking water supplies, etc.) Did the Fish and Wildlife Resource Impact Analysis identify any ecological receptors of concern?  
The Site is located approximately 1,300 feet southeast of the Bushwick Inlet and the East River. A Fish and Wildlife Resource Impact Analysis (FWRIA) was evaluated in accordance with DER-10, Appendix 3C, no FWRIA is required. If, upon review of the Remedial Investigation Report (RIR), NYSDEC determines that an FWRIA Part 1 is required, NYSDEC would request that it be incorporated into the RIR at that time.
- Have there been any climate related incidents or precautions made around the area?  
None.

Is the site located in within a 0.5-mile radius from a disadvantaged community (DAC) (Use [DECinfoLocator \(ny.gov\)](#))?

☒ Yes ☐ No

If the site is in a DAC, will climate impacts be magnified? (E.g. sites located in areas with less reliable infrastructure may experience more frequent service interruptions and be more susceptible to climate related events.) If yes, list how and why (Use: [DAC](#)).

☐ Yes ☒ No

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

☐ Yes ☒ No

|  |
|--|
|  |
|--|

## **Climate Screening Table\***

**The Remedial Party is responsible for attaching sufficient justification of its determinations based on an engineering evaluation considering site specific conditions and data from sources listed under Potential Data Sources below, or other sources as approved by DEC**

| Potential Climate Hazards                                       | Relevant to the Site Location (Y/N/NA) <sup>1</sup> | Projected Change (Reference data Source/Model) <sup>3</sup> | Potential to Impact Remedy (Y/N) | Is remedy/site already resilient? (Y/N) <sup>4</sup> |
|-----------------------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------|----------------------------------|------------------------------------------------------|
| Precipitation                                                   | N                                                   | N/A                                                         | N/A                              | N/A                                                  |
| Temperature <sup>2</sup> (Extreme Heat or Cold Weather Impacts) | N                                                   | N/A                                                         | N/A                              | N/A                                                  |
| Sea level/water level rise                                      | N                                                   | N/A                                                         | N/A                              | N/A                                                  |
| Flooding                                                        | N                                                   | N/A                                                         | N/A                              | N/A                                                  |
| Storm Surge                                                     | N                                                   | N/A                                                         | N/A                              | N/A                                                  |
| Wildfire- Air Quality                                           | N                                                   | N/A                                                         | N/A                              | N/A                                                  |
| Drought                                                         | N                                                   | N/A                                                         | N/A                              | N/A                                                  |
| Storm Severity                                                  | N                                                   | N/A                                                         | N/A                              | N/A                                                  |
| Landslides                                                      | N                                                   | N/A                                                         | N/A                              | N/A                                                  |
| Other Hazards:                                                  | N                                                   | N/A                                                         | N/A                              | N/A                                                  |

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

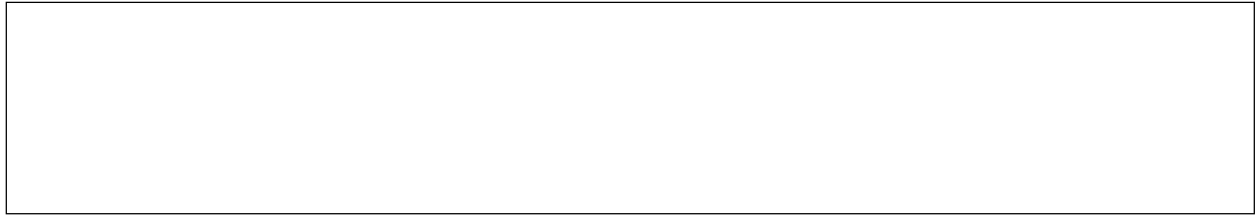
<sup>1</sup> If the first column is N → The rest of the columns will be N/A, the hazard is not applicable to the site.

<sup>2</sup> Extreme Heat: periods of three or more days above 90°F- Extreme Cold: Individual days with minimum temperatures at or below 32°F (NYSERDA ClimAID report)

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

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

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



Appendix A- Photo-documentation of engineering controls (SVE systems, SSDs, cover system, etc.) described above

## **Potential Data Sources** (not an exhaustive list)- from

<https://www.epa.gov/superfund/remedy-resilience-vulnerability-assessment>

**NYSERDA ClimAID report-** <https://www.nyseda.ny.gov/About/Publications/Energy-Analysis-Reports-and-Studies/Environmental-Research-and-Development-Technical-Reports/Response-to-Climate-Change-in-New-York>

FEMA- <https://www.fema.gov/flood-maps/national-flood-hazard-layer>

Global Earthquake Model- <https://maps.openquake.org/map/global-seismic-hazard-map/#6/43.205/-77.388>

NOAA- <https://www.nhc.noaa.gov/nationalsurge/#data>

Department of Agriculture Forest Service <https://wildfirerisk.org/>

EPA <https://toolkit.climate.gov/tool/climate-resilience-evaluation-awareness-tool-creat>

EPA <https://www.epa.gov/water-research/national-stormwater-calculator>

National Integrated Drought Information System <https://www.drought.gov/>

National Interagency Coordination Center <https://www.nifc.gov/fire-information/maps>

National Oceanic and Atmospheric Administration Coastal Services [Digital Coast Home](#)

- Resources to help communities assess coastal hazards, such as the <https://coast.noaa.gov/digitalcoast/tools/slr.html> for visualizing community-level impacts of flooding or sea level rise and <https://coast.noaa.gov/digitalcoast/training/intro-lidar.html>

National Oceanic and Atmospheric Administration <https://www.ncei.noaa.gov/>

National Oceanic and Atmospheric Administration <https://tidesandcurrents.noaa.gov/sltrends/sltrends.html>

National Weather Service

[https://www.cpc.ncep.noaa.gov/products/Soilmst\\_Monitoring/US/Soilmst/Soilmst.shtml](https://www.cpc.ncep.noaa.gov/products/Soilmst_Monitoring/US/Soilmst/Soilmst.shtml)

National Weather Service <https://www.nhc.noaa.gov/gis/>

National Weather Service <https://www.nhc.noaa.gov/nationalsurge/>

U.S. Federal Government Climate Resilience Toolkit: <https://crt-climate-explorer.nemac.org/>

U.S. Army Corps of Engineers [U.S. Army Corps of Engineers 2024-2027 Climate Adaptation Plan](#)

U.S. Geological Survey <https://marine.usgs.gov/coastalchangehazardsportal/>

U.S. Geological Survey <https://www.usgs.gov/programs/landslide-hazards>

U.S. Geological Survey <https://www.usgs.gov/apps/ngwmn/>

U.S. Geological Survey <https://toolkit.climate.gov/tool/national-climate-change-viewer>

U.S. Geological Survey <https://dashboard.waterdata.usgs.gov/app/nwd/en/>

U.S. Geological Survey <https://streamstats.usgs.gov/ss/>

NYS Department of State-<https://dos.ny.gov/assess>

NYSERDA NY Costal Floodplain Mapper- [https://services.nyserda.ny.gov/SLR\\_View/default](https://services.nyserda.ny.gov/SLR_View/default)

NYSDEC Costal Erosion Hazards- <https://dec.ny.gov/regulatory/permits-licenses/waterways-coastlines-wetlands/coastal-erosion-management-permit-program>

NYSDOH Heat Index- [health.ny.gov/environmental/weather/vulnerability\\_index/county\\_maps.htm](https://health.ny.gov/environmental/weather/vulnerability_index/county_maps.htm)

**Section III, Item 4**

Ecological Concerns: The Fish and Wildlife Resource Impact Analysis (FWRIA) Decision Key was completed in accordance with DER-10 Section 3.10.1 and Appendix 3C to determine whether a FWRIA Part 1 is required. The Site is located in the urbanized Williamsburg neighborhood of Brooklyn, has no on-site ecological resources, and does not provide habitat for endangered, threatened, or special concern species. The Site is located approximately ¼ mile from Bushwick Inlet and approximately 3 miles from the Gowanus Canal, as shown on the attached Environmental Resource Map. Based on the findings of the RI, soil impacts are primarily limited to shallow soil associated with historic urban fill. Groundwater exceedances are limited in extent and are consistent with regional groundwater conditions. The Site is fully paved with asphalt, and soil is confined beneath the paved surface with no potential to migrate to, erode into, or otherwise impact surface waters, habitats of endangered, threatened, or special concern species, or other fish and wildlife resources. Therefore, an FWRIA Part 1 is not required. If, upon review of the Remedial Investigation Report (RIR), NYSDEC determines that an FWRIA Part 1 is required, NYSDEC would request that it be incorporated into the RIR at that time.

The completed Decision Key is provided below:

| <b>DER-10, Appendix 3C<br/>Fish and Wildlife Resources Impact Analysis Decision Key</b> |                                                                                                                                                                                                                                                  | <b>Yes</b>              | <b>No</b>              |
|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------------------|
| 1.                                                                                      | Is the site or area of concern a discharge or spill event?                                                                                                                                                                                       |                         | <b>No</b><br>Go to 2.  |
| 2.                                                                                      | Is the site or area of concern a point source of contamination to the groundwater which will be prevented from discharging to surface water? Soil contamination is not widespread, or if widespread, is confined under buildings and paved areas | <b>Yes</b><br>Go to 13. |                        |
| 13.                                                                                     | Does the contamination at the site or area of concern have the potential to migrate to, erode into or otherwise impact any on-site or off-site habitat of endangered, threatened or special concern species or other fish and wildlife resource? |                         | <b>No</b><br>Go to 14. |
| 14.                                                                                     | No Fish and Wildlife Resource Impact Analysis is needed.                                                                                                                                                                                         |                         |                        |

NYSDEC Brownfield Cleanup Program Application  
92 and 94 North 9<sup>th</sup> Street, Brooklyn, New York 11249  
Site No. C224472  
July 31, 2026

**Environmental Resource Map**

# Environmental Resource Map

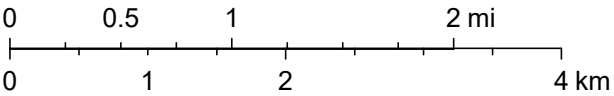


July 17, 2026

**Legend:**

- Site
- Waterbody Classifications for Rivers/Streams
- Waterbody Classifications for Lakes
- Waterbody Inventory/Priority Waterbodies List**
- Lakes and Reservoirs
- Estuaries
- Rivers and Streams
- Shorelines

1:72,224



NYC OpenData, State of New Jersey, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA

**Attachment 3: Section IV - Land Use Factors**

**Section IV, Item 4**

Current Use: The Site is currently vacant and has been paved with asphalt. As documented in the July 2024 Phase Environmental Site Assessment (Phase I ESA) reported by GZA, the Site formerly consisted of two residential parcels, identified as 92 and 94 North 9th Street, each improved with a two-story dwelling as early as 1897. By 1965, the parcels were collectively utilized as a parking area. Historical records indicate that the Site operated as a lumber storage yard from as early as 1986 until at least 2007. The historical lumber storage operations represent a potential source of contamination at the Site. The exact date operations ceased is unknown. However, the Site was documented as vacant during the Phase I ESA conducted on June 24, 2024.

**Section IV, Item 6**

Proposed Post-Remediation Use: The development project consists of a proposed new 5-story residential building with a cellar and an elevator. Based on the recent building plans, the proposed building will cover approximately 60 percent of the lot area and will have a footprint of approximately 1,997 square feet. The rear of the property will consist of a grade-level open yard area with a sunken area (approximately 500 square feet) at an excavation depth of 8 feet bgs. The building will have a full cellar that will require excavation of an approximate depth of 10 feet bgs. The cellar will include an electrical room, water meter room, trash room, gym, and tenant storage spaces. The first floor will include a residential lobby and a residential unit. Floors two through five will be used for residential apartments.

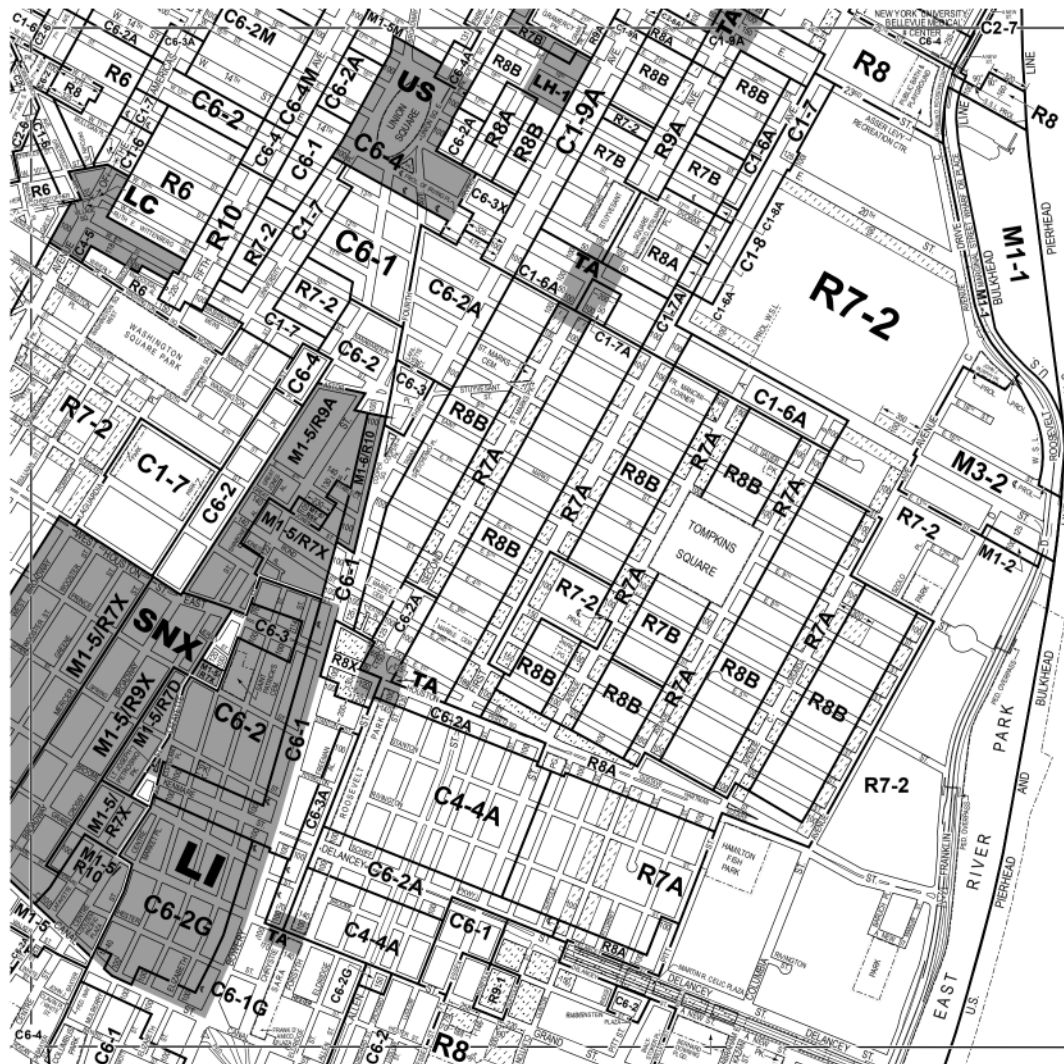
**Section IV, Items 9 and 10**

Zoning and Intended Use Post-Remediation: According to the New York City Planning Commission Zoning Map 12a, the Site is located within a zone R6B, denoting a regional residential district. The planned redevelopment is consistent with the Site zoning and current redevelopment trends within the Williamsburg area. The applicable zoning map is included as an attachment to this Application.

The proposed redevelopment is also consistent with City Environmental Quality Review (CEQR) action # 04DCP003K (E-138), which determined in 2005 that rezoning of the Site and nearby parcels would have no adverse environmental impact. As a result of that rezoning action, the Site was assigned E-designation E-138 for Hazardous Materials, under the administration of New York City Mayor's Office of Environmental Remediation.

NYSDEC Brownfield Cleanup Program Application  
92 and 94 North 9<sup>th</sup> Street, Brooklyn, New York 11249  
Site No. C224472  
July 31, 2026

**Zoning Map**



EAST RIVER



## ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

### Major Zoning Classifications:

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

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

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

**AREA(S) REZONED**

### Effective Date(s) of Rezoning:

03-26-2026 C240271 ZMK

### Special Requirements:

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

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

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

### MAP KEY

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

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|      |      |      |      |      |      |      |      |      |      |
|------|------|------|------|------|------|------|------|------|------|
| C1-1 | C1-2 | C1-3 | C1-4 | C1-5 | C2-1 | C2-2 | C2-3 | C2-4 | C2-5 |
|------|------|------|------|------|------|------|------|------|------|

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

# NOTE: STREETS FOR THE STREET MAP CHANGE C 240309 MAM IS SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

600 0 600 1200 1800 FEET

ZONING MAP 12c

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

**Attachment 4: Current and Historical Property Owner and Operator Information**

**Section V**

| <b>Previous Owners</b> |                               |                                                       |                |                                               |
|------------------------|-------------------------------|-------------------------------------------------------|----------------|-----------------------------------------------|
| <b>Date</b>            | <b>Owner Entity</b>           | <b>Address</b>                                        | <b>Phone</b>   | <b>Relationship to Requestor</b>              |
| Unspecified            | Rosenwach Realty Corp.        | 96 North Ninth Street<br>Brooklyn, NY                 | NA             | None                                          |
| 4/28/1969              | North Tenth Street Corp.      | 2 Harbour Road<br>Great Neck, NY                      | NA             | None                                          |
| Unspecified            | United Tower Maintenance Inc. | 4025 Crescent Street<br>Long Island City, NY          | NA             | None                                          |
| 1/5/2005               | JWH Real Estate Holding Corp. | 4025 Crescent Street<br>Long Island City, NY          | (718) 729-4900 | None                                          |
| 12/27/2012             | North Wythe LLC               | 144 Spencer Street<br>Brooklyn, NY                    | (516) 974-2393 | None                                          |
| 9/19/2025              | Rachel Dishi, Avi Dishi       | 1387 Saint Nicholas Avenue, 2nd Floor<br>New York, NY | (212) 568-2017 | Avi Dishi is a member of North 9 Property LLC |
| 11/17/2025             | North 9 Property LLC          | 1387 Saint Nicholas Avenue, 2nd Floor<br>New York, NY | (516) 808-4199 | Requestor                                     |

The current owner of the Site is North 9 Property LLC. A copy of the deed is included as an attachment to this Application.

| <b>Previous Operators</b> |                     |                 |                |                                  |
|---------------------------|---------------------|-----------------|----------------|----------------------------------|
| <b>Date</b>               | <b>Use</b>          | <b>Operator</b> | <b>Phone</b>   | <b>Relationship to Requestor</b> |
| 1897 – Unspecified        | Residential         | Unknown         | Unknown        | None                             |
| 1965 – Unspecified        | Parking             | Unknown         | Unknown        | None                             |
| 1986 – Unspecified        | Lumber Storage Yard | Unknown         | Unknown        | None                             |
| 2025 – Present            | Vacant              | Not Applicable  | Not Applicable | Not Applicable                   |

Historical records indicate that the Site operated as residential as early as 1897, then as a parking area as early as 1965, and as a lumber storage yard from as early as 1986 until at least 2007.

NYSDEC Brownfield Cleanup Program Application  
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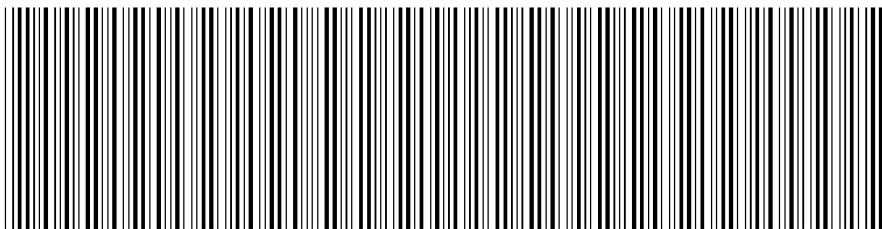
Historical records were reviewed; however, the identity of the historical operators could not be determined from available records.

NYSDEC Brownfield Cleanup Program Application  
92 and 94 North 9<sup>th</sup> Street, Brooklyn, New York 11249  
Site No. C224472  
July 31, 2026

**Copy of the Site Property Deed**

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.



2025112500792001001ECEA1

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2025112500792001

Document Date: 11-17-2025

Preparation Date: 11-25-2025

Document Type: DEED

Document Page Count: 3

PRESENTER:

CONTINENTAL ABSTRACT SERVICES LLC  
1385 BROADWAY, 19TH FLOOR  
4213-A-CON (HOLD FOR PICK UP)  
NEW YORK, NY 10018  
212-936-2666  
RECORDINGS@CONTINENTALABS.COM

RETURN TO:

AVI DISHI  
1387 SAINT NICHOLAS AVENUE, 2ND FLOOR  
(HOLD FOR PICK UP)  
NEW YORK, NY 10033

PROPERTY DATA

| Borough  | Block | Lot | Unit       | Address           |
|----------|-------|-----|------------|-------------------|
| BROOKLYN | 2310  | 9   | Entire Lot | 92 NORTH 9 STREET |

Property Type: NON-RESIDENTIAL VACANT LAND

| Borough  | Block | Lot | Unit       | Address           |
|----------|-------|-----|------------|-------------------|
| BROOKLYN | 2310  | 10  | Entire Lot | 94 NORTH 9 STREET |

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

AVI DISHI  
1387 SAINT NICHOLAS AVENUE, 2ND FLOOR  
NEW YORK, NY 10033

GRANTEE/BUYER:

NORTH 9 PROPERTY LLC  
1387 SAINT NICHOLAS AVENUE, 2ND FLOOR  
NEW YORK, NY 10033

☒ Additional Parties Listed on Continuation Page

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: \$ 55.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

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

CITY OF NEW YORK

Recorded/Filed 12-01-2025 09:35

City Register File No.(CRFN):

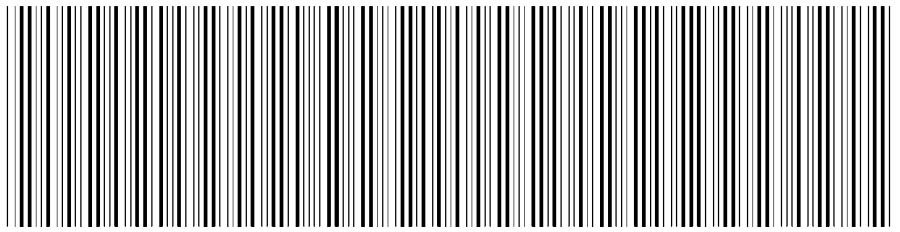
2025000323706



*Colette N. Chiu-Jacques*

City Register Official Signature

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2025112500792001001CCC21

**RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)**

**PAGE 2 OF 5**

**Document ID: 2025112500792001**

Document Date: 11-17-2025

Preparation Date: 11-25-2025

Document Type: DEED

**PARTIES**

**GRANTOR/SELLER:**

RACHEL DISHI  
1387 SAINT NICHOLAS AVENUE, 2ND FLOOR  
NEW YORK, NY 10033

3

PRK AVI DISHI  
1387 SAINT NICHOLAS AVENUE 2ND FLOOR  
NEW YORK, NY 10033

4213-A CON

**BARGAIN AND SALE DEED**

THIS INDENTURE, made this <sup>as of</sup> 17<sup>th</sup> day of November, 2025 between **Avi Dishi and Rachel Dishi**, having an address at 1387 Saint Nicholas Avenue, 2<sup>nd</sup> Floor, New York, New York 10033 (the "Grantor") and **North 9 Property LLC**, a New York limited liability company, having its office at 1387 Saint Nicholas Avenue, 2<sup>nd</sup> Floor, New York, New York 10033 ("Grantee").

**WITNESSETH:**

That Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby convey, grant and release unto Grantee, its heirs and successors and assigns, forever, all right, title and interest of Grantor in and to the following:

**ALL** that certain plot, piece, or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the City of New York, Kings County and State of New York, commonly known as 92-94 North 9<sup>th</sup> Street, Brooklyn, New York 10033, known and designated as Block 2310, Lots 9 & 10 as more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

**BEING** and intended to be the same premises conveyed to Grantor by deed dated September 19, 2025 by North Wythe LLC, recorded on September 29, 2025 in CRFN 2025000265360.

**TOGETHER** with all right, title and interest, if any, of Grantor in and to any streets and roads abutting the above-described premises to the center lines thereof;

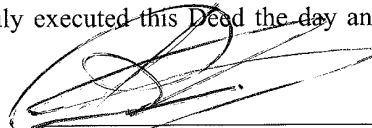
**TOGETHER** with the appurtenances and all the estate and rights of Grantor in and to said premises;

**TO HAVE AND TO HOLD** the premises herein granted unto Grantee, its heirs and successors and assigns, forever.

**AND** Grantor covenants that it has not done or suffered anything whereby the said premises have been encumbered in any way whatsoever, except as aforesaid.

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

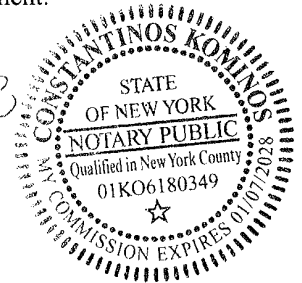
IN WITNESS WHEREOF, Grantor has duly executed this Deed the day and year first above written.

  
\_\_\_\_\_  
AVI DISHI  
  
\_\_\_\_\_  
RACHEL DISHI

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

On the 14<sup>th</sup> day of November in the year 2025 before me, the undersigned, a notary public in and for said state, personally appeared **Avi Dishi** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

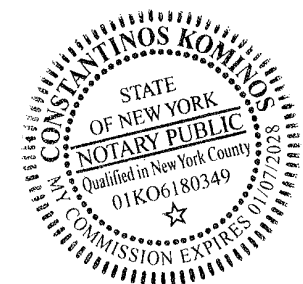
Notary Public  
My commission expires: 01/07/2028



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

On the 14<sup>th</sup> day of November in the year 2025 before me, the undersigned, a notary public in and for said state, personally appeared **Rachel Dishi** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Notary Public  
My commission expires: 01/07/2028



(SIGNATURE PAGE TO BARGAIN AND SALE DEED)

***Fidelity National Title Insurance Company***

Title Number: **CFI633NYK**  
Page **1**

**SCHEDULE A DESCRIPTION**

**(FOR INFORMATION ONLY: TAX LOT 9)**

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

BEGINNING at a point on the southerly side of North 9<sup>th</sup> Street, distant 100 feet easterly from the corner formed by the intersection of the southerly side of North 9<sup>th</sup> Street with the easterly side of Wythe Avenue (formerly 2<sup>nd</sup> Street);

RUNNING THENCE southerly at right angles to North 9<sup>th</sup> Street, 100 feet to the center line of the block between North 8<sup>th</sup> Street and North 9<sup>th</sup> Street;

THENCE easterly 16 feet 8 inches;

THENCE northerly at right angles to the center line of the block and partly through the center of a party wall, 100 feet to the southerly side of North 9<sup>th</sup> Street;

THENCE westerly along the southerly side of North 9<sup>th</sup> Street, 16 feet 8 inches to the point or place of BEGINNING.

NOTE FOR INFORMATION: 92-94 North 9<sup>th</sup> Street, Brooklyn, NY Block: 2310 Lot: 9

**(FOR INFORMATION ONLY: TAX LOT 10)**

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

BEGINNING at a point on the southerly side of North 9<sup>th</sup> Street, distant 116 feet 8 inches easterly from the corner formed by the intersection of the easterly side of Wythe Avenue (formerly 2<sup>nd</sup> Street) with the southerly side of North Ninth Street;

RUNNING THENCE southwardly at right angles to North 9<sup>th</sup> Street and partly through the center of a party wall, 100 feet to the centre line of the block between North 8<sup>th</sup> Street and North 9<sup>th</sup> Street;

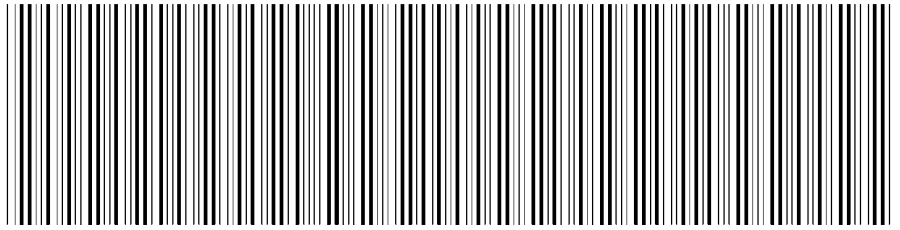
THENCE eastwardly along said centre line and parallel with North 9<sup>th</sup> Street, 16 feet 8 inches;

THENCE northwardly at right angles to the centre line of the block and partly through the centre of another party wall, 100 feet to the southerly side of North 9<sup>th</sup> Street;

THENCE westwardly along the southerly side of North 9<sup>th</sup> Street, 16 feet 8 inches to the point or place of BEGINNING.

NOTE FOR INFORMATION: N/A North 9<sup>th</sup> Street, Brooklyn, NY 11211 Block: 2310 Lot: 10

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2025112500792001001S0020

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2025112500792001**  
Document Type: DEED

Document Date: 11-17-2025

Preparation Date: 11-25-2025

**ASSOCIATED TAX FORM ID:** 2025111200471

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

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

1  
1



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

## Customer Registration Form for Water and Sewer Billing

### Property and Owner Information:

- (1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 2310 LOT: 9
- (2) Property Address: 92 NORTH 9 STREET, BROOKLYN, NY
- (3) Owner's Name: NORTH 9 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](http://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: NORTH 9 PROPERTY LLC

Signature: 

Date (mm/dd/yyyy) 11/17/25

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

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES



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 | 2310  | 10  | 94 NORTH 9 STREET | NY   | NY    | 0   |

202511120047110101

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

C3. Book       C4. Page

C5. CRFN



**RP - 5217NYC**

|                      |               |                |          |          |
|----------------------|---------------|----------------|----------|----------|
| 1. Property Location | 92            | NORTH 9 STREET | BROOKLYN |          |
|                      | STREET NUMBER | STREET NAME    | BOROUGH  | ZIP CODE |

2. Buyer Name NORTH 9 PROPERTY LLC

LAST NAME / COMPANY FIRST NAME

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

|                               |  |              |                |
|-------------------------------|--|--------------|----------------|
| LAST NAME / COMPANY           |  | FIRST NAME   |                |
| 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

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

5. Deed  
Property  
Size

FRONT FEET X DEPTH OR ACRES

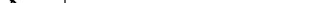
## 7. New Construction on Vacant Land

|                |                     |            |
|----------------|---------------------|------------|
| 8. Seller Name | DISHI               | AVI        |
|                | LAST NAME / COMPANY | FIRST NAME |
|                | DISHI               | RACHEL     |
|                | LAST NAME / COMPANY | FIRST NAME |

|   |                          |                           |   |                          |                             |   |                                     |            |   |                          |                           |   |                          |                |
|---|--------------------------|---------------------------|---|--------------------------|-----------------------------|---|-------------------------------------|------------|---|--------------------------|---------------------------|---|--------------------------|----------------|
| A | <input type="checkbox"/> | One Family Residential    | C | <input type="checkbox"/> | Residential Vacant Land     | E | <input checked="" type="checkbox"/> | Commercial | G | <input type="checkbox"/> | Entertainment / Amusement | I | <input type="checkbox"/> | Industrial     |
| B | <input type="checkbox"/> | 2 or 3 Family Residential | D | <input type="checkbox"/> | Non-Residential Vacant Land | F | <input type="checkbox"/>            | Apartment  | H | <input type="checkbox"/> | Community Service         | J | <input type="checkbox"/> | Public Service |

10. Sale Contract Date 11 / 17 / 2025  
Month Day Year

11. Date of Sale / Transfer 11 / 17 / 2025  
Month Day Year

12. Full Sale Price \$ 

( 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

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

15. Building Class V, 1

16. Total Assessed Value (of all parcels in transfer) 3 5 9 1 0 0

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

BROOKLYN 2310 9                    ||                    BROOKLYN 2310 10                    ||

**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 fitting of false instruments.

|                                                        |       |                                                         |                  |
|--------------------------------------------------------|-------|---------------------------------------------------------|------------------|
| <b>BUYER</b><br><i>[Signature]</i><br>11/17/25<br>DATE |       | <b>BUYER'S ATTORNEY</b>                                 |                  |
| 1387 SAINT NICHOLAS AVENUE, 2ND FLOOR                  |       | LAST NAME FIRST NAME                                    |                  |
| STREET NUMBER STREET NAME (AFTER SALE)                 |       | AREA CODE TELEPHONE NUMBER                              |                  |
| NEW YORK                                               |       | <b>SELLER</b><br><i>[Signature]</i><br>11/17/25<br>DATE |                  |
| CITY OR TOWN                                           | STATE | ZIP CODE                                                | SELLER SIGNATURE |
|                                                        | NY    | 10033                                                   |                  |

NYSDEC Brownfield Cleanup Program Application  
92 and 94 North 9<sup>th</sup> Street, Brooklyn, New York 11249  
Site No. C224472  
July 31, 2026

**Tax Lots Merger Documents**

## APPLICATION FOR APPORTIONMENTS OR MERGERS

**Instructions:** Please complete this application and *submit in person* to: **Department of Finance, Property Division - Tax Map Office, 66 John Street, 2nd floor, New York, NY 10038.** Please read the instructions for further details before completing this form. Print clearly.

## SECTION A: PROPERTY INFORMATION

Borough: BROOKLYN Block: 2310 Present Lot(s): 9,10

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

|                                            |                                                                                           |                                                                       |                                                                                           |                                      |                      |
|--------------------------------------------|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------------|--------------------------------------|----------------------|
| <input checked="" type="checkbox"/> Merger |                                                                                           | <input type="checkbox"/> Apportionment                                |                                                                                           | Number of<br>Lots Requested <u>1</u> | Lot Number: <u>9</u> |
| <input type="checkbox"/> Air               |                                                                                           | <input type="checkbox"/> Subterranean                                 |                                                                                           |                                      |                      |
| Lot(s) Usage:<br>(check one)               | <input checked="" type="checkbox"/> Residential<br>Building Gross<br>Sq/Ft: <u>11,796</u> | <input type="checkbox"/> Commercial<br>Building Gross<br>Sq/Ft: _____ | <input type="checkbox"/> Mix (Residential & Commercial)<br>Building Gross<br>Sq/Ft: _____ |                                      |                      |

Property

1. Owner's Name (as per Deed): \_\_\_\_\_

LAST NAME FIRST NAME

**OR**

Company Name: **NORTH 9 PROPERTY LLC**

2. Property Address: 94, 92 NORTH 9 STREET, BROOKLYN NY 11249

NUMBER AND STREET CITY STATE ZIP CODE

3. Filing Representative (if applicable): \_\_\_\_\_

## SECTION B: CERTIFICATION

1. Architect/Engineer/Applicant's Name: SHCHERBAKOV IVAN  
LAST NAME FIRST NAME

2. Address: 1178 BROADWAY, 3RD FLOOR NEW YORK NY 10001  
NUMBER AND STREET CITY STATE ZIP CODE

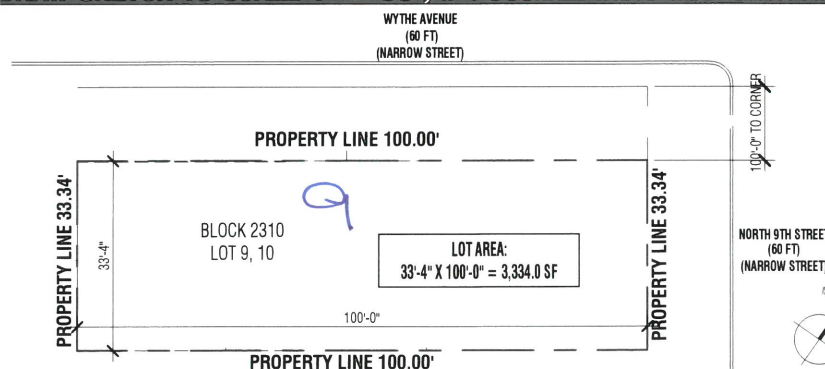
3. Telephone Number: 929-284-5565 4. Email Address: info@nsdny.com

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

Signature of Architect/ Engineer/Applicant: \_\_\_\_\_ Date: 04 / 19 / 2026

**TAX MAP CHANGE WILL NOT BE MADE UNTIL PRESENTATION OF REQUIRED DOCUMENTS** (see reverse for the required documents)

**DRAW SKETCH TO SCALE 1" = 50'. IF POSSIBLE INDICATE NORTH ARROW**



(Architect or Engineer's seal)

Tentative Lot(s) issued: 09 Date: 4/29/26 New Lot(s): — Lot(s) Affected: 9 Lot(s) Dropped: 10

Please note: Map changes will not be made until presentation of all required documents is reviewed and approved by the Specialist.  
Lots are tentative until final approval is received from the Tax Map Office.

Map Updated: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Tax Map Specialist: \_\_\_\_\_



Department of Finance

PROPERTY DIVISION

TAX MAP UNIT

FEE SHEET

Date: 4-29-26  
Borough: 3  
Block: 2310  
Lot: 9

| <u>SERVICE</u>                                | <u>COST</u> | <u>QUANTITY</u> | <u>AMOUNT</u>  |
|-----------------------------------------------|-------------|-----------------|----------------|
| Tax Map Certification                         | \$10.00     |                 |                |
| New Lot Request For<br>Mergers Apportionments | \$73.00     | <u>1</u>        | <u>\$73.00</u> |

NYC Business Centers  
Department of Finance  
Manhattan Business Center  
66 John Street, 2nd Floor  
New York, NY 10038

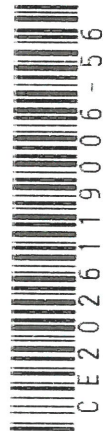
Reference Number: 2026119006-56  
Date/Time: 04/29/2026 3:20:05 PM

Miscellaneous Fee  
2026119006-56-1  
CPRR Trans Code: 9507  
Transaction ID: 99550000000000000000MCE02  
UserId: NYC4395  
Total: \$73.00

Visa Service Fee 1  
2026119006-56-2  
Total: \$1.46

2 ITEMS TOTAL: \$74.46  
TOTAL: \$74.46

Visa  
Card Number: \*\*\*\*\*0908  
Last Name:  
Payment Type: credit  
Visa Service Fee 1  
Card Number: \*\*\*\*\*0908  
Last Name:  
Payment Type: credit  
Total Received: \$74.46



Thank you! Have a nice day.

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NORTH 9 STREET

Borough: BROOKLYN

Block: 2310 Lot: 10

Record Nav

1 of 1

[Return to Search](#)

Action:

[Printable Sur](#)[Printable Ver](#)[More Info](#)[FAQ](#)**Account Balance Summary**

| Year   | Charge Amt. | Discount | Interest | Other/Fees | Total    |
|--------|-------------|----------|----------|------------|----------|
| 2026   | 3,638.57    | 0.00     | 16.78    | 0.00       | 3,655.35 |
| Total: | 3,638.57    | 0.00     | 16.78    | 0.00       | 3,655.35 |

**Account Balance Details**

| Year   | Period | Charge Type | Account ID | Due Date   | Charge Amt. | Discount | Interest | Other/Fees | Total    |
|--------|--------|-------------|------------|------------|-------------|----------|----------|------------|----------|
| 2026   | 4      | TAX         |            | 04/01/2026 | 3,638.57    | 0.00     | 16.78    | 0.00       | 3,655.35 |
| Total: |        |             |            |            | 3,638.57    | 0.00     | 16.78    | 0.00       | 3,655.35 |

**Notes**

To make a payment, visit [www.nyc.gov/payonline](http://www.nyc.gov/payonline).  
Payments made today are not reflected in the balances above.

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NORTH 9 STREET

Borough: BROOKLYN

Block: 2310 Lot: 9

Record Nav

1 of 1

[Return to Search](#)

Action:

[Printable Sur](#)[Printable Ver](#)[More Info](#)[FAQ](#)

\*

**Account Balance Summary**

| Year   | Charge Amt. | Discount | Interest | Other/Fees | Total    |
|--------|-------------|----------|----------|------------|----------|
| 2026   | 3,638.57    | 0.00     | 16.78    | 0.00       | 3,655.35 |
| 2027   | 125.00      | 0.00     | 0.00     | 11.09      | 136.09   |
| Total: | 3,763.57    | 0.00     | 16.78    | 11.09      | 3,791.44 |

**Account Balance Details**

| Year   | Period | Charge Account Type | Account ID | Due Date   | Charge Amt. | Discount | Interest | Other/Fees | Total    |
|--------|--------|---------------------|------------|------------|-------------|----------|----------|------------|----------|
| 2026   | 4      | TAX                 |            | 04/01/2026 | 3,638.57    | 0.00     | 16.78    | 0.00       | 3,655.35 |
| 2027   | 1      | DOH                 |            | 07/01/2026 | 125.00      | 0.00     | 0.00     | 11.09      | 136.09   |
| Total: |        |                     |            |            | 3,763.57    | 0.00     | 16.78    | 11.09      | 3,791.44 |

**Notes**

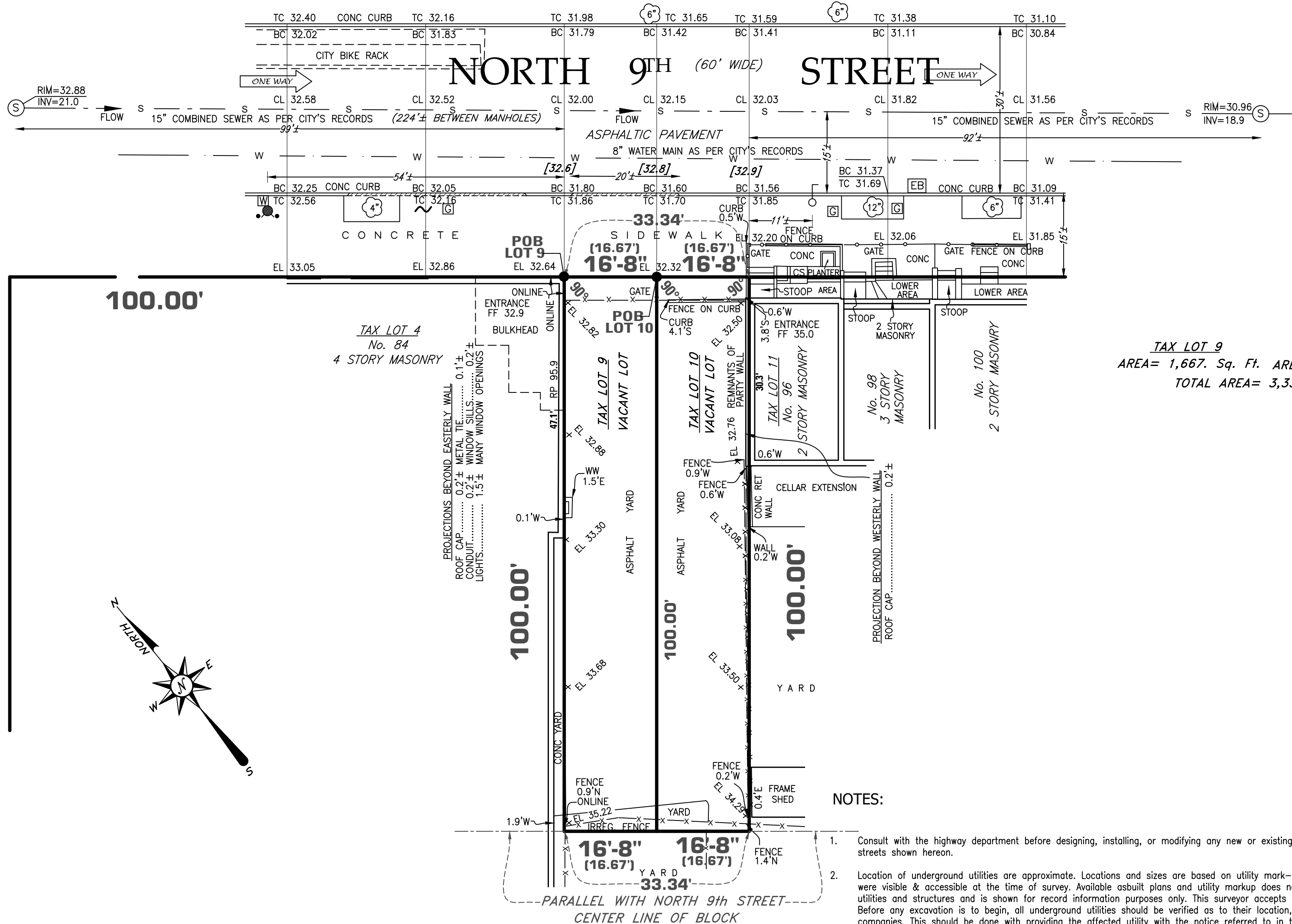
To make a payment, visit [www.nyc.gov/payonline](http://www.nyc.gov/payonline).  
Payments made today are not reflected in the balances above.

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WYTHE (60' WIDE)  
(SECOND STREET) AVENUE



|                                          |       |
|------------------------------------------|-------|
| DATUM CONVERSION CHART<br>(NOT TO SCALE) |       |
| 0.00' BROOKLYN<br>HWY DATUM              | 1.46' |
| 0.00' NAVD88                             | 1.10' |
| 0.00' NGVD29                             | 2.56' |

EARL B. LOVELL – S.P. BELCHER, INC.  
Land & City Surveyors ~ Incorporated 1933



77-16 164 Street  
Fresh Meadows, NY 11366  
Tel: 212-732-1381  
E-mail: [lovellbelcher@gmail.com](mailto:lovellbelcher@gmail.com)  
[www.lovellbelcher.com](http://www.lovellbelcher.com)  
Records of NY Land Surveyor

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|              |            |
|--------------|------------|
| PROJECT No.: | LB-003669K |
| DRAWN BY:    | HM         |
| CHECKED BY:  | NF         |

PROFESSIONAL SEAL:

STATE OF NEW YORK

A copy of this document without a proper application of the surveyor's inked or embossed seal should be assumed to be an unauthorized copy.

|                                                                                                                         |                                                     |
|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| Property Situated at:<br>92 & 94 North 9th Street<br>Borough of Brooklyn<br>County of Kings<br>City & State of New York | Tax Designation:<br><br>Block: 2310<br>Lots: 9 & 10 |
|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|

SCALE:



Original Scale: 1"=15'

|      |                 |                |
|------|-----------------|----------------|
|      |                 |                |
|      |                 |                |
|      |                 |                |
|      |                 |                |
|      |                 |                |
|      |                 |                |
|      |                 |                |
|      |                 |                |
|      | October 1, 2025 | DATE OF SURVEY |
| MARK | DATE            | DESCRIPTION    |

SHEET TITLE:

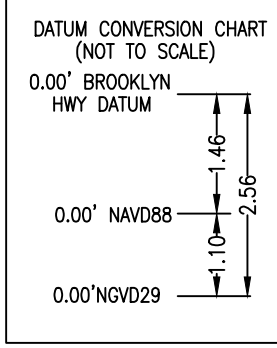
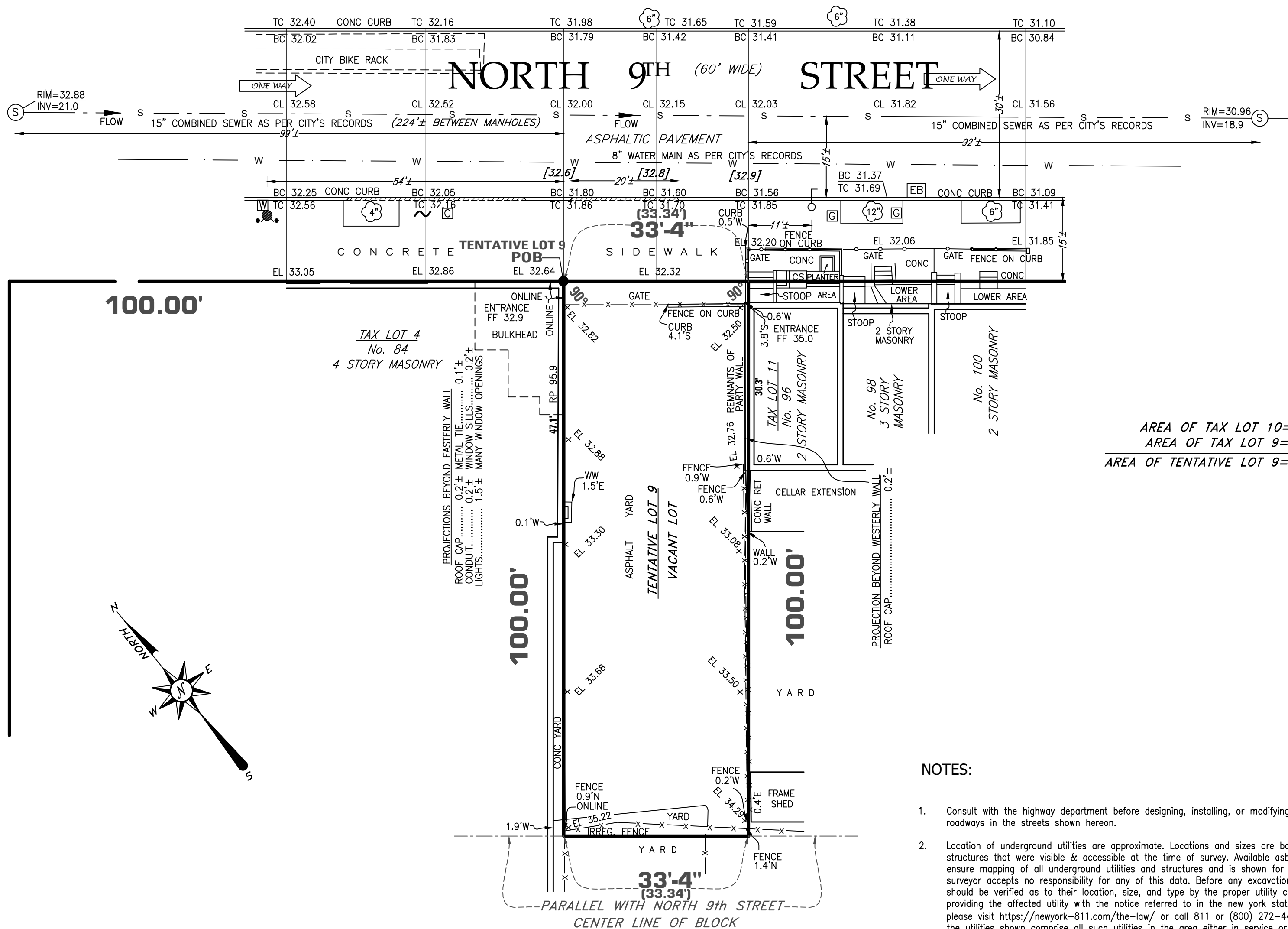
ARCHITECTURAL SURVEY

|                                    |                                |                             |                                  |
|------------------------------------|--------------------------------|-----------------------------|----------------------------------|
| LEGEND                             |                                |                             |                                  |
| [32.6] . . . . . LEGAL GRADE       | CL . . . . . CENTERLINE        | [W] . . . . . WATER VALVE   | [6"] . . . . . TREE & SIZE       |
| FF . . . . . FIRST FLOOR ELEVATION | EL . . . . . SPOT ELEVATION    | [G] . . . . . GAS VALVE     | —○— . . . . . IRON FENCE         |
| RP . . . . . ROOF ELEVATION        | CONC . . . . . CONCRETE        | [EB] . . . . . ELECTRIC BOX | —x—x— . . . . . CHAIN LINK FENCE |
| TC . . . . . TOP OF CURB           | INV . . . . . INVERT ELEVATION | ○ . . . . . LIGHT POLE      | — . . . . . PROPERTY LINE        |
| BC . . . . . BOTTOM OF CURB        | CS . . . . . CELLAR STEPS      | ● . . . . . HYDRANT         | ~ . . . . . BIKE STAND           |
|                                    | [S] . . . . . SEWER MANHOLE    | . . . . . CURB CUT          | POB . . . . . POINT OF BEGINNING |

NOTES:

- Consult with the highway department before designing, installing, or modifying any new or existing curbs, walks, or roadways in the streets shown hereon.
- Location of underground utilities are approximate. Locations and sizes are based on utility mark-outs, above ground structures that were visible & accessible at the time of survey. Available asbuilt plans and utility markup does not ensure mapping of all underground utilities and structures and is shown for record information purposes only. This surveyor accepts no responsibility for any of this data. Before any excavation is to begin, all underground utilities should be verified as to their location, size, and type by the proper utility companies. This should be done with providing the affected utility with the notice referred to in the new york state code rule 753. for more information, please visit <https://newyork-811.com/the-law/> or call 811 or (800) 272-4480. This surveyor does not guarantee the utilities shown comprise all such utilities in the area either in service or abandoned.
- All elevations refer to the North American Vertical Datum of 1988 (NAVD 88), Which is 1.46 feet below Brooklyn Highway Datum.
- Legal grade refers to top of curb
- This is to certify that there are no visible streams or natural water courses in the property unless shown on this survey.
- Sections were taken at 25' intervals. unless otherwise noted.
- Non-visible easements, recorded or unrecorded, not shown hereon.
- This property is on flood insurance rate map panel 202 of 457 in community panel No. 360497 0202F; located in Zone X (areas determined to be outside the 0.2% annual chance floodplain) Map revised: September 5, 2007
- The existence of underground structures & storage tanks, if any, was not known at the time of field survey.
- Encroachments, vaults and easements, if any below surface is not shown hereon.
- No investigation has been made with respect to sub-surface telephone cables, electric cables, gas main and steam mains.
- This survey is not a title survey and is not to be used for title purposes. All facts pertaining to title may not be shown. Be sure that all matters of title are settled prior to any design or construction.
- Property corner markers were not placed as a part of this survey.

WYTHE (60' WIDE)  
(SECOND STREET) AVENUE



**EARL B. LOVELL – S.P. BELCHER, INC.**  
Land & City Surveyors ~ Incorporated 1933



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It is a violation of the State Education Law for any person, unless acting under the direction of a licensed land surveyor, to alter an item in any way. The altering of a boundary or title survey should only be prepared for a specific purpose named in the alteration. Any re-survey map bearing a new date should conform to the requirements of a new survey.

|              |            |
|--------------|------------|
| PROJECT No.: | LB-003669K |
| DRAWN BY:    | HM         |
| CHECKED BY:  | NF         |

PROFESSIONAL SEAL:



STATE OF NEW YORK

A copy of this document without a proper application of the surveyor's inked or embossed seal should be assumed to be an unauthorized copy.

|                                                                                           |                                              |
|-------------------------------------------------------------------------------------------|----------------------------------------------|
| Property Situated at:                                                                     | Tax Designation:                             |
| 92 North 9th Street<br>Borough of Brooklyn<br>County of Kings<br>City & State of New York | Block: 2310<br>Lot: 9,10<br>Tentative Lot: 9 |

SCALE:



Original Scale: 1"=15'

NOTES:

- Consult with the highway department before designing, installing, or modifying any new or existing curbs, walks, or roadways in the streets shown hereon.
- Location of underground utilities are approximate. Locations and sizes are based on utility mark-outs, above ground structures that were visible & accessible at the time of survey. Available asbuilt plans and utility markup does not ensure mapping of all underground utilities and structures and is shown for record information purposes only. This surveyor accepts no responsibility for any of this data. Before any excavation is to begin, all underground utilities should be verified as to their location, size, and type by the proper utility companies. This should be done with providing the affected utility with the notice referred to in the new york state code rule 753. for more information, please visit <https://newyork-811.com/the-law/> or call 811 or (800) 272-4480. This surveyor does not guarantee the utilities shown comprise all such utilities in the area either in service or abandoned.
- All elevations refer to the North American Vertical Datum of 1988 (NAVD 88), Which is 1.46 feet below Brooklyn Highway Datum.
- Legal grade refers to top of curb
- This is to certify that there are no visible streams or natural water courses in the property unless shown on this survey.
- Sections were taken at 25' intervals. unless otherwise noted.
- Non-visible easements, recorded or unrecorded, not shown hereon.
- This property is on flood insurance rate map panel 202 of 457 in community panel No. 360497 0202F; located in Zone X (areas determined to be outside the 0.2% annual chance floodplain) Map revised: September 5, 2007
- The existence of underground structures & storage tanks, if any, was not known at the time of field survey.
- Encroachments, vaults and easements, if any below surface is not shown hereon.
- No investigation has been made with respect to sub-surface telephone cables, electric cables, gas main and steam mains.
- This survey is not a title survey and is not to be used for title purposes. All facts pertaining to title may not be shown. Be sure that all matters of title are settled prior to any design or construction.
- Property corner markers were not placed as a part of this survey.

**LEGEND**

|                                |                            |                       |                              |
|--------------------------------|----------------------------|-----------------------|------------------------------|
| [32.6] ..... LEGAL GRADE       | CL ..... CENTERLINE        | W ..... WATER VALVE   | 6" ..... TREE & SIZE         |
| FF ..... FIRST FLOOR ELEVATION | EL ..... SPOT ELEVATION    | G ..... GAS VALVE     | ..... IRON FENCE             |
| RP ..... ROOF ELEVATION        | CONC ..... CONCRETE        | EB ..... ELECTRIC BOX | ..... CHAIN LINK FENCE       |
| TC ..... TOP OF CURB           | INV ..... INVERT ELEVATION | ..... LIGHT POLE      | ..... PROPERTY LINE          |
| BC ..... BOTTOM OF CURB        | CS ..... CELLAR STEPS      | ..... HYDRANT         | ..... BIKE STAND             |
|                                | S ..... SEWER MANHOLE      | ..... CURB CUT        | POB ..... POINT OF BEGINNING |

SHEET TITLE:

ARCHITECTURAL SURVEY

**Attachment 5: Requestor Information**

**Section VII, Item 3**

Additional Requestor: Prestige Nine LLC is an additional requestor for the Site entering the BCP as a volunteer. Their address is 8809 82nd Avenue, Glendale, NY 11385; phone: (516) 808-4199; email: info@nsdny.com.

LLC Information: The members/owners of North 9 Property LLC are Avi Dishi, Issac Assyag, and Yaniv Shalom. The members/owners of Prestige Nine LLC are Issac Assyag and Yaniv Shalom. Authorizations from the New York State Department of State (NYS DOS) for both companies to conduct business in New York State are included as an attachment to this application.

The Requestors certify that they are a Volunteer. Neither Requestor nor its members or any of their respective affiliated entities have ever had a relationship with the prior owners or operators of the Site that caused the existing contamination. Further, no action or inaction of the Requestors, their members or affiliates have contributed to or exacerbated any of the releases at or affecting the Site.

NYSDEC Brownfield Cleanup Program Application  
92 and 94 North 9<sup>th</sup> Street, Brooklyn, New York 11249  
Site No. C224472  
July 31, 2026

**Entity Information**

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:** NORTH 9 PROPERTY LLC

**DOS ID:** 7735538

**FOREIGN LEGAL NAME:**

**FICTITIOUS NAME:**

**ENTITY TYPE:** DOMESTIC LIMITED LIABILITY COMPANY

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

**SECTIONOF LAW:** LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

**ENTITY STATUS:** ACTIVE

**DATE OF INITIAL DOS FILING:** 10/16/2025

**REASON FOR STATUS:**

**EFFECTIVE DATE INITIAL FILING:** 10/16/2025

**INACTIVE DATE:**

**FOREIGN FORMATION DATE:**

**STATEMENT STATUS:** CURRENT

**COUNTY:** NEW YORK

**NEXT STATEMENT DUE DATE:** 10/31/2027

**JURISDICTION:** NEW YORK, UNITED STATES

**NFP CATEGORY:**



ENTITY DISPLAY

[NAME HISTORY](#)

[FILING HISTORY](#)

[MERGER HISTORY](#)

[ASSUMED NAME HISTORY](#)

Service of Process on the Secretary of State as Agent

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

**Name:** THE LLC

**Address:** 1387 SAINT NICHOLAS AVENUE, 2ND FLOOR, NEW YORK, NY, UNITED STATES, 10033

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

Chief Executive Officer's Name and Address

**Name:**

**Address:**

Principal Executive Office Address

**Address:**

Registered Agent Name and Address

**Name:**

**Address:**

Entity Primary Location Name and Address

**Name:**

**Address:**

Farmcorpflag

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

Stock Information

| Share Value | Number Of Shares | Value Per Share |
|-------------|------------------|-----------------|
|-------------|------------------|-----------------|

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:** PRESTIGE NINE LLC

**DOS ID:** 7720809

**FOREIGN LEGAL NAME:**

**FICTITIOUS NAME:**

**ENTITY TYPE:** DOMESTIC LIMITED LIABILITY COMPANY

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

**SECTIONOF LAW:** LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

**ENTITY STATUS:** ACTIVE

**DATE OF INITIAL DOS FILING:** 09/26/2025

**REASON FOR STATUS:**

**EFFECTIVE DATE INITIAL FILING:** 09/26/2025

**INACTIVE DATE:**

**FOREIGN FORMATION DATE:**

**STATEMENT STATUS:** CURRENT

**COUNTY:** KINGS

**NEXT STATEMENT DUE DATE:** 09/30/2027

**JURISDICTION:** NEW YORK, UNITED STATES

**NFP CATEGORY:**



ENTITY DISPLAY

[NAME HISTORY](#)

[FILING HISTORY](#)

[MERGER HISTORY](#)

[ASSUMED NAME HISTORY](#)

Service of Process on the Secretary of State as Agent

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

**Name:** REGISTERED AGENT SOLUTIONS, INC.

**Address:** 99 WASHINGTON AVENUE, SUITE 1008, ALBANY, NY, UNITED STATES, 12260

Electronic Service of Process on the Secretary of State as agent: Permitted

Chief Executive Officer's Name and Address

**Name:**

**Address:**

Principal Executive Office Address

**Address:**

Registered Agent Name and Address

**Name:** REGISTERED AGENT SOLUTIONS, INC.

**Address:** 99 WASHINGTON AVENUE, SUITE 1008, ALBANY, NY, 12260

Entity Primary Location Name and Address

**Name:**

**Address:**

Farmcorpflag

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

Stock Information

| Share Value | Number Of Shares | Value Per Share |
|-------------|------------------|-----------------|
|-------------|------------------|-----------------|



**Attachment 6: Requestor Eligibility**

**Section X, Item 13**

Volunteer Statement: The Requestors, North 9 Property LLC and Prestige Nine LLC, qualify as Volunteers because neither the Requestors nor their members caused, contributed to, or permitted the disposal of any contaminants at the Site, nor did the Requestors control the Site at the time such contamination occurred. The Requestors have not observed and are not aware of any continuing release at the Site.

Additionally, the Requestors do not have any affiliation with any of the potentially responsible parties with respect to the environmental impacts associated with the Site.

After North 9 Property LLC acquired the Site, the Requestors have taken the necessary steps to prevent any threatened future release and to prevent or limit human, environmental, and natural resource exposure to previously released contamination at the Site. Such measures include maintaining the Site in a vacant condition and maintaining Site security through perimeter fencing to restrict access and minimize potential public exposure to known releases. As such, the Requestors qualify as Volunteers in accordance with New York Environmental Conservation Law ECL 27-1405(1).

NYSDEC Brownfield Cleanup Program Application  
92 and 94 North 9<sup>th</sup> Street, Brooklyn, New York 11249  
Site No. C224472  
July 31, 2026

**Access Agreement**

## ***ACCESS AGREEMENT***

ACCESS AGREEMENT made as of this 30 day of July 2026, by and between North 9 Property LLC (“**Grantor**”) and Prestige Nine LLC (“**Grantee**”).

WHEREAS, Grantor is the fee owner of that certain real property commonly known as 92 and 94 North 9th Street, Brooklyn (Brooklyn, Block 2310, Lot 9) (“**Grantor’s Property**”); and

WHEREAS, Grantor and Grantee desire that Grantor’s Property be admitted to the New York State Brownfield Cleanup Program (“**BCP**”); and

WHEREAS, Grantor and Grantee are each a Requestor, as that term is defined in 6 NYCRR 375-3.2; and

WHEREAS, Grantee may require access to Grantor’s Property to carry out certain investigatory, remedial and other related tasks required in connection with the BCP (collectively, the “**Work**”); and

WHEREAS, Grantor desires to grant Grantee such access to perform the Work.

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

1. Grantor hereby grants reasonable access and a license upon, into, under or through Grantor’s Property for the purpose of entry thereon by Grantee, its agents, employees, architects, engineers, contractors and consultants (collectively, the “**Grantee Related Parties**” and each a “**Grantee Related Party**”) as may be required in connection with any Brownfield Cleanup Agreement entered into by Grantee, Grantor, and the New York State Department of Environmental Conservation.

2. Grantee Related Parties shall perform the Work in a workmanlike manner and in accordance with industry standards and in accordance with applicable laws, rules and regulations. The rights granted pursuant to paragraph 1 of this Agreement are nonexclusive, it being understood and agreed that Grantor, its agents, employees, workers, contractors and tenants will have full authority to come upon and have unfettered access to Grantor’s Property during the performance of the Work.

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

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

5. Grantor hereby also grants Grantee the right and authority to place an environmental easement pursuant to Article 71, Title 36 of the Environmental Conservation Law (“ECL”) on

("ECL") on Grantor's Property, should an environmental easement be deemed necessary as an element of the site remediation under the BCP, and to record such environmental easement with the Office of the City Register of New York City.

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

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

**GRANTOR:**

North 9 Property LLC

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

Name:

Title:

*Yaniv Shalom*  
*member*

**GRANTEE:**

Prestige Nine LLC

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

Name:

Title:

*Yaniv Shalom*  
*member*

**Attachment 7: Contact List**

**Section XII**

| <b><i>1. Local Officials</i></b>                                                   |                                                            |
|------------------------------------------------------------------------------------|------------------------------------------------------------|
| <b>Name and Title</b>                                                              | <b>Mailing Address</b>                                     |
| The Honorable Zohran Kwame Mamdani<br>Mayor, City of New York                      | City Hall<br>New York, NY 10007                            |
| Dealice Fuller, Chair<br>Brooklyn Community Board 1                                | 435 Graham Avenue<br>Brooklyn, NY 11211                    |
| Lincoln Restler<br>New York City Council                                           | 410 Atlantic Avenue<br>Brooklyn, NY 11217                  |
| Sideya Sherman, Chair<br>New York City Planning Commission                         | 120 Broadway, 31 <sup>st</sup> Floor<br>New York, NY 10271 |
| Shaminder Chawla, Director<br>New York City Office of Environmental<br>Remediation | 100 Gold Street, 2nd floor<br>New York, NY, 10038          |

| <b><i>2. Site Occupants and Surrounding Property Owners</i></b> |                                    |                                                            |
|-----------------------------------------------------------------|------------------------------------|------------------------------------------------------------|
| <b>Property Address</b>                                         | <b>Occupant/Owner Name</b>         | <b>Occupant/Owner Mailing Address</b>                      |
| 92 and 94 North 9 Street (Site, Block 2310, Lot 9)              | None (vacant)/North 9 Property LLC | 8809 82 <sup>nd</sup> Avenue<br>Glendale, NY 11385         |
| 84 North 9 Street (Block 2310, Lot 4)                           | Leo Knitting Corp                  | 694 Metropolitan Avenue<br>Brooklyn, NY 11211              |
| 96 North 9 Street (Block 2310, Lot 11)                          | Emilia Sudol                       | 96 North 9 Street<br>Brooklyn, NY 11249                    |
| 97 Wythe Avenue (Block 2303, Lot 1)                             | 93-97 Wythe Avenue, LP             | 81 Great Eastern Street<br>London, United Kingdom, ECA 3HU |
| 93 North Street (Block 2303, Lot 36)                            | New Fiction LLC                    | 259 Banker Street<br>Brooklyn, NY 11222                    |
| 95 North 8 Street (Block 2310, Lot 41)                          | Kucharski Thaddus                  | 198 Java Street<br>Brooklyn, NY 11222                      |
| 97 North 8 Street (Block 2310, Lot 40)                          | Joseph Sudol                       | 97 North 8 Street<br>Brooklyn, NY 11249                    |

| <b>3. News Media</b> |                                                        |
|----------------------|--------------------------------------------------------|
| <b>Outlet</b>        | <b>Mailing Address</b>                                 |
| Brooklyn Daily Eagle | 195 Montague Street, Suite 1414<br>Brooklyn, NY 11201  |
| Patch                | 134 West 29 <sup>th</sup> Street<br>New York, NY 10001 |
| ABC7                 | 7 Lincoln Square<br>New York, NY 10023                 |

| <b>4. Public Water Supplier</b>                      |                                                |
|------------------------------------------------------|------------------------------------------------|
| New York City Department of Environmental Protection | 59-17 Junction Boulevard<br>Flushing, NY 11373 |

| <b>5. Persons Who Requested to be Placed on the Contact List</b> |                        |
|------------------------------------------------------------------|------------------------|
| <b>Name</b>                                                      | <b>Mailing Address</b> |
| No requests received                                             |                        |

| <b>6. Nearby Schools and Day Care Facilities</b> |                                     |                                                        |
|--------------------------------------------------|-------------------------------------|--------------------------------------------------------|
| <b>School/Day Care Facility</b>                  | <b>Administrator Name and Title</b> | <b>Mailing Address</b>                                 |
| North Williamsburg KinderCare                    | Jasmine Henderson                   | 17 North 6 Street<br>Brooklyn, NY 11249                |
| Williamsburg Preparatory School                  | KellyAnn Witkowski,<br>Principal    | 257 North 7 Street<br>Brooklyn, NY 11211               |
| P.S. 17 Hendry D. Woodworth School               | Anthony Pignataro,<br>Principal     | 208 North 5 <sup>th</sup> Street<br>Brooklyn, NY 11211 |

| <b>7. Document Repository</b>         |                                                                                                                     |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| <b>Location</b>                       | <b>Address</b>                                                                                                      |
| Brooklyn Library, Williamsburg Branch | 240 Division Avenue at Marcy Avenue<br>Brooklyn, NY 11211<br>Written confirmation of acceptance is attached within. |

NYSDEC Brownfield Cleanup Program Application  
92 and 94 North 9<sup>th</sup> Street, Brooklyn, New York 11249  
Site No. C224472  
July 31, 2026

|                            |                                                                                                   |
|----------------------------|---------------------------------------------------------------------------------------------------|
| Brooklyn Community Board 1 | 435 Graham Avenue<br>Brooklyn, NY 11211<br>Written confirmation of acceptance is attached within. |
|----------------------------|---------------------------------------------------------------------------------------------------|

NYSDEC Brownfield Cleanup Program Application  
92 and 94 North 9<sup>th</sup> Street, Brooklyn, New York 11249  
Site No. C224472  
July 31, 2026

### **Document Repository Acknowledgments**



May 19, 2026

Catherine Skrzypek, Branch Manager  
Brooklyn Library, Williamsburg Branch  
240 Division Avenue at Marcy Avenue  
Brooklyn, NY 11211

Re: Request to Accept Designation as a Document Repository for New York State Brownfield Cleanup Program Activities at 92-94 North 9th Street, Brooklyn, New York

Dear Ms. Skrzypek:

Athenica Environmental Engineering PLLC is preparing an application for acceptance of the referenced Site into the New York State Brownfield Cleanup Program (BCP), as administered by the New York State Department of Environmental Conservation (NYSDEC). As part of that application, the NYSDEC requires designation of document repositories, where local residents can review plans, reports, and other documents associated with the BCP activities at the Site. We request that your library branch accept designation as document repository for this Site. As discussed, we will provide electronic (PDF) copies of documents to you.

Thank you for your consideration of this request. If agreed, please sign below and return the signed acceptance to us via email or fax. Please contact us at (718) 784-7490 if you have any questions or require additional information.

Sincerely,  
**ATHENICA ENVIRONMENTAL ENGINEERING PLLC**

Evan Greenberg, EIT  
Project Manager

**By signature below, the Brooklyn Library, Williamsburg Branch accepts designation as a document repository for the 92-94 North 9th Street Site:**

**Accepted By:** Catherine Skrzypek  
(Signature)

**Printed Name:** Catherine Skrzypek

**Title:** Branch Manager, Williamsburgh Library

**Date:** May 19, 2026

## Ahmed Shaheen

---

**From:** BK01 (CB) <bk01@cb.nyc.gov>  
**Sent:** Thursday, May 21, 2026 5:24 PM  
**To:** Ahmed Shaheen  
**Cc:** Spiro Dongaris; Evan Greenberg  
**Subject:** Re: [EXTERNAL] RE: Request to Accept Designation as Document Repository – 92-94 North 9th Street, Brooklyn

Dear Mr. Shaheen,

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

Thank you.  
Jimmy Guan  
Community Associate  
Brooklyn Community Board 1

---

**From:** Ahmed Shaheen <ashaheen@athenica.com>  
**Sent:** Thursday, May 21, 2026 9:25 AM  
**To:** BK01 (CB) <bk01@cb.nyc.gov>  
**Cc:** Spiro Dongaris <sdongaris@athenica.com>; Evan Greenberg <egreenberg@athenica.com>  
**Subject:** [EXTERNAL] RE: Request to Accept Designation as Document Repository – 92-94 North 9th Street, Brooklyn

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

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

Hello,

I am following up on our request that Brooklyn Community Board 1 accept designation as a document repository for Brownfield Cleanup Program activities associated with the property located at 92–94 North 9th Street, Brooklyn, New York.

Time is of the essence for the project to proceed with its application to the New York State BCP. The document repository is an important resource for community members to stay informed and up to date on project activities and related documents.

We would greatly appreciate your signing the attached letter and returning a copy to us via email at your earliest convenience.

Best regards,

**Ahmed Shaheen, EIT**  
*Project Engineer*



31-33 31<sup>st</sup> Street, 2<sup>nd</sup> floor  
Astoria, NY 11106  
Phone: (718) 784-7490 Ext. 132 | Fax: (718) 784-4085

<http://athenica.com>

**SUBSCRIBE** to our Newsletter

---

**From:** Ahmed Shaheen  
**Sent:** Tuesday, May 19, 2026 12:35 PM  
**To:** 'bk01@cb.nyc.gov' <bk01@cb.nyc.gov>  
**Cc:** Spiro Dongaris <sdongaris@athenica.com>; Evan Greenberg <egreenberg@athenica.com>  
**Subject:** Request to Accept Designation as Document Repository – 92-94 North 9th Street, Brooklyn

Good afternoon,

Please find attached our letter requesting that Brooklyn Community Board 1 accept designation as a document repository for Brownfield Cleanup Program activities associated with the property located at 92-94 North 9th Street, Brooklyn, New York.

We would greatly appreciate your signing the attached letter and returning a copy to us via email at your earliest convenience.

Please feel free to contact me if you have any questions or require any additional information. Thank you for your time and consideration.

Best regards,

**Ahmed Shaheen, EIT**  
*Project Engineer*



31-33 31<sup>st</sup> Street, 2<sup>nd</sup> floor  
Astoria, NY 11106  
Phone: (718) 784-7490 Ext. 132 | Fax: (718) 784-4085

<http://athenica.com>

**SUBSCRIBE** to our Newsletter



**ATHENICA ENVIRONMENTAL  
ENGINEERING PLLC**

**Environmental Engineering Consultants**

May 19, 2026

Dealice Fuller, Chairperson  
Brooklyn Community Board 1  
435 Graham Avenue  
Brooklyn, NY 11211

Re: Request to Accept Designation as a Document Repository for New York State Brownfield Cleanup Program Activities at 92-94 North 9th Street, Brooklyn, New York

Dear Ms. Fuller:

Athenica Environmental Engineering PLLC is preparing an application for acceptance of the referenced Site into the New York State Brownfield Cleanup Program (BCP), as administered by the New York State Department of Environmental Conservation (NYSDEC). As part of that application, the NYSDEC requires designation of document repositories, where local residents can review plans, reports, and other documents associated with the BCP activities at the Site. We request that Brooklyn Community Board 1 accept designation as document repository for this Site. As discussed, we will provide electronic (PDF) copies of documents to you.

Thank you for your consideration of this request. If agreed, please sign below and return the signed acceptance to us via email or fax. Please contact us at (718) 784-7490 if you have any questions or require additional information.

Sincerely,

**ATHENICA ENVIRONMENTAL ENGINEERING PLLC**

Evan Greenberg, EIT  
Project Manager

**By signature below, the Brooklyn Community Board 1 accepts designation as a document repository for the 92-94 North 9th Street Site:**

**Accepted By:**

\_\_\_\_\_  
(Signature)

**Printed Name:**

\_\_\_\_\_

**Title:**

\_\_\_\_\_

**Date:**

\_\_\_\_\_