

# NYSDEC BROWNFIELD CLEANUP PROGRAM APPLICATION

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FORMER JUST4WHEELS SITE  
89-91 GERRY STREET  
BLOCK 2266, LOTS 40, 41  
BROOKLYN, NEW YORK

PREPARED FOR:  
GERRY GARDENS LLC  
320 ROEBLING STREET SUITE 106  
BROOKLYN, NEW YORK 11211



Haley & Aldrich of New York  
237 W 35<sup>th</sup> Street  
16<sup>th</sup> Floor  
New York, NY 10123  
Tel: 646.277.5686

30 March 2021  
File No. 135597

Chief, Site Control Section  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway, 11<sup>th</sup> Floor  
Albany, New York 12233

Subject: Brownfield Cleanup Program Application  
Former Just4Wheels Site  
89-91 Gerry Street  
Brooklyn, New York 11206 (Site)

Ladies and Gentlemen,

Haley & Aldrich of New York, on behalf of Gerry Gardens LLC has prepared this Brownfield Cleanup Program Application for the above referenced Site pursuant to the Pre-Application Meeting on 25 January 2021 and as per comments provided by the New York State Department of Environmental Conservation (NYSDEC) on 24 March 2021. The comments have been addressed as follow:

1. Section IV: The section "Past Land Use" has been incorporated into the site narrative as found on PDF page 54.
2. Section IX Site Contact List: The second date of correspondence with the Community Board has been revised to 19 January 2021 as found on PDF page 72.
3. Comments from the Project Manager on Section III and the Environmental Assessment in Section IV:
  - a. Section IV.5, Environmental Assessment: The Environmental Assessment section has been revised to follow the instruction and format provided in PDF page 54.
  - b. The date of sampling is included in the notes section on all three figures (Renumbered Figures 1-3)
  - c. The soil vapor figure (Renumbered Figure 3) was revised to include other detected VOCs in both sampling locations.
  - d. A Surrounding Land Use map has been included as Figure 7.

Enclosed in this package is a USB drive which contains a Phase I Environmental Site Assessment and a Limited Phase II Environmental Site Investigation dated October 2020 completed for Waterfront Management New York.

Should you have any questions, please do not hesitate to contact me at (646) 277-5686 or via email at [jbellew@haleyaldrich.com](mailto:jbellew@haleyaldrich.com).



Sincerely Yours,  
HALEY & ALDRICH OF NEW YORK



James M. Bellew  
Senior Associate

Enclosed copies provided via email to:

Moses Karpen (Gerry Gardens LLC)  
Jon Schuyler Brooks (Freeborn & Peters LLP)  
Gerard Burke (NYSDEC)  
Jane O'Connell (NYSDEC)  
Patrick Foster (NYSDEC)

Email: [moses@waterfrontmanagementny.com](mailto:moses@waterfrontmanagementny.com)  
Email: [jbrooks@freeborn.com](mailto:jbrooks@freeborn.com)  
Email: [gerard.burke@dec.ny.gov](mailto:gerard.burke@dec.ny.gov)  
Email: [jane.oconnell@dec.ny.gov](mailto:jane.oconnell@dec.ny.gov)  
Email: [patrick.foster@dec.ny.gov](mailto:patrick.foster@dec.ny.gov)



# BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

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

Yes  No      If yes, provide existing site number: \_\_\_\_\_

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

<b>Section I. Requestor Information - See Instructions for Further Guidance</b>		DEC USE ONLY BCP SITE #:
NAME Gerry Gardens LLC		
ADDRESS 320 Roebling Street Suite 106		
CITY/TOWN Brooklyn, New York		ZIP CODE 11211
PHONE 718-302-3180	FAX N/A	E-MAIL moses@waterfrontmanagementny.com
<p>Is the requestor authorized to conduct business in New York State (NYS)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> <li>If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the <a href="#">NYS Department of State's Corporation &amp; Business Entity Database</a>. A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application to document that the requestor is authorized to do business in NYS. <b>Please note:</b> If the requestor is an LLC, the members/owners names need to be provided on a separate attachment.</li> </ul> <p>Do all individuals that will be certifying documents meet the requirements detailed below? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> <li>Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of <a href="#">DER-10: Technical Guidance for Site Investigation and Remediation</a> and Article 145 of New York State Education Law. <b>Documents that are not properly certified will be not approved under the BCP.</b></li> </ul>		

<b>Section II. Project Description</b>
<p>1. What stage is the project starting at?      <input checked="" type="checkbox"/> Investigation      <input type="checkbox"/> Remediation</p> <p>NOTE: If the project is proposed to start at the remediation stage, a Remedial Investigation Report (RIR) at a minimum is required to be attached, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Work Plan are also attached (see DER-10 / Technical Guidance for Site Investigation and Remediation for further guidance) then a 45-day public comment period is required.</p> <p>2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2):      <input type="checkbox"/> Yes      <input type="checkbox"/> No</p> <p>3. Please attach a short description of the overall development project, including:</p> <ul style="list-style-type: none"> <li>the date that the remedial program is to start; and</li> <li>the date the Certificate of Completion is anticipated.</li> </ul>

### Section III. Property's Environmental History

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

To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit the information requested in this section in electronic format only***):

- 1. Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903). **Please submit a separate electronic copy of each report in Portable Document Format (PDF).**

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

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum			
Chlorinated Solvents		yes	yes
Other VOCs			
SVOCs	yes	yes	not sampled
Metals	yes	yes	not sampled
Pesticides	yes		not sampled
PCBs	yes		not sampled
Other*			

\*Please describe: \_\_\_\_\_

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

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

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

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?\*

(\*answering No will result in an incomplete application)

Yes  No

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

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

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

**Section IV. Property Information - See Instructions for Further Guidance**

PROPOSED SITE NAME Former Just4Wheels Site

ADDRESS/LOCATION 89-91 Gerry Street

CITY/TOWN Brooklyn, New York ZIP CODE 11206

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): Brooklyn

COUNTY Brooklyn SITE SIZE (ACRES) 0.11

LATITUDE (degrees/minutes/seconds) 40 ° 42 ' 07.30 " LONGITUDE (degrees/minutes/seconds) 73 ° 56 ' 49.23 "

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

Parcel Address	Section No.	Block No.	Lot No.	Acreage
89 Gerry Street	3	2266	41	0.057
91 Gerry Street	3	2266	40	0.057

- 1. Do the proposed site boundaries correspond to tax map metes and bounds?  Yes  No  
If no, please attach an accurate map of the proposed site.
- 2. Is the required property map attached to the application?  Yes  No  
(application will not be processed without 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) Yes  No   
If yes, identify census tract : Kings County 507  
Percentage of property in En-zone (check one):  0-49%  50-99%  100%
- 4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)?  Yes  No  
If yes, identify name of properties (and site numbers if available) in related BCP applications: \_\_\_\_\_
- 5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?  Yes  No
- 6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law?  Yes  No  
If yes, attach relevant supporting documentation.
- 7. Are there any lands under water?  Yes  No  
If yes, these lands should be clearly delineated on the site map.

**Section IV. Property Information (continued)**

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

Easement/Right-of-way Holder

Description

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

Type

Issuing Agency

Description

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

Are the Property Description and Environmental Assessment narratives included in the **prescribed format**?  Yes  No

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

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

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

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

13. If you have answered Yes to Question 12, above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?  Yes  No

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

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

Initials of each Requestor: \_\_\_\_\_

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

<b>Section V. Additional Requestor Information</b> <b>See Instructions for Further Guidance</b>	DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____
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NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE **Moses Karpen**

ADDRESS **320 Roebling Street #106**

CITY/TOWN **Brooklyn** ZIP CODE **11211**

PHONE <b>718-302-3180</b>	FAX <b>N/A</b>	E-MAIL <b>moses@waterfrontmanagementny.com</b>
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NAME OF REQUESTOR'S CONSULTANT **James Bellew, Haley & Aldrich of New York**

ADDRESS **235 W 35th Street, 16th Floor**

CITY/TOWN **New York** ZIP CODE **10123**

PHONE <b>646-277-5686</b>	FAX <b>N/A</b>	E-MAIL <b>jbellew@haleyaldrich.com</b>
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NAME OF REQUESTOR'S ATTORNEY **Jon Schuyler Brooks, Freeborn & Peters LLP**

ADDRESS **230 Park Avenue, Suite 630**

CITY/TOWN **New York** ZIP CODE **10169**

PHONE <b>646-993-4456</b>	FAX <b>N/A</b>	E-MAIL <b>jbrooks@freeborn.com</b>
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**Section VI. Current Property Owner/Operator Information – if not a Requestor**

CURRENT OWNER'S NAME **GGH Holdings LLC** OWNERSHIP START DATE: **08/31/2016**

ADDRESS **164 Hewes Street**

CITY/TOWN **Brooklyn, NY** ZIP CODE **11211**

PHONE <b>718-625-6876</b>	FAX <b>N/A</b>	E-MAIL <b>N/A</b>
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CURRENT OPERATOR'S NAME **Just4Wheels Car, Truck, and Van Rental**

ADDRESS **324 E White Horse Pike**

CITY/TOWN **Galloway, New Jersey** ZIP CODE **08205**

PHONE <b>877-650-3500</b>	FAX <b>N/A</b>	E-MAIL <b>N/A</b>
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**PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".**

**IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.**

**Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)**

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

1. Are any enforcement actions pending against the requestor regarding this site?  Yes  No
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?  Yes  No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.  Yes  No



**Section VII. Requestor Eligibility Information (continued)**

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment.  Yes  No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information.  Yes  No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?  Yes  No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state?  Yes  No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC?  Yes  No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?  Yes  No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?  Yes  No
11. Are there any unregistered bulk storage tanks on-site which require registration?  Yes  No

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

PARTICIPANT

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

VOLUNTEER

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

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

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

**Section VII. Requestor Eligibility Information (continued)**

Requestor Relationship to Property (check one):

- Previous Owner  Current Owner  Potential /Future Purchaser  Other \_\_\_\_\_

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

- Yes  No

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

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

1. Is / was the property, or any portion of the property, listed on the National Priorities List?  
If yes, please provide relevant information as an attachment.  Yes  No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305?  Yes  No  
If yes, please provide: Site # \_\_\_\_\_ Class # \_\_\_\_\_
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility?  Yes  No  
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? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation.  Yes  No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10?  Yes  No  
If yes, please provide: Order # \_\_\_\_\_
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?  Yes  No  
If yes, please provide explanation as an attachment.

**Section IX. Contact List Information**

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

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

**Section X. Land Use Factors**

1. What is the current municipal zoning designation for the site? R7-A

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

Residential    Commercial    Industrial

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

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

**Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.**

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

If residential, does it qualify as single family housing?  Yes    No

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

Yes    No

Yes, recent development in the neighborhood has been predominantly residential.

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

Yes    No

Yes, the current zoning is R7A. R7 districts are medium-density apartment house districts which typically produce high lot coverage, seven- to nine- story apartment buildings, blending with existing buildings in many established neighborhoods.

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

Yes    No

Broadway Triangle Urban Renewal Area.

**XI. Statement of Certification and Signatures**

(By requestor who is an individual)

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

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

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

(By a requestor other than an individual)

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

Date: 2/11/21 Signature: \_\_\_\_\_

Print Name: Moses Karpen

**SUBMITTAL INFORMATION:**

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

**FOR DEC USE ONLY**

**BCP SITE T&A CODE:** \_\_\_\_\_ **LEAD OFFICE:** \_\_\_\_\_

**Supplemental Questions for Sites Seeking Tangible Property Credits in New York City ONLY.** Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a) must be submitted if requestor is seeking this determination.

**BCP App Rev 10**

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Please answer questions below and provide documentation necessary to support answers.</b>	
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see <a href="#">DEC's website</a> for more information.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Is the property upside down or underutilized as defined below?	Upside Down? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Underutilized? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>From ECL 27-1405(31):</b>	
<p>"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</p>	
<b>From 6 NYCRR 375-3.2(I) as of August 12, 2016:</b> (Please note: Eligibility determination for the underutilized category can only be made at the time of application)	
375-3.2:	
<p>(I) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and</p> <p>(1) the proposed use is at least 75 percent for industrial uses; or</p> <p>(2) at which:</p> <p>(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;</p> <p>(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and</p> <p>(iii) one or more of the following conditions exists, as certified by the applicant:</p> <p>(a) property tax payments have been in arrears for at least five years immediately prior to the application;</p> <p>(b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or</p> <p>(c) there are no structures.</p>	
<p>"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.</p>	

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

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

- Project is an Affordable Housing Project - Regulatory Agreement Attached;
- Project is Planned as Affordable Housing, But Agreement is Not Yet Available\* (\*Checking this box will result in a “pending” status. The Regulatory Agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.);
- This is Not an Affordable Housing Project.

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

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

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

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

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

**BCP Application Summary (for DEC use only)**

**Site Name:** Former Just4Wheels Site  
**City:** Brooklyn, New York

**Site Address:** 89-91 Gerry Street  
**County:** Brooklyn **Zip:** 11206

**Tax Block & Lot**  
**Section (if applicable):** 3 **Block:** 2266 **Lot:** 41

**Requestor Name:** Gerry Gardens LLC  
**City:** Brooklyn, New York

**Requestor Address:** 320 Roebling Street Suite 106  
**Zip:** 11211 **Email:** moses@waterfrontmanagementny.com

**Requestor's Representative (for billing purposes)**

**Name:** Moses Karpen  
**City:** Brooklyn

**Address:** 320 Roebling Street #106  
**Zip:** 11211

**Email:** moses@waterfrontmanagementny.com

**Requestor's Attorney**

**Name:** Jon Schuyler Brooks, Freeborn & Peters LLP  
**City:** New York

**Address:** 230 Park Avenue, Suite 630  
**Zip:** 10169

**Email:** jbrooks@freeborn.com

**Requestor's Consultant**

**Name:** James Bellew, Haley & Aldrich of New York  
**City:** New York

**Address:** 235 W 35th Street, 16th Floor  
**Zip:** 10123

**Email:** jbellew@haleyaldrich.com

**Percentage claimed within an En-Zone:**  0%  <50%  50-99%  100%

**DER Determination:**  Agree  Disagree

**Requestor's Requested Status:**  Volunteer  Participant

**DER/OGC Determination:**  Agree  Disagree  
Notes:

**For NYC Sites, is the Requestor Seeking Tangible Property Credits:**  Yes  No

**Does Requestor Claim Property is Upside Down:**  Yes  No

**DER/OGC Determination:**  Agree  Disagree  Undetermined

Notes:

**Does Requestor Claim Property is Underutilized:**  Yes  No

**DER/OGC Determination:**  Agree  Disagree  Undetermined

Notes:

**Does Requestor Claim Affordable Housing Status:**  Yes  No  Planned, No Contract

**DER/OGC Determination:**  Agree  Disagree  Undetermined

Notes:





**NEW YORK STATE  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

**SECTION III**

**PROPERTY'S ENVIRONMENTAL HISTORY**

Please follow instructions on application form.

**SECTION IV**

**PROPERTY INFORMATION**

Proposed Site Name

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

Site Address

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

Site Size

Provide the approximate acreage of the site.

GIS Information

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

Tax Parcel Information

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

1. Tax Map Boundaries

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

2. Map

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

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**SECTION IV (continued)**

3. En-zone

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

4. Multiple applications

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

10. Property Description Narrative

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

Location

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

Site Features:

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

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

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

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

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

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

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**SECTION IV (continued)**

Property Description Narrative (continued)

Site Geology and Hydrogeology:

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

Environmental Assessment

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

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

**A typical Environmental Assessment would look like the following:**

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

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

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

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

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

**SECTION V**

**ADDITIONAL REQUESTOR INFORMATION**

Representative Name, Address, etc.

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

Consultant and Attorney Name, Address, etc.

Provide requested information.

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

Owner Name, Address, etc.

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

Operator Name, Address, etc.

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

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

**SECTION VII                      REQUESTOR ELIGIBILITY INFORMATION**

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

**SECTION VIII                      PROPERTY ELIGIBILITY INFORMATION**

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

1. CERCLA / NPL Listing

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

2. Registry Listing

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

3. RCRA Listing

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

4. Registry / RCRA sites owned by volunteers

If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation.

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**SECTION VIII (continued)**

5. Existing Order

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

6. Enforcement Action Pending

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

**SECTION IX                      CONTACT LIST INFORMATION**

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

**SECTION X                      LAND USE FACTORS**

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

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

**SECTION XI                      SIGNATURE PAGE**

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

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**DETERMINATION OF A COMPLETE APPLICATION**

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

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**DETERMINATION OF A COMPLETE APPLICATION (continued)**

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

# **ATTACHMENT A**

## **Section I: Requestor Information**



**SECTION I: REQUESTOR INFORMATION**

The Requestor is Gerry Gardens LLC. Moses Karpen is the sole Member and Managing Member of Gerry Gardens LLC.

The Requestor is in contract to purchase the property and upon consummation of the contemplated transaction will be the owner of the real property located at 89-91 Gerry Street, Block 2266, Lots 40 and 41, Brooklyn, New York comprising the Site, and has full access to comply with the obligations of the Brownfield Cleanup Program (BCP). The current Owner is GGH Holdings LLC. The contact information for the requestor and current owner is:

Gerry Gardens LLC

320 Roebling Street #106  
Brooklyn, New York 11211

Phone: 718-302-3180

Fax: N/A

Email: [moses@waterfrontmanagementny.com](mailto:moses@waterfrontmanagementny.com)

GGH Holdings LLC

164 Hewes Street  
Brooklyn, New York 11211

Phone: (718) 625-6876

Fax: N/A

Email: N/A

A printout of the entity information from the NYS Department of state's Corporation & Business Entity Database for Gerry Gardens LLC is included in this attachment.

All documents will be certified by Haley & Aldrich of New York and/or Gerry Gardens LLC in accordance with DER-10 Section 1.5 by James Bellew.

# NYS Department of State

## Division of Corporations

### Entity Information

The information contained in this database is current through December 29, 2020.

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Selected Entity Name: GERRY GARDENS LLC

Selected Entity Status Information

**Current Entity Name:** GERRY GARDENS LLC

**DOS ID #:** 5847894

**Initial DOS Filing Date:** SEPTEMBER 30, 2020

**County:** ALBANY

**Jurisdiction:** NEW YORK

**Entity Type:** DOMESTIC LIMITED LIABILITY COMPANY

**Current Entity Status:** ACTIVE

Selected Entity Address Information

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

GERRY GARDENS LLC  
 320 ROEBLING STREET SUITE 106  
 BROOKLYN, NEW YORK, 11211

**Registered Agent**

NONE

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

**\*Stock Information**

# of Shares	Type of Stock	\$ Value per Share
No Information Available		

\*Stock information is applicable to domestic business corporations.

**Name History**

Filing Date	Name Type	Entity Name
SEP 30, 2020	Actual	GERRY GARDENS LLC

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

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

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# **ATTACHMENT B**

## **Section II: Project Description**

## **SECTION II: PROJECT DESCRIPTION**

The Requestor seeks to enter the BCP at the investigation stage. A Phase I Environmental Site Assessment (Phase I) and a Limited Phase II Environmental Site Investigation (Phase II) were completed at the Site in October 2020. The Phase I and Phase II reports are included in electronic format.

Upon review of the analytical results of the Phase II, the project was referred to the NYSDEC due to, among other things, elevated levels of metals and polycyclic aromatic hydrocarbons (PAHs) in soil, as well as residual chlorinated VOC contamination indicated in soil vapor and groundwater. While the Phase II helped characterize the Site, it did not determine the nature and extent of contamination at the Site. Requestor is, therefore, also submitting for NYSDEC approval a Draft Remedial Investigation Work Plan along with this BCP Application.

Once NYSDEC approves Requestor's BCP Application as being ready for public comment and Requestor's Draft Remedial Investigation Work Plan as being potentially sufficient to determine the nature and extent of contamination at the Site, Requestor asks that public comment be solicited upon the Draft Remedial Investigation Work Plan simultaneously with comment upon its BCP Application.

The proposed project also includes a remediation and redevelopment of the Site. While the development plans are conceptual at this time, the anticipated project will consist of a 6-story residential building with a one-level cellar encompassing the entire site footprint and extending approximately 11 feet below current grade.

**Project Schedule:**

It is anticipated that, once Requestor is accepted into the BCP and the Remedial Investigation Work Plan is approved by the Department, the remedial investigation will commence within 2-3 months. The design and implementation of the remedy would start within six to 12 months following acceptance of the Remedial Investigation Report by NYSDEC. It is anticipated the remedial program will be completed by mid-2022. A tentative projected schedule is below.

Task	Duration	Start	End	2021												2022						
				Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	
Application Execution, Permitting, Remedial Investigation, Remedy Design	240	2/1/2021	8/1/2021	[Shaded]												[Shaded]						
Remedy Implementation	60	8/1/2021	10/1/2021	[Shaded]												[Shaded]						
Preparation of FER and SMP	30	10/1/2021	11/1/2021	[Shaded]												[Shaded]						
NYSDEC & NYSDOH Review of FER & SMP	45	11/1/2021	12/15/2021	[Shaded]												[Shaded]						
NYSDEC Issues COC	30	12/15/2021	1/15/2022	[Shaded]												[Shaded]						

**Notes:**

- FER: Final Engineering Report
- SMP: Site Management Plan
- COC: Certificate of Completion

## **ATTACHMENT C**

### **Section III: Property's Environmental History**



## **SECTION III - PROPERTY'S ENVIRONMENTAL HISTORY**

### **SECTION III.1: Reports**

The Phase I Environmental Site Assessment and the Limited Phase II Environmental Site Investigation, also included herewith in electronic format in Section III.1, were prepared by Haley & Aldrich of New York in October 2020 for Waterfront Management New York, and certified to Gerry Gardens LLC as part of its intention to purchase the Site for redevelopment.

As found during the Limited Environmental Assessment, the site encompassing two adjoining parcels was developed in the late 1880s with two three-story dwellings and one one-story dwelling along Gerry Street, and one dwelling in the rear of the 91 Gerry Street parcel. By 1904, the dwellings along Gerry Street had been razed and the property was converted to a store, stable, and carriage house. By 1935, a garage replaced the former carriage house, and a laundry facility began operations on the 89 Gerry Street parcel. By the late 1940s, the laundry facility expanded operations to the 91 Gerry Street parcel. The laundry facilities on 89 and 91 Gerry Street operated until the late 1970s. By 1979, the buildings used as laundry facilities were razed and the parcels remained vacant until the mid-2000s. According to aerial photographs, parking operations began at the subject site beginning in the mid to late-2000s. The site remained a parking lot through the present and is currently occupied by Just 4 Wheels Car, Truck, and Van Rental. GGH Holdings LLC purchased the Site from Vinfeild Realty Corp. in August 2016.

## **Section III.1: Reports**

### **October 2020 Phase I Environmental Site Assessment and Phase II Limited Environmental Site Investigation**

## **SECTION III.2: Sampling Data**

See Application Section III.2 for overview tables of the sampling data from the Phase II conducted on October 1<sup>st</sup>, 2020. The findings of the Phase II investigation are as follows:

*Soil:* Four pesticides including Dieldrin (0.00608 mg/kg), 4,4'-DDE (maximum 0.0699 mg/kg), 4,4'-DDD (maximum 0.0226 mg/kg), and 4,4'-DDT (maximum 0.125 mg/kg) were detected in shallow soils above the New York State Department of Environmental Conservation (NYSDEC) 6NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs). No pesticides were detected above Restricted-Residential Use Soil Cleanup Objectives (RRSCOs). No VOCs were detected in any sample above UUSCOs or RRSCOs. One PCB, Aroclor 1254 (0.159 mg/kg) was detected in boring B-5 (0-2') above UUSCOs but not RRSCOs. Multiple SVOCs were detected in soil samples including benzo(a)anthracene (maximum 17 mg/kg), benzo(a)pyrene (maximum 16 mg/kg), benzo(b)fluoranthene (maximum 19 mg/kg), benzo(k)fluoranthene (maximum 7.2 mg/kg), chrysene (maximum 16 mg/kg), dibenzo(a,h)anthracene (maximum 2.5 mg/kg), and indeno(1,2,3-cd)pyrene (maximum 9.5 mg/kg) were detected above UUSCOs and RRSCOs. Three metals including total lead (maximum 449 mg/kg), total mercury (maximum 5.56 mg/kg), and total zinc (maximum 347 mg/kg) were detected above UUSCOs, with mercury detected above RRSCOs at boring B-4 (1-3') at 1.44 mg/kg and B-5 (0-2') at 5.56 mg/kg, and lead detected above RRSCOs at boring B-5 (0-2') at 449 mg/kg.

*Groundwater:* Two VOCs, vinyl chloride (29 µg/L) and cis-1,2-dichloroethene (maximum 260 µg/L) were detected above NYSDEC 6NYCRR Part 703.5 Class GA Ambient Water Quality Standards (AWQS). Multiple SVOCs, including benzo(a)anthracene (maximum 0.07 µg/L), benzo(a)pyrene (maximum 0.06 µg/L), benzo(b)fluoranthene (maximum 0.06 µg/L), benzo(k)fluoranthene (maximum 0.05 µg/L), chrysene (maximum 0.07 µg/L), and indeno(1,2,3-cd)pyrene (maximum 0.05 µg/L) were identified above AWQS in both temporary monitoring wells. Three total metals including iron (maximum 3810 µg/L), manganese (320.2 µg/L), and sodium (maximum 88800 µg/L) were detected above AWQS

*Soil Vapor:* Soil vapor results were compared to the New York State Department of Health (NYSDOH) Final Guidance on Soil Vapor Intrusion, May 2017, Matrix A, B, and C guidance values. Three VOCs were detected at soil vapor point one exceeding the sub-slab soil vapor guidance values including vinyl chloride (455 µg/m<sup>3</sup>), cis-1,2-dichloroethene (658 µg/m<sup>3</sup>), and trichloroethene (118 µg/m<sup>3</sup>). Multiple other VOCs were detected in both vapor samples, but did not exceed guidance values, including tetrachloroethene (maximum 17 µg/m<sup>3</sup>) carbon disulfide (maximum 87.2 µg/m<sup>3</sup>), trans-1,2-dichloroethene (maximum 14.3 µg/m<sup>3</sup>), 2,2,4-trimethylpentane (maximum 13.4 µg/m<sup>3</sup>), toluene (maximum 47.5 µg/m<sup>3</sup>), ethylbenzene (maximum 15.7 µg/m<sup>3</sup>), and o-Xylene (maximum 17.7 µg/m<sup>3</sup>).

See attached Analytical results from the Phase II (Tables 1 through 3). Please also refer to the attached USB drive containing the full Phase II submitted to Waterfront Management New York in October 2020.

## **Section III.2: Sampling Data**

**Analytical Results from October 2020 Phase II (Tables 1 through 3 –  
extracted from the Phase II)**

Table 1. Soil Analytical Results  
89-93 Gerry Street, Brooklyn, NY

Sample ID:	B-1 (3-5')		B-1 (10-12')		B-3 (1-3')		B-3 (13-15')		B-4 (1-3')		B-4 (10-12')		B-5 (0-2')		B-5 (10-12')				
Collection Date:	10/1/2020		10/1/2020		10/1/2020		10/1/2020		10/1/2020		10/1/2020		10/1/2020		10/1/2020				
Lab ID:	L2041810-01		L2041810-02		L2041810-03		L2041810-04		L2041810-05		L2041810-06		L2041810-07		L2041810-08				
Sample Type:	SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL				
	NY-RESRR	NY-UNRES	Units	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual		
<b>General Chemistry</b>																			
Solids, Total			%	81.9		78.9		84.8		84.3		89.4		84.8		84.7		80.8	
<b>Organochlorine Pesticides by GC</b>																			
Delta-BHC	100	0.04	mg/kg	0.00188	U	0.00197	U	0.00182	U	0.00186	U	0.00177	U	0.00183	U	0.00183	U	0.00191	U
Lindane	1.3	0.1	mg/kg	0.000782	U	0.000822	U	0.000757	U	0.000776	U	0.000736	U	0.000761	U	0.000764	U	0.000796	U
Alpha-BHC	0.48	0.02	mg/kg	0.000782	U	0.000822	U	0.000757	U	0.000776	U	0.000736	U	0.000761	U	0.000764	U	0.000796	U
Beta-BHC	0.36	0.036	mg/kg	0.00188	U	0.00197	U	0.00182	U	0.00186	U	0.00177	U	0.00183	U	0.00183	U	0.00191	U
Heptachlor	2.1	0.042	mg/kg	0.000939	U	0.000987	U	0.000908	U	0.000931	U	0.000884	U	0.000914	U	0.000917	U	0.000956	U
Aldrin	0.097	0.005	mg/kg	0.00188	U	0.00197	U	0.00182	U	0.00186	U	0.00177	U	0.00183	U	0.00183	U	0.00191	U
Heptachlor epoxide			mg/kg	0.00352	U	0.0037	U	0.00341	U	0.00349	U	0.00176	JIP	0.00342	U	0.00198	JIP	0.00358	U
Endrin	11	0.014	mg/kg	0.000782	U	0.000822	U	0.000757	U	0.000776	U	0.000736	U	0.000761	U	0.000764	U	0.000796	U
Endrin aldehyde			mg/kg	0.0304		0.00247	U	0.00227	U	0.00233	U	0.00221	U	0.00228	U	0.00229	U	0.00239	U
Endrin ketone			mg/kg	0.00188	U	0.00197	U	0.00182	U	0.00186	U	0.00177	U	0.00183	U	0.00183	U	0.00191	U
Dieldrin	0.2	0.005	mg/kg	0.00304		0.00123	U	0.00141	U	0.00116	U	0.0011	U	0.00114	U	0.00608	IP	0.00119	U
4,4'-DDE	8.9	0.0033	mg/kg	0.0105		0.00197	U	0.000478	JIP	0.00186	U	0.00264	IP	0.00183	U	0.0699		0.00191	U
4,4'-DDD	13	0.0033	mg/kg	0.00738		0.00197	U	0.000764	JIP	0.00186	U	0.00177	U	0.00183	U	0.0226		0.00191	U
4,4'-DDT	7.9	0.0033	mg/kg	0.0154		0.0037	U	0.00753		0.00349	U	0.00331	U	0.00342	U	0.125		0.00358	U
Endosulfan I	24	2.4	mg/kg	0.00188	U	0.00197	U	0.00182	U	0.00186	U	0.00177	U	0.00183	U	0.00183	U	0.00191	U
Endosulfan II	24	2.4	mg/kg	0.0027	IP	0.00197	U	0.00182	U	0.00186	U	0.00887	IP	0.00183	U	0.00136	JIP	0.00191	U
Endosulfan sulfate	24	2.4	mg/kg	0.000782	U	0.000822	U	0.000757	U	0.000776	U	0.000736	U	0.000761	U	0.000764	U	0.000796	U
Methoxychlor			mg/kg	0.00352	U	0.0037	U	0.00341	U	0.00349	U	0.00331	U	0.00342	U	0.00344	U	0.00358	U
Toxaphene			mg/kg	0.0352	U	0.037	U	0.0341	U	0.0349	U	0.0331	U	0.0342	U	0.0344	U	0.0358	U
cis-Chlordane	4.2	0.094	mg/kg	0.00235	U	0.00247	U	0.000929	J	0.00233	U	0.00221	U	0.00228	U	0.0326		0.00239	U
trans-Chlordane			mg/kg	0.00235	U	0.00247	U	0.00212	JIP	0.00233	U	0.00192	JIP	0.00228	U	0.025	IP	0.00239	U
Chlordane			mg/kg	0.0156	U	0.0164	U	0.0151	U	0.0155	U	0.0147	U	0.0152	U	0.18		0.0159	U
<b>Polychlorinated Biphenyls by GC</b>																			
Aroclor 1016	1	0.1	mg/kg	0.0406	U	0.0417	U	0.0382	U	0.0381	U	0.0366	U	0.0377	U	0.0379	U	0.0405	U
Aroclor 1221	1	0.1	mg/kg	0.0406	U	0.0417	U	0.0382	U	0.0381	U	0.0366	U	0.0377	U	0.0379	U	0.0405	U
Aroclor 1232	1	0.1	mg/kg	0.0406	U	0.0417	U	0.0382	U	0.0381	U	0.0366	U	0.0377	U	0.0379	U	0.0405	U
Aroclor 1242	1	0.1	mg/kg	0.0177	J	0.0417	U	0.0382	U	0.0381	U	0.0366	U	0.0377	U	0.0379	U	0.0405	U
Aroclor 1248	1	0.1	mg/kg	0.0406	U	0.0417	U	0.0382	U	0.0381	U	0.0366	U	0.0377	U	0.0379	U	0.0405	U
Aroclor 1254	1	0.1	mg/kg	0.00977	J	0.0417	U	0.0382	U	0.0381	U	0.0366	U	0.0377	U	0.159		0.0405	U
Aroclor 1260	1	0.1	mg/kg	0.0406	U	0.0417	U	0.0382	U	0.0381	U	0.0366	U	0.0377	U	0.0976		0.0405	U
Aroclor 1262	1	0.1	mg/kg	0.0406	U	0.0417	U	0.0382	U	0.0381	U	0.0366	U	0.0377	U	0.0379	U	0.0405	U
Aroclor 1268	1	0.1	mg/kg	0.0406	U	0.0417	U	0.0382	U	0.0381	U	0.0366	U	0.0377	U	0.0315	J	0.0405	U
PCBs, Total	1	0.1	mg/kg	0.0275	J	0.0417	U	0.0382	U	0.0381	U	0.0366	U	0.0377	U	0.288	J	0.0405	U
<b>Semivolatile Organics by GC/MS</b>																			
Acenaphthene	100	20	mg/kg	0.37	J	0.17	U	0.16	U	0.15	U	0.63	J	0.15	U	0.12	J	0.026	J
1,2,4-Trichlorobenzene			mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
Hexachlorobenzene	1.2	0.33	mg/kg	0.6	U	0.12	U	0.12	U	0.12	U	0.55	U	0.12	U	0.58	U	0.12	U
Bis(2-chloroethyl)ether			mg/kg	0.9	U	0.19	U	0.18	U	0.17	U	0.83	U	0.17	U	0.87	U	0.18	U
2-Chloronaphthalene			mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
1,2-Dichlorobenzene	100	1.1	mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
1,3-Dichlorobenzene	49	2.4	mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
1,4-Dichlorobenzene	13	1.8	mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
3,3'-Dichlorobenzidine			mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
2,4-Dinitrotoluene			mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
2,6-Dinitrotoluene			mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
Fluoranthene	100	100	mg/kg	14	U	0.12	U	0.73	U	0.12	U	28	U	0.12	U	4.3	U	0.023	J
4-Chlorophenyl phenyl ether			mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
4-Bromophenyl phenyl ether			mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
Bis(2-chloroisopropyl)ether			mg/kg	1.2	U	0.25	U	0.24	U	0.23	U	1.1	U	0.23	U	1.2	U	0.24	U
Bis(2-chloroethoxy)methane			mg/kg	1.1	U	0.22	U	0.21	U	0.21	U	0.99	U	0.21	U	1	U	0.22	U
Hexachlorobutadiene			mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U

Table 1. Soil Analytical Results  
89-93 Gerry Street, Brooklyn, NY

Sample ID:	B-1 (3-5')		B-1 (10-12')		B-3 (1-3')		B-3 (13-15')		B-4 (1-3')		B-4 (10-12')		B-5 (0-2')		B-5 (10-12')				
Collection Date:	10/1/2020		10/1/2020		10/1/2020		10/1/2020		10/1/2020		10/1/2020		10/1/2020		10/1/2020				
Lab ID:	L2041810-01		L2041810-02		L2041810-03		L2041810-04		L2041810-05		L2041810-06		L2041810-07		L2041810-08				
Sample Type:	SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL				
	NY-RESRR	NY-UNRES	Units	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual		
Hexachlorocyclopentadiene			mg/kg	2.8	U	0.6	U	0.56	U	0.55	U	2.6	U	0.55	U	2.8	U	0.58	U
Hexachloroethane			mg/kg	0.8	U	0.17	U	0.16	U	0.15	U	0.74	U	0.15	U	0.77	U	0.16	U
Isophorone			mg/kg	0.9	U	0.19	U	0.18	U	0.17	U	0.83	U	0.17	U	0.87	U	0.18	U
Naphthalene	100	12	mg/kg	0.16	J	0.21	U	0.024	J	0.19	U	0.93	U	0.19	U	0.21	J	0.2	U
Nitrobenzene			mg/kg	0.9	U	0.19	U	0.18	U	0.17	U	0.83	U	0.17	U	0.87	U	0.18	U
NDPA/DPA			mg/kg	0.8	U	0.17	U	0.16	U	0.15	U	0.74	U	0.15	U	0.77	U	0.16	U
n-Nitrosodi-n-propylamine			mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
Bis(2-ethylhexyl)phthalate			mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
Butyl benzyl phthalate			mg/kg	0.54	J	0.21	U	0.11	J	0.19	U	1.5	U	0.19	U	0.97	U	0.2	U
Di-n-butylphthalate			mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
Di-n-octylphthalate			mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
Diethyl phthalate			mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
Dimethyl phthalate			mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
Benzo(a)anthracene	1	1	mg/kg	9.4		0.12	U	0.42		0.12	U	17		0.12	U	2.5		0.12	U
Benzo(a)pyrene	1	1	mg/kg	7.5		0.17	U	0.39		0.15	U	16		0.15	U	2.7		0.16	U
Benzo(b)fluoranthene	1	1	mg/kg	8.9		0.12	U	0.47		0.12	U	19		0.12	U	3.7		0.12	U
Benzo(k)fluoranthene	3.9	0.8	mg/kg	3.3		0.12	U	0.11	J	0.12	U	7.2		0.12	U	0.88		0.12	U
Chrysene	3.9	1	mg/kg	8.2		0.12	U	0.42		0.12	U	16		0.12	U	2.5		0.12	U
Acenaphthylene	100	100	mg/kg	0.85		0.17	U	0.16	U	0.15	U	3.6		0.15	U	0.52	J	0.16	U
Anthracene	100	100	mg/kg	2.2		0.12	U	0.092	J	0.12	U	3.3		0.12	U	0.61		0.12	U
Benzo(ghi)perylene	100	100	mg/kg	4.2		0.17	U	0.24		0.15	U	9.4		0.15	U	1.9		0.16	U
Fluorene	100	30	mg/kg	0.4	J	0.21	U	0.2	U	0.19	U	0.97		0.19	U	0.12	J	0.027	J
Phenanthrene	100	100	mg/kg	6.3		0.12	U	0.33		0.12	U	14		0.12	U	2.3		0.029	J
Dibenzo(a,h)anthracene	0.33	0.33	mg/kg	1.2		0.12	U	0.053	J	0.12	U	2.5		0.12	U	0.44	J	0.12	U
Indeno(1,2,3-cd)pyrene	0.5	0.5	mg/kg	4.4		0.17	U	0.24		0.15	U	9.5		0.15	U	1.9		0.16	U
Pyrene	100	100	mg/kg	14		0.12	U	0.7		0.12	U	29		0.12	U	4.3		0.022	J
Biphenyl			mg/kg	2.3	U	0.48	U	0.45	U	0.44	U	2.1	U	0.44	U	2.2	U	0.46	U
4-Chloroaniline			mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
2-Nitroaniline			mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
3-Nitroaniline			mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
4-Nitroaniline			mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
Dibenzofuran	59	7	mg/kg	0.18	J	0.21	U	0.2	U	0.19	U	0.5	J	0.19	U	0.098	J	0.2	U
2-Methylnaphthalene			mg/kg	1.2	U	0.25	U	0.24	U	0.23	U	0.42	J	0.23	U	0.15	J	0.24	U
1,2,4,5-Tetrachlorobenzene			mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
Acetophenone			mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
2,4,6-Trichlorophenol			mg/kg	0.6	U	0.12	U	0.12	U	0.12	U	0.55	U	0.12	U	0.58	U	0.12	U
p-Chloro-m-cresol			mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
2-Chlorophenol			mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
2,4-Dichlorophenol			mg/kg	0.9	U	0.19	U	0.18	U	0.17	U	0.83	U	0.17	U	0.87	U	0.18	U
2,4-Dimethylphenol			mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
2-Nitrophenol			mg/kg	2.2	U	0.45	U	0.42	U	0.42	U	2	U	0.42	U	2.1	U	0.44	U
4-Nitrophenol			mg/kg	1.4	U	0.29	U	0.27	U	0.27	U	1.3	U	0.27	U	1.4	U	0.28	U
2,4-Dinitrophenol			mg/kg	4.8	U	1	U	0.94	U	0.93	U	4.4	U	0.93	U	4.6	U	0.97	U
4,6-Dinitro-o-cresol			mg/kg	2.6	U	0.54	U	0.51	U	0.5	U	2.4	U	0.5	U	2.5	U	0.53	U
Pentachlorophenol	6.7	0.8	mg/kg	0.8	U	0.17	U	0.16	U	0.15	U	0.74	U	0.15	U	0.77	U	0.16	U
Phenol	100	0.33	mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
2-Methylphenol	100	0.33	mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
3-Methylphenol/4-Methylphenol	100	0.33	mg/kg	1.4	U	0.3	U	0.28	U	0.28	U	0.25	J	0.28	U	1.4	U	0.29	U
2,4,5-Trichlorophenol			mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
Benzoic Acid			mg/kg	3.2	U	0.68	U	0.64	U	0.62	U	3	U	0.63	U	3.1	U	0.66	U
Benzyl Alcohol			mg/kg	1	U	0.21	U	0.2	U	0.19	U	0.92	U	0.19	U	0.97	U	0.2	U
Carbazole			mg/kg	0.44	J	0.21	U	0.2	U	0.19	U	1	U	0.19	U	0.2	J	0.2	U
1,4-Dioxane	13	0.1	mg/kg	0.15	U	0.031	U	0.029	U	0.029	U	0.14	U	0.029	U	0.14	U	0.03	U

Table 1. Soil Analytical Results  
89-93 Gerry Street, Brooklyn, NY

Sample ID:	B-1 (3-5')		B-1 (10-12')		B-3 (1-3')		B-3 (13-15')		B-4 (1-3')		B-4 (10-12')		B-5 (0-2')		B-5 (10-12')				
Collection Date:	10/1/2020		10/1/2020		10/1/2020		10/1/2020		10/1/2020		10/1/2020		10/1/2020		10/1/2020				
Lab ID:	L2041810-01		L2041810-02		L2041810-03		L2041810-04		L2041810-05		L2041810-06		L2041810-07		L2041810-08				
Sample Type:	SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL				
	NY-RESRR	NY-UNRES	Units	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual		
<b>Total Metals</b>																			
Aluminum, Total			mg/kg	10600		8150		8030		3660		6580		4240		7280		6120	
Antimony, Total			mg/kg	1.11	J	1.43	J	0.804	J	4.63	U	0.896	J	4.68	U	4.53	J	4.72	U
Arsenic, Total	16	13	mg/kg	6.74		2.39		4.62		0.602	J	9.32		1.57		12.2		2.45	
Barium, Total	400	350	mg/kg	102		23.1		77.1		15.6		101		12.2		245		36.3	
Beryllium, Total	72	7.2	mg/kg	0.219	J	0.247	J	0.292	J	0.083	J	0.263	J	0.14	J	0.29	J	0.236	J
Cadmium, Total	4.3	2.5	mg/kg	1.11		0.396	J	0.676	J	0.167	J	0.764	J	0.271	J	1.76		0.34	J
Calcium, Total			mg/kg	35400		958		21300		386		13600		537		8870		928	
Chromium, Total			mg/kg	30.9		17.5		14.8		9.3		14.6		9.96		18.2		16.8	
Cobalt, Total			mg/kg	5.05		5.32		5.68		2.37		5.26		3.22		5.78		7.61	
Copper, Total	270	50	mg/kg	162		12.4		42.6		10.9		37.8		8.79		60.7		10.4	
Iron, Total			mg/kg	15700		12900		15400		5460		18100		8800		33600		10000	
P	400	63	mg/kg	93		4.08	J	124		1.76	J	204		2.4	J	449		6.24	
Magnesium, Total			mg/kg	3970		1600		1970		994		3640		999		2380		1840	
Manganese, Total	2000	1600	mg/kg	216		86.8		223		54.5		484		51.2		215		87.2	
Mercury, Total	0.81	0.18	mg/kg	0.219		0.079	U	0.413		0.074	U	1.44		0.074	U	5.56		0.078	U
Nickel, Total	310	30	mg/kg	21.5		9.72		11.3		6.06		10.9		6.53		15.8		10.4	
Potassium, Total			mg/kg	999		601		991		345		984		310		650		566	
Selenium, Total	180	3.9	mg/kg	1.9	U	1.98	U	1.83	U	1.85	U	0.246	J	1.87	U	0.245	J	1.89	U
Silver, Total	180	2	mg/kg	0.952	U	0.989	U	0.914	U	0.927	U	0.878	U	0.936	U	0.608	J	0.943	U
Sodium, Total			mg/kg	528		89.7	J	143	J	87	J	281		98.8	J	246		97.7	J
Thallium, Total			mg/kg	1.9	U	1.98	U	1.83	U	1.85	U	1.76	U	1.87	U	1.81	U	1.89	U
Vanadium, Total			mg/kg	57.5		33.3		23		10.8		20.9		13.3		30		24.5	
Zinc, Total	10000	109	mg/kg	257		24.6		159		13.3		126		15.9		347		30.2	
<b>Volatile Organics by EPA 5035</b>																			
Methylene chloride	100	0.05	mg/kg	0.0062	U	0.0051	U	0.0046	U	0.0062	U	0.0061	U	0.0059	U	0.0065	U	0.0057	U
1,1-Dichloroethane	26	0.27	mg/kg	0.0012	U	0.001	U	0.00092	U	0.0012	U	0.0012	U	0.0012	U	0.0013	U	0.0011	U
Chloroform	49	0.37	mg/kg	0.0018	U	0.0015	U	0.0014	U	0.0018	U	0.0018	U	0.0018	U	0.002	U	0.0017	U
Carbon tetrachloride	2.4	0.76	mg/kg	0.0012	U	0.001	U	0.00092	U	0.0012	U	0.0012	U	0.0012	U	0.0013	U	0.0011	U
1,2-Dichloropropane			mg/kg	0.0012	U	0.001	U	0.00092	U	0.0012	U	0.0012	U	0.0012	U	0.0013	U	0.0011	U
Dibromochloromethane			mg/kg	0.0012	U	0.001	U	0.00092	U	0.0012	U	0.0012	U	0.0012	U	0.0013	U	0.0011	U
1,1,2-Trichloroethane			mg/kg	0.0012	U	0.001	U	0.00092	U	0.0012	U	0.0012	U	0.0012	U	0.0013	U	0.0011	U
Tetrachloroethene	19	1.3	mg/kg	0.00062	U	0.00051	U	0.02		0.00062	U	0.00061	U	0.00059	U	0.00065	U	0.00057	U
Chlorobenzene	100	1.1	mg/kg	0.00062	U	0.00051	U	0.00046	U	0.00062	U	0.00061	U	0.00059	U	0.00065	U	0.00057	U
Trichlorofluoromethane			mg/kg	0.0049	U	0.0041	U	0.0037	U	0.0049	U	0.0049	U	0.0047	U	0.0052	U	0.0046	U
1,2-Dichloroethane	3.1	0.02	mg/kg	0.0012	U	0.001	U	0.00092	U	0.0012	U	0.0012	U	0.0012	U	0.0013	U	0.0011	U
1,1,1-Trichloroethane	100	0.68	mg/kg	0.00062	U	0.00051	U	0.00046	U	0.00062	U	0.00061	U	0.00059	U	0.00065	U	0.00057	U
Bromodichloromethane			mg/kg	0.00062	U	0.00051	U	0.00046	U	0.00062	U	0.00061	U	0.00059	U	0.00065	U	0.00057	U
trans-1,3-Dichloropropene			mg/kg	0.0012	U	0.001	U	0.00092	U	0.0012	U	0.0012	U	0.0012	U	0.0013	U	0.0011	U
cis-1,3-Dichloropropene			mg/kg	0.00062	U	0.00051	U	0.00046	U	0.00062	U	0.00061	U	0.00059	U	0.00065	U	0.00057	U
1,3-Dichloropropene, Total			mg/kg	0.00062	U	0.00051	U	0.00046	U	0.00062	U	0.00061	U	0.00059	U	0.00065	U	0.00057	U
1,1-Dichloropropene			mg/kg	0.00062	U	0.00051	U	0.00046	U	0.00062	U	0.00061	U	0.00059	U	0.00065	U	0.00057	U
Bromoform			mg/kg	0.0049	U	0.0041	U	0.0037	U	0.0049	U	0.0049	U	0.0047	U	0.0052	U	0.0046	U
1,1,2,2-Tetrachloroethane			mg/kg	0.00062	U	0.00051	U	0.00046	U	0.00062	U	0.00061	U	0.00059	U	0.00065	U	0.00057	U
Benzene	4.8	0.06	mg/kg	0.00028	J	0.00051	U	0.00046	U	0.00062	U	0.00061	U	0.00059	U	0.00065	U	0.00057	U
Toluene	100	0.7	mg/kg	0.0012	U	0.001	U	0.00092	U	0.0012	U	0.0012	U	0.0012	U	0.0013	U	0.0011	U
Ethylbenzene	41	1	mg/kg	0.0012	U	0.001	U	0.00092	U	0.0012	U	0.0012	U	0.0012	U	0.0013	U	0.0011	U
Chloromethane			mg/kg	0.0049	U	0.0041	U	0.0037	U	0.0049	U	0.0049	U	0.0047	U	0.0052	U	0.0046	U
Bromomethane			mg/kg	0.0025	U	0.002	U	0.0018	U	0.0025	U	0.0024	U	0.0024	U	0.0026	U	0.0023	U
Vinyl chloride	0.9	0.02	mg/kg	0.0012	U	0.001	U	0.00092	U	0.0012	U	0.0012	U	0.0012	U	0.0013	U	0.0011	U
Chloroethane			mg/kg	0.0025	U	0.002	U	0.0018	U	0.0025	U	0.0024	U	0.0024	U	0.0026	U	0.0023	U
1,1-Dichloroethene	100	0.33	mg/kg	0.0012	U	0.001	U	0.00092	U	0.0012	U	0.0012	U	0.0012	U	0.0013	U	0.0011	U
trans-1,2-Dichloroethene	100	0.19	mg/kg	0.0018	U	0.0015	U	0.0014	U	0.0018	U	0.0018	U	0.0018	U	0.002	U	0.0017	U
Trichloroethene	21	0.47	mg/kg	0.00062	U	0.00051	U	0.022		0.00028	J	0.00061	U	0.00059	U	0.00065	U	0.00057	U

Table 1. Soil Analytical Results  
89-93 Gerry Street, Brooklyn, NY

Sample ID:	B-1 (3-5')		B-1 (10-12')		B-3 (1-3')		B-3 (13-15')		B-4 (1-3')		B-4 (10-12')		B-5 (0-2')		B-5 (10-12')				
Collection Date:	10/1/2020		10/1/2020		10/1/2020		10/1/2020		10/1/2020		10/1/2020		10/1/2020		10/1/2020				
Lab ID:	L2041810-01		L2041810-02		L2041810-03		L2041810-04		L2041810-05		L2041810-06		L2041810-07		L2041810-08				
Sample Type:	SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL		SOIL				
	NY-RESRR	NY-UNRES	Units	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual	Results	Qual		
1,2-Dichlorobenzene	100	1.1	mg/kg	0.0025	U	0.002	U	0.0018	U	0.0025	U	0.0024	U	0.0024	U	0.0026	U	0.0023	U
1,3-Dichlorobenzene	49	2.4	mg/kg	0.0025	U	0.002	U	0.0018	U	0.0025	U	0.0024	U	0.0024	U	0.0026	U	0.0023	U
1,4-Dichlorobenzene	13	1.8	mg/kg	0.0025	U	0.002	U	0.0018	U	0.0025	U	0.0024	U	0.0024	U	0.0026	U	0.0023	U
Methyl tert butyl ether	100	0.93	mg/kg	0.0025	U	0.002	U	0.0018	U	0.0025	U	0.0024	U	0.0024	U	0.0026	U	0.0023	U
p/m-Xylene			mg/kg	0.0025	U	0.002	U	0.0018	U	0.0025	U	0.0024	U	0.0024	U	0.0026	U	0.0023	U
o-Xylene			mg/kg	0.0047	J	0.001	U	0.00092	U	0.0012	U	0.0012	U	0.0012	U	0.0013	U	0.0011	U
Xylenes, Total	100	0.26	mg/kg	0.0047	J	0.001	U	0.00092	U	0.0012	U	0.0012	U	0.0012	U	0.0013	U	0.0011	U
cis-1,2-Dichloroethene	100	0.25	mg/kg	0.0056		0.031		0.0037		0.086		0.0012	U	0.0083		0.0013	U	0.0011	U
1,2-Dichloroethene, Total			mg/kg	0.0056		0.031		0.0037		0.086		0.0012	U	0.0083		0.0013	U	0.0011	U
Dibromomethane			mg/kg	0.0025	U	0.002	U	0.0018	U	0.0025	U	0.0024	U	0.0024	U	0.0026	U	0.0023	U
Styrene			mg/kg	0.0012	U	0.001	U	0.00092	U	0.0012	U	0.0012	U	0.0012	U	0.0013	U	0.0011	U
Dichlorodifluoromethane			mg/kg	0.012	U	0.01	U	0.0092	U	0.012	U	0.012	U	0.012	U	0.013	U	0.011	U
Acetone	100	0.05	mg/kg	0.03		0.01	U	0.0092	U	0.01	J	0.012	U	0.012	U	0.013	U	0.011	U
Carbon disulfide			mg/kg	0.012	U	0.01	U	0.0092	U	0.012	U	0.012	U	0.012	U	0.013	U	0.011	U
2-Butanone	100	0.12	mg/kg	0.0032	J	0.01	U	0.0092	U	0.012	U	0.012	U	0.012	U	0.013	U	0.011	U
Vinyl acetate			mg/kg	0.012	U	0.01	U	0.0092	U	0.012	U	0.012	U	0.012	U	0.013	U	0.011	U
4-Methyl-2-pentanone			mg/kg	0.012	U	0.01	U	0.0092	U	0.012	U	0.012	U	0.012	U	0.013	U	0.011	U
1,2,3-Trichloropropane			mg/kg	0.0025	U	0.002	U	0.0018	U	0.0025	U	0.0024	U	0.0024	U	0.0026	U	0.0023	U
2-Hexanone			mg/kg	0.012	U	0.01	U	0.0092	U	0.012	U	0.012	U	0.012	U	0.013	U	0.011	U
Bromochloromethane			mg/kg	0.0025	U	0.002	U	0.0018	U	0.0025	U	0.0024	U	0.0024	U	0.0026	U	0.0023	U
2,2-Dichloropropane			mg/kg	0.0025	U	0.002	U	0.0018	U	0.0025	U	0.0024	U	0.0024	U	0.0026	U	0.0023	U
1,2-Dibromoethane			mg/kg	0.0012	U	0.001	U	0.00092	U	0.0012	U	0.0012	U	0.0012	U	0.0013	U	0.0011	U
1,3-Dichloropropane			mg/kg	0.0025	U	0.002	U	0.0018	U	0.0025	U	0.0024	U	0.0024	U	0.0026	U	0.0023	U
1,1,1,2-Tetrachloroethane			mg/kg	0.00062	U	0.00051	U	0.00046	U	0.00062	U	0.00061	U	0.00059	U	0.00065	U	0.00057	U
Bromobenzene			mg/kg	0.0025	U	0.002	U	0.0018	U	0.0025	U	0.0024	U	0.0024	U	0.0026	U	0.0023	U
n-Butylbenzene	100	12	mg/kg	0.0002	J	0.001	U	0.00092	U	0.0012	U	0.0012	U	0.0012	U	0.0013	U	0.0011	U
sec-Butylbenzene	100	11	mg/kg	0.00039	J	0.001	U	0.00092	U	0.0012	U	0.00018	J	0.0012	U	0.0013	U	0.0011	U
tert-Butylbenzene	100	5.9	mg/kg	0.0025	U	0.002	U	0.0018	U	0.0025	U	0.0024	U	0.0024	U	0.0026	U	0.0023	U
o-Chlorotoluene			mg/kg	0.0025	U	0.002	U	0.0018	U	0.0025	U	0.0024	U	0.0024	U	0.0026	U	0.0023	U
p-Chlorotoluene			mg/kg	0.0025	U	0.002	U	0.0018	U	0.0025	U	0.0024	U	0.0024	U	0.0026	U	0.0023	U
1,2-Dibromo-3-chloropropane			mg/kg	0.0037	U	0.0031	U	0.0028	U	0.0037	U	0.0037	U	0.0035	U	0.0039	U	0.0034	U
Hexachlorobutadiene			mg/kg	0.0049	U	0.0041	U	0.0037	U	0.0049	U	0.0049	U	0.0047	U	0.0052	U	0.0046	U
Isopropylbenzene			mg/kg	0.0002	J	0.001	U	0.00092	U	0.0012	U	0.0012	U	0.0012	U	0.0013	U	0.0011	U
p-Isopropyltoluene			mg/kg	0.00031	J	0.001	U	0.00092	U	0.0012	U	0.00034	J	0.0012	U	0.00021	J	0.0011	U
Naphthalene	100	12	mg/kg	0.0014	J	0.0041	U	0.0037	U	0.0049	U	0.0081		0.0047	U	0.0052	U	0.0046	U
Acrylonitrile			mg/kg	0.0049	U	0.0041	U	0.0037	U	0.0049	U	0.0049	U	0.0047	U	0.0052	U	0.0046	U
n-Propylbenzene	100	3.9	mg/kg	0.0012	U	0.001	U	0.00092	U	0.0012	U	0.0012	U	0.0012	U	0.0013	U	0.0011	U
1,2,3-Trichlorobenzene			mg/kg	0.0025	U	0.002	U	0.0018	U	0.0025	U	0.0024	U	0.0024	U	0.0026	U	0.0023	U
1,2,4-Trichlorobenzene			mg/kg	0.0025	U	0.002	U	0.0018	U	0.0025	U	0.0024	U	0.0024	U	0.0026	U	0.0023	U
1,3,5-Trimethylbenzene	52	8.4	mg/kg	0.0012	J	0.002	U	0.0018	U	0.0025	U	0.00037	J	0.0024	U	0.0026	U	0.0023	U
1,2,4-Trimethylbenzene	52	3.6	mg/kg	0.0027		0.002	U	0.0018	U	0.0025	U	0.00041	J	0.0024	U	0.0026	U	0.0023	U
1,4-Dioxane	13	0.1	mg/kg	0.098	U	0.082	U	0.074	U	0.099	U	0.098	U	0.094	U	0.1	U	0.092	U
p-Diethylbenzene			mg/kg	0.0023	J	0.002	U	0.0018	U	0.0025	U	0.0037		0.0024	U	0.0026	U	0.0023	U
p-Ethyltoluene			mg/kg	0.0011	J	0.002	U	0.0018	U	0.0025	U	0.0024	U	0.0024	U	0.0026	U	0.0023	U
1,2,4,5-Tetramethylbenzene			mg/kg	0.00097	J	0.002	U	0.0018	U	0.0025	U	0.0015	J	0.0024	U	0.0026	U	0.0023	U
Ethyl ether			mg/kg	0.0025	U	0.002	U	0.0018	U	0.0025	U	0.0024	U	0.0024	U	0.0026	U	0.0023	U
trans-1,4-Dichloro-2-butene			mg/kg	0.0062	U	0.0051	U	0.0046	U	0.0062	U	0.0061	U	0.0059	U	0.0065	U	0.0057	U

**Notes:**

\* Comparison is not performed on parameters with non-numeric criteria.

U - Non-detect Result

J - Estimated Result

NY-RESRR: New York NYCRR Part 375 Restricted-Residential Criteria, New York Restricted use Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.

NY-UNRES: New York NYCRR Part 375 New York Unrestricted use Criteria Criteria per 6 NYCRR Part 375 Environmental Remediation Programs, effective December 14, 2006.



Table 2. Groundwater Results  
89-93 Gerry Street, Brooklyn, NY

Sample ID:		TW-1		TW-2		
Collection Date:		10/1/2020		10/1/2020		
Lab ID:		L2041806-01		L2041806-02		
Sample Type:		WATER		WATER		
	NY-AWQS	Units	Results	Qual	Results	Qual
<b>Polychlorinated Biphenyls by GC</b>						
Aroclor 1016	0.09	ug/l	0.083	U	0.083	U
Aroclor 1221	0.09	ug/l	0.083	U	0.083	U
Aroclor 1232	0.09	ug/l	0.083	U	0.083	U
Aroclor 1242	0.09	ug/l	0.083	U	0.083	U
Aroclor 1248	0.09	ug/l	0.083	U	0.083	U
Aroclor 1254	0.09	ug/l	0.083	U	0.083	U
Aroclor 1260	0.09	ug/l	0.083	U	0.083	U
Aroclor 1262	0.09	ug/l	0.083	U	0.083	U
Aroclor 1268	0.09	ug/l	0.083	U	0.083	U
PCBs, Total		ug/l	0.083	U	0.083	U
<b>Semivolatile Organics by GC/MS</b>						
1,2,4-Trichlorobenzene	5	ug/l	5	U	5	U
Bis(2-chloroethyl)ether	1	ug/l	2	U	2	U
1,2-Dichlorobenzene	3	ug/l	2	U	2	U
1,3-Dichlorobenzene	3	ug/l	2	U	2	U
1,4-Dichlorobenzene	3	ug/l	2	U	2	U
3,3'-Dichlorobenzidine	5	ug/l	5	U	5	U
2,4-Dinitrotoluene	5	ug/l	5	U	5	U
2,6-Dinitrotoluene	5	ug/l	5	U	5	U
4-Chlorophenyl phenyl ether		ug/l	2	U	2	U
4-Bromophenyl phenyl ether		ug/l	2	U	2	U
Bis(2-chloroisopropyl)ether	5	ug/l	2	U	2	U
Bis(2-chloroethoxy)methane	5	ug/l	5	U	5	U
Hexachlorocyclopentadiene	5	ug/l	20	U	20	U
Isophorone	50	ug/l	5	U	5	U
Nitrobenzene	0.4	ug/l	2	U	2	U
NDPA/DPA	50	ug/l	2	U	2	U
n-Nitrosodi-n-propylamine		ug/l	5	U	5	U
Bis(2-ethylhexyl)phthalate	5	ug/l	3	U	1.5	J
Butyl benzyl phthalate	50	ug/l	5	U	5	U
Di-n-butylphthalate	50	ug/l	5	U	0.4	J
Di-n-octylphthalate	50	ug/l	5	U	5	U
Diethyl phthalate	50	ug/l	5	U	5	U
Dimethyl phthalate	50	ug/l	5	U	5	U
Biphenyl		ug/l	2	U	2	U
4-Chloroaniline	5	ug/l	5	U	5	U
2-Nitroaniline	5	ug/l	5	U	5	U
3-Nitroaniline	5	ug/l	5	U	5	U
4-Nitroaniline	5	ug/l	5	U	5	U
Dibenzofuran		ug/l	2	U	2	U
1,2,4,5-Tetrachlorobenzene	5	ug/l	10	U	10	U
Acetophenone		ug/l	5	U	5	U
2,4,6-Trichlorophenol		ug/l	5	U	5	U
p-Chloro-m-cresol		ug/l	2	U	2	U
2-Chlorophenol		ug/l	2	U	2	U
2,4-Dichlorophenol	1	ug/l	5	U	5	U
2,4-Dimethylphenol	50	ug/l	5	U	5	U
2-Nitrophenol		ug/l	10	U	10	U
4-Nitrophenol		ug/l	10	U	10	U
2,4-Dinitrophenol	10	ug/l	20	U	20	U
4,6-Dinitro-o-cresol		ug/l	10	U	10	U
Phenol	1	ug/l	5	U	5	U
2-Methylphenol		ug/l	5	U	5	U
3-Methylphenol/4-Methylphenol		ug/l	5	U	5	U
2,4,5-Trichlorophenol		ug/l	5	U	5	U
Benzoic Acid		ug/l	50	U	8.7	J
Benzyl Alcohol		ug/l	2	U	2	U
Carbazole		ug/l	2	U	2	U

Table 2. Groundwater Results  
89-93 Gerry Street, Brooklyn, NY

Sample ID:		TW-1		TW-2		
Collection Date:		10/1/2020		10/1/2020		
Lab ID:		L2041806-01		L2041806-02		
Sample Type:		WATER		WATER		
	NY-AWQS	Units	Results	Qual	Results	Qual
<b>Semivolatile Organics by GC/MS-SIM</b>						
Acenaphthene	20	ug/l	0.1	U	0.02	J
2-Chloronaphthalene	10	ug/l	0.2	U	0.2	U
Fluoranthene	50	ug/l	0.12		0.09	J
Hexachlorobutadiene	0.5	ug/l	0.5	U	0.5	U
Naphthalene	10	ug/l	0.1	U	0.1	U
Benzo(a)anthracene	0.002	ug/l	0.07	J	0.04	J
Benzo(a)pyrene	0	ug/l	0.06	J	0.03	J
Benzo(b)fluoranthene	0.002	ug/l	0.06	J	0.03	J
Benzo(k)fluoranthene	0.002	ug/l	0.05	J	0.02	J
Chrysene	0.002	ug/l	0.07	J	0.04	J
Acenaphthylene		ug/l	0.1	U	0.1	U
Anthracene	50	ug/l	0.04	J	0.04	J
Benzo(ghi)perylene		ug/l	0.05	J	0.04	J
Fluorene	50	ug/l	0.1	U	0.1	U
Phenanthrene	50	ug/l	0.1	J	0.13	
Dibenzo(a,h)anthracene		ug/l	0.1	U	0.02	J
Indeno(1,2,3-cd)pyrene	0.002	ug/l	0.05	J	0.02	J
Pyrene	50	ug/l	0.11		0.08	J
2-Methylnaphthalene		ug/l	0.1	U	0.1	U
Pentachlorophenol	1	ug/l	0.8	U	0.8	U
Hexachlorobenzene	0.04	ug/l	0.8	U	0.8	U
Hexachloroethane	5	ug/l	0.8	U	0.8	U
<b>Total Metals</b>						
Aluminum, Total		ug/l	2950		619	
Antimony, Total	3	ug/l	0.66	J	4	U
Arsenic, Total	25	ug/l	1.55		0.66	
Barium, Total	1000	ug/l	94.65		75.41	
Beryllium, Total	3	ug/l	0.15	J	0.5	U
Cadmium, Total	5	ug/l	0.2	U	0.2	U
Calcium, Total		ug/l	253000		155000	
Chromium, Total	50	ug/l	9.28		2.03	
Cobalt, Total		ug/l	4.42		2.09	
Copper, Total	200	ug/l	15.56		8.04	
Iron, Total	300	ug/l	3810		1970	
Lead, Total	25	ug/l	4.97		4.07	
Magnesium, Total	35000	ug/l	26900		12200	
Manganese, Total	300	ug/l	127.3		320.2	
Mercury, Total	0.7	ug/l	0.2	U	0.2	U
Nickel, Total	100	ug/l	23.27		12.51	
Potassium, Total		ug/l	24600		16900	
Selenium, Total	10	ug/l	7.75		5	U
Silver, Total	50	ug/l	0.4	U	0.4	U
Sodium, Total	20000	ug/l	88800		61100	
Thallium, Total	0.5	ug/l	0.5	U	0.5	U
Vanadium, Total		ug/l	14.57		2.63	J
Zinc, Total	2000	ug/l	12.76		11.98	

Table 2. Groundwater Results  
89-93 Gerry Street, Brooklyn, NY

Sample ID:		TW-1		TW-2		
Collection Date:		10/1/2020		10/1/2020		
Lab ID:		L2041806-01		L2041806-02		
Sample Type:		WATER		WATER		
	NY-AWQS	Units	Results	Qual	Results	Qual
<b>Volatile Organics by GC/MS</b>						
Methylene chloride	5	ug/l	6.2	U	2.5	U
1,1-Dichloroethane	5	ug/l	6.2	U	2.5	U
Chloroform	7	ug/l	6.2	U	2.5	U
Carbon tetrachloride	5	ug/l	1.2	U	0.5	U
1,2-Dichloropropane	1	ug/l	2.5	U	1	U
Dibromochloromethane	50	ug/l	1.2	U	0.5	U
1,1,2-Trichloroethane	1	ug/l	3.8	U	1.5	U
Tetrachloroethene	5	ug/l	1.2	U	0.19	J
Chlorobenzene	5	ug/l	6.2	U	2.5	U
Trichlorofluoromethane	5	ug/l	6.2	U	2.5	U
1,2-Dichloroethane	0.6	ug/l	1.2	U	0.5	U
1,1,1-Trichloroethane	5	ug/l	6.2	U	2.5	U
Bromodichloromethane	50	ug/l	1.2	U	0.5	U
trans-1,3-Dichloropropene	0.4	ug/l	1.2	U	0.5	U
cis-1,3-Dichloropropene	0.4	ug/l	1.2	U	0.5	U
1,3-Dichloropropene, Total		ug/l	1.2	U	0.5	U
1,1-Dichloropropene	5	ug/l	6.2	U	2.5	U
Bromoform	50	ug/l	5	U	2	U
1,1,2,2-Tetrachloroethane	5	ug/l	1.2	U	0.5	U
Benzene	1	ug/l	1.2	U	0.5	U
Toluene	5	ug/l	6.2	U	2.5	U
Ethylbenzene	5	ug/l	6.2	U	2.5	U
Chloromethane		ug/l	6.2	U	2.5	U
Bromomethane	5	ug/l	6.2	U	2.5	U
Vinyl chloride	2	ug/l	1.4	J	29	
Chloroethane	5	ug/l	6.2	U	2.5	U
1,1-Dichloroethene	5	ug/l	1.2	U	0.17	J
trans-1,2-Dichloroethene	5	ug/l	6.2	U	2.5	U
Trichloroethene	5	ug/l	1.4		0.51	
1,2-Dichlorobenzene	3	ug/l	6.2	U	2.5	U
1,3-Dichlorobenzene	3	ug/l	6.2	U	2.5	U
1,4-Dichlorobenzene	3	ug/l	6.2	U	2.5	U
Methyl tert butyl ether	10	ug/l	6.2	U	2.5	U
p/m-Xylene	5	ug/l	6.2	U	2.5	U
o-Xylene	5	ug/l	6.2	U	2.5	U
Xylenes, Total		ug/l	6.2	U	2.5	U
cis-1,2-Dichloroethene	5	ug/l	260		160	
1,2-Dichloroethene, Total		ug/l	260		160	
Dibromomethane	5	ug/l	12	U	5	U
1,2,3-Trichloropropane	0.04	ug/l	6.2	U	2.5	U
Acrylonitrile	5	ug/l	12	U	5	U
Styrene	5	ug/l	6.2	U	2.5	U
Dichlorodifluoromethane	5	ug/l	12	U	5	U
Acetone	50	ug/l	12	U	5	U
Carbon disulfide	60	ug/l	12	U	5	U
2-Butanone	50	ug/l	12	U	5	U
Vinyl acetate		ug/l	12	U	5	U
4-Methyl-2-pentanone		ug/l	12	U	5	U
2-Hexanone	50	ug/l	12	U	5	U
Bromochloromethane	5	ug/l	6.2	U	2.5	U
2,2-Dichloropropane	5	ug/l	6.2	U	2.5	U
1,2-Dibromoethane	0.0006	ug/l	5	U	2	U

Table 2. Groundwater Results  
89-93 Gerry Street, Brooklyn, NY

Sample ID:		TW-1			TW-2	
Collection Date:		10/1/2020			10/1/2020	
Lab ID:		L2041806-01			L2041806-02	
Sample Type:		WATER			WATER	
	NY-AWQS	Units	Results	Qual	Results	Qual
1,3-Dichloropropane	5	ug/l	6.2	U	2.5	U
1,1,1,2-Tetrachloroethane	5	ug/l	6.2	U	2.5	U
Bromobenzene	5	ug/l	6.2	U	2.5	U
n-Butylbenzene	5	ug/l	6.2	U	2.5	U
sec-Butylbenzene	5	ug/l	6.2	U	2.5	U
tert-Butylbenzene	5	ug/l	6.2	U	2.5	U
o-Chlorotoluene	5	ug/l	6.2	U	2.5	U
p-Chlorotoluene	5	ug/l	6.2	U	2.5	U
1,2-Dibromo-3-chloropropane	0.04	ug/l	6.2	U	2.5	U
Hexachlorobutadiene	0.5	ug/l	6.2	U	2.5	U
Isopropylbenzene	5	ug/l	6.2	U	2.5	U
p-Isopropyltoluene	5	ug/l	6.2	U	2.5	U
Naphthalene	10	ug/l	6.2	U	2.5	U
n-Propylbenzene	5	ug/l	6.2	U	2.5	U
1,2,3-Trichlorobenzene	5	ug/l	6.2	U	2.5	U
1,2,4-Trichlorobenzene	5	ug/l	6.2	U	2.5	U
1,3,5-Trimethylbenzene	5	ug/l	6.2	U	2.5	U
1,2,4-Trimethylbenzene	5	ug/l	6.2	U	2.5	U
1,4-Dioxane		ug/l	620	U	250	U
p-Diethylbenzene		ug/l	5	U	2	U
p-Ethyltoluene		ug/l	5	U	2	U
1,2,4,5-Tetramethylbenzene	5	ug/l	5	U	2	U
Ethyl ether		ug/l	6.2	U	2.5	U
trans-1,4-Dichloro-2-butene	5	ug/l	6.2	U	2.5	U

**Notes:**  
\* Comparison is not performed on parameters with non-numeric criteria.

NY-AWQS: New York TOGS 111 Ambient Water Quality Standards criteria reflects all addendum to criteria through June 2004.

Table 3. Soil Vapor Results  
89-93 Gerry Street, Brooklyn, NY

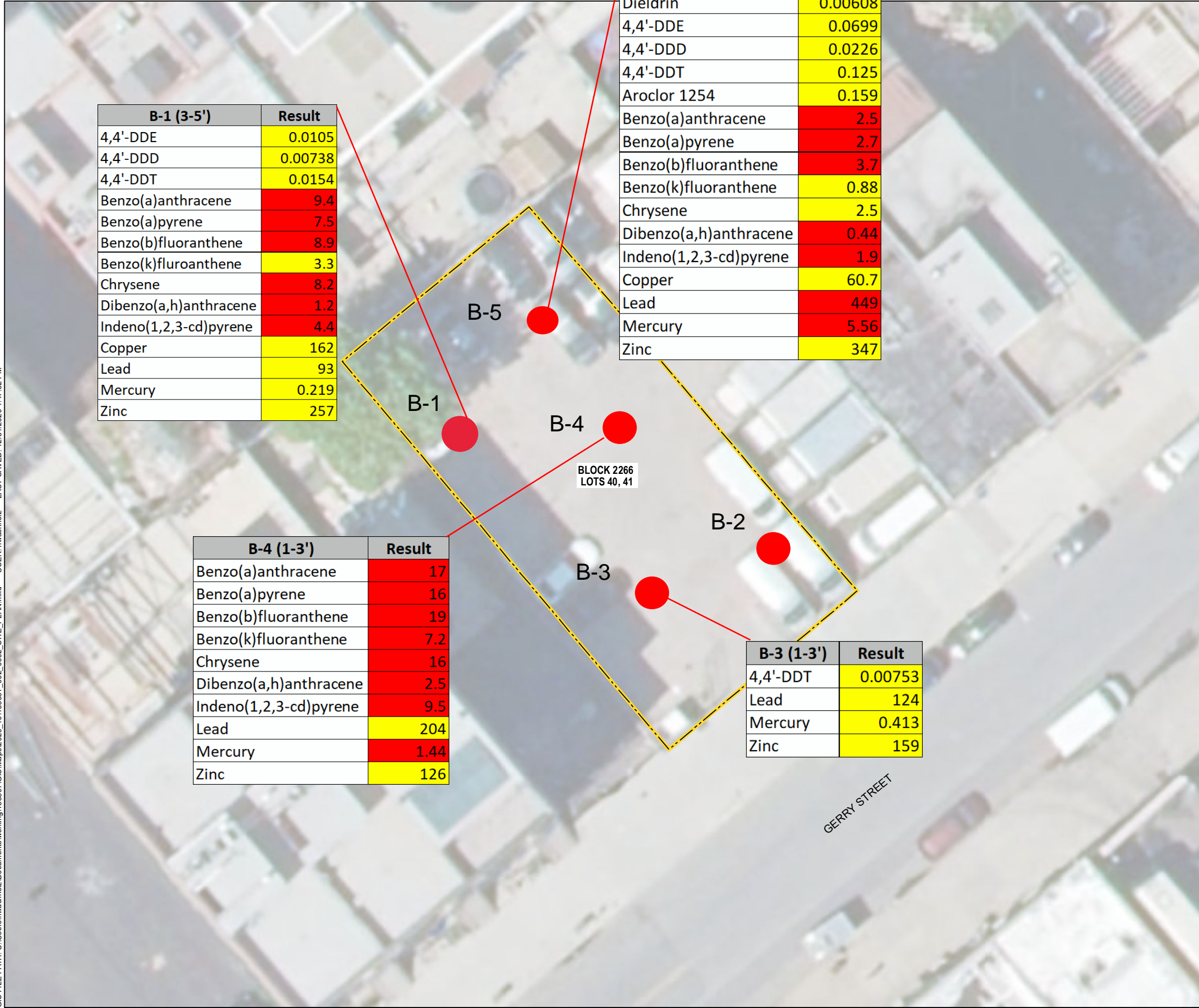
Sample ID:				SV-1			SV-2		
	Collection Date:			10/1/2020			10/1/2020		
Lab ID:				L2041786-01			L2041786-02		
Sample Type:				SOIL VAPOR			SOIL_VAPOR		
	NY-SSC-A	NY-SSC-B	NY-SSC-C	Units	Results	Qual	Results	Qual	
<b>Volatile Organics in Air</b>									
Dichlorodifluoromethane				ug/m3	9.89	U	12.4	U	
Chloromethane				ug/m3	4.13	U	5.16	U	
Freon-114				ug/m3	14	U	17.5	U	
Vinyl chloride			6	ug/m3	455		6.39	U	
1,3-Butadiene				ug/m3	4.42	U	5.53	U	
Bromomethane				ug/m3	7.77	U	9.71	U	
Chloroethane				ug/m3	5.28	U	6.6	U	
Ethanol				ug/m3	94.2	U	118	U	
Vinyl bromide				ug/m3	8.74	U	10.9	U	
Acetone				ug/m3	119		2050		
Trichlorofluoromethane				ug/m3	11.2	U	14	U	
Isopropanol				ug/m3	12.3	U	15.4	U	
1,1-Dichloroethene	6			ug/m3	7.93	U	9.91	U	
Tertiary butyl Alcohol				ug/m3	15.2	U	18.9	U	
Methylene chloride		100		ug/m3	17.4	U	21.7	U	
3-Chloropropene				ug/m3	6.26	U	7.83	U	
Carbon disulfide				ug/m3	87.2		7.79	U	
Freon-113				ug/m3	15.3	U	19.2	U	
trans-1,2-Dichloroethene				ug/m3	14.3		9.91	U	
1,1-Dichloroethane				ug/m3	8.09	U	10.1	U	
Methyl tert butyl ether				ug/m3	7.21	U	9.01	U	
2-Butanone				ug/m3	1240		1880		
cis-1,2-Dichloroethene	6			ug/m3	658		9.91	U	
Ethyl Acetate				ug/m3	18	U	22.5	U	
Chloroform				ug/m3	9.77	U	12.2	U	
Tetrahydrofuran				ug/m3	14.7	U	18.4	U	
1,2-Dichloroethane				ug/m3	8.09	U	10.1	U	
n-Hexane				ug/m3	13.5		27.1		
1,1,1-Trichloroethane		100		ug/m3	10.9	U	13.6	U	
Benzene				ug/m3	6.39	U	7.99	U	
Carbon tetrachloride	6			ug/m3	12.6	U	15.7	U	
Cyclohexane				ug/m3	17.4		8.61	U	
1,2-Dichloropropane				ug/m3	9.24	U	11.6	U	
Bromodichloromethane				ug/m3	13.4	U	16.7	U	
1,4-Dioxane				ug/m3	7.21	U	9.01	U	
Trichloroethene	6			ug/m3	118		13.4	U	
2,2,4-Trimethylpentane				ug/m3	13.4		11.7	U	
Heptane				ug/m3	8.2	U	10.4		
cis-1,3-Dichloropropene				ug/m3	9.08	U	11.3	U	
4-Methyl-2-pentanone				ug/m3	20.5	U	25.6	U	
trans-1,3-Dichloropropene				ug/m3	9.08	U	11.3	U	
1,1,2-Trichloroethane				ug/m3	10.9	U	13.6	U	
Toluene				ug/m3	47.5		34.2		
2-Hexanone				ug/m3	128		201		
Dibromochloromethane				ug/m3	17	U	21.3	U	
1,2-Dibromoethane				ug/m3	15.4	U	19.2	U	
Tetrachloroethene		100		ug/m3	13.9		17	U	
Chlorobenzene				ug/m3	9.21	U	11.5	U	
Ethylbenzene				ug/m3	10.9		15.7		
p/m-Xylene				ug/m3	40.7		49.5		
Bromoform				ug/m3	20.7	U	25.8	U	
Styrene				ug/m3	8.52	U	10.6	U	
1,1,1,2-Tetrachloroethane				ug/m3	13.7	U	17.2	U	
o-Xylene				ug/m3	15.1		17.7		
4-Ethyltoluene				ug/m3	9.83	U	12.3	U	
1,2,4-Trimethylbenzene				ug/m3	9.83	U	12.3	U	
Benzyl chloride				ug/m3	10.4	U	12.9	U	
1,3-Dichlorobenzene				ug/m3	12	U	15	U	
1,4-Dichlorobenzene				ug/m3	12	U	15	U	
1,2-Dichlorobenzene				ug/m3	12	U	15	U	
1,2,4-Trichlorobenzene				ug/m3	14.8	U	18.6	U	
Hexachlorobutadiene				ug/m3	21.3	U	26.7	U	
<b>Volatile Organics in Air by SIM</b>									
1,3,5-Trimethylbenzene				ug/m3	1.28		1.35		
<b>Notes:</b>									
* Comparison is not performed on parameters with non-numeric criteria.									
NY-SSC-A: New York DOH Matrix A Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated May 2017.									
NY-SSC-B: New York DOH Matrix B Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated May 2017.									
NY-SSC-C: New York DOH Matrix C Sub-slab Vapor Concentrations Criteria per Guidance for Evaluating Soil Vapor Intrusion, October 2006, and updated May 2017.									

**SECTION III.3: Sampling Data**

For each impacted medium above, see attached Figures below from the Phase II which include detailed information requested in Application Section III.3.

**Figures from October 2020 Phase II for impacted medium which includes all information requested in Application Section III.3 (Figures 1-4)**

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B-1 (3-5')	Result
4,4'-DDE	0.0105
4,4'-DDD	0.00738
4,4'-DDT	0.0154
Benzo(a)anthracene	9.4
Benzo(a)pyrene	7.5
Benzo(b)fluoranthene	8.9
Benzo(k)fluoroanthene	3.3
Chrysene	8.2
Dibenzo(a,h)anthracene	1.2
Indeno(1,2,3-cd)pyrene	4.4
Copper	162
Lead	93
Mercury	0.219
Zinc	257

B-5 (0-2')	Result
Dieldrin	0.00608
4,4'-DDE	0.0699
4,4'-DDD	0.0226
4,4'-DDT	0.125
Aroclor 1254	0.159
Benzo(a)anthracene	2.5
Benzo(a)pyrene	2.7
Benzo(b)fluoranthene	3.7
Benzo(k)fluoranthene	0.88
Chrysene	2.5
Dibenzo(a,h)anthracene	0.44
Indeno(1,2,3-cd)pyrene	1.9
Copper	60.7
Lead	449
Mercury	5.56
Zinc	347

B-4 (1-3')	Result
Benzo(a)anthracene	17
Benzo(a)pyrene	16
Benzo(b)fluoranthene	19
Benzo(k)fluoranthene	7.2
Chrysene	16
Dibenzo(a,h)anthracene	2.5
Indeno(1,2,3-cd)pyrene	9.5
Lead	204
Mercury	1.44
Zinc	126

B-3 (1-3')	Result
4,4'-DDT	0.00753
Lead	124
Mercury	0.413
Zinc	159

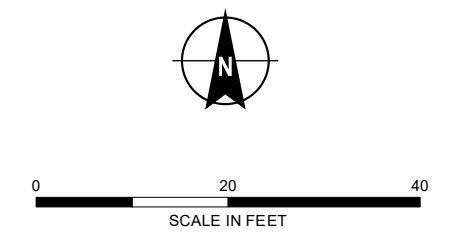
**LEGEND**

SITE BOUNDARY

SOIL BORING

NYCRR Part 375 Unrestricted and Restricted Residential SCOs			
Analyte	Units	NY- ResRestricted	NY- Unrestricted
Dieldrin	mg/kg	0.2	0.005
4,4'-DDE	mg/kg	8.9	0.0033
4,4'-DDD	mg/kg	13	0.0033
4,4'-DDT	mg/kg	7.9	0.0033
Aroclor 1254	mg/kg	1	0.1
Benzo(a)anthracene	mg/kg	1	1
Benzo(a)pyrene	mg/kg	1	1
Benzo(b)fluoranthene	mg/kg	1	1
Benzo(k)fluoranthene	mg/kg	3.9	0.8
Chrysene	mg/kg	3.9	1
Dibenzo(a,h)anthracene	mg/kg	0.33	0.33
Indeno(1,2,3-cd)pyrene	mg/kg	0.5	0.5
Copper	mg/kg	270	50
Lead	mg/kg	400	63
Mercury	mg/kg	0.81	0.18
Zinc	mg/kg	10000	109

- NOTES**
1. ALL LOCATIONS ARE APPROXIMATE.
  2. AERIAL IMAGERY SOURCE: ESRI
  3. SAMPLES COLLECTED ON 1 OCTOBER 2020



**HALEY ALDRICH** 89-91 GERRY STREET  
BROOKLYN, NEW YORK

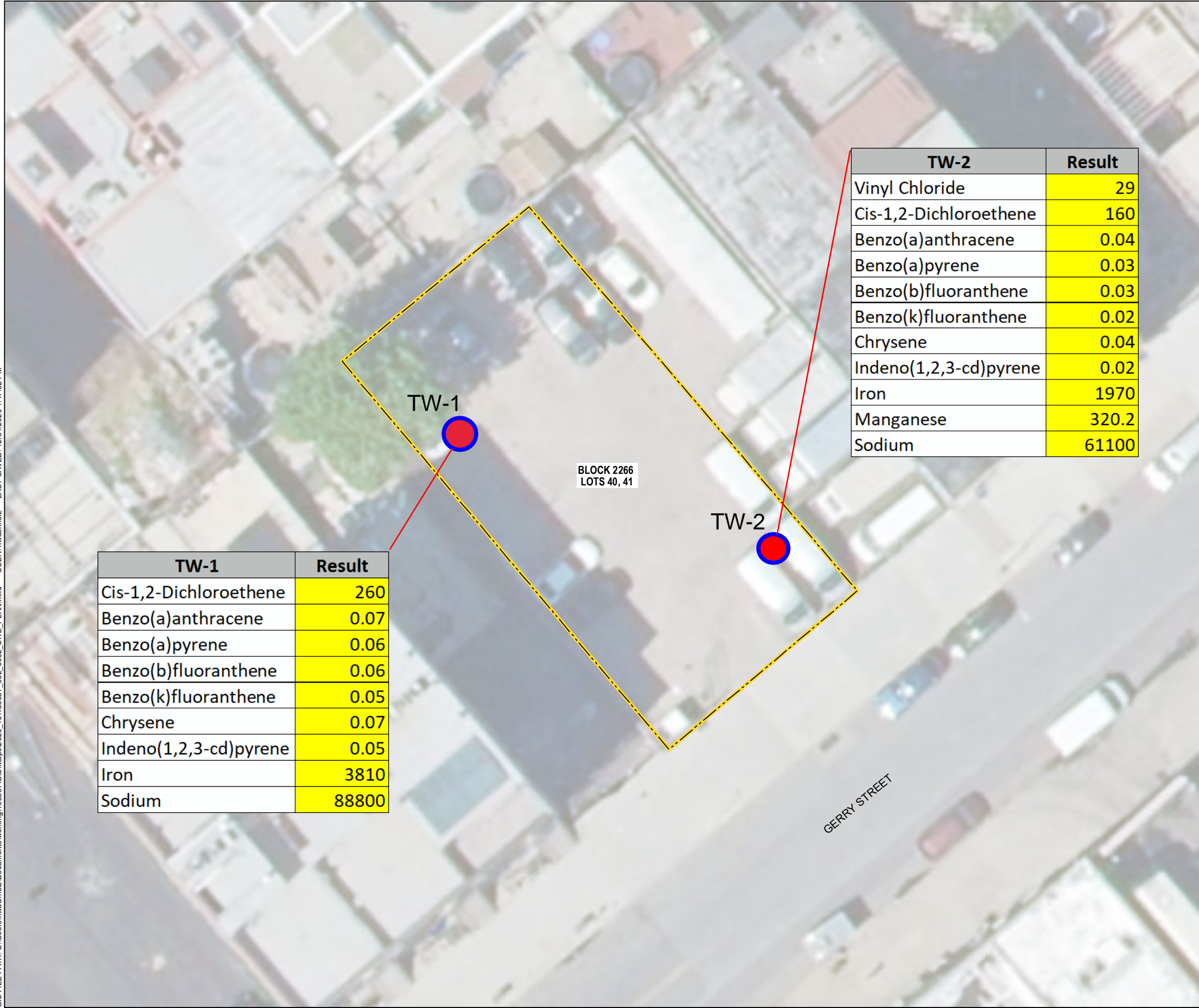
MAP OF SOIL CHEMSITRY

DECEMBER 2020

FIGURE 1



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**LEGEND**

- SITE BOUNDARY
- TEMPORARY MONITORING WELL

**New York TOGS 111 Ambient Water Quality Standards**

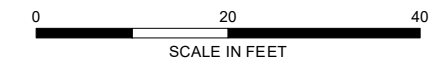
Analyte	Units	NY-AWQS
Vinyl Chloride	µg/L	2
Cis-1,2-Dichloroethene	µg/L	5
Benzo(a)anthracene	µg/L	0.002
Benzo(a)pyrene	µg/L	0
Benzo(b)fluoranthene	µg/L	0.002
Benzo(k)fluoranthene	µg/L	0.002
Chrysene	µg/L	0.002
Indeno(1,2,3-cd)pyrene	µg/L	0.002
Iron	µg/L	300
Manganese	µg/L	300
Sodium	µg/L	20000

TW-2	Result
Vinyl Chloride	29
Cis-1,2-Dichloroethene	160
Benzo(a)anthracene	0.04
Benzo(a)pyrene	0.03
Benzo(b)fluoranthene	0.03
Benzo(k)fluoranthene	0.02
Chrysene	0.04
Indeno(1,2,3-cd)pyrene	0.02
Iron	1970
Manganese	320.2
Sodium	61100

TW-1	Result
Cis-1,2-Dichloroethene	260
Benzo(a)anthracene	0.07
Benzo(a)pyrene	0.06
Benzo(b)fluoranthene	0.06
Benzo(k)fluoranthene	0.05
Chrysene	0.07
Indeno(1,2,3-cd)pyrene	0.05
Iron	3810
Sodium	88800

**NOTES**

1. ALL LOCATIONS ARE APPROXIMATE.
2. AERIAL IMAGERY SOURCE: ESRI
3. SAMPLES COLLECTED ON 1 OCTOBER 2020.



89-91 GERRY STREET  
BROOKLYN, NEW YOR

MAP OF GROUNDWATER CHEMISTRY

DECEMBER 2020

FIGURE 2

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SV-1	Result
Vinyl chloride	455
Acetone	119
Carbon disulfide	87.2
trans-1,2-Dichloroethene	14.3
2-Butanone	1240
cis-1,2-Dichloroethene	658
n-Hexane	13.5
Cyclohexane	17.4
Trichloroethene	118
2,2,4-Trimethylpentane	13.4
Toluene	47.5
2-Hexanone	128
Tetrachloroethene	13.9
Ethylbenzene	10.9
p/m-Xylene	40.7
o-Xylene	15.1
1,3,5-Trimethylbenzene	1.28

SV-2	Result
Acetone	2050
2-Butanone	1880
n-Hexane	27.1
Heptane	10.4
Toluene	34.2
2-Hexanone	201
Ethylbenzene	15.7
p/m-Xylene	49.5
o-Xylene	17.7
1,3,5-Trimethylbenzene	1.35

**LEGEND**

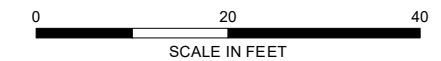
 SITE BOUNDARY

 SOIL VAPOR POINT

2017 NYSDOH Soil Vapor Intrusion Guidance Decision Matrices		
Analyte	Units	NYSDOH VI Sub-Slab Vapor Guidance
Vinyl Chloride	µg/m <sup>3</sup>	6
Cis-1,2-dichloroethene	µg/m <sup>3</sup>	6
Trichloroethene	µg/m <sup>3</sup>	6

**NOTES**

1. ALL LOCATIONS ARE APPROXIMATE.
2. AERIAL IMAGERY SOURCE: ESRI
3. SAMPLES COLLECTED ON 1 OCTOBER 2020.



**HALEY  
ALDRICH**

89-91 GERRY STREET  
BROOKLYN, NEW YORK

**MAP OF SOIL VAPOR CHEMISTRY**

DECEMBER 2020

FIGURE 3

SV-1

SV-2

BLOCK 2266  
LOTS 40, 41

GERRY STREET

#### **SECTION III.4: Past Land Uses**

The site was developed with multiple dwellings from the late 1880s through the early 1900s. By the early 1900s, several of the dwellings were demolished and were replaced with a store, stable, and carriage house. The 89 Gerry Street parcel began operating as a laundry facility in the mid-1930s and operations expanded to 91 Gerry Street in the late-1940s. Both laundry facilities continued operations until the late-1970s when all buildings were razed, and the site became vacant. By the mid-2000s the site began to be used for parking and remains a parking lot today occupied by Just 4 Wheels Car, Truck, and Van Rental.

## **ATTACHMENT D**

### **Section IV: PROPERTY INFORMATION**

#### **Section IV: PROPERTY DESCRIPTION NARRATIVE**

##### ***Proposed Site Name***

The Site name for this project will be the Former Just4Wheels Site.

##### ***Site Location***

The Site's address is 89-91 Gerry Street, Brooklyn, NY 11206. The Site is located in Kings County, New York and is identified as Brooklyn Block 2266 Lots 40, and 41. The Site is located in an urban area of the Broadway Triangle neighborhood of Brooklyn, NY on the north side of Gerry Street between Throop Avenue and Harrison Avenue and approximately 1.1 miles east of the Wallabout Channel. The legal description is as follows:

Lot 40:

*BEGINNING at a point on the northerly side of Gerry Street, distant 200 feet westerly from the corner formed by the intersection of the northerly side of Gerry Street with the westerly side of Throop Avenue;*

*THENCE northerly parallel with Throop Avenue, 100 feet;*

*THENCE westerly parallel with Gerry Street, 25 feet;*

*THENCE southerly parallel with Throop Avenue, 100 feet to the northerly side of Gerry Street and;*

*THENCE easterly along the northerly side of Gerry Street, 25 feet to the point or place of BEGINNING.*

Lot 41:

*BEGINNING at a point on the northerly side of Gerry Street, distant 225 feet westerly from the northwesterly corner of Gerry Street and Throop Avenue;*

*RUNNING THENCE northerly parallel with Throop Avenue, 100 feet;*

*THENCE westerly parallel with Gerry Street, 25 feet;*

*THENCE southerly parallel with Throop Avenue, 100 feet to the northerly side of Gerry Street;*

*THENCE easterly along Gerry Street, 25 feet to the point or place of BEGINNING.*

A site location map is included in the **Figure 5**. An aerial photograph of the Site is included in **Figure 6**. A tax map of the Site and surrounding properties is included as **Figure 7**.

##### ***Site Size***

The Site is 5,000 square feet (0.11 acres) in size.

### ***Site Features***

The site is currently a rectangular-shaped undeveloped lot with a temporary trailer located in the rear portion of lot 41, approximately 44x10 ft in size. There are no permanent structures on the subject site.

### ***Current Zoning and Land Use***

The Site is currently undeveloped land that is zoned for residential use. The surrounding properties are currently used for commercial, residential, and warehousing/manufacturing purposes. The nearest residential building is immediately adjoining to the northwest of the Site.

### ***Past Land Use***

Formerly, the site was developed with multiple dwellings from the late 1880s through the early 1900s. By the early 1900s, several of the dwellings were demolished and were replaced with a store, stable, and carriage house. The 89 Gerry Street parcel began operating as a laundry facility in the mid-1930s and operations expanded to 91 Gerry Street in the late-1940s. Both laundry facilities continued operations until the late-1970s when all buildings were razed, and the site became vacant. By the mid-2000s the site began to be used for parking and remains a parking lot today occupied by Just 4 Wheels Car, Truck, and Van Rental.

### ***Site Geology and Hydrogeology***

The stratigraphy of the Site, from the surface down, consists of 5-8 feet of urban fill material comprised of fine to medium brown sand with silt, with pieces of brick, concrete, and glass, extending to 5-8 feet below ground surface (ft bgs). Urban fill material is underlain by native fine-grained clays ranging in color from light brown to black to depths of 10-12 ft bgs. This layer is underlain by medium to coarse grained brown to light brown sand to 15 ft bgs. Depth to groundwater ranges from approximately 8-10 feet below ground surface (ft bgs) with groundwater flow to the north-northwest.

### **Section IV.3: En-zone**

The Site is located in Kings County Census Tract 507, which is EnZone Type B because the poverty rate is 62.5%. The Requestor, therefore, seeks a determination that the Site is eligible for tangible property tax credits.

### **Section IV.5: Environmental Assessment**

Based on investigations conducted to date, the primary contaminants of concern for the Site are chlorinated volatile organic compounds, semi-volatile organic compounds (polyaromatic hydrocarbons), and metals.

Soil –

Seven polyaromatic hydrocarbons (PAHs), including benzo(a)anthracene (maximum 17 mg/kg), benzo(a)pyrene (maximum 16 mg/kg), benzo(b)fluoranthene (maximum 19 mg/kg), benzo(k)fluoranthene (maximum 7.2 mg/kg), chrysene (maximum 16 mg/kg), dibenzo(a,h)anthracene (maximum 2.5 mg/kg), and indeno(1,2,3-cd)pyrene (maximum 9.5 mg/kg) were detected above the New York State Department of Environmental Conservation (NYSDEC) 6NYCRR Part 375 Restricted Residential Soil Cleanup Objectives (RRSCOs) in borings B-1 (3-5'), B-4 (1-3'), and B-5 (0-2').

Mercury was detected above the RRSCOs in all shallow soil samples and above RRSCOs in B-4 (1-3') at 1.44 mg/kg and in B-5 (0-2') at 5.56 mg/kg.

#### Groundwater –

Several PAHs such as benzo(a)anthracene (maximum 0.07 µg/L), benzo(b)pyrene (maximum 0.06 µg/L), benzo(k)fluoranthene (maximum 0.06 µg/L), benzo(k)fluoranthene (maximum 0.05 µg/L), chrysene (maximum 0.07 µg/L) and indeno(1,2,3-cd)pyrene (maximum 0.05 µg/L) were detected above the NYSDEC 6NYCRR Part 703.5 Class GA Ambient Water Quality Standards (AWQS).

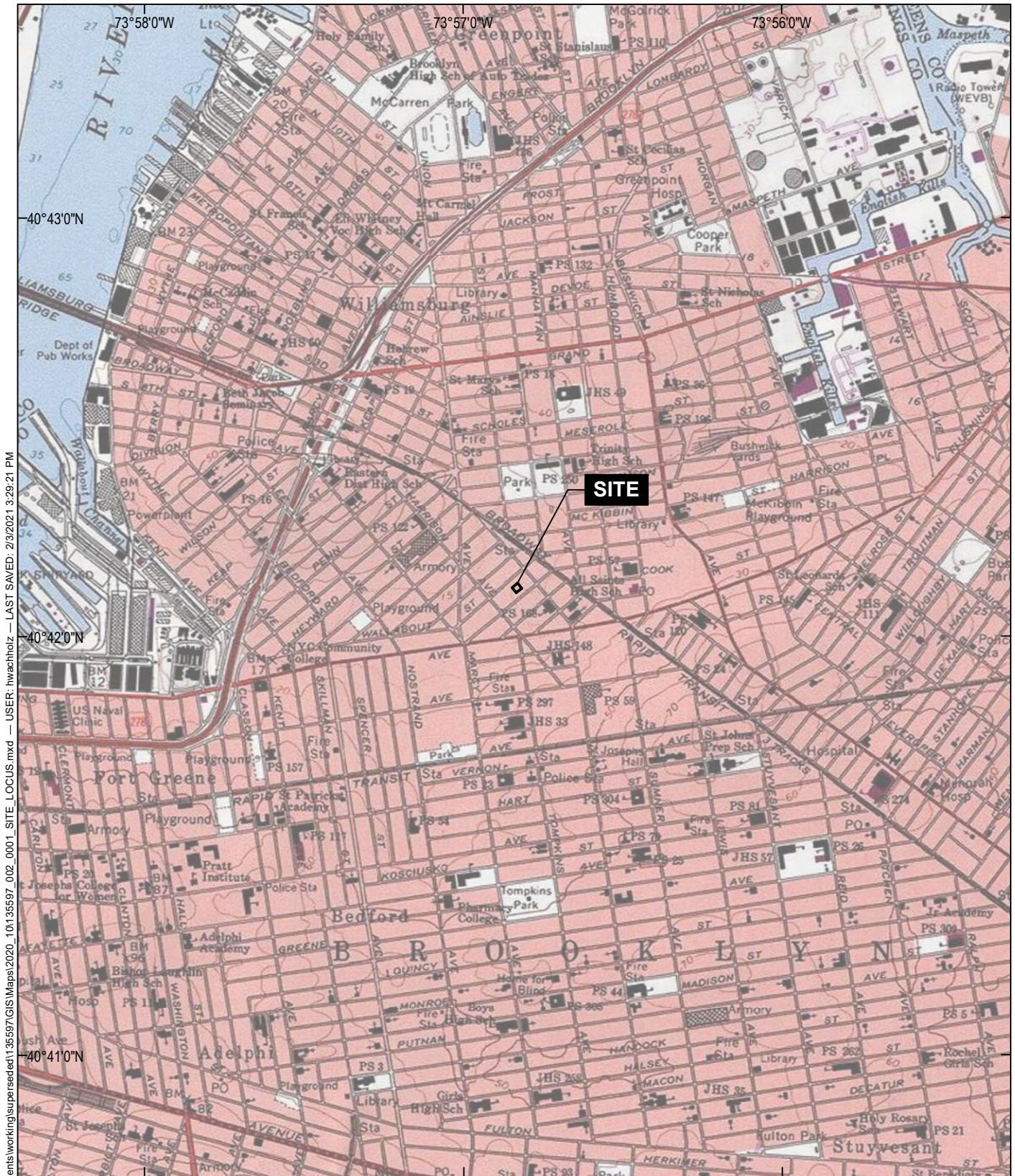
Metals, including iron (maximum 3810 µg/L) and sodium (maximum 88800 µg/L) were detected above the AWQS in both groundwater samples. Manganese (320.2 µg/L) was also detected above the AWQS in TW-2.

One VOC, cis-1,2-dichloroethene (maximum 260 µg/L) was detected above the AWQS in both groundwater samples. Vinyl chloride (29 µg/L) was detected above the AWQS in TW-2.

#### Soil Vapor –

Vinyl chloride (455 µg/m<sup>3</sup>), cis-1,2-dichloroethene (658 µg/m<sup>3</sup>), and trichloroethene (118 µg/m<sup>3</sup>) were detected above the New York State Department of Health (NYSDOH) Final Guidance on Soil Vapor Intrusion, May 2017, Matrix A, B, and C guidance values in SV-1. Multiple other VOCs were detected in both soil vapor samples, but did not exceed guidance values, including tetrachloroethene (maximum 17 µg/m<sup>3</sup>), carbon disulfide (maximum 87.2 µg/m<sup>3</sup>), trans-1,2-dichloroethene (maximum 14.3 µg/m<sup>3</sup>), 2,2,4-trimethylpentane (maximum 13.4 µg/m<sup>3</sup>), toluene (maximum 47.5 µg/m<sup>3</sup>), ethylbenzene (maximum 15.7 µg/m<sup>3</sup>), and o-Xylene (maximum 17.7 µg/m<sup>3</sup>).

Based solely upon the results of the Phase II sampling, it appears that the chlorinated volatile organic compounds detected in the groundwater and soil vapor may be originating off-Site. One of the primary goals of the proposed Remedial Investigation Work Plan is to determine if there is also an on-Site source of the chlorinated volatile organic compounds.



GIS FILE PATH: C:\Users\hwacholz\Documents\working\superseded\135597\GIS\Maps\2020\_10\135597\_02\_0001\_SITE\_LOCUS.mxd — USER: hwacholz — LAST SAVED: 2/3/2021 3:29:21 PM



MAP SOURCE: ESRI  
 SITE COORDINATES: 40°42'7"N, 73°56'49"W



**HALEY  
 ALDRICH**

89-91 GERRY STREET  
 BROOKLYN, NEW YORK

**PROJECT LOCUS**

APPROXIMATE SCALE: 1 IN = 2000 FT  
 FEBRUARY 2021

**FIGURE 4**





**LEGEND**

 SITE BOUNDARY

**NOTES**

- 1. ALL LOCATIONS ARE APPROXIMATE.
- 2. AERIAL IMAGERY SOURCE: ESRI



0 20 40  
SCALE IN FEET



89-91 GERRY STREET  
BROOKLYN, NEW YORK

**SITE PLAN**

DECEMBER 2020

GIS FILE PATH: C:\Users\hwachholz\Documents\working\135597\GIS\Maps\2020\_10\135597\_002\_TAX\_MAP.mxd — USER: hwachholz — LAST SAVED: 12/31/2020 1:47:42 PM

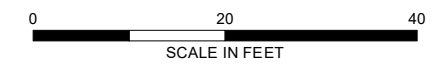


**LEGEND**

-  SITE BOUNDARY
-  PARCEL BOUNDARY

**NOTES**

1. ALL LOCATIONS ARE APPROXIMATE.
2. AERIAL IMAGERY SOURCE: ESRI



**HALEY  
ALDRICH**

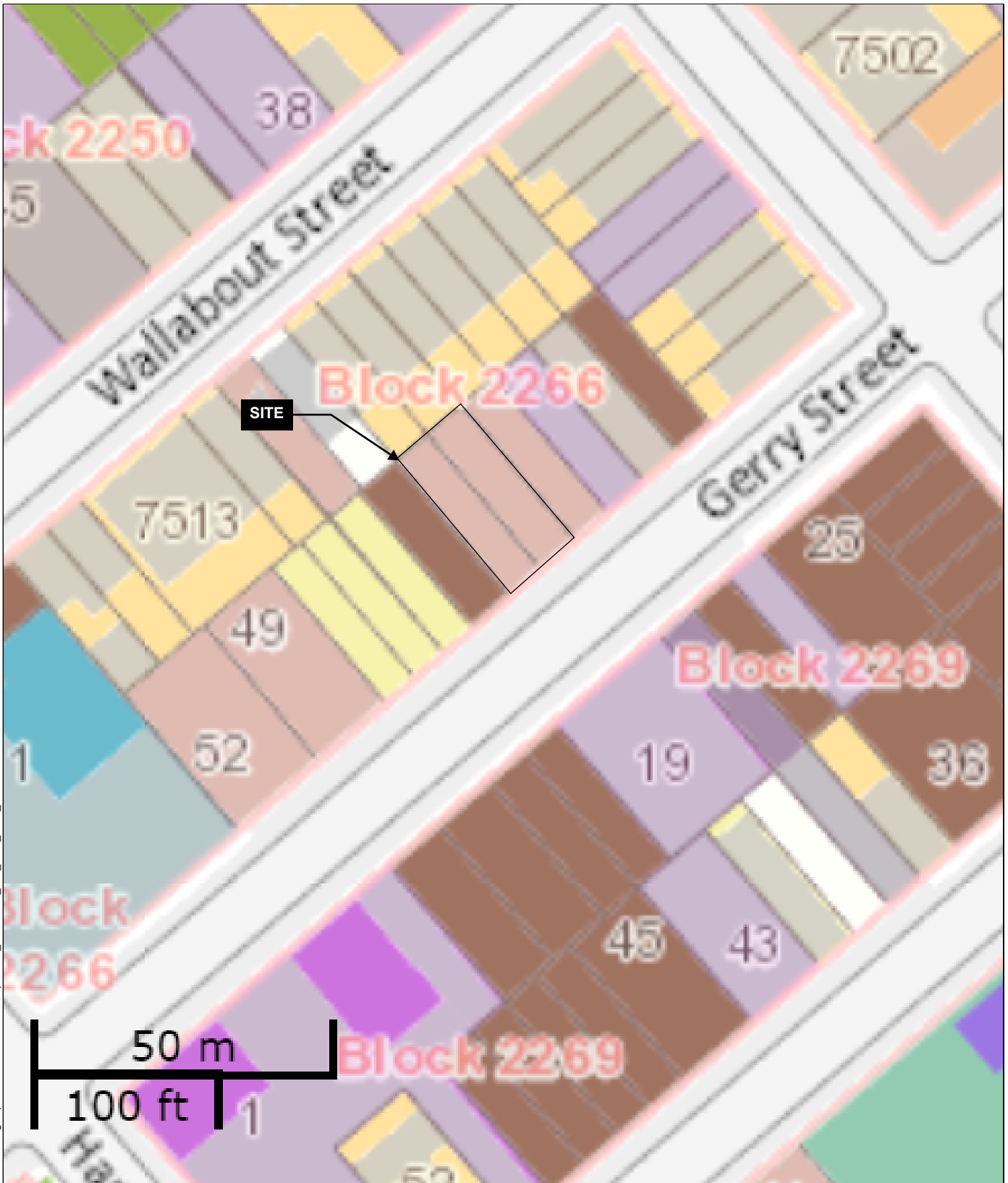
89-91 GERRY STREET  
BROOKLYN, NEW YORK

TAX MAP

DECEMBER 2020

FIGURE 6

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**LEGEND**

- 1 & 2 Family Residential
- Multi-family Residential
- Mixed Use
- Open space & outdoor recreation
- Commercial
- Institutions
- Industrial
- Parking
- Transportation / Utilities
- Vacant Lots



**NOTES:**

1. IMAGERY PROVIDED BY NEW YORK CITY OPEN ACCESSIBLE SPACE INFORMATION SYSTEM

**HALEY  
ALDRICH**

89-91 GERRY STREET  
BROOKLYN, NEW YORK

SURROUNDING LAND USE

MARCH 2021

FIGURE 7

## **ATTACHMENT E**

### **Section V: ADDITIONAL REQUESTOR INFORMATION**

**Section V – ADDITIONAL REQUESTOR INFORMATION**

***Current Owner and Operator***

The current owner is GGH Holdings LLC. The Requestor, Gerry Gardens LLC, seeks to purchase the property from the current owner to remediate and redevelop the property for residential purposes. The site is currently undeveloped and is operating as a parking lot occupied by Just 4 Wheels Car, Truck, and Van Rental.

***Previous Owners and Operators***

List of Previous Owners and Operators of 89 Gerry Street.

<b>Date(s)</b>	<b>Owner per Deed</b>	<b>Address</b>	<b>Relationship to Requestor</b>	<b>Operators (as per city directories)</b>	<b>Relationship to Requestor</b>
8/30/2016-Present	GGH Holdings LLC	164 Hewes Street, Brooklyn, NY	None	Just for Wheels Car, Truck, and Van Rental	N/A
12/26/1985-8/30/2016	Vinfeild Realty Corp.	164 Hewes Street, Brooklyn, NY	None	N/A	N/A
6/29/1983-12/26/1985	Gosalia, Sudha K	1 Steuyesant Oval	None	N/A	N/A
6/14/1979-6/29/1983	The City of New York	N/a	None	N/A	N/A
6/19/1975-6/14/1979	City of New York	N/A	None	N/A	N/A
3/16/1970-6/19/1975	All Star Shirt Laundry Inc.	Unknown	None	1970- All Star Shirt Lndry Inc, Beverly Lndry	None
Unknown-3/16/1970	Unknown	N/A	N/A	1965- All Star Shirt Lndry Inc, Beverly Lndry 1960- Gerry Lndry, Prestige Linen Svce Inc 1934- White Silver Wet Wash Co Inc., Ferdinand Resrvato Pres Jos, Margiotta V-Pres	N/A

List of previous owners and operators of 91 Gerry Street.

<b>Date(s)</b>	<b>Owner per Deed</b>	<b>Address</b>	<b>Relationship to Requestor</b>	<b>Operators (as per city directories)</b>	<b>Relationship to Requestor</b>
8/30/2016-Present	GGH Holdings LLC	164 Hewes Street, Brooklyn, NY	None	Just for Wheels Car, Truck, and Van Rental	N/A
12/26/1985-8/30/2016	Vinfeild Realty Corp.	164 Hewes Street, Brooklyn, NY	None	N/A	N/A

6/29/1983- 12/26/1985	Gosalia, Sudha K	1 Steuyesant Oval	None	N/A	N/A
6/14/1979- 6/29/1983	The City of New York	N/A	None	N/A	N/A
6/19/1975- 6/14/1979	City of New York	N/A	None	N/A	N/A
3/16/1970- 6/19/1975	All Star Shirt Laundry Inc.	Unknown	None	1973- C & C Coat Apron Towel & Linen Supf Co Inc., Chivily Nicholas J Mrs	None
Unknown- 3/16/1970	Unknown	N/A	N/A	1945- White Silver Wet Wash Co 1934- Felder Saml Pntr H, Felder Wilford Ship Clk R, Huggard Wilmer Dom R, Martin Frank Lab H, Martin Mae Dom R, Stevens John Stmfr R	None

# ATTACHMENT F

## Section VII: REQUESTOR ELIGIBILITY INFORMATION

## **Section VII – REQUESTOR ELIGIBILITY INFORMATION**

The Requestor qualifies as a “Volunteer” in the BCP because it has no connection with any prior owner or operator, and therefore did not cause, contribute, or permit the disposal of any contaminants at the Site, and did not control the Site when such contamination occurred. Requestor did not observe and is not aware of any continuing release; upon taking ownership of the Site, Requestor will take the necessary steps to prevent any threatened future release, and prevent and limit human, environmental or natural resource exposure to any previously released contamination at the Site. As such, the requestor qualifies as a Volunteer as designed in ECL 27-1405(1)(b).



RESOLUTION OF LIMITED LIABILITY COMPANY

The undersigned, being the sole Member and Managing Member of Gerry Gardens LLC, a New York limited liability company (the "Company"), does hereby resolve that:

1. Moses Karpen is an officer of the Company and has the full power and authority on behalf of the Company to:

(a) Execute documents in connection with the application of the Company for participation in the New York State Brownfield Cleanup Program (the "BCP");

(b) Enter into agreements with the New York State Department of Environmental Protection ("DEC") in connection with the Company's participation in the BCP;

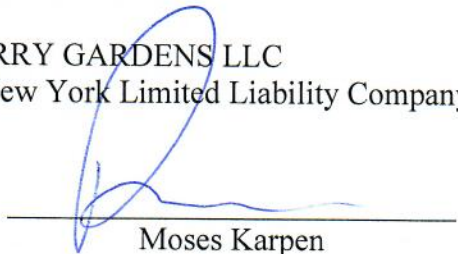
(c) Execute any and all documents in connection with the Company's participation in the BCP, including but not limited to applications, agreements, and tax returns;

(d) Take any action necessary to the furtherance of the Company's participation in the BCP, including but not limited to conducting negotiations on behalf of the Company.

2. The authority hereby conferred shall be deemed retroactive, and any and all acts authorized herein which were performed prior to the passage of this unanimous consent are hereby approved and ratified. The authority hereby conferred is in addition to that conferred by any other consent heretofore or hereafter delivered to the DEC and shall continue in full force and effect until the DEC shall have received notice in writing, certified by the sole member of this company, of the revocation hereof by a resolution duly adopted by the sole member of this company. Any such revocation shall be effective only as to actions taken by this company subsequent to DEC's receipt of such notice.

3. The undersigned hereby represents and warrants that (i) the undersigned is a Member and the Manager of the Company; and (ii) the consent of any member and manager is sufficient to authorize the Company to take the aforementioned actions.

GERRY GARDENS LLC  
A New York Limited Liability Company

By:   
Moses Karpen  
Managing Member

Dated: Brooklyn, New York  
February 10, 2021

## Section VII: Right of Access

**GGH HOLDINGS LLC**  
164 HEWES STREET  
BROOKLYN, NEW YORK 11211

February 10, 2021

*Via E-Mail*

Mr. Moses Karpen  
Managing Member  
Gerry Gardens LLC  
320 Roebling Street Suite 106  
Brooklyn, New York 11211

RE: Right of Access to 89-91 Gerry Street, Brooklyn –  
New York State Brownfield Cleanup Program (“BCP”)

Dear Moses:

This letter confirms (1) GGH Holdings LLC (“GGH”) is the fee owner of the real property known generally as 89-91 Gerry Street, Brooklyn, N.Y. (the “Property”), (2) GGH has entered into a Purchase and Sale Agreement (“PSA”) with Gerry Gardens LLC (the “Contract Vendee”), pursuant to the terms and conditions of which GGH has agreed to sell and Contract Vendee has agreed to purchase the Property, (3) the PSA grants Contract Vendee the right to apply to enter the Property into the BCP, and (4) upon acceptance into the BCP, Contract Vendee shall have the right to access the Property for purposes of implementing a Remedial Investigation Work Plan approved by the New York State Department of Environmental Conservation, and, if applicable, to place an environmental easement on the Property following the conclusion of the remediation work.

Good luck with your application to the BCP.

Sincerely,

GGH Holdings LLC

By: 

## **ATTACHMENT G**

### **Section IX: CONTACT LIST INFORMATION AND ACKNOWLEDGEMENT FROM REPOSITORY**

**Section IX – CONTACT LIST INFORMATION**

**SITE CONTACT LISTS**

***Executive:***

Role	Name	Phone	Mailing Address	Email
NYC Mayor	Mayor William De Blasio	212-NEW-YORK	City Hall New York, NY 10007	<a href="https://www1.nyc.gov/office-of-the-mayor/mayor-contact.page">https://www1.nyc.gov/office-of-the-mayor/mayor-contact.page</a>
NYC Department of City Planning Chairperson	Marisa Lago	212-720-3300	120 Broadway 31st Floor New York, NY 10271	<a href="https://www1.nyc.gov/site/planning/about/email-the-director.page">https://www1.nyc.gov/site/planning/about/email-the-director.page</a>
Brooklyn Borough President	Eric Adams	718-802-3700	Brooklyn Borough Hall 209 Joralemon Street Brooklyn, NY 11201	<a href="mailto:askeric@brooklynbo.nyc.gov">askeric@brooklynbo.nyc.gov</a>
Brooklyn Community Board 1 District Manager	Dealice Fuller	718-389-0009	435 Graham Avenue Brooklyn, NY 11211	<a href="mailto:bk01@cb.nyc.gov">bk01@cb.nyc.gov</a>
NY Senate District 26 Senator	Brian Kavanagh	718-875-1517	Brooklyn Borough Hall 209 Joralemon Street Brooklyn, NY 11201	<a href="mailto:kavanagh@nysenate.gov">kavanagh@nysenate.gov</a>
NY State Assembly District 053 Member	Maritza Davila	718-443-1424	249 Wilson Avenue Brooklyn, NY 11237	<a href="mailto:DavilaM@nyassembly.gov">DavilaM@nyassembly.gov</a>

***Owners, Residents, Occupants:***

Site is currently undeveloped with no residents, serving as a commercial parking lot.

Owner	Contact Name	Phone	Mailing Address	Email
Gerry Gardens LLC (Future)	Moses Karpen	(718) 302-3180	320 Roebling Street #106, Brooklyn, NY 11211	<a href="mailto:moses@waterfrontmanagementny.com">moses@waterfrontmanagementny.com</a>
GGH Holdings LLC (Current)	Henry Grunfeld	(718) 625-6876	164 Hewes Street, Brooklyn, NY 11211	N/A

Operator	Contact Name	Phone	Mailing Address	Email
Just 4 Wheels Car, Truck, and Van Rental	N/A	877-650-3500	324 E White Horse Pike, Galloway, NJ	N/A

***Adjacent Properties:***

Below is a list of the adjoining properties which are also detailed on **Figure 9**.

Owner/Entity Name	Contact Name	Site Use	Property Address	Owner Mailing Address
Throop Wallabout Realty LLC	N/A	Multi-family walk-up buildings	390 Wallabout Street	505 Flushing Avenue, Unit 1-D, Brooklyn, NY
Wallabout Throop Realty Partners LLC	Shlome Karpen	Multi-family walk-up buildings	388 Wallabout Street	329 Hewes Street, Brooklyn, NY
GGH Holdings LLC	Henry Grunfield	Industrial and Manufacturing	93 Gerry Street	164 Hewes Street, Brooklyn, NY
Shloma, Oholei	Shloma, Oholei	Vacant land	87 Gerry Street	517 Flushing Avenue, Brooklyn, NY
78 Gerry St. Realty Inc.	N/A	Industrial and manufacturing	82 Gerry Street	78 Gerry Street, Brooklyn, NY

**Local News and Media:**

Owner/Entity Name	Type	Address	Phone	Website
The Brooklyn Eagle	Online	16 Court Street Brooklyn, NY 11241	718-422-7413	<a href="http://www.brooklyn eagle.com">www.brooklyn eagle.com</a>
Spectrum 1 News	Television	75 Ninth Avenue New York, NY 10011	212-691-6397	<a href="https://www.ny1.com/nyc/all-boroughs/about-us/contact-us">https://www.ny1.com/nyc/all-boroughs/about-us/contact-us</a>

**Public Water Supply:**

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

Owner/Entity Name	Contact	Address	Phone	Email
NYCDEP	Vincent Sapienza - Commissioner	59-17 Junction Blvd. Flushing, NY 11373	718-595-6565	<a href="mailto:ltcp@dep.nyc.gov">ltcp@dep.nyc.gov</a>
NYC Municipal Water Finance Authority	Olga Chernat- Executive Director	255 Greenwich Street 6th Floor New York, NY 10007	212-788-5889	N/A

**Additional Requests:**

We are unaware of any requests to be included on the contact list for the 89-93 Gerry Street Site.

**School or Day Care located on or proximal to the site:**

There are no schools or daycares located on the Site. The following schools or day care facilities are located within ½-mile radius to the site:

School/Day Care Name	Approximate distance from Site in feet and (directional)	Administrator	Phone	Address
Brooklyn School District 14	2640'	Alicja Winnicki	718-302-7600	215 Heyward Street Brooklyn, NY 11206
All Stars Elementary School	1584'	N/A	718-782-0569	113 Throop Avenue Brooklyn, NY 11206
PS 380	2112'	Victoria Prisinzano	718-388-0607	370 Marcy Avenue Brooklyn, NY 11206
UTA Satmar Girls High School	1056'	N/A	718-963-9260	366 Wallabout Street Brooklyn, NY 11206
Juan Morel Camps Secondary School	2640'	Esther Shali Ogli	718-302-7900	215 Heyward Street Brooklyn, NY 11206
Intermediate School 318	1056'	Leander Windley	718-782-0589	101 Walton Street Brooklyn, NY 11206
BWCCS2 Middle School	1056'	Esosa Ogbahon	718-302-7700	11 Bartlett Street Brooklyn, NY 11206
The Baby Place Preschool and Day Care	2112'	Tiffany & Christian Taylor	347-987-4905	25 Boreum Street, Ste 75 Brooklyn, NY 11206
Tiferes Bnos Girls School	1584'	N/A	718-599-2900	545 Broadway Brooklyn, NY 11206
PS 373	1584'	Regina Tottenham	718-782-6800	185 Ellery Street Brooklyn, NY
NYCHA Marcy (Daycare)	1584'	Lucille Harrington	212-368-1684	494 Marcy Avenue Brooklyn, NY 11206
Learn to Succeed Daycare	1584'	Veronica Ruiz	718-200—0339	156 Ellery Street Brooklyn, NY 11206
P.S. 257 John F. Hylan	2112'	Idalys Tolentino	718-384-7128	60 Cook Street Brooklyn, NY 11206
Bais Ruschel High school	528'	N/A	718-963-9277	177 Harrison Avenue Brooklyn, NY 11206

**Document Repository:**

Brooklyn Community Board 1 and the Brooklyn Public Library – Bushwick Branch were notified on 29 December 2020 via email regarding utilizing their space as document repositories. Documentation of the outreach and confirmation from Brooklyn Public Library - Bushwick Branch is attached below.

Community Board 1 was re-contacted on 19 January 2021 via email and phone regarding this request. The Community Board administrator acknowledged receiving the emails but stated “Community Board 1 will not sign any documents or acknowledgements until documents are received”. Email Outreach to Community Board 1 is also shown below. The repository information is detailed below:

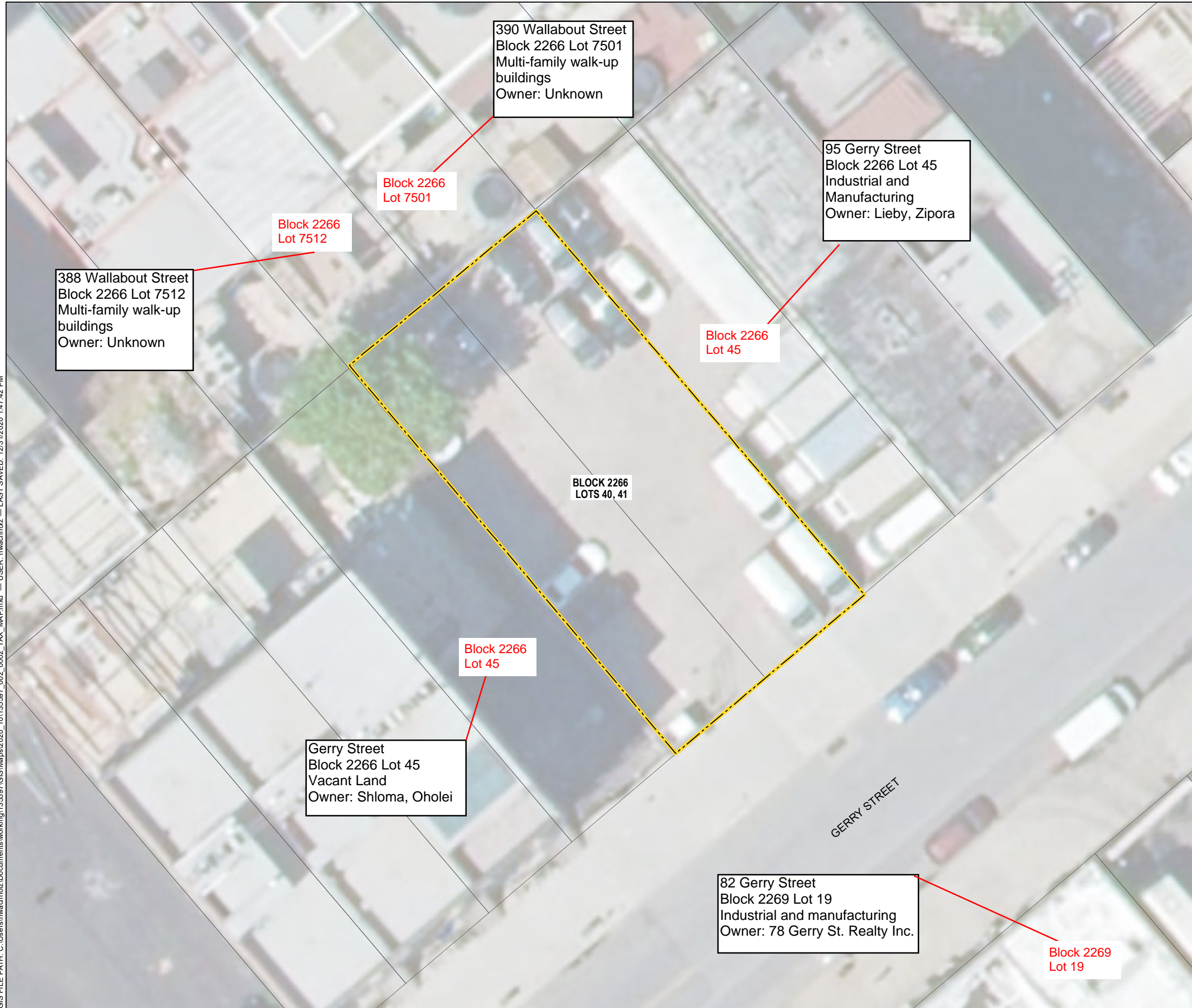
Owner/Entity Name	Contact	Address	Phone	Email
Brooklyn Community Board 1	Dealice Fuller	435 Graham Avenue Brooklyn, NY 11211	718-389-0009	<a href="mailto:bk01@cb.nyc.gov">bk01@cb.nyc.gov</a>
Brooklyn Public Library – Bushwick Branch	Marc Waldron	340 Bushwick Avenue Brooklyn, NY 11206	718-602-1348	<a href="mailto:mwaldron@bklynlibrary.org">mwaldron@bklynlibrary.org</a>

**Community Board:**

Owner/Entity Name	Contact	Address	Phone	Email
Brooklyn Community Board 1	Dealice Fuller	435 Graham Avenue Brooklyn, NY 11211	718-389-0009	<a href="mailto:bk01@cb.nyc.gov">bk01@cb.nyc.gov</a>



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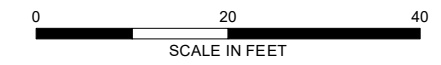


**LEGEND**

-  SITE BOUNDARY
-  PARCEL BOUNDARY

**NOTES**

1. ALL LOCATIONS ARE APPROXIMATE.
2. AERIAL IMAGERY SOURCE: ESRI



89-91 GERRY STREET  
BROOKLYN, NEW YORK

**ADJACENT SITE INFORMATION**

DECEMBER 2020

FIGURE 8

**Acknowledgement from Brooklyn Public Library - Bushwick Branch**  
**Agreeing to Act as Document Repository**



HALEY & ALDRICH OF NEW YORK  
237 W 35<sup>th</sup> Street  
16<sup>th</sup> Floor  
New York, NY 10123  
Tel: 646.277.5685

29 December 2020  
File No. 135597-002

Brooklyn Public Library – Bushwick Branch  
340 Bushwick Ave,  
Brooklyn, NY 11206  
Via email: mwaldron@bklynlibrary.org  
Attn: Marc Waldron

Subject: Brownfield Cleanup Program Application – Request for Repository Use  
89-91 Gerry Street  
Brooklyn, New York 11206

Dear Mr. Waldron,

Haley & Aldrich of New York (Haley & Aldrich), on behalf of Waterfront Management New York, is requesting use of the Brooklyn Public Library – Bushwick Branch as a document repository for the anticipated project located at 89-91 Gerry Street, Brooklyn, NY. The New York State Department of Environmental Conservation (NYSDEC) requires a letter certifying that the proposed document repository is able to serve as a public repository for all documents pertaining to the environmental cleanup at the Site. Please sign below denoting that your library would be amenable to serving as a temporary public repository.

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

Thank you,  
HALEY & ALDRICH OF NEW YORK

  
James M. Bellew  
Senior Associate



The Brooklyn Public Library – Bushwick Branch is willing to act as a public document repository holding and making available of all provided environmental related to the 89-91 Gerry Street Brownfield Cleanup Project.

Marc WALDRON  
Name

12/29/20  
Date

MANAGER  
Title

**Acknowledgement of Receipt from Brooklyn Community Board 1**  
**Regarding Request to Act as Document Repository**

## Conlon, Mari

---

**From:** BK01 (CB) <bk01@cb.nyc.gov>  
**Sent:** Tuesday, January 19, 2021 3:27 PM  
**To:** Conlon, Mari  
**Subject:** Fw: NYSDEC Brownfield Cleanup Program- Document Repository Request- 89-91 Gerry Street  
**Attachments:** 2020-1229-HANY-89-91 Gerry Street- CB1 Repository Letter.pdf

**CAUTION: External Email**

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Please send the documents. Cannot be signed pro forma.

Marie Bueno Wallin  
ADM CB#1 Brooklyn  
(718) 389-0009

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**From:** Conlon, Mari <MConlon@haleyaldrich.com>  
**Sent:** Tuesday, January 19, 2021 1:04 PM  
**To:** BK01 (CB) <bk01@cb.nyc.gov>  
**Cc:** Bellew, James <JBellew@haleyaldrich.com>  
**Subject:** RE: NYSDEC Brownfield Cleanup Program- Document Repository Request- 89-91 Gerry Street

Good afternoon,

I am following up on the request below for the local Community Board 1 to act as a document repository during the investigation and remediation of the property located at 89-91 Gerry Street, Brooklyn, NY.

Attached please see letter indicating that the Community Board 1 would be willing to serve as a document repository for the project. Please send back to us and please contact me with any questions.

Thank you very much,  
Mari Cate

**Mari Cate Conlon**  
Project Manager

**Haley & Aldrich of New York**  
237 West 35<sup>th</sup> Street, 16<sup>th</sup> Floor  
New York, NY 10123

T: 646-277-5688  
M: 347-271-1521

[www.haleyaldrich.com](http://www.haleyaldrich.com)

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**From:** Conlon, Mari  
**Sent:** Wednesday, January 13, 2021 3:48 PM  
**To:** 'bk01@cb.nyc.gov' <bk01@cb.nyc.gov>

**Cc:** Bellew, James <JBellew@haleyaldrich.com>

**Subject:** RE: NYSDEC Brownfield Cleanup Program- Document Repository Request- 89-91 Gerry Street

Good afternoon,

I am following up on the request below for the local Community Board 1 to act as a document repository during the investigation and remediation of the property located at 89-91 Gerry Street, Brooklyn, NY.

Attached please see letter indicating that the Community Board 1 would be willing to serve as a document repository for the project. Please send back to us and please contact me with any questions.

Thank you very much,  
Mari Cate

**Mari Cate Conlon**  
Project Manager

**Haley & Aldrich of New York**  
237 West 35<sup>th</sup> Street, 16<sup>th</sup> Floor  
New York, NY 10123

T: 646-277-5688

M: 347-271-1521

[www.haleyaldrich.com](http://www.haleyaldrich.com)

---

**From:** Conlon, Mari

**Sent:** Tuesday, December 29, 2020 11:53 AM

**To:** 'bk01@cb.nyc.gov' <[bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)>

**Cc:** Bellew, James <[JBellew@haleyaldrich.com](mailto:JBellew@haleyaldrich.com)>

**Subject:** NYSDEC Brownfield Cleanup Program- Document Repository Request- 89-91 Gerry Street

Good Afternoon,

Haley & Aldrich of New York is formally requesting permission to include Community Board 1 as a document repository during the investigation and remediation of a property located at 89-91 Gerry Street, Brooklyn, NY. It is anticipated that over the course of the next 1-2 years several documents (electronic version on CD) related to the environmental investigation and remediation will be delivered to the Planning Department. The proposed investigation and remediation will be done in coordination with the New York State Department of Environmental Conservation.

Upon delivery it is requested that these documents be made available for public review. If hard copies are a preferred alternative to CD please advise. Kindly respond if the Community Board 1 amenable to be utilized as a repository for these documents.

Attached please see letter indicating that the Community Board 1 would be willing to serve as a document repository for the project. Please send back to us when you have a chance and please contact me with any questions.

Thank you,

**Mari Cate Conlon**  
Project Manager

**Haley & Aldrich of New York**

237 West 35<sup>th</sup> Street, 16<sup>th</sup> Floor  
New York, NY 10123

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# ATTACHMENT H

## Section X: LAND USE FACTORS



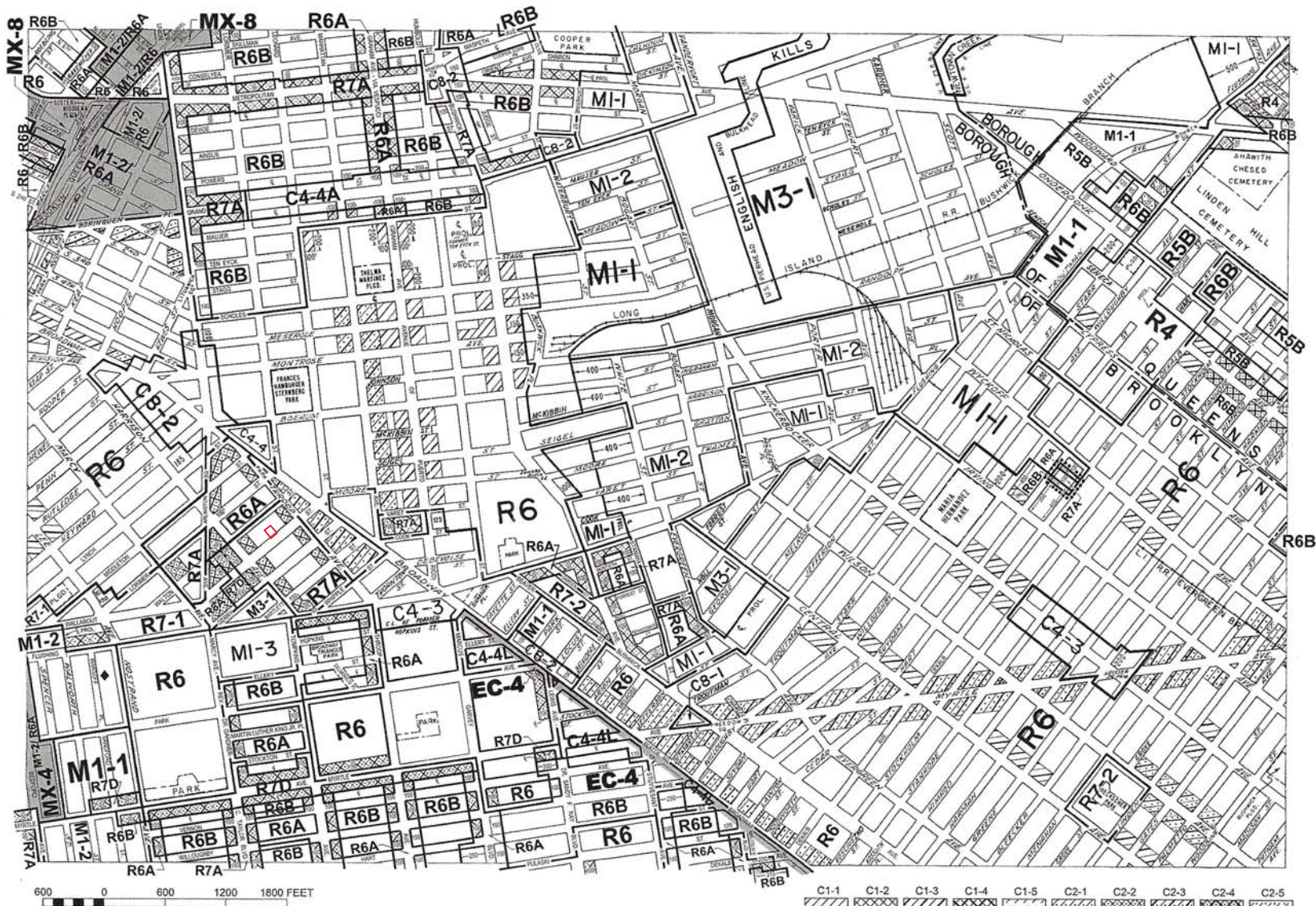
## ATTACHMENT H: SECTION X – LAND USE FACTORS

The Site was previously zoned as manufacturing and was included in the Broadway Triangle Rezoning (City Environmental Quality Review Act or CEQR Number 09HPD019K) which converted the area around and including the Site to R7A. The Site is surrounded by a mixed use of residential and manufacturing buildings.

The Site is currently undeveloped and utilized as a parking lot, and historically operated as a laundry facility. All site buildings were demolished in 1979 and the site remained vacant until the mid to late-2000s when it began to be used for parking. The site has remained undeveloped through the present. Known contamination at the Site has likely been caused by former Site use and regional industrial activity in the Broadway Triangle.

While proposed development plans are conceptual at this time, the anticipated project will consist of two 6-story residential buildings with a one-level cellar on each building encompassing the entire site footprint and extending approximately 11 feet below current grade.

The proposed use is conforming to the current zoning laws. The zoning map is included below.



# ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

# **ATTACHMENT I**

## **Supplemental Questions Section: SITES SEEKING TANGIBLE PROPERTY CREDITS IN NYC**

## Census Tract 507

### Census Tract 507

EnZoneType	B
FIPS	36047050700
County_FIP	36047
Geography	Census Tract 507
County	Kings County
UnempRate	5.2
NYS_UR	11.5
Pov_Rate	62.5
CountyPR	23.2
CountyRate	46.4
Criteria_B	Y
Both_AB	
Criteria_A	
Type	AY

