

36-08 REVIEW AVENUE

LONG ISLAND CITY, NEW YORK

Brownfield Cleanup Program Application

Submitted to:

New York State Department of Environmental Conservation

Division of Environmental Remediation

Site Control Section

625 Broadway, 11th Floor

Albany, NY 12233-7020

Prepared for:

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c/o William Neuman

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Prepared by:



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BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "BCA" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

Yes

No

If yes, provide existing site number: _____

PART A (note: application is separated into Parts A and B for DEC review purposes) *BCP App Rev 10*

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

Is the requestor authorized to conduct business in New York State (NYS)?

Yes

No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. **Please note:** If the requestor is an LLC, the members/owners names need to be provided on a separate attachment.

Do all individuals that will be certifying documents meet the requirements detailed below? Yes No

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of [DER-10: Technical Guidance for Site Investigation and Remediation](#) and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP.**

Section II. Project Description

1. What stage is the project starting at?

Investigation

Remediation

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

2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): Yes No

3. Please attach a short description of the overall development project, including:

- the date that the remedial program is to start; and
- the date the Certificate of Completion is anticipated.

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit the 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).**

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum			
Chlorinated Solvents			
Other VOCs			
SVOCs			
Metals			
Pesticides			
PCBs			
Other*			

*Please describe: _____

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:

- SAMPLE LOCATION
- DATE OF SAMPLING EVENT
- KEY CONTAMINANTS AND CONCENTRATION DETECTED
- FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE
- FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5
- FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*

(*answering No will result in an incomplete application)

Yes No

4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

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

Other: _____

Section IV. Property Information - See Instructions for Further Guidance				
PROPOSED SITE NAME				
ADDRESS/LOCATION				
CITY/TOWN			ZIP CODE	
MUNICIPALITY(IF MORE THAN ONE, LIST ALL):				
COUNTY		SITE SIZE (ACRES)		
LATITUDE (degrees/minutes/seconds) ° ' "		LONGITUDE (degrees/minutes/seconds) ° ' "		
Complete tax map information for all tax parcels included within the proposed site boundary. If a portion of any lot is proposed , 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 far right column.ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.				
Parcel Address	Section No.	Block No.	Lot No.	Acreage
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site.			Yes	No
2. Is the required property map attached to the application? (application will not be processed without map)			Yes	No
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See DEC's website for more information)			Yes	No
If yes, identify census tract : _____				
Percentage of property in En-zone (check one): 0-49% 50-99% 100%				
4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? Yes No If yes, identify name of properties (and site numbers if available) in related BCP applications:_____				
5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?			Yes	No
6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.			Yes	No
7. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.			Yes	No

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas?
If yes, identify here and attach appropriate information. Yes No

Easement/Right-of-way Holder

Description

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information)

Type

Issuing Agency

Description

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of each narrative requested.**

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**?

Yes No

Note: Questions 11 through 13 only pertain to sites located within the five counties comprising New York City

11. Is the requestor seeking a determination that the site is eligible for tangible property tax credits? Yes No

If yes, requestor must answer questions on the supplement at the end of this form.

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? Yes No

13. If you have answered Yes to Question 12, 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? Yes No

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

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance		DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF REQUESTOR'S CONSULTANT			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF REQUESTOR'S ATTORNEY			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
Section VI. Current Property Owner/Operator Information – if not a Requestor			
CURRENT OWNER'S NAME		OWNERSHIP START DATE:	
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
CURRENT OPERATOR'S NAME			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".			
IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.			
Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)			
If answering "yes" to any of the following questions, please provide an explanation as an attachment.			
1. Are any enforcement actions pending against the requestor regarding this site? Yes No			
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? Yes No			
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. Yes No			

Section VII. Requestor Eligibility Information (continued)

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, regulation of the state or federal government? If so, provide an explanation on a separate attachment. Yes No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. Yes No
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? Yes No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves 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? Yes No
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 or made a false statement in connection with any document or application submitted to DEC? Yes No
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? Yes No
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? Yes No
11. Are there any unregistered bulk storage tanks on-site which require registration? Yes No

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS 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 checking this box, 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; 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.

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

Previous Owner Current Owner Potential /Future Purchaser Other_____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted.** 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 easement on the site Is this proof attached?

Yes No

Note: a purchase contract does not suffice as proof of access.

Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment.

Yes No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305?
If yes, please provide: Site # _____ Class # _____

Yes No
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility?
If yes, please provide: Permit type: _____ EPA ID Number: _____
 Date permit issued: _____ Permit expiration date: _____

Yes No
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? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation.

Yes No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10?
If yes, please provide: Order # _____

Yes No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?
If yes, please provide explanation as an attachment.

Yes No

Section IX. Contact List Information

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

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

Section X. Land Use Factors

1. What is the current municipal zoning designation for the site? _____

What uses are allowed by the current zoning? (Check boxes, below)

Residential Commercial Industrial

If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: Residential Commercial Industrial Vacant Recreational (check all that apply)

Attach 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.

3. Reasonably anticipated use Post Remediation: Residential Commercial Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

If residential, does it qualify as single family housing?

Yes No

4. Do current historical and/or recent development patterns support the proposed use?

Yes No

5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.

Yes No

6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.

Yes No

XI. 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 the 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 Co-President (title) of The Rabenstein Family LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a 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 the 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: 12/24/18

Signature: _____

Print Name: _____

William Newman

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF), must be sent to:
 - Chief, Site Control Section
 - New York State Department of Environmental Conservation
 - Division of Environmental Remediation
 - 625 Broadway
 - Albany, NY 12233-7020

FOR DEC USE ONLY

BCP SITE T&A CODE: _____

LEAD OFFICE: _____

Supplemental Questions 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 10

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	Yes	No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	Yes	No
Please answer questions below and provide documentation necessary to support answers.		
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see DEC's website for more information.	Yes	No
2. Is the property upside down or underutilized as defined below?	Upside Down?	Yes No
	Underutilized?	Yes No
<p>From ECL 27-1405(31):</p> <p>"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.</p> <p>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)</p> <p>375-3.2:</p> <p>(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</p> <p>(1) the proposed use is at least 75 percent for industrial uses; or</p> <p>(2) at which:</p> <p>(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;</p> <p>(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and</p> <p>(iii) one or more of the following conditions exists, as certified by the applicant:</p> <p>(a) property tax payments have been in arrears for at least five years immediately prior to the application;</p> <p>(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</p> <p>(c) there are no structures.</p> <p>"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.</p>		

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City (continued)

3. 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*
(*Checking this box will result in a “pending” status. The Regulatory Agreement 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.);

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’ households 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 home owners 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.

BCP Application Summary (for DEC use only)**Site Name:****City:****Site Address:****County:****Zip:****Tax Block & Lot****Section (if applicable):****Block:****Lot:****Requestor Name:****City:****Requestor Address:****Zip:****Email:****Requestor's Representative (for billing purposes)****Name:****Address:****City:****Zip:****Email:****Requestor's Attorney****Name:****Address:****City:****Zip:****Email:****Requestor's Consultant****Name:****Address:****City:****Zip:****Email:****Percentage claimed within an En-Zone:****0%****<50%****50-99%****100%****DER Determination:**

Agree

Disagree

Requestor's Requested Status:**Volunteer****Participant****DER/OGC Determination:**

Agree

Disagree

Notes:**For NYC Sites, is the Requestor Seeking Tangible Property Credits:**

Yes

No

Does Requestor Claim Property is Upside Down:

Yes

No

DER/OGC Determination:

Agree

Disagree

Undetermined

Notes:**Does Requestor Claim Property is Underutilized:**

Yes

No

DER/OGC Determination:

Agree

Disagree

Undetermined

Notes:**Does Requestor Claim Affordable Housing Status:**

Yes

No

Planned, No Contract

DER/OGC Determination:

Agree

Disagree

Undetermined

Notes:

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM (BCP)
INSTRUCTIONS FOR COMPLETING A BCP APPLICATION**

The New York State Department of Environmental Conservation (DEC) strongly encourages all applicants to schedule a pre-application meeting with DEC staff to review the benefits, requirements, and procedures for completing a project in the BCP. Contact your [Regional office](#) to schedule a meeting. To add a party to an existing BCP Agreement and/or Application, use the [BCP Agreement Amendment Application](#). **See guidance at the end of these instructions regarding the determination of a complete application.**

SECTION I REQUESTOR INFORMATION

Requestor Name

Provide the name of the person(s)/entity requesting participation in the BCP. (If more than one, attach additional sheets with requested information. If an LLC, the members/owners names need to be provided on a separate attachment). The requestor is the person or entity seeking DEC review and approval of the remedial program.

If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear exactly as given in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to DEC with the application, to document that the requestor is authorized to do business in NYS.

Address, etc.

Provide the requestor's mailing address, telephone number; fax number and e-mail address.

Document Certification

All documents, which are prepared in final form for submission to DEC for approval, are to be prepared and certified in accordance with Section 1.5 of [DER-10](#). Persons preparing and certifying the various work plans and reports identified in Section 1.5 include:

- New York State licensed professional engineers (PEs), as defined at 6 NYCRR 375-1.2(aj) and paragraph 1.3(b)47. Engineering documents must be certified by a PE with current license and registration for work that was done by them or those under their direct supervision. The firm by which the PE is employed must also be authorized to practice engineering in New York State;
- qualified environmental professionals as defined at 6 NYCRR 375-1.2(ak) and DER-10 paragraph 1.3(b)49;
- remedial parties, as defined at 6 NYCRR 375-1.2(ao) and DER-10 paragraph 1.3(b)60; or
- site owners, which are the owners of the property comprising the site at the time of the certification.

SECTION II PROJECT DESCRIPTION

As a separate attachment, provide complete and detailed information about the project, including the purpose of the project, the date the remedial program is to start, and the date the Certificate of Completion is anticipated..

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

SECTION III

PROPERTY'S ENVIRONMENTAL HISTORY

Please follow instructions on application form.

SECTION IV

PROPERTY INFORMATION

Proposed Site Name

Provide a name for the proposed site. The name could be an owner's name, current or historical operations (i.e. ABC Furniture) or the general location of the property. Consider whether the property is known by DEC by a particular name, and if so, use that name.

Site Address

Provide a street address, city/town, zip code, and each municipality and county in which the site is located. .

Site Size

Provide the approximate acreage of the site.

GIS Information

Provide the latitude and longitude for the approximate center of the property. Show the latitude and longitude in degrees, minutes and seconds.

Tax Parcel Information

Provide the tax parcel address/section/block/lot information and map. Tax map information may be obtained from the tax assessor's office for all tax parcels that are included in the property boundaries. Attach a county tax map with identifier numbers, along with any figures needed to show the location and boundaries of the property. Include a USGS 7.5 minute quad map on which the property appears and clearly indicate the proposed site's location.

1. Tax Map Boundaries

State whether the boundaries of the site correspond to the tax map boundaries. If no, a metes and bounds description of the property must be attached. The site boundary can occupy less than a tax lot or encompass portions of one or more tax lots and may be larger or smaller than the overall redevelopment/reuse project area. A site survey with metes and bounds will be required to establish the site boundaries before the Certificate of Completion can be issued.

2. Map

Provide a property base map(s) of sufficient detail, clarity and accuracy to show the following: i) map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways; and ii) proposed brownfield property boundary lines, with adjacent property owners clearly identified.

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

SECTION IV (continued)

3. En-zone

Is any part of the property in an En-zone? If so, what percentage? For information on En-zones, please see [DEC's website](#).

4. Multiple applications

Generally, only one application can be submitted, and one BCA executed, for a development project. In limited circumstances, the DEC may consider multiple applications/BCAs for a development project where 1) the development project spans more than 25 acres; 2) the approach does not negatively impact the remedial program, including timing, ability to appropriately address areas of concern, and management of off-site concerns; and 3) the approach is not advanced to increase the value of future tax credits (i.e., circumvent the tax credit caps provided under New York State Tax Law Section 21).

10. Property Description Narrative

Provide a property description in the format provided below. Each section should be no more than one paragraph long.

Location

Example: "The XYZ Site is located in an {urban, suburban, rural} area." {Add reference points if address is unspecific; e.g., "The site is approximately 3.5 miles east of the intersection of County Route 55 and Industrial Road."}

Site Features:

Example: "The main site features include several large abandoned buildings surrounded by former parking areas and roadways. About one quarter of the site area is wooded. Little Creek passes through the northwest corner."

Current Zoning and Land Use: (Ensure the current zoning is identified.)

Example: "The site is currently inactive, and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial, light industrial, and utility right-of-ways. The nearest residential area is 0.3 miles east on Route 55."

Past Use of the Site: include source(s) of contamination and remedial measures (site characterizations, investigations, Interim Remedial Measures, etc.) completed outside of the current remedial program (e.g., work under a petroleum spill incident).

Example: "Until 1992 the site was used for manufacturing wire and wire products (e.g., conduit, insulators) and warehousing. Prior uses that appear to have led to site contamination include metal plating, machining, disposal in a one-acre landfill north of Building 7, and releases of wastewater into a series of dry wells."

When describing the investigations/actions performed outside of the remedial program, include the major chronological remedial events that lead to the site entering a remedial program. The history should include the first involvement by government to address hazardous waste/petroleum disposal. Do not cite reports. Only include remedial activities which were implemented PRIOR to the BCA. Do not describe sampling information.

**NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

SECTION IV (continued)

Property Description Narrative (continued)

Site Geology and Hydrogeology:

As appropriate, provide a very brief summary of the main hydrogeological features of the site including depth to water, groundwater flow direction, etc.

Environmental Assessment

The goal of this section is to describe the nature and extent of contamination at the site. When describing the nature of contamination, identify just the primary contaminants of concern (i.e., those that will likely drive remedial decisions/actions). If there are many contaminants present within a group of contaminants (i.e., volatile organic compounds, semivolatile organic compounds, metals), identify the group(s) and one or two representative contaminants within the group. When addressing the extent of contamination, identify the areas of concern at the site, contaminated media (i.e., soil, groundwater, etc.), relative concentration levels, and a broad-brush description of contaminated areas/depths.

The reader should be able to know if contamination is widespread or limited and if concentrations are marginally or greatly above Standards, Criteria and Guidance (SGCs) for the primary contaminants. If the extent is described qualitatively (e.g., low, medium, high), representative concentrations should be given and compared with appropriate SCGs. For soil contamination, the concentrations should be compared with the soil cleanup objectives (SCOs) for the intended use of the site.

A typical Environmental Assessment would look like the following:

Based upon investigations conducted to date, the primary contaminants of concern for the site include cadmium and trichloroethene (TCE).

Soil - Cadmium is found in shallow soil, mostly near a dry well at the northeast end of the property. TCE is found in deeper soil, predominantly at the north end of the site. Concentrations of cadmium found on site (approximately 5 ppm) slightly exceed the soil cleanup objective (SCO) for unrestricted use (2.5 ppm). Concentrations of TCE found on site (5 ppm to 300 ppm) significantly exceed the soil cleanup objectives for the protection of groundwater (0.47 ppm).

Groundwater - TCE and its associated degradation products are also found in groundwater at the north end of the site, moderately exceeding groundwater standards (typically 5 ppb), with a maximum concentration of 1500 ppb. A moderate amount of TCE from the site has migrated 300 feet down-gradient off-site. The primary contaminant of concern for the off-site area is TCE, which is present at a maximum concentration of 500 ppb, at 10 feet below the groundwater table near Avenue A.

Soil Vapor & Indoor Air - TCE was detected in soil vapor at elevated concentrations and was also detected in indoor air at concentrations up to 1,000 micrograms per cubic meter.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

SECTION V

ADDITIONAL REQUESTOR INFORMATION

Representative Name, Address, etc.

Provide information for the requestor's authorized representative. This is the person to whom all correspondence, notices, etc. will be sent, and who will be listed as the contact person in the BCA. Invoices will be sent to the representative of Applications determined to be Participants unless another contact name and address is provided with the application.

Consultant and Attorney Name, Address, etc.

Provide requested information.

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**SECTION VI CURRENT PROPERTY OWNER/OPERATOR INFORMATION
(IF NOT A REQUESTOR)**

Owner Name, Address, etc.

Provide requested information of the current owner of the property. List all parties holding an interest in the Property and, if the Requestor is not the current owner, describe the Requestor's relationship to the current owner.

Operator Name, Address, etc.

Provide requested information of the current operator (if different from the requestor or owner).

Provide a list of previous property owners and operators with names, last known addresses, telephone numbers and the Requestor's relationship to each owner and operator as a separate attachment

SECTION VII REQUESTOR ELIGIBILITY INFORMATION

As a separate attachment, provide complete and detailed information in response to any eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that such information be summarized. For properties with multiple addresses or tax parcels, please include this information for each address or tax parcel.

SECTION VIII PROPERTY ELIGIBILITY INFORMATION

As a separate attachment, provide complete and detailed information in response to the following eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that that information be summarized.

1. CERCLA / NPL Listing

Has any portion of the property ever been listed on the National Priorities List (NPL) established under CERCLA? If so, provide relevant information.

2. Registry Listing

Has any portion of the property ever been listed on the New York State Registry of Inactive Hazardous Waste Disposal Sites established under ECL 27-1305? If so, please provide the site number and classification. See the Division of Environmental Remediation (DER) [website](#) for a database of sites with classifications.

3. RCRA Listing

Does the property have a Resource Conservation and Recovery Act (RCRA) TSDF Permit in accordance with the ECL 27-0900 *et seq*? If so, please provide the EPA Identification Number, the date the permit was issued, and its expiration date. Note: for purposes of this application, interim status facilities are not deemed to be subject to a RCRA permit.

4. Registry / RCRA sites owned by volunteers

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? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation.

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SECTION VIII (continued)

5. Existing Order

Is the property subject to an order for cleanup under Article 12 of the Navigation Law or Article 17 Title 10 of the ECL? If so, please provide information on an attachment. Note: if the property is subject to a stipulation agreement, relevant information should be provided; however, property will not be deemed ineligible solely on the basis of the stipulation agreement.

6. Enforcement Action Pending

Is the property subject to an enforcement action under Article 27, Titles 7 or 9 of the ECL or subject to any other ongoing state or federal enforcement action related to the contamination which is at or emanating from the property? If so, please provide information on an attachment.

SECTION IX CONTACT LIST INFORMATION

Provide the names and addresses of the parties on the Site Contact List (SCL) and a letter from the repository acknowledging agreement to act as the document repository for the proposed BCP project.

SECTION X LAND USE FACTORS

In addition to eligibility information, site history, and environmental data/reports, the application requires information regarding the current, intended and reasonably anticipated future land use.

1. This information consists of responses to the "land use" factors to be considered relative to the "Land Use" section of the BCP application. The information will be used to determine the appropriate land use in conjunction with the investigation data provided, in order to establish eligibility for the site based on the definition of a "brownfield site" pursuant to ECL 27-1405(2).
2. This land use information will be used by DEC, in addition to all other relevant information provided, to determine whether the proposed use is consistent with the currently identified, intended and reasonably anticipated future land use of the site at this stage. Further, this land use finding is subject to information regarding contamination at the site or other information which could result in the need for a change in this determination being borne out during the remedial investigation.

SECTION XI SIGNATURE PAGE

The Requestor must sign the application, or designate a representative who can sign. The requestor's consultant or attorney cannot sign the application. If there are multiple parties applying, then each must sign a signature page. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the entity's name must appear exactly as given in the NYS Department of State's Corporation & Business Entity Database.

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DETERMINATION OF A COMPLETE APPLICATION

1. The first step in the application review and approval process is an evaluation to determine if the application is complete. To help ensure that the application is determined complete, requestors should review the list of [common application deficiencies](#) and carefully read these instructions.
2. DEC will send a notification to the requestor within 30 calendar days of receiving the application, indicating whether such application is complete or incomplete.
3. An application must include the following information relative to the site identified by the application, necessary for making an eligibility determination, or it will be deemed incomplete. **(Please note: the application as a whole requires more than the information outlined below to be determined complete).** The application must include:
 - a. for all sites, an investigation report sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data includes site drawings requested in Section III, #3 of the BCP application form.
 - b. for those sites described below, documentation relative to the volunteer status of all requestors, as well as information on previous owners or operators that may be considered responsible parties **and** their ability to fund remediation of the site. This documentation is required for:
 - i. real property listed in the registry of inactive hazardous waste disposal sites as a class 2 site, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP; or
 - ii. real property that was a hazardous waste treatment, storage or disposal facility having interim status pursuant to the Resource Conservation and Recovery Act (RCRA) program, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP.
 - c. for sites located within the five counties comprising New York City, in addition to (a) and if applicable (b) above, if the application is seeking a determination that the site is eligible for tangible property tax credits, sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a). **If this determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion, using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.**
 - d. for sites previously remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law, relevant documentation of this remediation.

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DETERMINATION OF A COMPLETE APPLICATION (continued)

4. If the application is found to be incomplete:
 - a. the requestor will be notified via email or phone call regarding minor deficiencies. The requestor must submit information correcting the deficiency to DEC within the 30-day review time frame; or
 - b. the requestor will receive a formal Letter of Incomplete Application (LOI) if an application is substantially deficient, if the information needed to make an eligibility determination identified in #4 above is missing or found to be incomplete, or if a response to a minor deficiency is not received within the 30-day period. The LOI will detail all of the missing information and request submission of the information. If the information is not submitted within 30 days from the date of the LOI, the application will be deemed withdrawn. In this case, the requestor may resubmit the application without prejudice.
5. If the application is determined to be complete, DEC will send a Letter of Complete Application (LOC) that includes the dates of the public comment period. The LOC will:
 - a. include an approved public notice to be sent to all parties on the Contact List included with the application;
 - b. provide instructions for publishing the public notice in the newspaper on the date specified in the letter, and instructions for mailing the notice to the Contact List;
 - c. identify the need for a certification of mailing form to be returned to DEC along with proof of publication documentation; and
 - d. specify the deadline for publication of the newspaper notice, which must coincide with, or occur before, the date of publication in the Environmental Notice Bulletin (ENB).
 - i. DEC will send a notice of the application to the ENB. As the ENB is only published on Wednesdays, DEC must submit the notice by the Wednesday before it is to appear in the ENB.
 - ii. The mailing to parties on the Contact List must be completed no later than the Tuesday prior to ENB publication. If the mailings, newspaper notice and ENB notice are not completed within the time-frames established by the LOC, the public comment period on the application will be extended to insure that there will be the required comment period.
 - iii. Marketing literature or brochures are prohibited from being included in mailings to the Contact List.

New York State Department of Environmental Conservation
BROWNFIELD CLEANUP PROGRAM

BROWNFIELD CLEANUP PROGRAM APPLICATION
SUPPLEMENTAL AND SUPPORTING INFORMATION

For

36-08 REVIEW AVENUE, LONG ISLAND CITY, NY
THE RABENSTEIN FAMILY LLC

FEBRUARY 2019

Section I – Requestor Information

The Rabenstein Family LLC is a NYS business entity. A copy of the New York State Department of State's Corporation & Business Entity Database printout is attached in Exhibit A.

The members of The Rabenstein Family LLC are as follows:

- William Neuman, Co-president
- Joseph Schonkopf, Co-president obtain

Section II - Project Description

II.4 - Narrative Description

Additional remedial investigation (RI) will also be completed upon entry into the BCP, consistent with the Remedial Investigation Work Plan (RIWP) included with this Application. The RI, a draft Remedial Investigation Report (RIR) and a draft Remedial Action Work Plan (RAWP) will be completed within approximately eight months of entry into the program. Following approval of the RAWP, the remedial action (RA) will be implemented. It is anticipated that implementation of the RI will begin in April 2018 and a Certificate of Completion will be obtained by 2020. Below is a more detailed estimated project schedule:

Estimated Project Schedule
(Reasonable BCP dates; less time for development construction)

Task / Month	Feb-19 to March-19	April -19	May to July-19	Jan to June-20	July to Sep-20
BCP Application and RIWP, Public Comment and Approval					
Implement Remedial Investigation					
Prepare RIR and RAWP, Public Comment and Approval					
Implement Remedial Action					
Prepare FER/SMP, Public Comment and Approval					

A development plan is not yet available.

Section III – Property's Environmental History

III.1 – Environmental Reports

The environmental reports prepared for the Site include the following, which are attached in Exhibit B.

1. Phase II Environmental Site Assessment of 36-08 Review Avenue, Long Island City, NY; prepared by J.R. Holzmacher P.E., LLC, dated April 13, 2017.

2. Soil Boring and Testing Results of 36-08 Review Avenue, Long Island City, NY; prepared by Berninger Environmental, dated April 2, 2018.
3. The EDR Radius Map with GeoCheck of 36-08 Review Avenue, Long Island City, NY; prepared by Environmental Data Resources, dated December 6, 2018.
4. Certified Sanborn Map Report of 36-08 Review Avenue, Long Island City, NY; prepared by Environmental Data Resources, dated December 6, 2018.
5. The EDR Historical Topographic Map Report of 36-08 Review Avenue, Long Island City, NY; prepared by Environmental Data Resources, dated December 6, 2018
6. The EDR Aerial Photo Decade Package of 36-08 Review Avenue, Long Island City, NY; prepared by Environmental Data Resources, dated December 7, 2018.
7. The EDR-City Directory Report of 36-08 Review Avenue, Long Island City, NY; prepared by Environmental Data Resources, dated December 7, 2018.

III.2 – Sampling Data

The laboratory reports containing sampling data are contained in the investigation reports referenced above.

III.3 – Site Drawings

The site drawings for soil and groundwater are attached as Exhibit C. The data for these drawings are in the reports and laboratory deliverables that are referenced above.

Section IV – Property Information

The following maps have been attached as Exhibit D.

- Tax map
- USGS 7.5 minute quad map, indicating the site's location
- Property base map

IV Property Information

Parcel Address	Section No.	Block No.	Lot No.	Acreage
36-04 Review Avenue	2	312	19	0.34
36-08 Review Avenue	2	312	34	0.72
37-10 Review Avenue	2	312	39	1.76

IV.10 – Property Description Narrative

Location: The project site is located on the south side of Greenpoint Avenue, between Review Avenue and Railroad Avenue. The Site is currently occupied by a plastic extruding facility, window/storefront manufacturer, a tire repair facility, and a toy manufacturer. The property lot is an irregularly-shaped 2.82-acre parcel identified as Tax Block 312, Lots 19, 34, and 39. The surrounding area is generally industrial to the north, south, and west with commercial and residential uses to the east along Review Avenue and an open space (cemetery) southeast of the site, across Review Avenue. A railroad runs parallel to the Site along Railroad Avenue to the west.

Site Features: A portion of the Site is currently occupied by four single-story buildings and two multi-story buildings. The remainder of the Site that is unimproved with buildings is capped with concrete, asphalt, or crushed stone, with the exception of three small strips of land along the eastern perimeter and two small strips of land along the western perimeter of the Site, which consist of exposed soil. Five underground storage tanks (USTs) that are no longer in service are located within the Site boundaries; three are located below existing building slabs, one is located below the concrete capped parking lot in the northeast corner of the Site, and one is located in the eastern portion of the Site beneath an area of exposed soil. See Figure 3 for approximate locations of USTs and other Site features.

Current Zoning and Land Use: The Site lots are zoned M3-1, a designation denoting heavy industry centers that allows for some commercial uses, with bulk and height regulations and parking requirements, that generate noise, traffic, or pollutants.

Past Uses of the Site: There is limited information regarding the history of the Site prior to the 1890's, by which time it was partially developed as a distillery. Other early Site uses were as a lead pipe and sheet metal manufacturer, a manufacturer and bottler of carbon tetrachloride (dry cleaning chemical), metal manufacturing, a lead smelting and manufacturing operation, a salvage company, smelting, solid waste processing, wood products manufacturer and a chemical company (unknown products). The most recent uses of the Site include a plastic extruding facility, a window/storefront manufacturer, a tire repair facility, and a toy manufacturer.

Site Geology and Hydrogeology: The subject property is located at an average elevation of approximately 20 feet above mean sea level (ft-msl) and slopes gently to the west. Bedrock is estimated to be present at approximately 100 to 200 feet below grade (ft-bg).

The overburden is composed predominantly of a shallow fill layer underlain by native sand and clay. Groundwater was encountered at depths ranging from approximately five to 20 ft-bg, due to varying surface elevations.

Four groundwater wells were surveyed to a common datum and the depth to water was measured in each well in February 2017. Based on those measurements, the groundwater flow direction is west towards Newtown Creek, which is approximately 450 feet from the Site.

Environmental Assessment: Based on investigations conducted to date at the subject property, the primary contaminants of concern for the site are petroleum compounds, chlorinated volatile organic compounds (cVOCs), polyaromatic hydrocarbons (PAHs) and metals (cadmium, copper, lead and zinc). A Phase II investigation has been completed and all samples were analyzed for full scan parameters. Petroleum impacts were observed in several borings during the performance of the Phase II, subsequently a spill was called into the NYSDEC Spill Hotline by the Phase II consultant (J.R. Holzmacher). The Site was assigned Spill No. 1609797 on January 24, 2017 for a spill of unknown quantity of unknown petroleum affecting soil. This spill is currently open, however there is no Consent Order associated with it.

Soil:

Several cVOCs in exceedance of the Part 375 Unrestricted Use soil cleanup objectives (SCOs) and Protection of Groundwater SCOs were detected in seven of forty-six soil samples collected during the Phase II ESI, including carbon tetrachloride, chloroform, cis-1,2-dichloroethene, tetrachloroethene (PCE), and trichloroethene (TCE). In one boring in the northwest corner of the Site, cVOCs were detected in exceedance of the Part 375 Restricted Commercial Use SCOs in shallow and deep soil samples. Carbon tetrachloride was detected at a maximum concentration of 4,500 milligrams per kilogram (mg/kg), TCE was detected at a maximum concentration of 700 mg/kg and 1,1,1-tetrachloroethane was detected at a maximum concentration of 1,500 mg/kg.

Several petroleum-related VOCs were detected in exceedance of the Unrestricted Use SCOs and Protection of Groundwater SCOs in nine of 23 deep soil samples collected during the Phase II ESI, including benzene, toluene, ethylbenzene, and xylenes. Petroleum-related VOCs were not detected above the Unrestricted Use SCOs or Protection of Groundwater SCOs in shallow soil samples or above the Restricted Commercial Use SCOs in any soil samples.

Several PAHs, including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene were detected above the Unrestricted Use SCOs in twelve of 46 soil samples and above Restricted Commercial Use SCOs in seven of 46 soil samples collected during the Phase II ESI. Total PAHs ranged up to 120.2 mg/kg.

Several metals, including cadmium, copper, lead, mercury, and zinc were detected in exceedance of the Unrestricted Use SCOs in seven of 46 soil samples collected during the Phase II ESI. Two metals, manganese and selenium, were also detected in two of 46 soil samples meeting or exceeding Protection of Groundwater SCOs as well as Unrestricted Use SCOs. Cadmium, copper, lead, and zinc were detected in exceedance of the Restricted Commercial Use SCOs in one boring (B-24) in the southwest corner of the Site. Cadmium was detected at a maximum concentration of 39 mg/kg; copper was detected at a maximum concentration of 550 mg/kg; lead was detected at a maximum concentration of 3,900 mg/kg; and zinc was detected at a maximum concentration of 60,000 mg/kg.

Groundwater:

Several cVOCs were detected above the Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values (AWQS) in wells across Site. The cVOCs detected in groundwater above the AWQS include carbon tetrachloride, cis-1,2-dichloroethene, TCE,

tetrachloroethene (PCE), 1,1,1-trichloroethane, 1,1-dichloroethane, and vinyl chloride. Carbon tetrachloride was detected at a maximum concentration of 15,000 micrograms per liter (ug/l) and TCE was detected at a maximum concentration of 3,300 ug/l, above the AWQS of 5 ug/l.

Several petroleum compounds were detected above the TOGS AWQS in wells across Site. Petroleum-related VOCs detected in groundwater above AWQS include benzene, toluene, ethylbenzene and xylenes. Toluene was detected at a maximum concentration of 3,200 ug/l.

Soil Vapor & Indoor Air:

Soil vapor and indoor air has not been sampled as of the time of this application.

Section VI – Previous Owners and Operators

The current owner for all three lots is The Rabenstein Family LLC. The Rabenstein Family took ownership of all lots on November 27, 2009.

Previous Owners – Lot 19			
Name	Last Known Contact Information	Relationship to Applicant	Ownership
C. Grant Keck and Dorothy N. Keck	527 Bahama Drive, Indian Harbour, FL 33934	None	Unknown – 1974
Greenpoint Ave. Properties, Inc.	36-08 Review Avenue, Long Island City, NY 11101	None	1974 – 1974
Norman and Frida Rabenstein & Joseph and Irene Kaufman	82-09 Grenfell Street, Jamaica, NY 11415 & 567 Bedford Avenue, Brooklyn, NY 11211	Associated Entity	1974 – 1981
Review Ave. Properties, Inc.	142 Sutton Place South, Lawrence, NY 11559	Associated Entity	1981 – 1999
Review Ave. Properties, Inc. & F&N Family Partnership, L.P.	142 Sutton Place South, Lawrence, NY 11559	Associated Entity	1999 – 2009

Previous Owners – Lot 34			
Name	Last Known Contact Information	Relationship to Applicant	Ownership
36-08 Review Ave. Corp.	36-08 Review Avenue, Long Island City, NY 11101	Associated Entity	Unknown – 1974
Review Ave. Properties, Inc.	142 Sutton Place South, Lawrence, NY 11559	Associated Entity	1974 – 1999
Review Ave. Properties, Inc. & F&N Family Partnership, L.P.	142 Sutton Place South, Lawrence, NY 11559	Associated Entity	1999 – 2009

Previous Owners – Lot 39			
Name	Last Known Contact Information	Relationship to Applicant	Ownership
Determined Properties, Inc.	37-10 Review Avenue, Long Island City, NY 11101	None	Unknown – 1982
Nicholas D’errico & Joseph D’errico	141-53 South Drive, Flushing, NY 11357 & 9- 12 Malba Drive, Flushing, NY 11357	None	1982 – 1982
Greenpoint Avenue Properties	36-08 Review Avenue, Long Island City, NY 11101	Associated Entity	1982 – 1999
F&N Family Partnership, L.P.	142 Sutton Place South, Lawrence, NY 11559	Associated Entity	1999 – 2009

Previous Operators – Lot 19			
Name	Last Known Contact Information	Relationship to Applicant	Operation (known years)
E.E. Buhler Co.	36-08 Review Avenue, Long Island City, NY 11101	None	1915
Andrew’s Lead Co.	36-08 Review Avenue, Long Island City, NY 11101	None	1928 – 1936
The American Smelting and Refining Company	36-04 Review Avenue, Long Island City, NY 11101	None	1939-1941
Carbona Products Co.	36-04 Review Avenue, Long Island City, NY 11101	None	1947 – 2006
Allied Extruders Inc.	36-08 Review Avenue, Long Island City, NY 11101	Lessee	1976 – Present

Previous Operators – Lot 34			
Name	Last Known Contact Information	Relationship to Applicant	Operation (known years)
E.E. Buhler Co.	36-08 Review Avenue, Long Island City, NY 11101	None	1915
Andrew’s Lead Co.	36-08 Review Avenue, Long Island City, NY 11101	None	1928 – 1936
Federal White Metals Co.	36-08 Review Avenue, Long Island City, NY 11101	None	1939
Columbia Smelting and Refining Works	36-08 Review Avenue, Long Island City, NY 11101	None	1939 – 1950

Previous Operators – Lot 34			
Name	Last Known Contact Information	Relationship to Applicant	Operation (known years)
Stoll Metal Corp.	36-08 Review Avenue, Long Island City, NY 11101	None	1945
Foundry Chemicals Co Inc.	36-08 Review Avenue, Long Island City, NY 11101	None	1945 – 1970
Main Metals Corp.	36-08 Review Avenue, Long Island City, NY 11101	None	1962
Paragon Smelting Corp.	36-08 Review Avenue, Long Island City, NY 11101	None	1962 – 2006
Allied Extruders Inc.	36-08 Review Avenue, Long Island City, NY 11101	Lessee	1976 – Present
A-1 Packaging Products Inc.	36-08 Review Avenue, Long Island City, NY 11101	Lessee	1983 – Present
K&C Tire Shop Inc.	36-08 Review Avenue, Long Island City, NY 11101	Lessee	2017 – Present
Euro Window LLC	36-08 Review Avenue, Long Island City, NY 11101	Lessee	2017 – Present
Rapidity Inc.	36-08 Review Avenue, Long Island City, NY 11101	Lessee	2017 – Present

Previous Operators – Lot 39			
Name	Last Known Contact Information	Relationship to Applicant	Operation (known years)
Eastern Distilling	37-10 Review Avenue, Long Island City, NY 11101	None	1898
Truscon Steelworks Co.	37-10 Review Avenue, Long Island City, NY 11101	None	1928 – 1936
Lignum Chemical Works	37-10 Review Avenue, Long Island City, NY 11101	None	1947 – 1962
Centre Lumber & Plywood Co Inc.	37-10 Review Avenue, Long Island City, NY 11101	None	1962 – 1970
L & N Paper Converting Corp.	37-10 Review Avenue, Long Island City, NY 11101	None	1970

Previous Operators – Lot 39			
Name	Last Known Contact Information	Relationship to Applicant	Operation (known years)
Bleyco Paper Corp.	37-10 Review Avenue, Long Island City, NY 11101	None	1970
Broadway Salvage Co Inc.	37-10 Review Avenue, Long Island City, NY 11101	None	1976 – 1979
Allied Extruders Inc.	36-08 Review Avenue, Long Island City, NY 11101	Lessee	1976 – Present
Nanco Contracting Co.	37-10 Review Avenue, Long Island City, NY 11101	None	1980 – 1994
All County Sanitation Inc.	37-10 Review Avenue, Long Island City, NY 11101	None	1989 – 1994
C.A.C. Industries Inc.	37-10 Review Avenue, Long Island City, NY 11101	None	2000 – 2005

Section IX – Contact List Information

See contact list in Exhibit E.

Section X – Land Use Factors

X.2 – Summary of Current Business Operations or Uses: The Site is currently used as a plastic extruding facility, window/storefront manufacturer, a tire repair facility, and a toy manufacturer

X.3 – Reasonably Anticipated Use Post-Remediation: The anticipated post-remedial use is as an industrial facility.

Exhibit A
NYS Department of State Registration

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through November 28, 2018.

Selected Entity Name: THE RABENSTEIN FAMILY LLC

Selected Entity Status Information

Current Entity Name: THE RABENSTEIN FAMILY LLC

DOS ID #: 3757583

Initial DOS Filing Date: DECEMBER 31, 2008

County: NASSAU

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

THE RABENSTEIN FAMILY LLC
14 SUTTON PLACE SOUTH
LAWRENCE, NEW YORK, 11559

Registered Agent

NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by [viewing the certificate](#).

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
-------------	---------------	--------------------

No Information Available

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
DEC 31, 2008	Actual	THE RABENSTEIN FAMILY LLC

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

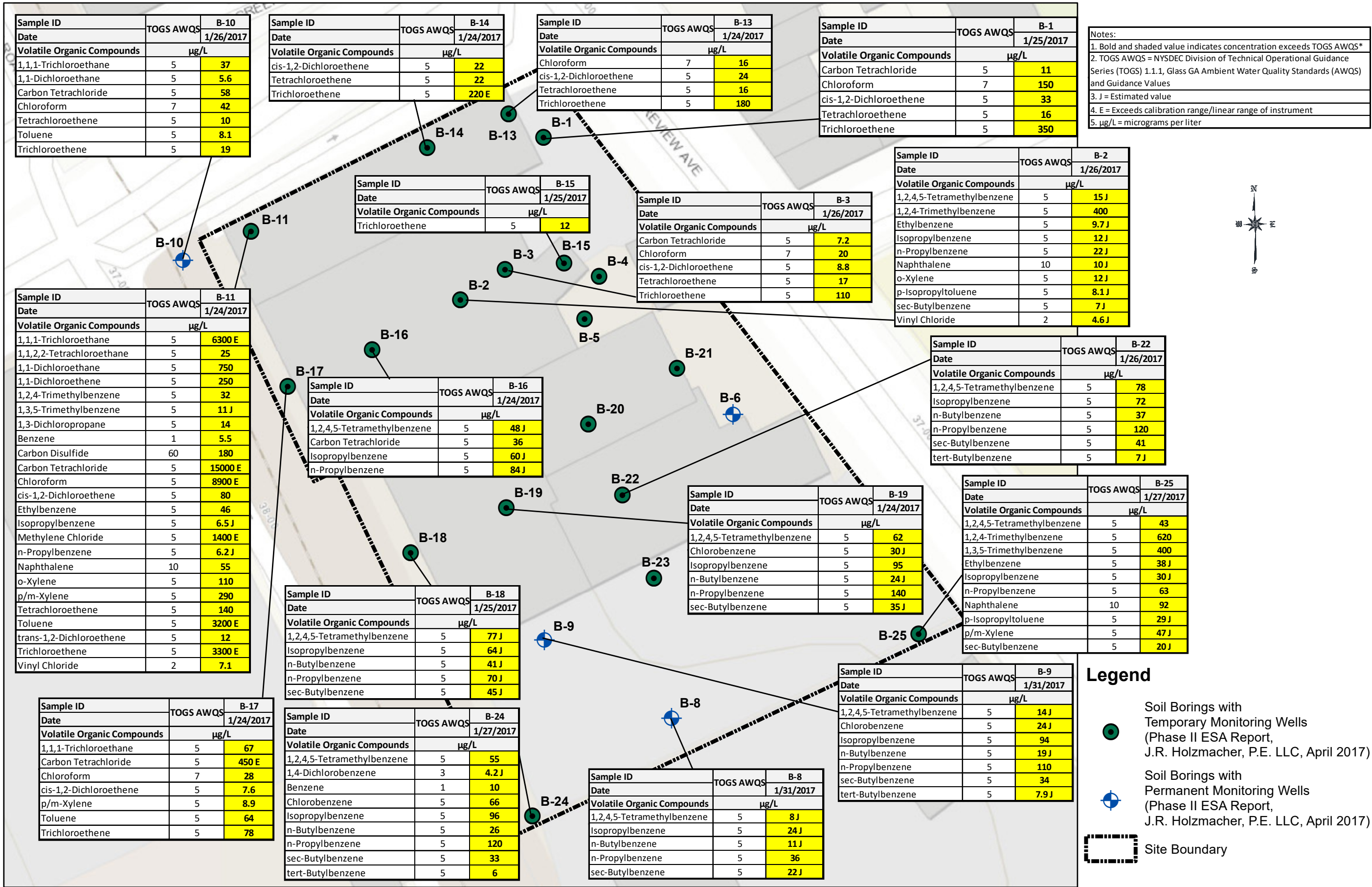
NOTE: New York State does not issue organizational identification numbers.

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Exhibit B
Environmental Reports (on CD)

Exhibit C
Drawings (Sample Summaries)



Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

NYC Department of City Planning, Information Technology Division MapPLUTO 2018 v1.

Sample Locations from J.R.Holzmacher P.E., LLC. Boring Location Map, 36-04, 36-08 and 37-10 Review Ave. Long Island City, NY, 2/1/17.

Site

TENEN ENVIRONMENTAL

Tenen Environmental, LLC
121 West 27th Street
Suite 702
New York, NY 10001
O: (646) 606-2332
F: (646) 606-2379

Drawn By LM

Checked By AP

Date February 2019

Scale As Noted

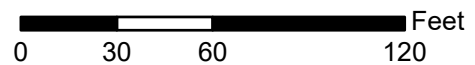
VOCs in Historic Groundwater Samples

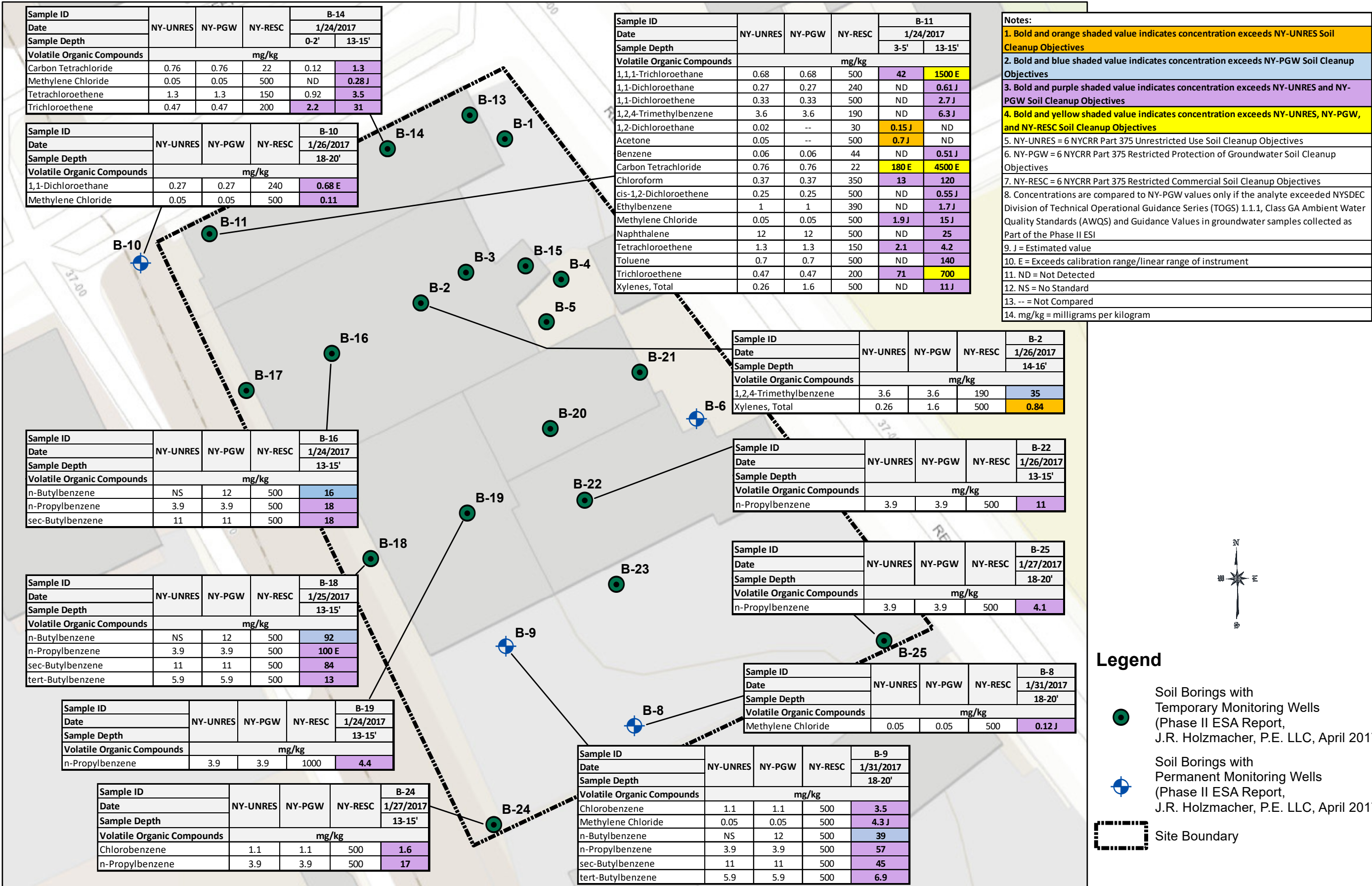
Figure 6

Drawing Title

Drawing No

36-08 Review Avenue
Queens, New York
Block 312, Lots 19, 34 & 39





Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

NYC Department of City Planning, Information Technology Division MapPLUTO 2018 v1.

Sample Locations from J.R.Holzmacher P.E., LLC. Boring Location Map, 36-04, 36-08 and 37-10 Review Ave. Long Island City, NY, 2/1/17.

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Drawn By LM

Checked By AP

Date February 2019

Scale As Noted

VOCs in Historic Soil Samples

Figure 7

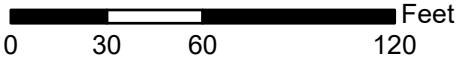
Drawing No

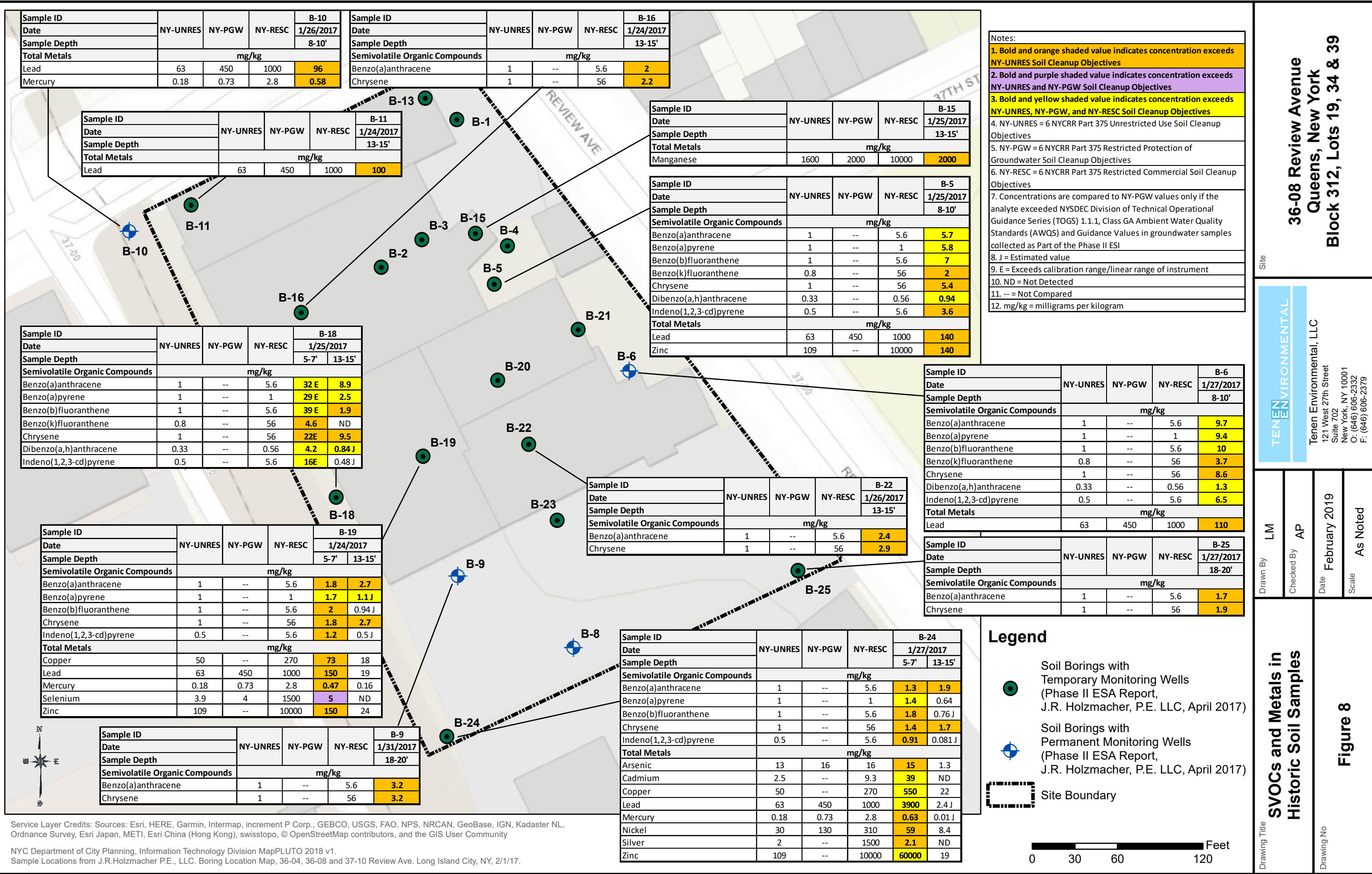
Legend

Soil Borings with Temporary Monitoring Wells (Phase II ESA Report, J.R. Holzmacher, P.E. LLC, April 2017)

Soil Borings with Permanent Monitoring Wells (Phase II ESA Report, J.R. Holzmacher, P.E. LLC, April 2017)

Site Boundary





36-08 Review Avenue
Queens, New York
Block 312, Lots 19, 34 & 39

TENEN ENVIRONMENTAL
Tenen Environmental, LLC
121 West 27th Street
Suite 702
New York, NY 10001
O: (646) 606-2332
F: (646) 606-2379

LM
AP
February 2019
As Noted

SVOCs and Metals in
Historic Soil Samples

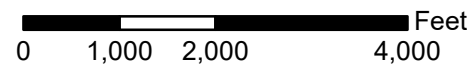
Figure 8

Exhibit D
Drawings (Property Information)



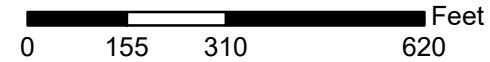
Basemap: USGS 7.5 minute topographic quadrangles, Brooklyn, NY, 2013 & Central Park, NY, 2013

Site Location



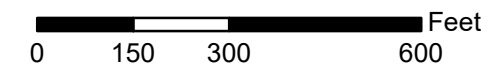
<http://gis.nyc.gov/taxmap/map.htm>

Department of Finance Digital Tax Map



Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community
NYC Department of City Planning, Information Technology Division

Department of City Planning MapPLUTO - 2018 v1



Site

**36-08 Review Avenue
Queens, New York
Block 312, Lots 19, 34 & 39**

TENEN ENVIRONMENTAL

Tenen Environmental, LLC
121 West 27th Street
Suite 702
New York, NY 10001
O: (646) 606-2332
F: (646) 606-2379

Drawn By

LM

Checked By

MC

Date

November 2018

Scale

As Noted

Site Location Map

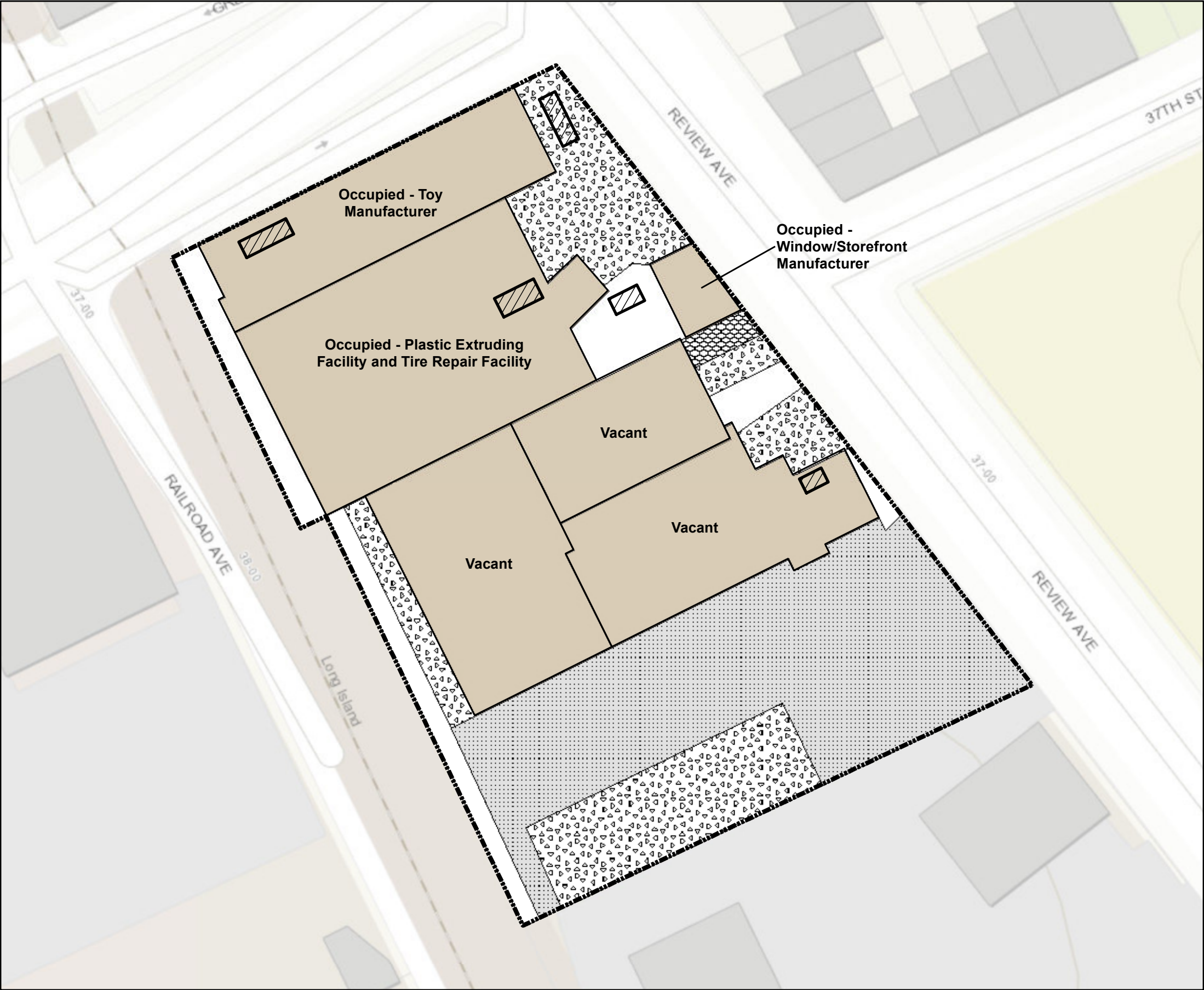
Figure 1

Drawing Title

Drawing No




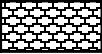
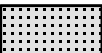




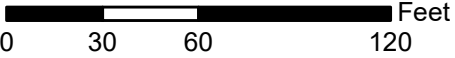
Drawing Title	Tax Map		Drawing No	Figure 2	Date November 2018	Scale As Noted	TENEN ENVIRONMENTAL	Tenen Environmental, LLC 121 West 27th Street Suite 702 New York, NY 10001 O: (646) 606-2332 F: (646) 606-2379	Site	36-08 Review Avenue Queens, New York Block 312, Lots 19, 34 & 39
	Drawn By LM	Checked By MC								



- Notes:
- 1. UST Locations are approximate.
 - 2. Unimproved areas are estimated based upon review of Google Earth, aerial photographs and site layouts previously drafted by others.

Legend

-  Underground Storage Tank
-  On-site Buildings
-  Site Boundary
- Cap Material**
-  Asphalt
-  Asphalt and Crushed Stone
-  Concrete
-  Un-capped



Site

36-08 Review Avenue
Queens, New York
Block 312, Lots 19, 34 & 39

TENEN ENVIRONMENTAL

Tenen Environmental, LLC
121 West 27th Street
Suite 702
New York, NY 10001
O: (646) 606-2332
F: (646) 606-2379

Drawn By

LM

Checked By

AP

Date

February 2019

Scale

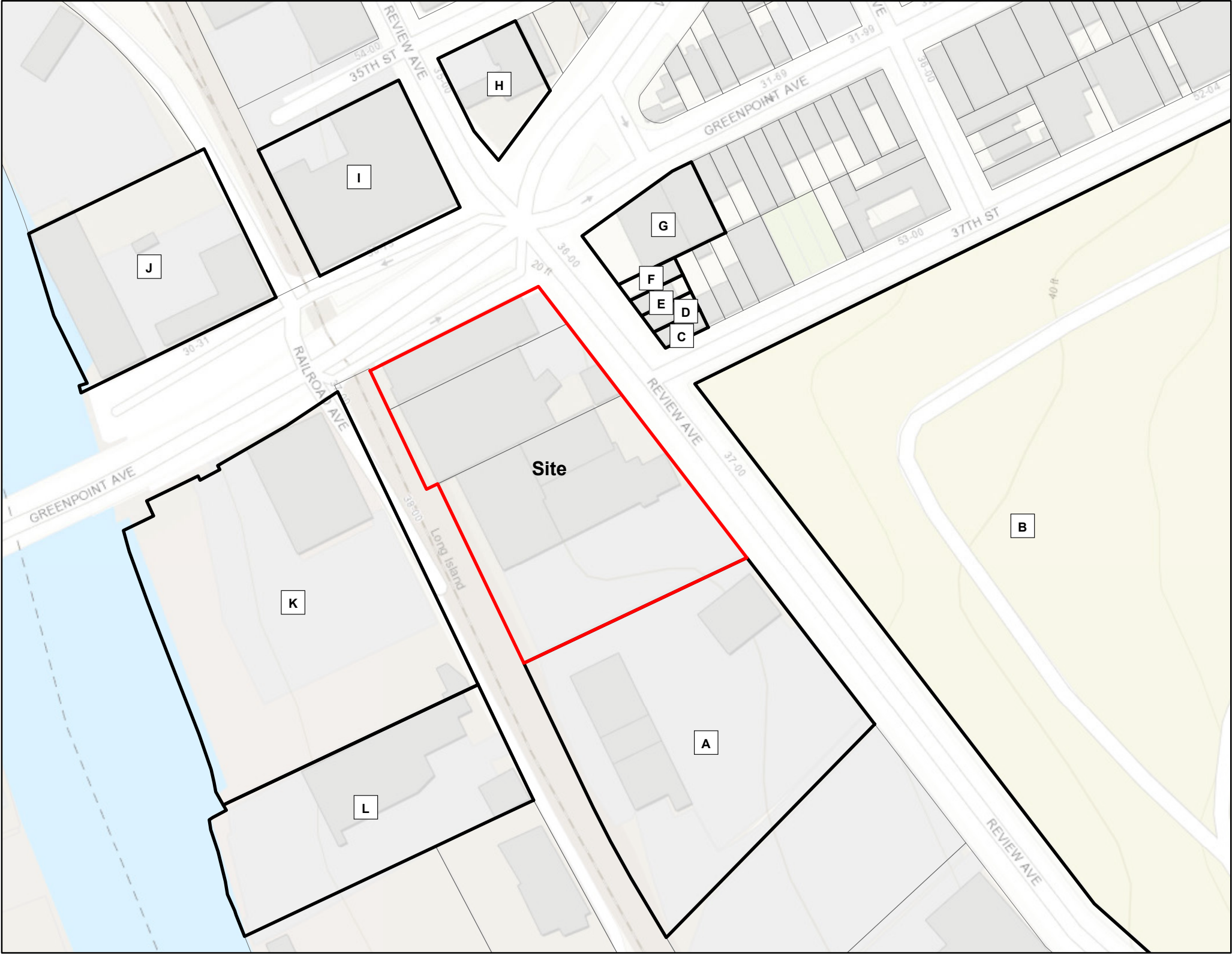
As Noted

Site Layout

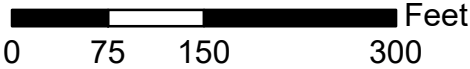
Figure 3

Drawing Title

Drawing No



Adjacent Property Owners		
ID	OWNER	ADDRESS
A	Review Railroad Realty, LLC	37-30 Review Avenue
B	St. Patrick's Cathedral	34-02 Greenpoint Avenue
C	Neilmar Realty Corp.	36-23 Review Avenue
D	Kingsland Realty Management	36-21 Review Avenue
E	Point 36-19 LLC	36-19 Review Avenue
F	Vincent Masquera	36-15 Review Avenue
G	J & S Supply Corp.	31-20 Greenpoint Avenue
H	ABO Service Station Corp.	53-26 Van Dam Street
I	Rom Realty LLC	30-39 Greenpoint Avenue
J	3023 GPT LLC	30-23 Greenpoint Avenue
K	New York Paving Inc.	3718-3728 Railroad Avenue
L	Noll Metals Co. LLC	37-50 Railroad Avenue



Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

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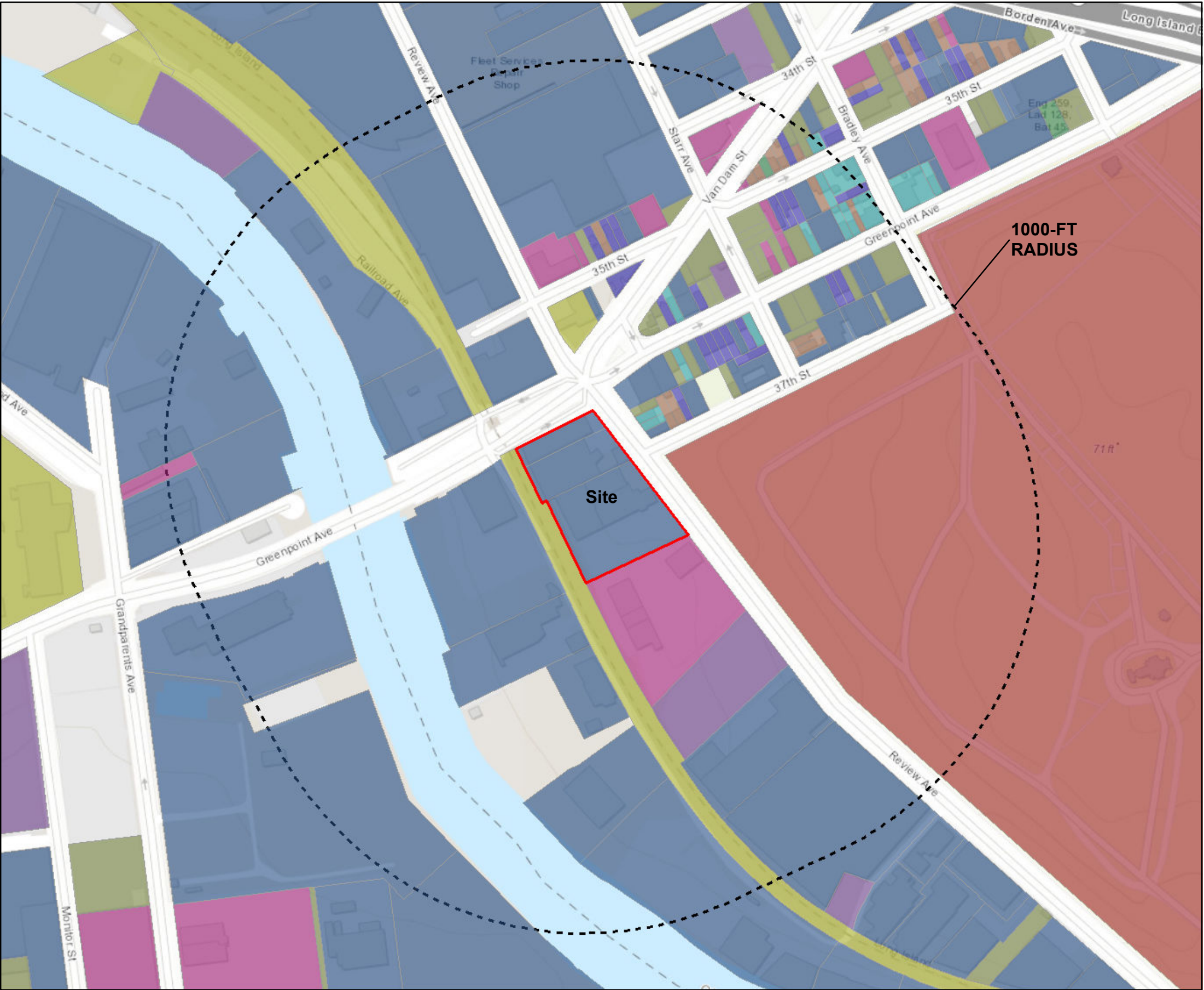
36-08 Review Avenue
Queens, New York
Block 312, Lots 19, 34 & 39

TENEN ENVIRONMENTAL

Tenen Environmental, LLC
121 West 27th Street
Suite 702
New York, NY 10001
O: (646) 606-2332
F: (646) 606-2379

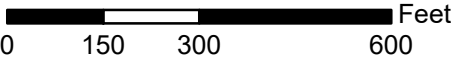
Adjacent Property Owners

Figure 4



Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

NYC Department of City Planning, Information Technology Division
MapPLUTO 2018 v1



Legend

Land Use

- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial Buildings
- Commercial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking Facilities
- Vacant Land



Drawing Title

Land Use Map

Drawing No

Figure 5

Site

TENEN ENVIRONMENTAL

Tenen Environmental, LLC
121 West 27th Street
Suite 702
New York, NY 10001
O: (646) 606-2332
F: (646) 606-2379

Drawn By

LM

Checked By

MC

Date

November 2018

Scale

As Noted

36-08 Review Avenue
Queens, New York
Block 312, Lots 19, 34 & 39

Exhibit E

Contact List

Contact List Information

B1. The Chief Executive Officer And Planning Board Chairperson Of Each County, City, Town And Village In Which The Property Is Located.

Mayor Bill de Blasio
City Hall
260 Broadway Avenue
New York, New York 10007

Marisa Lago, Commissioner
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Vincent Sapienza, Commissioner
New York City Department of Environmental Protection
59-17 Junction Boulevard
Flushing, NY 11373

Mark McIntyre, Esq., Acting Director
Mayor's Office of Environmental Remediation
100 Gold Street, 2nd Floor
New York, NY 10038

Julie Stein
Office of Environmental Assessment & Planning
New York City Department of Environmental Protection
96-05 Horace Harding Expressway
Flushing, NY 11373

Melinda R. Katz
Queens Borough President
120-55 Queens Boulevard
Kew Gardens, NY 11424

Department of City Planning
Queens Borough Office
2927 41st Avenue, #9
Long Island City, NY 11101

Jimmy Van Bramer
Council Member, District 26
47-01 Queens Boulevard, Suite 205
Sunnyside, NY 11104

Catherine T. Nolan
Assembly Member, District 37
47-40 21st Street, Room 810
Long Island City, NY 11101

Michael N. Gianaris
State Senator, District 12
31-19 Newtown Avenue, Suite 402
Astoria, NY 11102

B2. Residents, Owners And Occupants Of The Property And Properties Adjacent To The Property.

37-18 Railroad Avenue

Industrial buildings owned/occupied by: New York Paving Inc.
Owner Address: 26 Varick Street, Brooklyn, NY 11222

37-50 Railroad Avenue

Industrial buildings owned by: Noll Metals Co. LLC
Owner Address: 37-50 Railroad Avenue, Long Island City, NY 11101
Occupied by: Five Star Electric

37-90 Railroad Avenue

Industrial building owned by: Feng-Chu Hwang
Owner Address: 37-90 Railroad Avenue, Long Island City, NY 11101
Occupied by: Prince Metal

37-30 Review Avenue

Commercial/Industrial building owned by: Review Railroad Realty
Owner address: 380 Lexington Avenue #2020, New York, NY 10168
Occupied by: NY Minute Messenger & Trucking

37-80 Review Avenue

Vacant land owned/occupied by: 37-80 Review, LLC
Owner Address: 380 Lexington Avenue, New York, NY 10166

34-02 Greenpoint Avenue

Open space owned/occupied by: St. Patrick's Cathedral
Owner Address:
Occupied by: First Cavalry Cemetery
Occupant Address: 49-02 Laurel Hill Boulevard, Woodside, NY 11377

36-23 Review Avenue

Industrial building owned by: Neilmar Realty Corp.
Owner Address: 10 Columbus Circle, New York, NY 10019
Occupied by: Fire Foe Corporation

36-21 Review Avenue

Mixed Residential and Commercial building owned by: Kingsland Realty Management LLC
Owner Address: 36-21 Review Avenue, Long Island City, NY 11101
Occupied by: Kingsland Realty Management LLC or Occupant

36-19 Review Avenue

Mixed Residential and Commercial building owned by: Point 36-19 LLC
Owner Address: 2492 2nd Street, East Meadow, NY 11554
Occupied by: New Review Deli Inc. or Occupant

36-15 Review Avenue

Industrial building owned by: Vincent Masquera
Owner Address: 314 West 56th Street, New York, NY 10019
Occupied by: Universal Vacuum Systems

31-20 Greenpoint Avenue

Commercial building owned/occupied by: J&S Supply Corp.
Owner Address: 53-02 37th Street, Queens, NY 11101

53-29 Van Dam Street

Commercial buildings owned by: 3111 Enterprises, LLC
Owner Address: 31-04 Greenpoint Avenue, Long Island City, NY 11101
Occupied by: L&C Tire Shop

53-26 Van Dam Street

Commercial building owned by: ABO Service Station Corp.
Owner Address: 53-26 Van Dam Street, Long Island City, NY 11101
Occupied by: Gulf Oil

30-39 Greenpoint Avenue

Industrial building owned by: Rom Realty LLC
Owner Address: 54-15 35th Street, Long Island City, NY 11101
Occupied by: Storage Plus
Occupant Address: 3500 Review Avenue, Long Island City, NY 11101

30-23 Greenpoint Avenue

Industrial buildings owned/occupied by: 3023 GPT LLC
Owner Address: 203 Meserole Avenue, Brooklyn, NY 11222
Occupied by: Getty Oil

B3. Local News Media From Which The Community Typically Obtains Information.

LIC Post
Post Office Box 801, JFK Station
Jamaica, NY 11430

QNS
38-15 Bell Boulevard
Bayside, NY 11361

New York Daily News
4 New York Plaza
New York, NY 10004

New York Post
1211 Avenue of the Americas
New York, NY 10036

B4. The Public Water Supplier Which Services The Area In Which The Property Is Located

Public water is provided from upstate New York reservoirs by the City of New York, Department of Environmental Protection (Consumer Service Center: 59-17 Junction Boulevard, 10th Floor, Flushing, NY 11373).

B5. Any Person Who Has Requested To Be Placed On The Contact List.

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

B6. The Administrator Of Any School Or Day Care Facility Located On Or Near The Property.

No day care facilities or schools are within 1,000 feet of the site.

B7. Locations of the Document Repositories

Queens Library at Court Square
25-01 Jackson Avenue
Long Island City, NY 11101

Community Board #2 Queens
43-22 50th Street, Room 2B
Woodside, NY 11377

B8. In Cities With A Population of One Million or More, The Local Community Board If The Proposed Site Is Located Within Such Community Board's Boundaries

Community Board #2 Queens
43-22 50th Street, Room 2B
Woodside, NY 11377

TENEN
ENVIRONMENTAL

Ashley Platt <aplatt@tenen-env.com>

36-08 Review Avenue, Queens: Document Repository, Respond to this email*

mbriscoe@tenen-env.com <mbriscoe@tenen-env.com>
To: aplatt@tenen-env.com

Fri, Nov 30, 2018 at 3:07 PM

From: QN02@cb.nyc.gov (CB) <QN02@cb.nyc.gov>
Sent: Friday, November 30, 2018 3:07 PM
To: mbriscoe@tenen-env.com
Subject: RE: 36-08 Review Avenue, Queens: Document Repository, Respond to this email*

Thank you for your email.

CB 2 will be a repository for the material.

Sincerely,

Debra Markell Kleinert

Debra Markell Kleinert

District Manager, CB 2Q

43-22 50th Street, 2nd Floor

Woodside, NY 11377

Tel: (718) 533-8773

Fax: (718) 533-8777

Email: qn02@cb.nyc.gov

CB2 Website: www.nyc.gov/queenscb2

Facebook: Queens Community Board 2

From: mbriscoe@tenen-env.com [mbriscoe@tenen-env.com]

Sent: Friday, November 30, 2018 1:21 PM

To: QN02@cb.nyc.gov (CB)

Cc: aplatt@tenen-env.com

Subject: 36-08 Review Avenue, Queens: Document Repository, Respond to this email*

To the District Manager of Community Board #2 Queens,

Good morning, we are requesting permission to use Community Board 2 as a document repository for a property entering the NYS Brownfield Cleanup Program (BCP). The property is located at 36-08 Review Avenue in Long Island City. The BCP application process requires the designation of a document repository for reports so they can be reviewed by the public.

We will require space for the reports for approximately 12-18 months. The total shelf space would likely be less than twelve inches. The documents will be reports on 8-1/2" high paper. An electronic copy will also be provided on CD.

Please respond in writing that CB02 will act as the document repository, as noted above, or contact me if you need any additional information.

Thank you,

Michael

Michael Briscoe

Senior Scientist

12/19/2018

Tenen Environmental LLC Mail - 36-08 Review Avenue, Queens: Document Repository, Respond to this email*

Tenen Environmental LLC

[121 West 27th Street, Suite 702](#)

[New York, NY 10001](#)

516.652.3793 Cell

MBriscoe@tenen-env.com

TENEN
ENVIRONMENTAL

Ashley Platt <aplatt@tenen-env.com>

36-08 Review Avenue, Queens: Document Repository

mbriscoe@tenen-env.com <mbriscoe@tenen-env.com>

Wed, Dec 19, 2018 at 2:10 PM

To: Ashley Platt <aplatt@tenen-env.com>

From: Finger, Daniel <Daniel.Finger@queenslibrary.org>

Sent: Wednesday, December 19, 2018 2:10 PM

To: mbriscoe@tenen-env.com

Subject: RE: [36-08 Review Avenue, Queens](#): Document Repository

Hi,

Sorry for the delay, I got distracted!

The Queens Library will act as the repository. The Court Square branch of the library will hold the materials for 3-6 months, and the material will then be transferred to the Queens Library Archives for retention.

Thank you for your interest in the Queens Library.

Sincerely,

Daniel Finger,
Assistant Community Library Manager
Court Square Branch.

25-01 Jackson Avenue
Long Island City, NY 11101

(718) 937-2790

From: mbriscoe@tenen-env.com [mbriscoe@tenen-env.com]
Sent: Wednesday, December 19, 2018 1:23 PM
To: Finger, Daniel
Cc: 'Ashley Platt'
Subject: 36-08 Review Avenue, Queens: Document Repository

To Daniel Finger at the Court Square branch of the Queens Library,

Good morning, we are requesting permission to use the Court Square, Queens branch of the Queens Library as a document repository for a property entering the NYS Brownfield Cleanup Program (BCP). The property is located at 36-08 Review Avenue in Long Island City. The BCP application process requires the designation of a document repository for reports so they can be reviewed by the public.

We will require space for the reports for approximately 12-18 months. The total shelf space would likely be less than twelve inches. The documents will be reports on 8-1/2" high paper. An electronic copy will also be provided on CD.

Please respond in writing that the Court Square branch of the Queens Library will act as the document repository, as noted above, or contact me if you need any additional information.

Thank you,

Michael

Michael Briscoe

Senior Scientist

Tenen Environmental LLC

[121 West 27th Street, Suite 702](#)

[New York, NY 10001](#)

516.652.3793 Cell

12/19/2018

Tenen Environmental LLC Mail - 36-08 Review Avenue, Queens: Document Repository

MBriscoe@tenen-env.com

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