

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director

625 Broadway, 12th Floor, Albany, New York 12233-7011

P: (518) 402-9706 | F: (518) 402-9020

[www.dec.ny.gov](http://www.dec.ny.gov)

December 22, 2020

Brandon Baron  
Bedford Courts I LLC  
Bedford Courts III LIHTC LLC  
Bedford Courts III LLC  
Bedford Courts LLC  
150 Myrtle Avenue, Suite 2  
Brooklyn, NY 11201

Lee Warshavsky  
Bedford Courts III Housing Development Fund Corporation  
Bedford Courts Local Development Corporation  
247 West 37th Street, 4th Floor  
New York, NY 10018

NYC Department of Citywide Administrative Services  
One Centre Street  
17<sup>th</sup> Floor South  
New York, NY 10007

Re: Revised Certificate of Completion  
Bedford Union Armory  
Brooklyn, Kings County  
C224252

Dear Applicant/Owner:

Congratulations on having satisfactorily completed the remedial program at the Bedford Union Armory site. Enclosed please find a revised, original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (Department) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

Please note that you are required to perform the following tasks:



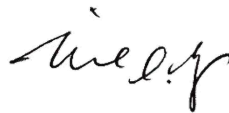
- If you are the site owner, you must record the Notice of Certificate of Completion in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record the Notice within 30 days of the date that you acquire the site. If you are a non-owner, you must work with the owner to assure the Notice is recorded within the time frame specified. A standard Notice of Certificate of Completion form is attached to this letter.
- Provide electronic copies of the recorded Notice and proof of recording to the Department's project manager. Please return the hard copy of the proof of recording to:

Manfred Magloire  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101

- Provide the Notice of Certificate of Completion to the Document Repositories within 10 days of issuance of the COC. The Department will develop a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;
- Implement the Department-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to the Department in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to the Department in April 2022.

If you have any questions regarding any of these items, please contact Manfred Magloire at (718) 482-4078.

Sincerely,



Michael J. Ryan, P.E.  
Director  
Division of Environmental Remediation

Enclosure

ec w/ enclosure:



Christine Vooris – NYSDOH, [Christine.Vooris@health.ny.gov](mailto:Christine.Vooris@health.ny.gov)  
Scarlett McLaughlin – NYSDOH, [scarlett.mclaughlin@health.ny.gov](mailto:scarlett.mclaughlin@health.ny.gov)  
Sara Bogardus – NYSDOH, [Sara.Bogardus@health.ny.gov](mailto:Sara.Bogardus@health.ny.gov)  
Matt Gokey, [matthew.gokey@tax.ny.gov](mailto:matthew.gokey@tax.ny.gov)  
Paul Takac, [paul.takac@tax.ny.gov](mailto:paul.takac@tax.ny.gov)  
Jason Hayes, [jhayes@langan.com](mailto:jhayes@langan.com)  
Brian Gochenaaur, [bgochenaaur@langan.com](mailto:bgochenaaur@langan.com)  
Kimberly Semon, [ksemon@langan.com](mailto:ksemon@langan.com)  
Michael Bogin, [mbogin@sprlaw.com](mailto:mbogin@sprlaw.com)

ec w/o enc.:

M. Magloire  
J. O'Connell  
G. Burke  
G. Nam  
J. Andalaro  
K. Lewandowski



NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER(S):**

<b>Name</b>	<b>Address</b>
Bedford Courts I LLC	150 Myrtle Avenue, Suite 2, Brooklyn, NY 11201
Bedford Courts III LIHTC LLC	150 Myrtle Avenue, Suite 2, Brooklyn, NY 11201
Bedford Courts III LLC	150 Myrtle Avenue, Suite 2, Brooklyn, NY 11201
Bedford Courts LLC	150 Myrtle Avenue, Suite 2, Brooklyn, NY 11201
Bedford Courts III Housing Development Fund Corporation	247 West 37th Street, 4th Floor, New York, NY 10018
Bedford Courts Local Development Corporation	247 West 37th Street, 4th floor, New York, NY 10018

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 6/28/17 **Agreement Execution:** 8/24/17

**Agreement Index No.:** C224252-06-17

**Application Approval Amendment:** 4/11/19

**Agreement Execution Amendment:** 4/11/19

**Application Approval Amendment:** 8/15/19

**Agreement Execution Amendment:** 8/15/19

**Application Approval Amendment:** 10/28/20

**Agreement Execution Amendment:** 10/28/20

**SITE INFORMATION:**

**Site No.:** C224252 **Site Name:** Bedford Union Armory

**Site Owner:** City of New York  
Bedford Courts I LLC  
Bedford Courts Local Development Corporation

**Street Address:** 1555 Bedford Avenue

**Municipality:** Brooklyn **County:** Kings **DEC Region:** 2

**Site Size:** 2.805 Acres

**Tax Map Identification Number(s):** 1274-1, 1274-101, 1274-2

**Percentage of site located in an EnZone:** 0 - 49 %

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

**CERTIFICATE ISSUANCE**

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

The remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

**For Parcels 1274-2 and 1274-101 – See Exhibit B**

**Cleanup Track:** Track 1: Unrestricted use

**Allowable Uses under the BCP:** Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial

**Tax Credit Provisions:**

Site Preparation and On Site Groundwater Remediation Credit Component Rate is 50 %.

Eligibility for Tangible Property Credit is available because the certificate holder submitted documentation to the Department's satisfaction that the project was an Affordable Housing project. If affordable housing is not constructed there is no Tangible Property Credits.

Tangible Property Credit is 10%. Comprised of 10% Base, 5% Track 1.



**For Parcel 1274-1 – See Exhibit B**

**Cleanup Track:** Track 4: Restricted use with site-specific soil cleanup objectives

**Allowable Uses under the BCP:** Restricted-Residential, Commercial, and Industrial

**Tax Credit Provisions:**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 28 %.

Eligibility for Tangible Property Credit is available because the certificate holder submitted documentation to the Department's satisfaction that the project was an Affordable Housing project. If affordable housing is not constructed there is no Tangible Property Credits.

Tangible Property Credit is 10%. Comprised of 10% Base.

Dependent upon the project being developed in a manner consistent with the approved Brownfield Cleanup Program application, additional rate increases may be available if the site is developed as affordable housing (5%), if the Certificate Holder receives a separate Determination of Conformance with the BOA from the Secretary of State (5%), or if the site is used primarily for manufacturing activities (5%) not to exceed a maximum 24 %.

The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Kings County as 2020000300598.

**LIABILITY LIMITATION**

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

**CERTIFICATE TRANSFERABILITY**

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6NYCRR Part 375-1.9.

**CERTIFICATE MODIFICATION/REVOCATION**

This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon a finding that:

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;
- (4) there is good cause for such modification or revocation.

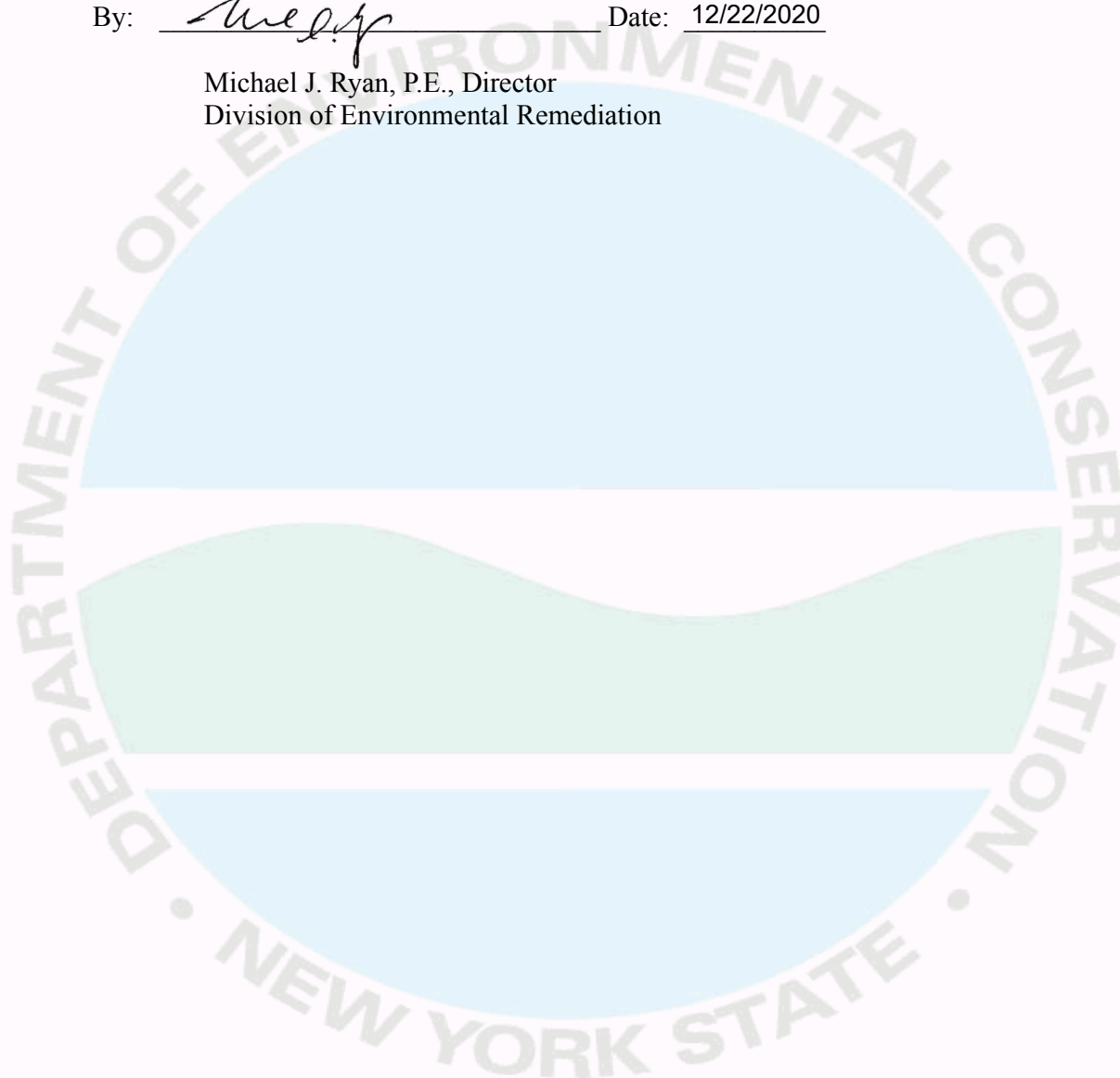


The Certificate holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency is not cured or a request for a hearing is not received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Basil Seggos  
Commissioner  
New York State Department of Environmental Conservation

By:  Date: 12/22/2020

Michael J. Ryan, P.E., Director  
Division of Environmental Remediation





**NOTICE OF CERTIFICATE OF COMPLETION**  
**Brownfield Cleanup Program**  
**6 NYCRR Part 375-1.9(d)**

**Bedford Union Armory, Site ID No. C224252**  
**1555 Bedford Avenue, Brooklyn NY 11225**  
**Brooklyn, Kings County, Tax Map Identification Numbers: 1274-1, 1274-2, 1274-101**

**PLEASE TAKE NOTICE**, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to Bedford Courts I LLC, Bedford Courts III LIHTC LLC, Bedford Courts III LLC, Bedford Courts LLC, Bedford Courts III Housing Development Fund Corporation and Bedford Courts Local Development Corporation for a parcel approximately 2.805 acres located at 1555 Bedford Avenue in Brooklyn, Kings County.

**PLEASE TAKE NOTICE**, the Certificate was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

**PLEASE TAKE NOTICE**, the remedial program for an approximately 1.04-acre portion of the site (Block 1274, Lots 2 and 101) has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- ☒ Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- ☒ Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- ☒ Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- ☒ Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- ☒ Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

**PLEASE TAKE NOTICE**, provided that the Certificate is complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

**PLEASE TAKE NOTICE**, the remedial program for an approximately 1.76-acre portion of the site (Block 1274, Lot 1) has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- ☐ Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- ☐ Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- ☒ Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- ☒ Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- ☒ Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health



**Bedford Union Armory, C224252, 1555 Bedford Avenue, Brooklyn, NY 11225**

Department with jurisdiction in such matters and such is approved by the Department as not inconsistent with the remedy.

**PLEASE TAKE NOTICE**, since the remedial program relies upon use restrictions or the long term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Kings County as 2020000300598.

**PLEASE TAKE NOTICE**, the Environmental Easement requires that the approved site management plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to the Department's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

**PLEASE TAKE NOTICE**, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

**PLEASE TAKE NOTICE**, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to the Department in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

**PLEASE TAKE NOTICE**, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

**PLEASE TAKE NOTICE**, the Certificate may entitle the Certificate holder(s) to tax credits in accordance with Tax Law Sections 21, 22 and 23.

**PLEASE TAKE NOTICE**, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

**PLEASE TAKE NOTICE**, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

**PLEASE TAKE NOTICE**, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 office located at 47-40 21st Street, Long Island City, New York, 11101, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C224252/>.



**WHEREFORE**, the undersigned has signed this Notice of Certificate

City of New York

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

Title: \_\_\_\_\_

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

STATE OF NEW YORK        ) SS:  
COUNTY OF                )

On the \_\_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_, before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Bedford Courts I LLC

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

Title: \_\_\_\_\_

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

STATE OF NEW YORK        ) SS:  
COUNTY OF                )

On the \_\_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_, before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



**Bedford Union Armory, C224252, 1555 Bedford Avenue, Brooklyn, NY 11225**

Bedford Courts Local Development Corporation

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

Title: \_\_\_\_\_

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

STATE OF NEW YORK        ) SS:  
COUNTY OF                )

On the \_\_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_, before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

\_\_\_\_\_  
Signature and Office of individual  
taking acknowledgment

**Please record and return to:**

Brandon Baron  
Bedford Courts I LLC  
Bedford Courts III LIHTC LLC  
Bedford Courts III LLC  
Bedford Courts LLC  
150 Myrtle Avenue, Suite 2  
Brooklyn, NY 11201

Lee Warshavsky  
Bedford Courts III Housing Development Fund  
Corporation  
Bedford Courts Local Development Corporation  
247 West 37th Street, 4<sup>th</sup> Floor  
New York, NY 10018

4/20/2020



## **Exhibit A**

### **Site Description**



N.B. # \_\_\_\_\_  
or  
ALT. # \_\_\_\_\_

**EXHIBIT III**

**ZONING LOT DESCRIPTION AND OWNERSHIP STATEMENT BY  
BUILDING DEPARTMENT PERMIT APPLICANT  
AND TO BE RECORDED IN THE COUNTY CLERKS OR REGISTER'S OFFICE**

Bedford Courts III LLC, having an address c/o BFC Partners, 150 Myrtle Ave, 2nd Floor, Brooklyn NY 11201, an applicant(s) for present and future permits pursuant to the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended states that the zoning lots to which the aforementioned permit or permits pertain are shown on the Tax Map of the City of New York, County of Kings, as Block 1274 Lots 1, 2 and 101 as shown on the Tax Map of the City of New York, Kings County, and is more particularly described as follows:

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Block 1274 Lots 1, 2 and 101 on the Tax Map of the City of New York, Kings County, and more particularly described as follows:

**TAX LOT 1**

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

**BEGINNING** at the corner formed by the intersection of the easterly side of Bedford Avenue (mapped 80 feet wide), and the northerly side of President Street (mapped 70 feet wide);

**THENCE** northerly, along the northerly side of Bedford Avenue, a distance of 260.64 feet to the southerly line of Union Street (mapped 70 feet wide);

**THENCE** easterly, along said southerly line of Union Street, a distance of 331.99 feet to a point on the westerly line of Block 1274 Lot 101;

**THENCE** southerly, along said westerly line of Block 1274 Lot 101, a distance of 200.92 feet to a point on the northerly line of Block 1274 Lot 2;

**THENCE** westerly, along said northerly line of Block 1274 Lot 2, a distance of 265.64 feet a point on the westerly line of Block 1274 Lot 2;

**THENCE** southerly along the westerly line of Block 1274 Lot 2, a distance of 54.66 feet to a point on said northerly line of President Street;

**THENCE** westerly, along said northerly line of President Street, a distance of 117.45 feet to the corner, the point or place of **BEGINNING**.



TAX LOT 101

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

BEGINNING at a point on the southerly line of Union Street (mapped 70 feet wide), said point being distance 331.99 feet easterly from the intersection of said southerly line of Union Street and the easterly line of Bedford Avenue (mapped 80 feet wide);

THENCE easterly along said southerly line of Union Street, a distance of 120.41 feet to a point;

THENCE southerly along the easterly line of Lot 101, a distance of 255.58 feet to a point on the northerly line of President Street (mapped 70 feet wide);

THENCE westerly, along said northerly line of President Street, a distance of 120.40 feet to a point on the easterly line of Block 1274 Lot 2;

THENCE northerly, along said easterly line of Block 1274 Lot 2 and the easterly line of Block 1274 Lot 1, a distance of 255.58 feet to a point on the southerly side of Union Street, the point or place of BEGINNING.

TAX LOT 2

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

BEGINNING at a point on the northerly line of President Street (mapped 70 feet wide), said point being distant 117.45 feet easterly from the corner formed by the intersection of said northerly line of President Street and the easterly line of Bedford Avenue (mapped 80 feet wide);

THENCE northerly, along the westerly line of said Lot 2 a distance of 54.66 feet to a point;

THENCE easterly, along the northerly line of Lot 2 a distance of 265.64 feet to a point on the westerly line of Block 1274 Lot 101;

THENCE southerly, along said westerly line of Block 1274 Lot 101, a distance of 54.66 feet to a point on said northerly line of President Street;

THENCE westerly, along said northerly line of President Street, a distance of 265.65 to a point, said point being the point or place of BEGINNING.

For Information Only: Said premises are known as : Building 01: 1561 Bedford Avenue; Building 02: 1089 President Street a/k/a 1092-1140 Union Street and Building 03: 1101 President Street, Brooklyn, New York and designated as Block 1274 Lots 1, 101 and 2 as shown on the Tax Map of the City of New York, County of Kings.



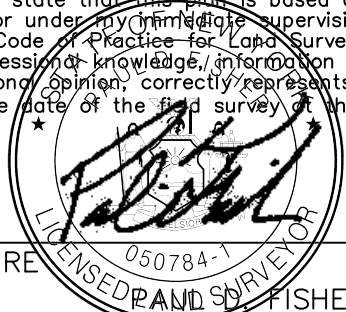
## **Exhibit B**

### **Site Survey**



NOTES

1. THIS PLAN IS BASED UPON THE FOLLOWING REFERENCES:
- A. BOROUGH OF BROOKLYN SECTION MAP NO. 34.  
B. CURRENT TAX MAP.  
C. "FINAL SURVEY, BEDFORD UNION ARMORY", BY LANGAN, PROJECT NO. 170404401, DRAWING NO. FS-101, DATED 11/30/18, LAST REVISED 06/17/19.  
D. "ALTA/NSPS LAND TITLE SURVEY, BEDFORD UNION ARMORY", BY LANGAN, PROJECT NO. 170404401, DRAWING NOS. VL-101 AND VL-102, DATED 01/10/19, LAST REVISED 07/15/19.  
E. "DEC EASEMENT SURVEY, BEDFORD UNION ARMORY", BY LANGAN, PROJECT NO. 170404401, DRAWING NO. DEC101, DATED 05/13/20.
2. THE PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.
3. THE MERIDIAN OF THIS PLAN IS REFERENCED TO APPROXIMATE NORTH (SEE NOTE 1).
4. STREET NAMES, R.O.W. WIDTHS, BLOCK, AND LOT NUMBERS AS PER MAPS REFERENCED IN NOTE 1.
5. THE INTENT OF THIS PLAN IS TO DEPICT THE APPROXIMATE LOCATIONS OF TRACK 1 AND TRACK 4 ONLY.
6. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
7. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

Date	Description	No.
REVISIONS		
"I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NYSPLS Code of Practice for Land Surveys, and to the best of my professional knowledge, information and belief, and in my professional opinion, correctly represents the conditions found on the date of the field survey of the subject property".		
SIGNATURE 		11-04-2020
DATE SIGNED		11-04-2020
PROFESSIONAL LAND SURVEYOR NY LIC. No. 050784-1		

**LANGAN**  
Langan Engineering, Environmental, Surveying,  
Landscape Architecture and Geology, D.P.C.  
21 Penn Plaza, 360 West 31st Street, 8th Floor  
New York, NY 10001  
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project

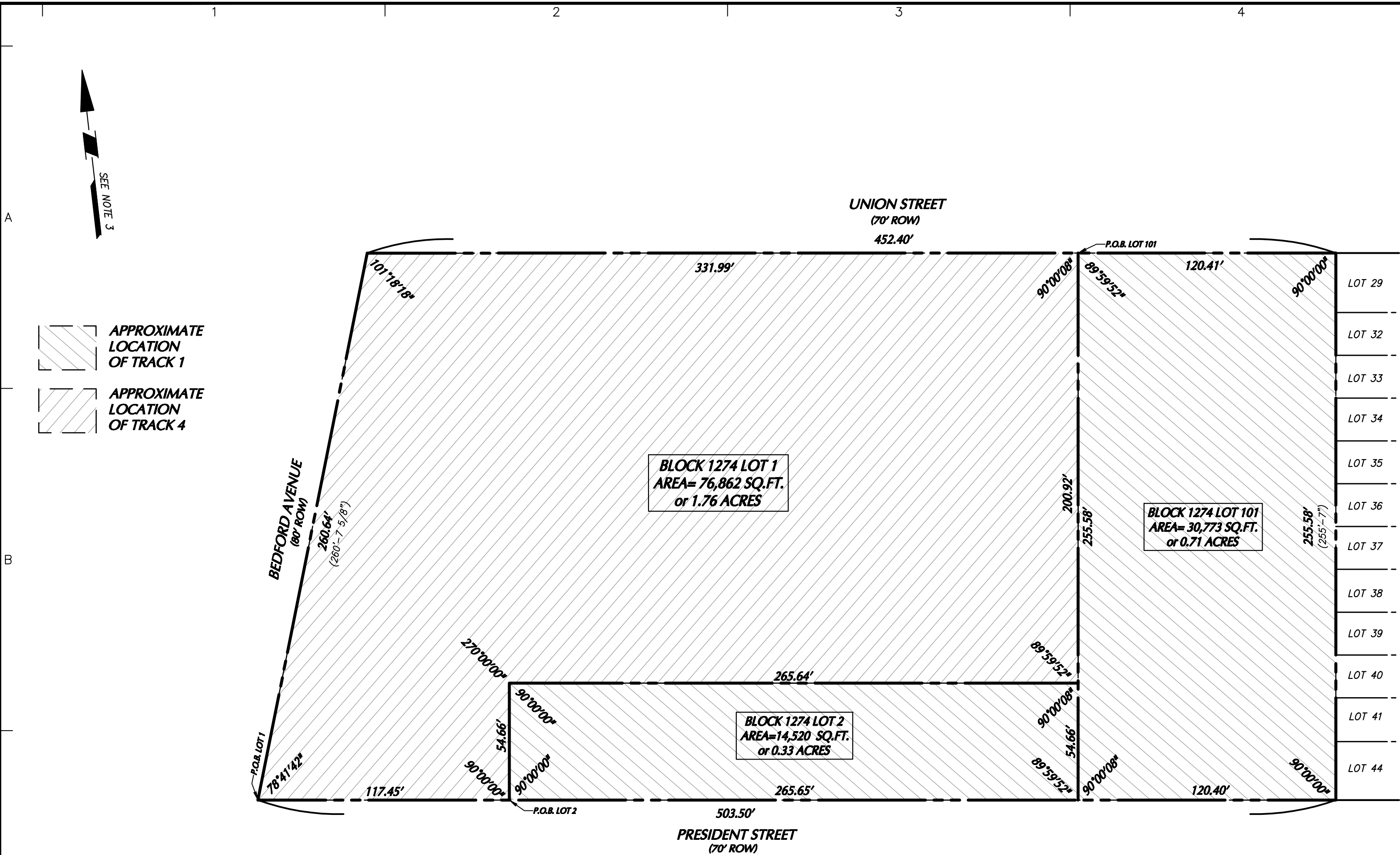
**BEDFORD UNION ARMORY**  
BLOCK No. 1274, LOTS No. 1, 2, & 101  
BOROUGH OF BROOKLYN  
CITY OF NEW YORK

KINGS COUNTY NEW YORK

Drawing Title

**TRACK LOCATION PLAN**

Project No. <b>170404401</b>	Drawing No. <b>PL-101</b>
Date <b>11/04/20</b>	
Scale <b>1" = 40'</b>	
Drawn By <b>LB</b>	Checked By <b>PDF</b>
Sheet 001 of 001	



WRITTEN DESCRIPTION  
BLOCK 1274 LOT 1 (SEE NOTE 1E)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY SIDE OF BEDFORD AVENUE (MAPPED 80 FEET WIDE), AND THE NORTHERLY SIDE OF PRESIDENT STREET (MAPPED 70 FEET WIDE);

THENCE NORTHERLY, ALONG SAID EASTERLY SIDE OF BEDFORD AVENUE, FORMING AN INTERIOR ANGLE OF 78 DEGREES, 41 MINUTES, 42 SECONDS WITH SAID NORTHERLY SIDE OF PRESIDENT STREET, A DISTANCE OF 260.64 FEET (260 FEET 7-5/8 INCHES) TO THE INTERSECTION OF THE EASTERLY SIDE OF BEDFORD AVENUE WITH THE SOUTHERLY SIDE OF UNION STREET (MAPPED 70 FEET WIDE);

THENCE EASTERLY, ALONG SAID SOUTHERLY SIDE OF UNION STREET, FORMING AN INTERIOR ANGLE OF 101 DEGREES, 18 MINUTES, 18 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 331.99 FEET TO A POINT ON THE WESTERLY LINE OF BLOCK 1274 LOT 101;

THENCE SOUTHERLY, ALONG SAID WESTERLY LINE OF BLOCK 1274 LOT 101, FORMING AN INTERIOR ANGLE OF 90 DEGREES, 00 MINUTES, 08 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 200.92 FEET TO A POINT ON THE NORTHERLY LINE OF BLOCK 1274 LOT 2;

THENCE WESTERLY, ALONG SAID NORTHERLY LINE OF BLOCK 1274 LOT 2, FORMING AN INTERIOR ANGLE OF 89 DEGREES, 59 MINUTES, 52 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 265.64 FEET TO A POINT ON THE WESTERLY LINE OF BLOCK 1274 LOT 2;

THENCE SOUTHERLY, ALONG SAID WESTERLY LINE OF BLOCK 1274 LOT 2, FORMING AN EXTERIOR ANGLE OF 90 DEGREES, 00 MINUTES, 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 54.66 FEET TO A POINT ON SAID NORTHERLY LINE OF PRESIDENT STREET;

THENCE WESTERLY, ALONG SAID NORTHERLY LINE OF PRESIDENT STREET, FORMING AN INTERIOR ANGLE OF 90 DEGREES, 00 MINUTES, 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 117.45 FEET TO A POINT, SAID POINT BEING THE POINT OR PLACE OF BEGINNING.

WRITTEN DESCRIPTION  
BLOCK 1274 LOT 2 (SEE NOTE 1D)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF PRESIDENT STREET (MAPPED 70 FEET WIDE), SAID POINT BEING DISTANT 117.45 FEET EASTERLY FROM THE INTERSECTION OF SAID NORTHERLY LINE OF PRESIDENT STREET AND THE EASTERLY LINE OF BEDFORD AVENUE (MAPPED 80 FEET WIDE);

THENCE NORTHERLY, FORMING AN INTERIOR ANGLE OF 90 DEGREES, 00 MINUTES, 00 SECONDS WITH SAID NORTHERLY SIDE OF PRESIDENT STREET, A DISTANCE OF 54.66 FEET TO A POINT;

THENCE EASTERLY, FORMING AN INTERIOR ANGLE OF 90 DEGREES, 00 MINUTES, 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 265.64 FEET TO A POINT ON THE WESTERLY LINE OF BLOCK 1274 LOT 101;

THENCE SOUTHERLY, ALONG SAID WESTERLY LINE OF BLOCK 1274 LOT 101, FORMING AN INTERIOR ANGLE OF 90 DEGREES, 00 MINUTES, 08 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 54.66 FEET TO A POINT ON SAID NORTHERLY LINE OF PRESIDENT STREET;

THENCE WESTERLY, ALONG SAID NORTHERLY LINE OF PRESIDENT STREET, FORMING AN INTERIOR ANGLE OF 89 DEGREES, 59 MINUTES, 52 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 265.65 FEET TO A POINT, SAID POINT BEING THE POINT OR PLACE OF BEGINNING.

WRITTEN DESCRIPTION  
BLOCK 1274 LOT 101 (SEE NOTE 1D)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF UNION STREET (MAPPED 70 FEET WIDE), SAID POINT BEING DISTANT 331.99 FEET EASTERLY FROM THE INTERSECTION OF SAID SOUTHERLY LINE OF UNION STREET AND THE EASTERLY LINE OF BEDFORD AVENUE (MAPPED 80 FEET WIDE);

THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF UNION STREET, A DISTANCE OF 120.41 FEET TO A POINT;

THENCE SOUTHERLY, FORMING AN INTERIOR ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 255.58 FEET TO A POINT ON THE NORTHERLY LINE OF PRESIDENT STREET (MAPPED 70 FEET WIDE);

THENCE WESTERLY, ALONG SAID NORTHERLY LINE OF PRESIDENT STREET, FORMING AN INTERIOR ANGLE OF 90 DEGREES, 00 MINUTES, 00 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 120.40 FEET TO A POINT ON THE EASTERLY LINE OF BLOCK 1274 LOT 2;

THENCE NORTHERLY, ALONG SAID EASTERLY LINE OF BLOCK 1274 LOT 2 AND THE EASTERLY LINE OF BLOCK 1274 LOT 1, FORMING AN INTERIOR ANGLE OF 90 DEGREES 00 MINUTES 08 SECONDS WITH THE PREVIOUS COURSE, A DISTANCE OF 255.58 FEET TO A POINT ON THE SOUTHERLY LINE OF UNION STREET, SAID POINT BEING THE POINT OR PLACE OF BEGINNING.







NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
Site Management Form  
12/11/2020



SITE DESCRIPTION

SITE NO. C224252

SITE NAME Bedford Union Armory

SITE ADDRESS: 1555 Bedford Avenue ZIP CODE: 11225

CITY/TOWN: Brooklyn

COUNTY: Kings

ALLOWABLE USE:

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan



Monitoring Plan



Operation and Maintenance (O&M) Plan



Periodic Review Frequency:

Periodic Review Report Submitted Date:

Description of Institutional Control

NYC Dept of Citywide Admin Services

One Centre Street, 17th Floor South

1561 Bedford Avenue

Environmental Easement

Block: 1274

Lot: 1

Sublot:

Section:

Subsection:

S\_B\_L Image: 1274-1

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan



## Description of Engineering Control

### **NYC Dept of Citywide Admin Services**

One Centre Street, 17th Floor South

### **1561 Bedford Avenue**

Environmental Easement

Block: 1274

Lot: 1

Sublot:

Section:

Subsection:

S\_B\_L Image: 1274-1

Cover System