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ATTACHMENTS

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments. ○ **Yes** ◉ **No**
If yes, provide existing site number: _____

Is this a revised submission of an incomplete application? ◉ **Yes** ○ **No**
If yes, provide existing site number: C224302

BCP App Rev 13

SECTION I: Property Information

PROPOSED SITE NAME: Former Chesebrough Manufacturing

ADDRESS/LOCATION: 46 Verona Street

CITY/TOWN: Brooklyn, NY | ZIP CODE: 11231

MUNICIPALITY (LIST ALL IF MORE THAN ONE): New York City, Borough of Brooklyn

COUNTY: Kings County | SITE SIZE (ACRES): 1.38

LATITUDE			LONGITUDE		
40 °	40 '	44.1 "	74 °	00 '	27.2 "

Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, please indicate as such by inserting "p/o" in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding acreage column.
ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage
46 Verona Street	1	523	1	1.38

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	◉	○
2. Is the required property map provided in electronic format with the application? (Application will not be processed without a map)	◉	○
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See *DEC's website* for more information) If yes, identify census tract: 59 Percentage of property in En-zone (check one): 0% ○ 1-49% ○ 50-99% ○ 100% ◉	◉	○
4. Is the project located within a disadvantaged community? See application instructions for additional information.	◉	○
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	○	◉

	Y	N
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____	○	◉
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	○	◉
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.	○	◉
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	○	◉
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: C224302	◉	○
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: ___	○	◉
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. Easement/Right-of-Way Holder — Description	○	◉
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): Type — Issuing Agency — Description	○	◉
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?	◉	○

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

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

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

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

_____ _____ _____ _____ _____ _____

SECTION II: Project Description

1. The project will be starting at: ○ Investigation ◉ Remediation

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

2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?

◉ Yes ○ No ○ N/A

3. Have any draft work plans been submitted with the application (select all that apply)?

☐ RIWP ☑ RAWP ☐ IRM ☐ No

4. Please provide a short description of the overall project development, including the date that the remedial program is to begin, and the date by which a Certificate of Completion is expected to be issued.
Is this information attached? ◉ Yes ○ No

SECTION III: Land Use Factors

1. What is the property's current municipal zoning designation? R6 - Residential

2. What uses are allowed by the property's current zoning (select all that apply)?

Residential ☑ Commercial ☐ Industrial ☐

3. Current use (select all that apply):

Residential ☐ Commercial ☐ Industrial ☐ Recreational ☐ Vacant ☑

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

SECTION IV: Property's Environmental History

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

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (*ASTM E1903*). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.**
2. **SAMPLING DATA: INDICATE (BY SELECTING THE OPTIONS BELOW) KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. DATA SUMMARY TABLES SHOULD BE INCLUDED AS AN ATTACHMENT, WITH LABORATORY REPORTS REFERENCED AND INCLUDED.**

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	✓	✓	✓
Chlorinated Solvents			✓
Other VOCs			
SVOCs	✓	✓	
Metals	✓	✓	
Pesticides			
PCBs	✓		
PFAS	✓	✓	
1,4-dioxane			
Other – indicated below			

*Please describe other known contaminants and the media affected:

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

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

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

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

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

Other: Vaseline manufacturing, ship repair/marine services, blacksmith, machine shops, boiler shop/iron working facility

SECTION V: Requestor Information			
NAME New York City School Construction Authority (NYCSCA)			
ADDRESS 30-30 Thomson Avenue			
CITY/TOWN Long Island City, New York		ZIP CODE 11101	
PHONE 718-472-8502	EMAIL DGUTERMAN@NYCSCA.ORG		

	Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?	◉	○
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the *NYS Department of State's Corporation & Business Entity Database.* A print-out of entity information from the database must be submitted with this application to document that that requestor is authorized to conduct business in NYS. Is this attached?	○	◉
3. If the requestor is an LLC, the names of the members/owners need to be provided on a separate attachment. Is this attached?	○	○
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of *DER-10: Technical Guidance for Site Investigation and Remediation* and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? **Documents that are not properly certified will not be approved under the BCP.**	◉	○

SECTION VI: Requestor Eligibility		
If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.		
	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	○	◉
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	○	◉
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	○	◉
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	○	◉
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	○	◉
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?	○	◉

SECTION VI: Requestor Eligibility (CONTINUTED)

	Y	N
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting or contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	○	◉
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	○	◉
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	○	◉
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	○	◉
11. Are there any unregistered bulk storage tanks on-site which require registration?	◉	○

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

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

Yes ◉ No ○ N/A ○

SECTION VI: Requestor Eligibility (CONTINUTED)

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

☐ Previous Owner ☑ Current Owner ☐ Potential/Future Purchaser ☐ Other: _____

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

Is this proof attached? ◯ Yes ◯ No

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

SECTION VII: Requestor Contact Information

REQUESTOR'S REPRESENTATIVE Lee Guterman		
ADDRESS 30-30 Thomson Avenue		
CITY Long Island City, NY		ZIP CODE 11101
PHONE (718) 472-8502	EMAIL DGUTERMAN@NYCSCA.ORG	
REQUESTOR'S CONSULTANT (CONTACT NAME) Rebecca Kinal, P.E.		
COMPANY AKRF, Inc.		
ADDRESS 440 Park Avenue South, 7th Floor		
CITY New York, NY		ZIP CODE 10016
PHONE 914-922-2362	EMAIL rkinal@akrf.com	
REQUESTOR'S ATTORNEY (CONTACT NAME) Nadine Rivellese		
COMPANY NYCSCA		
ADDRESS 30-30 Thomson Avenue		
CITY Long Island City, NY		ZIP CODE 11101
PHONE 718-472-8220	EMAIL nrivellese@nycsca.org	

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

SECTION IX: Current Property Owner and Operator Information		
CURRENT OWNER New York City School Construction Authority		
CONTACT NAME Lee Guterman		
ADDRESS 30-30 Thomson Avenue		
CITY Long Island City, NY		ZIP CODE 11101
PHONE (718) 472-8502	EMAIL DGUTERMAN@NYCSCA.ORG	
OWNERSHIP START DATE 5/26/2022		
CURRENT OPERATOR N/A - Vacant		
CONTACT NAME		
ADDRESS		
CITY		ZIP CODE
PHONE	EMAIL	
OPERATION START DATE		

SECTION X: Property Eligibility Information		
	Y	**N**
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	○	◉
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	○	◉

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

SECTION XI: Site Contact List

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

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

SECTION XII: Statement of Certification and Signatures

(By requestor who is an individual)

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

Date: 11/1/22 Signature: [signature]

Print Name: Deborah Lee Guterman

(By a requestor other than an individual)

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

Date: 11/1/2022 Signature: [signature]

Print Name: Nina Kubota, President and CEO

SUBMITTAL INFORMATION

- Two (2) copies, one unbound paper copy of the application form with original signatures and table of contents, and one complete electronic copy in final, non-fillable 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, 11th Floor
  Albany, NY 12233-7020

PLEASE DO NOT SUBMIT PAPER COPIES OF SUPPORTING DOCUMENTS. Please provide a hard copy of ONLY the application form and a table of contents.

FOR DEC USE ONLY
BCP SITE T&A CODE: _____ **LEAD OFFICE:** _____

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 13

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

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

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

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

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

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS <u>IN NEW YORK CITY ONLY</u> (continued)

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

   ◯ Project is an Affordable Housing Project – regulatory agreement attached

   ◯ Project is planned as Affordable Housing, but agreement is not yet available*
   *Selecting this option 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' household's annual gross income.

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

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

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

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

   ◯ Yes – planned renewable energy facility site

   ◯ No – not a planned renewable energy facility site

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

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

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

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

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

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

   ◯ Yes

   ◯ No

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

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

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BCP APPLICATION SUMMARY (FOR DEC USE ONLY)			
SITE NAME Former Chesebrough Manufacturing	SITE ADDRESS 46 Verona Street		
CITY Brooklyn, NY	COUNTY Kings County		ZIP 11231
REQUESTOR NAME New York City School Construction Authority (NYCSCA)	REQUESTOR ADDRESS 30-30 Thomson Avenue		
CITY Long Island City, New York	ZIP 11101	EMAIL DGUTERMAN@NYCSCA.ORG	

PROPERTY ADDRESS	SECTION	BLOCK	LOT
46 Verona Street	1	523	1

REQUESTOR'S REPRESENTATIVE		
NAME Lee Guterman	ADDRESS 30-30 Thomson Avenue	
CITY Long Island City, NY	ZIP 11101	EMAIL DGUTERMAN@NYCSCA.ORG
REQUESTOR'S ATTORNEY		
NAME Nadine Rivellese	ADDRESS 30-30 Thomson Avenue	
CITY Long Island City, NY	ZIP 11101	EMAIL nrivellese@nycsca.org
REQUESTOR'S CONSULTANT		
NAME Rebecca Kinal, P.E.	ADDRESS 440 Park Avenue South, 7th Floor	
CITY New York, NY	ZIP 10016	EMAIL rkinal@akrf.com

REQUESTOR'S REQUESTED STATUS	PARTICIPANT ☐	VOLUNTEER ☑
DEC DETERMINATION	AGREE	DISAGREE

APPLIED FOR FEE WAIVER	YES ◉	NO ○
ELIGIBLE FOR FEE WAIVER	YES	NO

PERCENTAGE WITHIN AN EN-ZONE	0% ○	<50% ○	50-99% ○	100% ◉
DEC DETERMINATION	AGREE		DISAGREE	

BCP APPLICATION SUMMARY (FOR DEC USE ONLY) (CONTINUED)		
FOR SITES IN NEW YORK CITY ONLY		
IS THE REQUESTOR SEEKING TANGIBLE PROPERTY CREDITS?	YES ○	NO ◉

UPSIDE DOWN	YES ○	NO ○
DEC DETERMINATION	AGREE	DISAGREE

UNDERUTILIZED	YES ○	NO ○
DEC DETERMINATION	AGREE	DISAGREE

AFFORDABLE HOUSING STATUS	PLANNED ○	YES ○	NO ○
DEC DETERMINATION		AGREE	DISAGREE

DISADVANTAGED COMMUNITY AND CONFORMING BOA	YES ○	NO ○
DEC DETERMINATION	AGREE	DISAGREE

RENEWABLE ENERGY FACILITY SITE	YES ○	NO ○
DEC DETERMINATION	AGREE	DISAGREE

NOTES:

Former Chesebrough Manufacturing
Brownfield Cleanup Program Application Supporting Documentation

Section I: Property Information

The Former Chesebrough Manufacturing site is located at 46 Verona Street in the Red Hook section of Brooklyn, New York (hereinafter, referred to as the "Site"). The Site is also identified as New York City Tax Block 523, Lot 1 (formerly Lots 1 and 13R). The former Site addresses include 21-31 and 35 Delavan Street. A Site location map and Site plan are provided as *Figure 1* and *Figure 2*, respectively.

1. Tax Map

A tax map is provided on *Figure 3*. The Site formerly comprised Block 523, Lots 1 and 13R; however, a tax lot merger was approved by the New York City Department of Finance (NYCDOF) in June 2022 merging the two lots into Lot 1. The approved lot merger is provided in *Attachment A.* The main Site address is 46 Verona Street, corresponding to the main entrance of the proposed school building. The Site includes an alternate address, 37 Delavan Street, which corresponds to the secondary entrance of the proposed school.

3. En-Zone

The entirety of the Site is located within an Environmental Zone (En-zone) as part of census tract 59. An En-zone boundary map is provided on *Figure 4*.

4. Disadvantaged Community

Census tract 59 is designated as a draft disadvantaged community. According to the New York State Climate Leadership and Community Protection Act database, 98% of land is utilized for industrial and manufacturing purposes and 78% of the population is below 80% of the Area Median Income (AMI).

10. Previous BCP Application

The Site was previously enrolled in the Brownfield Cleanup Program (BCP) under Site No. C224302. A Brownfield Cleanup Agreement (BCA) was executed between the New York State Department of Environmental Conservation (NYSDEC) and 35 Delevan Owners, LLC, a former Site owner. The BCA was terminated on July 31, 2022.

14. Property Description and Environmental Assessment

Location – The Site is located at 46 Verona Street in the Red Hook section of Brooklyn, New York in a residential, commercial, and manufacturing-zoned area. The Site is abutted to the north by Delavan Street, followed by warehouses; to the south by Verona Street, followed by Coffey Park; to the east by an apartment building; and to the west by Richards Street, followed by warehouses.

Site Features – The Site is an approximately 1.38-acre property consisting of a vacant, concrete-paved lot in the western portion, and an approximately 23,500-square foot, one-story vacant warehouse with a small partial basement and an adjacent gravel-covered area that formerly contained a cellular telephone tower in the eastern portion. The cellular tower was removed from the Site on September 26, 2022.

The greater surrounding area includes primarily industrial/warehouse uses, with some commercial, institutional, and residential properties located east and south of the Site.

Current Zoning and Land Use – The Site is currently zoned R6 (residential). The surrounding area is predominantly commercial and manufacturing-related to the north and west, with predominantly residential and institutional uses and parkland to the south and east. A Surrounding Land Use Map and Zoning Map are provided *as Figure 5* and *Figure 6*, respectively.

Past Use of the Site – Historically, the entire Site was developed with a Vaseline factory between 1886 and 1904, with two large oil tanks in the northeastern portion of the Site. The eastern portion of the Site was later occupied by Arthur Tickle Engineering Works (ship repair/marine services) between 1915 and 1986, occupying the current warehouse building by 1938. The warehouse contained a machine shop between 1938 and 2007, and was most recently used as a lumber yard. The western portion of the Site contained unspecified manufacturing between 1915 and 1938, was used for steel plate storage between 1950 and 1980, and consisted of a vacant lot used for trailer parking between 1981 and 2007. Historic records also indicate use by Ferrite Chemical Products in 1928 and potential storage of construction and demolition debris in the western half of the Site between 1999 and 2001. The Site has been vacant since 2007. The Requestor has owned and operated the Site since May 26, 2022. A copy of the current Site deed is provided in *Attachment B.*

The following known or suspected sources of contamination were identified at the Site during previous investigations:

- Historic industrial and manufacturing Site uses;
- Former oil storage tanks and oil storage areas as shown on historic Sanborn fire insurance maps; and
- Placement of historic fill material to build up the Site grade for development.

Site Geology and Hydrology – Based on an August 2022 topographic survey prepared by Tectonic Engineering Consultants, Geologist & Land Surveyors, D.P.C. (Tectonic), the Site lies at elevations ranging from approximately 8 to 10 feet above the North American Vertical Datum of 1988 (NAVD 1988), an approximation of mean sea level. Surface topography slopes down toward the north.

During the 2022 Remedial Investigation (RI) performed by AKRF, Inc. (AKRF), the depth to groundwater ranged from approximately 6.2 to 8.0 feet below grade, as measured from permanent monitoring wells. Based on a monitoring well elevation survey, groundwater flows in a westerly direction with a localized low point in the western portion of the Site. Groundwater table depth and flow direction may be affected by subsurface openings or obstructions such as basements or underground utilities. Groundwater in Brooklyn is not used as a source of potable water (the municipal water supply uses upstate reservoirs).

Historic fill (sand, silt, and gravel, with varying amounts of brick, ash, concrete, glass, and wood) was observed extending from ground surface down to depths ranging from approximately 9 to 16 feet below grade. The fill is underlain by an approximately 1- to 4-foot-thick silt and clay layer containing peat/organics (potential marshland deposits) at most locations, followed by fine sand with silt down to at least 20 feet below grade (the maximum boring depth). The top of the silt/clay layer was generally encountered at depths of 11 to 15 feet below grade, but was somewhat deeper (approximately 16 to 17.5 below grade) under the southeastern portion of the warehouse. Bedrock was not encountered during the RI activities.

Environmental Assessment – Based on available data collected to date, the primary contaminants of concern for the Site are petroleum-related volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), and metals in soil; petroleum-related VOCs and metals in groundwater; and chlorinated solvent-related and petroleum-related VOCs in soil vapor.

Soil Quality Conditions

A combined total of 170 soil samples were collected during the March 2019 Phase II Environmental Site Investigation (ESI) (48 samples) and July 2022 RI (122 samples), both performed by AKRF. Soil sample analytical results were compared to the NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs) and Restricted Residential Soil Cleanup Objectives (RRSCOs). Concentrations of petroleum-related VOCs were also compared to the Protection of Groundwater SCOs (PGWSCOs).

- The VOCs acetone, benzene, methylene chloride, and xylenes were detected at concentrations above the UUSCOs, ranging from 0.053 mg/kg to 2.6 mg/kg. No VOCs exceeded their respective RRSCOs. Benzene was detected in three samples at concentrations up to 0.14 mg/kg, above the PGWSCO of 0.06 mg/kg. Total xylenes were detected in one sample at a concentration of to 2.6 mg/kg, above the PGWSCO of 1.6 mg/kg.
- The semivolatile organic compounds (SVOCs) 4-methyphenol, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenz(a,h)anthracene, fluoranthene, indeno(1,2,3-c,d)pyrene, phenanthrene, phenol, and pyrene were detected at concentrations above the UUSCOs. Benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenz(a,h)anthracene, benzo(k)fluoranthene, chrysene, fluoranthene, and indeno(1,2,3-c,d)pyrene, phenanthrene, and pyrene were additionally detected above the RRSCOs at concentrations up to 160 mg/kg (fluoranthene in sample RI-SB-03_0-2_20220615).
- Total polychlorinated biphenyls (PCBs) were detected in four samples at concentrations above the UUSCO of 0.1 mg/kg with one sample also exceeding the RRSCO of 1 mg/kg. The pesticide P,P'-DDT was detected in one sample at a concentration above the UUSCO.
- The metals arsenic, barium, cadmium, copper, trivalent chromium, copper, lead, mercury, nickel, selenium, silver, and zinc were detected at concentrations above the UUSCOs. Arsenic, barium, cadmium, copper, lead, and mercury were detected above the RRSCOs. Cyanide was detected above both the UUSCO and RRSCO in one sample.
- Perfluorooctanoic acid (PFOA) was detected in two samples collected during the RI at concentrations of 1.96 and 1.97 micrograms per kilogram (µg/kg) or parts per billion (ppb), above the NYSDEC guidance value for UUSCOs of 0.66 ppb. 1,4-Dioxane was not detected above laboratory reporting limits in any of the soil samples analyzed.
- Hazardous levels of lead above the EPA threshold for toxicity of 5 milligrams per liter (mg/L) were detected in six soil samples at concentrations ranging from 7.6 to 93.8 mg/L.
- Evidence of gross petroleum contamination [petroleum-like odors, elevated photoionization detector (PID), and/or non-aqueous phase liquid (NAPL)] was observed on soil in the southern half of the warehouse. In general, the contamination extended from a few feet above the groundwater interface (approximately 7 to 8 feet below grade) to approximately 12 to 13 feet below grade, with NAPL observed as deep as 16 to 17 feet in borings RI-SB-07 and RI-SB-09.

Exceedances of the UUSCOs and RRSCOs in the soil samples are shown on *Figures 7A, 7B, and 7C;* exceedances of the EPA hazardous waste threshold are shown on *Figure 8*, and exceedances of the NYSDEC Guidance Values for emerging contaminants are shown on *Figure 9*. Exceedances were not detected at boring locations and sampling intervals where no data is shown, for samples analyzed for the selected parameters.

Groundwater Quality Conditions

Eleven groundwater samples were collected from temporary wells installed during the 2019 Phase II ESI and eight groundwater samples were collected from permanent monitoring wells during the 2022 RI. Groundwater sample analytical results were compared to the Class GA Ambient Water Quality Standards and Guidance Values (AWQSGVs). Concentrations of per-and polyfluoroalkyl substances (PFAS) were compared to the June 2021 NYSDEC guidance value.

- The VOCs benzene, isopropylbenzene, and/or n-propylbenzene were detected above the AWQSGVs in the one temporary well (Phase II) and one permanent well (RI), both located near the western Site boundary, at concentrations up to 34.3 micrograms per liter (µg/L) (n-propylbenzene in TW-3).

- The SVOC hexachloroethane was detected in the groundwater sample from one temporary well (TW-3 installed during the Phase II) at a concentration of 44 µg/L, above the AWQSGV of 5 µg/L.
- Antimony, arsenic, barium, copper, iron, lead, magnesium, manganese, mercury, nickel, and sodium were detected in the unfiltered groundwater samples (total analysis) at concentrations up to 165,000 µg/L. Antimony, iron, magnesium, manganese, and sodium were detected in the filtered groundwater samples (dissolved analysis) at concentrations up to 122,000 µg/L, above the AWQSGVs.
- No PCBs or pesticides were detected above laboratory reporting limits in any of the groundwater samples.
- PFOA was detected in all groundwater samples collected during the RI at concentrations ranging from 20 to 69.8 nanograms per liter (ng/L) or parts per trillion (ppt), above the NYSDEC guidance value of 10 ppt. Perfluorooctanesulfonic acid (PFOS) was detected in one sample at a concentration of 10.8 ppt, above the guidance value of 10 ppt.
- 1,4-Dioxane was not detected above laboratory reporting limits in any of the groundwater samples analyzed.

Exceedances of the AWQSGVs in the groundwater samples are shown on *Figures 10A* and *10B*. Exceedances of the NYSDEC Emerging Contaminant Guidance Values are shown on *Figure 11*. Exceedances of the AWQSGVs and Guidance Values were not detected at temporary or permanent well locations where no data is shown.

Soil Vapor Quality Conditions

A combined total of 32 soil vapor samples were collected from temporary soil vapor points installed during the Phase II ESI (11 samples) and RI (21 samples). Seven of the soil vapor samples were collected off-site within the adjacent sidewalks during the RI. Interior points were installed approximately 6 inches below the existing building slab. Exterior points were installed approximately 5 feet below grade, or 2 feet above the observed water table. Soil vapor samples were analyzed for VOCs by EPA Method TO-15. Soil vapor samples collected during the Phase II ESI were also analyzed for methane based on observation of organics/potential peat material in the soil borings. Although there are currently no regulatory or published guidance values for VOCs in soil vapor, soil vapor data was used to assess the potential for exposure to receptors and to help define the nature and extent of contamination at the Site.

- Petroleum-related VOCs, including n-butane, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 1,3-dichlorobenzene, ethylbenzene, n-butane, toluene, and xylenes, were detected with a maximum concentration of 2,600 micrograms per cubic meter (µg/m^3) of n-butane in sample RI-SV-09_20220622).
- Solvent-related VOCs, including carbon tetrachloride, cis-1,2-dichloroethene, tetrachloroethene (PCE), trichloroethene (TCE), and vinyl chloride, were detected at concentrations up to 5,200 µg/m^3 (TCE in sample RI-SV-05_20220622).
- Methane was not reported above laboratory detection limits in any of the soil vapor samples analyzed during the 2019 Phase II ESI and was not evaluated as part of the 2022 RI.

On-site soil vapor detections are shown on *Figures 12A* and *12B.*

Section II: Project Description

1 & 2. Remedial Investigation Report

An RI was performed at the Site by AKRF between June and August 2022 in accordance with the NYSDEC-approved Remedial Investigation Work Plan (RIWP) dated October 2020, prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan). The findings from the RI are summarized in a draft Remedial Investigation Report (RIR) dated October 2022.

The RI and previous subsurface investigations are being used to support this BCP Application and are discussed in more detail in Section IV. The draft RIR is included in *Attachment C.*

3. Draft Remedial Action Work Plan

A draft Remedial Action Work Plan (RAWP) is being submitted with this BCP Application in support of the proposed redevelopment. The draft RAWP is enclosed under *Attachment D.*

4. Project Description and Schedule

The Site consists of an approximately 1.38-acre parcel located at 46 Verona Street in the Red Hook section of Brooklyn, New York, and is identified by the City of New York as Brooklyn Borough Block 523, Lot 1. The Site formerly comprised Lots 1 and 13R; however, the lots were merged into Lot 1 in June 2022. The former Site addresses included 21-31 and 35 Delavan Street.

Currently, the Site is developed with a vacant, concrete-paved lot in the western portion, and an approximately 23,500-square foot, one-story vacant warehouse with a small partial basement and an adjacent gravel-covered area that formerly contained a cellular telephone tower in the eastern portion, which was removed on September 26, 2022. The Site is located in a highly developed urban area of the Red Hook neighborhood of Brooklyn, New York consisting primarily of industrial/warehouse uses, with some commercial, institutional, and residential properties located east and south of the Site. A Site Location Map and Site Plan are included as *Figures 1* and *2*, respectively.

The Requestor plans to enter the BCP as a Volunteer. Neither the Requestor nor any of its members or affiliates have had any previous involvement in the ownership or operation of the Site and have not contributed to or exacerbated the environmental impacts at the Site that are the subject of this application to enter the BCP. Entry into the BCP would facilitate the remediation and redevelopment of the Site to create a public-school facility.

The proposed project will include demolition of the existing structure and construction of a 94,500-square foot, three-story school building and an adjacent play yard. There will be no basement level, as the Site is located within a high-risk flood zone.

The Requestor plans on conducting all remedial investigation and remedial activities in accordance with Environmental Conservation Law (ECL) Article 27, Title 14, 6 New York Codes, Rules, and Regulations (NYCRR) 375-1.6(a), 375-3.6, and 375-6, and all applicable laws, rules, regulations, and guidance documents.

Estimated Project Schedule:

The Certificate of Completion (COC) is anticipated to be obtained in August 2026. The BCP project will likely include some or all of the activities listed below. This preliminary project schedule is subject to change.

Table 1
Estimated Project Schedule

Activity	Time To Complete
Submittal of BCP Application, draft RIR, and draft RAWP	October 2022
NYSDEC Completeness Review	December 2022
45-day Public Notice/Public Comment Period is Initiated	January 2023
45-day Public Notice/Public Comment Period Ends	March 2023
BCA Execution	March 2023
Final RAWP Submitted to NYSDEC	March 2023
NYSDEC Approves RAWP and RIR and Issues Decision Document	April 2023

Table 1
Estimated Project Schedule

Activity	Time To Complete
Issue Remedial/Construction Notice Fact Sheet	May 2023
Building Slab Removal Begins	May 2023
Begin Remediation, followed by Redevelopment (Construction) with Implementation of RAWP	July 2023
Execution of Environmental Easement (if required)	January 2026
Draft Site Management Plan (SMP) Submitted to NYSDEC	March 2026
Draft Final Engineering Report and Fact Sheet	May 2026
Certificate of Completion and Fact Sheet	August 2026
Completion of Building (first occupancy)	September 2026

Section III: Land Use Factors

4. Current Operations

The Site is currently unoccupied and has been owned by the New York City School Construction Authority (NYCSCA) since May 26, 2022. The Site was occupied by Arthur Tickle Engineering Works Inc., a ship repair and marine services facility, up until approximately 1986. In recent years, the Site building was used for storage of construction equipment and supplies associated with an on-site former lumber yard and miscellaneous storage from tenants of the east-adjacent residential building (owned by the former Site owner). The Site became vacant in 2007. A complete list of previous Site owners and operators is provided in Section IX.

6. Post-Remediation Use

The Site is to be redeveloped with a new public-school facility, consisting of an approximately 94,500-square foot, three-story school building and an adjacent paved play yard. As the Site is located in a high-risk flood zone (zone AE), there will be no basement level. Landscaped areas for the proposed project are expected to be limited to raised planters and tree boxes.

8, 9, &10. Proposed Use

The Site is located within a Residential Zoning District (R6) where schools are permitted as-of-right. Brooklyn Community Board 6 identifies implementation of the 197-a Plan, "Red Hook: A Plan for Community Regeneration," dated September 1996, as a district need. One of the goals of the 197-a Plan, is to encourage children to stay in school and acquire employment skills through neighborhood educational improvements. Construction of a new public school facility will support the goals of the 197-a Plan by providing fulfilling the educational needs of the Red Hook neighborhood.

Section IV: Property's Environmental History

1. Environmental Reports

A copy of the draft RIR is included in *Attachment C*. Historical environmental studies for the Site are included as *Attachment E.*

- *Phase I Environmental Site Assessment of Proposed Middle School Site (Acquisition),* 21-31 and 35 Delavan Street, Block 523, Lots 1 and 13, Brooklyn, New York 11231, AKRF Engineering. P.C., June 2017
- *Phase II Environmental Site Investigation of Proposed Middle School Site (Acquisition),* 21-31 and 35 Delavan Street, Block 523, Lots 1 and 13, Brooklyn, New York 11231, AKRF, Inc., May 2019
- *Draft Remedial Investigation Report,* Former Chesebrough Manufacturing Site, 46 Verona Street, New York, AKRF, Inc., September 2022.

The Requestor believes that there is sufficient information to demonstrate significant contamination warranting remediation under the BCP. The Requestor further believes that the contamination identified is related to prior uses at the Site. The Requestor, as a Volunteer under the BCP, seeks to enroll in the program to remediate the Site in a timely manner under the oversight of NYSDEC.

The previous environmental studies are summarized below:

Phase I Environmental Site Assessment of Proposed Middle School Site (Acquisition), 21-31 and 35 Delavan Street, Block 523, Lots 1 and 13, Brooklyn, New York 11231, AKRF Engineering. P.C., June 2017

A Phase I Environmental Site Assessment (ESA) of the Site was prepared by AKRF for the NYCSCA in June 2017. The Phase I ESA included a review of historical documents, a Site reconnaissance, and interview with representatives of the former property owner. The Phase I ESA identified the following recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), and vapor encroachment conditions (VECs):

On-Site RECs/CRECs/VECs:

- Historical manufacturing and industrial uses including a Vaseline Factory, Arthur Tickle Engineering Works, Ferrite Chemical Products Co., unspecified manufacturing use, a blacksmith, machine shops, and a boiler shop/iron working facility.
- Fuel oil storage/use on Lot 13 as indicated by a vent pipe and fill port noted on the northern façade of the warehouse and a New York City Department of Buildings (NYCDOB) oil burner application. Additionally, oil storage tanks associated with the former Vaseline factory were noted on Lot 13 on the 1904 Sanborn map.
- The former use of Lot 1 for contractor's and truck/trailer storage, and as an unpermitted transfer station/storage of construction debris and dirt, including oil storage noted on Sanborn maps and a closed NY Spill listing due to leakage of oil from parked trucks.
- Apparent oil staining and current/former chemical storage and handling and associated staining was observed in the warehouse in the eastern portion of the Site.
- Potential buried debris from former on-site structures that could contain historic fill of unknown origin and/or abandoned petroleum storage tanks.

Off-Site RECs/CRECs/VECs:

- Historical uses (Vaseline factory, canning facility, and luggage manufacturer) and a NY Spill listing with documented subsurface contamination, including free product encountered on groundwater, on the east-adjacent property.
- Current and historical industrial- and automotive-related uses on the surrounding blocks, including a engineering works, pipe fabricator, machine shops, a furnace facility, iron works, a soap manufacturer, iron facilities, a canning facility, a luggage manufacturer, a lumber and veneer facility, foundries, a glass works, welding and machinery shops, chemical facilities, a box factory, a color mixing facility, a lubricant company, blacksmiths, a soap manufacturer, automotive repair shops, a filling station, oil works, a Vaseline manufacturer, wax works, a metals coating facility, and various other factories and manufacturers related to coal, varnish, and unspecified uses. Several of these facilities also contained gasoline tanks.
- During the inspection, a groundwater monitoring well was observed within the sidewalk on the north-adjacent block, potentially associated with an environmental investigation.

- Regulatory database listings at nearby properties, including Hazardous Waste Generators, a Solid Waste Management Facility (SWF), Spill listings, PBS facilities, a BCP site, historic auto facilities, and a historic dry cleaner.

Phase II Environmental Site Investigation of Proposed Middle School Site (Acquisition), 21-31 and 35 Delavan Street, Block 523, Lots 1 and 13, Brooklyn, New York 11231, AKRF, Inc., May 2019

On behalf of the NYCSCA, AKRF performed a Phase II ESI in March 2019, prior to acquisition of the Site. The scope of work was based on the findings of AKRF's June 2017 Phase I ESA. The Phase II ESI included a geophysical survey and the completion of 24 soil borings, 7 temporary soil vapor points, 4 temporary sub-slab vapor points, and 11 temporary monitoring wells. A total of 48 soil samples, 11 soil vapor samples, and 11 groundwater samples were collected for laboratory analysis.

Soil borings were advanced across the Site to depths of 10 to 15 feet below grade using a Geoprobe® direct-push drill rig. Soil cores were field-screened using a photoionization detector (PID). At each boring location, soil samples generally were collected from the 2-foot interval directly below existing pavement and from directly above the groundwater table. However, ff evidence of contamination was observed, sampling intervals were biased toward the observed interval with greatest contamination. Groundwater was encountered between 6 and 9 feet below grade. Groundwater samples were collected from 11 temporary monitoring wells installed approximately 5 feet below the water table. Seven exterior soil vapor points were installed to approximately 5 feet grade and four sub-slab soil vapor points were installed approximately 6 inches below the competent building slab.

Subsurface soil consisted of historic fill (sand, silt, and gravel, with varying amounts of brick, ash, concrete, glass, and wood) extending from ground surface down to depths ranging from approximately 6 to 15 feet below grade. A silt and clay layer with organics (potential marshland deposits) was observed below the fill layer extending to at least 15 feet below grade, with apparent native silt and sand observed between the fill and the silt and clay layer at one boring (SB-11.) A sheen and non-aqueous phase liquid (NAPL) was noted on soil and groundwater in the southeastern portion of the warehouse.

Soil, groundwater, and soil vapor laboratory analytical results are summarized below:

Soil

- The VOC acetone was detected in 32 soil samples at a concentration above its NYSDEC Unrestricted Use Soil Cleanup Objective (UUSCO). Methylene chloride was detected in one soil sample at a concentration above its NYSDEC UUSCOs. No other VOCs were detected at concentrations exceeding their respective UUSCOs. These detections may be related to laboratory contamination.
- SVOCs, PCBs, and metals were detected in soil samples at concentrations exceeding their respective NYSDEC UUSCOs and/or Commissioner's Policy (CP)-51 Supplemental Soil Cleanup Objectives (SSCOs) and Soil Cleanup Levels (SCLs). One soil sample [SB-9(7-8)] analyzed by the Toxicity Characteristic Leaching Procedure (TCLP) for lead was detected above the USEPA hazardous waste threshold of 5 milligrams per liter (mg/L).
- No pesticides or herbicides were reported above the laboratory detection limit in any of the soil samples collected during this investigation.

Groundwater

- Petroleum-related VOCs and one SVOC were detected in one groundwater sample (TW-3, located near the western Site boundary) at concentrations above their respective AWQSGVs. These detections were attributed to former on-site use and/or possibly closed spills reported at the west-adjacent block.
- Metals detected in the unfiltered and filtered groundwater samples at concentrations exceeding their respective AWQSs were attributed to fill material entrained in the samples and/or natural or background conditions typical of groundwater quality in the vicinity of the Site.

- One groundwater sample analyzed for New York City Department of Environmental Protection (NYCDEP) sewer discharge parameters did not exceed the NYCDEP sewer discharge criteria.

Soil Vapor

- PCE and TCE were detected in soil vapor above their respective New York State Department of Health (NYSDOH) background ranges and Air Guideline Values (AGVs), at concentrations up to 212 µg/m^3 and 203 µg/m^3, respectively. The detected VOCs were attributed to the former manufacturing/industrial-related facilities located near the Site.

Based on the presence of NAPL in soil and groundwater, a spill was reported to NYSDEC in June 2019 and Spill No. 1902328 was assigned to the Site.

Draft Remedial Investigation Report

On behalf of the NYCSCA, AKRF performed a Remedial Investigation (RI) between June and August 2022, following NYCSCA's acquisition of the Site. The RI was conducted in accordance with Langan's October 2020 RIWP. The initial mobilization in June 2022 included a geophysical survey, and completion of 24 soil borings, 15 temporary soil vapor points and 6 permanent groundwater monitoring wells. A second mobilization in July-August 2022 included a geophysical survey, and completion of 13 soil borings, 6 temporary soil vapor points, and 3 permanent groundwater monitoring wells to further investigate areas of concern identified during the initial mobilization. A combined total of 120 soil samples, 21 soil vapor samples, and 8 groundwater samples were collected for laboratory analysis. Two of the soil samples consisted of sediment/fill material observed at the bottom of two drainage structures southern portion of the Site.

Soil borings were advanced across the Site to depths of 15 to 20 feet below grade using a Geoprobe® direct-push drill rig. Soil cores were field-screened using a PID. Two to four soil samples were collected from each soil boring based on the RIWP and supplemental sampling objectives. Groundwater samples were collected from 7 of the 8 groundwater monitoring wells, which were installed approximately 5 feet below the water table. A groundwater sample was not collected from MW-07 due to the presence of LNAPL in the well; however, a NAPL sample was collected for hydrocarbon fingerprint analysis. Twelve exterior soil vapor points were installed to approximately 5 feet grade and nine sub-slab soil vapor points were installed approximately 6 inches below the competent building slab.

Findings from the RI are summarized below:

- Subsurface soils consisted of historic fill (sand, silt, and gravel, with varying amounts of brick, ash, concrete, glass, and wood) extending from ground surface down to depths ranging from approximately 9 to 16 feet below grade. The fill is underlain by an approximately 1- to 4-foot thick silt and clay layer with organics (potential marshland deposits) at most locations, followed by fine sand with silt down to at least 20 feet bgs.

- Evidence of gross petroleum contamination was observed throughout the southern half of the warehouse building, including petroleum-like odors, PID readings greater than 100 ppm, NAPL globules on soil, LNAPL on water in MW-07, and UUSCO exceedances for benzene and xylenes in SB-09. In general, the contamination extended from a few feet above the groundwater interface (approximately 7-8 feet below grade) to approximately 12-13 feet below grade, with NAPL observed as deep as 17 feet in two borings.

- Some evidence of additional petroleum contamination was observed in soil borings in the western vacant lot, including petroleum odors and UUSCO exceedances for benzene and/or xylenes in soil in three borings in the western and northwestern portion of the Site. The observations appeared to be related to residual contamination and not indicative of an obvious source area. All of the UUSCO exceedances these borings were within saturated soils at or below the groundwater interface.

- Groundwater samples collected from across the Site did not exhibit petroleum-related or chlorinated solvent VOCs above the AWQSGVs, with the exception of isopropylbenzene and n-propylbenzene in MW-14, near the western Site boundary. Some metals (iron, magnesium, manganese, and sodium) were detected in groundwater above the AWQSGVs.
- TCE was detected at concentrations of 120 µg/m^3, 1,100 µg/m^3, and 5,200 µg/m^3 in soil vapor points SV-32, SV-29, and SV-05, respectively, located in the northeastern portion of the warehouse building. 1,1,1-trichloroethane (TCA) was detected at a concentration of 3,800 µg/m^3 in SV-02, located in the north-central section of the vacant lot. PCE was detected at concentrations ranging from 160 µg/m^3 to 220 µg/m^3 in SV-02, SV-16 and SV-17, located in the north- and south-central portions of the vacant lot. All other chlorinated solvent concentrations in soil vapor were below 100 µg/m^3. Petroleum-related VOCs were detected in several soil vapor samples at relatively lower concentrations.
- TCLP lead levels exceeding the hazardous waste threshold were detected in samples from 5 of the 9 lead delineation borings in the southeastern corner of the warehouse building, with concentrations ranging from 7.6 to 93.8 ppm. Exceedances were detected in the 7-8 foot depth interval.
- Several metals, SVOCs, and total PCBs exceeded UUSCOs/RRSCOs in fill material throughout the Site, and in sediment/fill samples collected from two drainage structures. TCLP analysis was performed on samples collected from across the site that had total lead, mercury, and/or arsenic concentrations exceeding 20 times the corresponding hazardous waste threshold, and no additional hazardous waste areas were identified outside of the known hazardous lead area in the southeastern corner of the Site.
- PFOA was detected in two soil samples at concentrations of 1.96 and 1.97 ppb, above the NYSDEC guidance value for UUSCOs of 0.66 ppb. PFOA was detected in all groundwater samples collected during the RI at concentrations ranging from 20 to 69.8 ppt, above the NYSDEC guidance value of 10 ppt. PFOS was detected in one groundwater sample at a concentration of 10.8 ppt, above the guidance value of 10 ppt. 1,4-Dioxane was not detected above laboratory reporting limits in any of the soil or groundwater samples analyzed.

2. Sampling Data

Data summary tables for soil, groundwater, and soil vapor are included in *Attachment F*. Referenced laboratory reports are included as appendices to the Phase II ESI and draft RIR.

3. Soil, Groundwater, and Soil Vapor Sampling Plans

Soil concentrations above the UUSCOs and RRSCOs, EPA hazardous waste threshold, and NYSDEC Emerging Contaminant Guidance Values are shown on *Figures 7A-7C, 8*, and *9*, respectively; groundwater concentrations above the AWQSGVs and NYSDEC Emerging Contaminant Guidance Values are shown on *Figures 10A-10B* and *11*, respectively, and on-site soil vapor detections are shown on *Figures 12A and 12B.*

Section VI: Requestor Eligibility

11. Unregistered Tanks

Two suspected underground storage tanks (USTs) were identified during a geophysical survey performed as part of the RI in June 2022, and confirmed to be tanks by test pits conducted during a subsequent geotechnical investigation at the Site. The exact size and contents of the tanks are unknown at this time.

13. Volunteer Statement

The NYCSCA, a New York State Public Benefit Corporation, recently purchased the Site for construction of a public school facility and is seeking acceptance into the BCP as a Volunteer.

The Requestor qualifies as a Volunteer because prior to making this application and prior to taking ownership of the Site, the Requestor (i) performed a Phase I ESA that complies with the EPA All-Appropriate Inquiries Rule (40 CFR 312), (ii) all disposals/releases of hazardous substances occurred prior to the time the Requestor performed All-Appropriate Inquiry concerning the Site and (iii) the Requestor does not have any affiliation with any of the potentially responsible parties with respect to the environmental impacts associated with the Site. During the pre-acquisition due diligence period, environmental data generated by the NYCSCA were transmitted to the previous property owner. Additionally, the Phase II ESI results were shared with the NYSDEC via petroleum spill reporting and the previous owner's application to the BCP.

The NYCSCA purchased the Site in May 2022. The Site building is not occupied and will not be occupied prior to demolition as part of redevelopment of the Site. There is no exposed soil on the Site as the entire Site is covered with existing buildings, natural stone gravel, or the paved parking lot. Groundwater is present at approximately 6-8 feet bgs and is not used as a potable water source. All underground storage tanks identified during redevelopment will be registered, properly closed, and removed in accordance with applicable local, state, and federal regulations.

The NYCSCA has exercised appropriate care with respect to the environmental conditions found at the property by taking reasonable steps to prevent or limit human or environmental exposure to any previously released hazardous waste/petroleum and requests Volunteer status. Further, NYCSCA voluntarily implemented the NYSDEC-approved RI prepared by the previous property owner within weeks of acquiring the property and presented the results of the RI to NYSDEC via daily and monthly reports.

14. Requestor Relationship to the Property

The NYCSCA has owned the property since May 26, 2022. A copy of the Site deed is provided in *Attachment B.*

Section VIII: Program Fee

The Site will support the construction of a new school campus for a middle school. Under New York Public Authorities Law 1727, et seq, the NYCSCA is a public benefit corporation charged with the responsibility for building public school buildings for the children attending the New York City Public School System. The NYCSCA, pursuant to New York Public Authority law 1742, is a tax exempt entity. As a public authority, who derives no economic benefit from the various tax incentives available to "for-profit" developers, the NYCSCA is seeking a waiver of fees and costs associated with entering into a voluntary BCP. Letters from the NYCSCA and New York State Department of Taxation and Finance supporting the request for a waiver of the program fee are provided in *Attachment G*.

Section IX: Current Property Owner and Operator Information

Historical Owners and Operators

A list of known previous property owners and operators is provided in Tables 2 and 3, respectively. The Site is currently owned by the Requestor, the New York City School Construction Authority.

Table 2
Previous Property Owners

Property Owners	Years of Ownership	Status of Entity (Alive, Deceased, Active, Inactive)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
Former Lot 1				
21 and 35 Delavan LLC	2020-May 2022	Active	% Acuity Capital Partners 1745 Broadway, 17th Floor New York, NY 10019 Phone: (212) 519-9836	None
35 Delevan Owners, LLC	2002-2020	Active	% Acuity Capital Partners 1745 Broadway, 17th Floor New York, NY 10019 Phone: (212) 519-9836	None
Harbor Tech LLC	1999-2002	Active	1428 36th Street, Suite 219 Brooklyn, NY 11218 Phone: Unavailable	None
Monarch Luggage Company	1980-1999	Unknown	Unknown	None
Herbert L. Goldstein and Bernard Goldstein	1971-1980	Unknown	Unknown	None
Delevan Richards Corporation	1971	Unknown	Unknown	None
Howard B. Tickle	1963-1971	Unknown	Unknown	None
Delevan-Richards Corporation	1950-1963	Unknown	Unknown	None
Delevan Richards and Betty Richards	1936-1950	Unknown	Unknown	None
Thomas D. Mayfield	Prior to 1936	Unknown	Unknown	None
Former Lot 13R				
21 and 35 Delavan LLC	2020-May 2022	Active	% Acuity Capital Partners 1745 Broadway, 17th Floor New York, NY 10019 Phone: (212) 519-9836	None
35 Delevan Owners, LLC	2002-2020	Active	% Acuity Capital Partners 1745 Broadway, 17th Floor New York, NY 10019 Phone: (212) 519-9836	None
Harbor Tech LLC	1999-2002	Active	1428 36th Street, Suite 219 Brooklyn, NY 11218 Phone: Unavailable	None
Jerome Fried and Share B Trust	1993-1999	Unknown	Unknown	None
Arthur Fried and Jerome Fried/Executors of the Estate of Arthur Fried	1981-1993	Unknown	Unknown	None
Arthajer Realty Company	1971-1981	Inactive	975 Amsterdam Avenue New York, NY 10025 Phone: Unavailable	None

Table 2
Previous Property Owners

Property Owners	Years of Ownership	Status of Entity (Alive, Deceased, Active, Inactive)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
Herbert L. Goldstein and Bernard Goldstein	1971	Unknown	Unknown	None
Howard B. Tickle	1963-1971	Unknown	Unknown	None
Delevan-Richards Corporation	1950-1963	Unknown	Unknown	None
Delevan Richards	1936-1950	Unknown	Unknown	None
Thomas D. Mayfield	Prior to 1936	Unknown	Unknown	None

Table 3
Previous Property Operators

Property Operators	Years of Operation	Status of Entity (Alive, Deceased, Active, Inactive)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)
Vacant	2006-Present	N/A	N/A	N/A
Park Lumber Corp.	2005	Active	1071 38th Street Brooklyn, NY 11219 (718) 438-6600	None
Unknown	1987-2004	N/A	N/A	N/A
Arthur Tickle Engineering Works Inc.	1915-1986	Active	23 Delavan Street Brooklyn, NY 11231 Phone: unknown	None
Ferrite Chemical Products Co.	1928	Unknown	Unknown	None
Unknown	1905-1914	Unknown	Unknown	Unknown
Chesebrough Manufacturing Companies	1886-1904	Unknown	Unknown	None
Unknown	Prior to 1886	Unknown	Unknown	Unknown

Section X: Property Eligibility Information

Registry Listings

- NYSDEC Spill No. 0614015 was reported in March 2007 due to a leaking bottle of antifreeze and oil dripping from trucks in the vacant lot. NYSDEC personnel reportedly inspected the Site and did not find oil leaking from any trucks parked on-site and no oily sheen observed on rainwater. Based on visual observations, the spill was closed in April 2007.
- NYSDEC Spill No. 1902328 was reported in June 2019 during implementation of the 2019 Phase II ESI by AKRF. During the investigation, elevated PID readings up to 30 ppm and NAPL were detected in soil borings advanced in the southern portion of the Site. This spill is currently open.

Section XI: Site Contact List

1. Local, State, and Federal Officials

Hon. Eric Adams Mayor of New York City City Hall Park New York, NY 10007	Hon. Brad Lander New York City Comptroller Office of the Comptroller, City of NY 1 Centre Street, Room 517 New York, NY 10007
Jumaane D. Williams Office of the Public Advocate Public Advocate 1 Centre Street, 15th Floor New York, NY 10007	Antonio Reynoso Brooklyn Borough President 209 Joralemon Street Brooklyn, NY 11201
Marcela Mitaynes State Assembly District 51 4907 4th Avenue, Suite 1A Brooklyn, NY 11220	Alexa Aviles City Council District 38 4417 4th Avenue, Ground Floor Brooklyn, NY 11220
Anita Laremont, Chair NYC Department of City Planning 120 Broadway, 31st Floor New York, NY 10271	NYC Department of City Planning Brooklyn Borough Office 120 Broadway, 31st Floor New York NY 10271
Hon. Charles Schumer U.S. Senate 780 Third Avenue, Suite 2301 New York, NY 10017	Hon. Kirsten Gillibrand U.S. Senate 780 Third Avenue, Suite 2601 New York, NY 10017
Nydia M. Velazquez U.S. House of Representatives 266 Broadway, Suite 201 Brooklyn, NY 11211	Hon. Kathy Hochul Governor of NY State NYS State Capitol Building Albany, New York 12224
Mark McIntyre, Director Mayor's Office of Environmental Remediation 100 Gold Street, 2nd Floor New York, NY 10038	Ben Furnas, Director Mayor's Office of Climate & Sustainability 253 Broadway, 14th Floor New York, New York 10007
Pinar Balci, Assistant Commissioner Bureau of Environmental Planning and Analysis NYCDEP 59-17 Junction Boulevard, 11th Floor Flushing, NY 11373	Hon. Nancy T. Sunshine Kings County Clerk 360 Adams Street, Room 189 Brooklyn, NY 11201
Vincent Sapienza Commissioner, NYCDEP 59-17 Junction Boulevard, 13th Floor Flushing, NY 11373	Jabari Brisport New York State Senator, 25th District 55 Hanson Place, Suite 702 Brooklyn, NY 11217
Peter Fleming, Chairperson Brooklyn Community Board 6 250 Baltic Street Brooklyn, NY 11201	Mike Racioppo, District Manager Brooklyn Community Board 6 250 Baltic Street Brooklyn, NY 11201

2. Residents, Owners, and Occupants of the Site and Adjacent Properties

The Site, Block 523, Lot 1 is currently owned by the Requestor (New York City School Construction Authority). The Site is currently unoccupied. A list of adjacent properties and owners is provided below:

Block/Lot	Owner	Occupant
523/18	Harbor Tech LLC % Noam Management 1428 36th Street, Suite 219 Brooklyn, NY 11218 Phone: 718-435-5360	Multiple occupants – apartment building 5 Delavan Street Brooklyn, NY 11231 Phone: Unavailable
519/1	F&N Developing LTD. 42 Delavan Street Brooklyn, NY 11231 Phone: Unavailable	Seaworthy Masonry 57 Richards Street Brooklyn, NY 11231 Phone: Unavailable
519/12	Hellenic Equities LLC 26 Delavan Street Brooklyn, NY 11231 Phone: Unavailable	Arc Electrical & Mech. Contractors Corp 26 Delavan Street Brooklyn, NY 11231 Phone: 718-222-8162
519/17	21 Commerce Street LLC 18 Delavan Street Brooklyn, NY 11231 Phone: Unavailable	B.P. Warehouse 11 Commerce Street Brooklyn, NY 11231 Phone: 718-246-9147 Caulktite Corporation 18 Delavan Street Brooklyn, NY 11231 Phone: 718-624-4111 IGD Design LLC 1 Commerce Street Brooklyn, NY 11231 Phone: Unavailable
532/1	NYC Dept. of Parks and Recreation 830 5th Avenue New York, NY 10065 Phone: 888-NYPARKS	Unoccupied – public park 85 Richards Street Brooklyn, NY 11231 Phone: Unavailable
530/24	RC Church of the Visitation 86 Richards Street Brooklyn, NY 11231 Phone: 718-624-1572	Visitation of the Blessed Virgin Mary Roman Catholic Church 98 Richards Street Brooklyn, NY 11231 Phone: 718-624-1572
522/22	80 Richards Owner, LLC 302 5th Avenue New York, NY 10001 Phone: Unavailable	Idea Nuova Inc. 80 Richards Street Brooklyn, NY 11231 Phone: 718-422-0768 Hook Props 72 Verona Street, 2nd Floor Brooklyn, NY 11231 Phone: 347-842-9717 MHS Artists 80 Richards Street, #201 Brooklyn, NY 11231 Phone: 718-260-9391

Block/Lot	Owner	Occupant
		Hook Studio 76 Verona Street Brooklyn, NY 11231 Phone: 718-314-8115 Color Card Studios 80 Richards Street Brooklyn, NY 11231 Phone: 718-858-2318
518/28	54 Richards Street, LLC 54 Richards Street Brooklyn, NY 11231 Phone: Unavailable	One of a Kind Rugs 54 Richards Street Brooklyn, NY 11231 Phone: 718-855-9800

3. Local News Media

New York Post 1211 Avenue of the Americas New York, New York 10036	New York Daily News 270C Duffy Avenue Hicksville, NY 11801
Spectrum New York 1 News 75 Ninth Avenue New York, NY 10011	The New York Times 620 Eighth Avenue New York, NY 10018
Brooklyn Eagle 195 Montague Street, Suite 1414 Brooklyn, NY 11201	Brooklyn Paper 121 DeKalb Avenue Brooklyn, NY 11201
Red Hook Star-Revue 481 Van Brunt Street, Suite 8A Brooklyn, NY 11231	El Diario 15 MetroTech Center, 7th Floor Brooklyn, NY 11201

4. Public Water Supply

Public water is provided by The City of New York, Department of Environmental Protection:

Customer Service Center
59-17 Junction Boulevard, 13th Floor
Flushing, New York 11373

Vincent Sapienza
Commissioner, NYCDEP
59-17 Junction Boulevard
Flushing, NY 11373

5. Additional Contacts

None

6. Nearby Schools and Daycare Centers

Schools	
Red Hook Neighborhood School P. Figueroa, Principal 27 Huntington Street Brooklyn, NY 11231 (718) 330-2238 Distance: 800 feet southeast	PS 15 Patrick F. Daly School Julie Cavanagh, Principal 71 Sullivan Street Brooklyn, NY 11231 (718) 330-9280 Distance: 1,200 feet southwest
PAVE Academy Charter School Michelle Cook, Principal 732 Henry Street Brooklyn, NY 11231 (718) 858-7813 Distance: 1,260 feet southeast	PS 146 The Brooklyn New School Diane Castelucci, Principal 610 Henry Street Brooklyn, NY 11231 (718) 923-4750 Distance: 1,460 feet east
K698 South Brooklyn Community High School Latoya Kittrell, Principal 173 Conover Street Brooklyn, NY 11231 (718) 237-8902 Distance: 1,730 feet southwest	BASIS Independent Brooklyn Upper School Josh Harmon, Head 556 Columbia Street Brooklyn, NY 11231 (917) 473-1615 Distance: 1,870 feet south
Daycare Facilities	
Rainbow Palace Daycare Administrator unknown 70 Carroll Street, Apt. 1 Brooklyn, NY 11231 (917) 702-0873 Distance: 1,690 feet northeast	Strong Place for Hope Day Care Administrator unknown 595 Clinton Street Brooklyn, NY 11231 (718) 624-2993 Distance: 2,080 feet southeast

7. Document Repositories

Brooklyn Community Board 6
Peter Fleming, Chairperson
250 Baltic Street
Brooklyn, NY 11201
(718) 643-3027

Brooklyn Public Library-Red Hook Branch
Joyce Kowpak, Managing Librarian
7 Wolcott Street
Brooklyn, NY 11231
(718) 935-0203

Acknowledgement from the Community Board and public library is included in *Attachment H*.

FIGURES

Service Layer Credits: USGS The National Map: 3d Elevation Program 2018

0 600 1,200

SCALE IN FEET

AKRF

440 Park Avenue South, New York, NY 10016

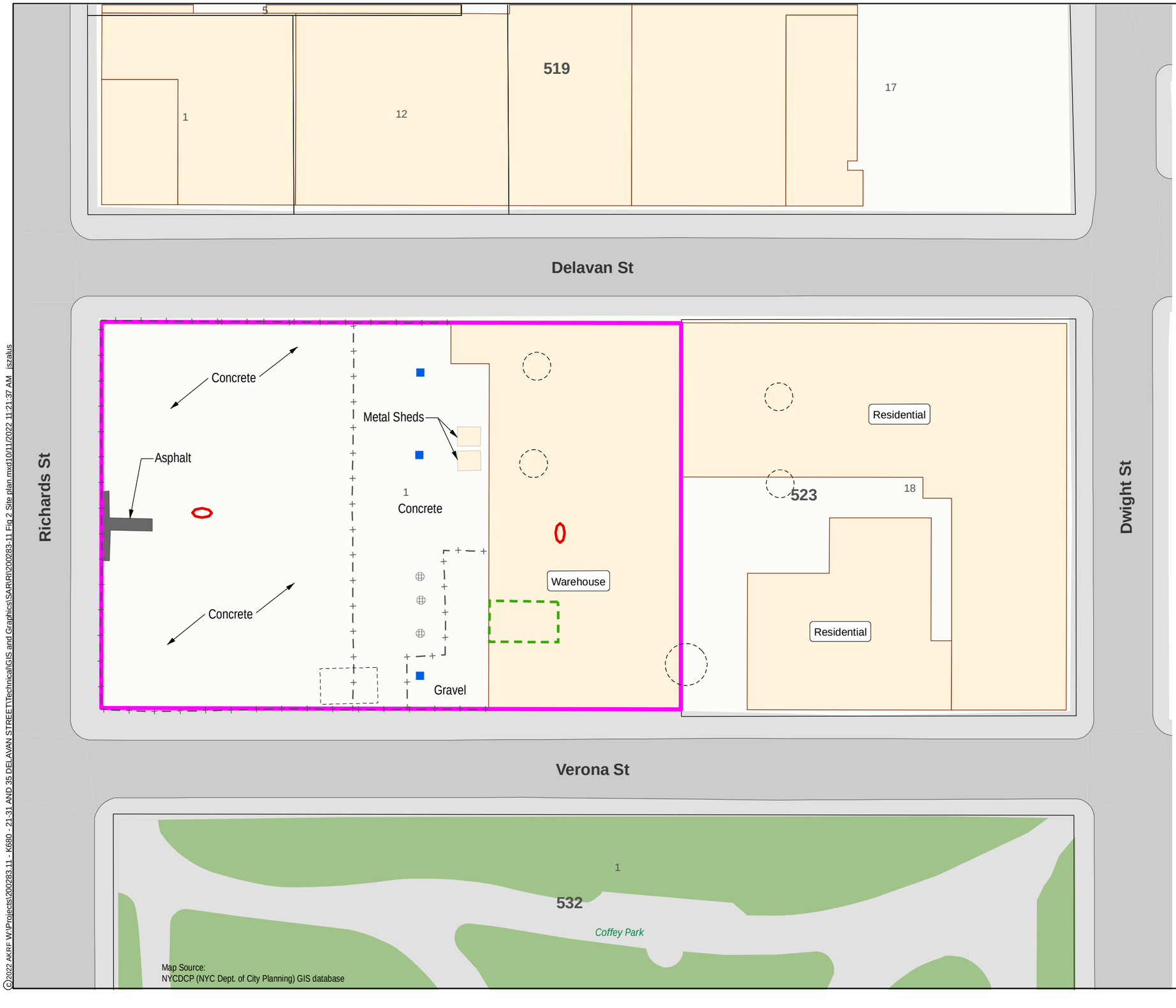
Former Chesebrough Manufacturing
46 Verona Street
Brooklyn, New York

BCP SITE LOCATION

DATE
10/4/2022

PROJECT NO.
200283.11

FIGURE
1



PLAN NORTH

LEGEND

- PROJECT SITE BOUNDARY
- 1 — LOT BOUNDARY AND TAX LOT NUMBER
- 523 — BLOCK NUMBER
- BUILDING
- APPROXIMATE LOCATION OF STORM DRAIN-MANHOLE
- APPROXIMATE LOCATION OF STORM DRAIN-GRATE
- FENCE LINE
- APPROXIMATE EXTENT OF WAREHOUSE BASEMENT
- FORMER OIL STORAGE TANK (SHOWN ON HISTORICAL SANBORN MAPS)
- FORMER OIL STORAGE AREA (SHOWN ON HISTORICAL SANBORN MAPS)
- 0 — APPROXIMATE LOCATION OF UST (UNDERGROUND STORAGE TANK)

0 25 50 100

SCALE IN FEET

AKRF
440 Park Avenue South, New York, NY 10016

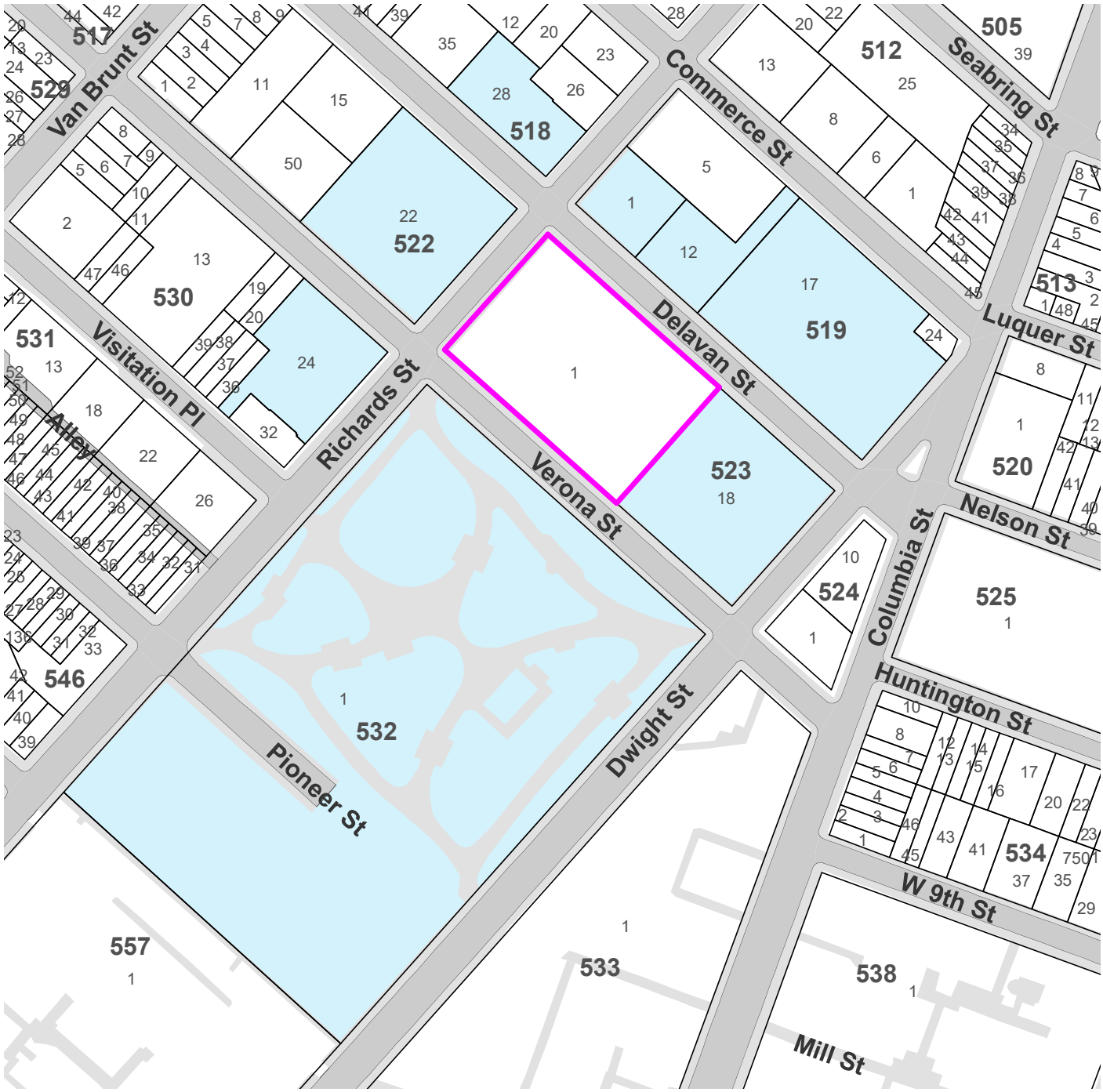
Former Chesebrough Manufacturing
46 Verona Street
Brooklyn, New York

SITE PLAN

DATE
10/11/2022

PROJECT NO.
200283.11

FIGURE
2



LEGEND

- PROJECT SITE BOUNDARY
- ADJACENT PROPERTY
- 1 — LOT BOUNDARY AND TAX LOT NUMBER
- 523 — BLOCK NUMBER

Map Source:
NYCDCP (NYC Dept. of City Planning) GIS database

Adajcent Property Owners		
Block	Lot	Owner Name
518	28	54 RICHARDS STREET, LLC
519	1	F&N DEVELOPMENT LTD.
519	12	HELLENIC EQUITIES, LLC
519	17	21 COMMERCE STREET LLC
522	22	80 RICHARDS OWNER, LLC
523	18	HARBOR TECH LLC
530	24	RC CHURCH OF THE VISITATION
532	1	NYC DEPARTMENT OF PARKS AND RECREATION

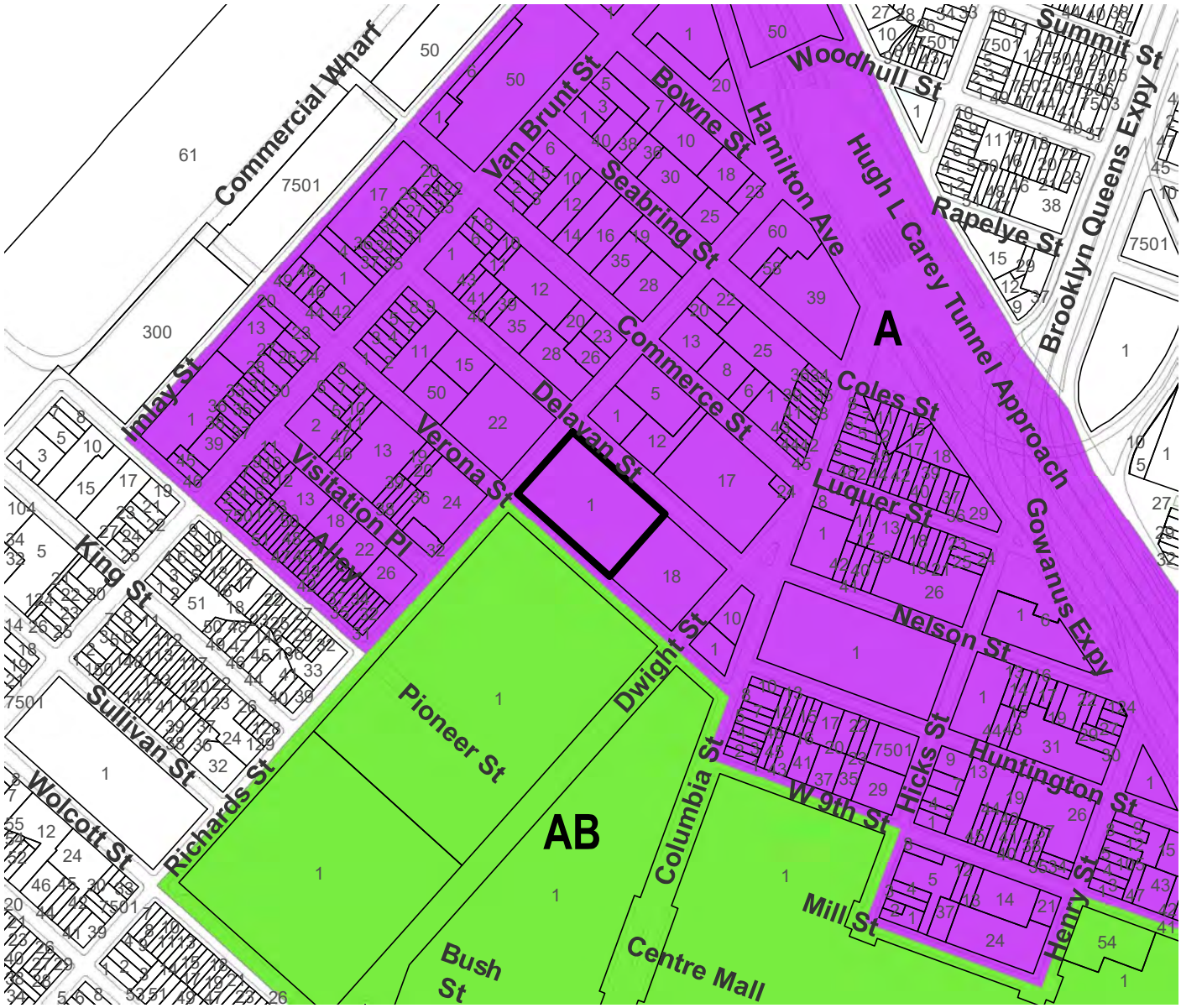
0 200 400
SCALE IN FEET

AKRF
440 Park Avenue South, New York, NY 10016

Former Chesebrough Manufacturing
46 Verona Street
Brooklyn, New York

TAX MAP

DATE
8/31/2022
PROJECT NO.
200283.11
FIGURE
3



Source: NYS En-Zone Boundaries - Downloadable GIS Files, NYSDEC (https://www.dec.ny.gov/chemical/102075.html)

0 400 800

SCALE IN FEET

LEGEND

- PROJECT SITE BOUNDARY
- 1 — LOT BOUNDARY AND TAX LOT NUMBER
- CRITERIA A - INDICATOR FOR CENSUS TRACT HAVING A "POVERTY RATE OF AT LEAST 20% AND UNEMPLOYMENT RATE OF AT LEAST 125% THE STATEWIDE UNEMPLOYMENT RATE"
- CRITERIA B - INDICATOR FOR CENSUS TRACT HAVING A "POVERTY RATE OF AT LEAST 2 TIMES THE POVERTY RATE FOR THE COUNTY"
- CRITERIA AB - INDICATOR THAT THE CENSUS TRACT MEETS BOTH CRITERIA A AND B

AKRF
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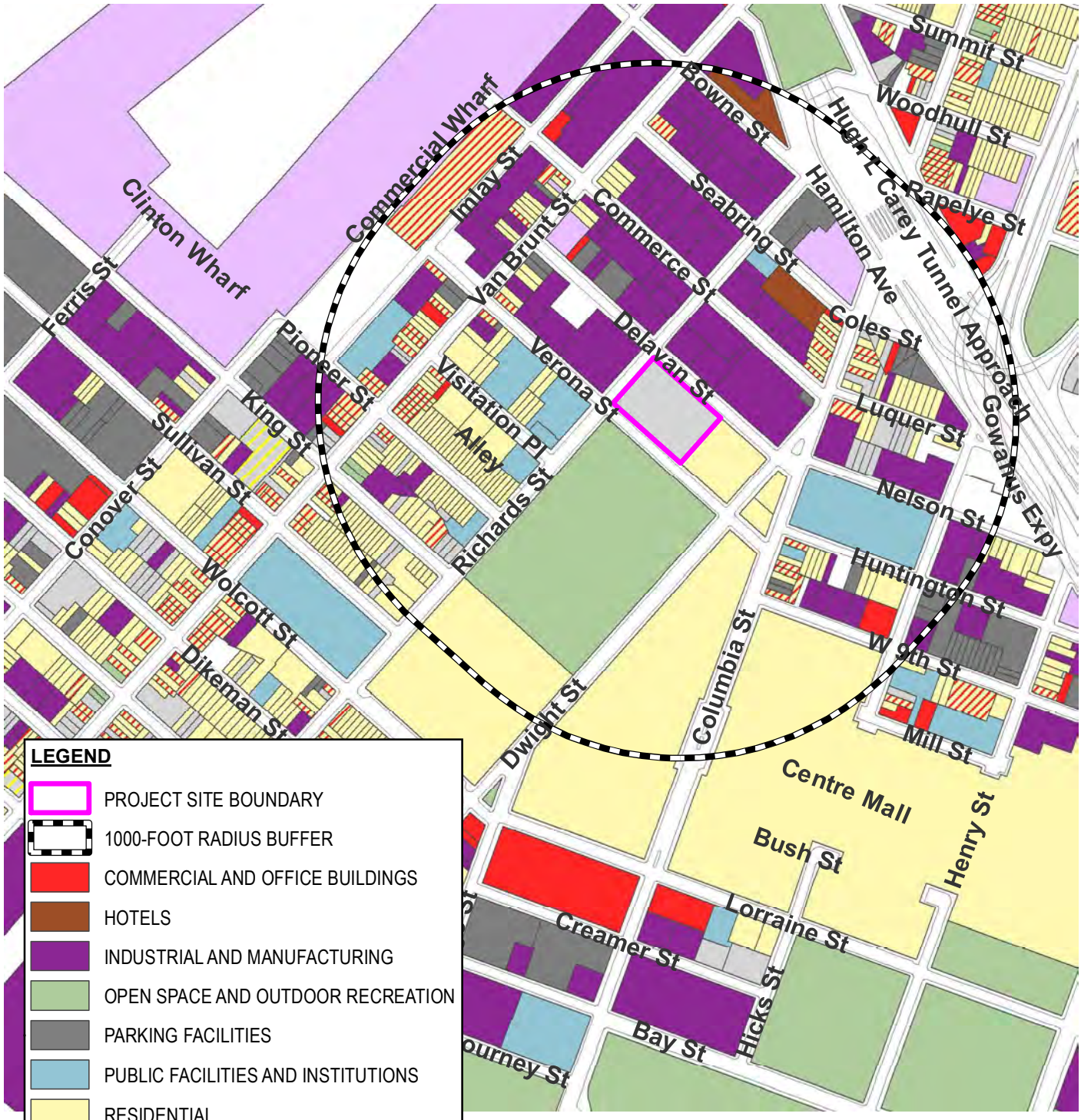
Former Chesebrough Manufacturing
46 Verona Street
Brooklyn, New York

EN-ZONE BOUNDARY MAP

DATE: **9/6/2022**
PROJECT NO.: **200283.11**
FIGURE: **4**



LEGEND

- PROJECT SITE BOUNDARY
- 1000-FOOT RADIUS BUFFER
- COMMERCIAL AND OFFICE BUILDINGS
- HOTELS
- INDUSTRIAL AND MANUFACTURING
- OPEN SPACE AND OUTDOOR RECREATION
- PARKING FACILITIES
- PUBLIC FACILITIES AND INSTITUTIONS
- RESIDENTIAL
- RESIDENTIAL WITH COMMERCIAL BELOW
- TRANSPORTATION AND UTILITY
- VACANT LAND
- VACANT BUILDING
- UNDER CONSTRUCTION

Map Source:
NYCDCP (NYC Dept. of City Planning) GIS database

0 500 1,000
SCALE IN FEET

AKRF
440 Park Avenue South, New York, NY 10016

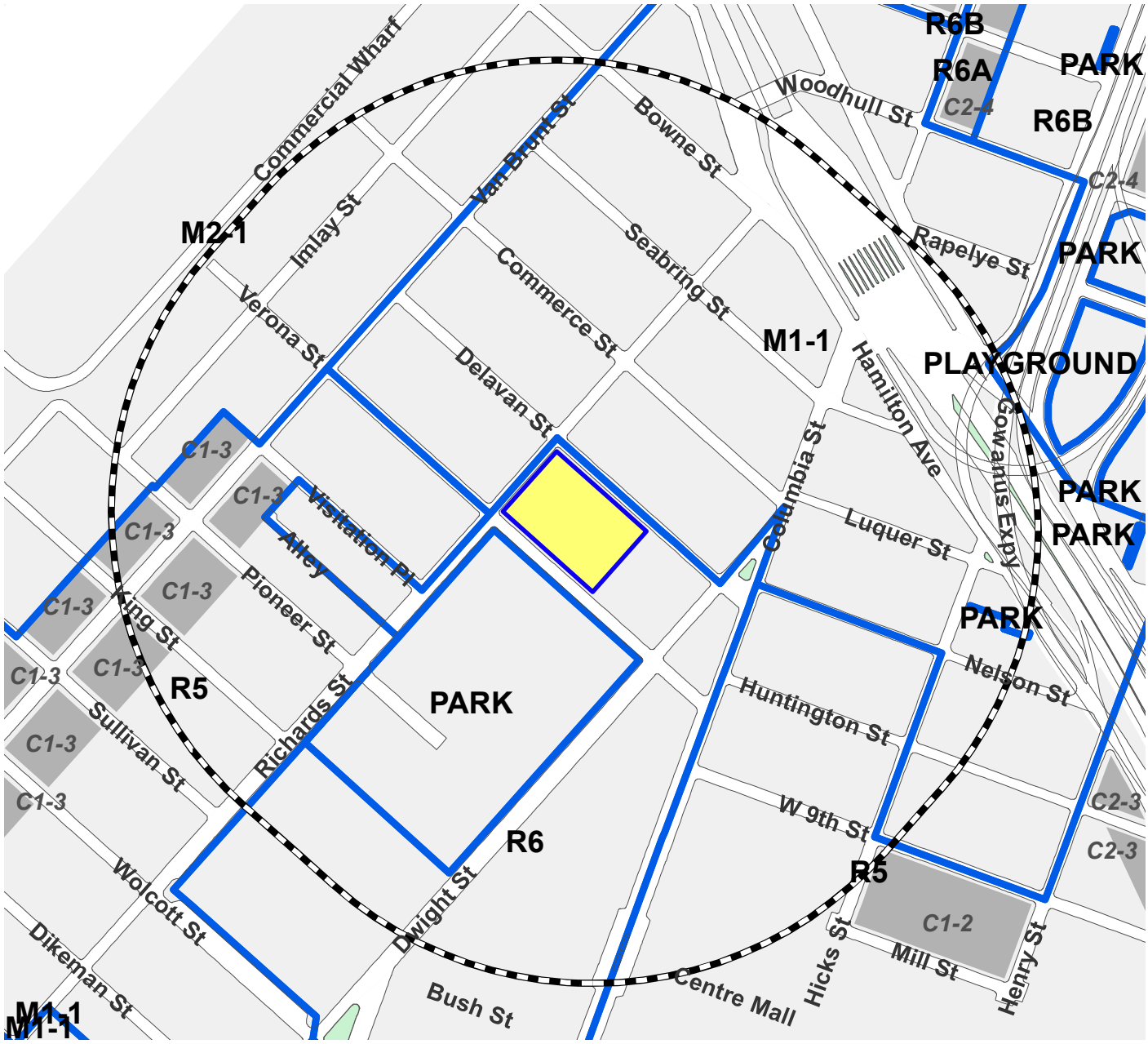
Former Chesebrough Manufacturing
46 Verona Street
Brooklyn, New York

SURROUNDING LAND USE

DATE
8/31/2022

PROJECT NO.
200283.11

FIGURE
5



Source:
NYC Department of City Planning, Technical Review Division

LEGEND

- PROJECT SITE BOUNDARY
- 1000-FOOT RADIUS BUFFER
- ZONING DISTRICTS
- COMMERCIAL OVERLAY DISTRICTS

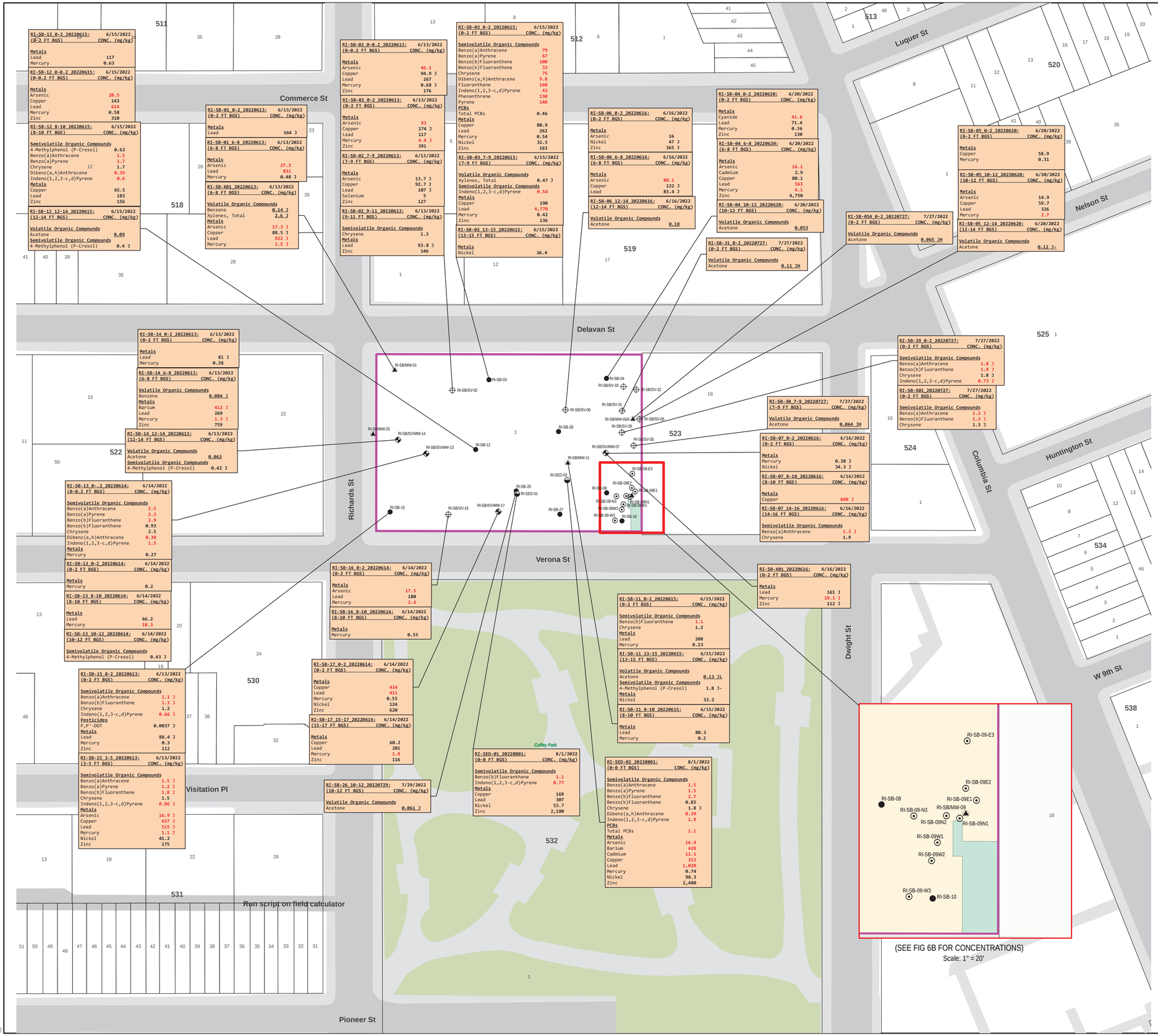
0 400 800
SCALE IN FEET

AKRF
440 Park Avenue South, New York, NY 10016

Former Chesebrough Manufacturing
46 Verona Street
Brooklyn, New York

ZONING MAP

DATE
8/31/2022
PROJECT NO.
200283.11
FIGURE
6



LEGEND

- PROJECT SITE BOUNDARY
- 1 — LOT BOUNDARY AND TAX LOT NUMBER
- 523 — BLOCK NUMBER
- APPROXIMATE LOCATION OF RAISED CONCRETE PAD
- DELINEATION SOIL BORING
- SOIL BORING LOCATION
- SOIL BORING/MONITORING WELL LOCATION
- SOIL BORING/SOIL VAPOR POINT LOCATION
- SOIL BORING/SOIL VAPOR POINT/ MONITORING WELL LOCATION
- SEDIMENT SAMPLE LOCATION

PLAN NORTH

Part 375 Soil Cleanup Objectives (SCOs): SCOs listed in the New York State Department of Environmental Conservation (NYSDEC) "Part 375" Regulations (6 NYCRR Part 375).

Exceedances of NYSDEC Unrestricted Use Soil Cleanup Objectives (UUSCOs) are presented in bold font.

Exceedances of NYSDEC Restricted Residential Soil Cleanup Objectives(RRSCOs) are presented in red.

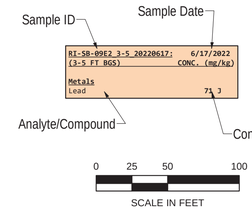
Exceedances of NYSDEC Protected Groundwater Soil Cleanup Objectives (PGWSCOs) for VOCs are presented in underlined font.

mg/kg:milligrams per kilogram = parts per million (ppm)

J: The reported value is estimated.
J-: Sample result is estimated and biased low.
H: Sample result is estimated and biased high.
L: Sample result is estimated and biased low.

RI-SB-X01_20220613 is a blind duplicate of sample RI-SB-01_6-8_20220613
RI-SB-X01_20220616 is a blind duplicate of sample RI-SB-07_0-2_20220616.
RI-SB-X01_20220727 is a blind duplicate of sample RI-SB-29_0-

	PGWSCO mg / kg	RRSCO mg / kg	UUSCO mg / kg
Volatile Organic Compounds			
Acetone	0.05	100	0.05
Benzene	0.06	4.8	0.06
Xylenes, Total	1.6	100	0.26
Semivolatile Organic Compounds			
4-Methylphenol (P-Cresol)	(Not Compared)	100	0.33
Benzo(a)Anthracene	(Not Compared)	1	1
Benzo(a)Pyrene	(Not Compared)	1	1
Benzo(b)Fluoranthene	(Not Compared)	1	1
Benzo(k)Fluoranthene	(Not Compared)	3.9	0.8
Chrysene	(Not Compared)	3.9	1
Dibenz(a,h)Anthracene	(Not Compared)	0.33	0.33
Fluoranthene	(Not Compared)	100	100
Indeno(1,2,3-c,d)Pyrene	(Not Compared)	0.5	0.5
Phenanthrene	(Not Compared)	100	100
Pyrene	(Not Compared)	100	100
Metals			
Arsenic	(Not Compared)	16	13
Barium	(Not Compared)	400	350
Cadmium	(Not Compared)	4.3	2.5
Copper	(Not Compared)	270	50
Cyanide	(Not Compared)	27	27
Lead	(Not Compared)	400	63
Mercury	(Not Compared)	0.81	0.18
Nickel	(Not Compared)	310	30
Selenium	(Not Compared)	180	3.9
Silver	(Not Compared)	180	2
Zinc	(Not Compared)	10000	109
PCBs			
Total PCBs	(Not Compared)	1	0.1
Pesticides			
P,P'-DDT	(Not Compared)	7.9	0.0033



AKRF
440 Park Avenue South, New York, NY 10016

Former Chesebrough Manufacturing
46 Verona Street
Brooklyn, New York

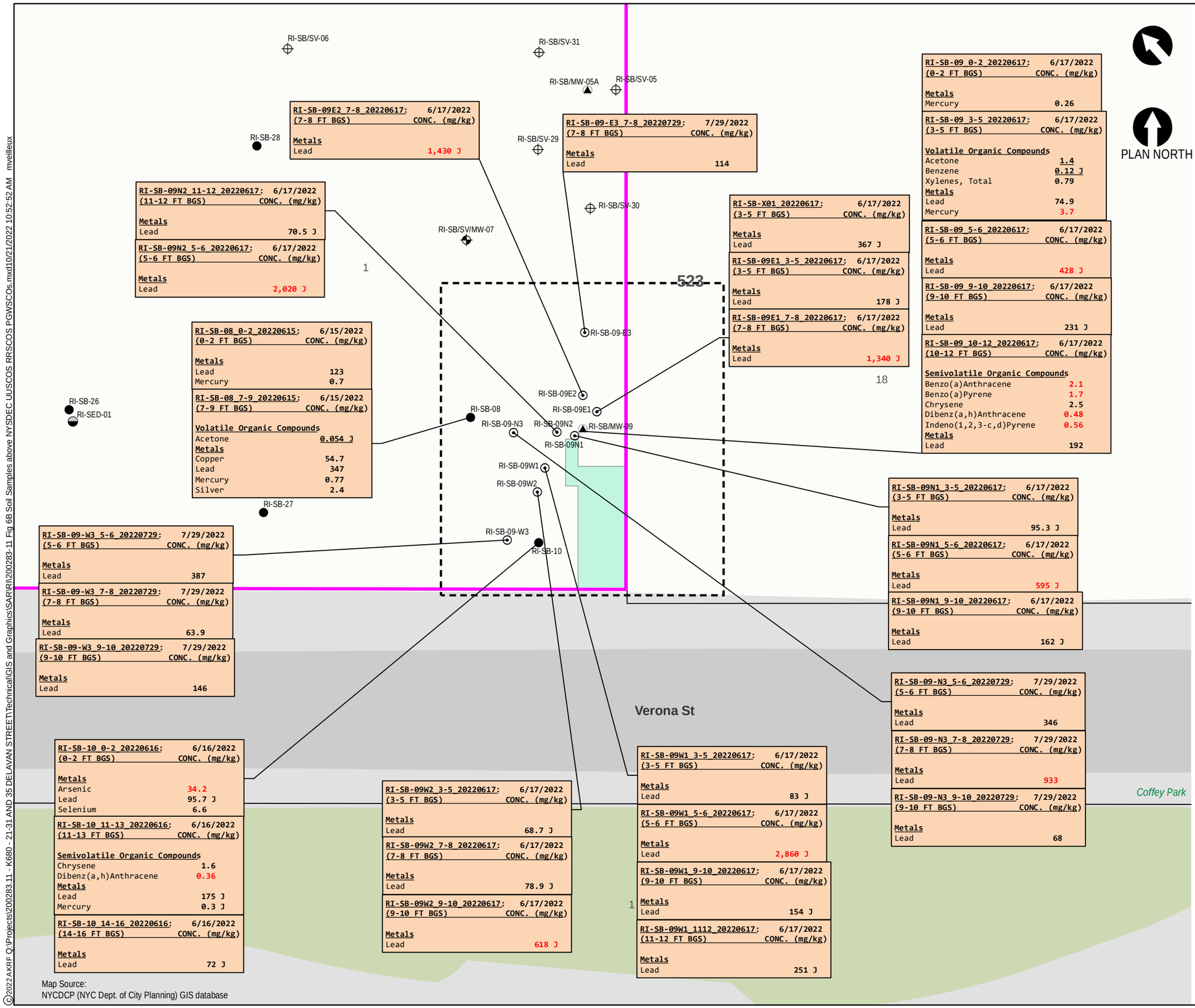
Soil Sample Concentrations Above NYSDEC UUSCOs, RRSCOs and/or PGWSCOs.

DATE
10/21/2022

PROJECT NO.
200283.11

FIGURE
7A

Document Path: Q:\Projects\200283.11 - 46th - 21-31 And 39 DELAWAN STREET\Technical\GIS and Graphics\ISAR\R\200283.11 Fig 6A Soil Samples above NYSDEC UUSCOS RRSCOs PGWSCOs and Date Saved: 10/21/2022 10:51:38 AM Author



PLAN NORTH

LEGEND

- PROJECT SITE
- 1 — LOT BOUNDARY AND TAX LOT NUMBER
- 523 — BLOCK NUMBER
- APPROXIMATE LOCATION OF RAISED CONCRETE PAD
- DELINEATION SOIL BORING
- SOIL BORING
- SOIL BORING/MONITORING WELL LOCATION
- SOIL BORING/SOIL VAPOR POINT LOCATION
- SOIL BORING/SOIL VAPOR POINT/ MONITORING WELL LOCATION
- SEDIMENT SAMPLE

Part 375 Soil Cleanup Objectives (SCOs): SCOs listed in the New York State Department of Environmental Conservation (NYSDEC) "Part 375" Regulations (6 NYCRR Part 375).

Exceedances of NYSDEC Unrestricted Use Soil Cleanup Objectives (UUSCOs) are presented in bold font.

Exceedances of NYSDEC Restricted Residential Soil Cleanup Objectives(RRSCOs) are presented in red.

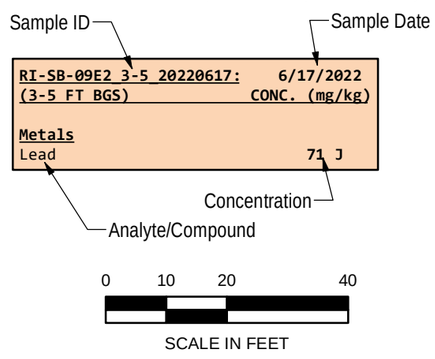
Exceedances of NYSDEC Protected Groundwater Soil Cleanup Objectives (PGWSCOs) are presented in underlined font.

mg/kg:milligrams per kilogram = parts per million (ppm)

J: The reported value is estimated.

RI-SB-X01_20220617 is a blind duplicate of sample RI-SB-09E1_3-5_20220617

	PGWSCO mg/kg	RRSCO mg/kg	UUSCO mg/kg
Volatile Organic Compounds			
Acetone	0.05	100	0.05
Benzene	0.06	4.8	0.06
Xylenes, Total	1.6	100	0.26
Semivolatile Organic Compounds			
Benzo(a)Anthracene	(Not Compared)	1	1
Benzo(a)Pyrene	(Not Compared)	1	1
Chrysene	(Not Compared)	3.9	1
Dibenz(a,h)Anthracene	(Not Compared)	0.33	0.33
Indeno(1,2,3-c,d)Pyrene	(Not Compared)	0.5	0.5
Pyrene	(Not Compared)	100	100
Metals			
Arsenic	(Not Compared)	16	13
Copper	(Not Compared)	270	50
Lead	(Not Compared)	400	63
Mercury	(Not Compared)	0.81	0.18
Silver	(Not Compared)	180	2



AKRF
440 Park Avenue South, New York, NY 10016

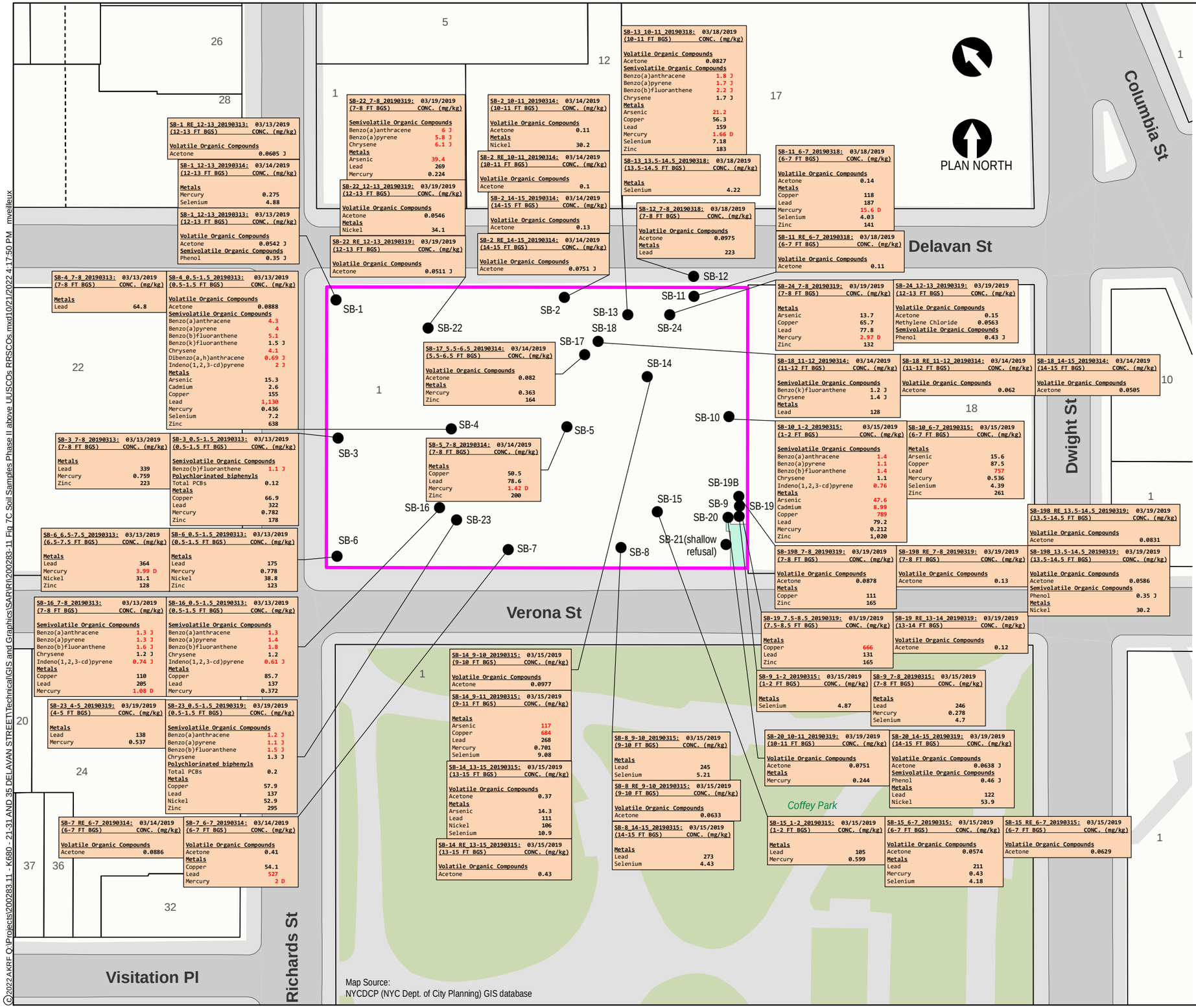
Former Chesebrough Manufacturing
46 Verona Street
Brooklyn, New York

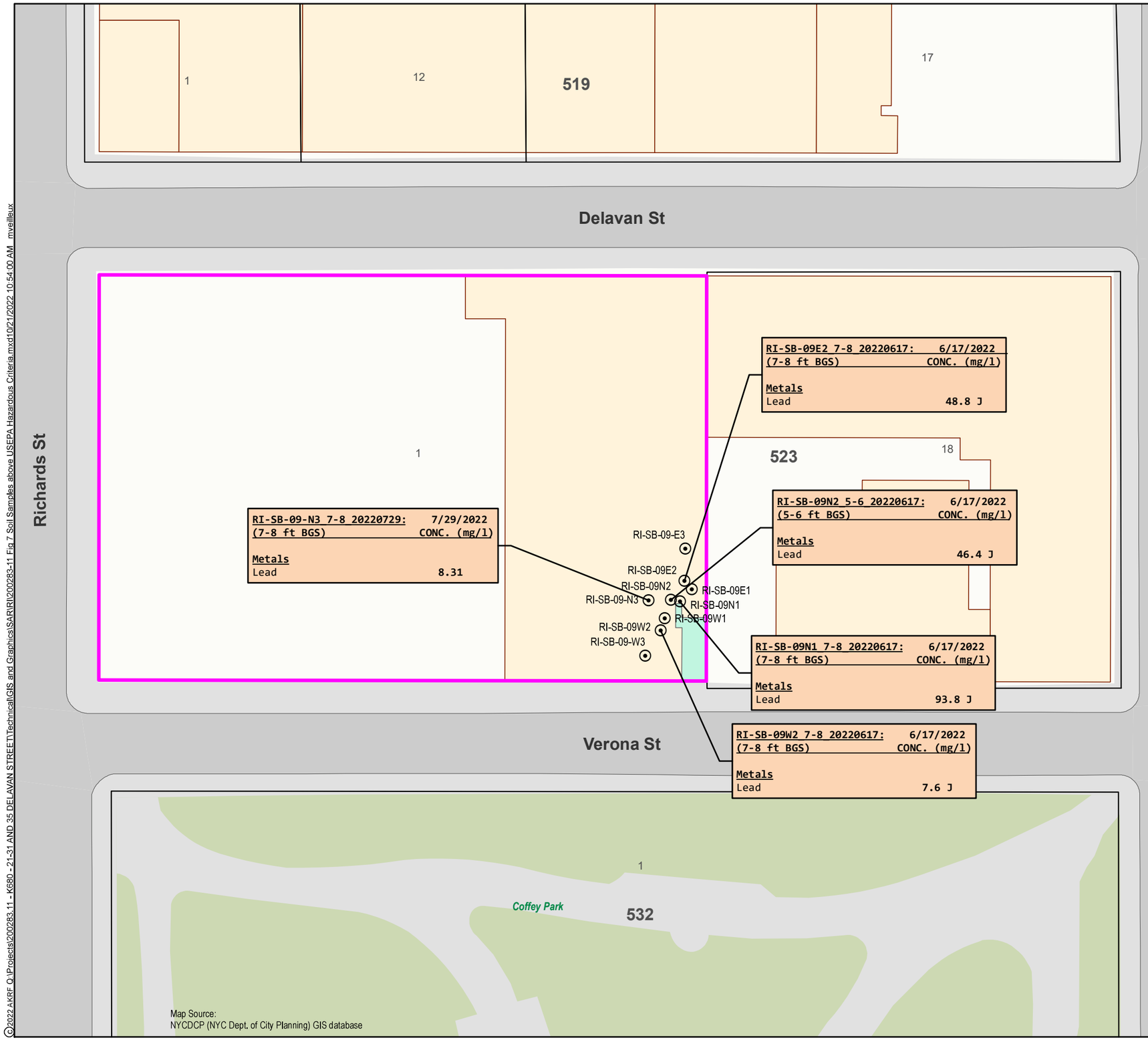
Soil Sample Concentrations Above NYSDEC UUSCOs, RRSCOs and/or PGWSCOs.

DATE
10/21/2022

PROJECT NO.
200283.11

FIGURE
7B





PLAN NORTH

LEGEND

- PROJECT SITE BOUNDARY
- 1 — LOT BOUNDARY AND TAX LOT NUMBER
- 523 — BLOCK NUMBER
- BUILDING
- APPROXIMATE LOCATION OF RAISED CONCRETE PAD
- DELINEATION SOIL BORING LOCATION

EPA Hazardous Waste Criteria: CFR Title 40 (Protection of the Environment) Part 261.24 (b) Table 1—Maximum Concentration of Contaminants for the Toxicity Characteristic.

Exceedances of the EPA Hazardous Waste Criteria are shown in bold font.

mg/l: milligrams per liter = parts per million (ppm)

J: The concentration given is an estimated value.
BGS: Below Ground Surface

	EPA Hazardous Waste mg/l
Metals	
Lead	5

Sample ID — Sample Date

RI-SB-09N2 5-6 20220617: 6/17/2022
(5-6 ft BGS) CONC. (mg/l)
Metals
Lead 46.4 J

Concentration — Analyte/Compound

0 25 50 100
SCALE IN FEET

AKRF
440 Park Avenue South, New York, NY 10016

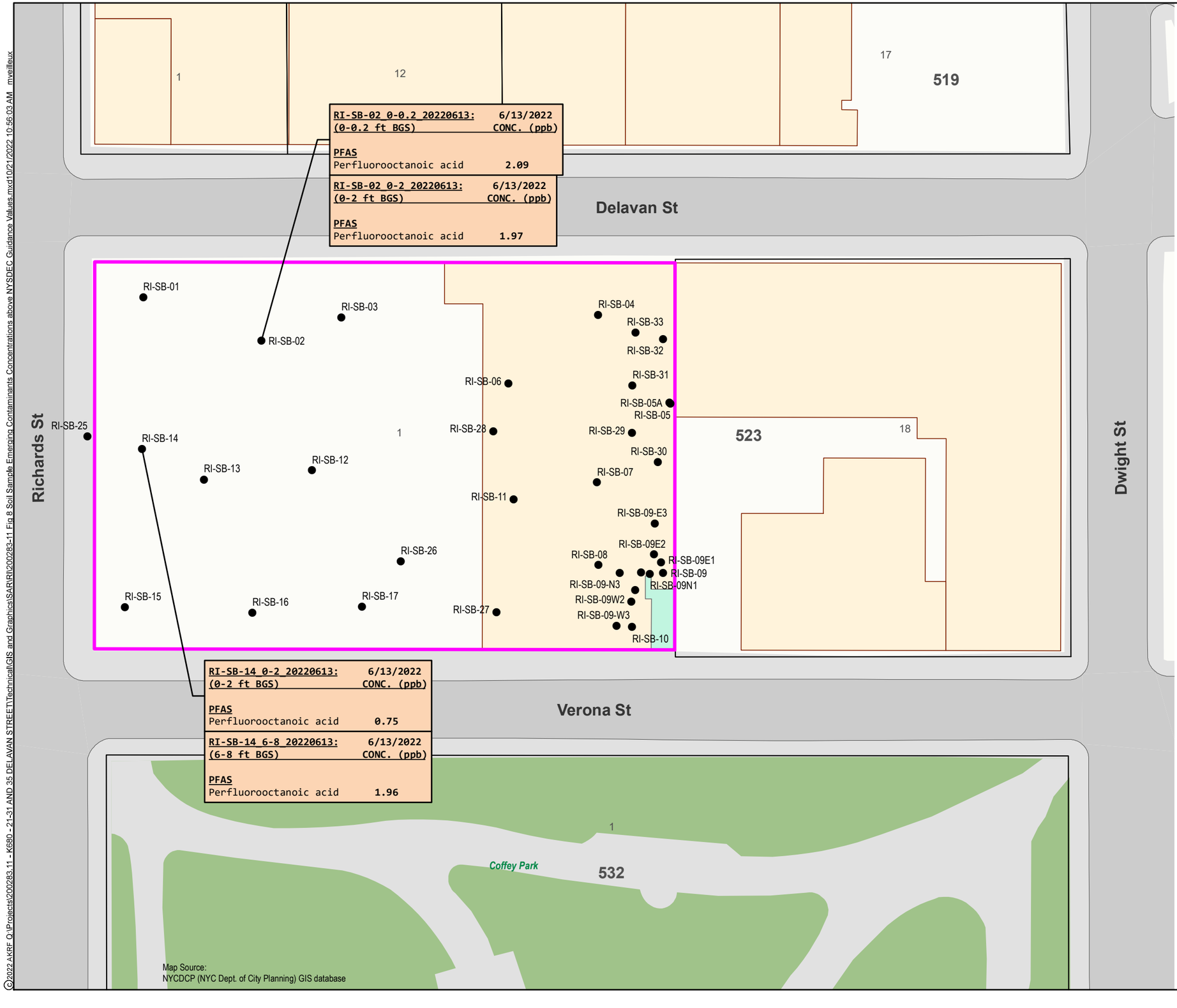
Former Chesebrough Manufacturing
46 Verona Street
Brooklyn, New York

SOIL SAMPLE CONCENTRATIONS ABOVE THE USEPA HAZARDOUS WASTE CRITERIA

DATE
10/21/2022

PROJECT NO.
200283.11

FIGURE
8



LEGEND

PLAN NORTH

- PROJECT SITE BOUNDARY
- 1 — LOT BOUNDARY AND TAX LOT NUMBER
- 523 — BLOCK NUMBER
- BUILDING
- APPROXIMATE LOCATION OF RAISED CONCRETE PAD
- SOIL BORING LOCATION

UUGV/RRGV.- Guidance Value for Unrestricted and Restricted Residential Use listed in New York State Department of Environmental Conservation (NYSDEC) "Sampling, Analysis, and Assessment of PFAS", June 2021.

Exceedances of the UUGVs are shown in bold font.

ppb: parts per billion
PFAS: Polyfluoroalkyl Substances
BGS: Below Ground Surface

	UUGVs ppb	RRGVs ppb
PFAS		
Perfluorooctanoic acid (PFOA)	0.66	33

Sample ID — Sample Date

RI-SB-02_0-2_20220613: (0-2 ft BGS) 6/13/2022 CONC. (ppb)
PFAS
Perfluorooctanoic acid 1.97

Analyte/Compound — Concentration

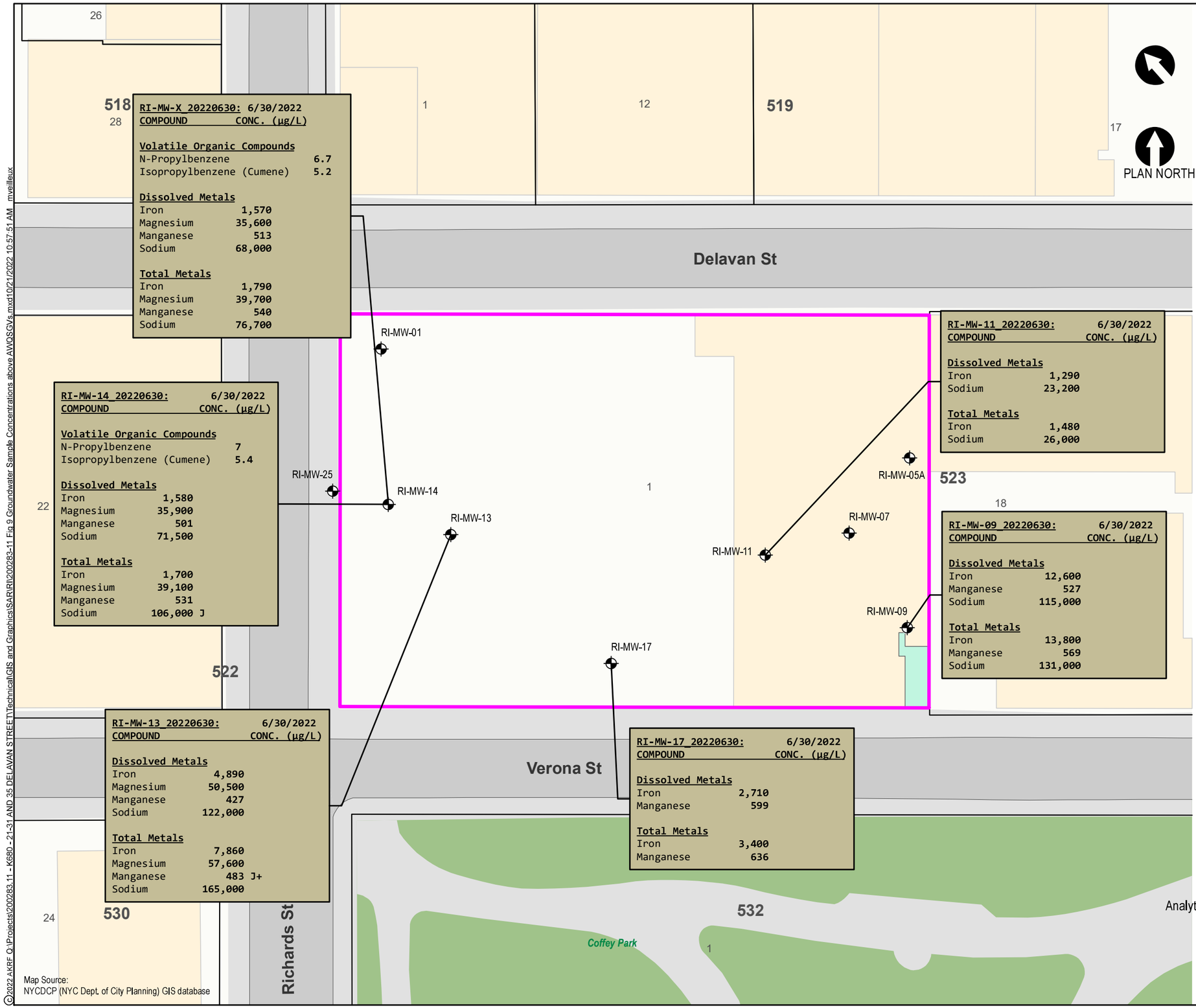
0 25 50 100
SCALE IN FEET

AKRF
440 Park Avenue South, New York, NY 10016

Former Chesebrough Manufacturing
46 Verona Street Street
Brooklyn, New York

SOIL SAMPLE EMERGING CONTAMINANTS CONCENTRATIONS ABOVE NYSDEC GUIDANCE VALUES

DATE
10/21/2022
PROJECT NO.
200283.11
FIGURE
9



LEGEND

- PROJECT SITE BOUNDARY
- 1 — LOT BOUNDARY AND TAX LOT NUMBER
- 523 — BLOCK NUMBER
- BUILDING
- APPROXIMATE LOCATION OF RAISED CONCRETE PAD
- MONITORING WELL LOCATION

NYSDEC TOGS Class GA Ambient Water Quality Standard and Guidance Values (AWQSGVs):
New York State Department of Environmental Conservation (NYSDEC)
Technical and Operational Guidance Series (TOGS) (1.1.1):

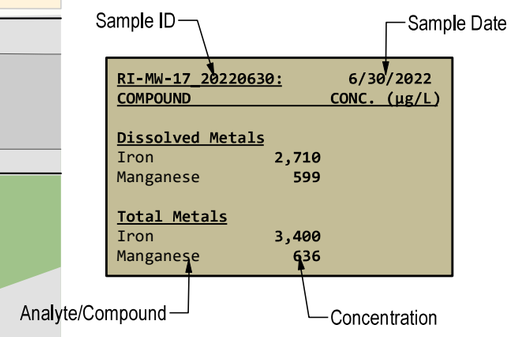
µg/L = micrograms per liter = parts per million (ppb)

J: The reported value is estimated.
J+: Sample result is estimated and biased high.

Only Exceedances of NYSDEC AWQSGVs are shown in bold font.

RI-MW-X_20220630 is a blind duplicate of sample RI-MW-14_20220630

	NYSDEC AWQSGVs ug/l
Volatile Organic Compounds	
N-Propylbenzene	5
Isopropylbenzene (Cumene)	5
Metals	
Iron	300
Magnesium	35,000
Manganese	300
Sodium	20,000



0 25 50 100
SCALE IN FEET

AKRF
440 Park Avenue South, New York, NY 10016

Former Chesebrough Manufacturing
46 Verona Street
Brooklyn, New York

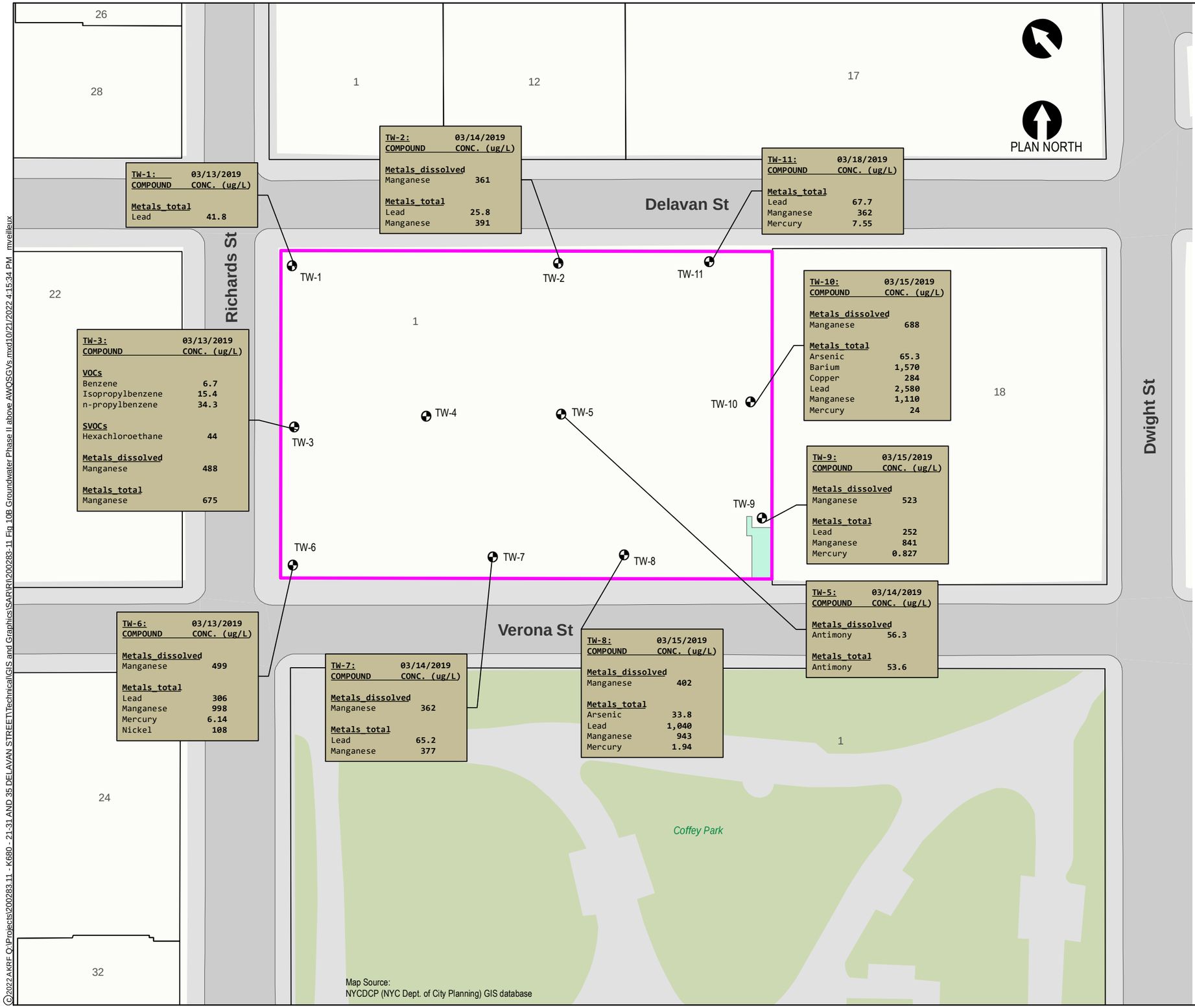
GROUNDWATER SAMPLE CONCENTRATIONS ABOVE AWQSGVs

DATE
10/21/2022

PROJECT NO.
200283.11

FIGURE
10A

Q:\Projects\200283.11 - K680 - 21-31 AND 35 DELAVAN STREET\Technical\GIS and Graphics\SAR\RI\200283-11 Fig 9 Groundwater Sample Concentrations above AWQSGVs.mxd 10/21/2022 10:57:51 AM mveilleux



LEGEND

- PROJECT SITE BOUNDARY
- 1 — LOT BOUNDARY AND TAX LOT NUMBER
- APPROXIMATE LOCATION OF RAISED CONCRETE PAD
- 2019 PHASE II TEMPORARY WELL LOCATON

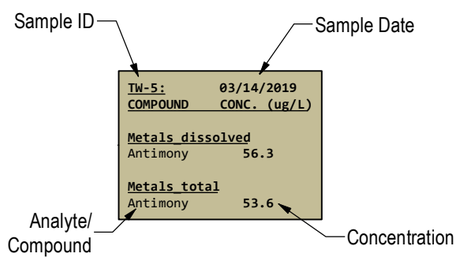
NYSDEC TOGS Class GA Ambient Water Quality Standard and Guidance Values (AWQSGVs):
New York State Department of Environmental Conservation (NYSDEC)
Technical and Operational Guidance Series (TOGS) (1.1.1):

µg/L = micrograms per liter = parts per million (ppb)

J: The reported value is estimated.

Only Exceedances of NYSDEC AWQSGVs are shown in bold font.

	NYSDEC A WQSGVs ug/l
Volatile Organic Compounds	
Benzene	1
Isopropylbenzene (Cumene)	5
N-Propylbenzene	5
Semivolatile Organic Compounds	
Hexachloroethane	5
Metals	
Antimony	3
Arsenic	25
Barium	1000
Copper	200
Lead	25
Manganese	300
Mercury	0.7
Nickel	100



0 30 60 120

SCALE IN FEET

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440 Park Avenue South, New York, NY 10016

Former Chesebrough Manufacturing
46 Verona Street
Brooklyn, New York

PHASE II GROUNDWATER SAMPLE CONCENTRATIONS ABOVE AWQSGVS

DATE
10/21/2022

PROJECT NO.
200283.11

FIGURE
10B

26

518

28

5

1

12

519

17

Delavan St

RI-MW-14 20220630: 6/30/2022
COMPOUND CONC. (ppt)

PFAS
Perfluorooctanoic acid 57.8

RI-MW-X 20220630: 6/30/2022
COMPOUND CONC. (ppt)

PFAS
Perfluorooctanoic acid 67.1

RI-MW-01

RI-MW-11 20220630: 6/30/2022
COMPOUND CONC. (ppt)

PFAS
Perfluorooctanoic acid 22.5

522

22

Richards St

RI-MW-25

RI-MW-14

RI-MW-13

1

RI-MW-05A

RI-MW-07

RI-MW-11

18

RI-MW-09 20220630: 6/30/2022
COMPOUND CONC. (ppt)

PFAS
Perfluorooctanoic acid 60.3 J+

523

RI-MW-09

RI-MW-17

RI-MW-13 20220630: 6/30/2022
COMPOUND CONC. (ppt)

PFAS
Perfluorooctanoic acid 62.4 J-

Verona St

RI-MW-17 20220630: 6/30/2022
COMPOUND CONC. (ppt)

PFAS
Perfluorooctanoic acid 22.7

24

530

1

Coffey Park

532

Map Source:
NYCDCP (NYC Dept. of City Planning) GIS database

PLAN NORTH

LEGEND

- PROJECT SITE BOUNDARY
- 1 LOT BOUNDARY AND TAX LOT NUMBER
- 523 BLOCK NUMBER
- BUILDING
- APPROXIMATE LOCATION OF RAISED CONCRETE PAD
- MONITORING WELL LOCATION

NYSDEC TOGS Class GA Ambient Water Quality Standard and Guidance Values (AWQSGVs):
New York State Department of Environmental Conservation (NYSDEC)
Technical and Operational Guidance Series (TOGS) (1.1.1): (2021 Addendum)

J+: Sample result is estimated and biased high.
J-: Sample result is estimated and biased low.

parts per trillion (ppt)

Only Exceedances of NYSDEC AWQSGVs are shown in bold font.

	PFAS Groundwater Guidance Values ppt
PFAS	
Perfluorooctanoic acid (PFOA)	10

Sample ID — Sample Date

RI-MW-11 20220630: 6/30/2022
COMPOUND CONC. (ppt)

PFAS
Perfluorooctanoic acid 22.5

Analyte/Compound — Concentration

0 25 50 100
SCALE IN FEET

AKRF
440 Park Avenue South, New York, NY 10016

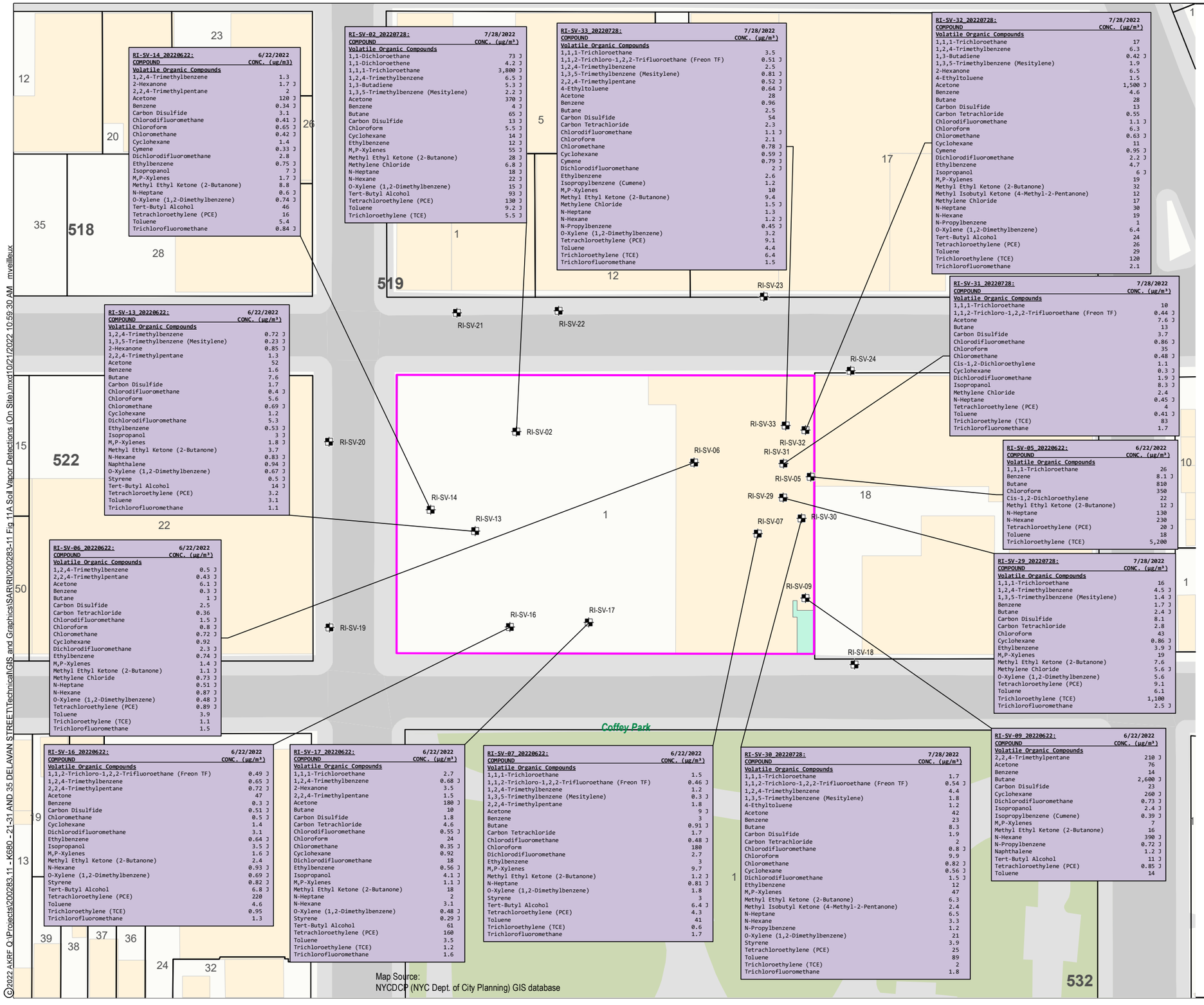
Former Chesebrough Manufacturing
46 Verona Street
Brooklyn, New York

GROUNDWATER SAMPLE EMERGING CONTAMINANTS CONCENTRATIONS ABOVE NYSDEC GUIDANCE VALUES

DATE
10/21/2022

PROJECT NO.
200283.11

FIGURE
11



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Former Chesebrough Manufacturing
46 Verona Street
Brooklyn, New York

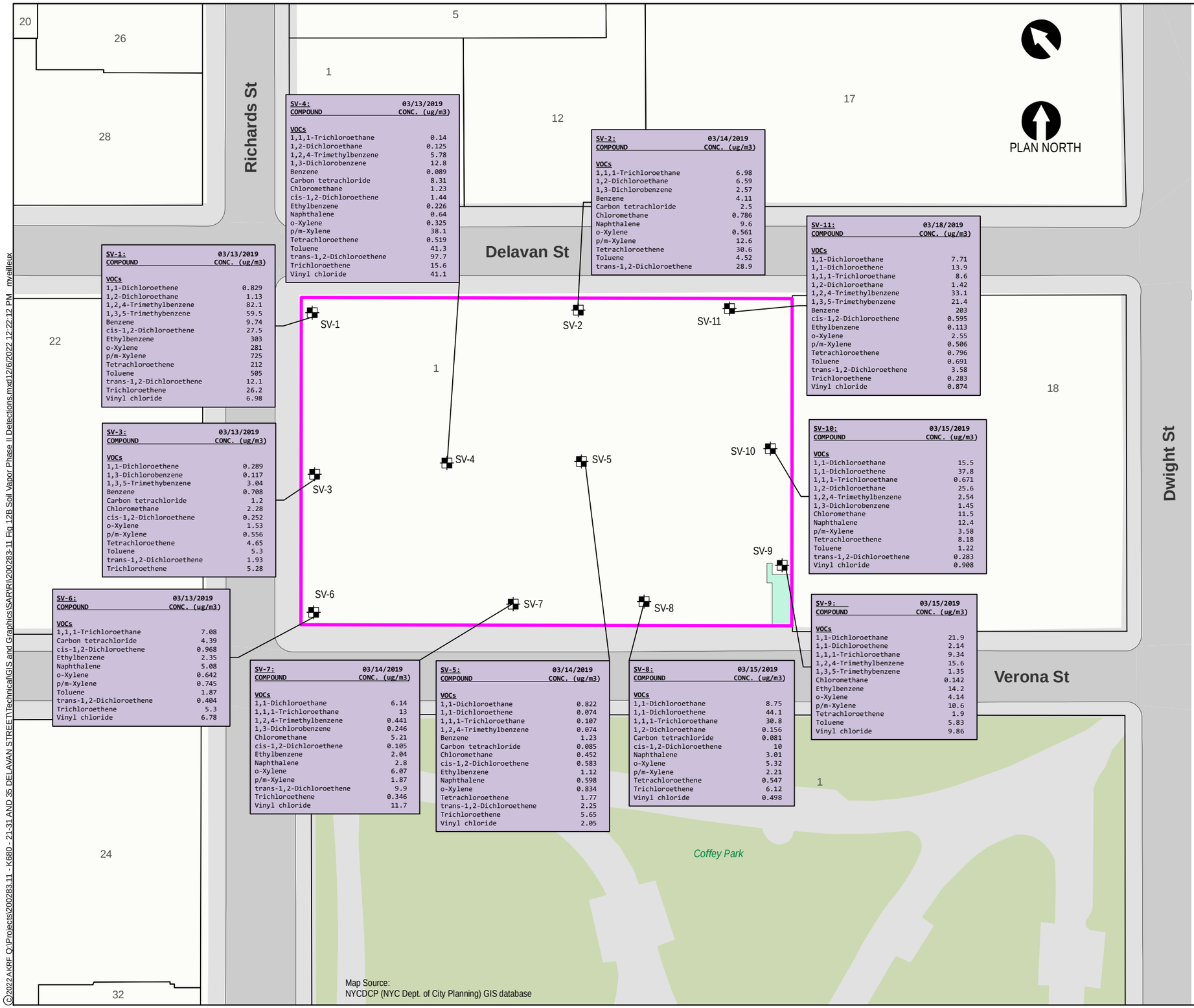
SOIL VAPOR DETECTIONS (ON-SITE)

DATE
10/21/2022

PROJECT NO.
200283.11

FIGURE
12A

Q:\Projects\200283.11 - K680 - 21-31 AND 35 DELAVAN STREET\Technical\GIS and Graphics\SAR\RI\200283-11 Fig 11A Soil Vapor Detections (On Site).mxd 10/21/2022 10:59:30 AM myeilleux



SV-1: 03/13/2019

COMPOUND	CONC. (ug/m3)
VOCs	
1,1-Dichloroethene	0.829
1,2-Dichloroethane	1.13
1,2,4-Trimethylbenzene	82.1
1,3,5-Trimethybenzene	59.5
Benzene	9.74
cis-1,2-Dichloroethene	27.5
Ethylbenzene	303
o-Xylene	281
p/m-Xylene	725
Tetrachloroethene	212
Toluene	505
trans-1,2-Dichloroethene	12.1
Trichloroethene	26.2
Vinyl chloride	6.98

SV-2: 03/14/2019

COMPOUND	CONC. (ug/m3)
VOCs	
1,1,1-Trichloroethane	6.98
1,2-Dichloroethane	6.59
1,3-Dichlorobenzene	2.57
Benzene	4.11
Carbon tetrachloride	2.5
Chloromethane	0.786
Naphthalene	9.6
o-Xylene	0.561
p/m-Xylene	12.6
Tetrachloroethene	30.6
Toluene	4.52
trans-1,2-Dichloroethene	28.9

SV-3: 03/13/2019

COMPOUND	CONC. (ug/m3)
VOCs	
1,1-Dichloroethene	0.289
1,3-Dichlorobenzene	0.117
1,3,5-Trimethybenzene	3.04
Benzene	0.708
Carbon tetrachloride	1.2
Chloromethane	2.28
cis-1,2-Dichloroethene	0.252
o-Xylene	1.53
p/m-Xylene	0.556
Tetrachloroethene	4.65
Toluene	5.3
trans-1,2-Dichloroethene	1.93
Trichloroethene	5.28

SV-4: 03/13/2019

COMPOUND	CONC. (ug/m3)
VOCs	
1,1,1-Trichloroethane	0.14
1,2-Dichloroethane	0.125
1,2,4-Trimethylbenzene	5.78
1,3-Dichlorobenzene	12.8
Benzene	0.089
Carbon tetrachloride	8.31
Chloromethane	1.23
cis-1,2-Dichloroethene	1.44
Ethylbenzene	0.226
Naphthalene	0.64
o-Xylene	0.325
p/m-Xylene	38.1
Tetrachloroethene	0.519
Toluene	41.3
trans-1,2-Dichloroethene	97.7
Trichloroethene	15.6
Vinyl chloride	41.1

SV-5: 03/14/2019

COMPOUND	CONC. (ug/m3)
VOCs	
1,1-Dichloroethane	0.822
1,1-Dichloroethene	0.074
1,1,1-Trichloroethane	0.107
1,2,4-Trimethylbenzene	0.074
Benzene	1.23
Carbon tetrachloride	0.085
Chloromethane	0.452
cis-1,2-Dichloroethene	0.583
Ethylbenzene	1.12
Naphthalene	0.598
o-Xylene	0.834
Tetrachloroethene	1.77
trans-1,2-Dichloroethene	2.25
Trichloroethene	5.65
Vinyl chloride	2.05

SV-6: 03/13/2019

COMPOUND	CONC. (ug/m3)
VOCs	
1,1,1-Trichloroethane	7.08
Carbon tetrachloride	4.39
cis-1,2-Dichloroethene	0.968
Ethylbenzene	2.35
Naphthalene	5.08
o-Xylene	0.642
p/m-Xylene	0.745
Toluene	1.87
trans-1,2-Dichloroethene	0.404
Trichloroethene	5.3
Vinyl chloride	6.78

SV-7: 03/14/2019

COMPOUND	CONC. (ug/m3)
VOCs	
1,1-Dichloroethane	6.14
1,1,1-Trichloroethane	13
1,2,4-Trimethylbenzene	0.441
1,3-Dichlorobenzene	0.246
Chloromethane	5.21
cis-1,2-Dichloroethene	0.105
Ethylbenzene	2.04
Naphthalene	2.8
o-Xylene	6.07
p/m-Xylene	1.87
trans-1,2-Dichloroethene	9.9
Trichloroethene	0.346
Vinyl chloride	11.7

SV-8: 03/15/2019

COMPOUND	CONC. (ug/m3)
VOCs	
1,1-Dichloroethane	8.75
1,1-Dichloroethene	44.1
1,1,1-Trichloroethane	30.8
1,2-Dichloroethane	0.156
Carbon tetrachloride	0.081
cis-1,2-Dichloroethene	10
Naphthalene	3.01
o-Xylene	5.32
p/m-Xylene	2.21
Tetrachloroethene	0.547
Trichloroethene	6.12
Vinyl chloride	0.498

SV-9: 03/15/2019

COMPOUND	CONC. (ug/m3)
VOCs	
1,1-Dichloroethane	21.9
1,1-Dichloroethene	2.14
1,1,1-Trichloroethane	9.34
1,2,4-Trimethylbenzene	15.6
1,3,5-Trimethybenzene	1.35
Chloromethane	0.142
Ethylbenzene	14.2
o-Xylene	4.14
p/m-Xylene	10.6
Tetrachloroethene	1.9
Toluene	5.83
Vinyl chloride	9.86

SV-10: 03/15/2019

COMPOUND	CONC. (ug/m3)
VOCs	
1,1-Dichloroethane	15.5
1,1-Dichloroethene	37.8
1,1,1-Trichloroethane	0.671
1,2-Dichloroethane	25.6
1,2,4-Trimethylbenzene	2.54
1,3-Dichlorobenzene	1.45
Chloromethane	11.5
Naphthalene	12.4
p/m-Xylene	3.58
Tetrachloroethene	8.18
Toluene	1.22
trans-1,2-Dichloroethene	0.283
Vinyl chloride	0.908

SV-11: 03/18/2019

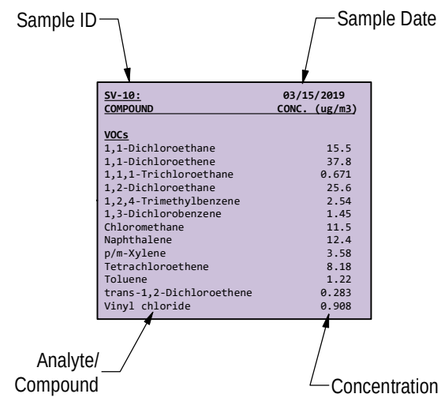
COMPOUND	CONC. (ug/m3)
VOCs	
1,1-Dichloroethane	7.71
1,1-Dichloroethene	13.9
1,1,1-Trichloroethane	8.6
1,2-Dichloroethane	1.42
1,2,4-Trimethylbenzene	33.1
1,3,5-Trimethybenzene	21.4
Benzene	203
cis-1,2-Dichloroethene	0.595
Ethylbenzene	0.113
o-Xylene	2.55
p/m-Xylene	0.506
Tetrachloroethene	0.796
Toluene	0.691
trans-1,2-Dichloroethene	3.58
Trichloroethene	0.283
Vinyl chloride	0.874

LEGEND

- PROJECT SITE BOUNDARY
- 1 — LOT BOUNDARY AND TAX LOT NUMBER
- APPROXIMATE LOCATION OF RAISED CONCRETE PAD
- 2019 PHASE II SOIL VAPOR POINT LOCATON

SOIL VAPOR

µg/m³- micrograms per cubic meter



0 30 60 120

SCALE IN FEET

AKRF
440 Park Avenue South, New York, NY 10016

Former Chesebrough Manufacturing
46 Verona Street
Brooklyn, New York

PHASE II SOIL VAPOR DETECTIONS

DATE
12/6/2022

PROJECT NO.
200283.11

FIGURE
12B

ATTACHMENT A

APPROVED TAX LOT MERGER

New York City Department of Finance • Property Division • Tax Map Office

APPLICATION FOR APPORTIONMENTS OR MERGERS

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

SECTION A: PROPERTY INFORMATION

Borough: Brooklyn Block: 523 Present Lot(s): 1, 13

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Lot Number: 1

☑ Merger ☐ Apportionment Number of Lots Requested 1

☐ Air ☐ Subterranean

Lot(s)Usage: (check one)

☐ *Residential* Building Gross Sq/Ft:

☑ *Commercial* Building Gross Sq/Ft: 94.524

☐ *Mix* (Residential & Commercial) Building Gross Sq/Ft:

1. Property Owner's Name (as per Deed): (LAST NAME / FIRST NAME)

OR

Company Name: NYC School Construction Authority, 30-30 Thomson Avenue, LIC, NY 11101

2. Property Address: 31 Delavan Street, Brooklyn, NY 11231 (NUMBER AND STREET / CITY / STATE / ZIP CODE)

3. Filing Representative (if applicable): Precision 3Sixty NYC, Inc, 252 Java Street, Brooklyn, NY 11222

SECTION B: CERTIFICATION

1. Architect/Engineer/Applicant's Name: Massa, Gabriel/ Massa Multimedia Architecture (LAST NAME / FIRST NAME)

2. Address: Studio B, 3297 Route 66, Neptune, NJ 07753 (NUMBER AND STREET / CITY / STATE / ZIP CODE)

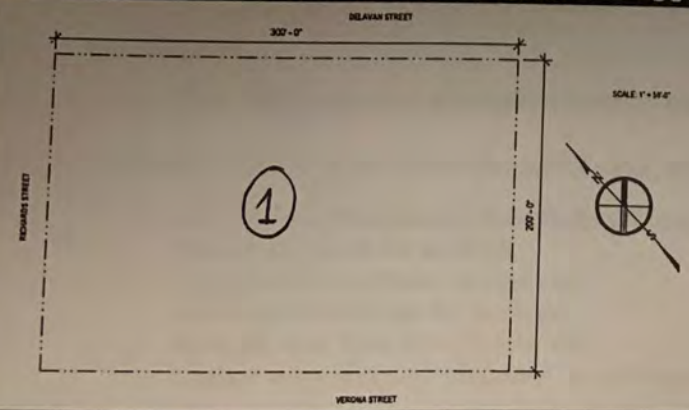
3. Telephone Number: 732-918-2300 4. Email Address: gmassa@mma-architects.com

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

Signature of Architect/ Engineer/Applicant: Date: 6 / 21 / 22

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

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



(Architect or Engineer's seal)

Tentative Lot(s) issued:
Customer Service Representative: Date: 6 / 21 / 2022 New Lot(s): — Lot(s) Affected: 1 Lot(s) Dropped: 13

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

Map Updated:
Tax Map Specialist: Date: ___/___/___

TF-1 form

(Filled out by Applicant)

BLOCK 523

LOT 1

APPLICATION for STREET NUMBER(S)**

OFFICE OF THE PRESIDENT OF THE BOROUGH OF BROOKLYN
TOPOGRAPHICAL BUREAU - STREET NUMBER DIVISION
209 JORALEMON STREET BROOKLYN, NY 11201
T: (718) 802-3919 E: Topoappts@brooklynbp.nyc.gov

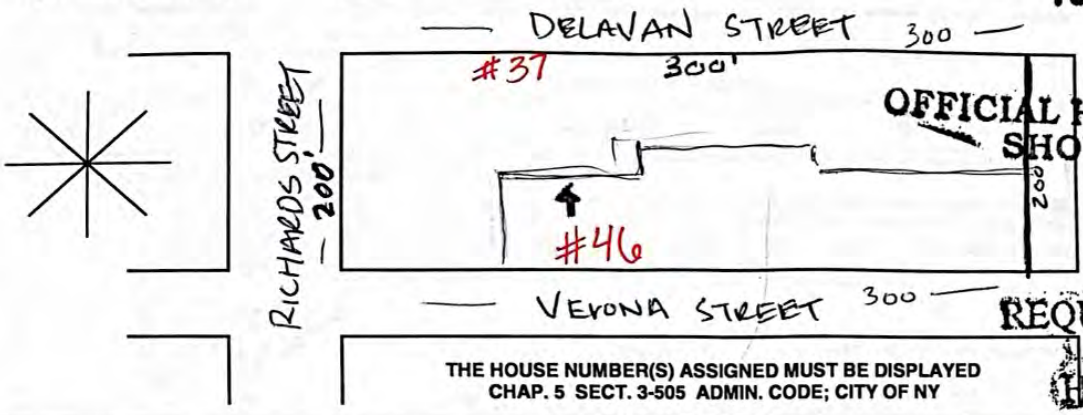
Sanborn Atlas Information

VOL. 1

PAGE 21

Topo Site/Plot Plan

PRESIDENT, BOROUGH OF BROOKLYN
TOPOGRAPHICAL BUREAU



OFFICIAL HOUSE NUMBERS SHOWN IN RED

NEW BUILDING(S) NUMBER(S)

REQUESTED ADDITIONAL HOUSE NUMBER(S)

THE HOUSE NUMBER(S) ASSIGNED MUST BE DISPLAYED
CHAP. 5 SECT. 3-505 ADMIN. CODE; CITY OF NY

APPLICANTS NAME: Rohan Francis
COMPANY: Precision 3Sixty NYC, Inc
ADDRESS: 252 Java Street
Brooklyn NY 11222
PHONE NO.: 718-210-3399

FILLED OUT BY TOPO STAFF

ASSIGNED BY: JK

REVIEWED BY: 9/01/2022

DATE

JUL 19 2022

(Dated by Topo Dept.)

FILLED OUT BY TOPO STAFF

Application submitted by: ☒ DROP OFF ☐ MAIL IN

Taken by: JK

☐ **New Building - Existing Lot**
(Must be accompanied by Topo TF-2 & DOB: PD-1 applications signed by PE or RA)

☑ **New Subdivision/Consolidation/Reconfiguration**
(Must be accompanied by Topo TF-2 & DOB: PD-1 applications signed by PE or RA) --
PLUS a copy of a signed Tentative Lot/RP602 form from DOF)

☐ **Demolition**
(Must be accompanied by Topo TF-2 & DOB: PD-1 applications signed by PE or RA)

☐ **Alteration of Existing Structure or Certificate of Occupancy**
(Must be accompanied by Topo TF-2 & DOB: PD-1 applications signed by PE or RA)

☐ **Existing Structure - Application for ☐ new, ☐ additional or ☐ verification of address**
(If no DOB work, copy of the deed and Schedule A can replace PD1 requirement)

INSTRUCTIONS TO APPLICANT

1. Check **PURPOSE OF APPLICATION** above.
2. Attach appropriate documentation as required.
3. **NO RED INK/PENCIL ON TOPO OR DOB FORMS**
4. Complete ground/1st floor plan including the following:
   - north arrow
   - all street names
   - dimensions of tax lot
   - distance to nearest corner
   - footprint of building and location of entrance ▲

APPLICANT COMMENT/ REQUEST

Respectfully request secondary address on Delavan Street /

NOTE: APPLICATIONS FOR SITES WITH A LOT SIZE GREATER THAN 5,000 SQUARE FEET MUST INCLUDE GROUND OR FIRST FLOOR PLANS (No bigger than 11x17). PLANS ARE ALSO REQUIRED FOR ANY LOT IN WHICH ADDITIONAL ADDRESSES ARE REQUESTED OR AN ENTRANCE DISCREPANCY. PLANS MUST HAVE ORIGINAL STAMP AND SIGNATURE OF A NEW YORK STATE PROFESSIONAL ENGINEER (P.E.) OR REGISTERED ARCHITECT (R.A.)

**** $100 fee per house number/per application set**
(Bank Certified Checks/Money Orders payable to Brooklyn Borough President's Office, Credit/Debit Cards)

NYC Buildings

PD-1: Plot Diagram

Must be typewritten.

Orient and affix BIS job number label here

1 Location Information

House No(s) 46 Street Name Verona Street

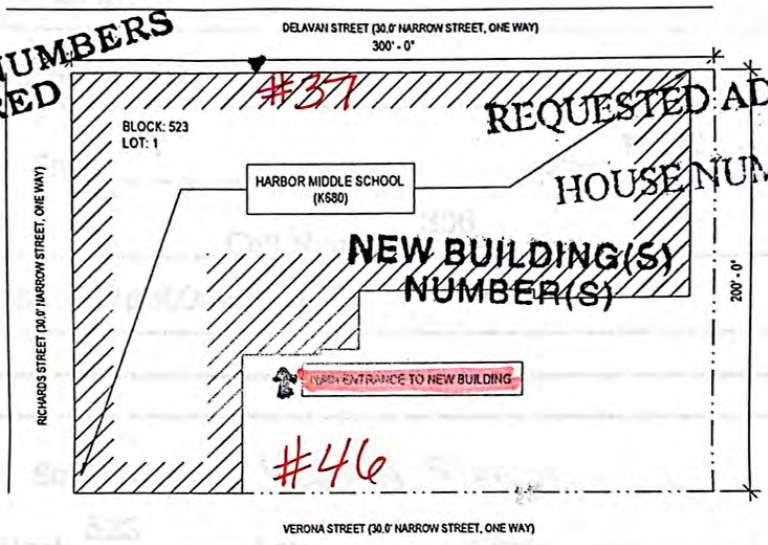
Borough Brooklyn Block 523 Lot 1 BIN C.B. No. 306

2 Plot Diagram of Zoning Lot

Plot Diagram must show the correct street lines from the City Plan; the plot to be built upon in relation to the street lines and the portion of the lot to be occupied by the building; the legal grades and the existing grades, properly identified, of streets at nearest point from the proposed buildings in each direction; the House Numbers and the Block and Lot Numbers. Indicate dimensions of total tax lots.

9/7/2022

OFFICIAL HOUSE NUMBERS SHOWN IN RED



REGISTERED ARCHITECT GABRIEL JOHN MASSA NO. 021187 STATE OF NEW YORK

P.E. / R.A. seal required

JUL 19 2022

PRESIDENT, BOROUGH OF BROOKLYN
TOPOGRAPHICAL BUREAU

NORTH ARROW N

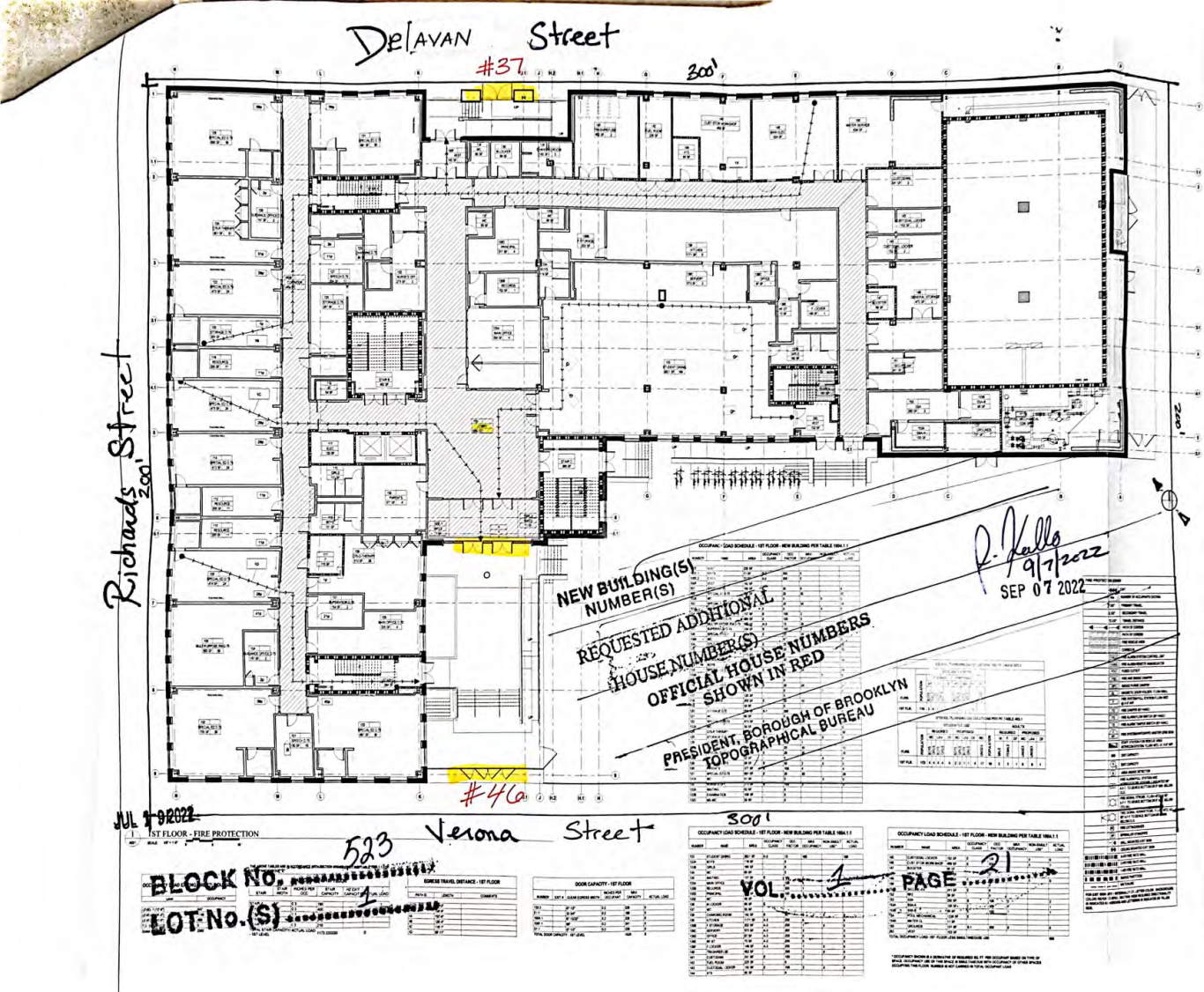
3 Description of Land and Premises *The zoning lot on which the premises is located is bounded as follows:*

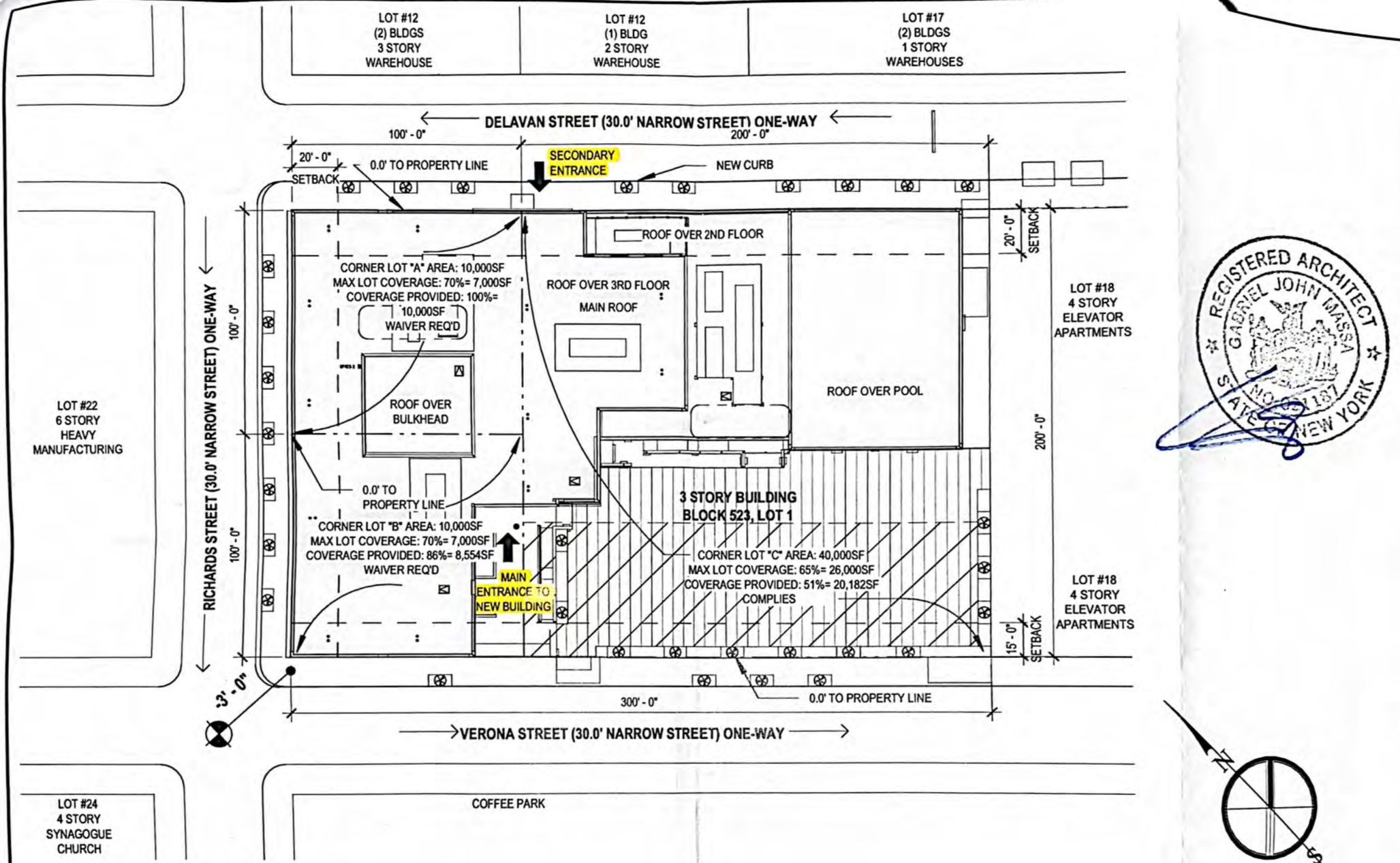
BEGINNING at the point on the	Northeast	side of	Verona Street		distant		0 feet
Southeast	of the corner formed by the intersection of	Verona Street		and	Richard Street		
running thence	SE 300 feet; thence	NE 200 feet; thence		NW 300 feet; thence		SW 200 feet;	
thence	feet; thence	feet; thence		feet; thence		feet;	
thence	feet; thence	feet; thence		feet; thence		feet;	
thence	feet; thence	feet; thence		feet; thence		feet;	
thence	feet; thence	feet; thence		feet;		to the point of beginning.	

4 Applicant's Statement and Signature

Falsification of any statement is a misdemeanor under § 28-203.1, Item 1, and 28-11.1 of the NYC Administrative Code and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both.

Applicant Name GABRIEL J. MASSA Signature Date 6/22/22


DELAVAN Street
#37
300'
Richards Street
200'
200'
#46
300'
523 Verona Street
NEW BUILDING(S)
NUMBER(S)
REQUESTED ADDITIONAL
HOUSE NUMBER(S)
OFFICIAL HOUSE NUMBERS
SHOWN IN RED
PRESIDENT, BOROUGH OF BROOKLYN
TOPOGRAPHICAL BUREAU
R. Kelly 9/7/2022
SEP 07 2022
JUL 1 9 2022
1 1ST FLOOR - FIRE PROTECTION
BLOCK No. 523
LOT No.(S) 1
VOL. 1
PAGE 21
OCCUPANCY LOAD SCHEDULE - 1ST FLOOR - NEW BUILDING PER TABLE 1004.1.1
EGRESS TRAVEL DISTANCE - 1ST FLOOR
DOOR CAPACITY - 1ST FLOOR
OCCUPANCY LOAD SCHEDULE - 1ST FLOOR - NEW BUILDING PER TABLE 1004.1.1
OCCUPANCY LOAD SCHEDULE - 1ST FLOOR - NEW BUILDING PER TABLE 1004.1.1
SCA
PRELIMINARY
NOT FOR CONSTRUCTION
107988
K680
06/10/2022
K680 HARBOR MS
FIRST FLOOR - FIRE
PROTECTION DRAWINGS
A021.00



1 ZONING LOT DIAGRAM
1" = 60'-0"

REGISTERED ARCHITECT
GABRIEL JOHN MASSA
NO. 027157
STATE OF NEW YORK

Consultants:
GRAVES-MMA JV ARCHITECTS, PLLC
341 Nassau St., Princeton, NJ 08540
T: 609.925.5409

SCA DM:	J. Morales
Discipline Lead:	T. McHugh
Drawn by:	MMA
Checked by:	MMA

Project:
M.S. 680, BROOKLYN
Address:
21-31 Delavan St. Brooklyn, NY 11232
Design No. or LLW No.: **107988**
Facility Code: **K680**

Drawing Title:
ZONING LOT DIAGRAM

Drawing No.:
Z1.00
Date: 06/06/2022

ATTACHMENT B

PROPERTY DEED

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

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

2022081100177001002E5E7A

RECORDING AND ENDORSEMENT COVER PAGE PAGE 1 OF 6

Document ID: 2022081100177001 Document Date: 05-26-2022 Preparation Date: 08-23-2022
Document Type: CORRECTION DEED
Document Page Count: 5

PRESENTER:
LEX TERRAE, LTD / PICK UP/ELTON
521 FIFTH AVENUE
23RD FLOOR/K255175(EW)
NEW YORK, NY 10175
212-599-1300
NYCID@LEXTERRAE.COM

RETURN TO:
LEX TERRAE, LTD / PICK UP/ELTON
521 FIFTH AVENUE
23RD FLOOR/K255175(EW)
NEW YORK, NY 10175
212-599-1300
NYCID@LEXTERRAE.COM

PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	523	1	Entire Lot		35 DELAVAN STREET

Property Type: OTHER

Borough	Block	Lot		Unit	Address
BROOKLYN	523	13	Entire Lot		21 DELAVAN STREET

Property Type: OTHER

CROSS REFERENCE DATA

CRFN: 2022000239883

PARTIES

GRANTOR/SELLER:
21 AND 35 DELAVAN LLC
C/O: ACUITY CAPITAL PARTNERS, ATTN: E. NEUMANN, 1745 BROADWAY, 17 FLOOR
NEW YORK, NY 10019

GRANTEE/BUYER:
NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY
30-30 THOMSON AVENUE
LONG ISLAND CITY, NY 11101

FEES AND TAXES

Mortgage :		
Mortgage Amount:	$	0.00
Taxable Mortgage Amount:	$	0.00
Exemption:		
TAXES: County (Basic):	$	0.00
City (Additional):	$	0.00
Spec (Additional):	$	0.00
TASF:	$	0.00
MTA:	$	0.00
NYCTA:	$	0.00
Additional MRT:	$	0.00
TOTAL:	$	0.00
Recording Fee:	$	EXEMPT
Affidavit Fee:	$	0.00

Filing Fee: $ 0.00
NYC Real Property Transfer Tax: $ 0.00
NYS Real Estate Transfer Tax: $ 0.00

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 08-26-2022 13:11
City Register File No.(CRFN): **2022000336533**

City Register Official Signature

CORRECTION DEED

THIS INDENTURE made as of the 26th day of May , **2022**

BETWEEN

21 AND 35 DELAVAN LLC, a domestic limited liability company, with an office at c/o Acuity Capital Partners, Attention: Elliot Neumann, 1745 Broadway, 17th Floor, New York, New York 10019,

party of the first part, and

NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY, a public benefit authority created by The State of New York, having an address at 30-30 Thomson Avenue, Long Island City, New York 11101,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of **TEN AND NO/100** dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever, all of its right, title and interest in

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

SEE ATTACHED SCHEDULE A

PREMISES also known as 21 – 29 and 35 Delavan Street, Brooklyn, New York 11231.

BEING and intended to be the same premises conveyed to the party of the first part by Deed dated December 11, 2020 and recorded on December 28, 2020 as CRFN 2020000369440 in the office of the City Register of the City of New York.

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

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

This is a correction deed intended to correct that certain deed dated as of May 26, 2022 recorded June 15, 2022 as CRFN 2022000239883 which deed had an error in the Schedule A legal description. The correct Schedule A legal description is attached hereto.

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

IN PRESENCE OF:

_____

21 AND 35 DELAVAN LLC

By: _____

Name:**Elliot Neumann**
Title:Authorized Signatory

11074145.2

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

State of New York, County of ss:

On the 4th day of August in the year **2022** before me, the undersigned, personally appeared

ELLIOT NEUMANN

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

(signature and office of individual taking acknowledgment)

JASMINE HAHN
Notary Public, State of New York
No. 31-01HA4821308
Qualified in New York County
Commission Expires Jan 31, 2023

State of New York, County of ss:

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

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

(signature and office of individual taking acknowledgment)

DEED
WITOUT COVENANT AGAINST GRANTOR'S ACTS

Title No. KIN 255175

21 AND 35 DELAVAN LLC
to
NEW YORK CITY SCHOOL CONSTRUCTIONAUTHORITY

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by

11074145.2

DISTRICT
SECTION
BLOCK 523
LOT 13 & 1
COUNTY ~~OR TOWN~~ Kings
STREET ADDRESS 21-29 & 35 Delavan St.

Recorded at Request of
New York Title Research Corp

RETURN BY MAIL TO:

NYC SCHOOL CONSTRUCTION AUTHORITY
ATTN: EDWARD PEREZ, ESQ.
30-30 THOMSON AVENUE
LONG ISLAND CITY, NY 11101

SCHEDULE A – DESCRIPTION - page one of three

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:

As to Block 523 Lot 1:

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

BEGINNING at the corner formed by the intersection of the easterly side of Richards Street with the northerly side of Verona Street;

RUNNING THENCE northerly along the easterly side of Richards Street a distance of 200 feet to the corner formed by the intersection of the easterly side of Richards Street with the southerly side of Delevan Street;

THENCE easterly along the southerly side of Delevan Street a distance of 180 feet to a point;

THENCE southerly and parallel with the easterly side of Richards Street a distance of 200 feet to a point on the northerly side of Verona Street;

THENCE westerly along the northerly side of Verona Street a distance of 180 feet to the corner formed by the intersection of the easterly side of Richards Street with the northerly side of Verona Street, the point or place of BEGINNING.

For Information Only: Premises being known as 31-47 Delavan Street a/k/a 65-79 Richards Street a/k/a 40-56 Verona Street, Brooklyn, New York and designated as Block 523 Lot 1 as shown on Tax Map of the City of New York, County of Kings.

SCHEDULE A – DESCRIPTION - page two of three

As to Block 523 Lot 13:

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

BEGINNING at a point on the northerly side of Verona Street distant 180 feet easterly from the corner formed by the intersection of the northerly side of Verona Street with the easterly side of Richards Street;

RUNNING THENCE northerly and parallel with the easterly side of Richards Street a distance of 200 feet to a point on the southerly side of Delavan Street;

THENCE easterly along the southerly side of Delavan Street a distance of 120 feet to a point;

THENCE southerly and parallel with Richards Street a distance of 200 feet to a point on the northerly side of Verona Street:

THENCE westerly along the northerly side of Verona Street a distance of 120 feet to the point or place of BEGINNING.

For Information Only: Premises being known as 21-29 Delavan Street a/k/a 32-38 Verona Street, Brooklyn, New York and designated as Block 523 Lot 13 as shown on Tax Map of the City of New York, County of Kings.

SCHEDULE A – DESCRIPTION - page three of three

BLANKET DESCRIPTION

As to Block 523 Lots 1 and 13:

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

BEGINNING at the corner formed by the intersection of the easterly side of Richards Street with the northerly side of Verona Street;

RUNNING THENCE northerly along the easterly side of Richards Street a distance of 200 feet to the corner formed by the intersection of the easterly side of Richards Street with the southerly side of Delevan Street;

THENCE easterly along the southerly side of Delevan Street a distance of 300 feet to a point;

THENCE southerly and parallel with the easterly side of Richards Street a distance of 200 feet to a point on the northerly side of Verona Street;

THENCE westerly along the northerly side of Verona Street a distance of 300 feet to the corner formed by the intersection of the easterly side of Richards Street with the northerly side of Verona Street, the point or place of BEGINNING.

For Information Only: Premises being known as 31-47 Delavan Street a/k/a 65-79 Richards Street a/k/a 40-56 Verona Street, Brooklyn, New York, and 21-29 Delavan Street a/k/a 32-38 Verona Street Brooklyn, New York, and designated as Block 523 Lots 1 and 13, respectively, as shown on Tax Map of the City of New York, County of Kings.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

2022081100177001002S90FB

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

Document ID: 2022081100177001 Document Date: 05-26-2022 Preparation Date: 08-23-2022
Document Type: CORRECTION DEED

ASSOCIATED TAX FORM ID: 2022080100011

SUPPORTING DOCUMENTS SUBMITTED:

	Page Count
RECORDING FEE EXEMPTION DOCUMENTATION	1
RP - 5217 REAL PROPERTY TRANSFER REPORT	1

FOR CITY USE ONLY

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

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

REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

PROPERTY INFORMATION

1. Property Location: 35 (STREET NUMBER) | DELAVAN STREET (STREET NAME) | BROOKLYN (BOROUGH) | 11231 (ZIP CODE)

2. Buyer Name: NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY (LAST NAME / COMPANY) | (FIRST NAME)

(LAST NAME / COMPANY) | (FIRST NAME)

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

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

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

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

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

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

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐

7. New Construction on Vacant Land ☐

8. Seller Name: 21 AND 35 DELAVAN LLC (LAST NAME / COMPANY) | (FIRST NAME)

(LAST NAME / COMPANY) | (FIRST NAME)

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

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

SALE INFORMATION

10. Sale Contract Date: 5 / 17 / 2022 (Month / Day / Year)

11. Date of Sale / Transfer: 5 / 26 / 2022 (Month / Day / Year)

12. Full Sale Price: $ 0

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

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

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

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

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

15. Building Class: V 0

16. Total Assessed Value (of all parcels in transfer): 1,336,259

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

BROOKLYN 523 1 | BROOKLYN 523 13 |

2022080100011201O1

CERTIFICATION

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

BUYER			BUYER'S ATTORNEY	
BUYER SIGNATURE		DATE	LAST NAME	FIRST NAME
30-30 THOMSON AVENUE				
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER
LONG ISLAND CITY	NY	11101	SELLER	
CITY OR TOWN	STATE	ZIP CODE	x SELLER SIGNATURE Elliot Neumann	8/9/2022 DATE

2022080100011201

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

BUYER

BUYER SIGNATURE | DATE: 8/9/2022

30-30 THOMSON AVENUE

STREET NUMBER | STREET NAME (AFTER SALE)

LONG ISLAND CITY | NY | 11101

CITY OR TOWN | STATE | ZIP CODE

BUYER'S ATTORNEY

LAST NAME: Perez | FIRST NAME: Edward

AREA CODE: 718 | TELEPHONE NUMBER: 472-8226

SELLER

SELLER SIGNATURE | DATE

2022080100011201

ATTACHMENT C

DRAFT REMEDIAL INVESTIGATION REPORT (RIR)

(PROVIDED UNDER SEPARATE ATTACHMENT)

ATTACHMENT D

DRAFT REMEDIAL ACTION WORK PLAN (RAWP)

(PROVIDED UNDER SEPARATE ATTACHMENT)

ATTACHMENT E

PREVIOUS ENVIRONMENTAL REPORTS

(PROVIDED UNDER SEPARATE ATTACHMENT)

ATTACHMENT F

SAMPLING DATA SUMMARY TABLES

Subsurface (Phase II) Investigation
Soil Data Summary Table
Former Chesebrough Manufacturing
46 Verona Street, Brooklyn, NY

Analyte > RRSCOs	Detections > RRSCOs	Max Detection (ppm)	RRSCO (ppm)	Depth (ft bgs)
Benzo(a)anthracene	7	6 J	1	0.5-1.5, 1-2, 7-8 (max), 10-11
Benzo(a)pyrene	7	5.8 J	1	0.5-1.5, 1-2, 7-8 (max), 10-11
Benzo(b)fluoranthene	7	5.1	1	0.5-1.5 (max), 1-2, 7-8, 10-12
Chrysene	2	6.1 J	3.9	0.5-1.5, 7-8 (max)
Dibenzo(a,h)anthracene	1	0.69 J	0.33	0.5-1.5
Indeno(1,2,3-cd)pyrene	4	2 J	0.5	0.5-1.5 (max), 1-2, 7-8
Arsenic	4	117	16	1-2, 7-8, 9-11 (max), 10-11
Cadmium	1	8.99	4.3	1-2
Copper	3	789	270	1-2 (max), 7.5-8.5, 9-11
Lead	3	1,130	400	0.5-1.5 (max), 6-7
Mercury	7	15.6 D	0.81	6-7 (max), 6.5-7.5, 7-8, 10-11

D = Indicates an identified compound in an analysis that has been diluted.
J = The reported value is estimated.
ft bgs = feet below ground surface
ppm = parts per million
RRSCOs = Restricted Residential Soil Cleanup Objectives

Subsurface (Phase II) Investigation
Groundwater Data Summary Table
Former Chesebrough Manufacturing
46 Verona Street, Brooklyn, NY

Analyte > AWQSGVOs	Detections > AWQSGVs	Max Detection (ppb)	AWQSGV (ppb)
Benzene	1	6.7	1
Isopropylbenzene	1	15.4	5
n-propylbenzene	1	34.3	5
Hexachloroethane	1	44	5
Antimony (Total)	1	53.6	3
Arsenic (Total)	2	65.3	25
Barium (Total)	1	1,570	1,000
Copper (Total)	1	284	200
Lead (Total)	8	2,580	25
Manganese (Total)	8	1,110	300
Mercury (Total)	5	24	0.7
Nickel (Total)	1	108	100
Antimony (Dissolved)	1	56.3	3
Manganese (Dissolved)	7	688	300

ppb = parts per billion
AWQSGVs = Ambient Water Quality Standards and Guidance Values

Subsurface (Phase II) Investigation
Soil Vapor Data Summary Table
Former Chesebrough Manufacturing
46 Verona Street, Brooklyn, NY

Analyte	Total Detections	Max Detection ($\mu g/m^3$)	Type
1,1,1-Trichloroethane	5	11.5	Soil Vapor
1,1-Dichloroethane	4	0.142	Soil Vapor
1,1-Dichloroethene	1	0.829	Soil Vapor
1,2-Dichloroethane	6	1.13	Soil Vapor
Carbon tetrachloride	10	5.83	Soil Vapor
Chloromethane	4	0.874	Soil Vapor
cis-1,2-Dichloroethene	4	27.5	Soil Vapor
Tetrachloroethene	11	212	Soil Vapor
trans-1,2-Dichloroethene	2	12.1	Soil Vapor
Trichloroethene	9	203	Soil Vapor
Vinyl chloride	3	6.98	Soil Vapor

$\mu g/m^3$ = micrograms per cubic meter

Remedial Investigation (RI)
Soil Data Summary Table
Former Chesebrough Manufacturing
46 Verona Street, Brooklyn, NY

Analyte > RRSCOs	Detections > RRSCOs	Max Detection (ppm)	RRSCO (ppm)	Depth (ft bgs)
Benzo(a)Anthracene	10	79	1	0-0.2, 0-0.5, 0-2 (max), 3-5, 8-10, 10-12, 14-16
Benzo(a)Pyrene	6	67	1	0-0.2, 0-0.5, 0-2 (max), 3-5, 8-10, 10-12
Benzo(b)Fluoranthene	9	100	1	0-0.2, 0-0.5, 0-2 (max), 3-5
Benzo(k)Fluoranthene	1	33	3.9	0-2
Chrysene	1	75	3.9	0-2
Dibenz(a,h)Anthracene	6	9.8	0.33	0-0.2, 0-0.5, 0-2 (max), 8-10, 10-12, 11-13
Fluoranthene	1	160	100	0-2
Indeno(1,2,3-c,d)Pyrene	10	43	0.5	0-0.2, 0-0.5, 0-2 (max), 3-5, 7-9, 8-10, 10-12
Phenanthrene	1	130	100	0-2
Pyrene	1	140	100	0-2
Arsenic	11	93	16	0-0.2, 0-0.5, 0-2 (max), 3-5, 6-8
Barium	2	428	400	0-0.5 (max), 6-8
Cadmium	1	11.1	4.3	0-0.5
Copper	4	840 J	270	0-0.5, 0-2, 3-5, 8-10 (max)
Cyanide	1	41.6	27	0-2
Lead	17	4770	400	0-0.2, 0-0.5, 0-2, 3-5, 5-6, 6-8, 7-8, 7-9 (max), 9-10
Mercury	11	19.1 J	0.81	0-2 (max), 3-5, 6-8, 8-10, 10-12, 15-17
Total PCBs	1	1.1	1	0-0.5

J = The reported value is estimated.
ft bgs = feet below ground surface
ppm = parts per million
RRSCOs = Restricted Residential Soil Cleanup Objectives

Remedial Investigation (RI)
Groundwater Data Summary Table
Former Chesebrough Manufacturing
46 Verona Street, Brooklyn, NY

Analyte > AWQSGVOs	Detections > AWQSGVs	Max Detection (ppb)	AWQSGV (ppb)
Isopropylbenzene (Cumene)	2	5.4	5
N-Propylbenzene	2	7	5
Iron (Total)	6	13,800	300
Magnesium (Total)	3	57,600	35,000
Manganese (Total)	5	636	300
Sodium (Total)	5	165,000	20,000
Iron (Dissolved)	6	12,600	300
Magnesium (Dissolved)	3	50,500	35,000
Manganese (Dissolved)	5	599	300
Sodium (Dissolved)	5	122,000	20,000

ppb = parts per billion
AWQSGVs = Ambient Water Quality Standards and Guidance Values

Remedial Investigation (RI)
Soil Vapor Data Summary Table
Former Chesebrough Manufacturing
46 Verona Street, Brooklyn, NY

Analyte	Total Detections	Max Detection ($\mu g/m^3$)	Type
1,1,1-Trichloroethane	12	3,800 J	Soil Vapor
1,1,2-Trichloro-1,2,2-Trifluoroethane (Freon TF)	7	0.55 J	Soil Vapor
1,1-Dichloroethane	2	73 J	Soil Vapor
1,2-Dichlorotetrafluoroethane	2	3.1	Ambient Air
Carbon Tetrachloride	12	4.6	Soil Vapor
Chloromethane	18	2.4	Soil Vapor
Cis-1,2-Dichloroethylene	2	22	Soil Vapor
Methylene Chloride	13	17	Soil Vapor
Tetrachloroethylene (PCE)	23	220	Soil Vapor
Trichloroethylene (TCE)	14	5,200	Soil Vapor

J = The reported value is estimated.
$\mu g/m^3$ = micrograms per cubic meter

ATTACHMENT G

FEE WAIVER SUPPORTING LETTERS

NEW YORK STATE | Department of Taxation and Finance

January 31, 2022

New York City School Construction Authority (NYCSCA)
3030 Thomson Ave
Long Island City NY 11101

Dear Sir or Madam:

The Tax Law exempts New York State governmental entities such as your organization, New York City School Construction Authority (NYCSCA), from the payment of New York State and local sales and use taxes on their purchases. To make tax exempt purchases, a New York State governmental entity must present vendors with the entity's official purchase order or other documentation (e.g., payment voucher, contract of sale, Form AC 946, *Tax Exemption Certificate*, Form ST-129, *Exemption Certificate - Tax on occupancy of hotel rooms*, etc.) which indicates that the purchaser is a New York State governmental entity.

Tax exemption numbers and Form ST-119.1, *Exempt Organization Exempt Purchase Certificate*, are not issued to New York State governmental entities. If a vendor requests a tax exemption number or Form ST-119.1, *Exempt Organization Exempt Purchase Certificate*, from you, the New York City School Construction Authority (NYCSCA) may give the vendor a copy of this letter. This will assure the vendor that a governmental purchase order, or other evidence that New York City School Construction Authority (NYCSCA) is the purchaser, and this letter are the only documentation the vendor needs to not collect sales tax.

For additional information, please refer to Publication 843, *A Guide to Sales Tax in New York State for Exempt Organizations*, which is available on the New York State Tax Department website at www.tax.ny.gov.

New York State Department of Taxation and Finance
OTPA-Taxpayer Guidance Division
Sales Tax Exempt Organizations Unit

December 13, 2022

New York State Department of Environmental Remediation
DER Bureau of Technical Support
625 Broadway, 11th Floor
Albany, New York 12233-7020

RE: Brownfield Cleanup Application
Former Chesebrough Manufacturing
Brooklyn, New York 11231

To Whom It May Concern:

The New York City School Construction Authority (NYCSCA) is established and enabled pursuant to New York State Public Authorities Law (PAL), Section 1727, et al. as a public benefit corporation. The NYCSCA is exempt from taxes, special assessments and ad valorem levies to the city of New York on any real or personal property pursuant to PAL Section 1742. The NYCSCA is also exempt from New York State and local sales and use taxes on its purchases pursuant to the Tax Law of the State of New York. Therefore, NYCSCA is unable to benefit from tax credits in any form, and hereby waives any rights it may have to seek or utilize tax credits under the DEC Brownfield Cleanup Program.

Sincerely,

Nadine Rivellese
General Counsel
30-30 Thomson Avenue
Long Island City, New York 11101-3045

ATTACHMENT H

DOCUMENT REPOSITORY ACKNOWLEDGEMENT

Environmental, Planning, and Engineering Consultants
440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com

September 6, 2022

Brooklyn Community Board 6
250 Baltic Street
Brooklyn, NY 11201

Re: Document Repository for 31 Delavan Street, Brooklyn, NY

To Whom It May Concern:

AKRF, Inc. is submitting a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application on behalf of the New York City School Construction Authority (NYCSCA) for the project site located at 31 Delavan Street, Brooklyn, NY 11231. As required by NYSDEC, Brooklyn Community Board 6 will be the repository to which all pertinent electronic documents generated for this project will be sent. Please understand that these documents will have to be made available to the public when requested until the NYSDEC determines that these documents are no longer needed.

Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to abosco@akrf.com. Please call me at (646) 388-9576 with any questions. Thank you.

Sincerely,
AKRF, Inc.

Adrianna Bosco
Technical Director

ACKNOWLEDGED AND ACCEPTED:

Michael Racioppo	District Manager	
Name	Title	Signature

Environmental, Planning, and Engineering Consultants
440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com

October 19, 2022

Brooklyn Public Library-Red Hook Branch
7 Wolcott Street
Brooklyn, NY 11231

Re: Document Repository for 46 Verona Street, Brooklyn, NY

Dear Ms. Alexander:

AKRF, Inc. is submitting a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application on behalf of the New York City School Construction Authority (NYCSCA) for the project site located at 46 Verona Street, Brooklyn, NY 11231. As required by NYSDEC, a local public library branch will be the repository to which all pertinent electronic documents (CD-rom) generated for this project will be sent. Please understand that these documents will have to be made available to the public when requested until the NYSDEC determines that these documents are no longer needed. Hardcopies of the documents are available upon request.

Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to abosco@akrf.com. Please call me at (646) 388-9576 with any questions. Thank you.

Sincerely,
AKRF, Inc.

Adrianna Bosco
Technical Director

ACKNOWLEDGED AND ACCEPTED:

Gretchen Alexander	Librarian	
Name	Title	Signature