



# Brownfield Cleanup Program Application

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Broadway Triangle Site A  
Block 2272 Lots 49, 51, 52, 53, 108  
663 to 667 Flushing Avenue  
and  
Block 2269 Lot 52  
29-31 Bartlett Street  
Brooklyn, New York 11206

August 3, 2021

Prepared for:

**Bartlett Crossing LLC**  
**Bartlett Crossing Managers LLC**  
**Bartlett Crossing UNP LLC**  
2 Kingsland Avenue  
Brooklyn, New York 11211

Prepared by:

**Roux Environmental Engineering  
and Geology, D.P.C.**  
209 Shafter Street  
Islandia, New York 11749



## 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 11*

#### Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY  
BCP SITE #:

NAME Bartlett Crossing LLC, Bartlett Crossing Managers LLC, Bartlett Crossing UNP LLC

ADDRESS 2 Kingsland Avenue

CITY/TOWN Brooklyn

ZIP CODE 11211

PHONE 718-388-5454 x 170

FAX

E-MAIL cstewart@stnicksalliance.org

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

☒ Yes ☐ No

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

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

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

#### Section II. Project Description *Appendix B*

1. What stage is the project starting at?

☒ Investigation

☐ Remediation

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

2. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law

(ECL) Article 27-1415(2): ☐ Yes ☐ No *Not Applicable*

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

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

**Section III. Property's Environmental History** Appendix C

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that the site requires remediation and 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). Please do not submit paper copies of supporting documents.**

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			X
Other VOCs			X
SVOCs	X		
Metals	X	X	
Pesticides			
PCBs			
Other*			

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

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

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

Figures 4, 5, and 6

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 checked="" 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: Junk Shop, Carpenter, Sausage Factory, Bakery, Fur Dresser, Commercial, Residential

<b>Section IV. Property Information - See Instructions for Further Guidance</b> <span style="color: red;">Appendix D</span>				
PROPOSED SITE NAME <b>Broadway Triangle Site A</b>				
ADDRESS/LOCATION <b>663 to 667 Flushing Avenue and 29 to 31 Bartlett Street</b>				
CITY/TOWN <b>Brooklyn</b>		ZIP CODE <b>11206</b>		
MUNICIPALITY(IF MORE THAN ONE, LIST ALL): <b>New York City</b>				
COUNTY <b>Kings</b>		SITE SIZE (ACRES) <b>0.33</b>		
LATITUDE (degrees/minutes/seconds) <b>40      °      42      '      01.5      "</b>		LONGITUDE (degrees/minutes/seconds) <b>73      °      56      '      47.6      "</b>		
<b>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. <span style="color: red;">Site includes multiple lots. See Appendix D for complete lot listing.</span></b>				
Parcel Address		Section No.	Block No.	Lot No.      Acreage
Site includes multiple lots, see Appendix D				
1. Do the proposed site boundaries correspond to tax map metes and bounds? <span style="float: right;"><input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No</span> If no, please attach an accurate map of the proposed site.				
2. Is the required property map attached to the application? <span style="float: right;"><input checked="" type="checkbox"/> Yes   <input type="checkbox"/> No</span> (application will not be processed without map) <span style="color: red;">See Figure 2</span>				
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See <a href="#">DEC's website</a> for more information) <span style="float: right;">Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></span> <div style="text-align: right; margin-right: 50px;">If yes, identify census tract : <u>507</u></div> Percentage of property in En-zone (check one): <input type="checkbox"/> 0-49% <input type="checkbox"/> 50-99% <input checked="" type="checkbox"/> 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)? <span style="float: right;"><input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No</span> 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? <span style="float: right;"><input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No</span>				
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? <span style="float: right;"><input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No</span> If yes, attach relevant supporting documentation.				
7. Are there any lands under water? <span style="float: right;"><input type="checkbox"/> Yes   <input checked="" type="checkbox"/> No</span> 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) **None**

Type

Issuing Agency

Description

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

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 **Not Applicable**

**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 #: _____	
NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Charlie Stewart/St. Nicks Alliance			
ADDRESS 2 Kingsland Avenue			
CITY/TOWN Brooklyn		ZIP CODE 11211	
PHONE 718-388-5454 x 170	FAX	E-MAIL cstewart@stnicksalliance.org	
NAME OF REQUESTOR'S CONSULTANT Jessica L. Taylor, P.G./Roux Environmental Engineering and Geology, D.P.C.			
ADDRESS 209 Shafter Street			
CITY/TOWN Islandia		ZIP CODE 11749	
PHONE 631-630-2395	FAX	E-MAIL jtaylor@rouxinc.com	
NAME OF REQUESTOR'S ATTORNEY George C. D. Duke, Esq., P.G./BROWN DUKE & FOGEL, P.C.			
ADDRESS 350 Fifth Ave, Suite 4640			
CITY/TOWN New York		ZIP CODE 10118	
PHONE 201-915-0236	FAX 646-219-2601	E-MAIL gduke@bdflegal.com	
<b>Section VI. Current Property Owner/Operator Information – if not a Requestor</b> Appendix E			
CURRENT OWNER'S NAME New York City Department of Housing Preservation and Development OWNERSHIP START DATE: varies			
ADDRESS 100 Gold Street			
CITY/TOWN New York		ZIP CODE 10038	
PHONE 212-863-8566	FAX	E-MAIL cortesf@hpd.nyc.gov	
CURRENT OPERATOR'S NAME Felipe Cortes/New York City Department of Housing Preservation and Development			
ADDRESS 100 Gold Street			
CITY/TOWN New York		ZIP CODE 10038	
PHONE 212-863-8566	FAX	E-MAIL cortesf@hpd.nyc.gov	
<b>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".</b>			
<b>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.</b>			
<b>Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)</b> Appendix F			
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 **Appendix F**

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 **Appendix F**

**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 **Appendix G**

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** Appendix H

1. What is the current municipal zoning designation for the site? R7A, C2-4

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

See attached Appendix H.

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

☒ Yes ☐ No

See attached Appendix H.

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

See attached Appendix H.

## XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hererby 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 Authorized Signatory (title) of Bartlett Crossing UNP 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: 8/02/2021 Signature: 

Print Name: Frank Lang

### SUBMITTAL INFORMATION:

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

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

**FOR DEC USE ONLY**

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

## XI. Statement of Certification and Signatures

(By requestor who is an individual)

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

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

(By a requestor other than an individual)

I hereby affirm that I am Authorized Signatory (title) of Bartlett Crossing Managers 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: 8/02/2024 Signature: 

Print Name: Frank Lang

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

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

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

(By a requestor other than an individual)

I hereby affirm that I am Authorized Signatory (title) of Bartlett Crossing 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: 8/02/2021

Signature: 

Print Name: Frank Lang

### SUBMITTAL INFORMATION:

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**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 11**

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
<p><b>From ECL 27-1405(31):</b></p> <p>"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</p> <p><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)</p> <p>375-3.2:</p> <p>(I) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and</p> <p>(1) the proposed use is at least 75 percent for industrial uses; or</p> <p>(2) at which:</p> <p>(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;</p> <p>(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and</p> <p>(iii) one or more of the following conditions exists, as certified by the applicant:</p> <p>(a) property tax payments have been in arrears for at least five years immediately prior to the application;</p> <p>(b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or</p> <p>(c) there are no structures.</p> <p>"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.</p>	

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

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

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

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

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

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

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

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

## BCP Application Summary (for DEC use only)

**Site Name:** Broadway Triangle Site A  
**City:** Brooklyn

**Site Address:** 663 to 667 Flushing Avenue and 29 to 31 Bartlett Street  
**County:** Kings **Zip:** 11206

**Tax Block & Lot**  
**Section (if applicable):**

**Block:**

**Lot:**

**Requestor Name:** Bartlett Crossing LLC, Bartlett Crossing Managers LLC, Bartlett Crossing UNP LLC  
**City:** Brooklyn

**Requestor Address:** 2 Kingsland Avenue  
**Zip:** 11211

**Email:** cstewart@stnicksalliance.org

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

**Name:** Charlie Stewart/St. Nicks Alliance  
**City:** Brooklyn

**Address:** 2 Kingsland Avenue

**Zip:** 11211

**Email:** cstewart@stnicksalliance.org

**Requestor's Attorney**

**Name:** George C. D. Duke, Esq., P.G./BROWN DUKE & FOGEL, P.C.  
**City:** New York

**Address:** 350 Fifth Ave, Suite 4640

**Zip:** 10118

**Email:** gduke@bdflegal.com

**Requestor's Consultant**

**Name:** Jessica L. Taylor, P.G./Roux Environmental Engineering and Geology, D.P.C.  
**City:** Islandia

**Address:** 209 Shafter Street

**Zip:** 11749

**Email:** jtaylor@rouxinc.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

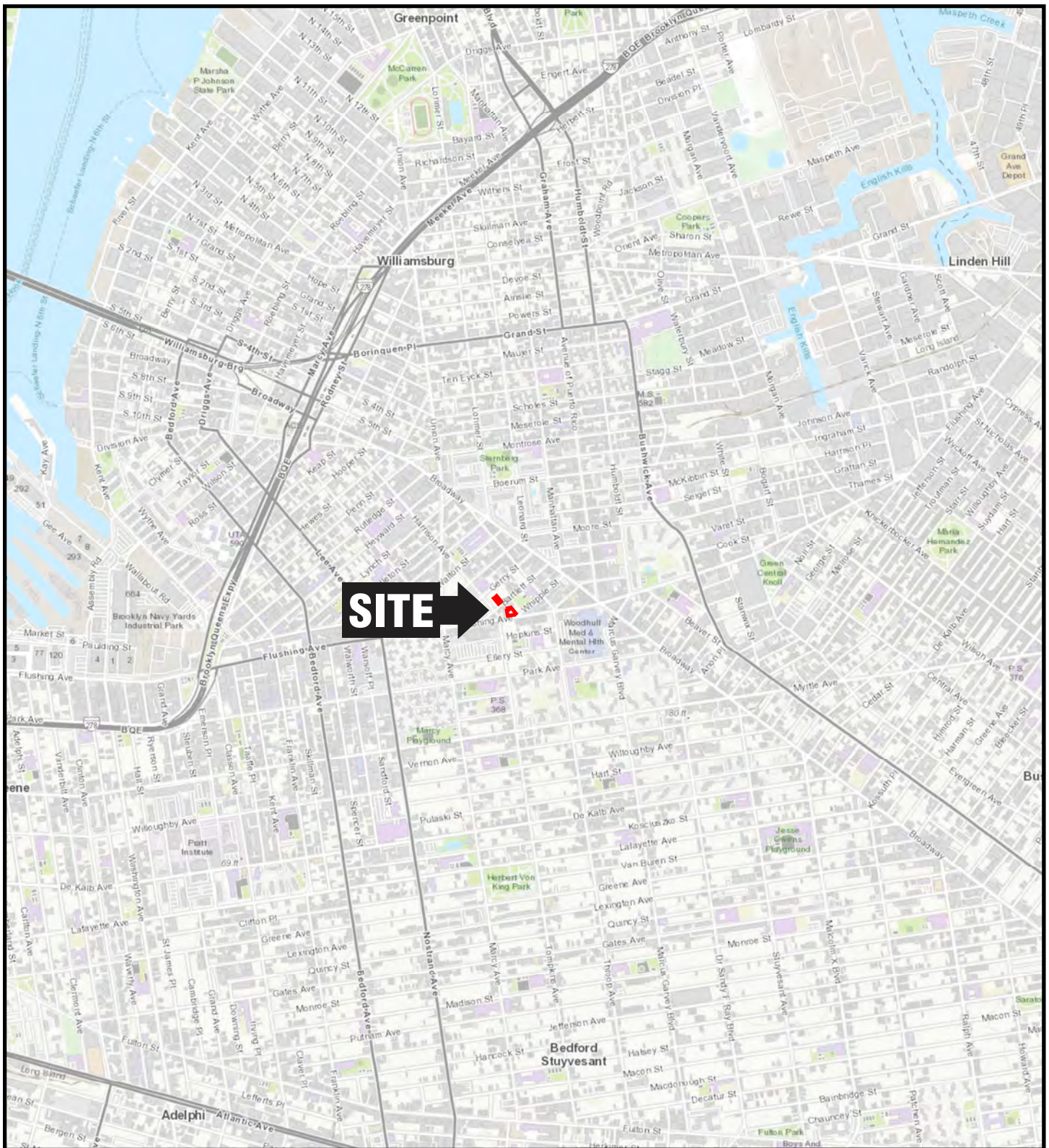
**Notes:**

**Brownfield Cleanup Program Application**  
***Broadway Triangle Site A***

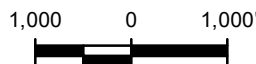
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**FIGURES**

1. Site Location Map
2. Existing Conditions and Tax Map
3. Surrounding Land Use and Adjacent Property Owners
4. Soil Sample Locations and Exceedances
5. Groundwater Sample Locations and Exceedances
6. Soil Vapor Sample Locations and Detections



# QUADRANGLE LOCATION



Title:

## SITE LOCATION MAP

BROADWAY TRIANGLE SITE A, 663 - 667 FLUSHING AVE AND 29 - 31 BARTLETT ST, BROOKLYN NY

Prepared for:

BARTLETT CROSSING UNP LLC



Compiled by: B.V.	Date: 07/30/21	FIGURE  <b>1</b>
Prepared by: M.S.R.	Scale: AS SHOWN	
Project Mgr: L.C.	Project: 3605.0001Y000	
File: 3605.0001Y108.1.mxd		

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LEGEND

- BCP SITE BOUNDARY
- 2269 52

BLOCK LOT

NOTE

1. SOURCE - NEW YORK CITY DEPARTMENT OF INFORMATION AND TECHNOLOGY



Title:

EXISTING CONDITIONS AND TAX MAP

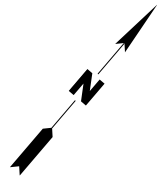
BROADWAY TRIANGLE SITE A, 663 - 667 FLUSHING AVE AND 29 - 31 BARTLETT ST, BROOKLYN NY

Prepared for:

BARTLETT CROSSING UNP LLC

	Compiled by: B.V.	Date: 07/30/21	FIGURE <b>2</b>
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: L.C.	Project: 3605.0001Y000	
	File: 3605.0001Y108.2.mxd		

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LEGEND

- BCP SITE BOUNDARY
- ONE & TWO FAMILY BUILDINGS
- MULTI-FAMILY WALK-UP BUILDINGS
- MULTI-FAMILY ELEVATOR BUILDINGS
- MIXED RESIDENTIAL & COMMERCIAL BUILDINGS
- COMMERCIAL & OFFICE BUILDINGS
- INDUSTRIAL & MANUFACTURING
- TRANSPORTATION & UTILITY
- OPEN SPACE & OUTDOOR RECREATION
- VACANT LAND
- UNKNOWN

NOTE

1. SOURCE - NEW YORK CITY DEPARTMENT OF INFORMATION AND TECHNOLOGY



Title:

## SURROUNDING LAND USE AND ADJACENT PROPERTY OWNERS

BROADWAY TRIANGLE SITE A, 663 - 667 FLUSHING AVE AND 29 - 31 BARTLETT ST, BROOKLYN NY

Prepared for:

BARTLETT CROSSING UNP LLC

	Compiled by: B.V.	Date: 07/30/21	FIGURE <b>3</b>
	Prepared by: M.S.R.	Scale: AS SHOWN	
	Project Mgr: K.S.	Project: 3605.0001Y000	
	File: 3605.0001Y108.3.mxd		

<b>SB-01</b>	4/8/2020	4/8/2020
<b>Depth (ft bls)</b>	0 - 2	4 - 6
<b>SVOCs</b>		
Benzo(a)anthracene	2.64	1.66
Benzo(a)pyrene	2.63	1.69
Benzo(b)fluoranthene	2.62	1.62
Benzo(k)fluoranthene	1.92	1.35
Chrysene	2.34	1.53
Dibenzo(a,h)anthracene	0.421	NE
Indeno(1,2,3-cd)pyrene	2.06	1.35
<b>Metals</b>		
Barium	506	870
Lead	189	315
Mercury	0.508	0.59
Zinc	257	369
<b>Pesticides</b>		
4,4'-DDD	0.014	0.00843
4,4'-DDE	0.0157	0.0125
4,4'-DDT	0.135	0.0369

<b>SB-03</b>	4/7/2020	4/7/2020
<b>Depth (ft bls)</b>	0 - 2	4 - 6
<b>VOCs</b>		
Acetone	NE	0.052
<b>SVOCs</b>		
Benzo(k)fluoranthene	0.827	0.824
Indeno(1,2,3-cd)pyrene	0.589	0.531
<b>Metals</b>		
Lead	473	NE
Mercury	0.762	NE
Zinc	192	250
<b>Pesticides</b>		
4,4'-DDD	0.00608	ND
4,4'-DDE	0.00909	ND
4,4'-DDT	0.0447	0.00376

<b>RXA-5201</b>	12/14/2020	12/14/2020
<b>Depth (ft bls)</b>	0 - 2	0 - 2 FD
<b>SVOCs</b>		
Benzo(A)Anthracene	3.4	7.6
Benzo(A)Pyrene	4.3	8.8
Benzo(B)Fluoranthene	5.3	12
Benzo(K)Fluoranthene	2.1	4.4
Chrysene	3.3	8
Dibenz(A,H)Anthracene	0.81	1.7
Indeno(1,2,3-C,D)Pyrene	2.7	5.5
<b>Metals</b>		
Arsenic	24.3	18.7
Barium	807	1880
Chromium, Total	NE	75.5
Copper	69.4	160
Lead	880	2290
Mercury	0.87	1.3
Nickel	NE	95.8
Zinc	874	1240

<b>SB-02</b>	4/7/2020	4/7/2020
<b>Depth (ft bls)</b>	0 - 2	11 - 13
<b>SVOCs</b>		
Benzo(a)anthracene	1.32	ND
Benzo(a)pyrene	1.27	ND
Benzo(b)fluoranthene	1.2	ND
Benzo(k)fluoranthene	1.05	ND
Chrysene	1.19	ND
Indeno(1,2,3-cd)pyrene	0.663	ND
<b>Metals</b>		
Barium	1130	NE
Lead	93.9	NE
Zinc	678	NE
<b>Pesticides</b>		
4,4'-DDE	0.00551	ND
4,4'-DDT	0.0181	ND
<b>PCBs</b>		
Aroclor 1260	0.178	ND
Aroclor, Total	0.178	ND

<b>SB-05</b>	4/7/2020	4/7/2020
<b>Depth (ft bls)</b>	0 - 2	11 - 13
<b>SVOCs</b>		
Indeno(1,2,3-cd)pyrene	0.551	ND
<b>Metals</b>		
Barium	1080	NE
Lead	391	NE
Mercury	0.921	ND
Zinc	480	NE
<b>Pesticides</b>		
4,4'-DDD	0.00694	ND
4,4'-DDT	0.0302	ND
<b>PCBs</b>		
Aroclor 1260	0.178	ND
Aroclor, Total	0.178	ND

<b>SB-01</b>	4/7/2020	4/7/2020
<b>Depth (ft bls)</b>	0 - 2	11 - 13
<b>SVOCs</b>		
Benzo(a)anthracene	4.87	ND
Benzo(a)pyrene	4.17	ND
Benzo(b)fluoranthene	3.59	ND
Benzo(k)fluoranthene	2.64	ND
Chrysene	4.28	ND
Dibenzo(a,h)anthracene	0.766	ND
Indeno(1,2,3-cd)pyrene	1.84	ND
<b>Metals</b>		
Lead	202	NE
Mercury	0.204	ND
Zinc	178	NE
<b>Pesticides</b>		
4,4'-DDT	0.00498	ND

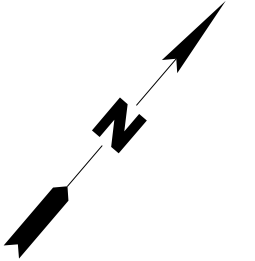
<b>RXA-5101</b>	12/14/2020	
<b>Depth (ft bls)</b>	0 - 2	
<b>SVOCs</b>		
Benzo(A)Anthracene	7	
Benzo(A)Pyrene	7.6	
Benzo(B)Fluoranthene	10	
Benzo(K)Fluoranthene	3.2	
Chrysene	6.8	
Dibenz(A,H)Anthracene	1.4	
Indeno(1,2,3-C,D)Pyrene	4.9	
<b>Metals</b>		
Barium	726	
Copper	52.3	
Lead	578	
Mercury	0.67	
Zinc	543	

<b>SB-02</b>	4/8/2020	4/8/2020
<b>Depth (ft bls)</b>	0 - 2	6 - 8
<b>SVOCs</b>		
Benzo(a)anthracene	7.29	ND
Benzo(a)pyrene	5.80	ND
Benzo(b)fluoranthene	4.86	ND
Benzo(k)fluoranthene	4.05	ND
Chrysene	7.06	ND
Dibenzo(a,h)anthracene	1.3	ND
Indeno(1,2,3-cd)pyrene	3.32	ND
<b>Metals</b>		
Barium	1490	NE
Chromium	54	NE
Lead	2050	NE
Mercury	0.698	0.264
Selenium	ND	4.46
Zinc	549	NE
<b>Pesticides</b>		
4,4'-DDD	0.00732	ND
4,4'-DDE	0.0184	ND
4,4'-DDT	0.0704	ND
Dieldrin	0.00545	ND

<b>SB-03</b>	4/8/2020	4/8/2020
<b>Depth (ft bls)</b>	0 - 2	12 - 14
<b>VOCs</b>		
Acetone	0.097	0.24
<b>SVOCs</b>		
Benzo(a)anthracene	1.45	ND
Benzo(a)pyrene	1.35	ND
Benzo(b)fluoranthene	1.16	ND
Benzo(k)fluoranthene	1.06	ND
Chrysene	1.32	ND
Indeno(1,2,3-cd)pyrene	0.996	ND
<b>Metals</b>		
Lead	114	NE
Mercury	0.268	ND
Zinc	178	NE
<b>Pesticides</b>		
4,4'-DDD	0.00718	ND
4,4'-DDE	0.0381	ND
4,4'-DDT	0.0291	ND

<b>SB-04</b>	4/7/2020	4/7/2020
<b>Depth (ft bls)</b>	0 - 2	4 - 6
<b>SVOCs</b>		
Benzo(a)anthracene	6.56	ND
Benzo(a)pyrene	6.81	ND
Benzo(b)fluoranthene	6.15	ND
Benzo(k)fluoranthene	5.8	ND
Chrysene	6.27	ND
Dibenzo(a,h)anthracene	1.61	ND
Indeno(1,2,3-cd)pyrene	4.13	ND
<b>Metals</b>		
Barium	884	NE
Copper	74.3	79
Lead	396	266
Mercury	0.812	0.195
Zinc	671	280
<b>Pesticides</b>		
4,4'-DDD	0.0174	ND
4,4'-DDE	0.0383	ND
4,4'-DDT	0.237	ND
Dieldrin	0.298	ND
<b>PCBs</b>		
Aroclor 1260	0.151	ND
Aroclor, Total	0.151	ND

<b>SB-06</b>	4/7/2020	4/7/2020
<b>Depth (ft bls)</b>	0 - 2	4 - 6
<b>SVOCs</b>		
Benzo(a)anthracene	9	NE
Benzo(a)pyrene	9.19	NE
Benzo(b)fluoranthene	8.76	NE
Benzo(k)fluoranthene	7.46	NE
Chrysene	8.62	NE
Dibenzo(a,h)anthracene	2.04	NE
Indeno(1,2,3-cd)pyrene	5.55	NE
<b>Metals</b>		
Barium	1660	NE
Copper	68	146
Lead	1810	583
Mercury	0.579	3.2
Zinc	972	745
<b>Pesticides</b>		
4,4'-DDD	0.0263	ND
4,4'-DDE	0.0548	ND
4,4'-DDT	0.301	ND
Dieldrin	0.0563	ND



## LEGEND

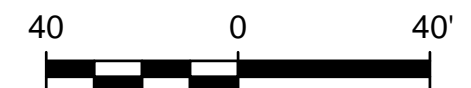
- LOCATION OF ROUX SOIL BORING
- LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL BORING COLLECTED IN 2020
- ▲ LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL BORING AND GROUNDWATER SAMPLE COLLECTED IN 2020
- ▲ LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL VAPOR POINT COLLECTED IN 2020
- BCP SITE BOUNDARY

Parameter	NYSDEC Part 375 UUSCOs	NYSDEC Part 375 RRSCOs
<b>VOCs</b>		
Acetone	0.05	100
<b>SVOCs</b>		
Benzo(A)Anthracene	1	1
Benzo(A)Pyrene	1	1
Benzo(B)Fluoranthene	1	1
Benzo(K)Fluoranthene	0.8	3.9
Chrysene	1	3.9
Dibenz(A,H)Anthracene	0.33	0.33
Indeno(1,2,3-C,D)Pyrene	0.5	0.5
<b>Metals</b>		
Arsenic	13	16
Barium	350	400
Chromium, Total	30	180
Copper	50	270
Lead	63	400
Mercury	0.18	0.81
Nickel	30	310
Zinc	109	10000
<b>Pesticides</b>		
4,4'-DDD	0.0033	13
4,4'-DDE	0.0033	8.9
4,4'-DDT	0.0033	7.9
Dieldrin	0.005	0.2
<b>PCBs</b>		
Aroclor 1260	0.1	1
Aroclor, Total	0.1	1

## NOTES

- ALL CONCENTRATIONS SHOWN IN MILLIGRAMS PER KILOGRAM
- BOLD DATA INDICATES AN EXCEEDANCE OF NYSDEC PART 375 UUSCO
- SHADED DATA INDICATES AN EXCEEDANCE OF NYSDEC PART 375 RRSCO

FD - DUPLICATE SAMPLE  
 FT BLS - FEET BELOW LAND SURFACE  
 ND - NO DETECTION  
 NE - NO EXCEEDANCE  
 NYSDEC - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
 PCBs - POLYCHLORINATED BIPHENYLS  
 RRSCOs - RESTRICTED RESIDENTIAL SOIL CLEANUP OBJECTIVES  
 SVOCs - SEMIVOLATILE ORGANIC COMPOUNDS  
 UUSCOs - UNRESTRICTED USE SOIL CLEANUP OBJECTIVES  
 VOCs - VOLATILE ORGANIC COMPOUNDS



Title:

## SOIL SAMPLE LOCATIONS AND EXCEEDANCES

BROADWAY TRIANGLE SITE A, 663 - 667 FLUSHING AVE AND 29 - 31 BARTLETT ST, BROOKLYN NY

Prepared for:

BARTLETT CROSSING UNP LLC

Compiled by: B.V. Date: 03/05/21

Prepared by: M.S.R. Scale: AS SHOWN

Project Mgr: K.S. Project: 3605.0001Y002

File: 3605.0001Y108.4.mxd

FIGURE

4

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MW-03	4/14/2020
Metals (Total)	
Iron	1800
Magnesium	67800
Manganese	2507
Sodium	68200
Metals (Dissolved)	
Magnesium	82600
Manganese	2327
Sodium	62400

MW-01	5/21/2020
Metals (Total)	
Iron	8450
Manganese	3499
Sodium	22900
Metals (Dissolved)	
Iron	900
Manganese	3375
Sodium	21700

MW-02	5/21/2020
Metals (Total)	
Manganese	302.9
Selenium	12.8
Metals (Dissolved)	
Selenium	12.7

MW-03	5/21/2020
Metals (Total)	
Selenium	13.2
Sodium	26200
Metals (Dissolved)	
Selenium	12.8
Sodium	24500

LEGEND

LOCATION OF ROUX SOIL BORING

LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL BORING COLLECTED IN 2020

LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL BORING AND GROUNDWATER SAMPLE COLLECTED IN 2020

LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL VAPOR POINT COLLECTED IN 2020

BCP SITE BOUNDARY

Parameter	NYSDEC AWQSGVs
Metals (Total)	
Iron	300
Magnesium	35000
Manganese	300
Selenium	10
Sodium	20000
Metals (Dissolved)	
Iron	300
Magnesium	35000
Manganese	300
Selenium	10
Sodium	20000

NOTES

1. ALL CONCENTRATIONS SHOWN IN MICROGRAMS PER LITER

2. BOLD DATA INDICATES AN EXCEEDANCE OF NYSDEC AWQSGV

AWQSGV - AMBIENT WATER-QUALITY STANDARDS AND GUIDANCE VALUES

NYSDEC - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION



Title:

GROUNDWATER SAMPLE LOCATIONS AND EXCEEDANCES

BROADWAY TRIANGLE SITE A, 663 - 667 FLUSHING AVE AND 29 - 31 BARTLETT ST, BROOKLYN NY

Prepared for:

BARTLETT CROSSING UNP LLC

ROUX

Compiled by: B.V.

Date: 03/05/21

Prepared by: M.S.R.

Scale: AS SHOWN

Project Mgr: L.C.

Project: 3605.0001Y002

File: 3605.0001Y108.5.mxd

FIGURE

5

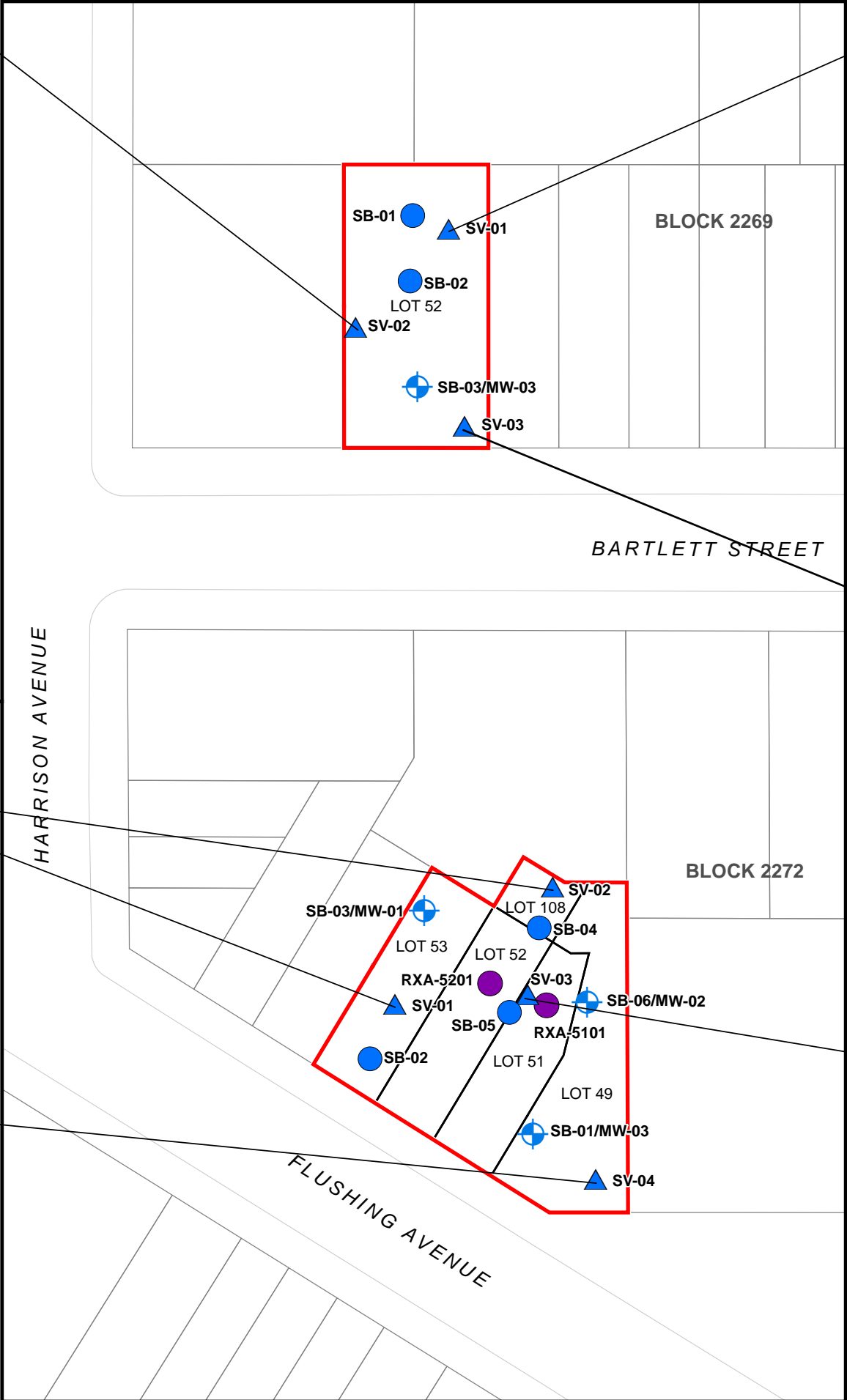
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SV-02	4/8/2020
VOCs	
1,1,2-Trichloro-1,2,2-trifluoroethane	1.4
1,2,4-Trimethylbenzene	1.4
1,3-Butadiene	2.1
2-Butanone	110
2-Hexanone	8.6
Acetone	30
Benzene	3.1
Carbon disulfide	14
Carbon tetrachloride	0.42
Chloroform	2
Cyclohexane	1.1
Dichlorodifluoromethane	2.2
Ethylbenzene	1.1
Isopropanol	2.6
n-Heptane	3.6
n-Hexane	9.4
o-Xylene	0.93
p/m-Xylene	2.8
p-Ethyltoluene	1.2
Tetrachloroethene	4.7
Toluene	3.5
Trichloroethene	1.7
Trichlorofluoromethane	27

SV-02	4/7/2020
VOCs	
2-Butanone	21
Acetone	410
Isopropanol	18
Methyl Methacrylate	10
n-Heptane	3.4
n-Hexane	5.6
Styrene	4.3
Tetrachloroethene	11
Toluene	18

SV-01	4/7/2020
VOCs	
1,3-Butadiene	12
2-Butanone	34
4-Methyl-2-pentanone	6.5
Acetone	620
Benzene	4.1
Carbon disulfide	4
n-Hexane	4.5
Tetrachloroethene	21
Toluene	10
Trichlorofluoromethane	8.9

SV-04	4/7/2020
VOCs	
2-Butanone	29
Acetone	510
Benzene	6.2
Carbon disulfide	2.5
Dichlorodifluoromethane	14
Isopropanol	4.1
n-Heptane	220
n-Hexane	300
Tetrachloroethene	250
Toluene	3.5
Trichlorofluoromethane	500



SV-01	4/8/2020
VOCs	
1,1,1-Trichloroethane	0.88
1,1,2-Trichloro-1,2,2-trifluoroethane	1.7
1,2,4-Trimethylbenzene	1.9
2-Butanone	92
2-Hexanone	8.5
4-Methyl-2-pentanone	0.66
Acetone	20
Benzene	1
Carbon disulfide	0.69
Chloroform	82
Dichlorodifluoromethane	2.6
Ethylbenzene	1.1
Isopropanol	13
Methyl Methacrylate	9.3
n-Hexane	0.83
o-Xylene	1.1
p/m-Xylene	3.6
p-Ethyltoluene	1.7
Tetrachloroethene	5
Toluene	4.4
Trichloroethene	0.24
Trichlorofluoromethane	57

SV-03	4/8/2020
VOCs	
1,2,4-Trimethylbenzene	1.5
2-Butanone	130
2-Hexanone	12
Acetone	22
Carbon tetrachloride	0.51
Dichlorodifluoromethane	2.3
Ethylbenzene	0.92
Isopropanol	3.3
Methyl Methacrylate	4.1
o-Xylene	0.85
p/m-Xylene	2.8
p-Ethyltoluene	1.4
Styrene	0.69
Toluene	2.1
Trichlorofluoromethane	2.6

SV-03	4/7/2020
VOCs	
2-Butanone	33
Acetone	630
Carbon disulfide	8
Dichlorodifluoromethane	4.1
Ethylbenzene	4
Isopropanol	20
Methyl Methacrylate	12
n-Hexane	2.9
Propylene	25
Toluene	3.1
Trichlorofluoromethane	9.3

LEGEND

- LOCATION OF ROUX SOIL BORING
- LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL BORING COLLECTED IN 2020
- LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL BORING AND GROUNDWATER SAMPLE COLLECTED IN 2020
- LOCATION OF GALLAGHER BASSET TECHNICAL SERVICES SOIL VAPOR POINT COLLECTED IN 2020
- BCP SITE BOUNDARY

NOTES

1. ALL CONCENTRATIONS SHOWN IN MICROGRAMS PER CUBIC METER

VOCs - VOLATILE ORGANIC COMPOUNDS

500'0"50'

500'0"50'

Title:

SOIL VAPOR SAMPLE LOCATIONS AND DETECTIONS

BROADWAY TRIANGLE SITE A, 663 - 667 FLUSHING AVE AND 29 - 31 BARTLETT ST, BROOKLYN NY

Prepared for:

BARTLETT CROSSING UNP LLC

Compiled by: B.V.

Date: 03/05/21

Prepared by: M.S.R.

Scale: AS SHOWN

Project Mgr: L.C.

Project: 3605.0001Y002

File: 3605.0001Y108.6.mxd

FIGURE

6

**Brownfield Cleanup Program Application**  
***Broadway Triangle Site A***

---

**APPENDICES**

- A. Requestor Information
- B. Property Description
- C. Property's Environmental History  
(Previous Reports Provided as Separate Files)
- D. Property Information
- E. Current Property Owner-Operator Information
- F. Requestor Eligibility Information
- G. Contact List Information
- H. Land Use Factors

**Brownfield Cleanup Program Application**  
***Broadway Triangle Site A***

---

**APPENDIX A**

Requestor Information

July 29, 2021 | 12:45 pm

COVID-19 Updates

Unvaccinated individuals are at greater risk of serious illness from COVID-19. Learn more about the COVID-19 vaccines.

GET THE FACTS >

Department of State  
Division of Corporations

Entity Information

Return to Results

Return to Search

Entity Details

ENTITY NAME:

BARTLETT CROSSING LLC

FOREIGN LEGAL NAME:

ENTITY TYPE:

DOMESTIC LIMITED LIABILITY COMPANY

SECTION OF LAW:

LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

DATE OF INITIAL DOS FILING:

06/21/2021

EFFECTIVE DATE INITIAL FILING:

06/21/2021

FOREIGN FORMATION DATE:

COUNTY:

Kings

JURISDICTION:

New York, United States

DOS ID:

6200091

FICTITIOUS NAME:

DURATION DATE/LATEST DATE OF DISSOLUTION:

ENTITY STATUS:

Active

REASON FOR STATUS:

INACTIVE DATE:

STATEMENT STATUS:

CURRENT

NEXT STATEMENT DUE DATE:

06/30/2023

NFP CATEGORY:

ENTITY DISPLAY

NAME HISTORY

FILING HISTORY

MERGER HISTORY

ASSUMED NAME HISTORY

Service of Process Name and Address

Name: bartlett crossing llc

Address: 2 kingsland avenue, BROOKLYN, NY, United States, 11211

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office or Owner Name and Address

Name:

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: No

Stock Information

Share Value	Number Of Shares	Value Per Share

August 1, 2021 | 1:20 pm

**COVID-19 Updates**

Unvaccinated individuals are at greater risk of serious illness from COVID-19. Learn more about the COVID-19 vaccines.

[GET THE FACTS >](#)

## Department of State Division of Corporations

### Entity Information

[Return to Results](#)[Return to Search](#)**Entity Details**

<b>ENTITY NAME:</b> BARTLETT CROSSING MANAGERS LLC	<b>DOS ID:</b> 6011304
<b>FOREIGN LEGAL NAME:</b>	<b>FICTITIOUS NAME:</b>
<b>ENTITY TYPE:</b> FOREIGN LIMITED LIABILITY COMPANY	<b>DURATION</b>
<b>SECTION OF LAW:</b> 802 LLC - LIMITED LIABILITY COMPANY LAW	<b>DATE/LATEST DATE OF DISSOLUTION:</b>
<b>DATE OF INITIAL DOS FILING:</b> 05/12/2021	<b>ENTITY STATUS:</b> Active
<b>EFFECTIVE DATE INITIAL FILING:</b> 05/12/2021	<b>REASON FOR STATUS:</b>
<b>FOREIGN FORMATION DATE:</b> 05/07/2021	<b>INACTIVE DATE:</b>
<b>COUNTY:</b> Kings	<b>STATEMENT STATUS:</b> CURRENT
<b>JURISDICTION:</b> Delaware, United States	<b>NEXT STATEMENT DUE DATE:</b> 05/31/2023
	<b>NFP CATEGORY:</b>

[ENTITY DISPLAY](#)[NAME HISTORY](#)[FILING HISTORY](#)[MERGER HISTORY](#)[ASSUMED NAME HISTORY](#)

## Service of Process Name and Address

**Name:** C/O ST. NICKS ALLIANCE CORP.**Address:** 2 KINGSLAND AVENUE, BROOKLYN, NY, United States, 11211

## Chief Executive Officer's Name and Address

**Name:****Address:**

## Principal Executive Office or Owner Name and Address

**Name:****Address:**

## Registered Agent Name and Address

**Name:** C/O ST. NICKS ALLIANCE CORP.**Address:** 2 KINGSLAND AVENUE, BROOKLYN, NY, 11211

## Entity Primary Location Name and Address

**Name:****Address:**

## Farmcorpflag

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

## Stock Information

Share Value

Number Of Shares

Value Per Share

August 1, 2021 | 1:20 pm

**COVID-19 Updates**

Unvaccinated individuals are at greater risk of serious illness from COVID-19. Learn more about the COVID-19 vaccines.

[GET THE FACTS >](#)

## Department of State Division of Corporations

### Entity Information

[Return to Results](#)[Return to Search](#)**Entity Details**

<b>ENTITY NAME:</b> BARTLETT CROSSING UNP LLC	<b>DOS ID:</b> 6200099
<b>FOREIGN LEGAL NAME:</b>	<b>FICTITIOUS NAME:</b>
<b>ENTITY TYPE:</b> DOMESTIC LIMITED LIABILITY COMPANY	<b>DURATION</b>
	<b>DATE/LATEST DATE OF DISSOLUTION:</b>
<b>SECTION OF LAW:</b> LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW	<b>ENTITY STATUS:</b> Active
<b>DATE OF INITIAL DOS FILING:</b> 06/21/2021	<b>REASON FOR STATUS:</b>
<b>EFFECTIVE DATE INITIAL FILING:</b> 06/21/2021	<b>INACTIVE DATE:</b>
<b>FOREIGN FORMATION DATE:</b>	<b>STATEMENT STATUS:</b> CURRENT
<b>COUNTY:</b> Kings	<b>NEXT STATEMENT DUE DATE:</b> 06/30/2023
<b>JURISDICTION:</b> New York, United States	<b>NFP CATEGORY:</b>

[ENTITY DISPLAY](#)[NAME HISTORY](#)[FILING HISTORY](#)[MERGER HISTORY](#)[ASSUMED NAME HISTORY](#)

## Service of Process Name and Address

**Name:** bretlett crossing unp llc**Address:** 2 kingsland avenue, BROOKLYN, NY, United States, 11211

## Chief Executive Officer's Name and Address

**Name:****Address:**

## Principal Executive Office or Owner Name and Address

**Name:**

**Address:**

Registered Agent Name and Address

**Name:****Address:**

Entity Primary Location Name and Address

**Name:****Address:**

Farmcorpflag

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

Stock Information

Share Value

Number Of Shares

Value Per Share

## **BARTLETT CROSSING LLC AUTHORIZATION TO COMPLETE REMEDIAL REQUIREMENTS**

The undersigned, being all of the members of Bartlett Crossing LLC, a New York limited liability company (the "Company") hereby certify as of July 8, 2021, as follows and adopt the following resolutions and authorize the Company to authorize and direct Frank Lang (the "Authorized Signatory") to take the following actions on behalf of the Company:

WHEREAS, the Company desires to authorize the Authorized Signatory to undertake actions necessary to redevelop at located at 663-667 Flushing Avenue and 29-31 Bartlett Street, Brooklyn, New York; Tax Block 2272, Lots 49, 51, 52, 53, and 108 and Tax Block 2269, Lot 52 (the "Property" or the "Site").

WHEREAS, in connection with the redevelopment of the Property, the Company has or will prepare and submit an application to participate in the New York State Brownfield Cleanup Program ("BCP") and, if accepted into the BCP, enter into a Brownfield Cleanup Agreement ("BCA"); file related documents with the New York State Department of Environmental Conservation ("DEC") to participate in the BCP; and undertake certain environmental remediation work related thereto consistent with applicable laws, regulations and guidance under the BCP (collectively referred to as the "Remedial Program Requirements");

NOW THEREFORE, BE IT

RESOLVED, the Authorized Signatory be, and hereby is, authorized and directed, in the name of and on behalf of the Company, to execute and to deliver all applications, documents and instruments required to effectuate the BCA (including execution of the BCA), and make any filings required to comply with the BCA consistent with the Remedial Program Requirements; and be it further;

RESOLVED, that this Authorization may be signed in any number of counterparts, including but not limited to electronic, and shall become effective as of the date herein below written when each person named below shall have signed a copy hereof; and

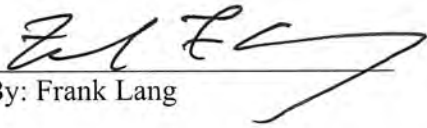
RESOLVED, The Authorized Signatory is authorized to bind the Company as an Authorized Signatory for the purposes set forth in this Authorization, the signature set forth opposite his name below is his actual signature:

<u>Authorized Signatory</u>	<u>Signature</u>
Frank Lang	

**IN WITNESS WHEREOF**, the undersigned have signed and sealed this Member Consent on July \_\_\_, 2021.

MEMBERS:

Bartlett Crossing Managers LLC

  
By: Frank Lang

## **BARTLETT CROSSING MANAGERS LLC AUTHORIZATION TO COMPLETE REMEDIAL REQUIREMENTS**

The undersigned, being all of the members of Bartlett Crossing Managers LLC, a New York limited liability company (the "Company") hereby certify as of July 8, 2021, as follows and adopt the following resolutions and authorize the Company to authorize and direct Frank Lang (the "Authorized Signatory") to take the following actions on behalf of the Company:

WHEREAS, the Company desires to authorize the Authorized Signatory to undertake actions necessary to redevelop at located at 663-667 Flushing Avenue and 29-31 Bartlett Street, Brooklyn, New York; Tax Block 2272, Lots 49, 51, 52, 53, and 108 and Tax Block 2269, Lot 52 (the "Property" or the "Site").

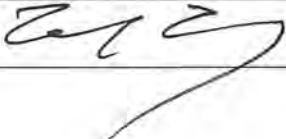
WHEREAS, in connection with the redevelopment of the Property, the Company has or will prepare and submit an application to participate in the New York State Brownfield Cleanup Program ("BCP") and, if accepted into the BCP, enter into a Brownfield Cleanup Agreement ("BCA"); file related documents with the New York State Department of Environmental Conservation ("DEC") to participate in the BCP; and undertake certain environmental remediation work related thereto consistent with applicable laws, regulations and guidance under the BCP (collectively referred to as the "Remedial Program Requirements");

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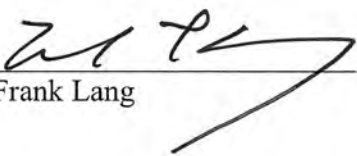
RESOLVED, The Authorized Signatory is authorized to bind the Company as an Authorized Signatory for the purposes set forth in this Authorization, the signature set forth opposite his name below is his actual signature:

<u>Authorized Signatory</u>	<u>Signature</u>
Frank Lang	

**IN WITNESS WHEREOF**, the undersigned have signed and sealed this Member Consent on July\_\_\_\_, 2021.

MEMBERS:

Bartlett Crossing UNP LLC

  
By: Frank Lang

**BARTLETT CROSSING UNP LLC AUTHORIZATION  
TO COMPLETE REMEDIAL REQUIREMENTS**

The undersigned, being all of the members of Bartlett Crossing UNP LLC, a New York limited liability company (the "Company") hereby certify as of July \_\_, 2021, as follows and adopt the following resolutions and authorize the Company to authorize and direct Frank Lang (the "Authorized Signatory") to take the following actions on behalf of the Company:

WHEREAS, the Company desires to authorize the Authorized Signatory to undertake actions necessary to redevelop at located at 663-667 Flushing Avenue and 29-31 Bartlett Street, Brooklyn, New York; Tax Block 2272, Lots 49, 51, 52, 53, and 108 and Tax Block 2269, Lot 52 (the "Property" or the "Site").

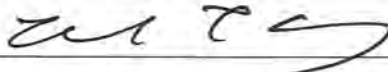
WHEREAS, in connection with the redevelopment of the Property, the Company has or will prepare and submit an application to participate in the New York State Brownfield Cleanup Program ("BCP") and, if accepted into the BCP, enter into a Brownfield Cleanup Agreement ("BCA"); file related documents with the New York State Department of Environmental Conservation ("DEC") to participate in the BCP; and undertake certain environmental remediation work related thereto consistent with applicable laws, regulations and guidance under the BCP (collectively referred to as the "Remedial Program Requirements");

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RESOLVED, that this Authorization may be signed in any number of counterparts, including but not limited to electronic, and shall become effective as of the date herein below written when each person named below shall have signed a copy hereof; and

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<u>Authorized Signatory</u>	<u>Signature</u>
Frank Lang	

**IN WITNESS WHEREOF**, the undersigned have signed and sealed this Member Consent on July\_\_\_\_, 2021.

MEMBERS:

St. Nicks Alliance Corp.

  
By: Michael Rochford

Southside United Housing Development Fund Corporation

By: Juan Ramos

RiseBoro Community Partnership Inc.

By: Scott Short

United Jewish Organization of Williamsburg, Inc.

By: David Niederman

**IN WITNESS WHEREOF**, the undersigned have signed and sealed this Member Consent on July\_\_\_\_, 2021.

**MEMBERS:**

St. Nicks Alliance Corp.

\_\_\_\_\_  
By: Michael Rochford

Southside United Housing Development Fund Corporation

\_\_\_\_\_  
By: Juan Ramos

RiseBoro Community Partnership Inc.

  
\_\_\_\_\_  
By: Scott Short

United Jewish Organization of Williamsburg, Inc.

\_\_\_\_\_  
By: David Niederman

**IN WITNESS WHEREOF**, the undersigned have signed and sealed this Member Consent on July\_\_\_\_, 2021.

MEMBERS:

St. Nicks Alliance Corp.

\_\_\_\_\_  
By: Michael Rochford

Southside United Housing Development Fund Corporation

  
\_\_\_\_\_  
By: Juan Ramos

RiseBoro Community Partnership Inc.

\_\_\_\_\_  
By: Scott Short

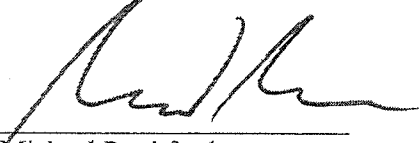
United Jewish Organization of Williamsburg, Inc.

\_\_\_\_\_  
By: David Niederman


**IN WITNESS WHEREOF**, the undersigned have signed and sealed this Member Consent on July\_\_\_\_, 2021.

MEMBERS:


St. Nicks Alliance Corp.

  
By: Michael Rochford

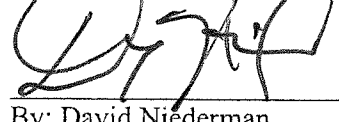
Southside United Housing Development Fund Corporation

  
By: Juan Ramos

RiseBoro Community Partnership Inc.

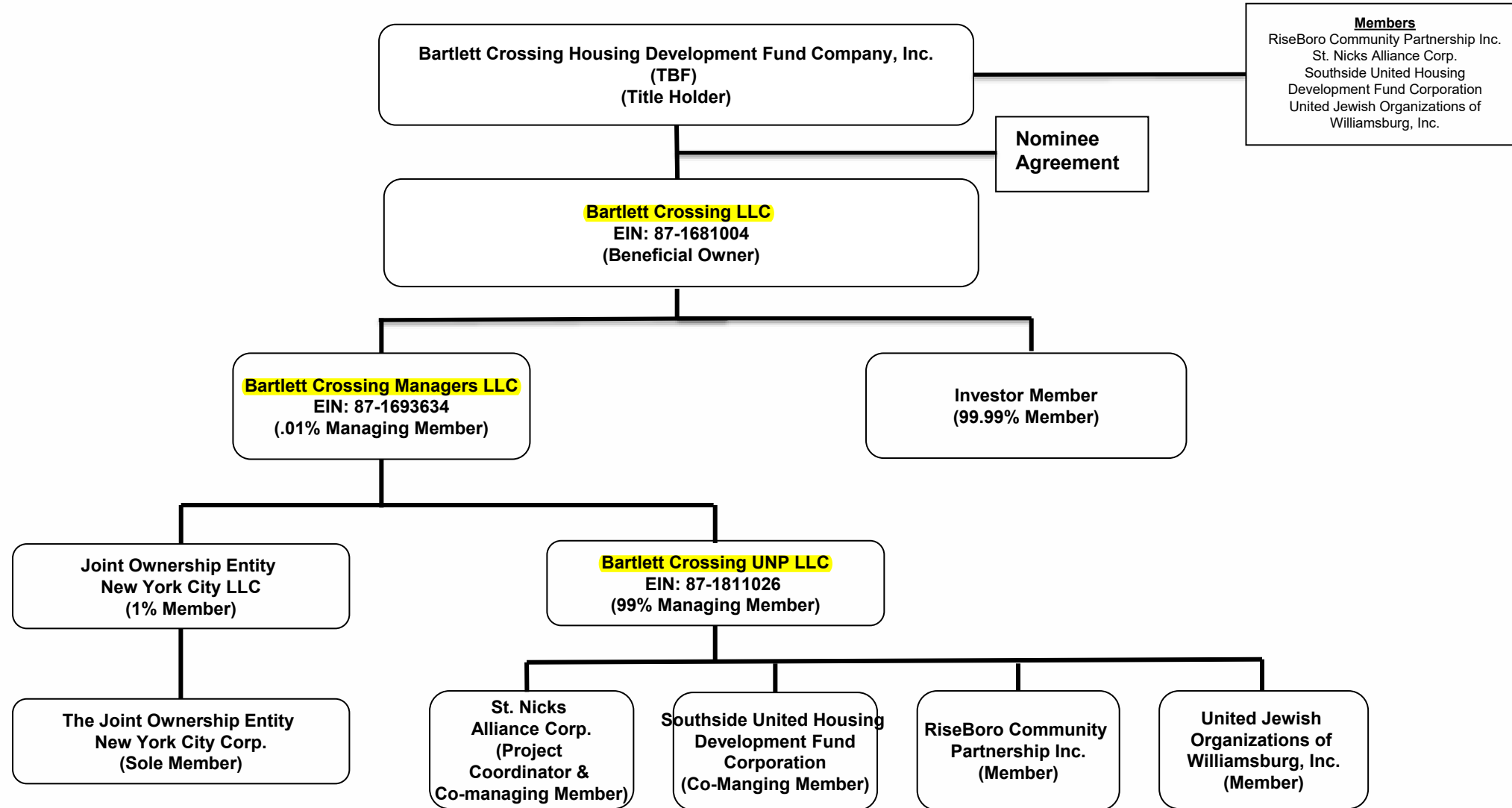
  
By: Scott Short

United Jewish Organization of Williamsburg, Inc.

  
By: David Niederman



## Site A: Bartlett Crossing Construction Loan Closing



Goldstein Hall PLLC, 80 Broad Street, Suite 303, New York, NY 10004

📞 646.768.4100 📠 646.219.2450 ✉ info@goldsteinhall.com 🌐 www.goldsteinhall.com

**Brownfield Cleanup Program Application**  
***Broadway Triangle Site A***

---

**APPENDIX B**

Property Description

## **Appendix B – Project Description**

### **Broadway Triangle Site A**

663-667 Flushing Avenue and 29-31 Bartlett Street, Brooklyn, New York 11206  
BCP Application – Section II, Question 3

The Site proposed for entry into the Brownfield Cleanup Program (BCP) is located at 663-667 Flushing Avenue and 29-31 Bartlett Street in the Broadway Triangle section of Brooklyn, New York (Site), as shown on Figure 1. The Site is comprised of two separate parcels: Site A1 consists of Block 2272, Lots 49,51,52,53, and 108 and Site A2 consists of Block 2269, Lot 52 in Kings County and encompasses approximately 0.33-acres, as shown on the attached surveys dated December 18, 2019 (Appendix B). The Site is currently comprised of vacant, overgrown land with several patches of exposed concrete as shown on Figure 2. Site A1 is bounded to the north by an automotive repair facility, to the south by Flushing Avenue and Whipple Street, and to the east and west by multi-family residential buildings. Site A2 is bounded to the north and west by a construction site, to the south by Bartlett Street, and to the east by a commercial office building. Owners and land use descriptions for properties in the surrounding area are shown on Figure 3.

### **Proposed Development Plan**

The development proposal plan includes the development of two non-adjacent parcels, Site A1 and Site A2. Site A1 will be developed as one 100% affordable, 9-story residential building consisting of 51 affordable housing units, and a 1,300 square foot facility on the ground floor operating as a nonprofit coffee shop. Site A1 will include community spaces to support the residences, including a landscaped rear yard, a laundry room, children's playroom, community room, bike storage, and a rooftop solar array. Site A2 will be developed as 9-story residential building consisting of 28 affordable housing units and will also feature a landscaped rear yard, a laundry room, children's playroom, community room, bike storage, and a rooftop solar array. Both buildings will be developed simultaneously.

### **Projected Schedule**

<b>Timeframe</b>	<b>Description</b>
August 2021	Submit BCP Application
November 2021	Sign Brownfield Cleanup Agreement
November 2021	Submit Citizen Participation Plan (CPP)
November 2021	Submit RIWP
December 2021	Approval and Implementation of RIWP
March 2022	Submit RIR, RIR Fact Sheet and RAWP
June 2022	Approval of RAWP
January 2023	Implementation of Remedial Action
August 2023	Draft SMP
October 2023	Draft FER
December 2023	Anticipated issuance of Certificate of Completion



# BARTLETT CROSSING

SITE A-1  
665 FLUSHING AVE, BROOKLYN NY

October 22, 2020

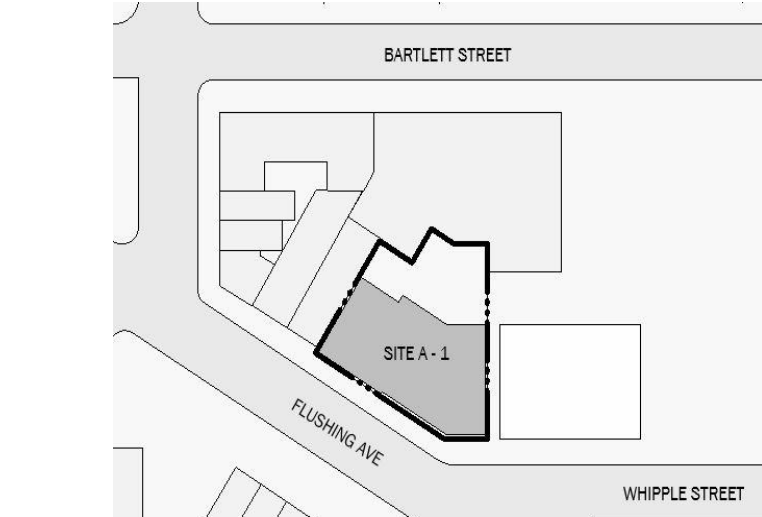
Revised HPD BLDS Design Consultation

## BARTLETT CROSSING

SITE A-1  
665 FLUSHING AVE, BROOKLYN  
NY



BLOCK: 2272 LOT: 49, 51, 52, 53, 108  
NYC DOB #:



Key Plan:

NUMBER	DATE	DESCRIPTION
--------	------	-------------

### Revisions:

Architect:  
  
**Magnusson Architecture & Planning PC**  
42 West 39th Street 15th Floor  
New York NY 10018  
Tel (212) 253 7820 Fax (212) 253 1276  
Structural Engineer:

MEP Engineer:

Landscape Architect:

Client Representative:

Filing Representative:

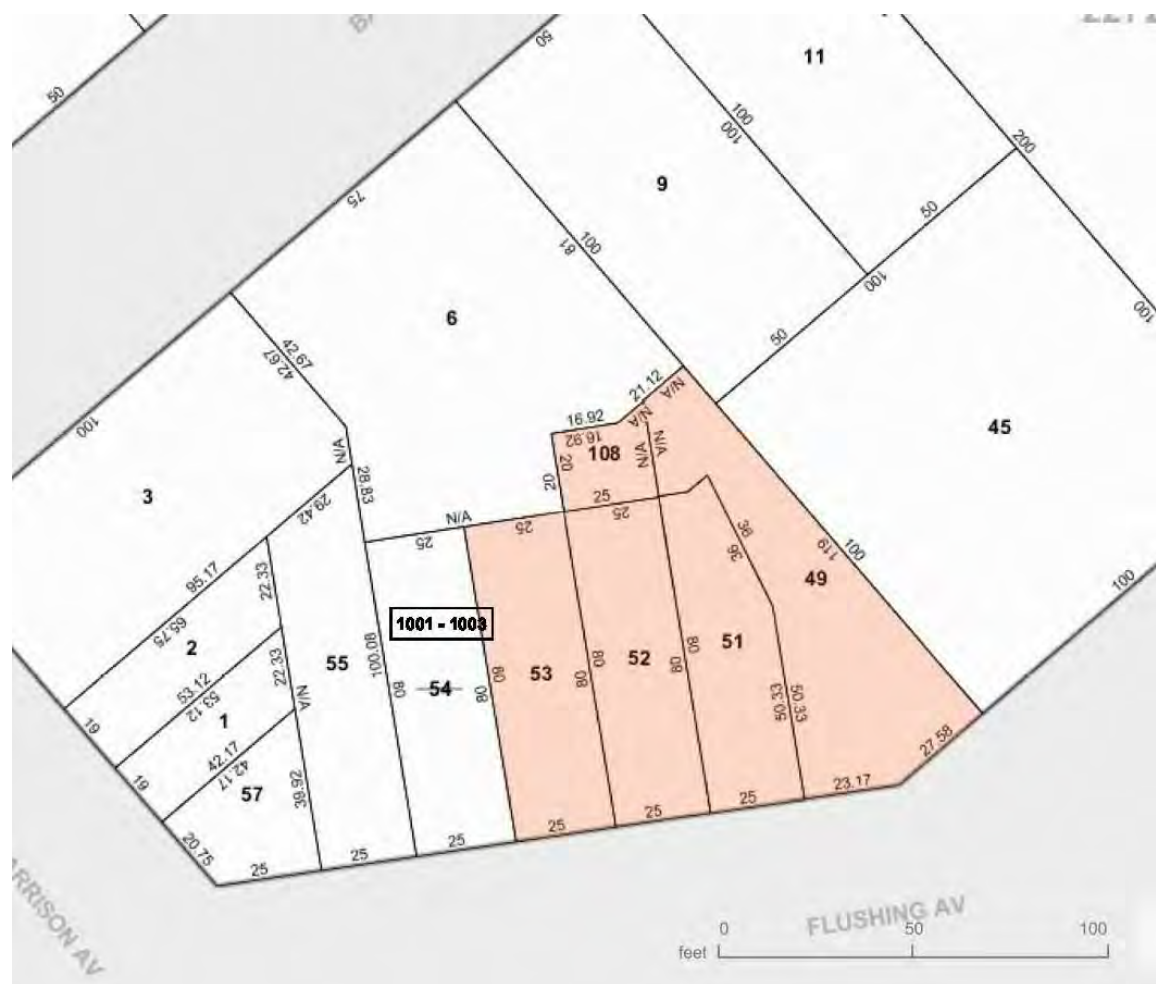
Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations between  
field conditions and existing conditions as indicated in Contract documents  
© COPYRIGHT 2020 Magnusson Architecture and Planning PC

### Cover Page

SEAL & SIGNATURE:	PROJECT No:	19022
	DRAWING BY:	Author
	CHK BY:	Checker
	DWG No:	C-001.00
	SCALE:	

Property Information			
665 Flushing, Brooklyn, NY 11206			
2272			
49.51, 52.53, 108			
3830968, 3815227, 3256279, 3256280			
13b			
R7A			
C2-4 (Partial)			
Brooklyn I			
N/A			
All of Community District I Within Transit Zone (Appendix I)			
Flushing Avenue and Whipple Street are narrow streets.			
This site is not in a Special Flood Hazard Area (3604970204F)			
This site is in the Inclusionary Housing Designated Area (Appendix F)			
Site Description			
Lot Area Irregular		9,526.00	
Use Regulations		Permitted	Proposed
Use Permitted		1, 2, 3, 4	2
Use Permitted		5, 6, 7, 8, 9, 14	2
FAR (Under Quality Housing Program ZR28-01)		Permitted	Proposed
Max Residential IH FAR - Wide Street		4.60	4.37
Max Allowable Residential SF		43,820	41,610
Max Community Facility FAR		4.00	0.13
Max Allowable Community Facility SF		38,104	1,226
Max Commercial FAR		2.00	0.13
Max Allowable Commercial SF		19,052	1,226
Max TOTAL FAR		4.60	4.50
Max TOTAL Commercial SF		43,820	42,836
Density		Required Density	Proposed
Density Factor Use Group 2		680 (65 Residential units permitted)	50
Lot Coverage		Permitted	Proposed
Max Lot Coverage		65%	66%
Max Allowable Lot Area		6,230.00	6,294
Yard Regulations		Required	Proposed
Front Yard		Not Required	N/A
Side Yard		0 or 8'	0
Rear Yard		30'-0" min	37'-11"
Bulk Regulations		Permitted	Proposed
Minimum Base Height - IH		40'	73'-6"
Maximum Base Height - IH (QGF)		75'	73'-6"
Maximum Building Height - IH (QGF)		95'	93'-6"
Maximum Number of Stories - IH (QGF)		9	9
Min Required Setback distance beyond max base height (Narrow Street)		15'	23'
Street Wall Location		No closer to street line than exist. adj. bldg	Complies
Dormer width $\geq$ <60% of width of street wall, minus 1% of height		Max 38' - 5 1/2"	30' - 9 3/8"
Parking Regulations		Required	Proposed
Min Req accessory parking for Residential Uses		N/A, Affordable Housing Within Transit Zone	0
Waiver of requirements for Spaces below minimum number		< 40 Spaces	0
Bicycle Parking Regulations		Required	Proposed
Min Req Use Group 2 (1 per 2 DU) - 50 DU / 2 = 25		25	26
Street Tree Planting		Required	Proposed
Street Tree Requirement		1 per 25R of street frontage = 5	3 New + 2 Fund = 5
Planting Strip Requirement		N/A	
Quality Housing Program		Required	Proposed
Refuse Storage Room (2.9 cu. ft. per unit)		2.9 cu ft x 51 units = 147.9 cu ft	1,640 cu ft
Refuse Disposal Room		Not less than 12sf each residential story	Complies
Laundry Facility Equipment		1 washer / 20 units = 3 washers	3
Daylight in Corridors		1 dryer / 40 units = 2 dryers	3
Required Recreation Space: Accessible indoor and outdoor (3.3% of FA) (sf)		Windows min 20 sf glazed area	Complies
Apartment Density per Floor		1373	1,344 SF
		Max 11 Units	Complies

FLOOR	Residential (GSF)	Commercial (GSF)	Total Gross Floor Area	DEDUCTIONS / GSF EXEMPT FROM ZFA			Residential ZFA	Commercial ZFA	TOTAL ZFA	Res 0 BR	Res 1BR	Res 2BR	Res 3BR	Res 4BR	Total DU	FLOOR
				QUALITY HOUSING ZR 28-12, 28-13, 28-14, 28-21, 28-31	RESIDENTIAL EXT WALL ZR 12-10 "Floor Area" (12)	RESIDENTIAL MECH & BULKHEAD ZR 12-10 "Floor Area" (1), (2), (8), (11(f))										
G	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	G
G	5,145	1,226	6,371	-1,640	-154	-927	2,424	1,226	3,650	0	0	1	0	0	1	G
2	6,294	0	6,294	-607	-189	-189	5,309	0	5,309	2	1	2	2	0	7	2
3	6,294	0	6,294	-607	-189	-189	5,309	0	5,309	2	1	2	2	0	7	3
4	6,294	0	6,294	-607	-189	-189	5,309	0	5,309	2	1	2	2	0	7	4
5	6,294	0	6,294	-607	-189	-189	5,309	0	5,309	2	1	2	2	0	7	5
6	6,294	0	6,294	-607	-189	-189	5,309	0	5,309	2	1	2	2	0	7	6
7	6,294	0	6,294	-607	-189	-189	5,309	0	5,309	2	1	2	2	0	7	7
8	4,483	0	4,483	-549	-134	-134	3,665	0	3,665	1	1	1	0	1	4	8
9	4,483	0	4,483	-549	-134	-134	3,665	0	3,665	0	1	0	1	1	3	9
R	1,463	0	1,463	0	0	-1,463	0	0	0	0	0	0	0	0	0	R
TOTAL	53,338	1,226	54,564	-6,380	-1556	-3,792	41,810	1,226	42,836	13	8	14	13	2	50	TOTAL



## BARTLETT CROSSING

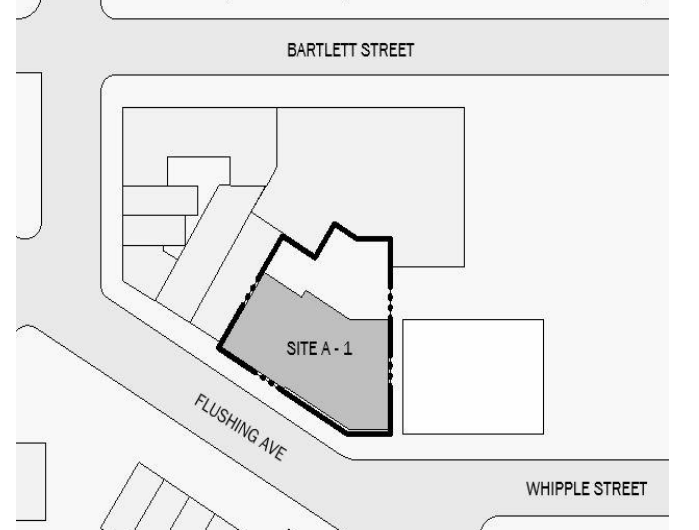
SITE A-1  
665 FLUSHING AVE, BROOKLYN  
NY

Owner:



BLOCK: 2272 LOT: 49, 51, 52, 53, 108

NYC DOB #:



Key Plan:

NUMBER	DATE	DESCRIPTION
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Architect:



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## ZONING ANALYSIS

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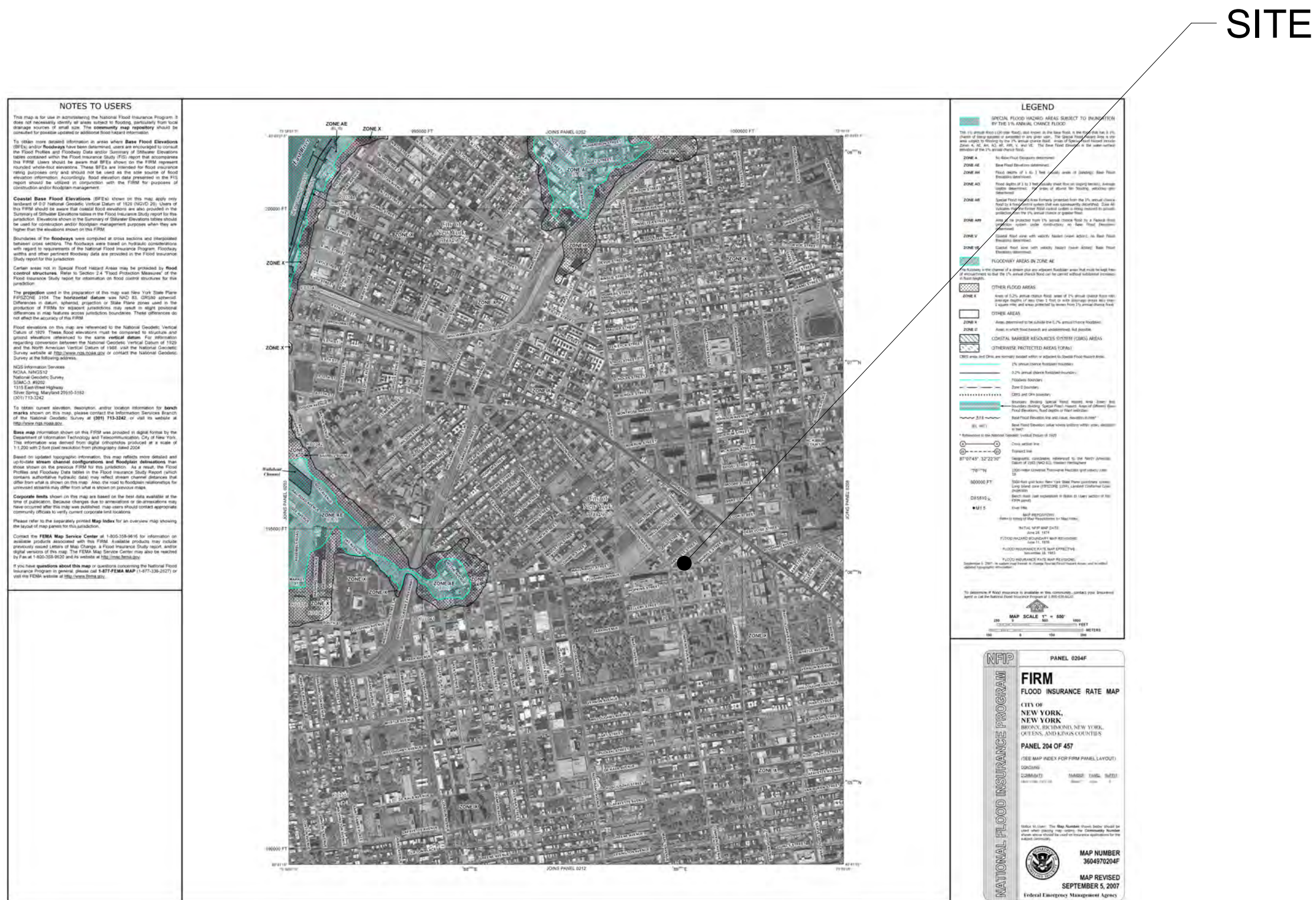
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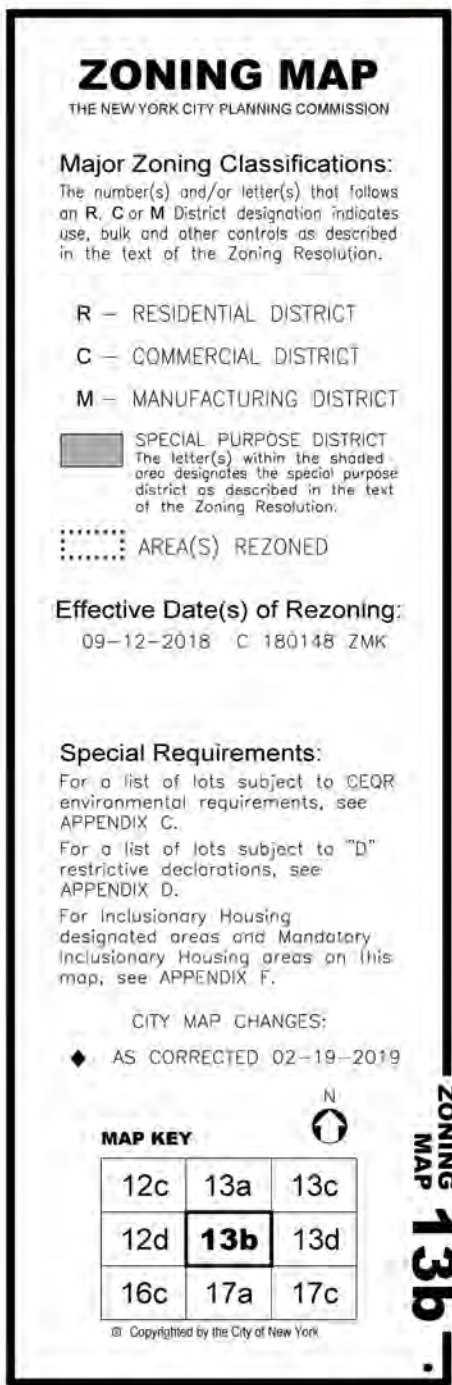
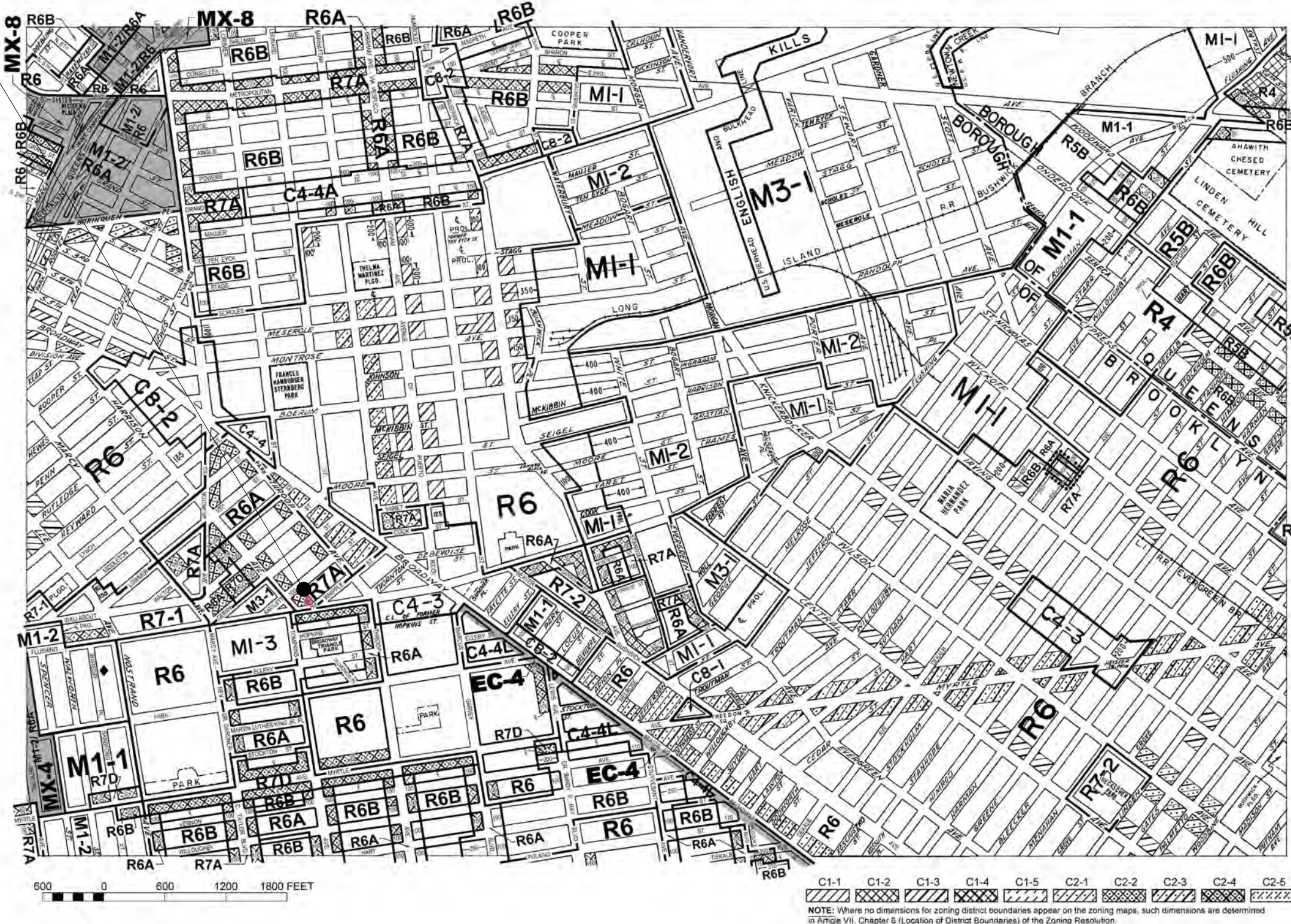
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Z-001.00

SCALE:



SITE



NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: [www.nyc.gov/dcp/planning](http://www.nyc.gov/dcp/planning) or contact the Zoning Information Desk at: (212) 720-5291.

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

OCCUPANCY SCHEDULE	OCCUPANCY GROUP
<b>RESIDENTIAL</b> STORAGE ROOM OVER 100 SF TRASH COMPACTOR ROOM MECHANICAL AND/OR ELECTRICAL EQUIP. ROOM LAUNDRY ROOM OVER 100 SF	<b>R-2</b> INCIDENTAL USE PER INCIDENTAL USE PER TABLE 509 INCIDENTAL USE PER TABLE 509 INCIDENTAL USE PER TABLE 509
<b>BUSINESS</b> COMMERCIAL	<b>B</b>

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS; SEPARATION OF OCCUPANCIES

<b>NOTE:</b>  TABLE 503: ALLOWABLE HEIGHT AND BUILDING AREAS CONSTRUCTION TYPE I-B = UNLIMITED; FULLY SPRINKLERED BLDG		PROPOSED
BC 508: INCIDENTAL USE AREAS AND MIXED OCCUPANCIES:		
TABLE 509 INCIDENTAL USE AREAS		
ROOM OR AREA	FIRE SEPARATION PROTECTION PROVIDED	
<b>RESIDENTIAL</b>		
STORAGE OVER 100 SF	2HR	
TRASH COMPACTOR ROOM	3HR	
MECHANICAL AND/OR ELECTRICAL EQUIP. ROOM	2HR	
LAUNDRY OVER 100 SF	0HR	
TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)		
BETWEEN R-2 AND S-1 TENANCIES	1HR	
BETWEEN R-2 AND B TENANCIES	1HR	

CHAPTER 6: TYPES OF CONSTRUCTION

TYPE I NON-COMBUSTIBLE (FROM TABLE 601 & TABLE 602)	CLASS <b>1-B</b>
TABLE 601: FIRE RESISTANCE RATING FOR BUILDING ELEMENTS	
STRUCTURAL FRAME	2
BEARING WALLS EXTERIOR INTERIOR	2* 2
NONBEARING WALLS AND PARTITIONS EXTERIOR *	1
NONBEARING WALLS AND PARTITIONS INTERIOR	0
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	2
ROOF CONSTRUCTION	1

\* BASED ON TABLE 602, FOR FIRE SEPERATION DISTANCE  $\leq$  5FT FIRE RESISTANCE RATING FOR EXTERIOR WALLS FOR OCCUPANCY R = 1 HR

CHAPTER 7: FIRE RESISTANCE RATED CONSTRUCTION

TABLE 705.8: MAXIMUM AREA OF EXTERIOR WALL OPENINGS		
LOT LINE WINDOWS ALONG WEST ELEVATION		
FIRE SEPARATION DISTANCE	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
0'	UNPROTECTED, SPRINKLERED	10% PER STORY

NOTE: THESE OPENINGS DO NOT CREDIT TOWARDS MEETING ANY MANADATORY NATURAL LIGHT OR VENTILATION REQUIREMENTS.

CHAPTER 8: INTERIOR FINISH FLAME SPREAD INDEX

TABLE 803.1 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY			
GROUP	SPRINKLERED		
	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	B	C
B	B	B	B

CHAPTER 10: MEANS OF EGRESS

TABLE 1004.1.1: MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT		
USE OF SPACE	(SF)	OCCUPANT LOAD ( FLOOR AREA PER OCCUPANT PER TABLE 1004.1.1)
RESIDENTIAL = 200 GROSS SF WITHIN DWELLING UNITS		
1ST FLOOR	864	4
2ND FLOOR	6,294	30
3RD FLOOR	6,294	30
4TH FLOOR	6,294	30
5TH FLOOR	6,294	30
6TH FLOOR	6,284	30
7TH FLOOR	6,294	30
8TH FLOOR	4,483	16
9TH FLOOR	4,483	16
EXTERIOR RECREATION SPACE = 15 GROSS		
REAR YARD	1,948	130
ACCESSORY ASSEMBLY A-2 = 15 NET		
1ST FLOOR (COMMUNITY ROOM)	483	32
RESIDENTIAL LAUNDRY = 100 GROSS SF		
1ST FLOOR LAUNDRY ROOM	197	2
ACCESSORY BUSINESS (OFFICE) - 100 GROSS SF		
	80	1
<b>INCIDENTAL USE AREAS</b> ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS (300 GROSS SF PER PERSON) FOR ACCESSORY STORAGE AREAS, TRASH COMPACTION ROOM, MECH. AND EQUIP. RMS.)		
1ST FLOOR	1,500	5
<b>B OCCUPANCY</b> MERCANTILE - AREAS ON THE FLOOR = 30 GROSS		
FIRST FLOOR (COMMERCIAL)	1,227	41

EXIT AND ACCESS REQUIREMENTS PART I					
OCCUPANCY GROUP OF BUILDING OR SPACE	GROUP DESIGNATION	MAXIMUM EXIT ACCESS TRAVEL DISTANCE (FT) TABLE 1016.1		CORRIDORS	
		UNSPRINKLERED	SPRINKLERED	MIN. WIDTH (IN.) SECTION 1018.2	MAX. DEAD END (LENGTH IN FT) SECTION 1018.4
RESIDENTIAL	R-2	150	200	44	80*
BUISNESS	B	200	300	44	50

\*BC 1018.4 EXCEPTION 4  
4. In occupancies in Group R-2, the dead end in a corridor shall not exceed 40 feet (12 192 mm). However, where the corridors are completely enclosed in construction having a 2-hour fire-resistance rating with all doors opening into the corridor being self-closing and having a fire-resistance rating of 1½ hours, the length of dead-end corridor shall not exceed80 feet (24 384 mm)

EXIT AND ACCESS REQUIREMENTS PART II					
FLOOR  (SEPARATE MEANS OF EGRESS FOR EACH OCCUPANCY)	GROUP DESIGNATION	REQUIRED WIDTHS IN INCH (TABLE 1005.1)		WIDTHS PROVIDED	
		OTHER EGRESS COMPONENTS (0.2" PER OCCUPANT SERVED) *  EXIT DOOR WIDTH OF 36" - CAPCITY OF 180 PPL CORRIDOR WIDTH OF 60" - CAPCITY OF 120 PPL	STAIRWAYS (0.3" PER OCCUPANT SERVED)  (2) STAIRS WITH WIDTH OF 36" EACH - CAPCITY OF 120 PPL PER EACH STAIR	STAIRWAYS	OTHER EGRESS COMPONENTS (MIN)
8TH & 9TH FLOOR	R2	3.2	4.8	(2) 36	36
2ND - 7TH FLOOR	R2	6.0	9.0	(2) 36	36
FIRST FLOOR	R2	33.8	NA	NA	72
COMMERCIAL	B	8.2	NA	NA	72

CHAPTER 10: MEANS OF EGRESS - CONT

TABLE 1015.1 NUMBER OF EXITS			
OCCUPANCY	MAXIMUM OCCUPANTS ALLOWED IN SPACES WITH ONE MEANS OF EGRESS	MAXIMUM OCCUPANCY OF PROVIDED SPACES	NUMBER OF MEANS OF EGRESS PROVIDED
R-2	20	32	2
B	74	41	1

SPECIAL INSPECTIONS

ALL METHODS AND CONSTRUCTION COMPONENTS / ASSEMBLIES REQUIRING SPECIAL INSPECTION SHALL BE INSPECTED AND TESTED WHEN REQUIRED TO VERIFY COMPLIANCE WITH THE BUILDING CODE. ALL REQUIRED SPECIAL INSPECTIONS AND TESTS SHALL BE CONDUCTED BY OR SUPERVISED BY AN ARCHITECT OR PROF. ENGINEER AUTHORIZED BY THE DEPARTMENT OF BUILDINGS ON BEHALF OF THE OWNER AND AS IDENTIFIED BY THE DESIGN ARCHITECT OF RECORD. ALL SPECIAL INSPECTIONS AND TESTS SHALL BE RECORDED AND MADE AVAILABLE TO THE DEPT. OF BUILDINGS FOR AT LEAST 6 YEARS.

INSPECTION	SECTION
STRUCTURAL STEEL - WELDING	BC 1704.3.1
STRUCTURAL STEEL - DETAILING	BC 1704.3.2
STRUCTURAL STEEL - HIGH STRENGTH BOLTING	BC 1704.3.3
STRUCTURAL COLD-FORMED STEEL	BC 1704.4
CONCRETE - CAST IN PLACE	BC 1704.4
CONCRETE - PRECAST	BC 1704.4
MASONRY	BC 1704.5
WALL PANELS, CURTAIN WALLS, AND VENEERS	BC 1704.10
SPRAYED FIRE-RESISTANT MATERIALS	BC 1704.11
MECHANICAL SYSTEMS	BC 1704.16
PRIVATE ON-SITE STORM WATER DRAINAGE DISPOSAL SYSTEMS, AND	BC 1704.21.2
DETENTION FACILITIES INSTALLATION	
SPRINKLER SYSTEMS	BC 1704.23
STANDPIPE SYSTEMS	BC 1704.24
HEATING SYSTEMS	BC 1704.25
CHIMNEYS	BC 1704.26
FIRE-RESISTANT PENETRATIONS AND JOINTS	BC 1704.27
SEISMIC ISOLATION SYSTEM	BC 1707.8
CONCRETE DESIGN MIX	BC 1905.3 BC 1913.5
CONCRETE SAMPLING AND TESTING	BC 1905.6 BC 1913.10

PROGRESS INSPECTIONS

INSPECTION	SECTION
PRELIMINARY	28-116.2.1 BC 110.2
FOOTING AND FOUNDATION	BC 110.3.1
ENERGY CODE COMPLIANCE INSPECTIONS	BC 110.3.5
FIRE-RESISTANCE RATED CONSTRUCTION	BC 110.3.4
FINAL	28-116.2.4.2 BC 110.5 DIRECTIVE 14 OF 1975 AND 1 RCNY S101-10

ENERGY CODE PROGRESS INSPECTIONS

PROGRESS INSPECTION	TABLE REFERENCE IN RCNY 5000-01(h) (1) and (2)
- PROTECTION OF FOUNDATION INSULATION	(IA1), (IIA1)
- INSULATION PLACEMENT AND R VALUES	(IA2), (IIA2)
- FENESTRATION THERMAL VALUES AND RATINGS	(IA3), (IIA3)
- FENESTRATION RATINGS FOR AIR LEAKAGE	(IA4), (IIA4)
- FENESTRATION AREAS	(IA5), (IIA5)
- AIR SEALING AND INSULATION - VISUAL	(IA6), (IIA6)
- AIR SEALING AND INSULATION - TESTING	(IA7)
- PROJECTION FACTORS	(IIA7)
- DAMPERS INTEGRAL TO BUILDING ENVELOPE	(IB2), (IIB2)
- HVAC AND SERVICE WATER HEATING EQUIPMENT	(IB3), (IIB3)
- HVAC AND SERVICE WATER HEATING SYSTEM CONTROLS	(IB4), (IIB4)
- DUCT PLENUM AND PIPING INSULATION AND SEALING	(IB5), (IIB5)
- DUCT LEAKAGE TESTING	(IB6), (IIB6)
- ELECTRICAL METERING	(IC1), (IIC1)
- LIGHTING IN DWELLING UNITS	(IC2), (IIC2)
- INTERIOR LIGHTING POWER	(IIC3)
- EXTERIOR LIGHTING POWER	(IIC4)
- LIGHTING CONTROLS	(IIC5)
- EXIT SIGNS	(IIC6)
- TANDEM WIRING	(IIC7)
- ELECTRICAL MOTORS	(IIC8)

SEISMIC DESIGN CATEGORY

STRUCTURAL OCCUPANCY/RISK CATEGORY AND IMPORTANCE FACTOR II PER NYC BC 1604.5  
SEISMIC CATEGORY B

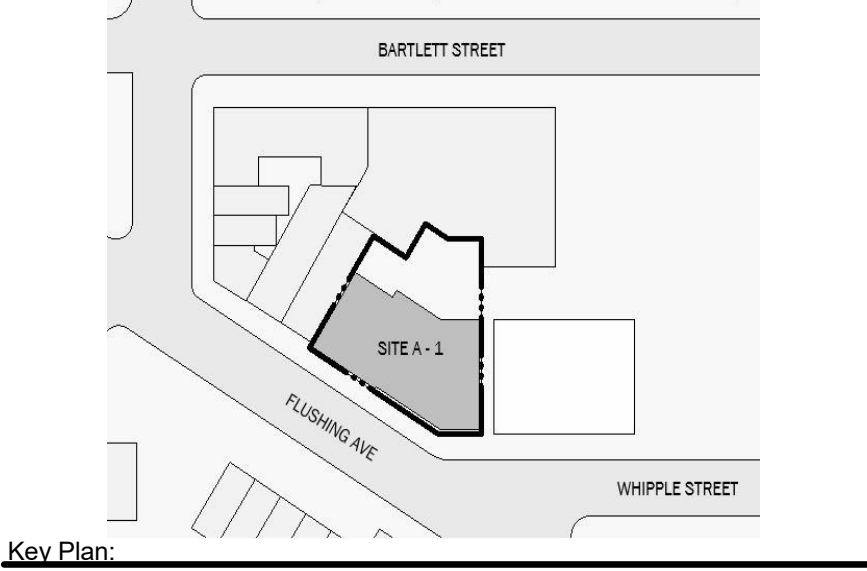
BARTLETT CROSSING

SITE A-1  
665 FLUSHING AVE, BROOKLYN  
NY

Owner:



BLOCK: 2272 LOT: 49, 51, 52, 53, 108  
NYC DOB # :



Key Plan:

NUMBER	DATE	DESCRIPTION
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Revisions:  
Architect:  
  
**Magnusson Architecture & Planning PC**  
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Tel (631) 978-5000

MEP Engineer:

Landscape Architect:

Client Representative:

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NYC BUILDING CODE ANALYSIS

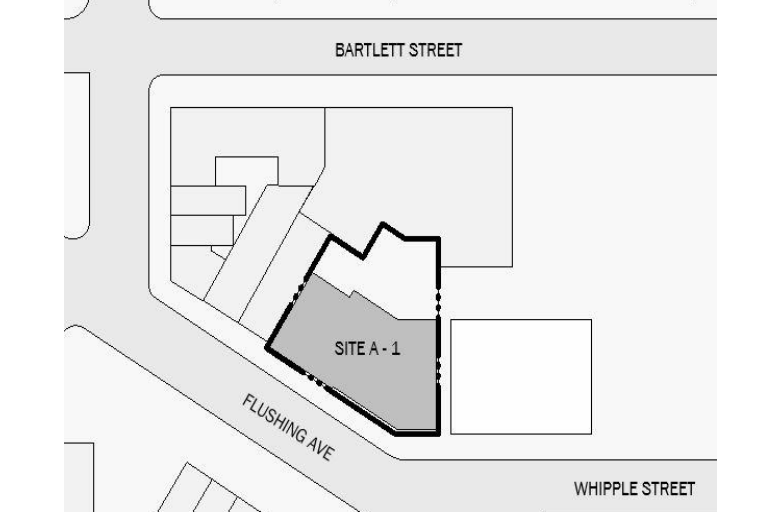
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665 FLUSHING AVE, BROOKLYN  
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Key Plan:

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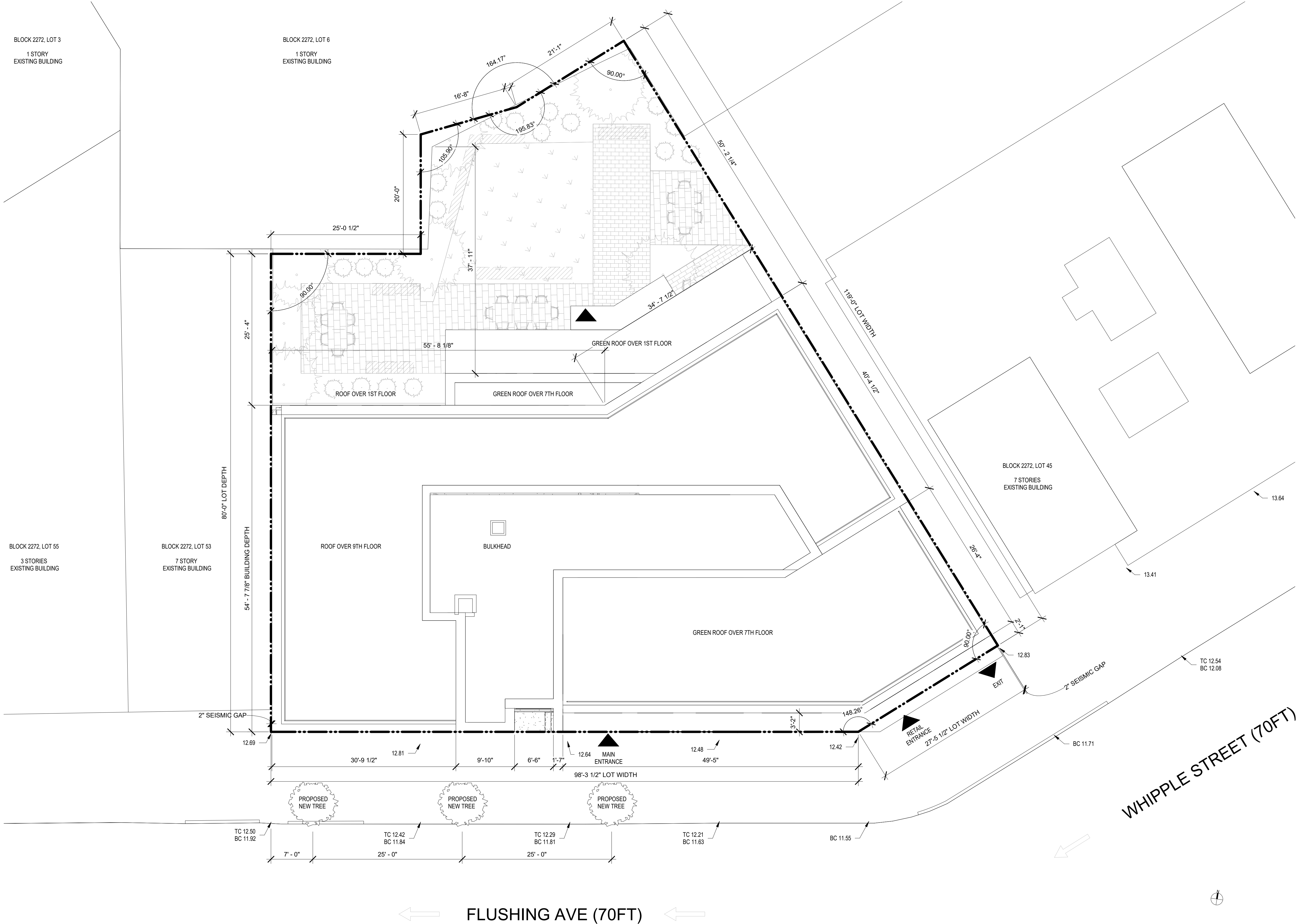
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SITE PLAN

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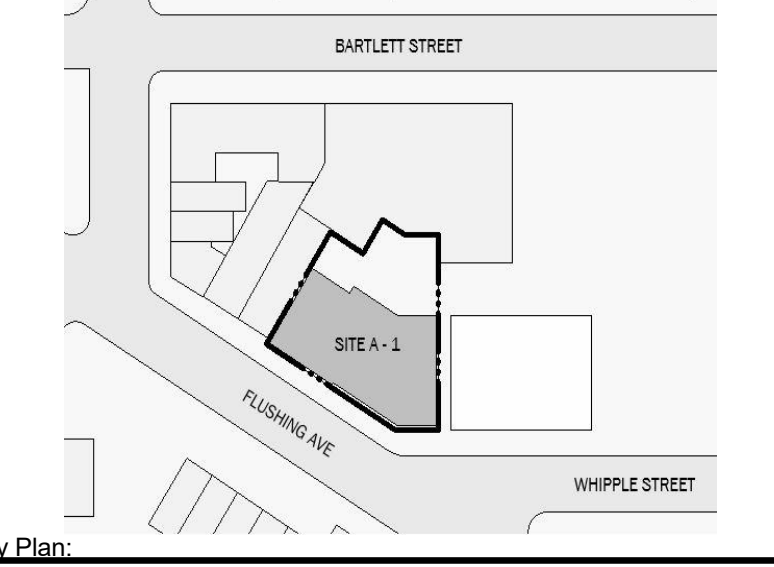
1 SITE PLAN  
1/8" = 1'-0"

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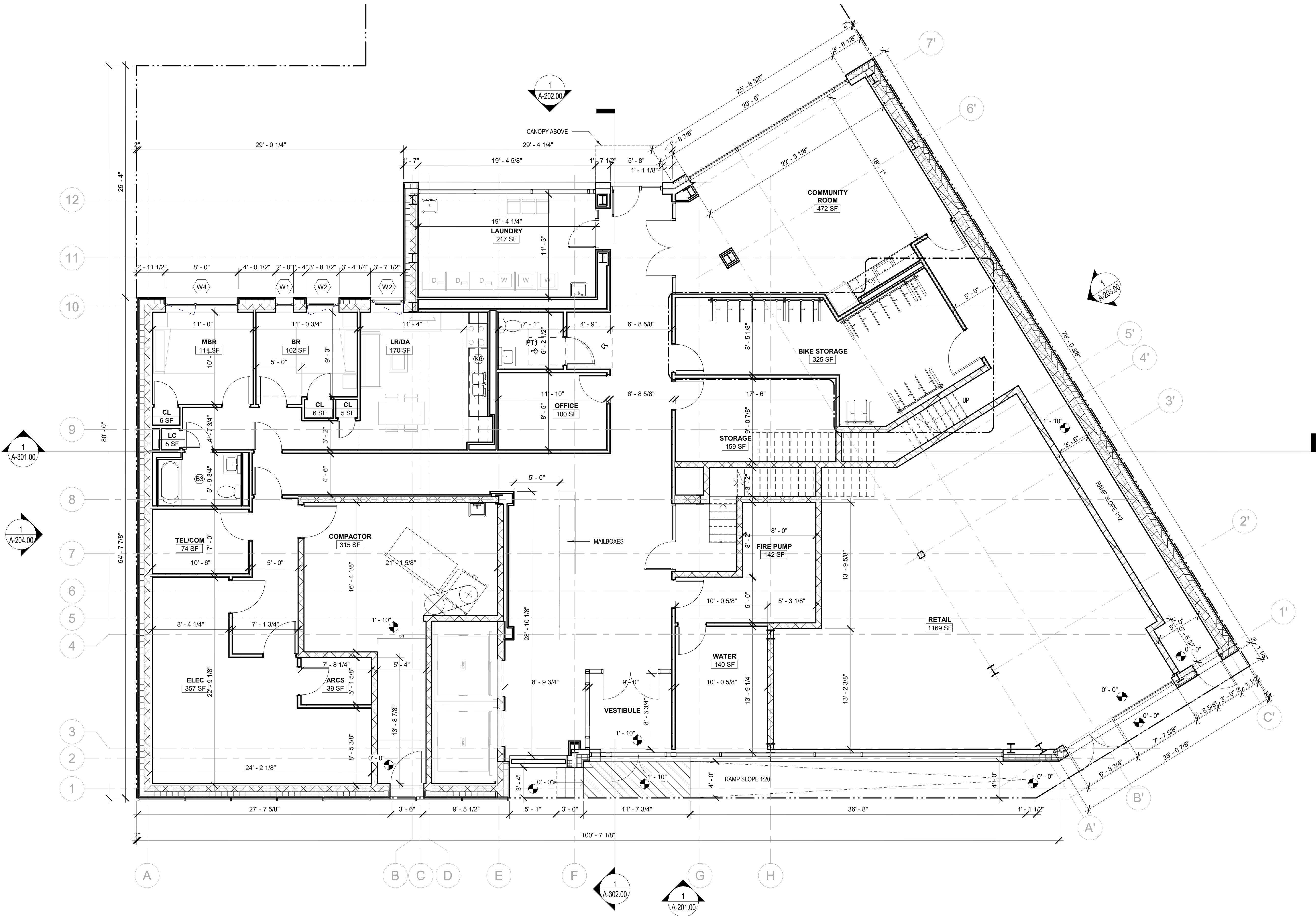
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GROUND FLOOR PLAN

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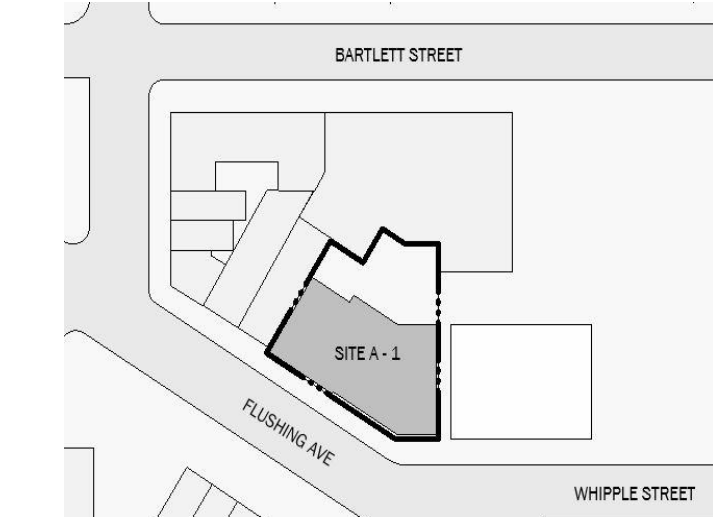
BARTLETT CROSSING

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2ND TO 7TH  
TYPICAL FLOOR PLAN

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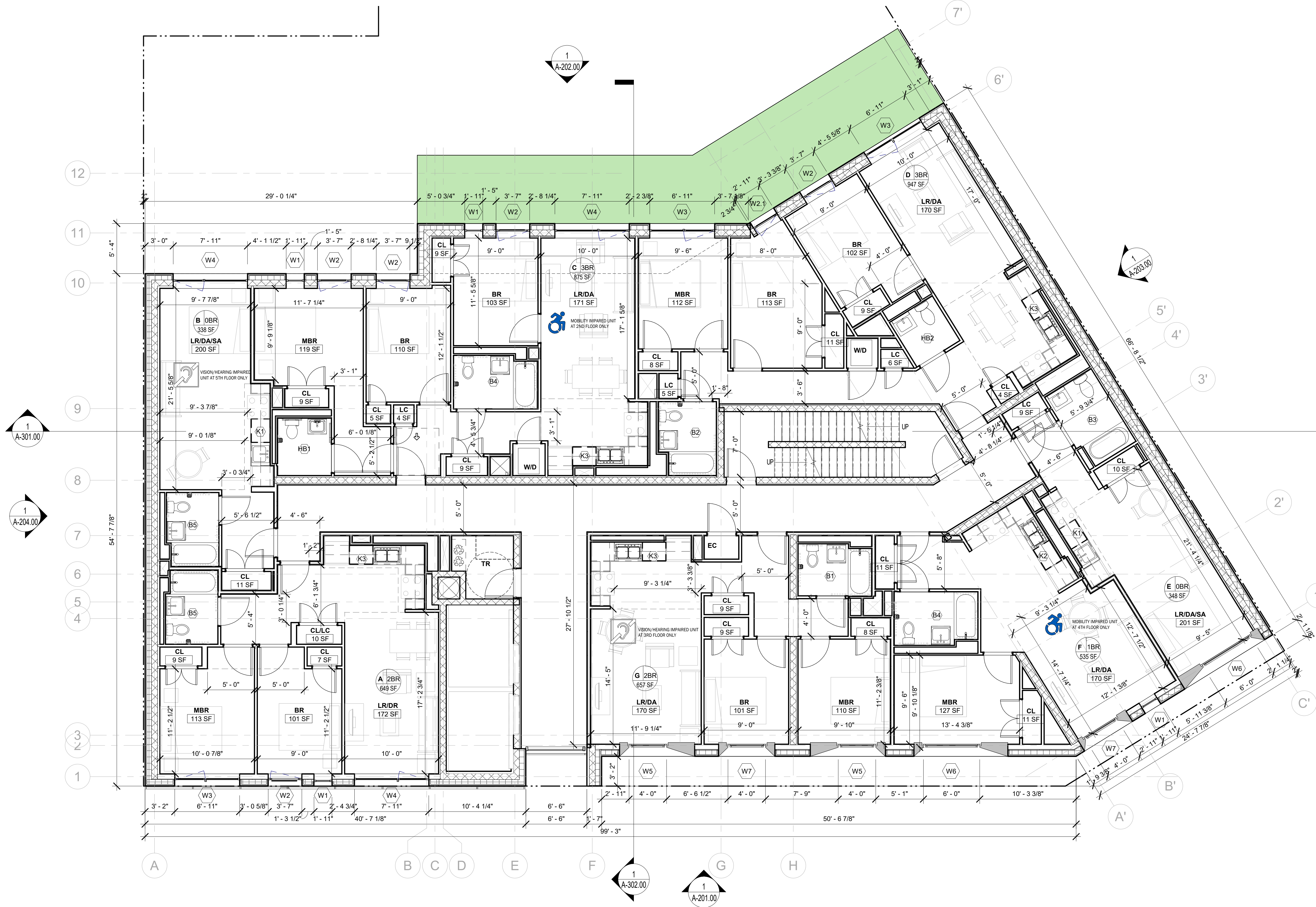
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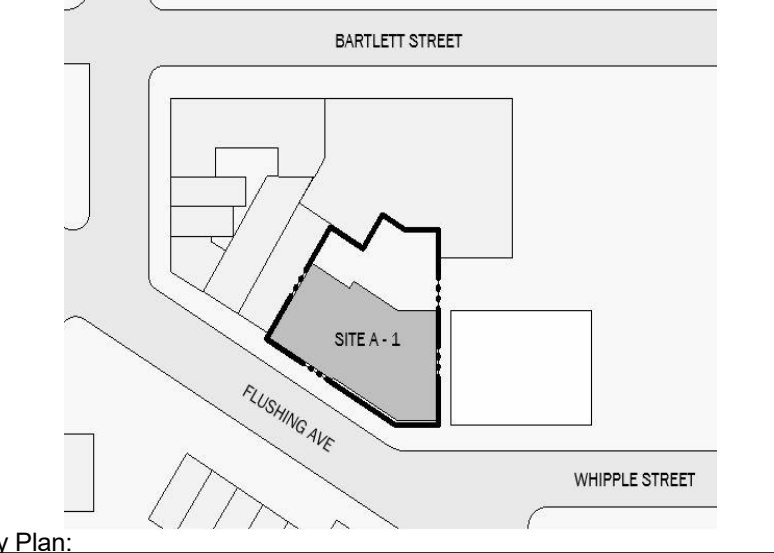


BARTLETT CROSSING

SITE A-1  
665 FLUSHING AVE, BROOKLYN  
NY



BLOCK: 2272 LOT: 49, 51, 52, 53, 108  
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NUMBER	DATE	DESCRIPTION
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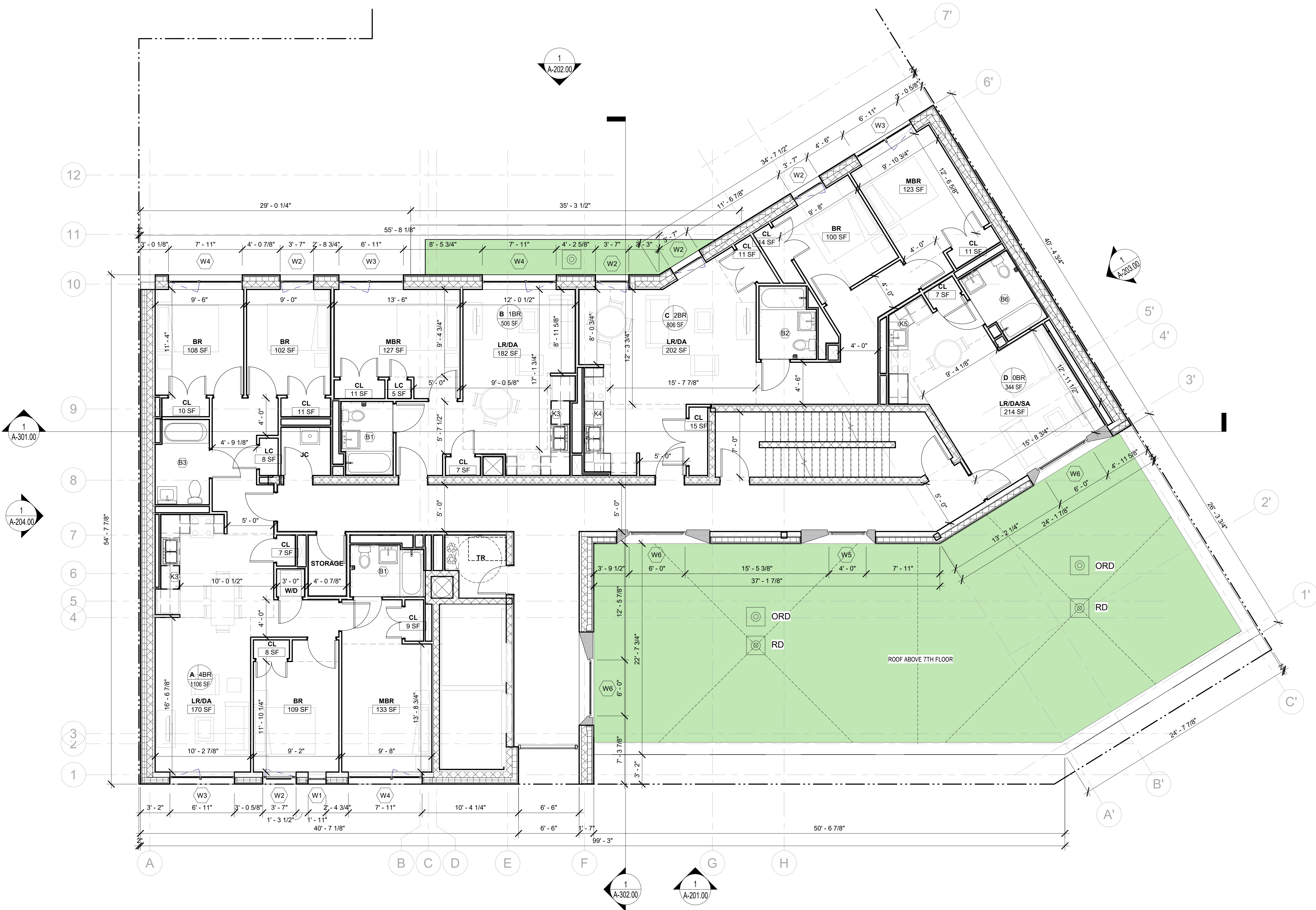
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8TH FLOOR PLAN

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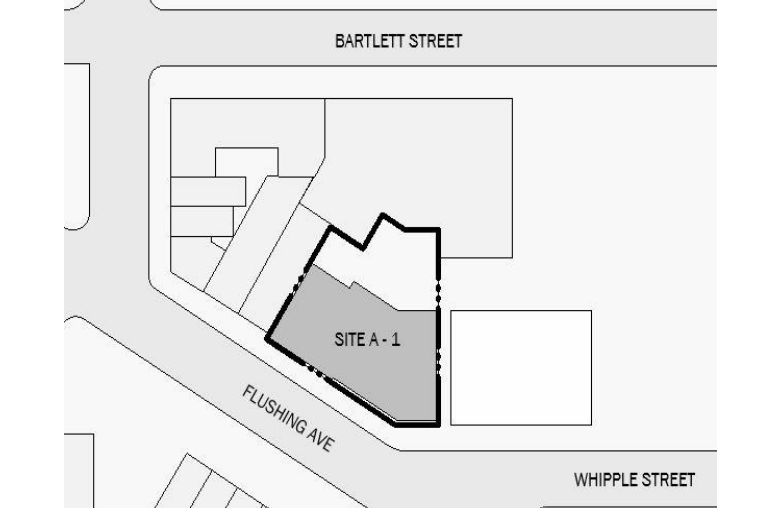


BARTLETT CROSSING

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665 FLUSHING AVE, BROOKLYN  
NY  
Owner:



BLOCK: 2272 LOT: 49, 51, 52, 53, 108  
NYC DOB #:



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MEP Engineer:

Landscape Architect:

Client Representative:

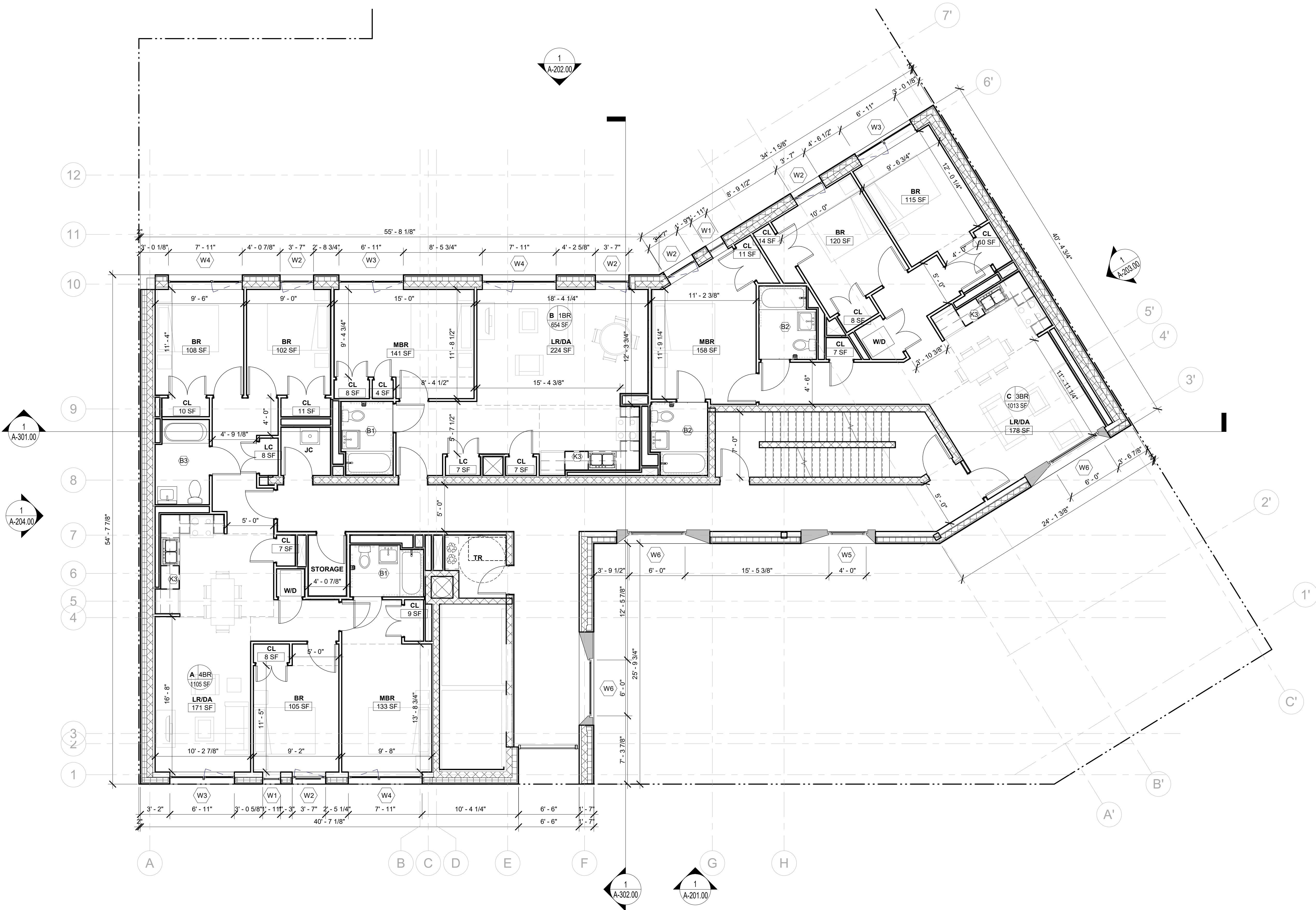
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9TH FLOOR PLAN

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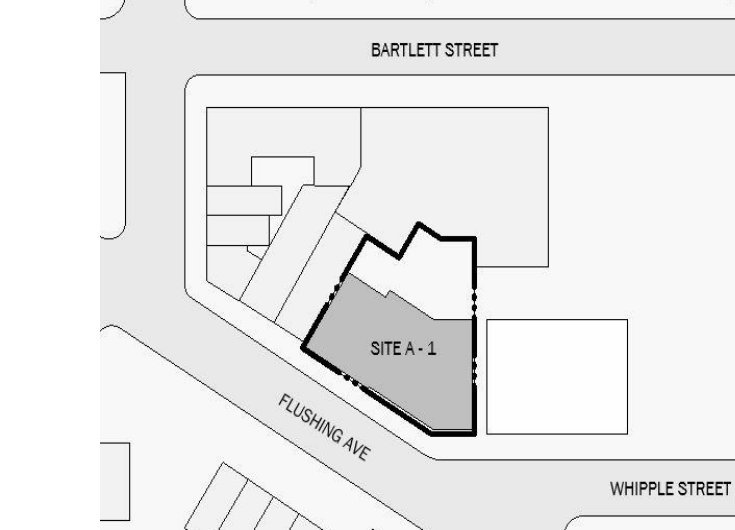
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665 FLUSHING AVE, BROOKLYN  
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BLOCK: 2272 LOT: 49, 51, 52, 53, 108

NYC DOB #:



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ROOF PLAN

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BARTLETT CROSSING

SITE A-1  
665 FLUSHING AVE, BROOKLYN  
NY

Owner:



2 Kingsland Avenue  
Brooklyn NY 11201  
Tel (718) 388 5454

BLOCK: 2272

LOT:

NYC DOB #:

Key Plan:

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Client Representative:

Filing Representative:

Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations between  
field conditions and existing conditions as indicated in Contract documents

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BULKHEAD PLAN

SEAL & SIGNATURE:

PROJECT No: 19022

DRAWING BY: Author

CHK BY: Checker

DWG No:

A-106.00

SCALE:  
3/16" = 1'-0"

BARTLETT CROSSING

SITE A-1  
665 FLUSHING AVE, BROOKLYN  
NY

Owner:



2 Kingsland Avenue  
Brooklyn NY 11201  
Tel (718) 388 5454

BLOCK: 2272

LOT:

NYC DOB #:

Key Plan:

NUMBER	DATE	DESCRIPTION
--------	------	-------------

Revisions:

Architect:



Magnusson Architecture & Planning PC

42 West 39th Street 15th Floor  
New York NY 10018  
Tel (212) 253 7820 Fax (212) 253 1276

Structural Engineer: CityScape Engineering  
8 Haven Avenue, #209  
Port Washington NY 11050  
Tel (631) 978 5000 Fax (631) 978 0403

MEP Engineer: Loring Consulting Engineers  
360 West 31st Street  
New York NY 10001  
Tel (646) 674 6100 Fax (212) 563 7382

Landscape Architect: Terrain-NYC  
203 Lafayette Street, 5th Floor  
New York NY 10012  
Tel (212) 537 6080

Client Representative:

Filing Representative:

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Contractor to promptly notify Architect of any material variations between  
field conditions and existing conditions as indicated in Contract documents

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GROUND FLOOR RCP

SEAL & SIGNATURE:

PROJECT No: 19022

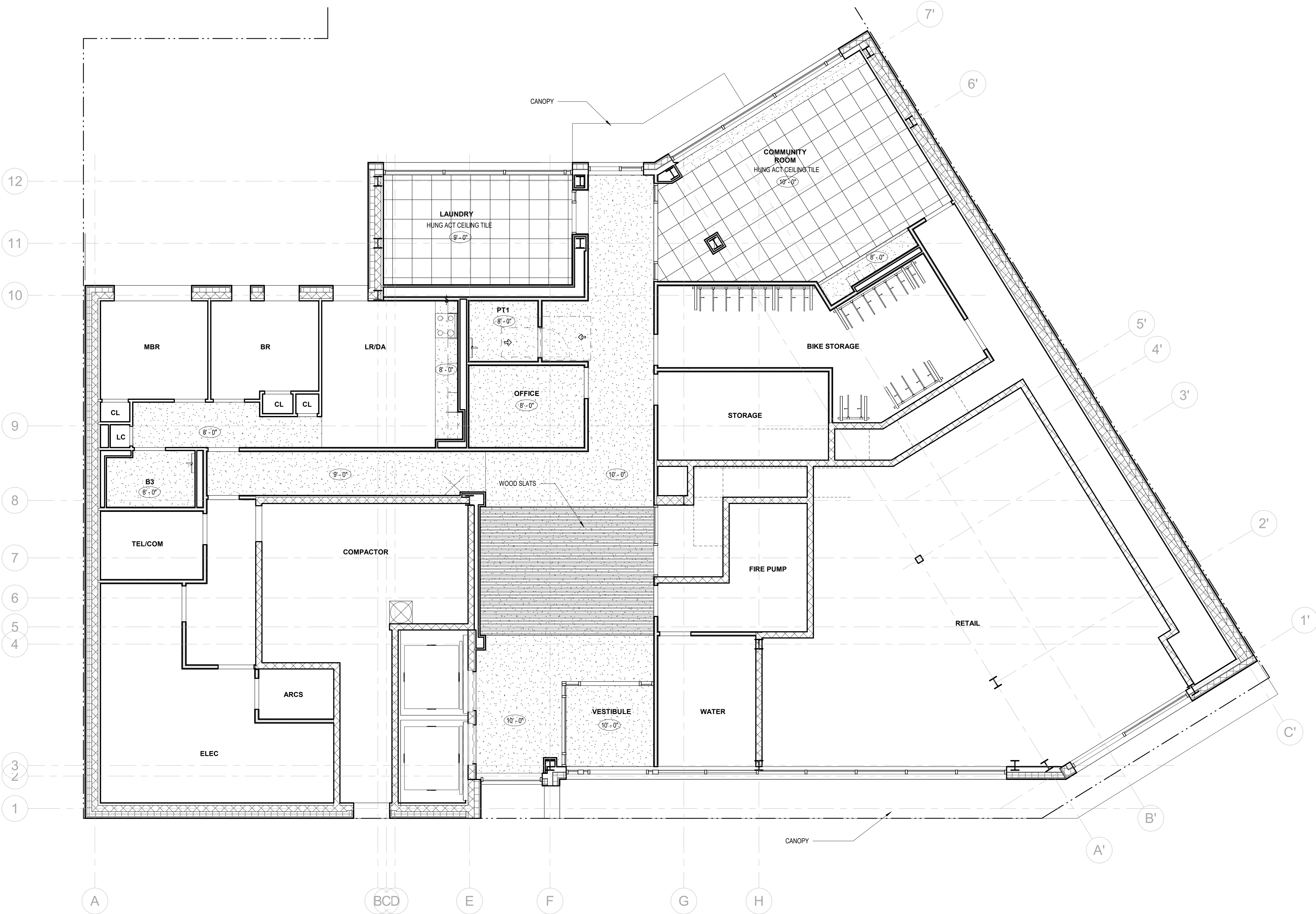
DRAWING BY: Author

CHK BY: Checker

DWG No:

A-121.00

SCALE:  
3/16" = 1'-0"



1 GROUND FLOOR RCP  
3/16" = 1'-0"

SITE A-1  
665 FLUSHING AVE, BROOKLYN  
NY  
Owner: \_\_\_\_\_



NYC DOB #:



NUMBER	DATE	DESCRIPTION
--------	------	-------------

## Revisions

Architect:



Magnusson Architecture &amp; Planning PC

42 West 39th Street 15th Floor

New York NY 10018

Tel (212) 253 7820 Fax (212) 253 1276

Structural Engineer

Structural Engineer:  
CityScape Engineering PLLC

8 Haven Ave., Port  
Tel (631) 978-5000

MEP Engineer:

Landscape Architect:

Client Representative:

Filing Representative:

### Do Not Scale Plans

Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

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① 2ND TO 6TH FLOOR RCP  
3/16" = 1'-0"

SEAL & SIGNATURE:	PROJECT No:	19022
	DRAWING BY:	Author
	CHK BY:	Checker
	DWG No:	
A-122.00		SCALE:
		3/16" = 1'-0"

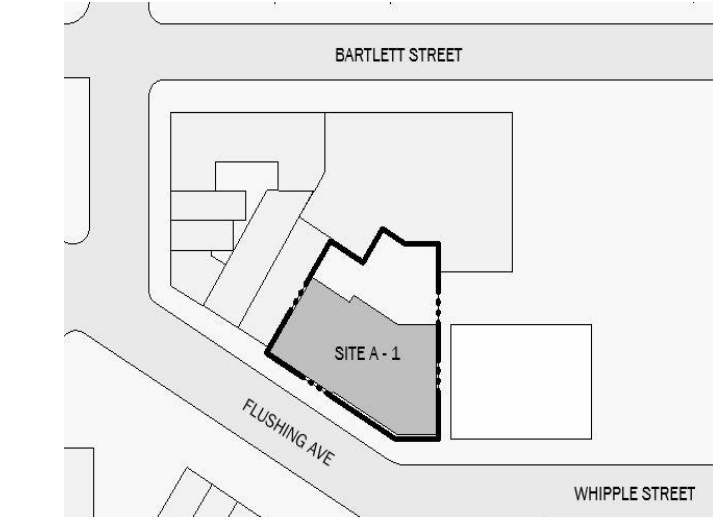
BARTLETT CROSSING

SITE A-1  
665 FLUSHING AVE, BROOKLYN  
NY  
Owner:



BLOCK: 2272 LOT: 49, 51, 52, 53, 108

NYC DOB #:



Key Plan:

NUMBER	DATE	DESCRIPTION
--------	------	-------------

Revisions:

Architect:



**Magnusson Architecture & Planning PC**

42 West 39th Street 15th Floor  
New York NY 10018  
Tel (212) 253 7820 Fax (212) 253 1276

Structural Engineer:  
CityScape Engineering PLLC  
8 Haven Ave., Port Washington NY 11050  
Tel (631) 978-5000

MEP Engineer:

Landscape Architect:

Client Representative:

Filing Representative:

Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations between  
field conditions and existing conditions as indicated in Contract documents

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7TH FLOOR RCP

SEAL & SIGNATURE:

PROJECT No: 19022

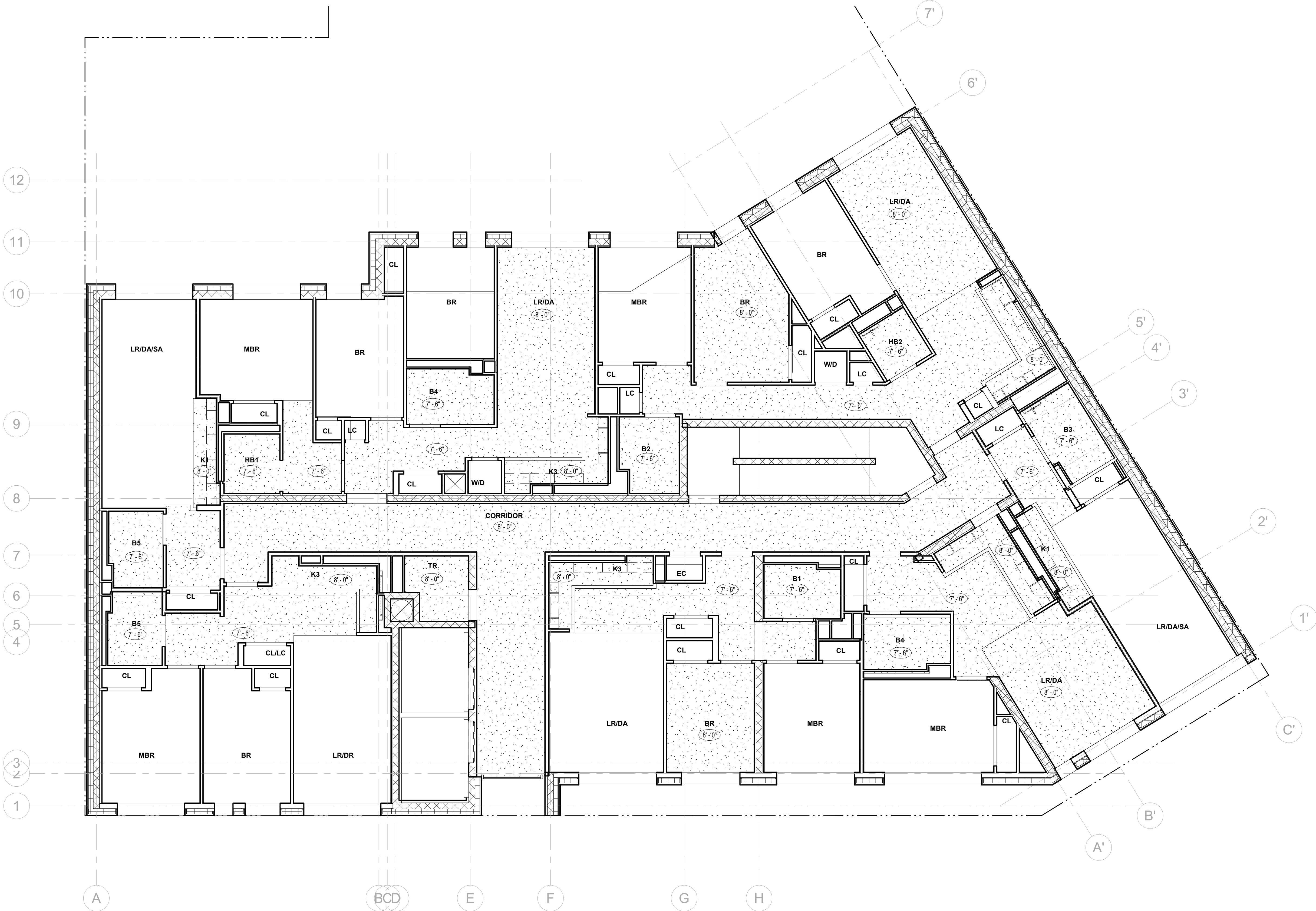
DRAWING BY: Author

CHK BY: Checker

DWG No:

A-123.00

SCALE:  
3/16" = 1'-0"



1 LEVEL 7  
3/16" = 1'-0"

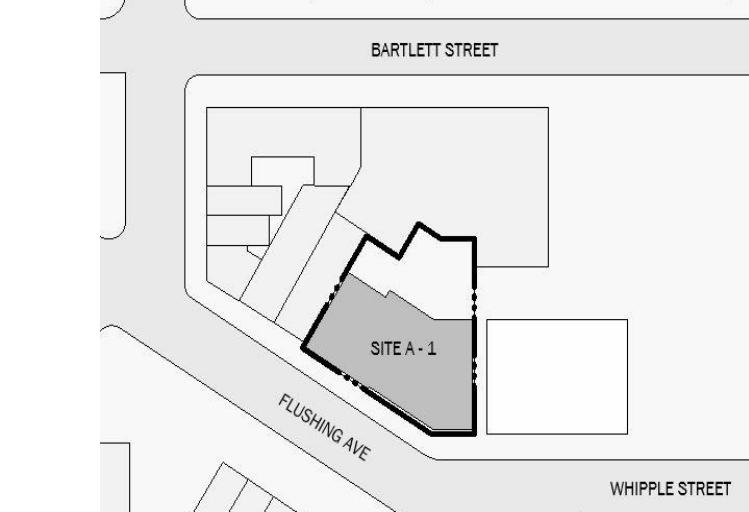
BARTLETT CROSSING

SITE A-1  
665 FLUSHING AVE, BROOKLYN  
NY



BLOCK: 2272 LOT: 49, 51, 52, 53, 108

NYC DOB #:



Key Plan:

NUMBER	DATE	DESCRIPTION
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Revisions:

Architect:



Magnusson Architecture & Planning PC

42 West 39th Street 15th Floor  
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Structural Engineer:  
CityScape Engineering PLLC  
8 Haven Ave., Port Washington NY 11050  
Tel (631) 978-5000

MEP Engineer:

Landscape Architect:

Client Representative:

Filing Representative:

Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations between  
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8TH FLOOR RCP

SEAL & SIGNATURE:

PROJECT No: 19022

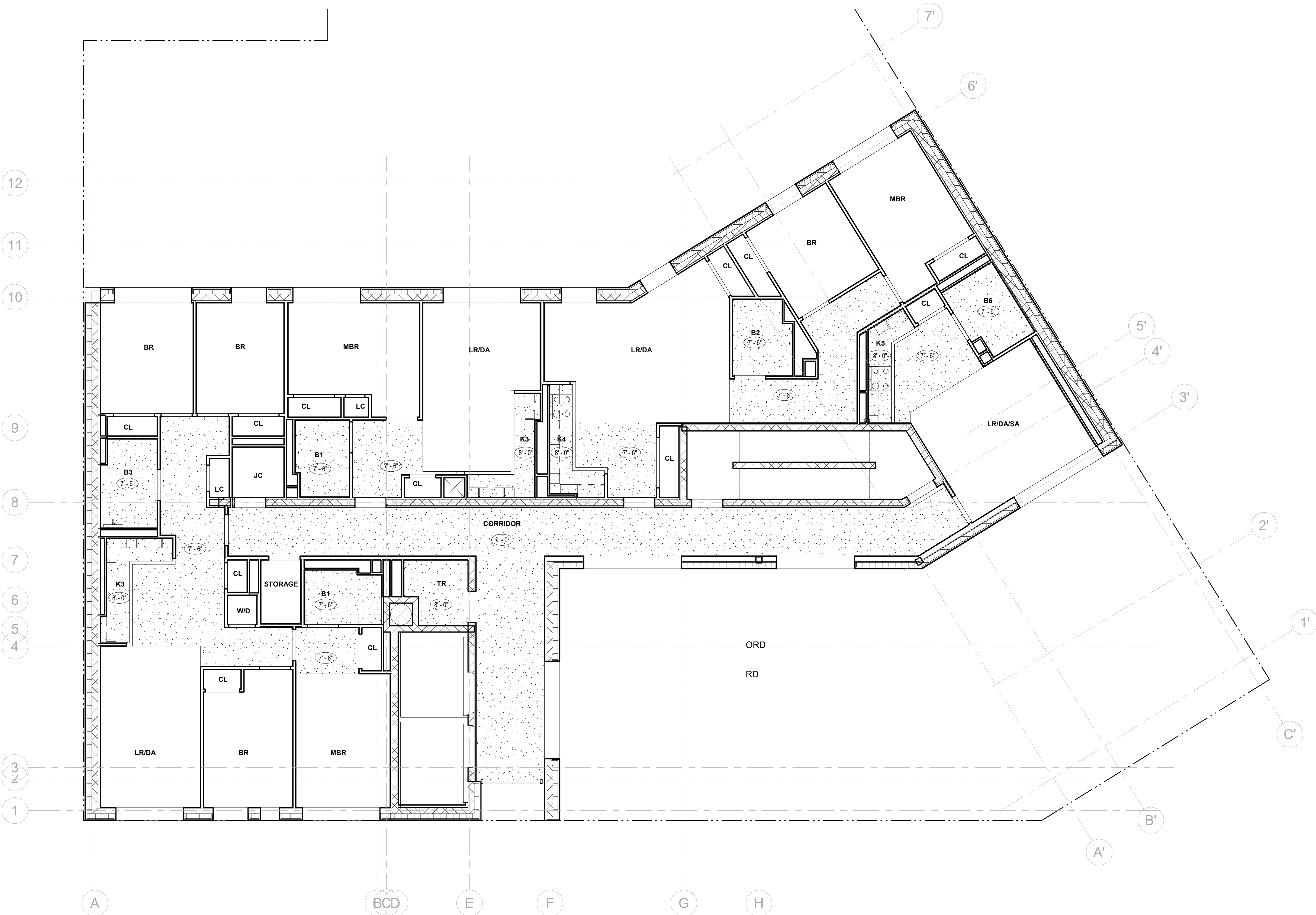
DRAWING BY: Author

CHK BY: Checker

DWG No:

A-124.00

SCALE:  
3/16" = 1'-0"



1 8TH FLOOR RCP  
3/16" = 1'-0"

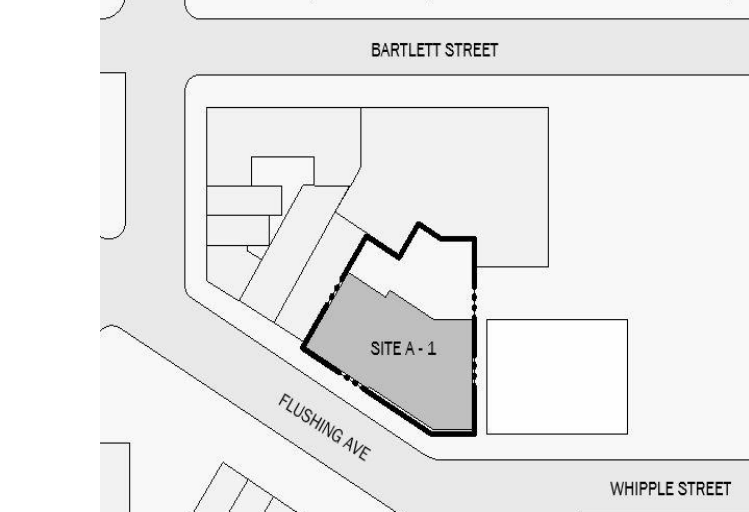
BARTLETT CROSSING

SITE A-1  
665 FLUSHING AVE, BROOKLYN  
NY



BLOCK: 2272 LOT: 49, 51, 52, 53, 108

NYC DOB #:



Key Plan:

NUMBER	DATE	DESCRIPTION
--------	------	-------------

Revisions:

Architect:



Magnusson Architecture & Planning PC

42 West 39th Street 15th Floor  
New York NY 10018  
Tel (212) 253 7820 Fax (212) 253 1276

Structural Engineer:  
CityScape Engineering PLLC  
8 Haven Ave., Port Washington NY 11050  
Tel (631) 978-5000

MEP Engineer:

Landscape Architect:

Client Representative:

Filing Representative:

Do Not Scale Plans  
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9TH FLOOR RCP

SEAL & SIGNATURE:

PROJECT No: 19022

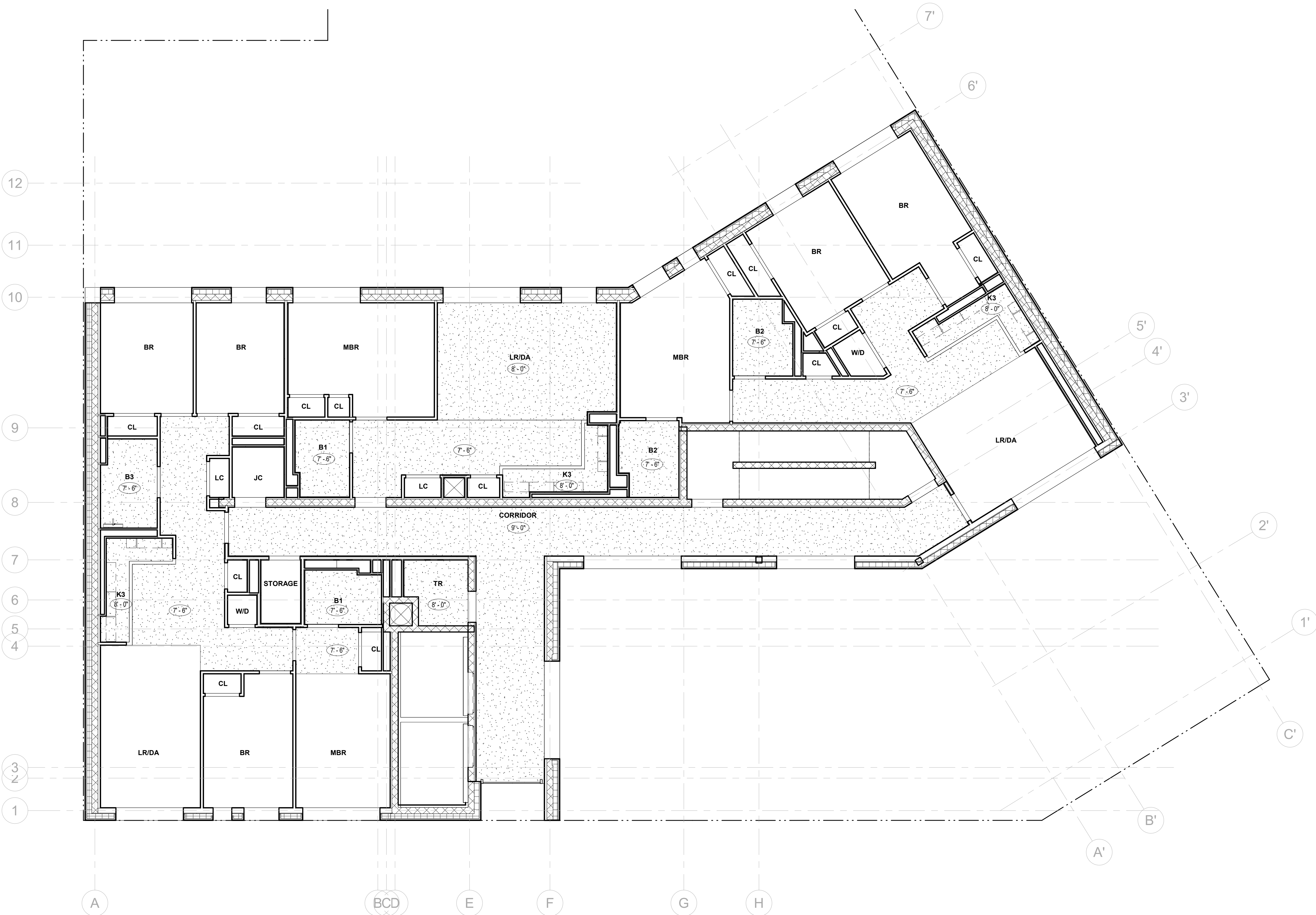
DRAWING BY: Author

CHK BY: Checker

DWG No:

A-125.00

SCALE:  
3/16" = 1'-0"



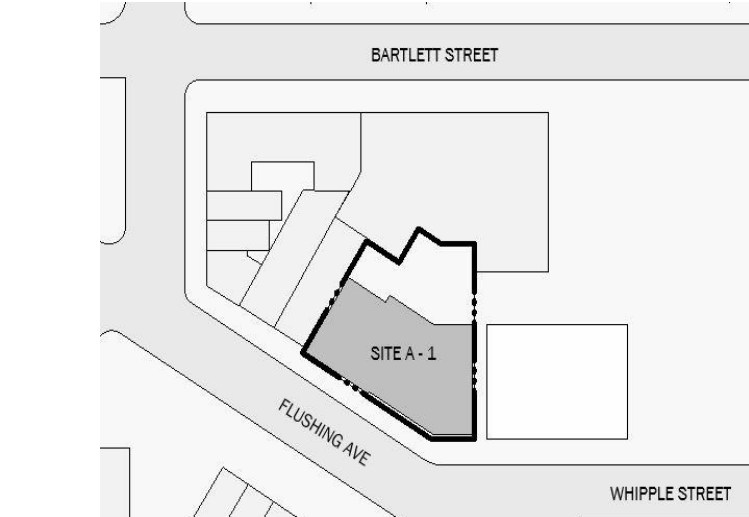
BARTLETT CROSSING

SITE A-1  
665 FLUSHING AVE, BROOKLYN  
NY



BLOCK: 2272 LOT: 49, 51, 52, 53, 108

NYC DOB #:



Key Plan:

NUMBER	DATE	DESCRIPTION
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Revisions:

Architect:



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New York NY 10018  
Tel (212) 253 7820 Fax (212) 253 1276

Structural Engineer:  
CityScape Engineering PLLC  
8 Haven Ave., Port Washington NY 11050  
Tel (631) 978-5000

MEP Engineer:

Landscape Architect:

Client Representative:

Filing Representative:

Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations between  
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SOUTH ELEVATION  
FLUSHING AVE

SEAL & SIGNATURE:

PROJECT No: 19022

DRAWING BY: Author

CHK BY: Checker

DWG No:

A-201.00

SCALE:  
1/8" = 1'-0"



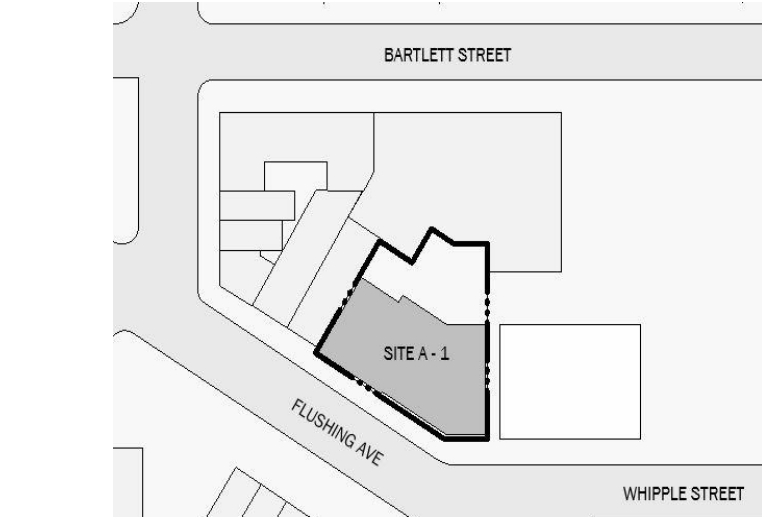
BARTLETT CROSSING

SITE A-1  
665 FLUSHING AVE, BROOKLYN  
NY



BLOCK: 2272 LOT: 49, 51, 52, 53, 108

NYC DOB # :



Key Plan

NUMBER	DATE	DESCRIPTION
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Revisions:

Architect:



Magnusson Architecture & Planning PC

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Structural Engineer:  
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8 Haven Ave., Port Washington NY 11050  
Tel (631) 978-5000

MEP Engineer:

Landscape Architect:

Client Representative:

Filing Representative:

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NORTH ELEVATION

SEAL & SIGNATURE:

PROJECT No: 19022

DRAWING BY: Author

CHK BY: Checker

DWG No:

A-202.00

SCALE:  
1/8" = 1'-0"



1 NORTH ELEVATION  
1/8" = 1'-0"

BARTLETT CROSSING

SITE A-1  
665 FLUSHING AVE, BROOKLYN  
NY

Owner:



2 Kingsland Avenue  
Brooklyn NY 11201  
Tel (718) 388 5454

BLOCK: 2272

LOT:

NYC DOB # :

Key Plan:

NUMBER	DATE	DESCRIPTION
--------	------	-------------

Revisions:

Architect:



Magnusson Architecture & Planning PC

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New York NY 10018  
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Structural Engineer: CityScape Engineering  
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Port Washington NY 11050  
Tel (631) 978 5000 Fax (631) 978 0403

MEP Engineer: Loring Consulting Engineers  
360 West 31st Street  
New York NY 10001  
Tel (646) 674 6100 Fax (212) 563 7382

Landscape Architect: Terrain-NYC  
203 Lafayette Street, 5th Floor  
New York NY 10012  
Tel (212) 537 6080

Client Representative:

Filing Representative:

Do Not Scale Plans  
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EAST ELEVATION

SEAL & SIGNATURE:

PROJECT No: 19022

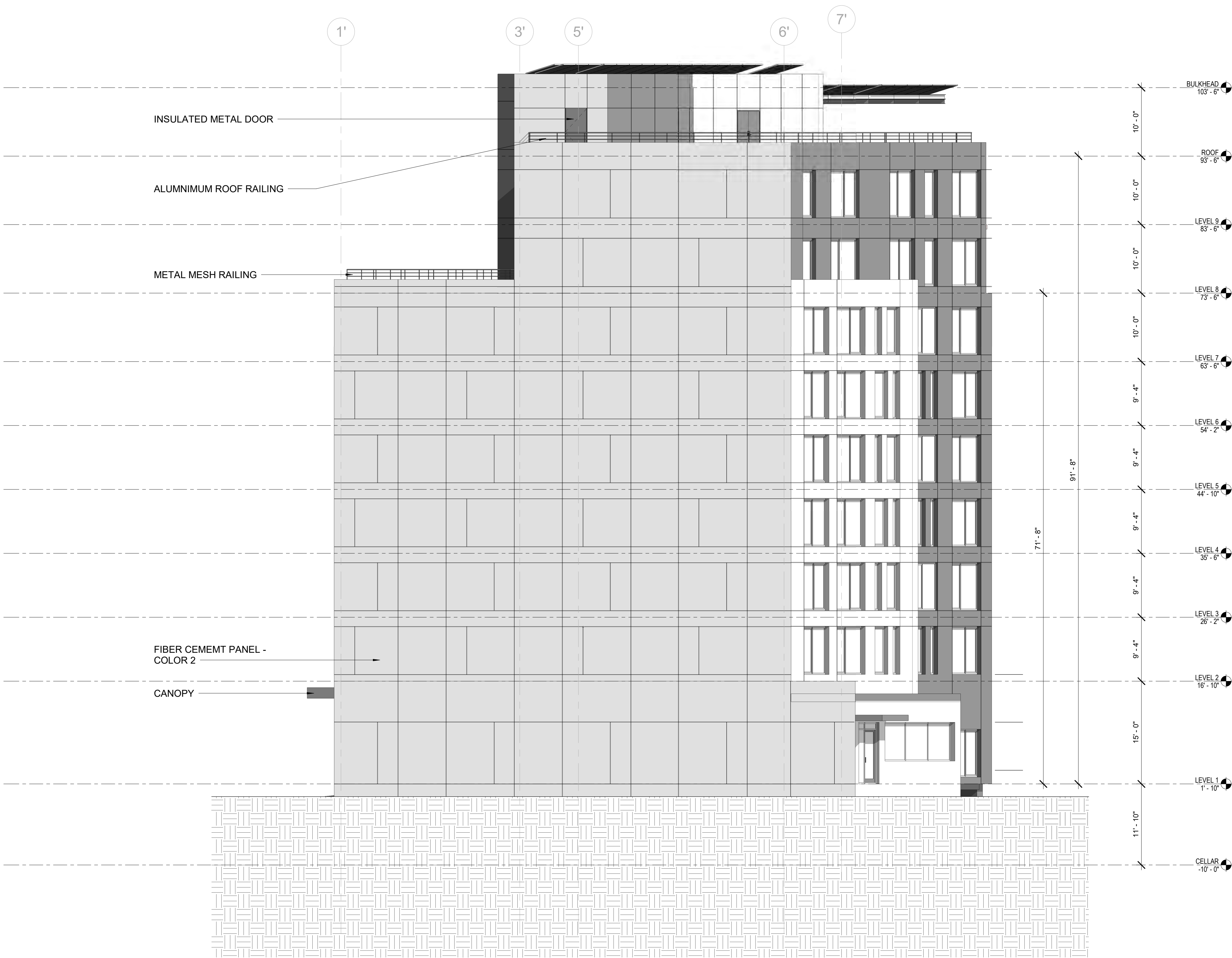
DRAWING BY: Author

CHK BY: Checker

DWG No:

A-203.00

SCALE:  
1/8" = 1'-0"



1 EAST ELEVATION  
1/8" = 1'-0"

BARTLETT CROSSING

SITE A-1  
665 FLUSHING AVE, BROOKLYN  
NY

Owner:



2 Kingsland Avenue  
Brooklyn NY 11201  
Tel (718) 388 5454

BLOCK: 2272

LOT:

NYC DOB #:

Key Plan:

NUMBER	DATE	DESCRIPTION
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Revisions:

Architect:



Magnusson Architecture & Planning PC

42 West 39th Street 15th Floor  
New York NY 10018  
Tel (212) 253 7820 Fax (212) 253 1276

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Tel (631) 978 5000 Fax (631) 978 0403

MEP Engineer: Loring Consulting Engineers  
360 West 31st Street  
New York NY 10001  
Tel (646) 674 6100 Fax (212) 563 7382

Landscape Architect: Terrain-NYC  
203 Lafayette Street, 5th Floor  
New York NY 10012  
Tel (212) 537 6080

Client Representative:

Filing Representative:

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WEST ELEVATION

SEAL & SIGNATURE:

PROJECT No: 19022

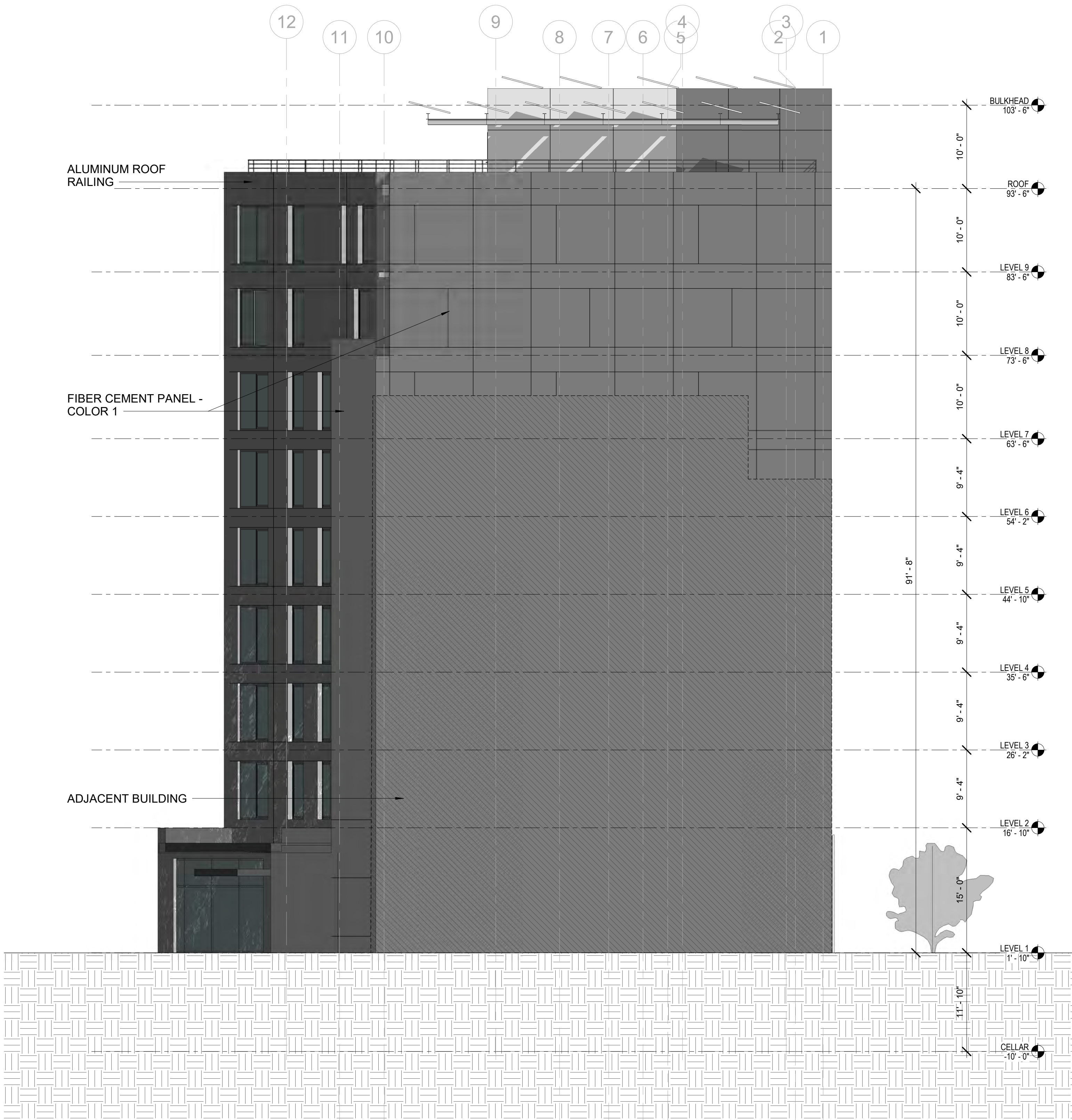
DRAWING BY: Author

CHK BY: Checker

DWG No:

A-204.00

SCALE:  
1/8" = 1'-0"



1 WEST ELEVATION  
1/8" = 1'-0"

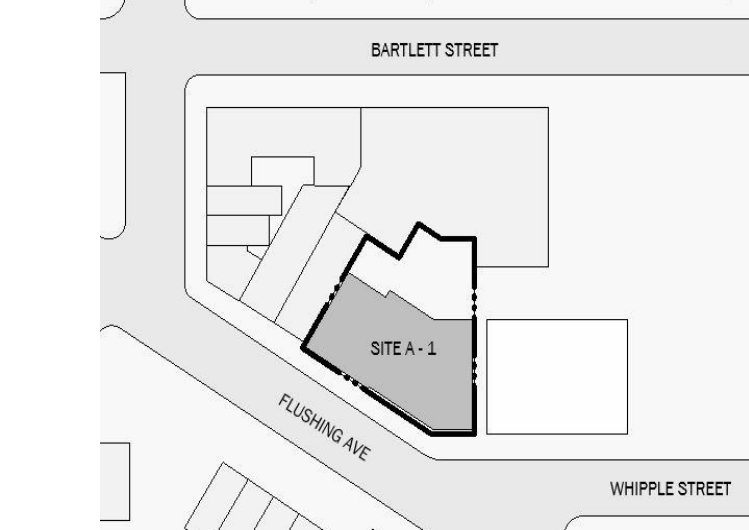
BARTLETT CROSSING

SITE A-1  
665 FLUSHING AVE, BROOKLYN  
NY



BLOCK: 2272 LOT: 49, 51, 52, 53, 108

NYC DOB #:



Key Plan:

NUMBER	DATE	DESCRIPTION
--------	------	-------------

Revisions:

Architect:



Magnusson Architecture & Planning PC

42 West 39th Street 15th Floor  
New York NY 10018  
Tel (212) 253 7820 Fax (212) 253 1276

Structural Engineer:  
CityScape Engineering PLLC  
8 Haven Ave., Port Washington NY 11050  
Tel (631) 978-5000

MEP Engineer:

Landscape Architect:

Client Representative:

Filing Representative:

Do Not Scale Plans  
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ENLARGED ELEVATIONS

SEAL & SIGNATURE:

PROJECT No: 19022

DRAWING BY: Author

CHK BY: Checker

DWG No:

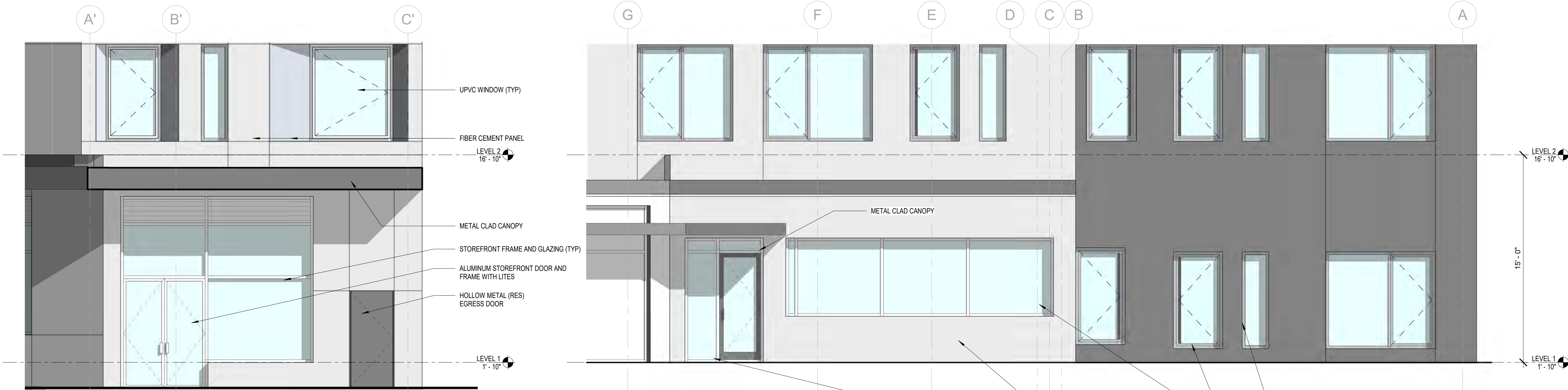
A-210.00

SCALE:  
1/4" = 1'-0"



ENLARGED SOUTH ELEVATION

① (GROUND FL)  
1/4" = 1'-0"



ENLARGED NORTH ELEVATION (REAR

③ YARD)  
1/4" = 1'-0"

ENLARGED SOUTH ELEVATION (RETAIL

② ENTRY)  
1/4" = 1'-0"

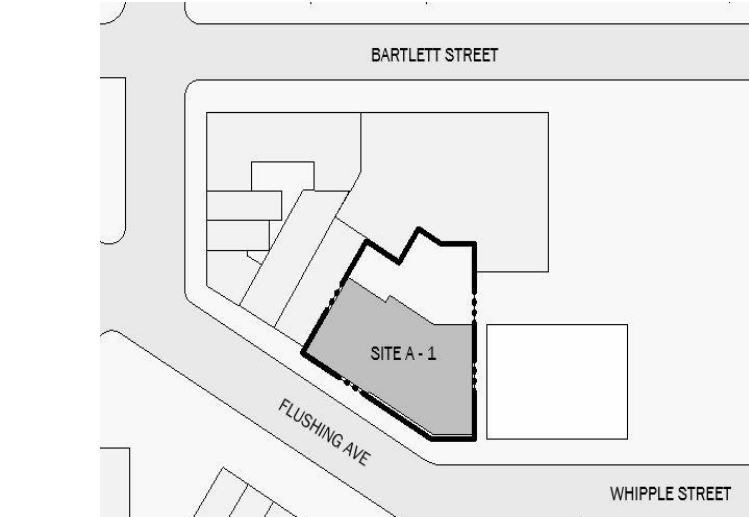
BARTLETT CROSSING

SITE A-1  
665 FLUSHING AVE, BROOKLYN  
NY



BLOCK: 2272 LOT: 49, 51, 52, 53, 108

NYC DOB # :



Key Plan:

NUMBER	DATE	DESCRIPTION
--------	------	-------------

Revisions:

Architect:



Magnusson Architecture & Planning PC

42 West 39th Street 15th Floor  
New York NY 10018  
Tel (212) 253 7820 Fax (212) 253 1276

Structural Engineer:  
CityScape Engineering PLLC  
8 Haven Ave., Port Washington NY 11050  
Tel (631) 978-5000

MEP Engineer:

Landscape Architect:

Client Representative:

Filing Representative:

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field conditions and existing conditions as indicated in Contract documents

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BUILDING SECTION

SEAL & SIGNATURE:

PROJECT No: 19022

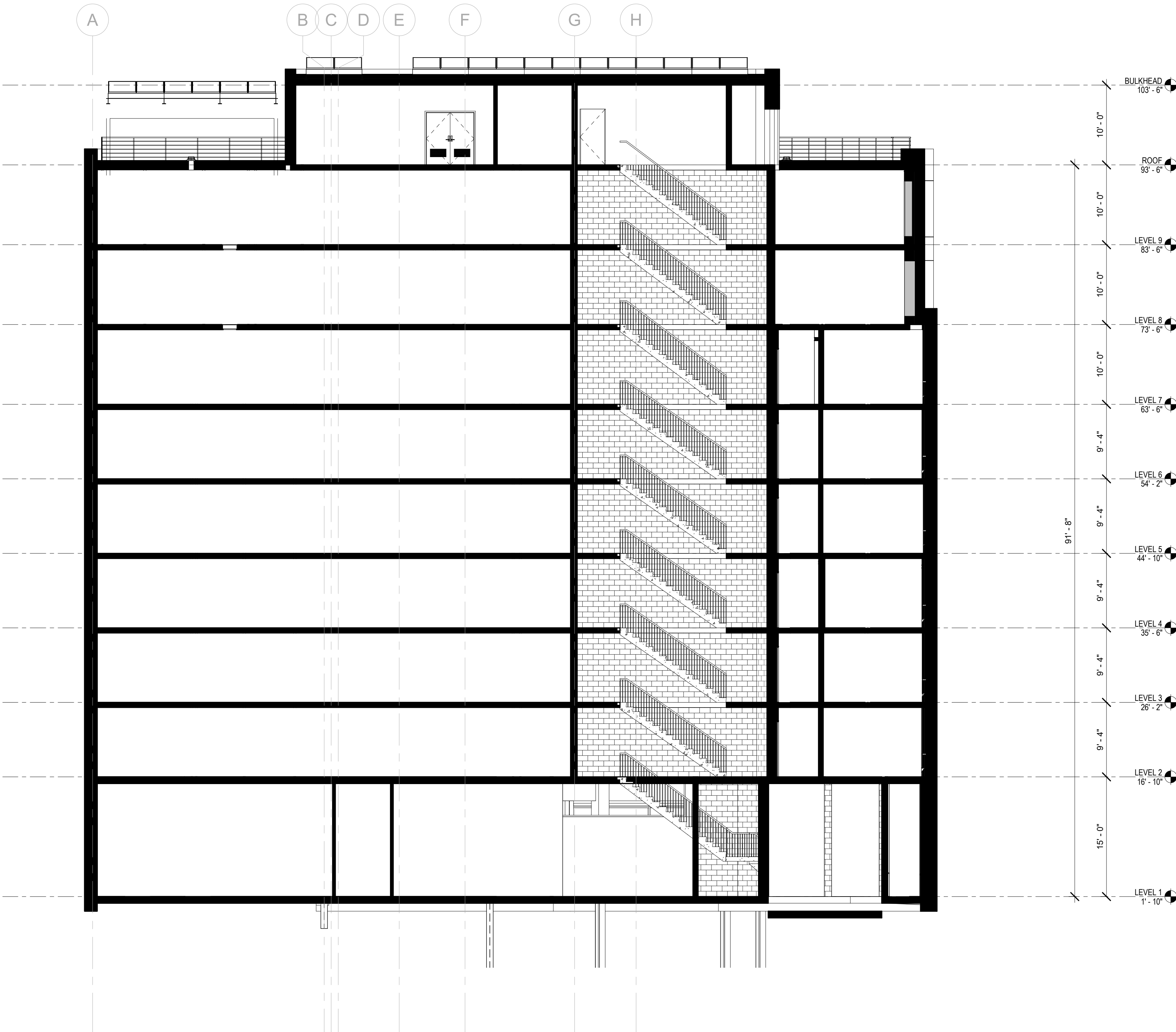
DRAWING BY: Author

CHK BY: Checker

DWG No:

A-301.00

SCALE:  
1/8" = 1'-0"



1 BUILDING SECTION A  
1/8" = 1'-0"

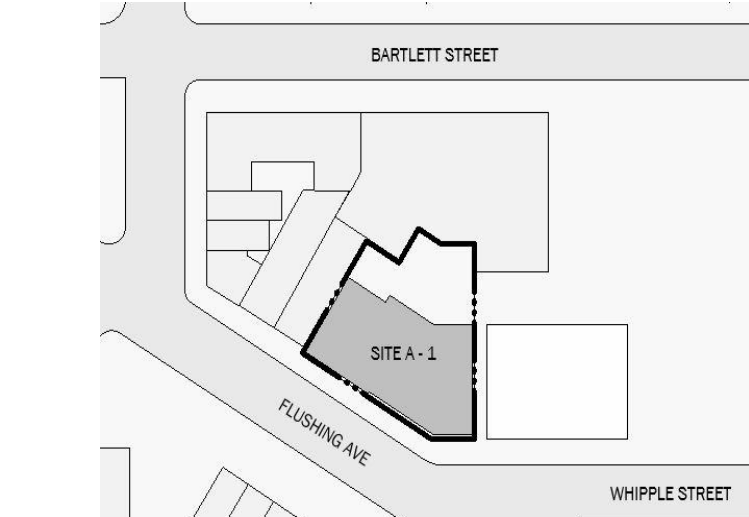
BARTLETT CROSSING

SITE A-1  
665 FLUSHING AVE, BROOKLYN  
NY



BLOCK: 2272 LOT: 49, 51, 52, 53, 108

NYC DOB # :



Key Plan

NUMBER	DATE	DESCRIPTION
--------	------	-------------

Revisions:

Architect:

**MAG**  
**Magnusson Architecture & Planning PC**  
42 West 39th Street 15th Floor  
New York NY 10018  
Tel (212) 253 7820 Fax (212) 253 1276

Structural Engineer:  
CityScape Engineering PLLC  
8 Haven Ave., Port Washington NY 11050  
Tel (631) 978-5000

MEP Engineer:

Landscape Architect:

Client Representative:

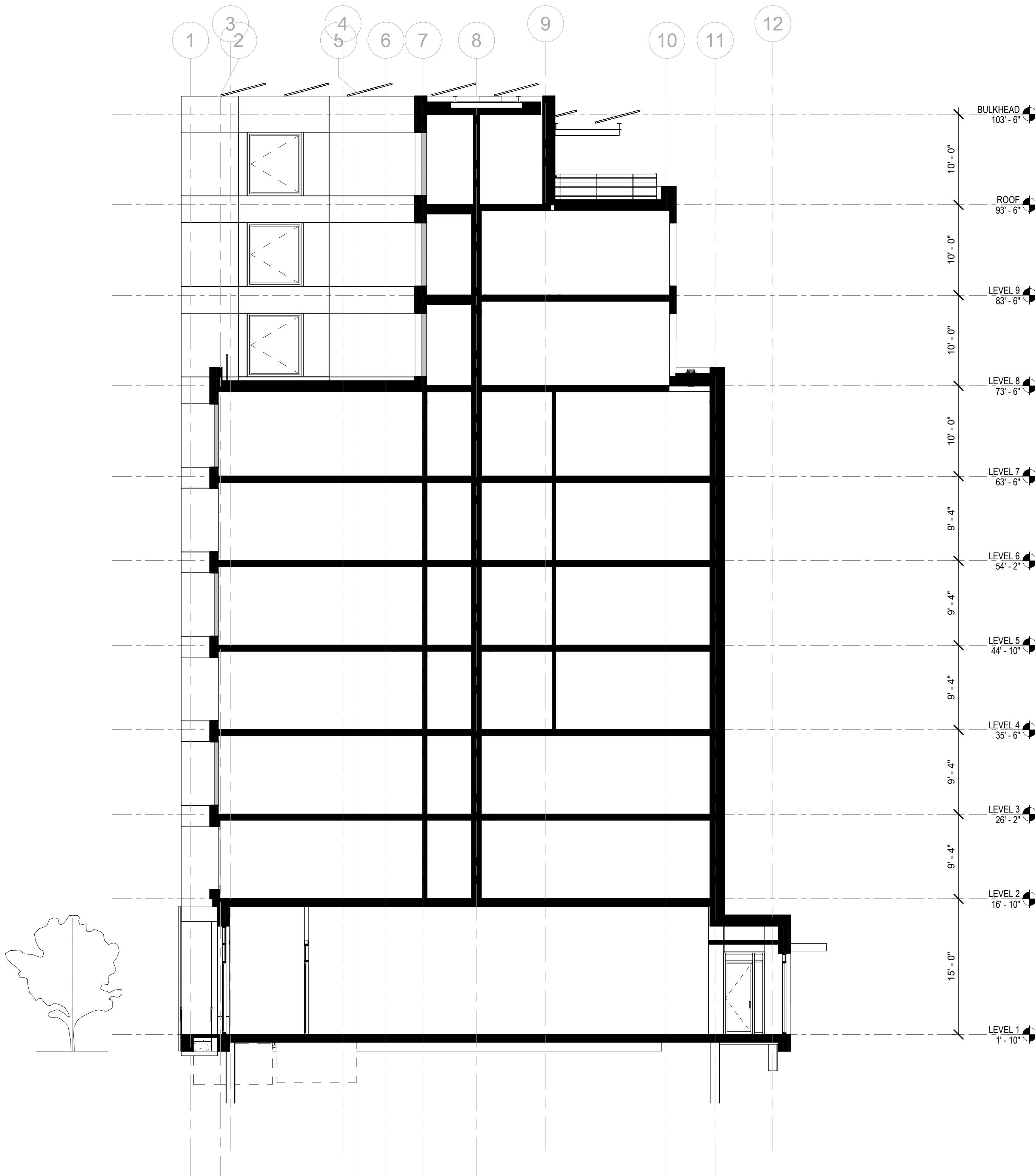
Filing Representative:

Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations between  
field conditions and existing conditions as indicated in Contract documents

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BUILDING SECTION

SEAL & SIGNATURE:	PROJECT No:	19022
	DRAWING BY:	Author
	CHK BY:	Checker
	DWG No:	A-302.00
	SCALE:	1/8" = 1'-0"



1 BUILDING SECTION B  
1/8" = 1'-0"

BARTLETT CROSSING

SITE A-1  
665 FLUSHING AVE, BROOKLYN  
NY



BLOCK: 2272 LOT: 49, 51, 52, 53, 108

NYC DOB #:



Key Plan:

NUMBER	DATE	DESCRIPTION
--------	------	-------------

Revisions:

Architect:



Magnusson Architecture & Planning PC

42 West 39th Street 15th Floor

New York NY 10018

Tel (212) 253 7820 Fax (212) 253 1276

Structural Engineer:

CityScape Engineering PLLC

8 Haven Ave., Port Washington NY 11050

Tel (631) 978-5000

MEP Engineer:

Landscape Architect:

Client Representative:

Filing Representative:

Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

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WALL SECTION

SEAL & SIGNATURE:

PROJECT No: 19022

DRAWING BY: Author

CHK BY: Checker

DWG No:

A-310.00

SCALE:  
3/16" = 1'-0"

1 SOUTH ELEVATION 1  
3/16" = 1'-0"

2 WALL SECTION - SOUTH 1  
3/16" = 1'-0"

3 SOUTH ELEVATION 2  
3/16" = 1'-0"

4 WALL SECTION - SOUTH 2  
3/16" = 1'-0"

EXTERIOR PANEL ON CMU ASSEMBLY  
1" FIBER CEMENT PANEL  
1 1/4" AIR SPACE  
6" RIGID INSULATION  
9 5/8" CMU  
2 1/2" METAL FURRING  
5/8" TYPE X GWB

EXTERIOR PANEL ON CMU ASSEMBLY  
1" FIBER CEMENT PANEL  
1 1/4" AIR SPACE  
6" RIGID INSULATION  
9 5/8" CMU  
2 1/2" METAL FURRING  
5/8" TYPE X GWB

EXTERIOR PANEL ON STUD ASSEMBLY  
1" FIBER CEMENT PANEL  
1 1/4" AIR SPACE  
6" RIGID INSULATION  
3/4" EXTERIOR SHEATHING  
6" MTL. STUD W/ INSULATION  
5/8" TYPE X GWB

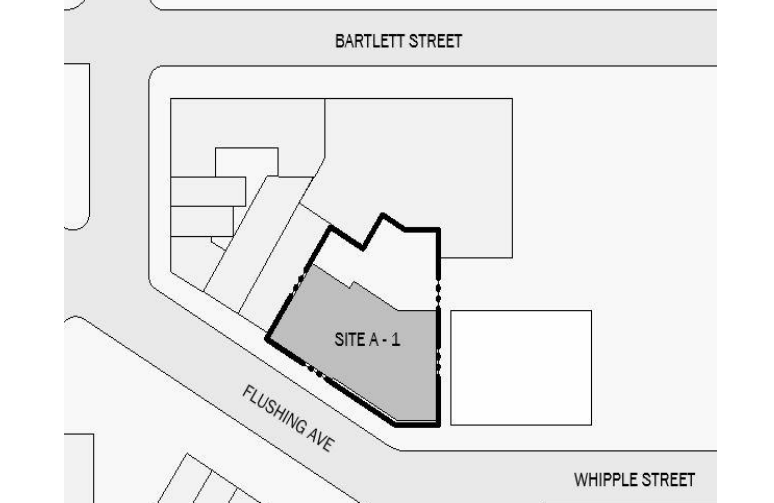
EXTERIOR PANEL ON STUD ASSEMBLY  
1" FIBER CEMENT PANEL  
1 1/4" AIR SPACE  
6" RIGID INSULATION  
3/4" EXTERIOR SHEATHING  
6" MTL. STUD W/ INSULATION  
5/8" TYPE X GWB

BARTLETT CROSSING

SITE A-1  
665 FLUSHING AVE, BROOKLYN  
NY  
Owner:



BLOCK: 2272 LOT: 49, 51, 52, 53, 108  
NYC DOB #:



Key Plan:

NUMBER	DATE	DESCRIPTION
--------	------	-------------

Revisions:

Architect:

**MAL**  
**Magnusson Architecture & Planning PC**  
42 West 39th Street 15th Floor  
New York NY 10018  
Tel (212) 253 7820 Fax (212) 253 1276

Structural Engineer:  
CityScape Engineering PLLC  
8 Haven Ave., Port Washington NY 11050  
Tel (631) 978-5000

MEP Engineer:

Landscape Architect:

Client Representative:

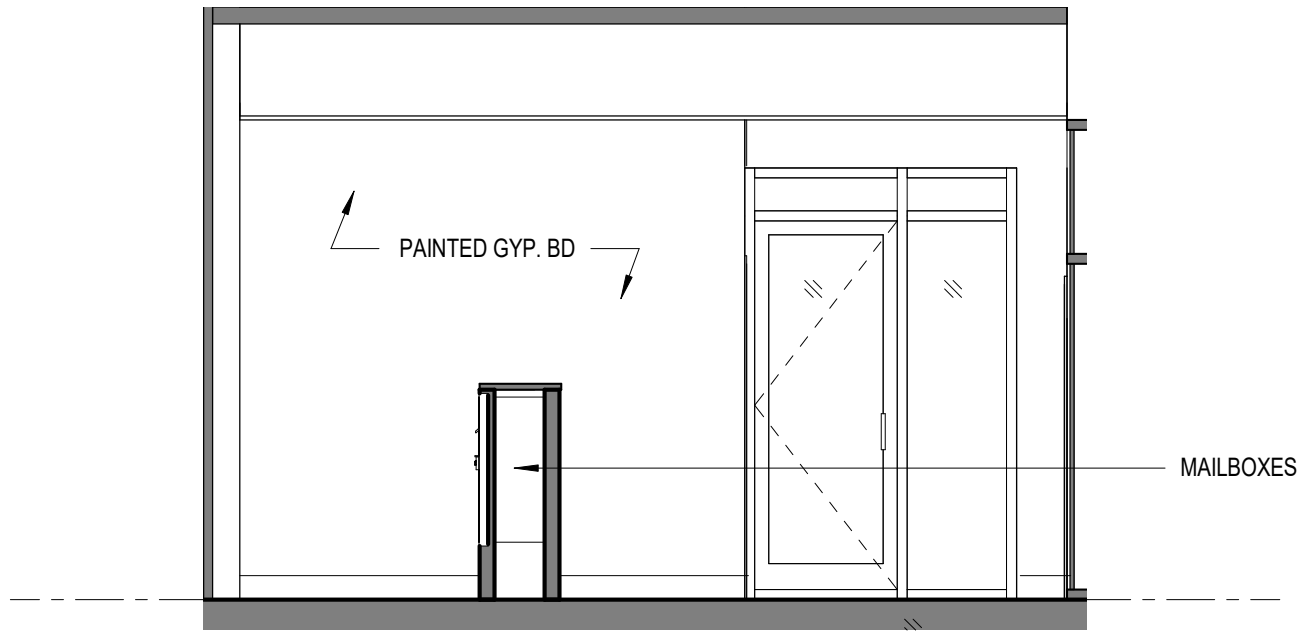
Filing Representative:

Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations between  
field conditions and existing conditions as indicated in Contract documents

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LOBBY & MAIL FLOOR  
PLANS AND ELEVATIONS

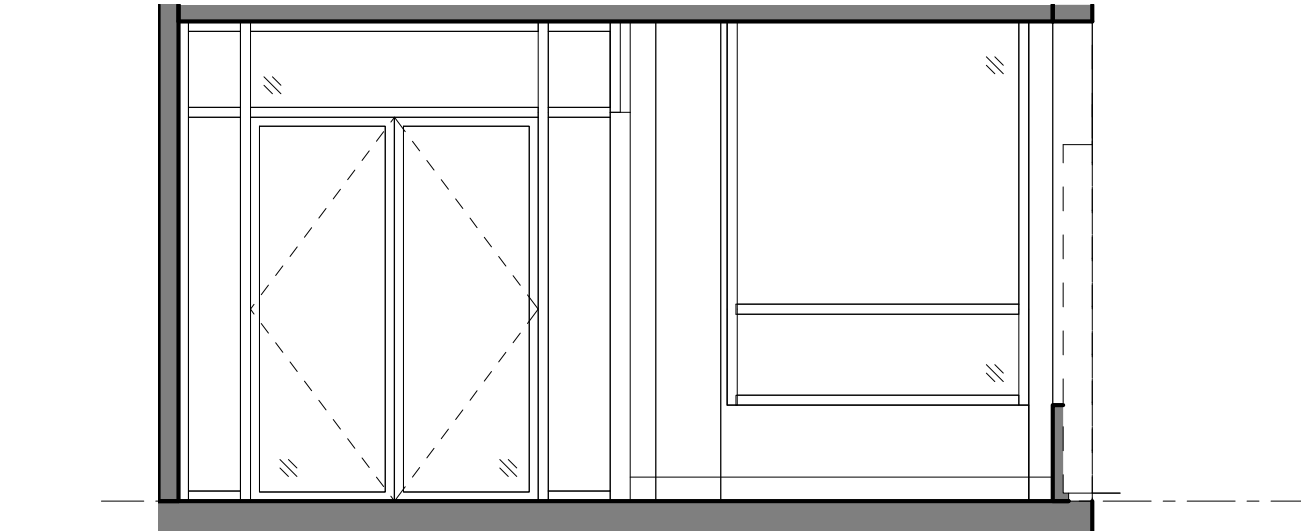
SEAL & SIGNATURE:	PROJECT No:	19022
	DRAWING BY:	Author
	CHK BY:	Checker
	DWG No:	A-541.00
SCALE:		1/4" = 1'-0"



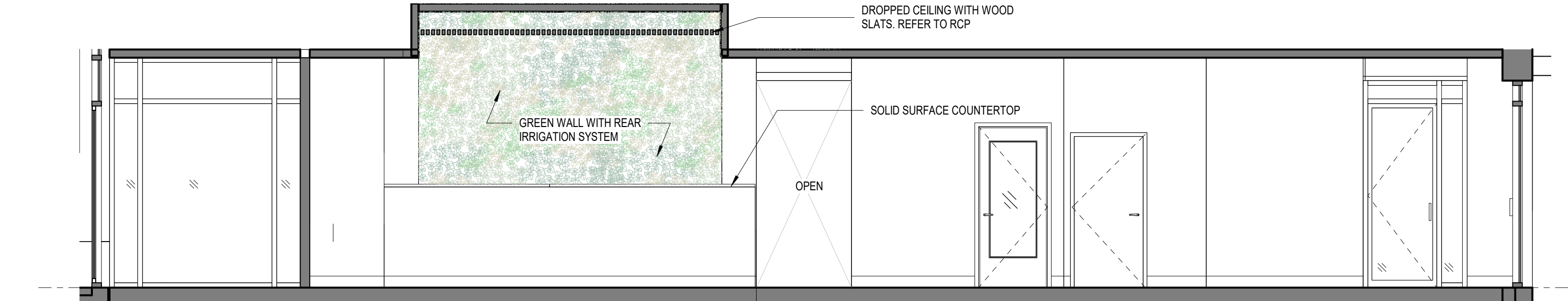
2 ELEVATION - MAIL  
1/4" = 1'-0"



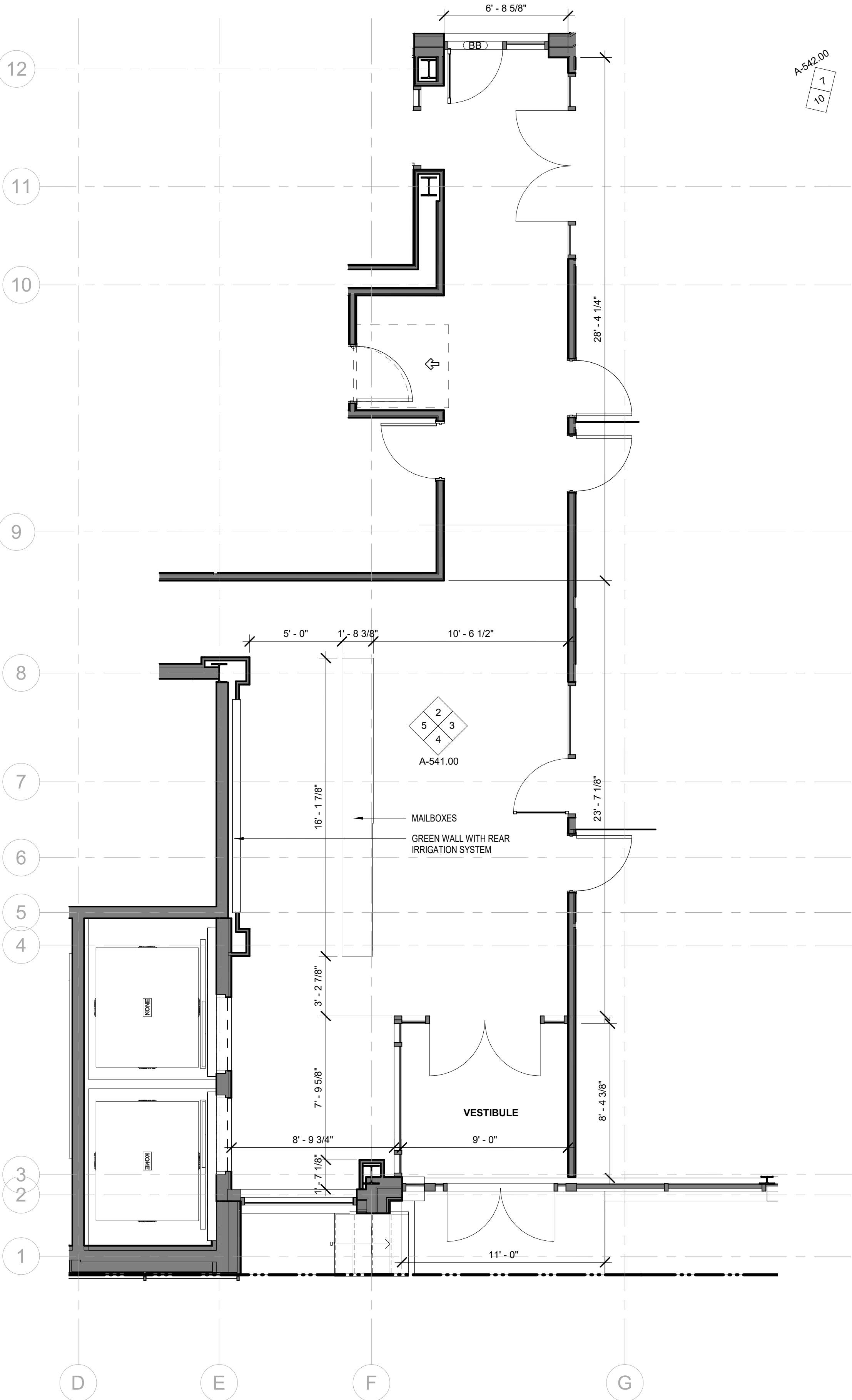
3 ELEVATION - LOBBY  
1/4" = 1'-0"



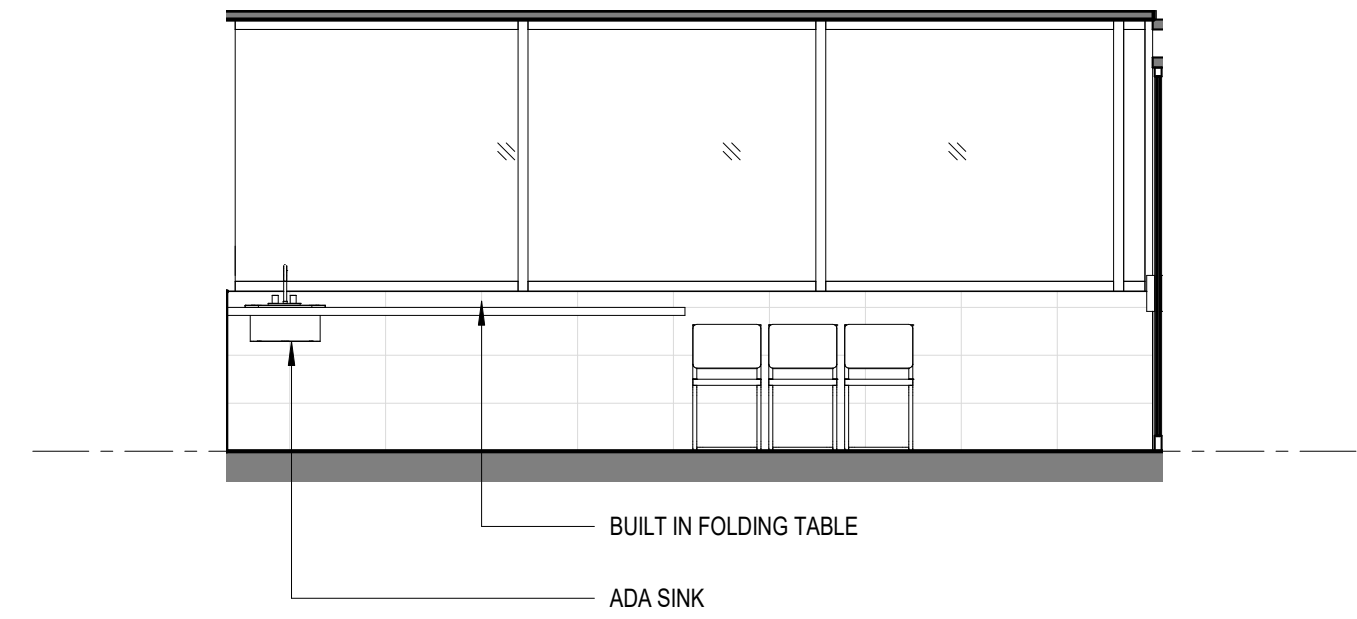
4 ELEVATION - LOBBY 2  
1/4" = 1'-0"



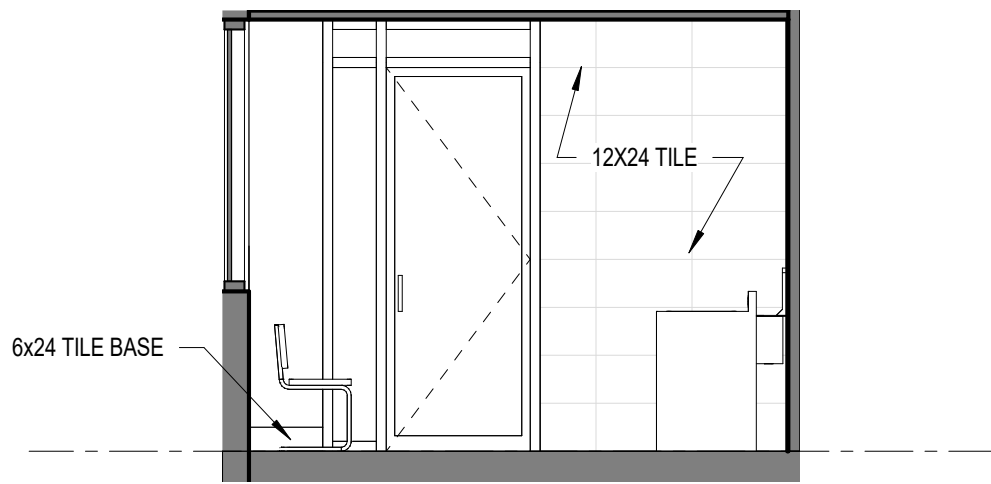
5 ELEVATION - LOBBY/MAIL  
1/4" = 1'-0"



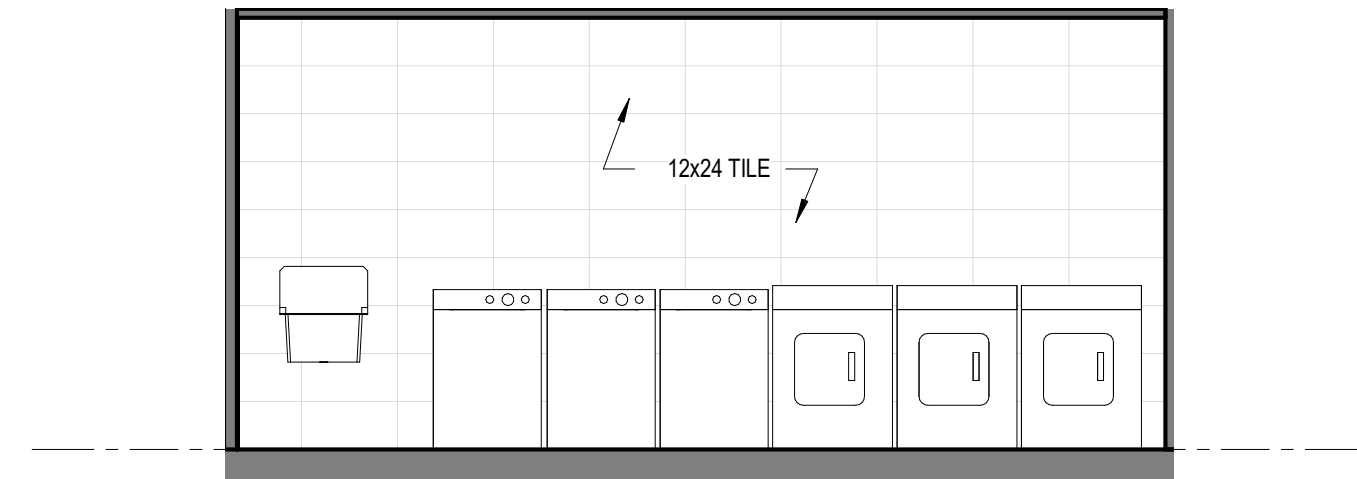
1 ENLARGED PLAN (LOBBY)  
1/4" = 1'-0"



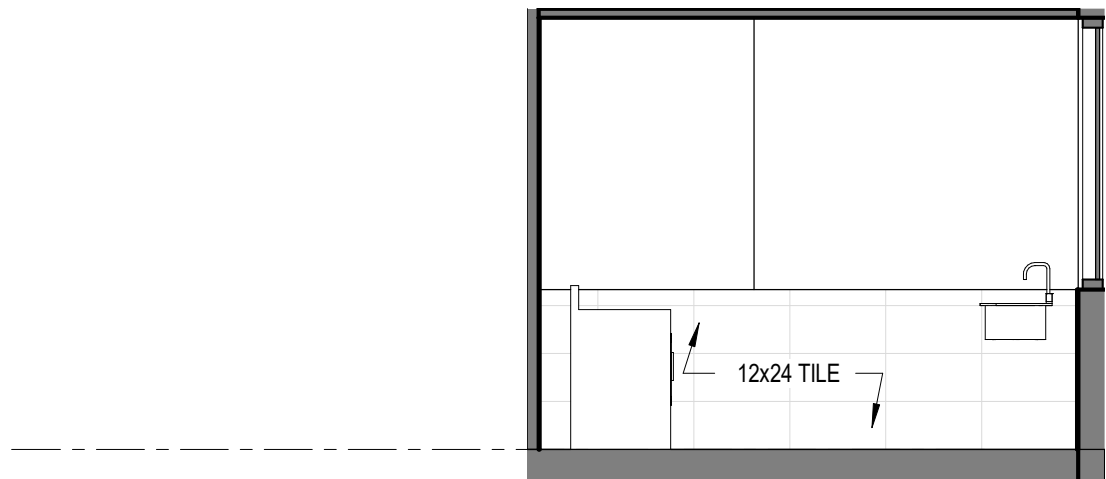
③ ELEVATION 1 - LAUNDRY  
1/4" = 1'-0"



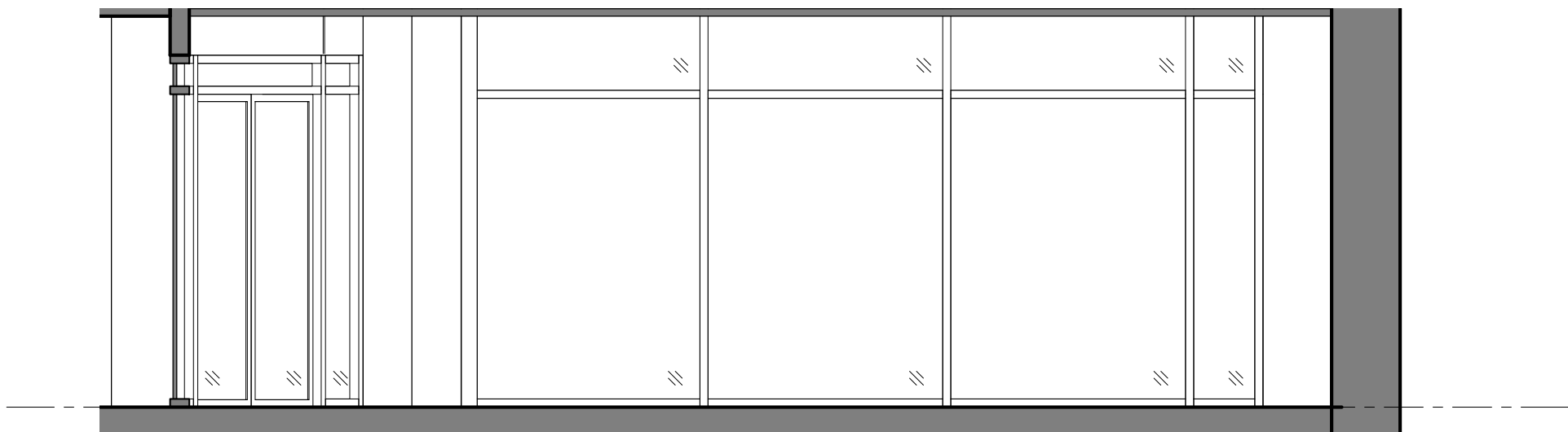
④ ELEVATION 2 - LAUNDRY  
1/4" = 1'-0"



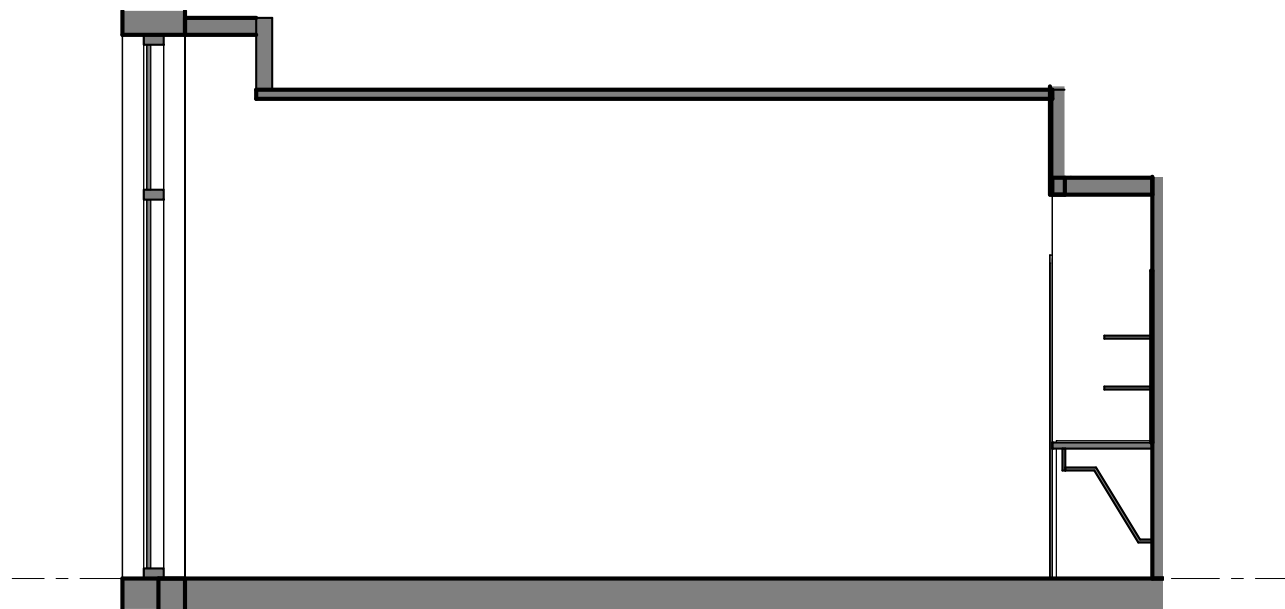
⑤ ELEVATION 3 - LAUNDRY  
1/4" = 1'-0"



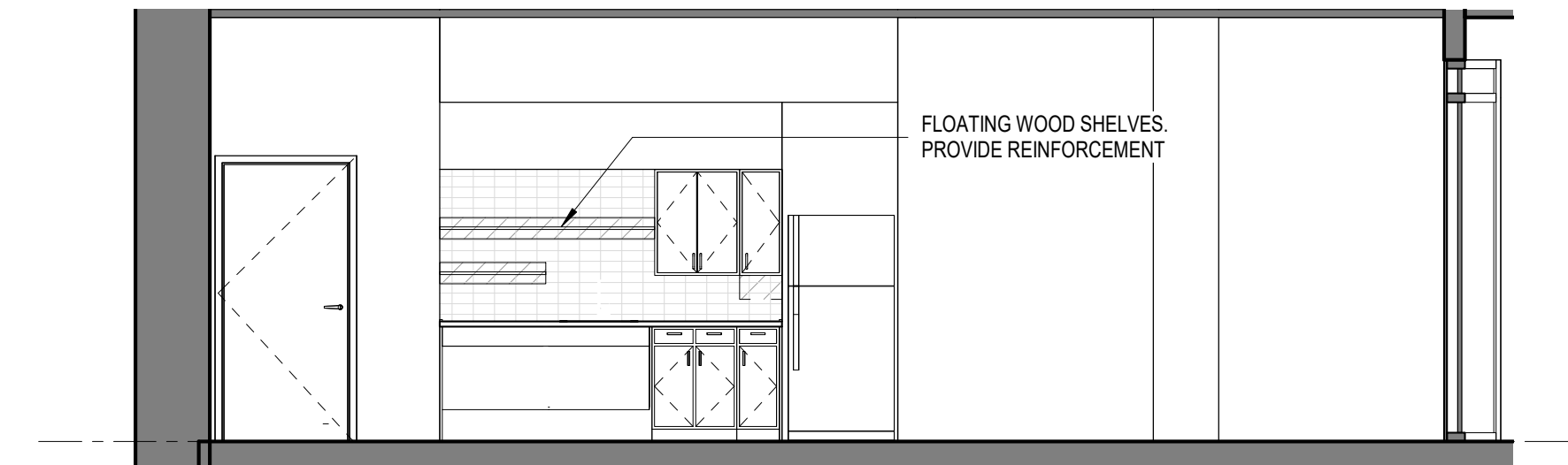
⑥ ELEVATION 4 - LAUNDRY  
1/4" = 1'-0"



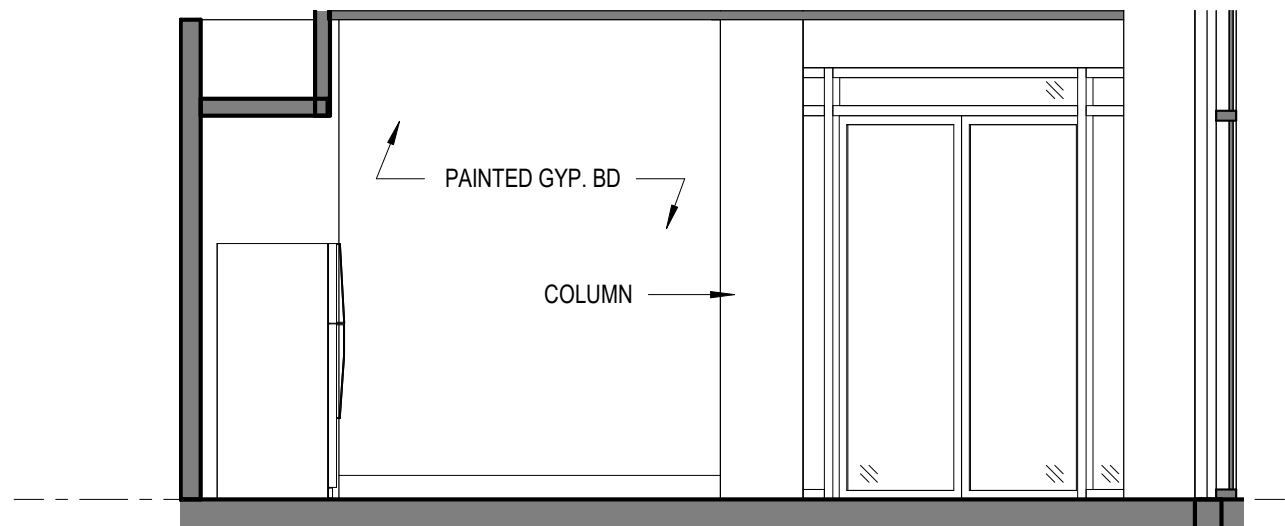
⑦ ELEVATION 1 - COMMUNITY ROOM  
1/4" = 1'-0"



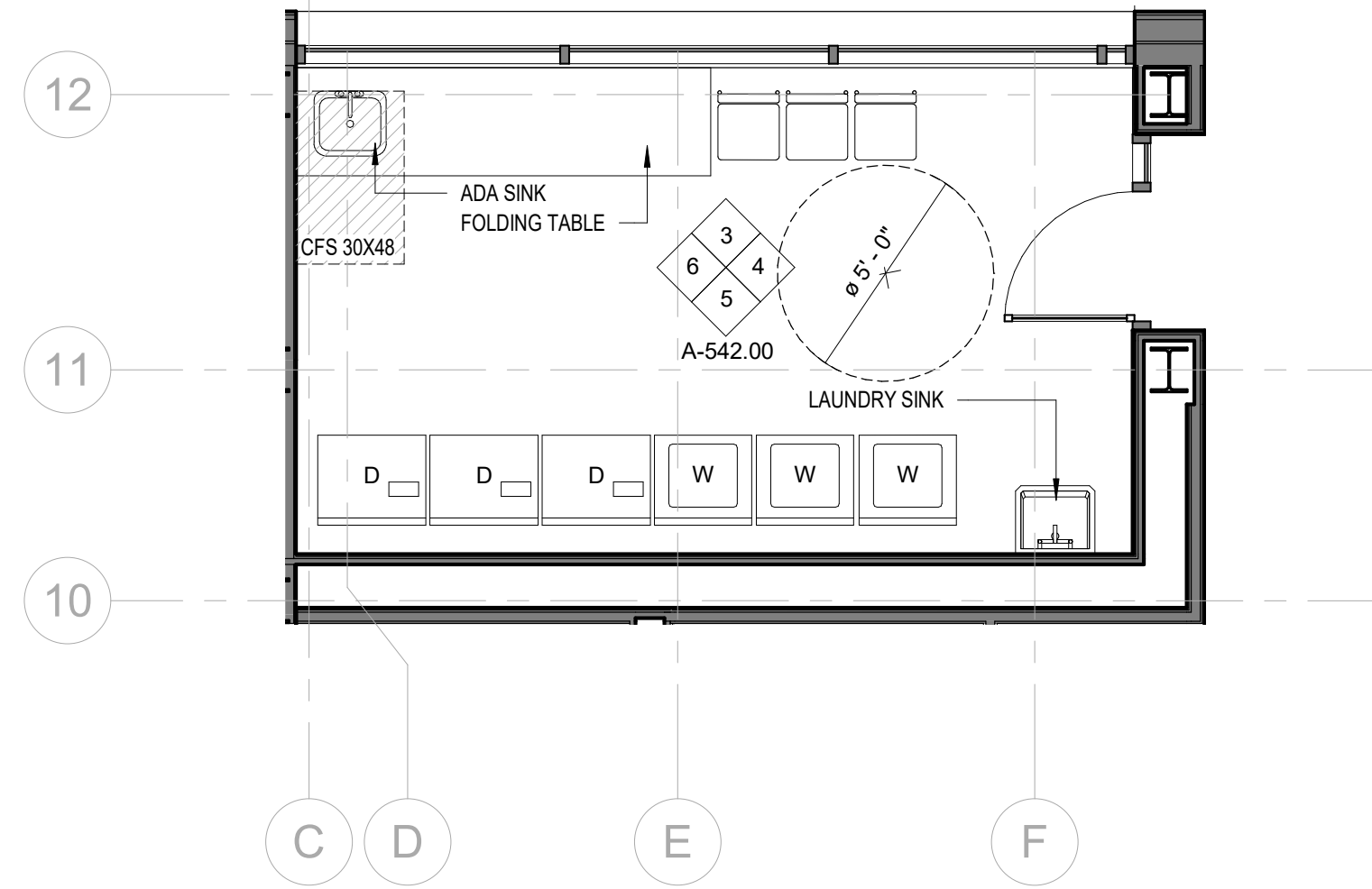
⑧ ELEVATION 2 - COMMUNITY ROOM  
1/4" = 1'-0"



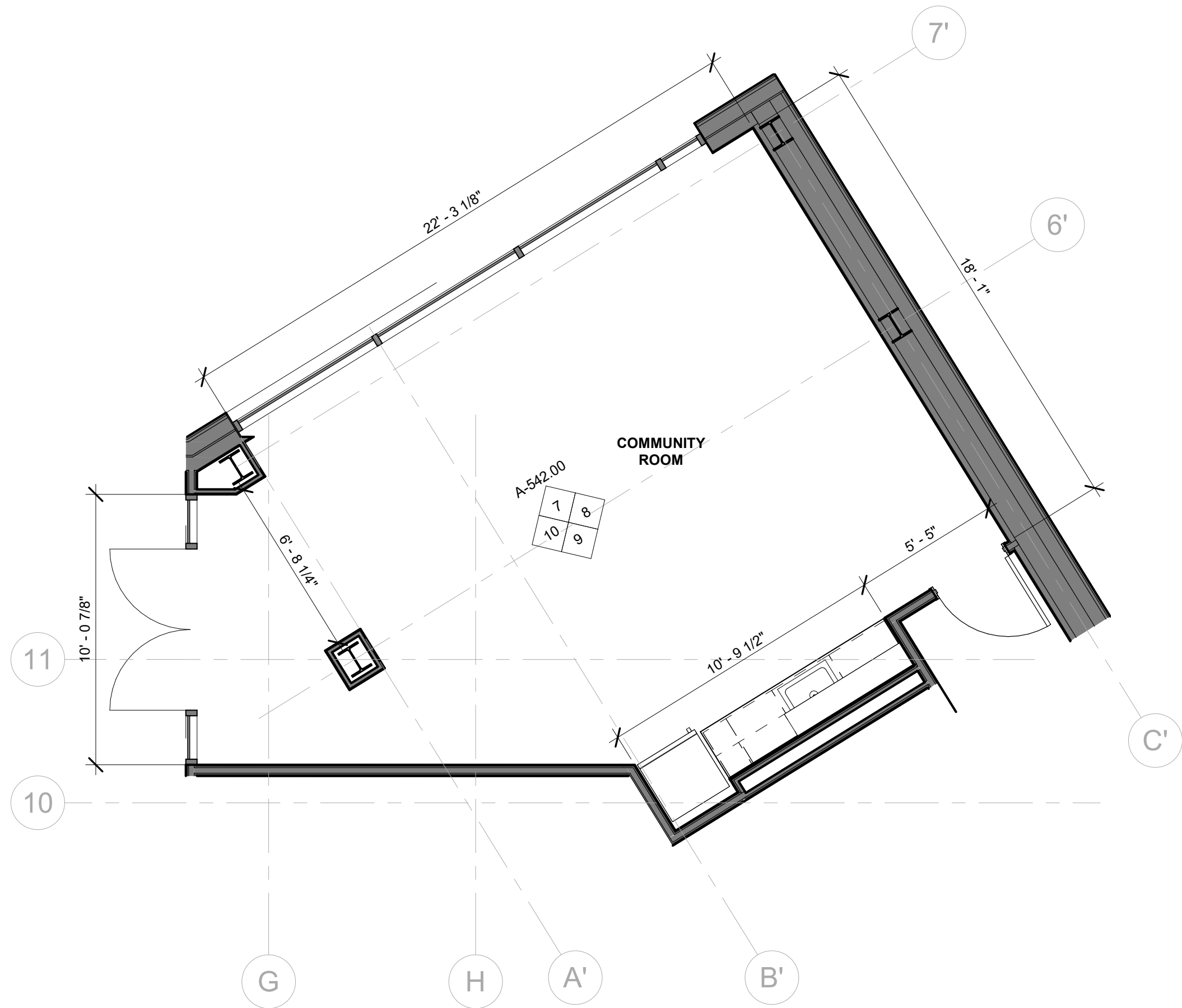
⑨ ELEVATION 3 - COMMUNITY ROOM  
1/4" = 1'-0"



⑩ ELEVATION 4 - COMMUNITY ROOM  
1/4" = 1'-0"



① ENLARGED PLAN (LAUNDRY)  
1/4" = 1'-0"



② ENLARGED PLAN (COMMUNITY ROOM)  
1/4" = 1'-0"

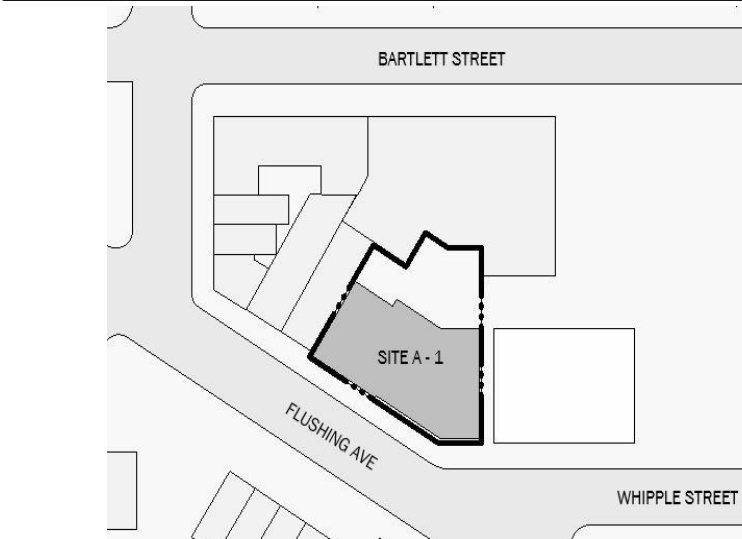
## BARTLETT CROSSING

SITE A-1  
665 FLUSHING AVE, BROOKLYN  
NY



BLOCK: 2272 LOT: 49, 51, 52, 53, 108

NYC DOB #:



Key Plan:

NUMBER	DATE	DESCRIPTION
--------	------	-------------

Revisions:

Architect:



**Magnusson Architecture & Planning PC**

42 West 39th Street 15th Floor  
New York NY 10018  
Tel (212) 253 7820 Fax (212) 253 1276

Structural Engineer:  
CityScape Engineering PLLC  
8 Haven Ave., Port Washington NY 11050  
Tel (631) 978-5000

MEP Engineer:

Landscape Architect:

Client Representative:

Filing Representative:

Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations between  
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## LAUNDRY ROOM AND COMMUNITY ROOM PLANS & ELEVATIONS

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PROJECT No: 19022

DRAWING BY: Author

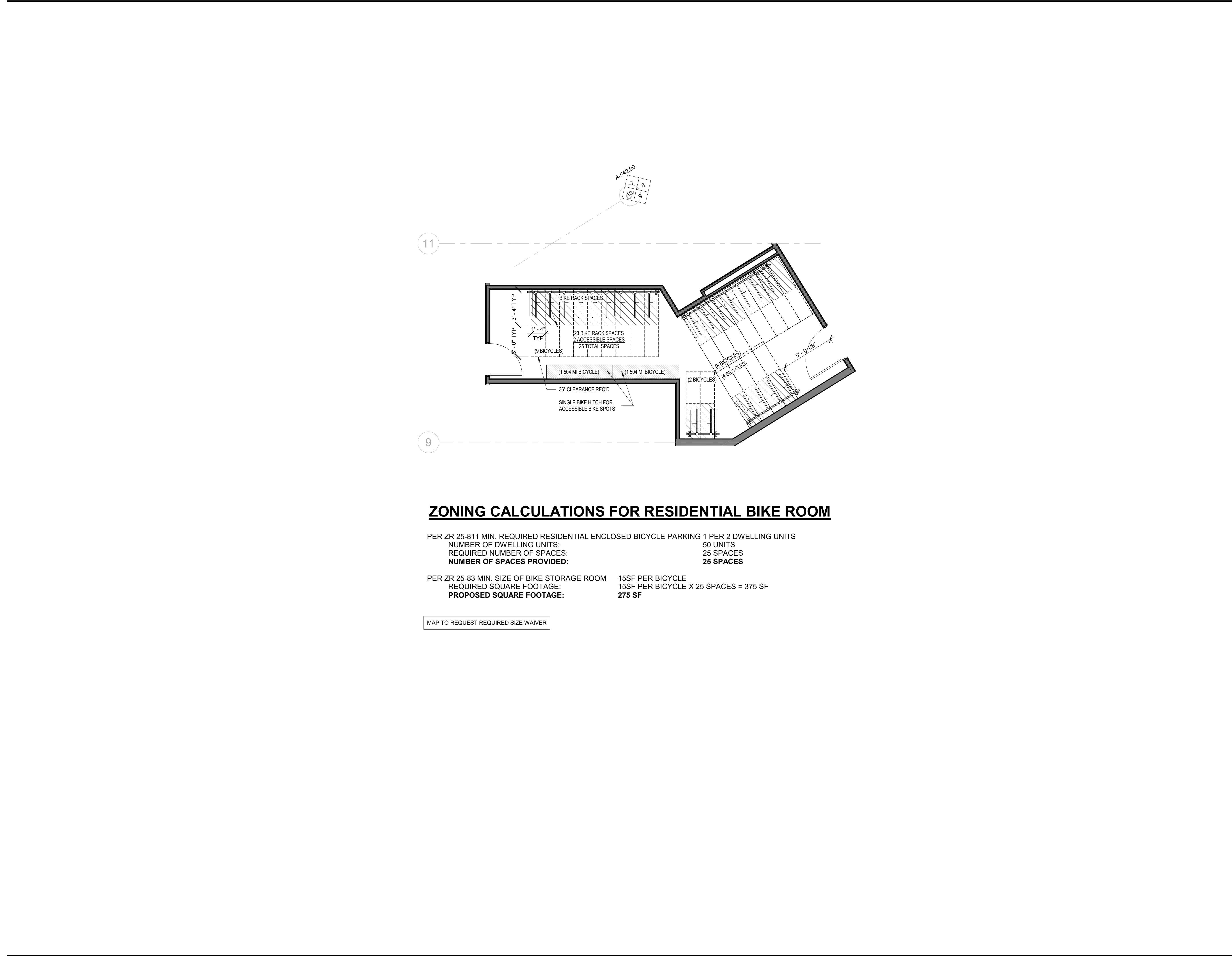
CHK BY: Checker

DWG No:

**A-542.00**

SCALE:

1/4" = 1'-0"



### ZONING CALCULATIONS FOR RESIDENTIAL BIKE ROOM

PER ZR 25-811 MIN. REQUIRED RESIDENTIAL ENCLOSED BICYCLE PARKING 1 PER 2 DWELLING UNITS	
NUMBER OF DWELLING UNITS:	50 UNITS
REQUIRED NUMBER OF SPACES:	25 SPACES
NUMBER OF SPACES PROVIDED:	25 SPACES
PER ZR 25-83 MIN. SIZE OF BIKE STORAGE ROOM	
REQUIRED SQUARE FOOTAGE:	15SF PER BICYCLE
PROPOSED SQUARE FOOTAGE:	15SF PER BICYCLE X 25 SPACES = 375 SF
	275 SF

MAP TO REQUEST REQUIRED SIZE WAIVER

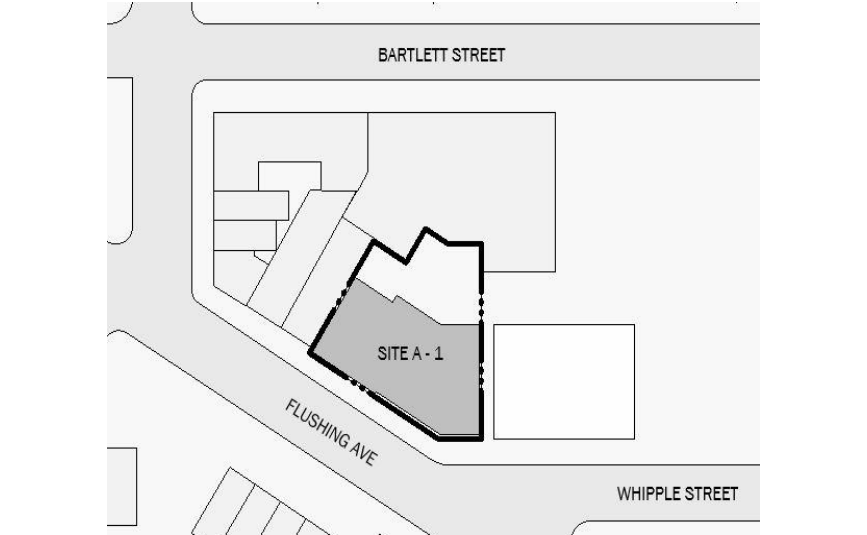
### BARTLETT CROSSING

SITE A-1  
665 FLUSHING AVE, BROOKLYN  
NY



BLOCK: 2272 LOT: 49, 51, 52, 53, 108

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### BIKE STORAGE ROOM

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CHK BY: Checker

DWG No:

A-543.00

SCALE:  
1/4" = 1'-0"

# BARTLETT CROSSING

SITE A-2  
31 BARTLETT ST, BROOKLYN NY



Revised HPD BLDS Design Consultation -  
Ground Floor Transparency

March 11, 2021

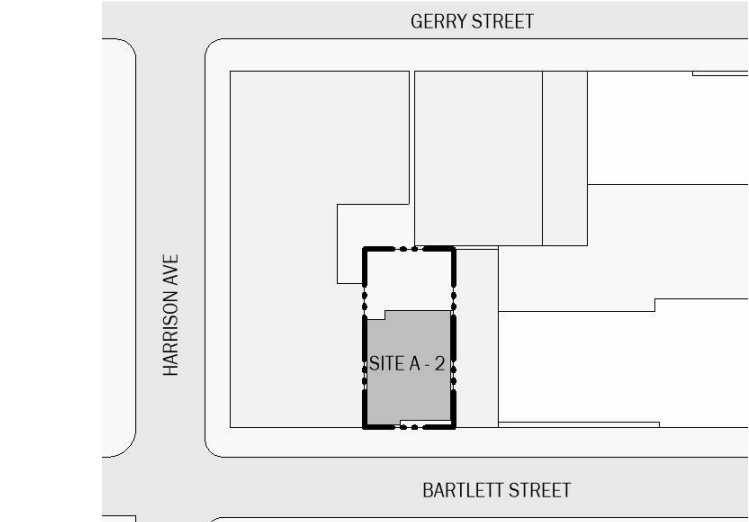
## BARTLETT CROSSING

SITE A-2  
31 BARTLETT ST, BROOKLYN NY

Owner:



BLOCK: 2269 LOT: 52  
NYC DOB # :



Key Plan:

NUMBER	DATE	DESCRIPTION
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Revisions:

Architect:



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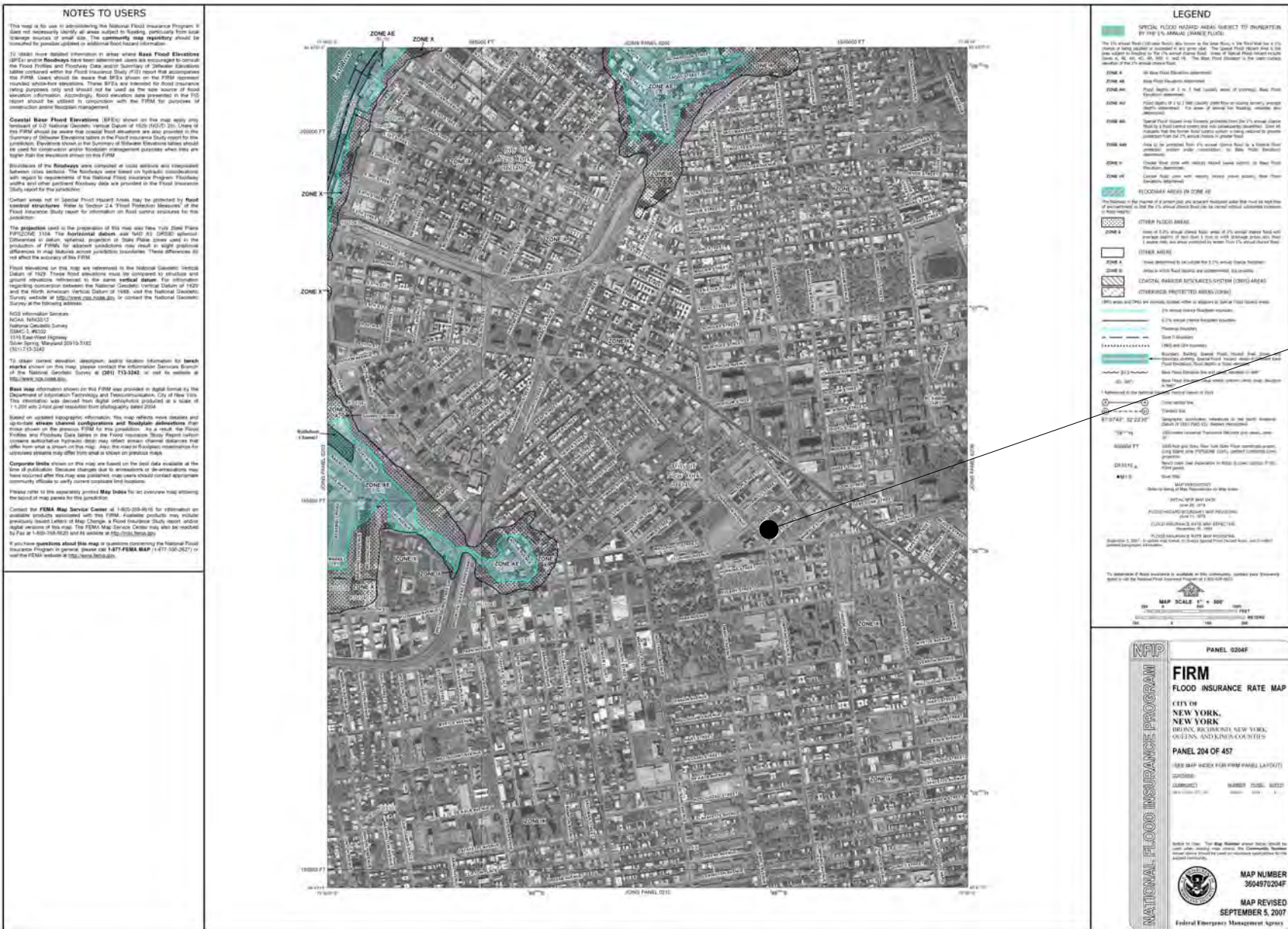
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## Cover Page

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PROJECT No:	19022
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	C-001.00
SCALE:	

Property Information				
Address	31 Bartlett Street, Brooklyn, NY 11206			
Block	2269			
Lot	52			
BIN	3061452			
Zoning Map	13b			
Zoning District	R7A			
Commercial Overlay	C2-4 (Partial)			
Community District	Brooklyn 1			
Special Districts	N/A			
	All of Community District 1 Within Transit Zone (Appendix I)			
	Bartlett Street is a narrow street			
	This site is not in a Special Flood Hazard Area (3604970204F)			
	This site is in the Inclusionary Housing Designated Area (Appendix F)			
Site Description				
Lot Area (50.00' x 100.00')		5,000.00		
	Use Regulations	Permitted	Proposed	DWGS
ZR 22-10	Use Permitted	1, 2, 3, 4	2	
ZR 32-10	Use Permitted	5, 6, 7, 8, 9, 14	2	
	FAR (Under Quality Housing Program ZR28-01)	Permitted	Proposed	DWGS
ZR 23-153	Max Residential FAR - Narrow Street	4.60	4.52	
ZR 23-154	Max Allowable Residential SF	23,000	22,623	
	Density	Permitted	Proposed	DWGS
ZR 23-22	Density Factor Use Group 2	680 (34 Residential units permitted)	29	
	Lot Coverage	Permitted	Proposed	DWGS
ZR 23-153	Max Lot Coverage	65%	62%	
	Max Allowable Lot Coverage	3,250.00	3,105	
	Yard Regulations	Required	Proposed	DWGS
ZR 23-45	Front Yard	Not Required	N/A	
ZR 23-462(c )	Side Yards	0 or 8'	0	
ZR 23-47	Rear Yard	30'-0" min	34'-6"	
	Bulk Regulations	Permitted	Proposed	DWGS
ZR 23-662,	Minimum Base Height - IH	Min 40'	68'-10"	
ZR 23-664	Maximum Base Height - IH (Narrow Street)	Max 75'	68'-10"	
	Maximum Building Height - IH (Narrow Street)	Max 90'	88'-10"	
	Maximum Number of Stories - IH (Narrow Street)	Max 9	9	
ZR 23-662 (c )(1)	Min Required Setback distance beyond max base height (Narrow Street)	Min 15'	18'-8"	
ZR 23-661 (b)(1)	Street Wall Location	No closer to street line than exist. adj. bldg	Complies	
ZR 23-621 (c )	Dormer width = <60% of width of street wall, minus 1% of height	Max: 22' - 4 9/16" at Roof Level	21' - 11"	
	Parking Regulations	Required	Proposed	DWGS
ZR 25-251	Min Req accessory parking for Residential Uses	N/A, Within Transit Zone	0	
ZR 25-33	Waiver of requirements for Spaces below minimum number	< 40 Spaces	0	
	Bicycle Parking Regulations	Required	Proposed	DWGS
	Min Req Use Group 2 (1 per 2 DU)	14.5 = 15	15	
	Street Tree Planting	Required	Proposed	DWGS
ZR 23-03, 26-41	Street Tree Requirement	1 per 25ft of street frontage = 2	2 New	
ZR 23-03, 26-42	Planting Strip Requirement	N/A		
	Quality Housing Program	Required	Proposed	DWGS
ZR 28-12	Refuse Storage Room (2.9 cu. ft. per unit)	2.9 cu ft x 29 units = 84.1 cu ft	2385 cu ft	
	Refuse Disposal Room	Not less than 12sf/ each residential story	Complies	
ZR 28-13	Laundry Facility Equipment	1 washer / 20 units = 2 washers	3	
		1 dryer / 40 units = 1 dryers	3	
ZR 28-14	Daylight in Corridors	Windows min 20 sf glazed area	N/A	
ZR 28-21	Required Recreation Space: Accessible indoor and outdoor (3.3% of FA) (sf)	747	2,060 SF	
ZR 28-31	Density	Max. 11 dwelling units per story	Complies	



SITE

FLOOR	Residential (GSF)	Total Gross Floor Area	DEDUCTIONS / GSF EXEMPT FROM ZFA			Residential ZFA	Res 0 BR	Res 1BR	Res 2BR	Total DU	FLOOR
			QUALITY HOUSING ZR 28-12, 28-13, 28-14, 28-21, 28-31	RESIDENTIAL EXT WALL ZR 12-10 "Floor Area" (12)	RESIDENTIAL MECH & BULKHEAD ZR 12-10 "Floor Area" (1), (2), (8), (110)						
G	3,106	3,106	-861	-152	-637	1,456	0	0	0	0	G
2	3,105	3,105	-80	-152	-67	2,806	1	2	1	4	2
3	3,105	3,105	-80	-152	-67	2,806	1	2	1	4	3
4	3,105	3,105	-80	-152	-67	2,806	1	2	1	4	4
5	3,105	3,105	-80	-152	-67	2,806	1	2	1	4	5
6	3,105	3,105	-80	-152	-67	2,806	1	2	1	4	6
7	3,105	3,105	-80	-152	-67	2,806	1	2	1	4	7
8	2,680	2,680	-501	-152	-68	1,959	0	1	1	2	8
9	2,680	2,680	-90	-152	-66	2,372	1	1	1	3	9
R	794	794	0	0	-794	0	0	0	0	0	R
TOTAL	27,890	27,890	-1,932	-1368	-1,967	22,823	7	14	8	29	TOTAL



## BARTLETT CROSSING

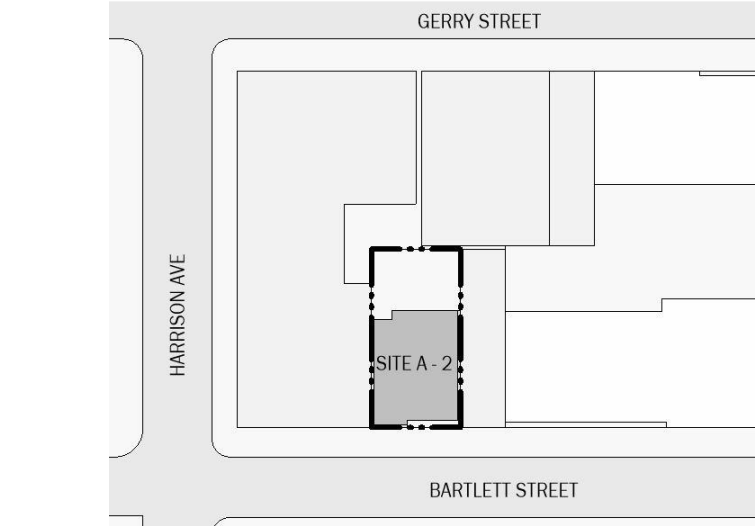
SITE A-2  
31 BARTLETT ST, BROOKLYN NY



Block: 2269

Lot: 52

NYC DOB # :



Key Plan:

NUMBER	DATE	DESCRIPTION
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Revisions:

Architect:



Magnusson Architecture & Planning PC

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Filing Representative:

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## ZONING ANALYSIS

SEAL & SIGNATURE:

PROJECT No: 19022

DRAWING BY: Author

CHK BY: Checker

DWG No:

Z-001.00

SCALE:

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

OCCUPANCY SCHEDULE	OCCUPANCY GROUP
<u>RESIDENTIAL</u> STORAGE ROOM OVER 100 SF TRASH COMPACTOR ROOM MECHANICAL AND/OR ELECTRICAL EQUIP. ROOM LAUNDRY ROOM OVER 100 SF	<u>R-2</u> INCIDENTAL USE PER INCIDENTAL USE PER TABLE 509 INCIDENTAL USE PER TABLE 509 INCIDENTAL USE PER TABLE 509

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS; SEPARATION OF OCCUPANCIES

<u>NOTE:</u>		
TABLE 503: ALLOWABLE HEIGHT AND BUILDING AREAS CONSTRUCTION TYPE I-B = UNLIMITED; FULLY SPRINKLERED BLDG		PROPOSED
BC 508: INCIDENTAL USE AREAS AND MIXED OCCUPANCIES:		
TABLE 509 INCIDENTAL USE AREAS		
ROOM OR AREA	FIRE SEPARATION PROTECTION PROVIDED	
<u>RESIDENTIAL</u>		
STORAGE OVER 100 SF	2HR	
TRASH COMPACTOR ROOM	3HR	
MECHANICAL AND/OR ELECTRICAL EQUIP. ROOM	2HR	
LAUNDRY OVER 100 SF	0HR	
TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)		
BETWEEN R-2 AND S-1 TENANCIES	1HR	
BETWEEN R-2 AND B TENANCIES	1HR	

CHAPTER 6: TYPES OF CONSTRUCTION

TYPE I NON-COMBUSTIBLE (FROM TABLE 601 & TABLE 602)	CLASS <u>1-B</u>
TABLE 601: FIRE RESISTANCE RATING FOR BUILDING ELEMENTS	RATING IN HOURS
STRUCTURAL FRAME	2
BEARING WALLS EXTERIOR INTERIOR	2* 2
NONBEARING WALLS AND PARTITIONS EXTERIOR *	1
NONBEARING WALLS AND PARTITIONS INTERIOR	0
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	2
ROOF CONSTRUCTION	1

\* BASED ON TABLE 602, FOR FIRE SEPERATION DISTANCE ≤ 5FT FIRE RESISTANCE RATING FOR EXTERIOR WALLS FOR OCCUPANCY R = 1 HR

CHAPTER 7: FIRE RESISTANCE RATED CONSTRUCTION

TABLE 705.8: MAXIMUM AREA OF EXTERIOR WALL OPENINGS		
<u>LOT LINE WINDOWS ALONG EAST ELEVATION</u>		
FIRE SEPARATION DISTANCE	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
0'	UNPROTECTED, SPRINKLERED	10% PER STORY

NOTE: THESE OPENINGS DO NOT CREDIT TOWARDS MEETING ANY MANADATORY NATURAL LIGHT OR VENTILATION REQUIREMENTS.

CHAPTER 8: INTERIOR FINISH FLAME SPREAD INDEX

TABLE 803.1 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY			
GROUP	SPRINKLERED		
	VERTICAL EXITS AND EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
R-2	B	B	C

CHAPTER 10: MEANS OF EGRESS

TABLE 1004.1.1: MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT		
USE OF SPACE	(SF)	OCCUPANT LOAD ( FLOOR AREA PER OCCUPANT PER TABLE 1004.1.1)
RESIDENTIAL = 200 GROSS SF WITHIN DWELLING UNITS		
1ST FLOOR	1,004	5
2ND FLOOR	3,105	15
3RD FLOOR	3,105	15
4TH FLOOR	3,105	15
5TH FLOOR	3,105	15
6TH FLOOR	3,105	15
7TH FLOOR	3,105	15
8TH FLOOR	2,680	13
9TH FLOOR	2,680	13
EXTERIOR RECREATION SPACE = 15 GROSS		
REAR YARD	1,725	115
8TH FLOOR	306	20
COMMUNITY ROOM = 15 GROSS		
1ST FLOOR (COMMUNITY ROOM)	335	22
RESIDENTIAL LAUNDRY = 100 GROSS SF		
8TH FLOOR LAUNDRY ROOM	429	4
<u>INCIDENTAL USE AREAS</u> ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS (300 GROSS SF PER PERSON) FOR ACCESSORY STORAGE AREAS, TRASH COMPACTION ROOM, MECH. AND EQUIP. RMS.)		
1ST FLOOR	1,069	4

EXIT AND ACCESS REQUIREMENTS PART I					
OCCUPANCY GROUP OF BUILDING OR SPACE	GROUP DESIGNATION	MAXIMUM EXIT ACCESS TRAVEL DISTANCE (FT) - TABLE 1016.1		CORRIDORS	
		UNSPRINKLERED	SPRINKLERED	MIN. WIDTH (IN.) SECTION 1018.2	MAX. DEAD END (LENGTH IN FT) SECTION 1018.4
RESIDENTIAL	R-2	150	200	44	20

EXIT AND ACCESS REQUIREMENTS PART II						
FLOOR	(SEPARATE MEANS OF EGRESS FOR EACH OCCUPANCY)	GROUP DESIGNATION	REQUIRED WIDTHS IN INCH - BC 1005		WIDTHS PROVIDED	
			OTHER EGRESS COMPONENTS (0.2" PER OCCUPANT SERVED) *	STAIRWAYS (0.3" PER OCCUPANT SERVED)	STAIRWAYS	OTHER EGRESS COMPONENTS (MIN)
			EXIT DOOR WIDTH OF 36" - CAPACITY OF 180 PPL CORRIDOR WIDTH OF 60" - CAPACITY OF 120 PPL	(2) STAIRS WITH WIDTH OF 36" EACH - CAPACITY OF 120 PPL PER EACH STAIR		
9TH FLOOR		R2	2.6	3.9	(2) 36	36
8TH FLOOR		R2	7.4	11.1	(2) 36	36
2ND-7TH FLOOR		R2	3.0	4.5	(2) 36	36
FIRST FLOOR		R2	29.2	NA	NA	36

CHAPTER 10: MEANS OF EGRESS - CONT

TABLE 1015.1 NUMBER OF EXITS			
OCCUPANCY	MAXIMUM OCCUPANTS ALLOWED IN SPACES WITH ONE MEANS OF EGRESS	MAXIMUM OCCUPANCY OF PROVIDED SPACES	NUMBER OF MEANS OF EGRESS PROVIDED
R-2	20	51	2

ACCESSIBILITY

UNIT TYPE	MOBILITY IMPAIRED	HEARING/VISION IMPAIRED
0 BEDROOM	N/A	3A
1 BEDROOM	2B	N/A
2 BEDROOM	4C	N/A

SPECIAL INSPECTIONS

ALL METHODS AND CONSTRUCTION COMPONENTS / ASSEMBLIES REQUIRING SPECIAL INSPECTION SHALL BE INSPECTED AND TESTED WHEN REQUIRED TO VERIFY COMPLIANCE WITH THE BUILDING CODE. ALL REQUIRED SPECIAL INSPECTIONS AND TESTS SHALL BE CONDUCTED BY OR SUPERVISED BY AN ARCHITECT OR PROF. ENGINEER AUTHORIZED BY THE DEPARTMENT OF BUILDINGS ON BEHALF OF THE OWNER AND AS IDENTIFIED BY THE DESIGN ARCHITECT OF RECORD. ALL SPECIAL INSPECTIONS AND TESTS SHALL BE RECORDED AND MADE AVAILABLE TO THE DEPT. OF BUILDINGS FOR AT LEAST 6 YEARS.

<u>INSPECTION</u>	<u>SECTION</u>
STRUCTURAL STEEL - WELDING	BC 1704.3.1
STRUCTURAL STEEL - DETAILING	BC 1704.3.2
STRUCTURAL STEEL - HIGH STRENGTH BOLTING	BC 1704.3.3
STRUCTURAL COLD-FORMED STEEL	BC 1704.4
CONCRETE - CAST IN PLACE	BC 1704.4
CONCRETE - PRECAST	BC 1704.4
MASONRY	BC 1704.5
WALL PANELS, CURTAIN WALLS, AND VENEERS	BC 1704.10
SPRAYED FIRE-RESISTANT MATERIALS	BC 1704.11
MECHANICAL SYSTEMS	BC 1704.16
PRIVATE ON-SITE STORM WATER DRAINAGE DISPOSAL SYSTEMS, AND	BC 1704.21.2
DETENTION FACILITIES INSTALLATION	
SPRINKLER SYSTEMS	BC 1704.23
STANDPIPE SYSTEMS	BC 1704.24
HEATING SYSTEMS	BC 1704.25
CHIMNEYS	BC 1704.26
FIRE-RESISTANT PENETRATIONS AND JOINTS	BC 1704.27
CONCRETE DESIGN MIX	BC 1905.3 BC 1913.5
CONCRETE SAMPLING AND TESTING	BC 1905.6 BC 1913.10

PROGRESS INSPECTIONS

<u>INSPECTION</u>	<u>SECTION</u>
FOOTING AND FOUNDATION	BC 110.3.1
ENERGY CODE COMPLIANCE INSPECTIONS	BC 110.3.5
FIRE-RESISTANCE RATED CONSTRUCTION	BC 110.3.4
	28-116.2.4.2 BC 110.5

ENERGY CODE PROGRESS INSPECTIONS

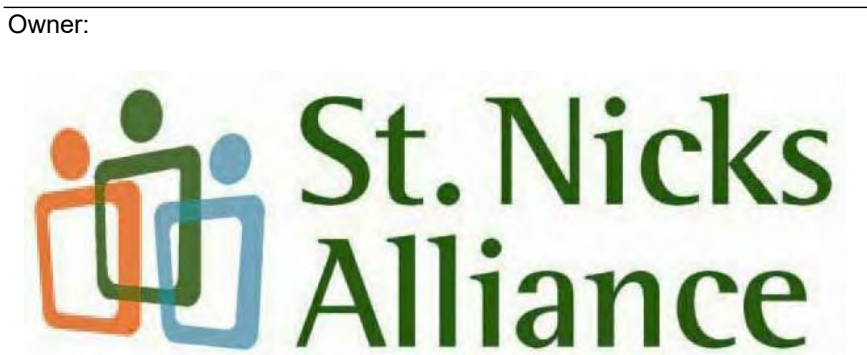
<u>PROGRESS INSPECTION</u>	<u>TABLE REFERENCE IN RCNY</u> <u>5000-01(h) (1) and (2)</u>
- PROTECTION OF FOUNDATION INSULATION	(IA1), (IIA1)
- INSULATION PLACEMENT AND R VALUES	(IA2), (IIA2)
- FENESTRATION THERMAL VALUES AND RATINGS	(IA3), (IIA3)
- FENESTRATION RATINGS FOR AIR LEAKAGE	(IA4), (IIA4)
- FENESTRATION AREAS	(IA5), (IIA5)
- AIR SEALING AND INSULATION - VISUAL	(IA6), (IIA6)
- AIR SEALING AND INSULATION - TESTING	(IA7)
- DAMPERS INTEGRAL TO BUILDING ENVELOPE	(IB2), (IIB2)
- HVAC AND SERVICE WATER HEATING EQUIPMENT	(IB3), (IIB3)
- HVAC AND SERVICE WATER HEATING SYSTEM CONTROLS	(IB4), (IIB4)
- DUCT PLENUM AND PIPING INSULATION AND SEALING	(IB5), (IIB5)
- DUCT LEAKAGE TESTING	(IB6, (IIB6)
- ELECTRICAL METERING	(IC1), (IIC1)
- LIGHTING IN DWELLING UNITS	(IC2), (IIC2)
- INTERIOR LIGHTING POWER	(IIC3)
- EXTERIOR LIGHTING POWER	(IIC4)
- LIGHTING CONTROLS	(IIC5)
- EXIT SIGNS	(IIC6)
- TANDEM WIRING	(IIC7)
- ELECTRICAL MOTORS	(IIC8)

SEISMIC DESIGN CATEGORY

STRUCTURAL OCCUPANCY/RISK CATEGORY AND IMPORTANCE FACTOR II PER NYC BC 1604.5  
SEISMIC CATEGORY B

BARTLETT CROSSING

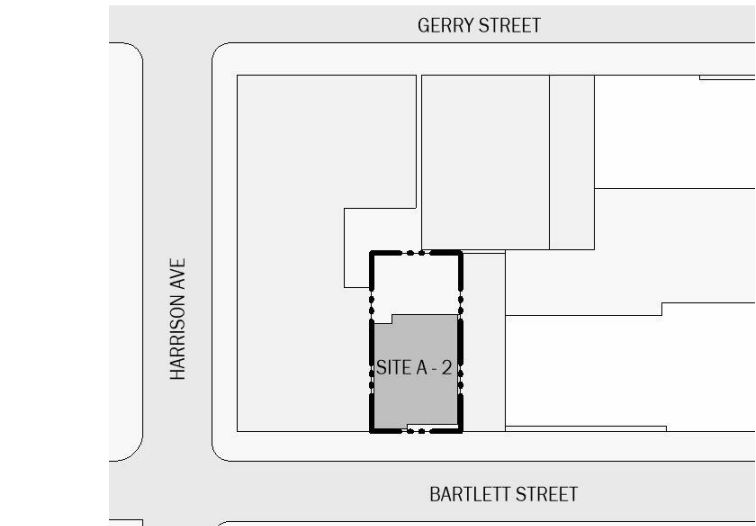
SITE A-2  
31 BARTLETT ST, BROOKLYN NY



Owner:

BLOCK: 2269 LOT: 52

NYC DOB # :



Key Plan:

NUMBER	DATE	DESCRIPTION
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<u>Revisions:</u>
Architect:  <b>Magnusson Architecture &amp; Planning PC</b> 42 West 39th Street 15th Floor New York NY 10018 Tel (212) 253 7820 Fax (212) 253 1276
Structural Engineer: CityScape Engineering PLLC 8 Haven Ave., Port Washington NY 11050 Tel (631) 978-5000
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Landscape Architect: Terrain-NYC Landscape Architects 203 Lafayette Street, New York, NY 10012 Tel (212) 537-6080
Client Representative:
Filing Representative:

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NYC BUILDING CODE ANALYSIS

SEAL & SIGNATURE:		PROJECT No: 19022
		DRAWING BY: Author
		CHK BY: Checker
		DWG No:
		A-004.00
	SCALE:	

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations (BFEs)** shown on this map apply only landward of 0.0 National Geodetic Vertical Datum of 1929 (NGVD 29). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was New York State Plane FIPSZONE 3104. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the National Geodetic Vertical Datum of 1929. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services  
NOAA, NINGS12  
National Geodetic Survey  
SSMC-3, #9202  
1315 East-West Highway  
Silver Spring, Maryland 20910-3182  
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

**Base map** information shown on this FIRM was provided in digital format by the Department of Information Technology and Telecommunication, City of New York. This information was derived from digital orthophotos produced at a scale of 1:1,200 with 2-foot pixel resolution from photography dated 2004.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations** and **floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the road to floodplain relationships for unreviewed streams may differ from what is shown on previous maps.

**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map showing the layout of map panels for this jurisdiction.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://msc.fema.gov>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov>.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, AV, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently identified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE AR9** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

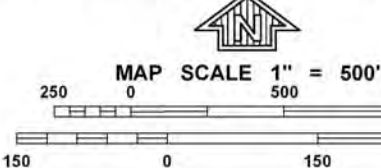
- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value; elevation in feet<sup>a</sup>
- Base Flood Elevation value where uniform within zone; elevation in feet<sup>a</sup>

<sup>a</sup> Referenced to the National Geodetic Vertical Datum of 1929

- Cross section line
- Transect line
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 1000-meter Universal Transverse Mercator grid values, zone 18
- 5000-foot grid ticks: New York State Plane coordinate system, Long Island zone (FIPSZONE 3104), Lambert Conformal Conic projection
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
- River Mile

- MAP REPOSITORY**  
Refer to listing of Map Repositories on Map Index
- INITIAL NFIP MAP DATE**  
June 28, 1974
- FLOOD HAZARD BOUNDARY MAP REVISIONS**  
June 11, 1979
- FLOOD INSURANCE RATE MAP EFFECTIVE**  
November 16, 1983
- FLOOD INSURANCE RATE MAP REVISIONS**  
September 5, 2007 - to update map format, to change Special Flood Hazard Areas, and to reflect updated topographic information

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-635-6625.



NFIP

PANEL 0204F

**FIRM**  
FLOOD INSURANCE RATE MAP

CITY OF  
NEW YORK,  
NEW YORK  
BRONX, RICHMOND, NEW YORK,  
QUEENS, AND KINGS COUNTIES

PANEL 204 OF 457

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:  
COMMUNITY NUMBER PANEL SUFFIX  
NEW YORK CITY OF 360497 0204 F



MAP NUMBER  
3604970204F

MAP REVISED  
SEPTEMBER 5, 2007  
Federal Emergency Management Agency

BARTLETT CROSSING

SITE A-2  
31 BARTLETT ST, BROOKLYN NY

Owner:

BLOCK:

LOT:

NYC DOB #:

Key Plan:

NUMBER	DATE	DESCRIPTION
--------	------	-------------

Revisions:

Architect:



Magnusson Architecture & Planning PC  
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Structural Engineer:

MEP Engineer:

Landscape Architect:

Client Representative:

Filing Representative:

Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

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FEMA FLOOD MAP

SEAL & SIGNATURE:

PROJECT No: 19022

DRAWING BY: Author

CHK BY: Checker

DWG No:

A-007.00

SCALE:

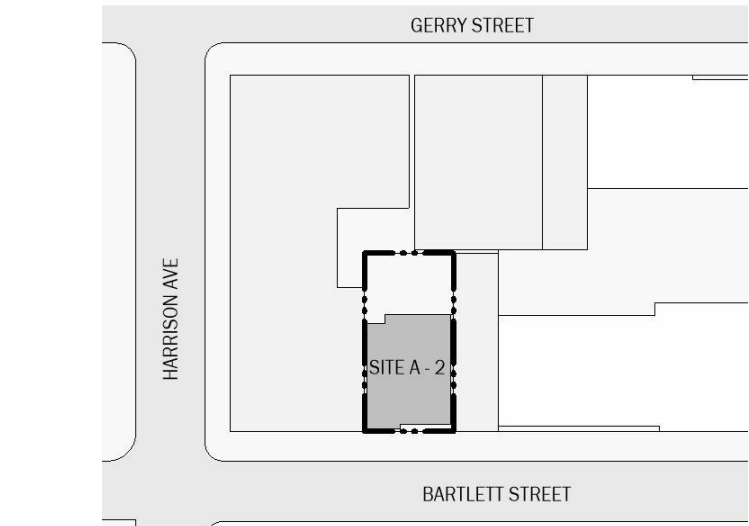
BARTLETT CROSSING

SITE A-2  
31 BARTLETT ST, BROOKLYN NY



BLOCK: 2269 LOT: 52

NYC DOB # :



Key Plan:

NUMBER	DATE	DESCRIPTION
--------	------	-------------

Revisions:

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Filing Representative:

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SITE PLAN

SEAL & SIGNATURE:

PROJECT No: 19022

DRAWING BY: Author

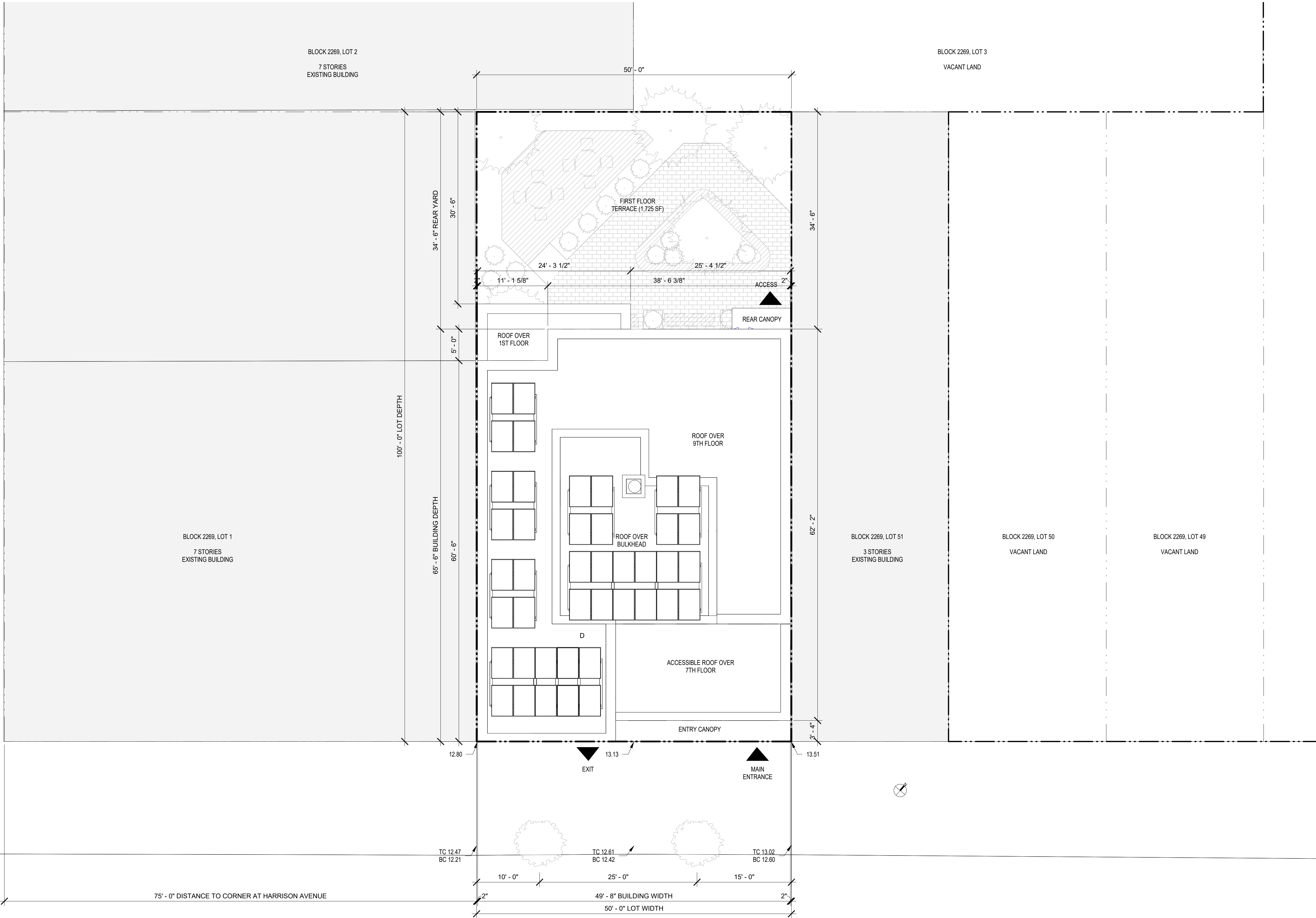
CHK BY: Checker

DWG No:

A-012.00

SCALE:  
1/8" = 1'-0"

HARRISON AVENUE (70 FT)



1 SITE PLAN  
1/8" = 1'-0"



BARTLETT CROSSING

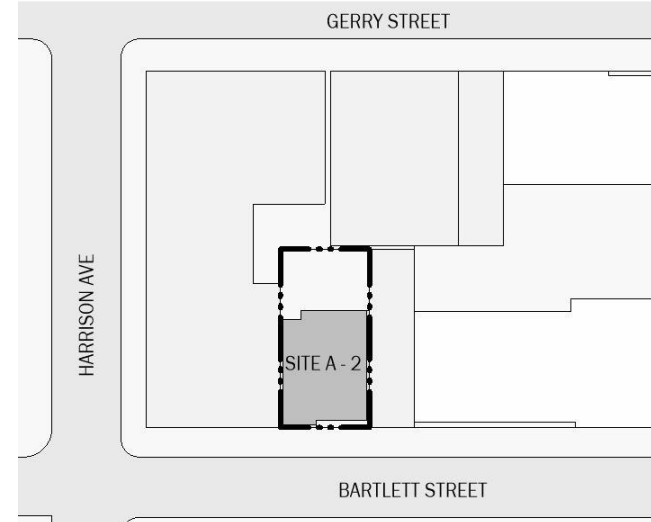
SITE A-2  
31 BARTLETT ST, BROOKLYN NY

Owner:



BLOCK: 2269 LOT: 52

NYC DOB #:



Key Plan:

NUMBER	DATE	DESCRIPTION
--------	------	-------------

Revisions:

Architect:



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SITE SURVEY

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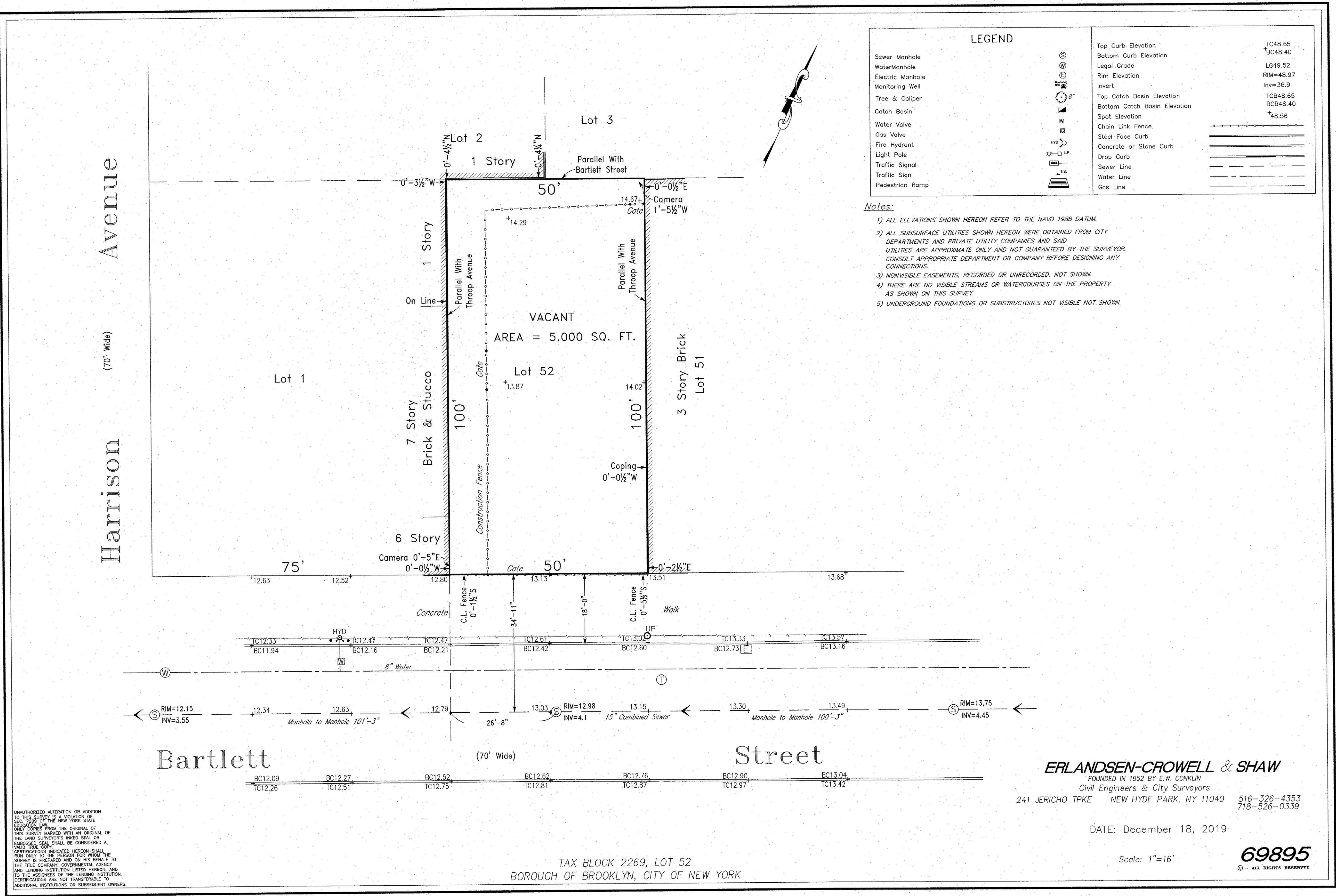
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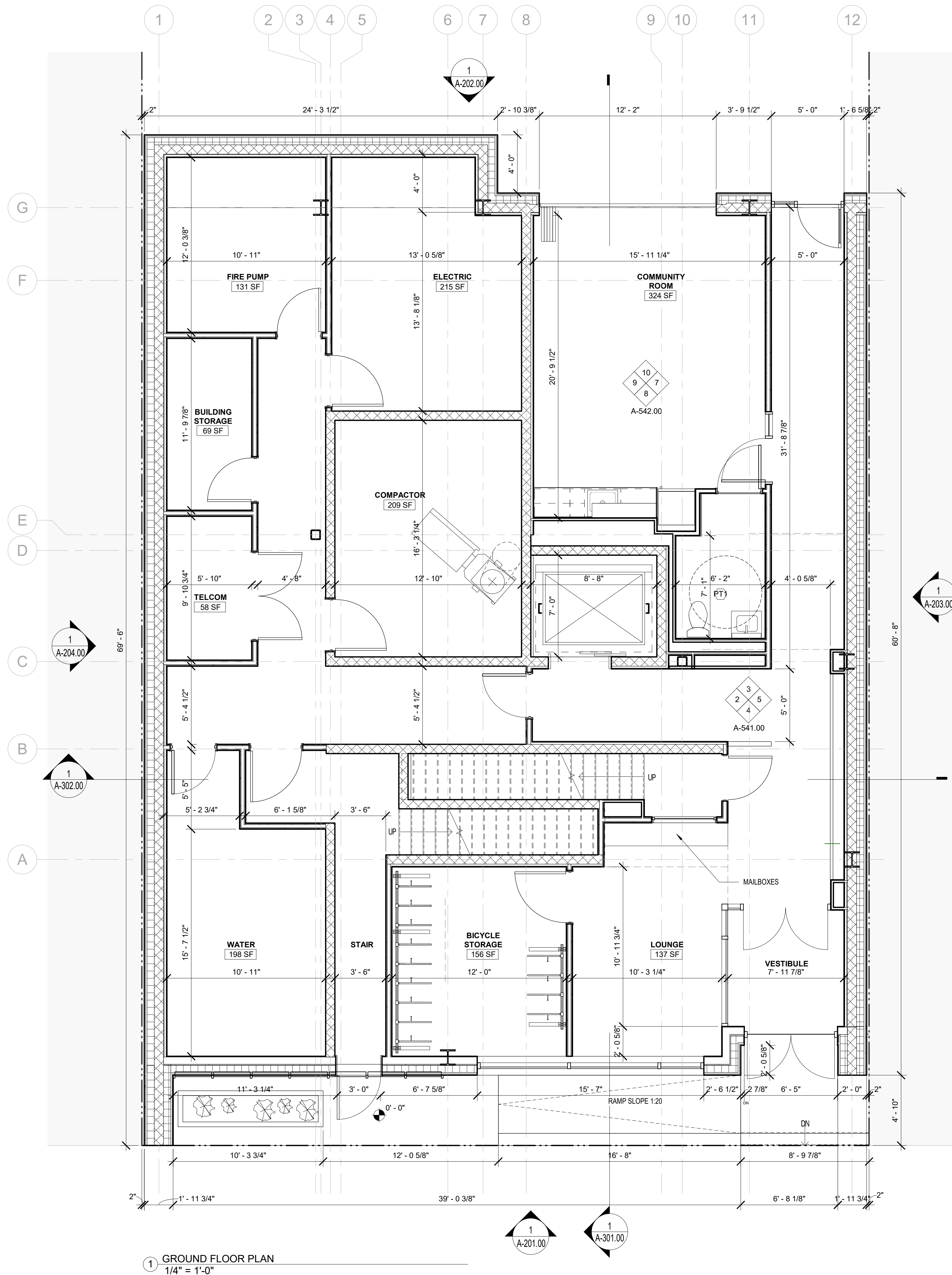
CHK BY: Checker

DWG No:

A-013.00

SCALE:





1 GROUND FLOOR PLAN  
1/4" = 1'-0"

## BARTLETT CROSSING

SITE A-2  
31 BARTLETT ST, BROOKLYN NY

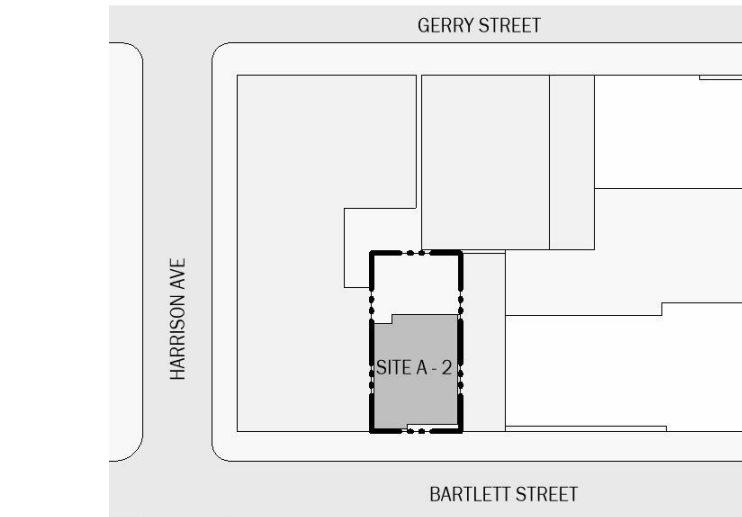
Owner:



BLOCK: 2269

LOT: 52

NYC DOB #:



Key Plan:

NUMBER	DATE	DESCRIPTION
--------	------	-------------

Revisions:

Architect:



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## GROUND FLOOR PLAN

SEAL & SIGNATURE:

PROJECT No: 19022

DRAWING BY: Author

CHK BY: Checker

DWG No:

**A-102.00**

SCALE:

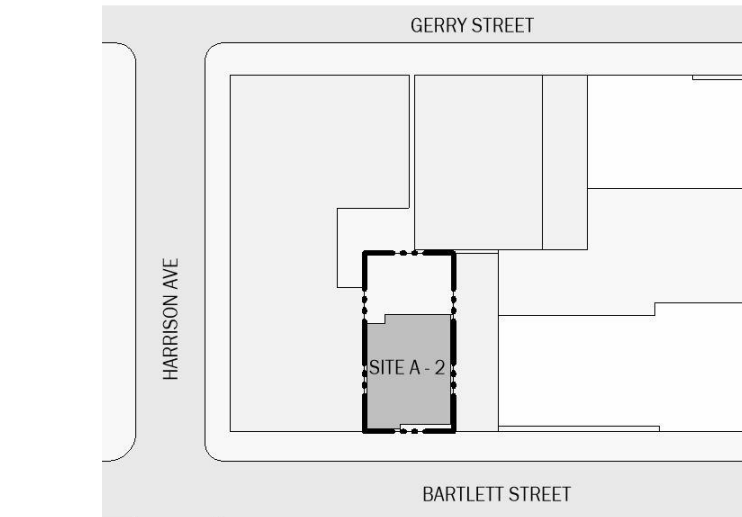
1/4" = 1'-0"

BARTLETT CROSSING

SITE A-2  
31 BARTLETT ST, BROOKLYN NY



BLOCK: 2269 LOT: 52  
NYC DOB #:



Key Plan:

NUMBER	DATE	DESCRIPTION
--------	------	-------------

Revisions:

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2ND TO 7TH  
TYPICAL FLOOR PLAN

SEAL & SIGNATURE:

PROJECT No: 19022

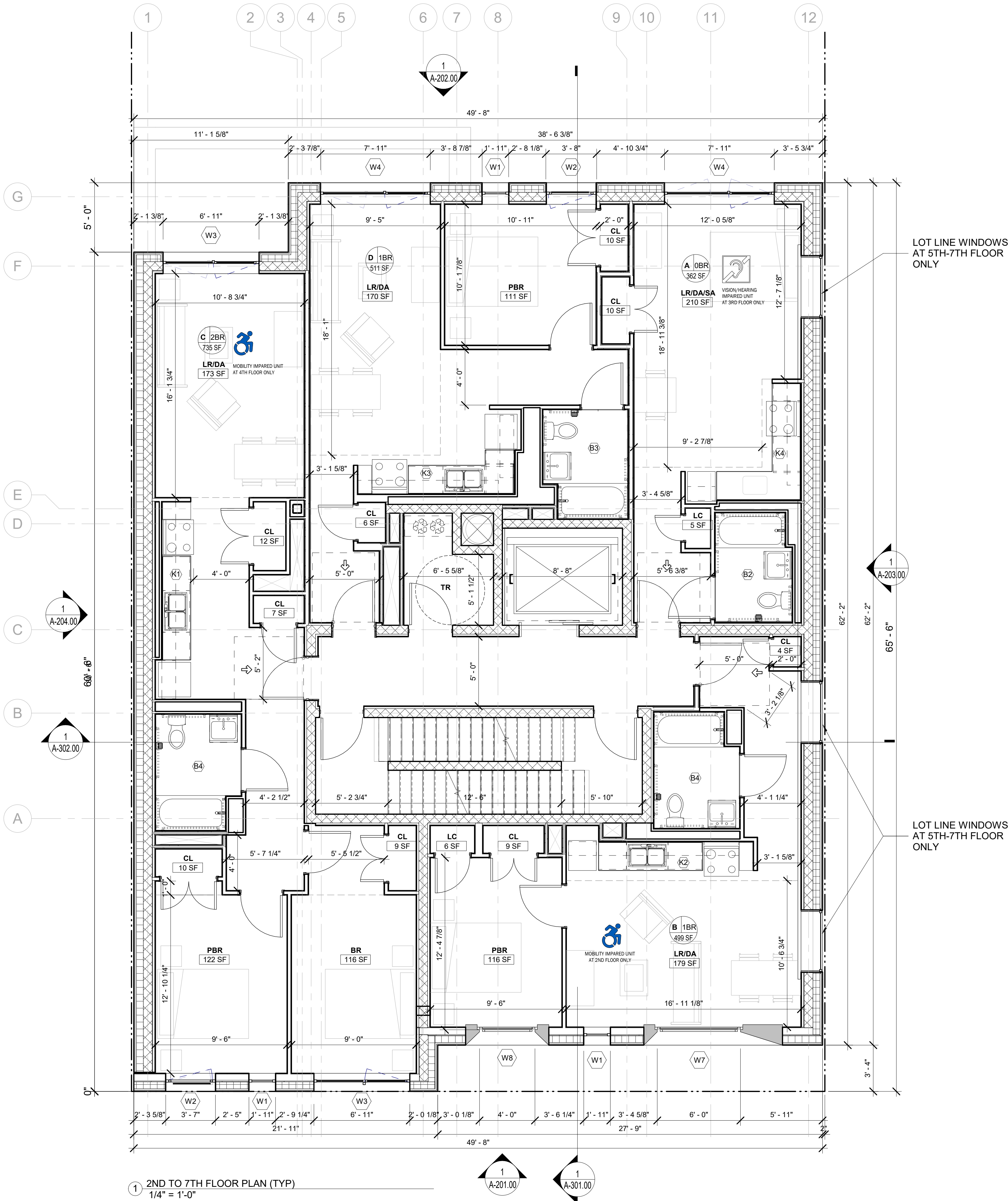
DRAWING BY: Author

CHK BY: Checker

DWG No:

A-103.00

SCALE:  
1/4" = 1'-0"

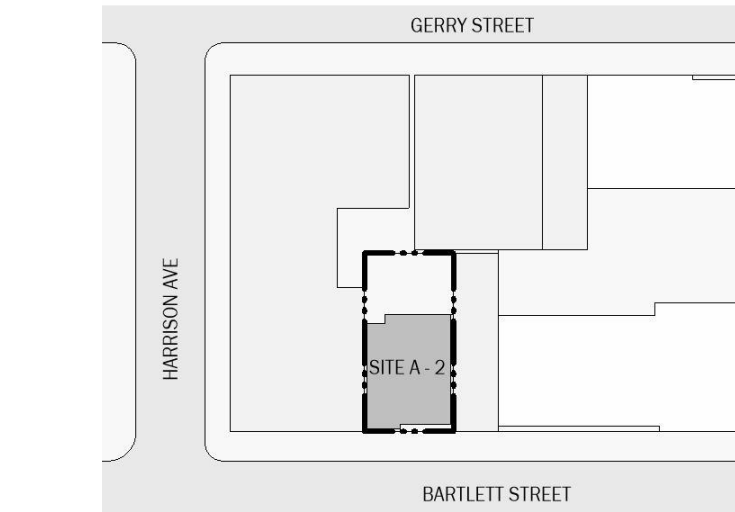


BARTLETT CROSSING

SITE A-2  
31 BARTLETT ST, BROOKLYN NY



BLOCK: 2269 LOT: 52  
NYC DOB #:



Key Plan:

NUMBER	DATE	DESCRIPTION
--------	------	-------------

Revisions:

Architect:

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Client Representative:

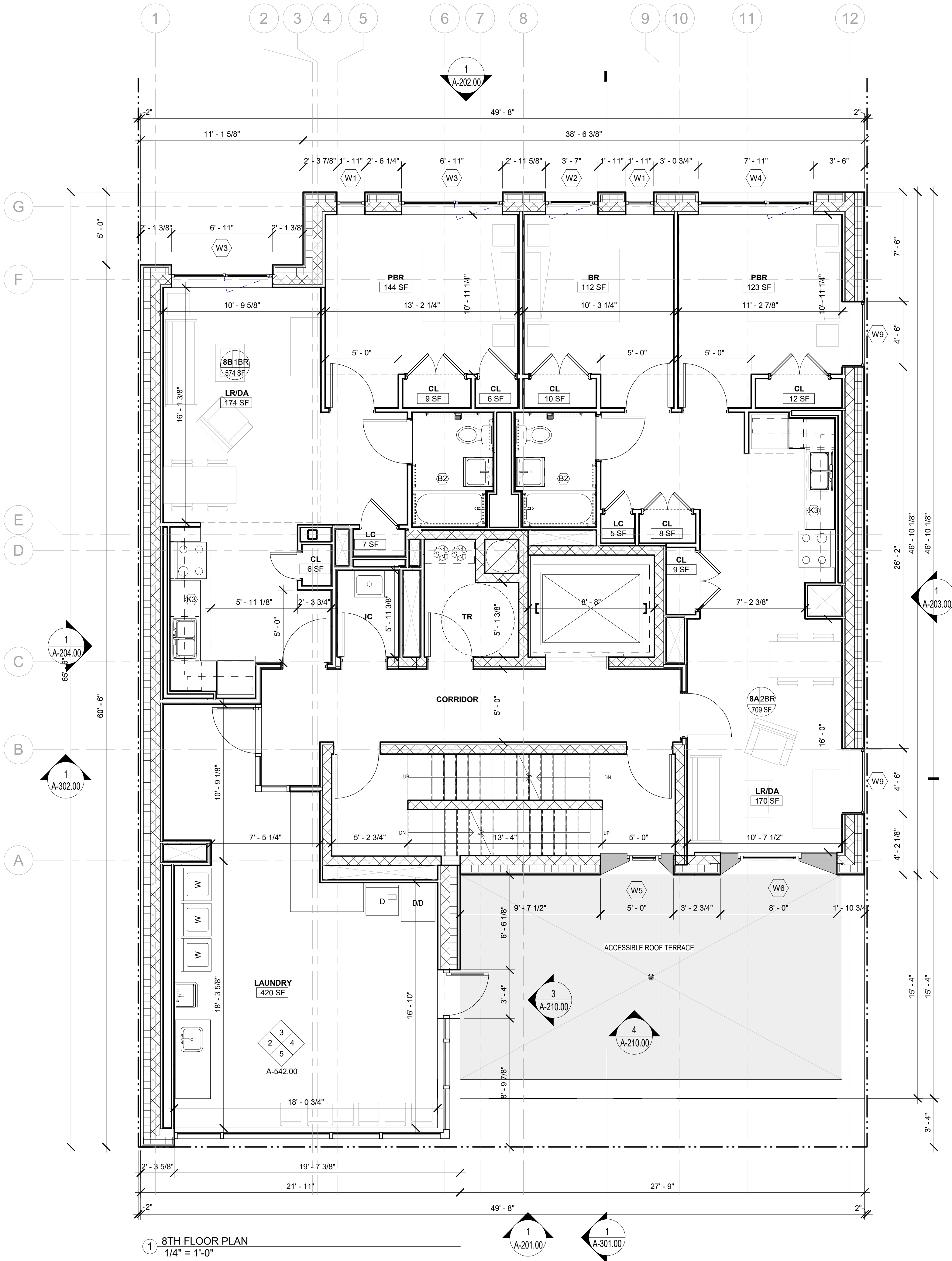
Filing Representative:

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8TH FLOOR PLAN

SEAL & SIGNATURE:	PROJECT No:	19022
	DRAWING BY:	Author
	CHK BY:	Checker
	DWG No:	A-104.00
SCALE:		1/4" = 1'-0"



1 8TH FLOOR PLAN  
1/4" = 1'-0"

SITE A-2  
31 BARTLETT ST, BROOKLYN NY



St. Nicks  
Alliance

NUMBER	DATE	DESCRIPTION
--------	------	-------------

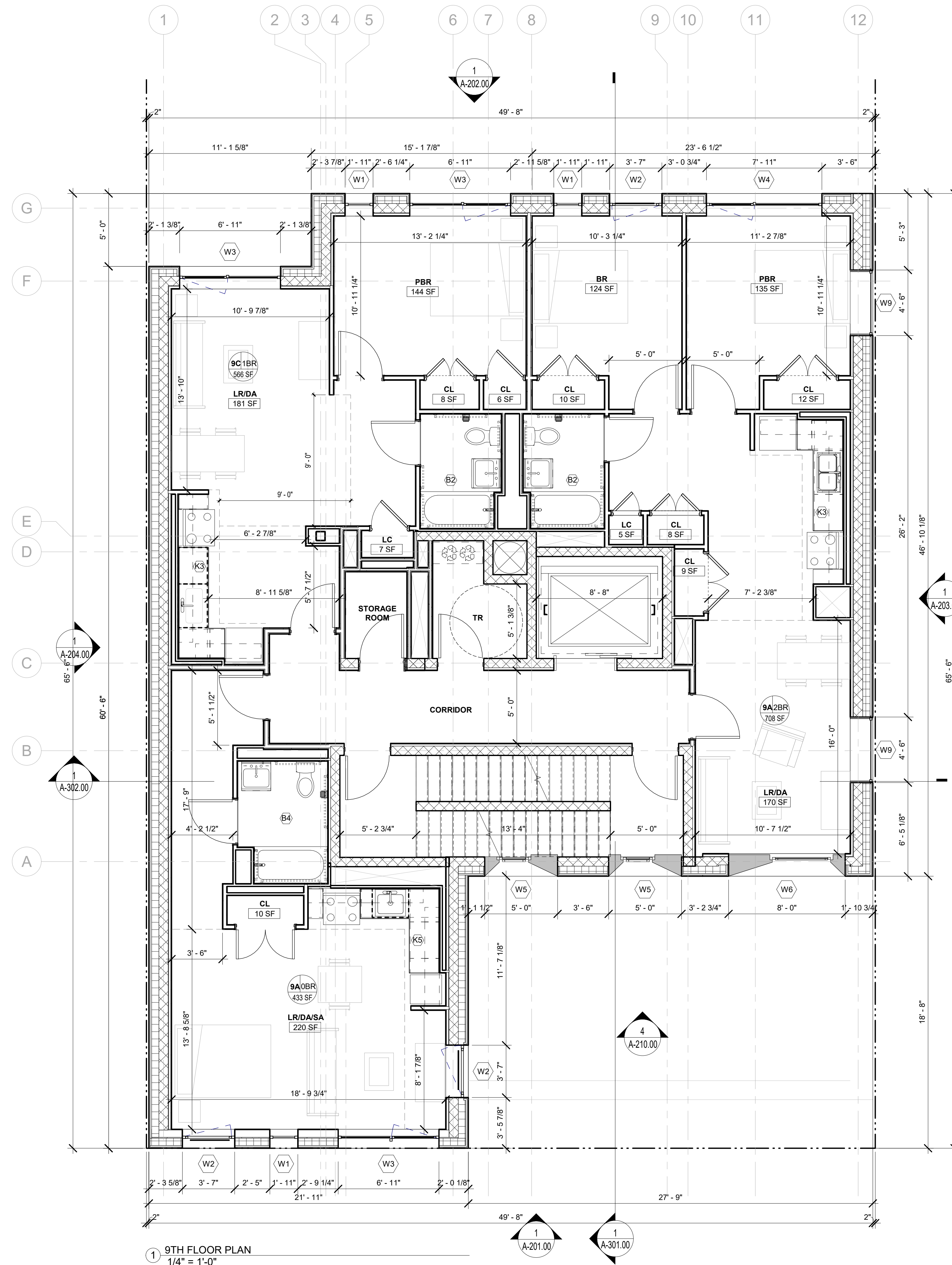


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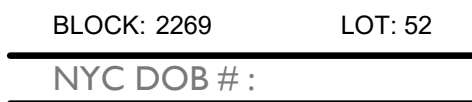
A-105.00

SCALE:  
1/4" = 1'-0"



SITE A-2  
31 BARTLETT ST, BROOKLYN NY

Owner:



NUMBER	DATE	DESCRIPTION
--------	------	-------------

Revisions:

Architect:



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Client Representative:

Filing Representative:

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PROJECT No: 19022

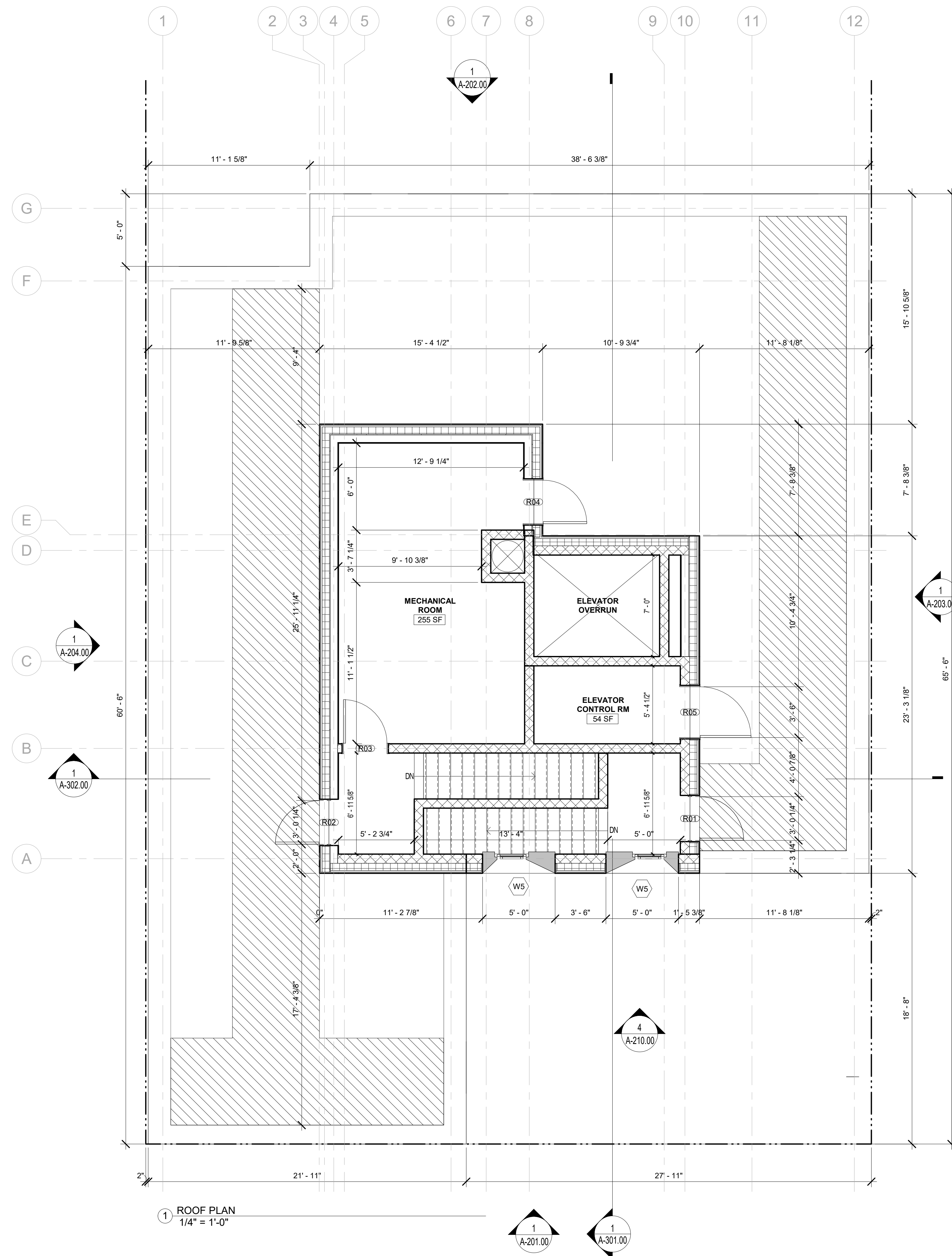
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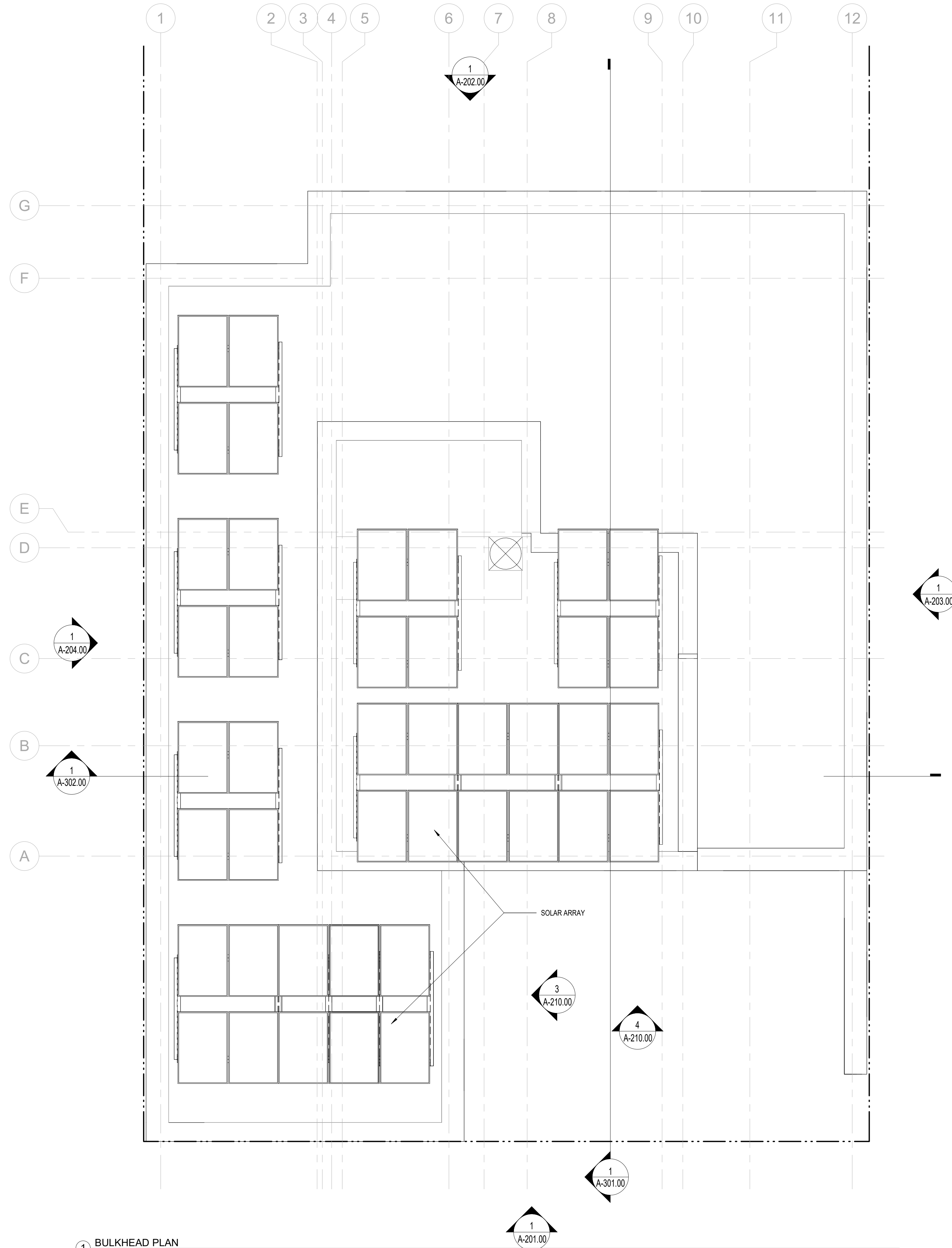
CHK BY:                      Checker

DWG No:

A-111.00

SCALE:  
1/4" = 1'-0"





1 BULKHEAD PLAN  
1/4" = 1'-0"

## BARTLETT CROSSING

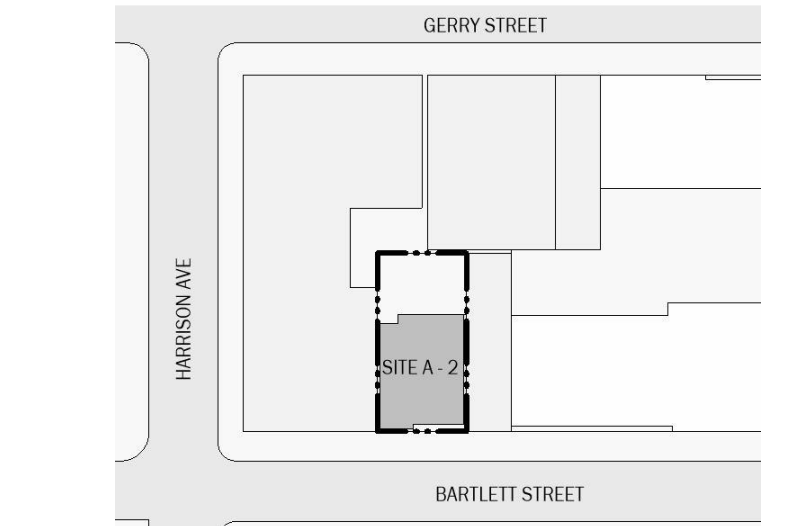
SITE A-2  
31 BARTLETT ST, BROOKLYN NY

Owner:



BLOCK: 2269 LOT: 52

NYC DOB # :



Key Plan:

NUMBER	DATE	DESCRIPTION
--------	------	-------------

Revisions:

Architect:



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## BULKHEAD PLAN

SEAL & SIGNATURE:

PROJECT No: 19022

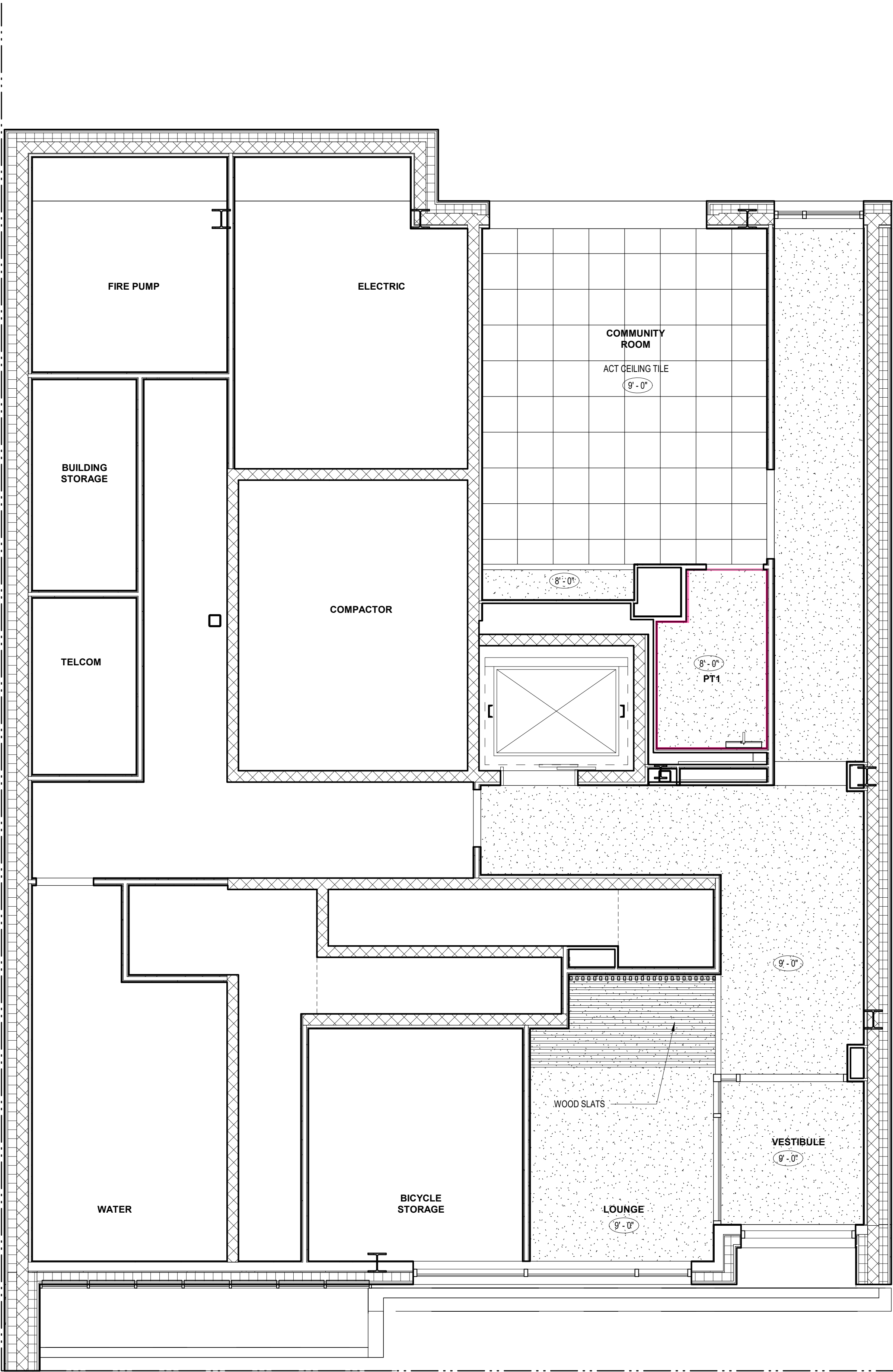
DRAWING BY: Author

CHK BY: Checker

DWG No:

A-112.00

SCALE:  
1/4" = 1'-0"



1 GROUND FLOOR RCP  
1/4" = 1'-0"

## BARTLETT CROSSING

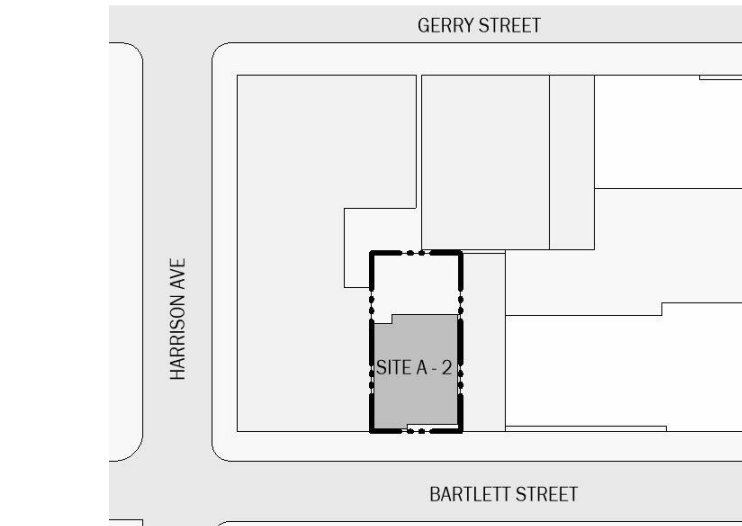
SITE A-2  
31 BARTLETT ST, BROOKLYN NY

Owner:



BLOCK: 2269 LOT: 52

NYC DOB #:



Key Plan:

NUMBER	DATE	DESCRIPTION
--------	------	-------------

Revisions:

Architect:



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Client Representative:

Filing Representative:

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## GROUND FLOOR RCP

SEAL & SIGNATURE:

PROJECT No: 19022

DRAWING BY: Author

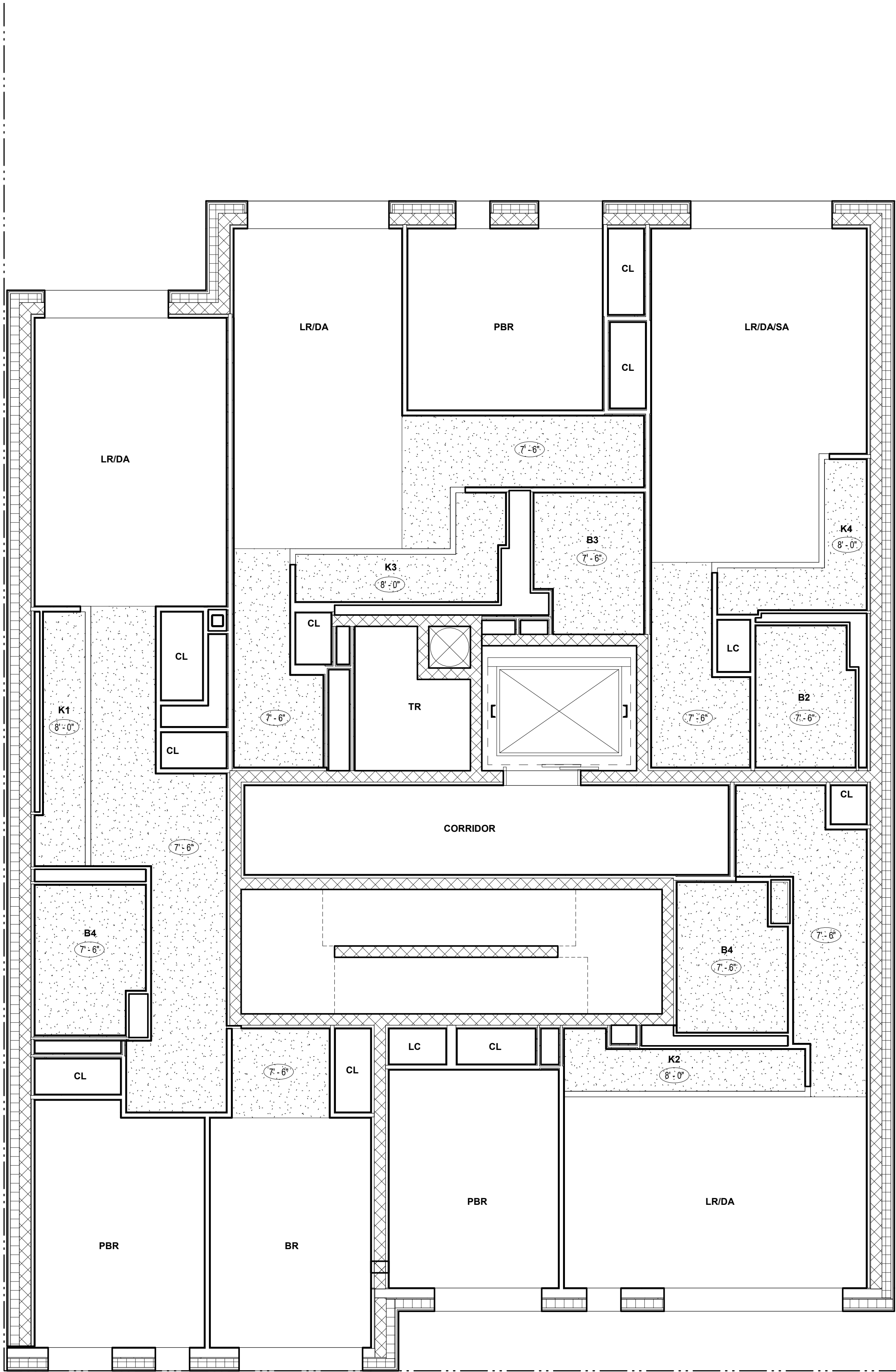
CHK BY: Checker

DWG No:

A-122.00

SCALE:

1/4" = 1'-0"



② LEVEL 4  
1/4" = 1'-0"

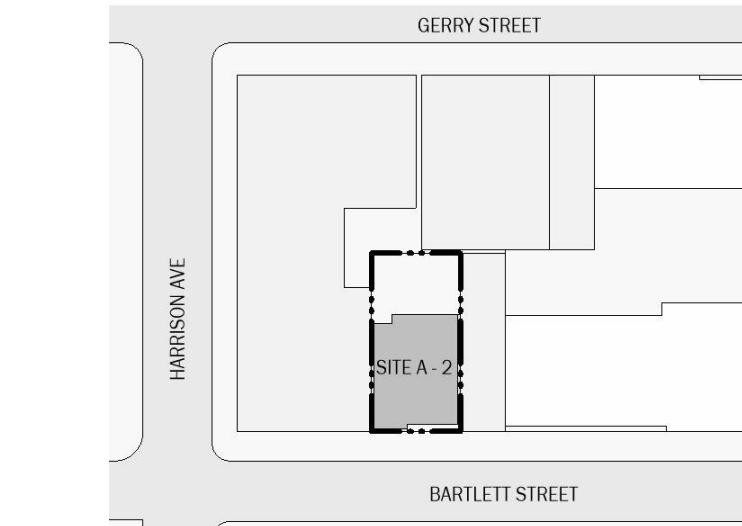
## BARTLETT CROSSING

SITE A-2  
31 BARTLETT ST, BROOKLYN NY



BLOCK: 2269 LOT: 52

NYC DOB # :



Key Plan

NUMBER	DATE	DESCRIPTION
--------	------	-------------

### Revisions:

Architect:



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Tel (212) 537-6080

Client Representative:

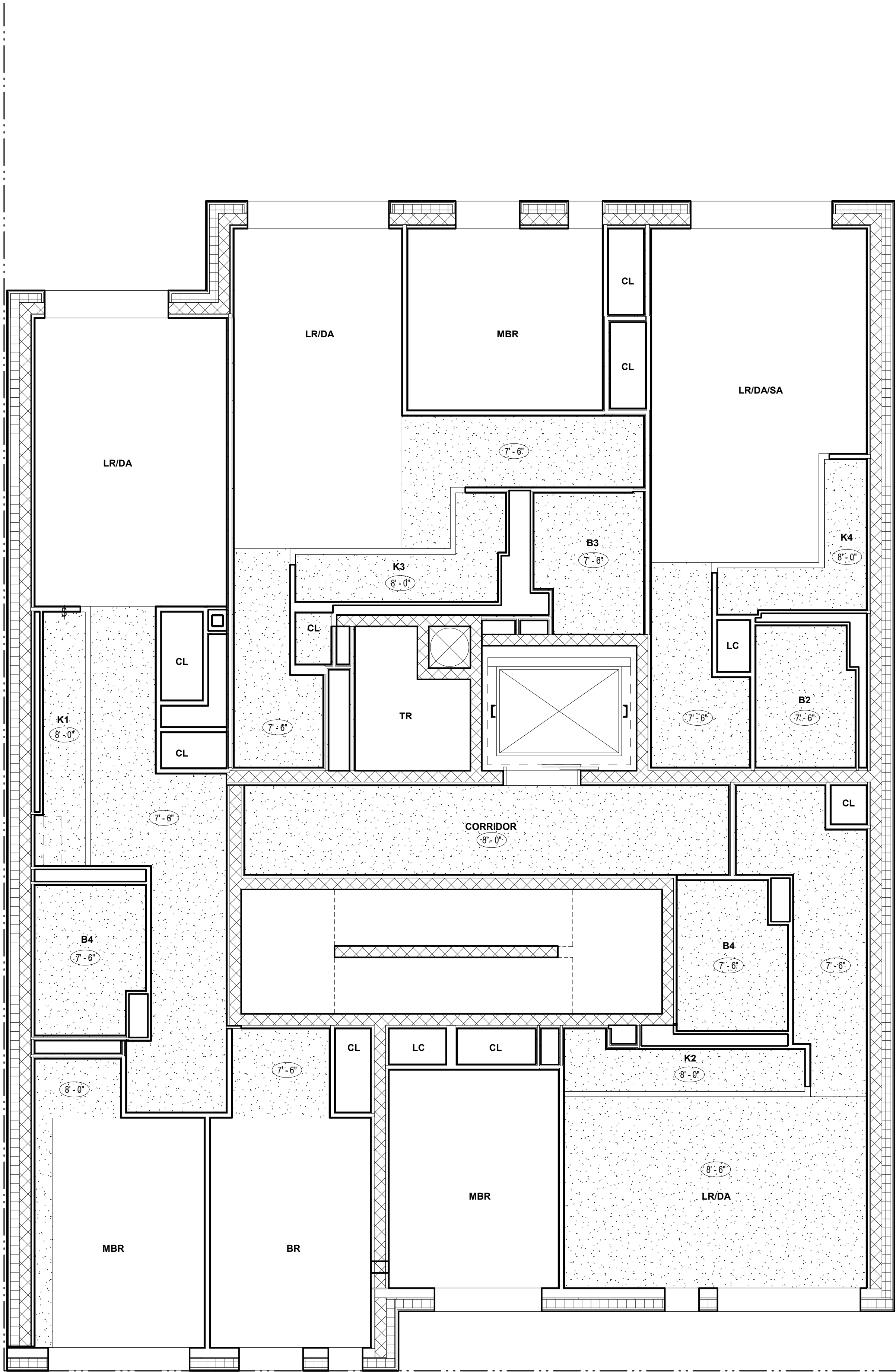
Filing Representative:

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## 2ND TO 6TH FLOOR RCP

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	DRAWING BY:	Author
	CHK BY:	Checker
	DWG No:	A-123.00
SCALE:		1/4" = 1'-0"



1 LEVEL 7  
1/4" = 1'-0"

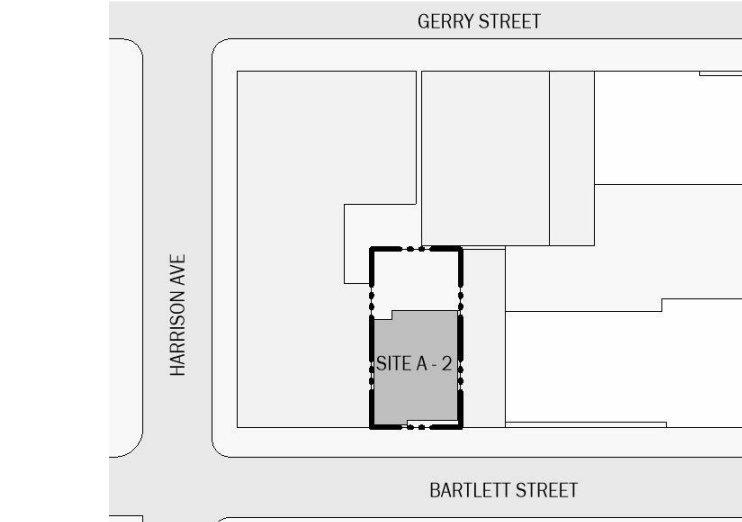
## BARTLETT CROSSING

SITE A-2  
31 BARTLETT ST, BROOKLYN NY



BLOCK: 2269 LOT: 52

NYC DOB # :



Key Plan

NUMBER	DATE	DESCRIPTION
--------	------	-------------

### Revisions:

Architect:



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Tel (212) 537-6080

Client Representative:

Filing Representative:

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## 7TH FLOOR RCP

SEAL & SIGNATURE:

PROJECT No: 19022

DRAWING BY: Author

CHK BY: Checker

DWG No:

A-124.00

SCALE:

1/4" = 1'-0"

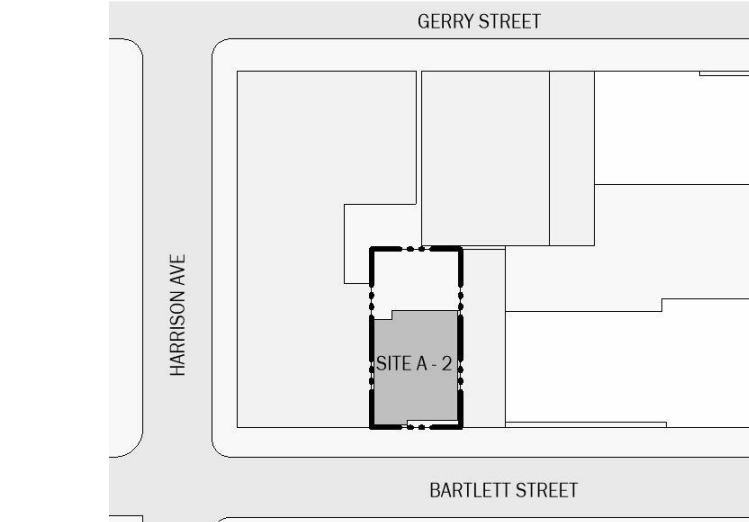
BARTLETT CROSSING

SITE A-2  
31 BARTLETT ST, BROOKLYN NY



BLOCK: 2269 LOT: 52

NYC DOB # :



Key Plan

NUMBER	DATE	DESCRIPTION
--------	------	-------------

Revisions:

Architect:



Magnusson Architecture & Planning PC

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New York NY 10018  
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Tel (631) 978-5000

MEP Engineer:  
Loring Consulting Engineers  
360 West 31st Street, New York, NY 10001  
Tel (646) 674-6100

Landscape Architect:  
Terrain-NYC Landscape Architects  
203 Lafayette Street, New York, NY 10012  
Tel (212) 537-6080

Client Representative:

Filing Representative:

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8TH FLOOR RCP

SEAL & SIGNATURE:

PROJECT No: 19022

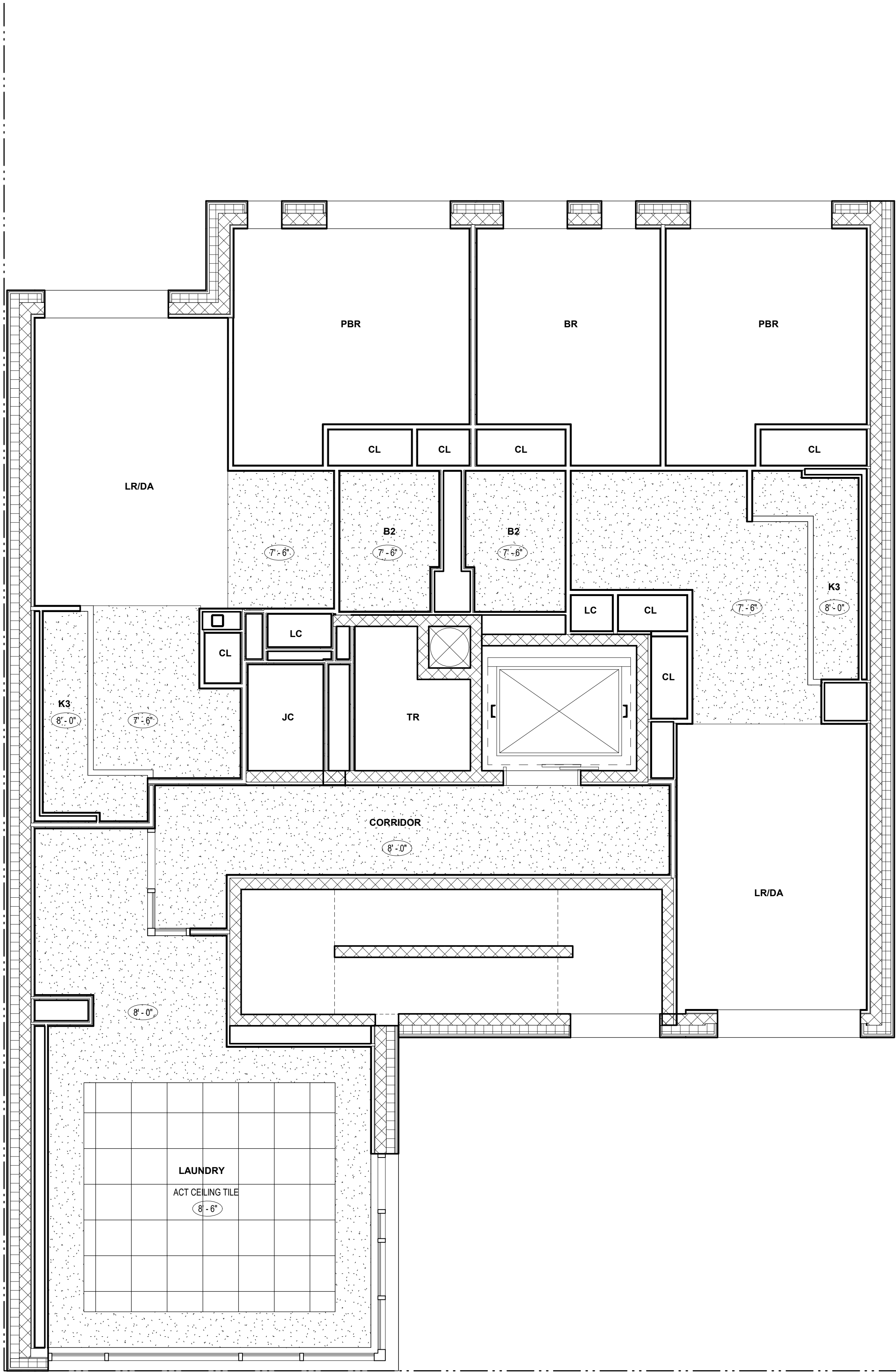
DRAWING BY: Author

CHK BY: Checker

DWG No:

A-125.00

SCALE:  
1/4" = 1'-0"



1 8TH FLOOR RCP  
1/4" = 1'-0"

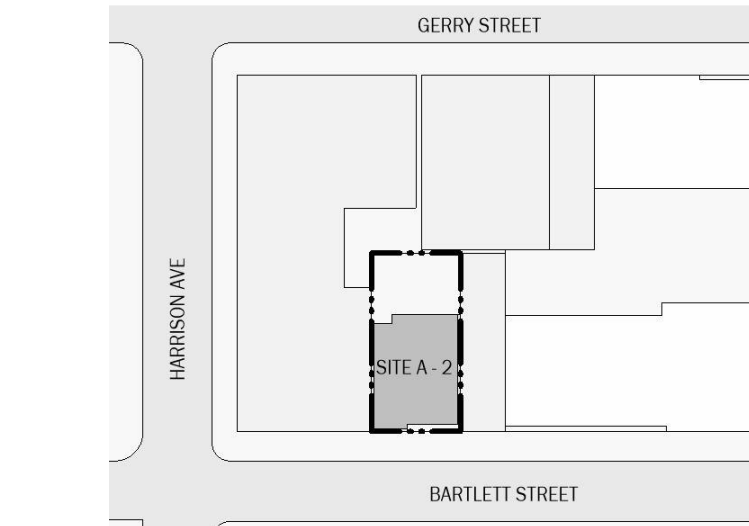
BARTLETT CROSSING

SITE A-2  
31 BARTLETT ST, BROOKLYN NY



BLOCK: 2269 LOT: 52

NYC DOB # :



Key Plan

NUMBER	DATE	DESCRIPTION
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Revisions:

Architect:



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9TH FLOOR RCP

SEAL & SIGNATURE:

PROJECT No: 19022

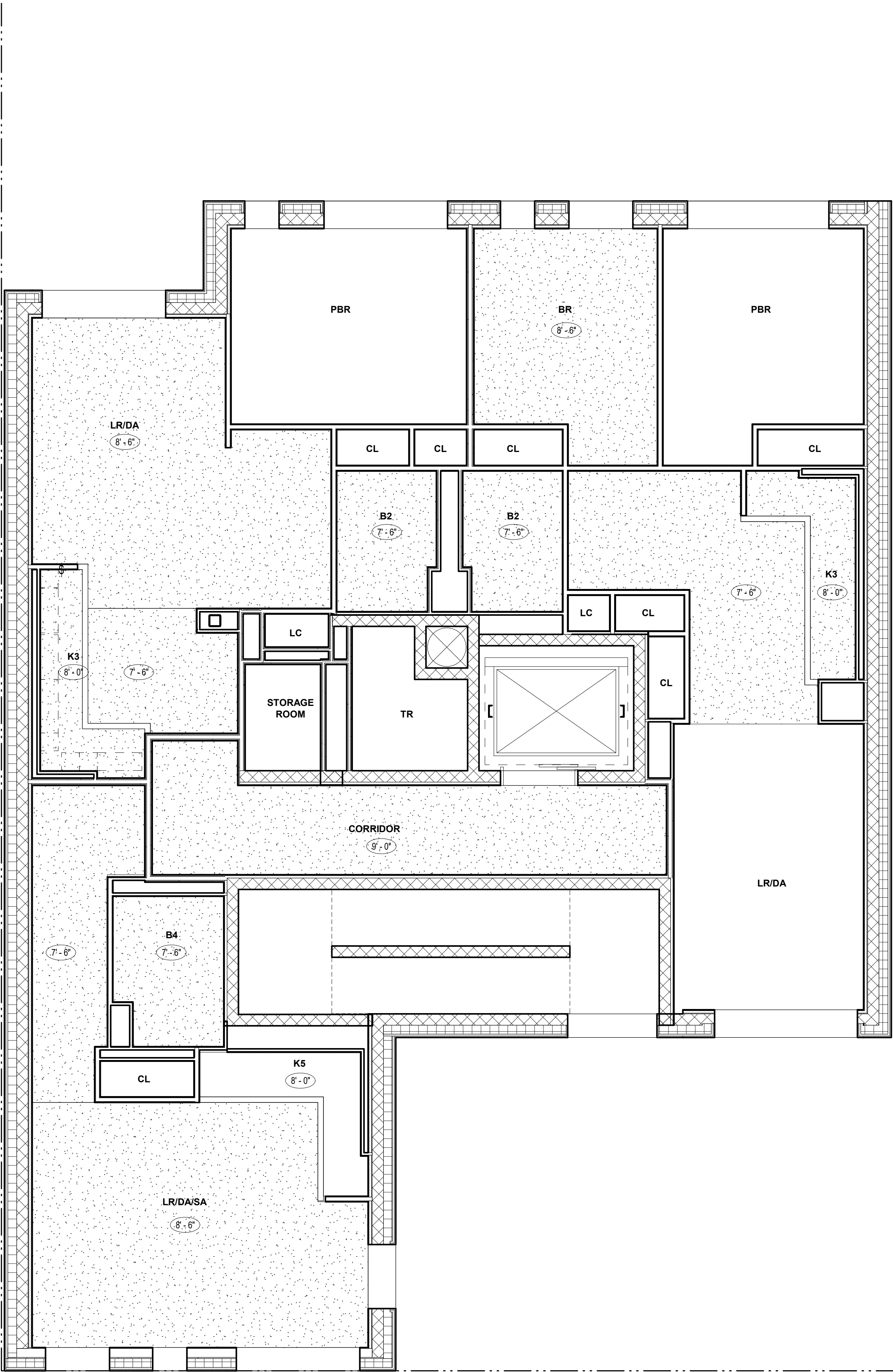
DRAWING BY: Author

CHK BY: Checker

DWG No:

A-126.00

SCALE:  
1/4" = 1'-0"



1 9TH FLOOR RCP  
1/4" = 1'-0"

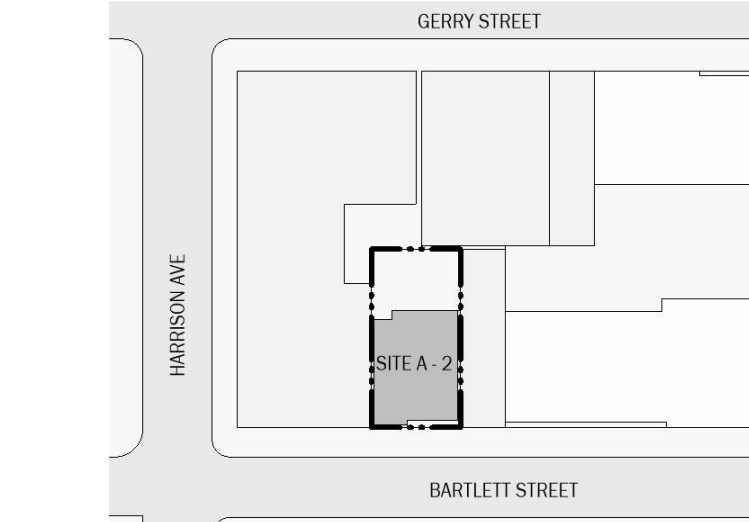
BARTLETT CROSSING

SITE A-2  
31 BARTLETT ST, BROOKLYN NY



BLOCK: 2269 LOT: 52

NYC DOB # :



Key Plan

NUMBER	DATE	DESCRIPTION
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Revisions:

Architect:



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ROOF AND BULKHEAD  
RCP

SEAL & SIGNATURE:

PROJECT No:	19022
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	

A-127.00

SCALE:  
1/4" = 1'-0"

① ROOF AND BULKHEAD RCP  
1/4" = 1'-0"

BARTLETT CROSSING

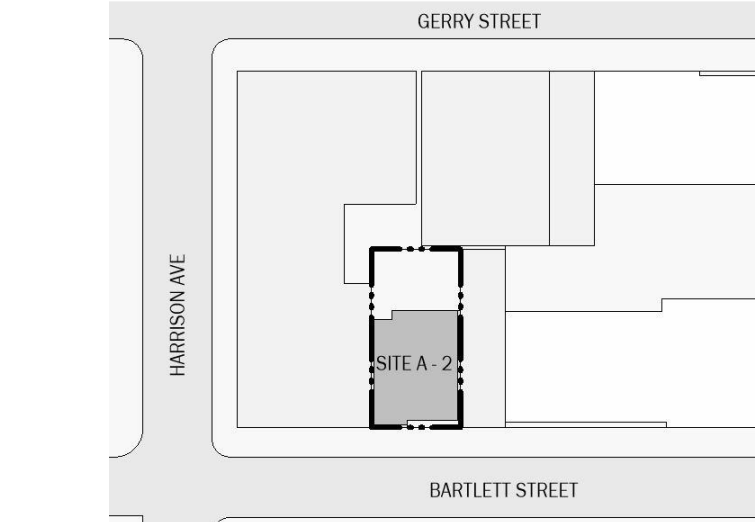
SITE A-2  
31 BARTLETT ST, BROOKLYN NY

Owner:



BLOCK: 2269 LOT: 52

NYC DOB #:



Key Plan:

NUMBER	DATE	DESCRIPTION
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Revisions:

Architect:



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SOUTH ELEVATION  
BARTLETT ST

SEAL & SIGNATURE:

PROJECT No: 19022

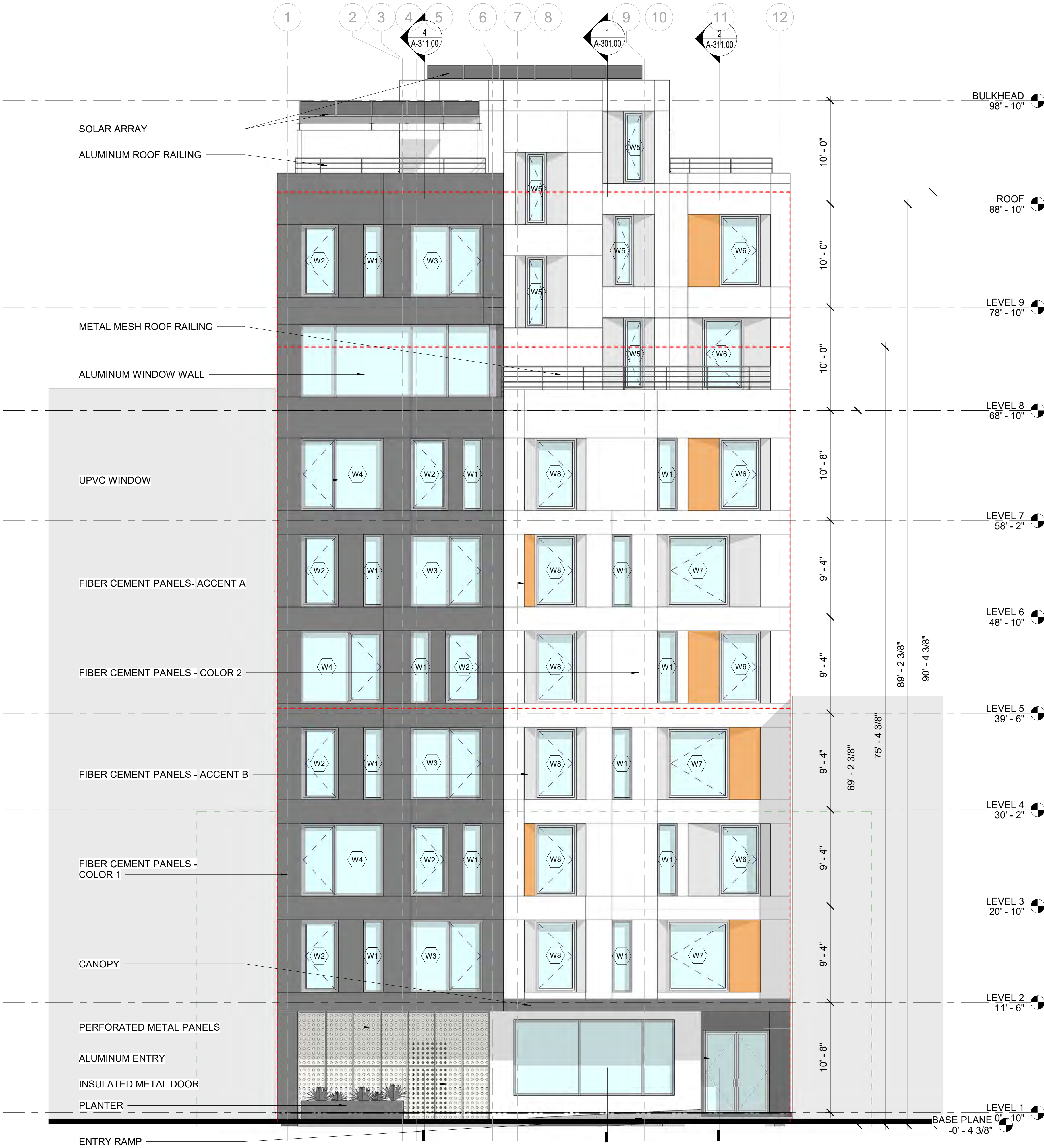
DRAWING BY: Author

CHK BY: Checker

DWG No:

A-201.00

SCALE:  
3/16" = 1'-0"



1 SOUTH ELEVATION (BARTLETT ST)  
3/16" = 1'-0"



1 NORTH ELEVATION (REAR YARD)  
3/16" = 1'-0"

## BARTLETT CROSSING

SITE A-2  
31 BARTLETT ST, BROOKLYN NY

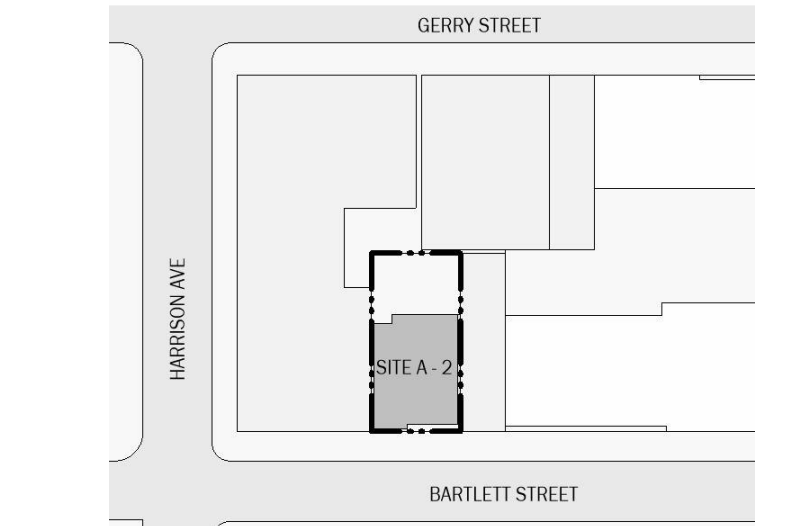
Owner:



BLOCK: 2269

LOT: 52

NYC DOB # :



Key Plan:

NUMBER	DATE	DESCRIPTION
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Revisions:

Architect:



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## NORTH ELEVATION REAR YARD

SEAL & SIGNATURE:

PROJECT No: 19022

DRAWING BY: Author

CHK BY: Checker

DWG No:

A-202.00

SCALE:  
3/16" = 1'-0"



## BARTLETT CROSSING

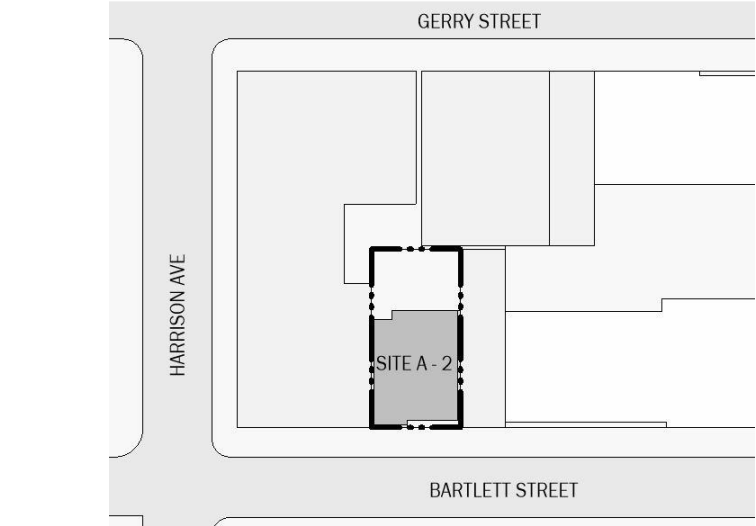
SITE A-2  
31 BARTLETT ST, BROOKLYN NY

Owner:



BLOCK: 2269 LOT: 52

NYC DOB #:



Key Plan:

NUMBER	DATE	DESCRIPTION
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Revisions:

Architect:



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Filing Representative:

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## EAST ELEVATION

SEAL & SIGNATURE:

PROJECT No: 19022

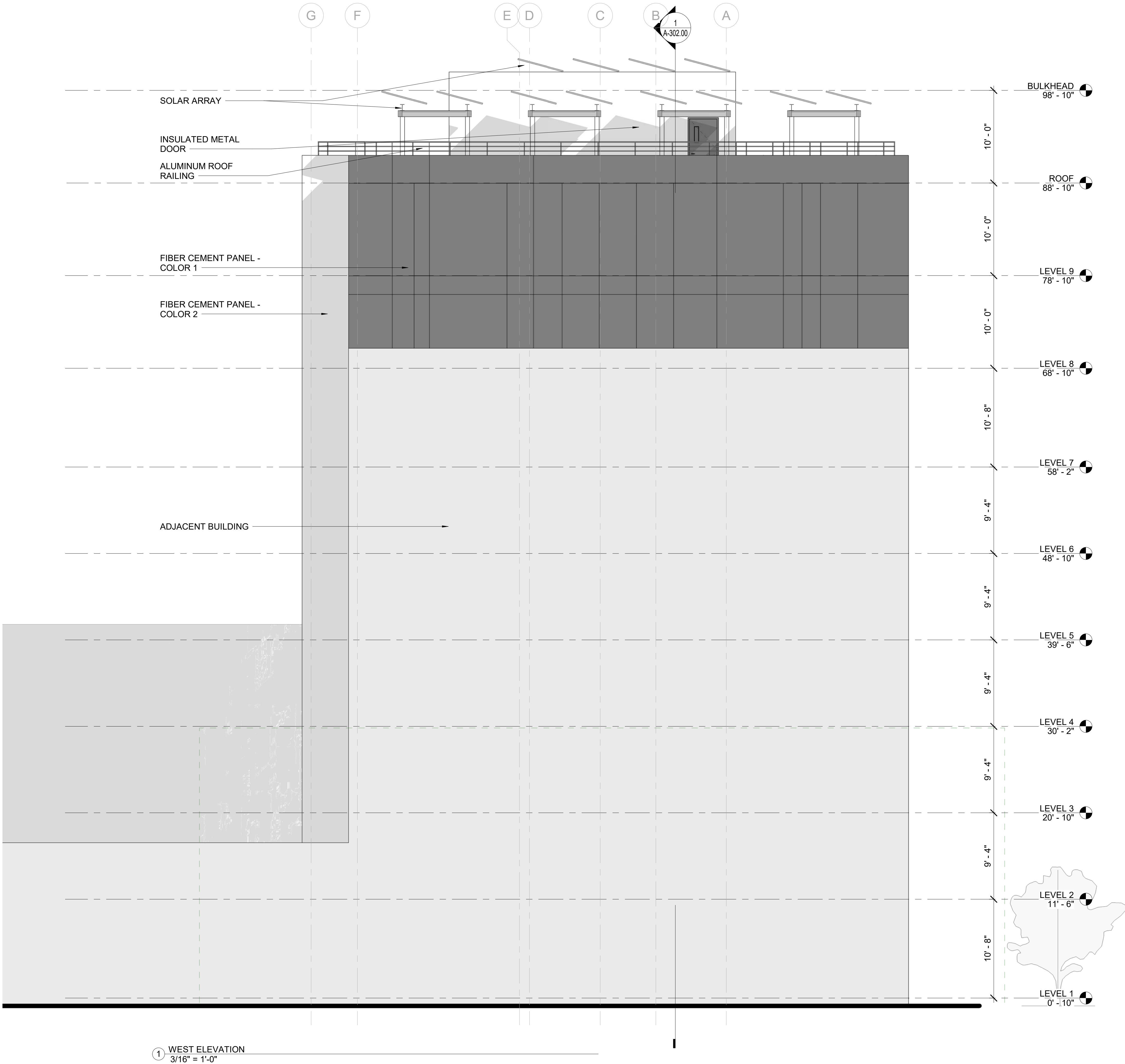
DRAWING BY: Author

CHK BY: Checker

DWG No:

A-203.00

SCALE:  
3/16" = 1'-0"



① WEST ELEVATION  
3/16" = 1'-0"

## BARTLETT CROSSING

SITE A-2  
31 BARTLETT ST, BROOKLYN NY

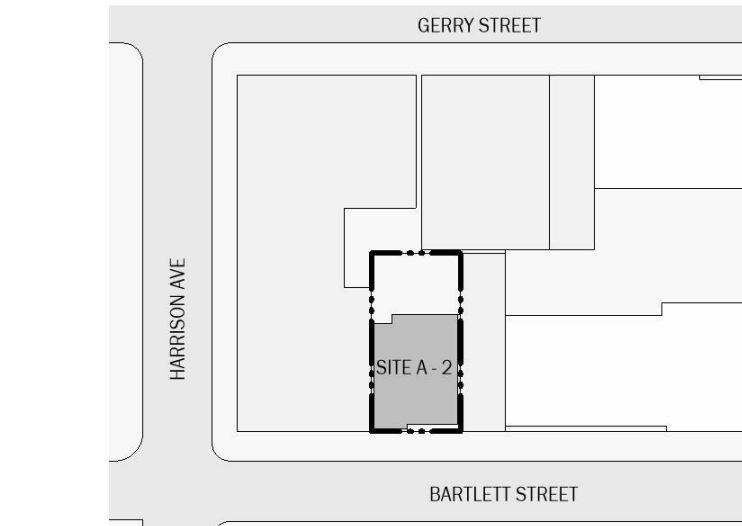
Owner:



BLOCK: 2269

LOT: 52

NYC DOB # :



Key Plan:

NUMBER	DATE	DESCRIPTION
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Revisions:

Architect:



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## WEST ELEVATION

SEAL & SIGNATURE:

PROJECT No: 19022

DRAWING BY: Author

CHK BY: Checker

DWG No:

A-204.00

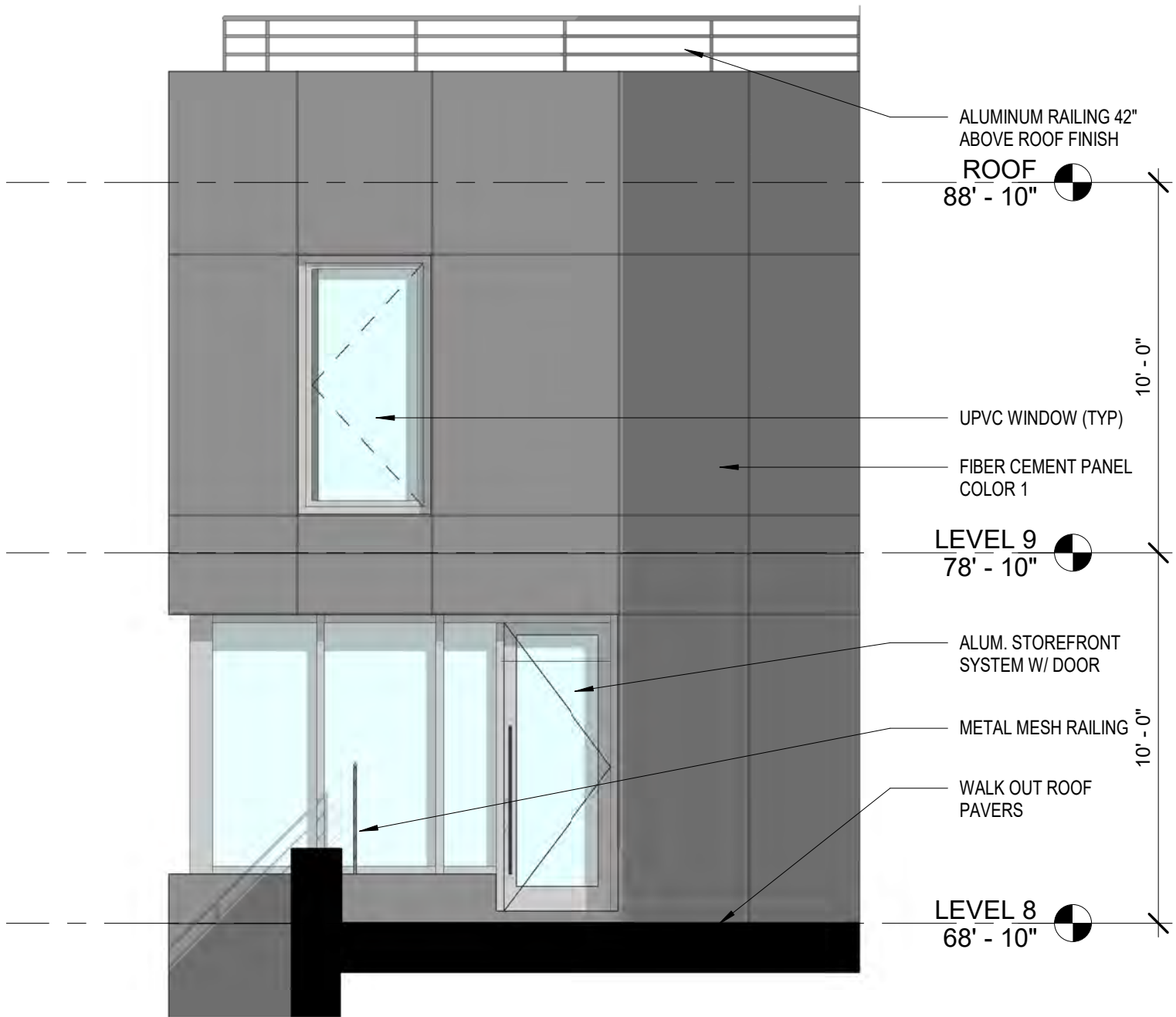
SCALE:  
3/16" = 1'-0"



ENLARGED ELEVATION - 8TH FLOOR  
SETBACK  
1/4" = 1'-0"



ENLARGED ELEVATION - REAR YARD  
1/4" = 1'-0"



ENLARGED ELEVATION - LAUNDRY  
1/4" = 1'-0"



ENLARGED ELEVATION - SOUTH  
FACADE  
1/4" = 1'-0"

## BARTLETT CROSSING

SITE A-2  
31 BARTLETT ST, BROOKLYN NY

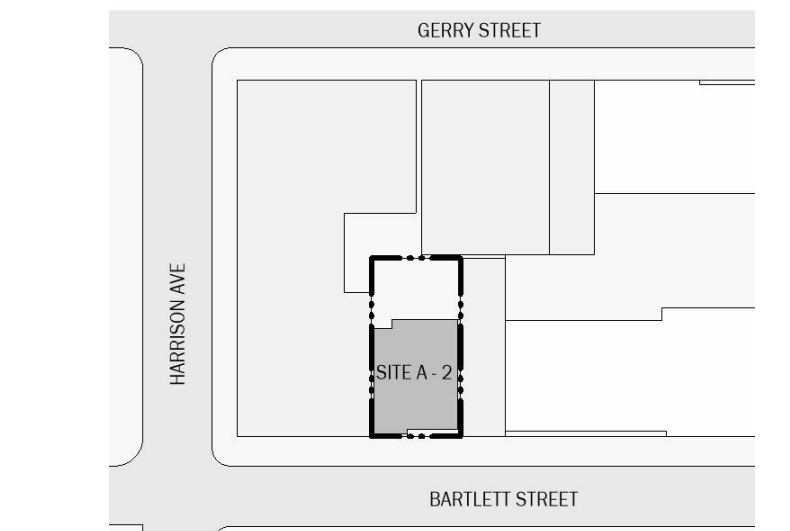
Owner:



BLOCK: 2269

LOT: 52

NYC DOB #:



Key Plan:

NUMBER	DATE	DESCRIPTION
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Revisions:

Architect:



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## ENLARGED ELEVATIONS

SEAL & SIGNATURE:

PROJECT No: 19022

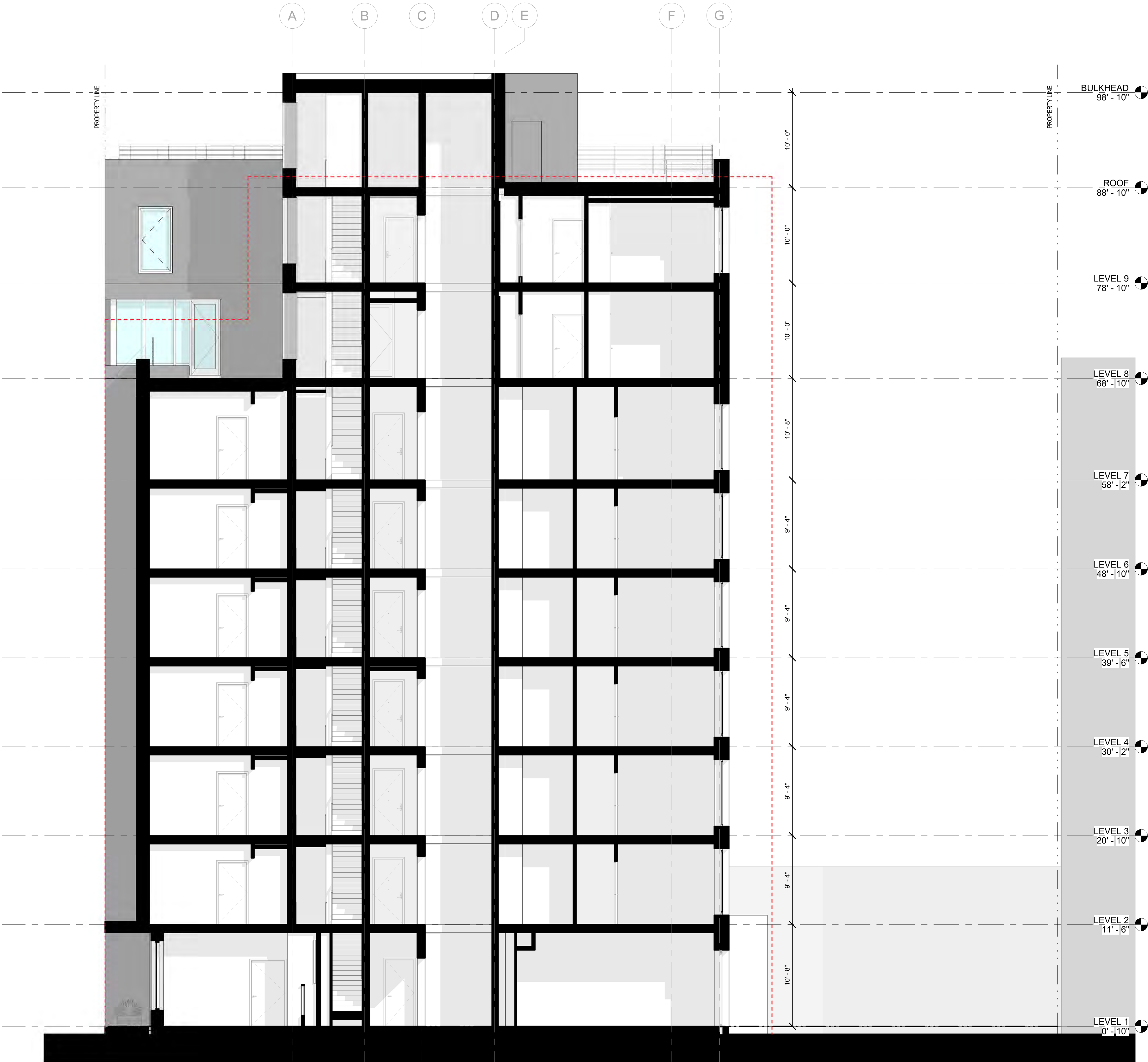
DRAWING BY: Author

CHK BY: Checker

DWG No:

A-210.00

SCALE:  
1/4" = 1'-0"



1 SECTION A  
3/16" = 1'-0"

## BARTLETT CROSSING

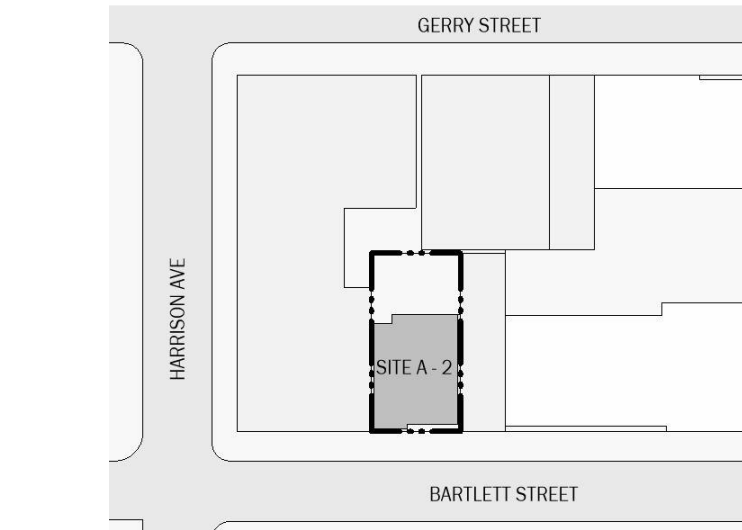
SITE A-2  
31 BARTLETT ST, BROOKLYN NY

Owner:



BLOCK: 2269 LOT: 52

NYC DOB #:



Key Plan:

NUMBER	DATE	DESCRIPTION
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Revisions:

Architect:



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## BUILDING SECTION

SEAL & SIGNATURE:

PROJECT No: 19022

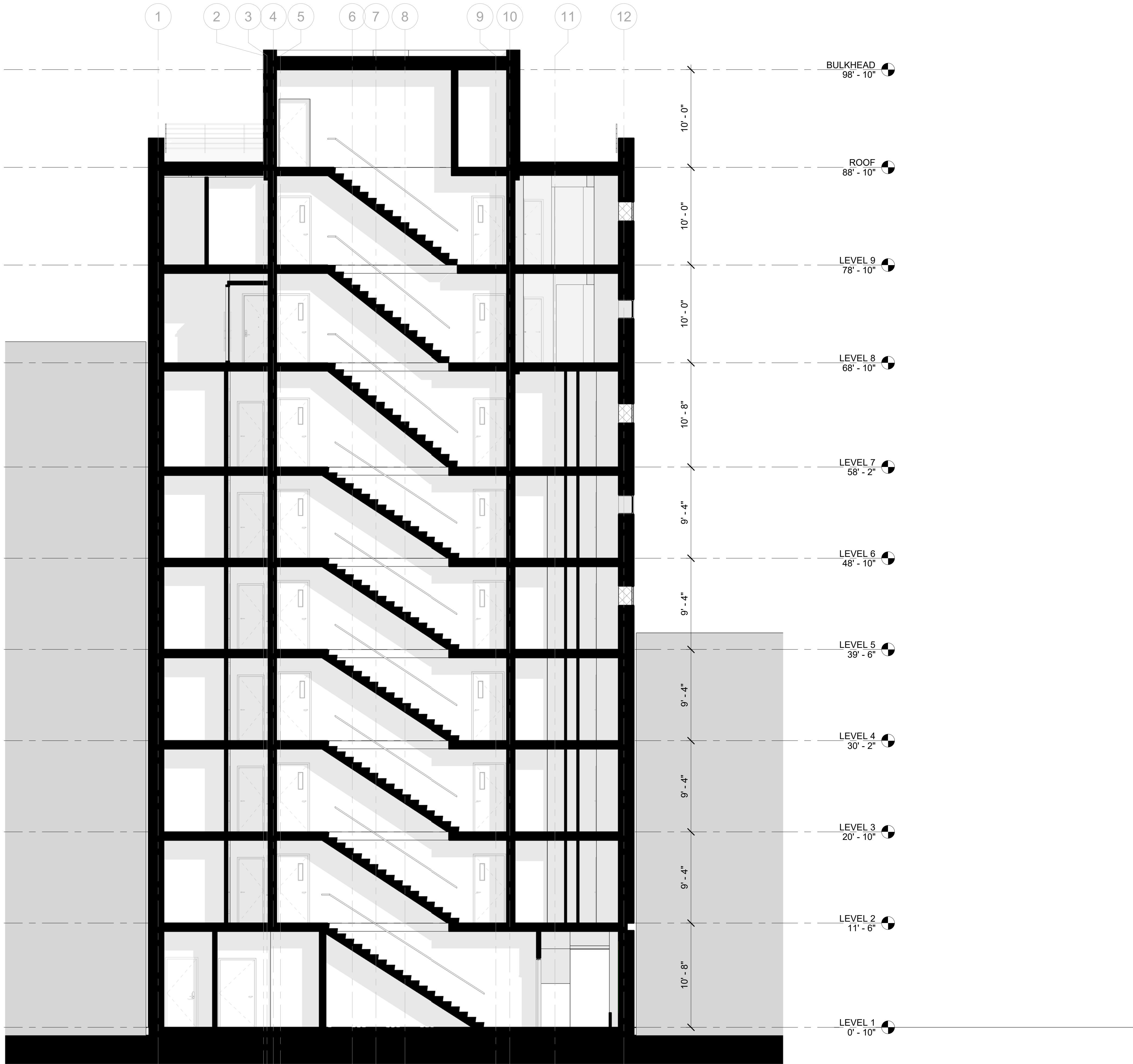
DRAWING BY: Author

CHK BY: Checker

DWG No:

A-301.00

SCALE:  
3/16" = 1'-0"



1 SECTION B  
3/16" = 1'-0"

## BARTLETT CROSSING

SITE A-2  
31 BARTLETT ST, BROOKLYN NY

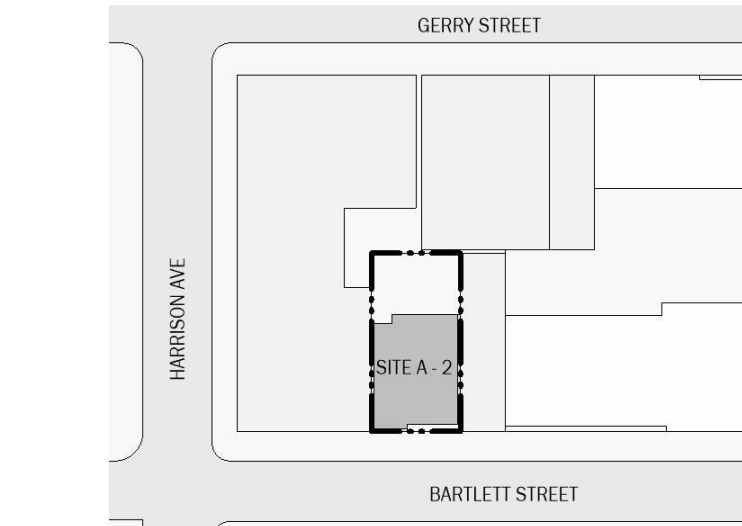
Owner:



BLOCK: 2269

LOT: 52

NYC DOB #:



NUMBER	DATE	DESCRIPTION
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### Revisions:

Architect:



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## BUILDING SECTION

SEAL & SIGNATURE:

PROJECT No: 19022

DRAWING BY: Author

CHK BY: Checker

DWG No:

A-302.00

SCALE:  
3/16" = 1'-0"

BARTLETT CROSSING

SITE A-2  
31 BARTLETT ST, BROOKLYN NY

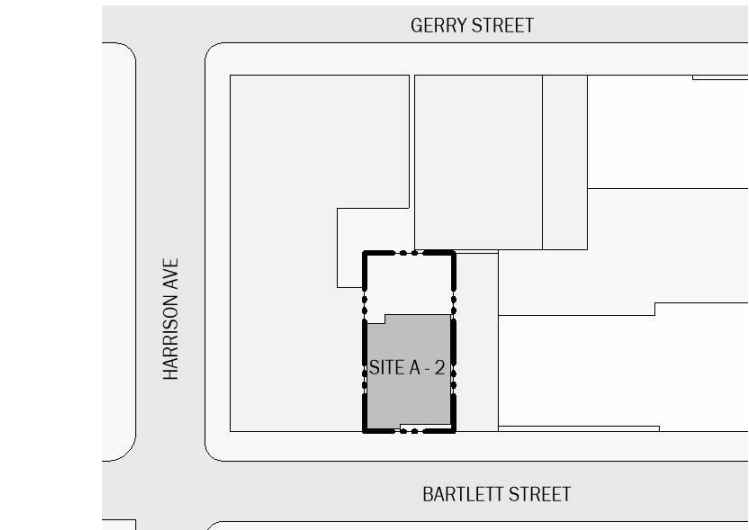
Owner:



BLOCK: 2269

LOT: 52

NYC DOB #:



Key Plan:

NUMBER	DATE	DESCRIPTION
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Revisions:

Architect:



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WALL SECTION

SEAL & SIGNATURE:

PROJECT No: 19022

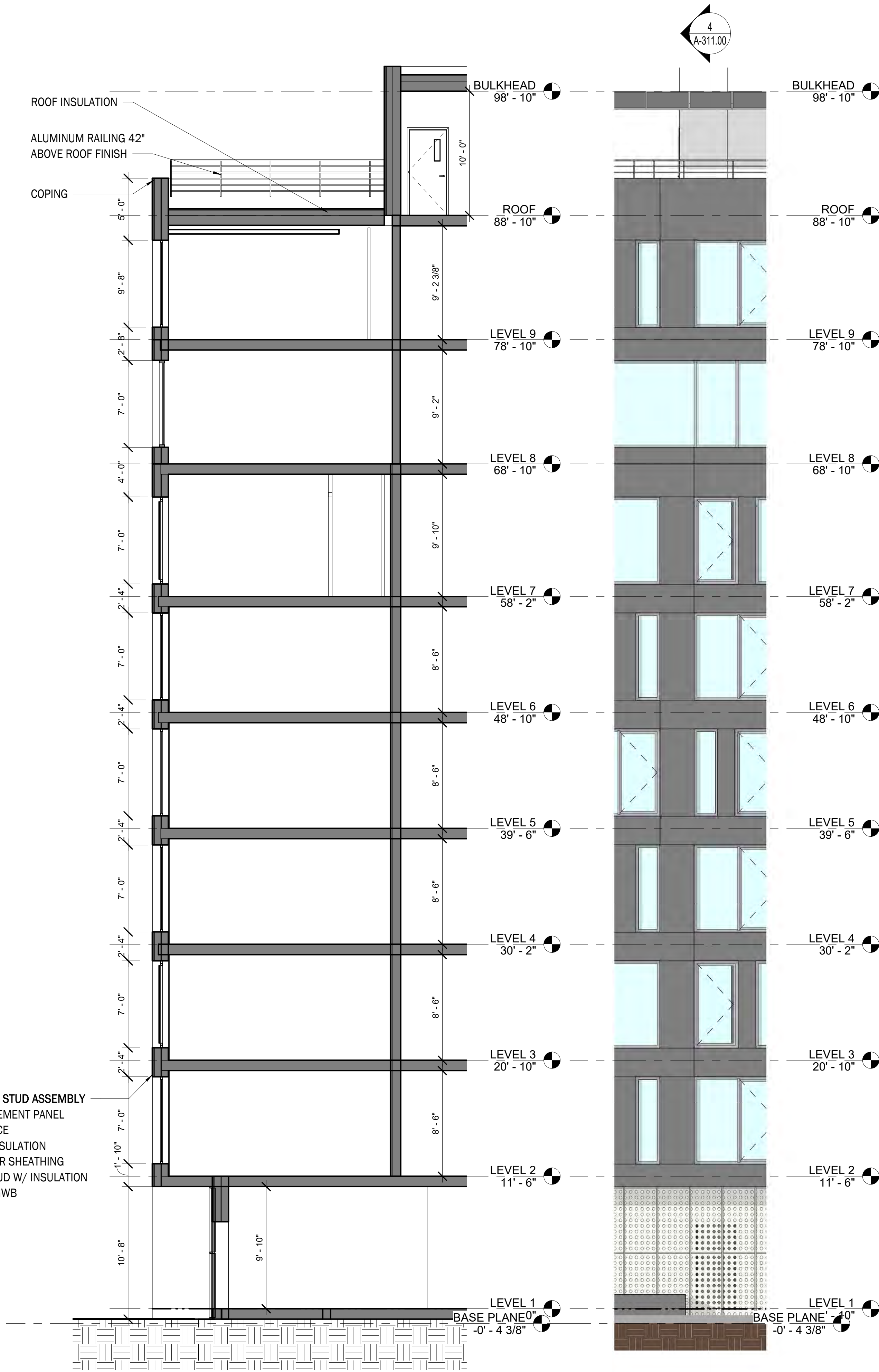
DRAWING BY: Author

CHK BY: Checker

DWG No:

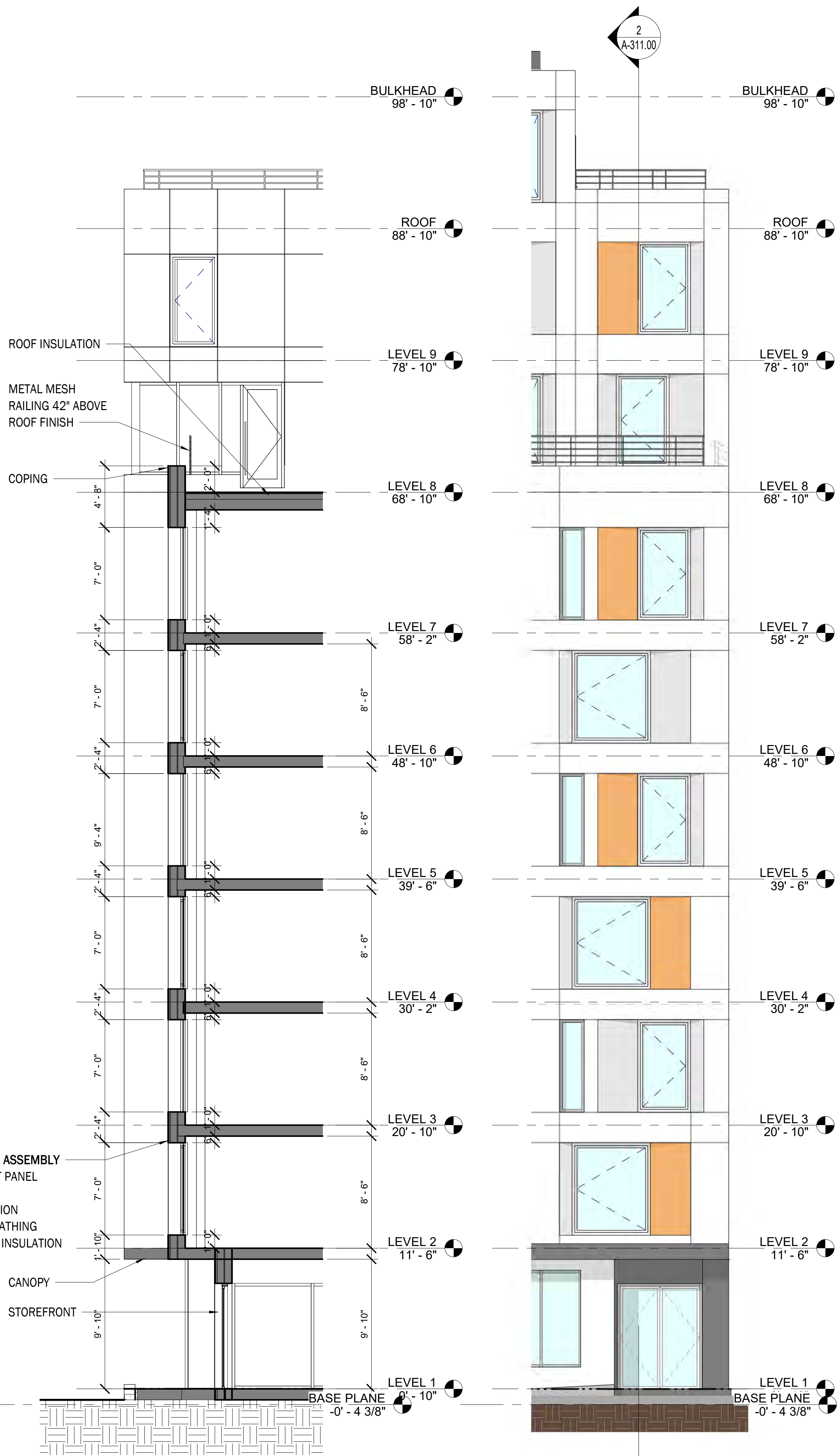
A-311.00

SCALE:  
3/16" = 1'-0"



4 WALL SECTION - SOUTH 2  
3/16" = 1'-0"

3 SOUTH ELEVATION 2  
3/16" = 1'-0"



2 WALL SECTION - SOUTH 1  
3/16" = 1'-0"

1 SOUTH ELEVATION 1  
3/16" = 1'-0"

EXTERIOR PANEL ON STUD ASSEMBLY  
1" FIBER CEMENT PANEL  
1 1/4" AIR SPACE  
6" RIGID INSULATION  
3/4" EXTERIOR SHEATHING  
6" MTL. STUD W/ INSULATION  
5/8" TYPE X GWB

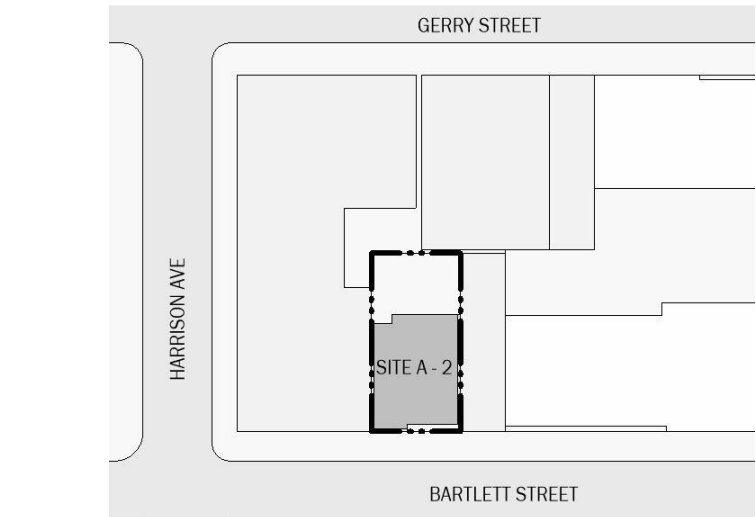
EXTERIOR PANEL ON STUD ASSEMBLY  
1" FIBER CEMENT PANEL  
1 1/4" AIR SPACE  
6" RIGID INSULATION  
3/4" EXTERIOR SHEATHING  
6" MTL. STUD W/ INSULATION  
5/8" TYPE X GWB

BARTLETT CROSSING

SITE A-2  
31 BARTLETT ST, BROOKLYN NY



BLOCK: 2269 LOT: 52  
NYC DOB #:



Key Plan:

NUMBER	DATE	DESCRIPTION
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Revisions:

Architect:

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LOBBY & MAIL PLAN AND ELEVATIONS

SEAL & SIGNATURE:

PROJECT No: 19022

DRAWING BY: Author

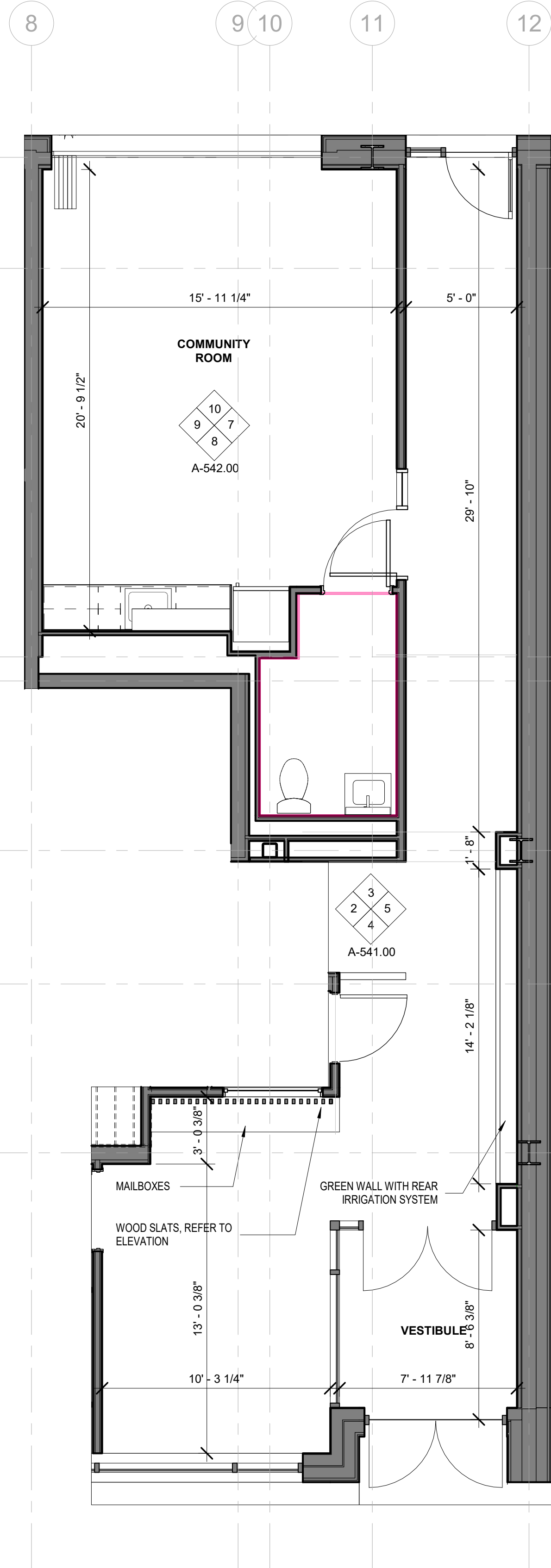
CHK BY: Checker

DWG No:

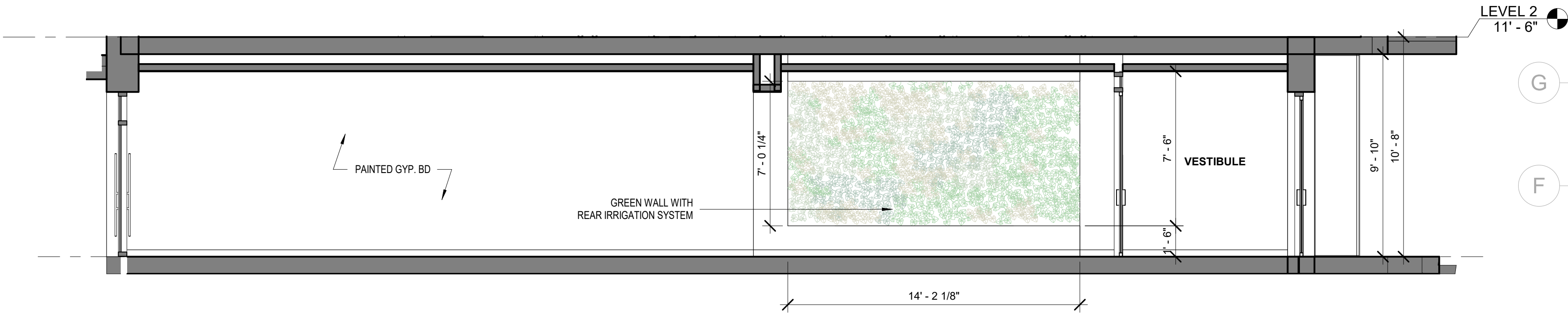
A-541.00

SCALE:  
1/4" = 1'-0"

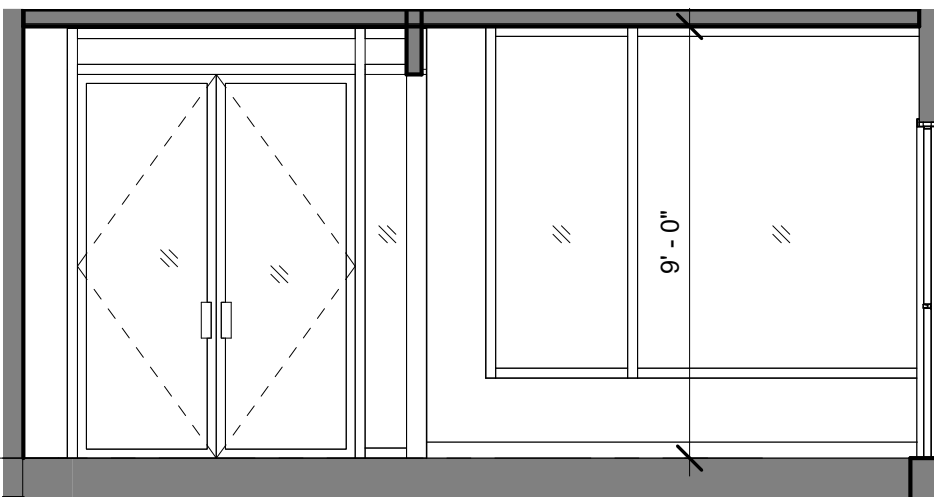
1 ENLARGED FLOOR PLAN (LOBBY)  
1/4" = 1'-0"



5 ELEVATION - LOBBY  
1/4" = 1'-0"



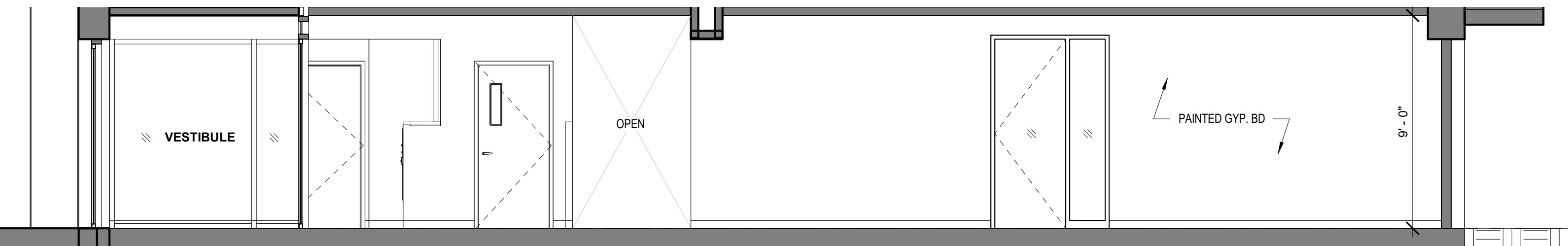
4 ELEVATION - VESTIBULE  
1/4" = 1'-0"



3 ELEVATION - LOBBY & MAIL ROOM 2  
1/4" = 1'-0"



2 ELEVATION - LOBBY & MAIL ROOM  
1/4" = 1'-0"



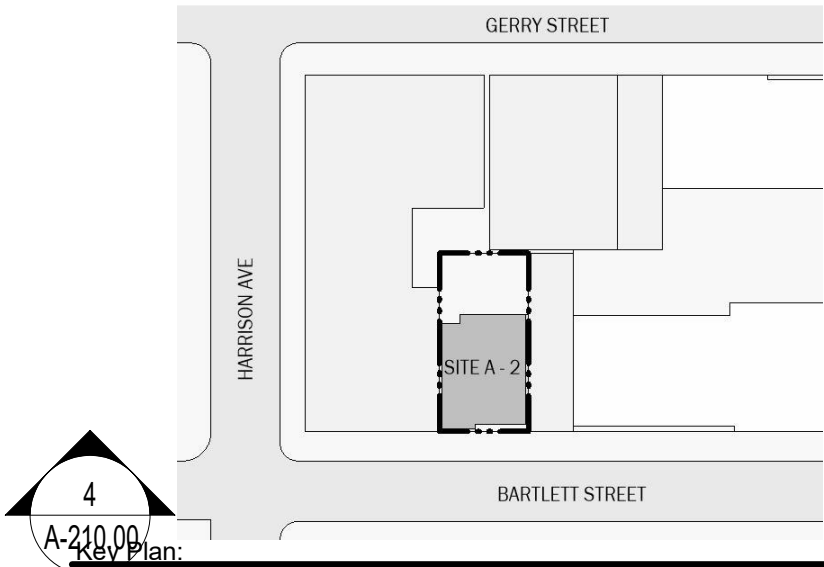
BARTLETT CROSSING

SITE A-2  
31 BARTLETT ST, BROOKLYN NY

Owner:



BLOCK: 2269 LOT: 52  
NYC DOB #:



NUMBER	DATE	DESCRIPTION
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Revisions:

Architect:



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Filing Representative:

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LAUNDRY & COMMUNITY  
ROOM PLANS &  
ELEVATIONS

SEAL & SIGNATURE:

PROJECT No: 19022

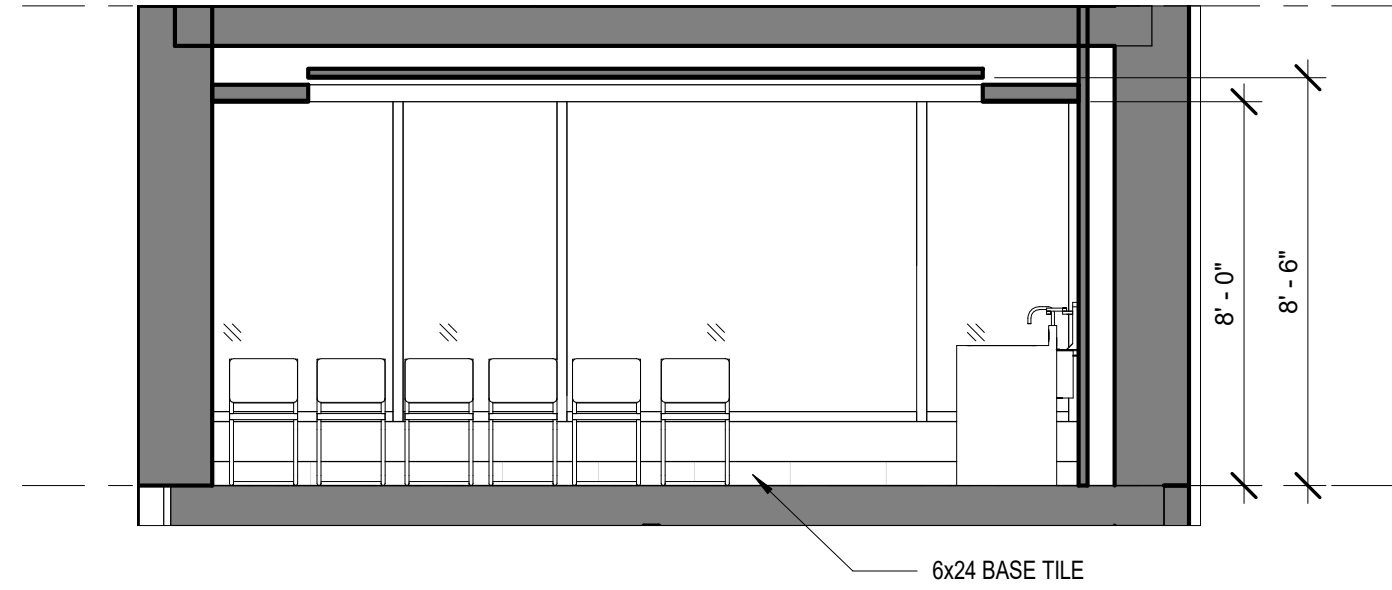
DRAWING BY: Author

CHK BY: Checker

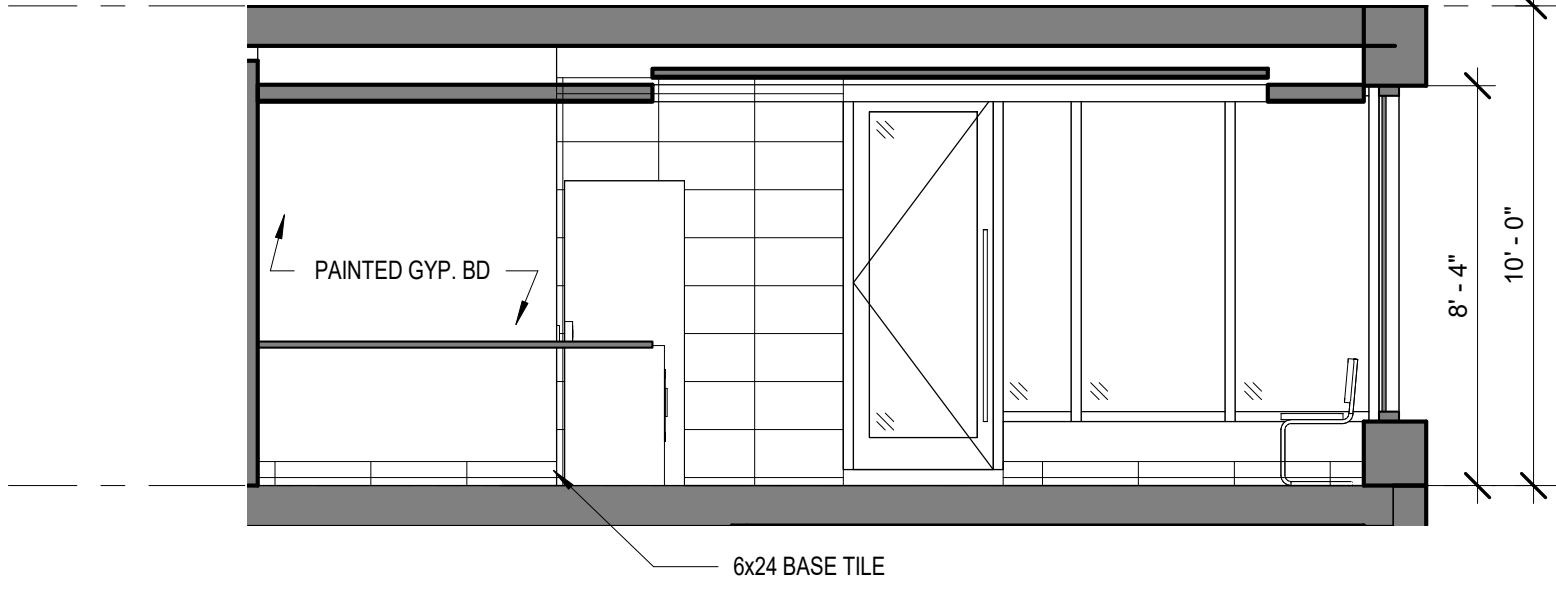
DWG No:

A-542.00

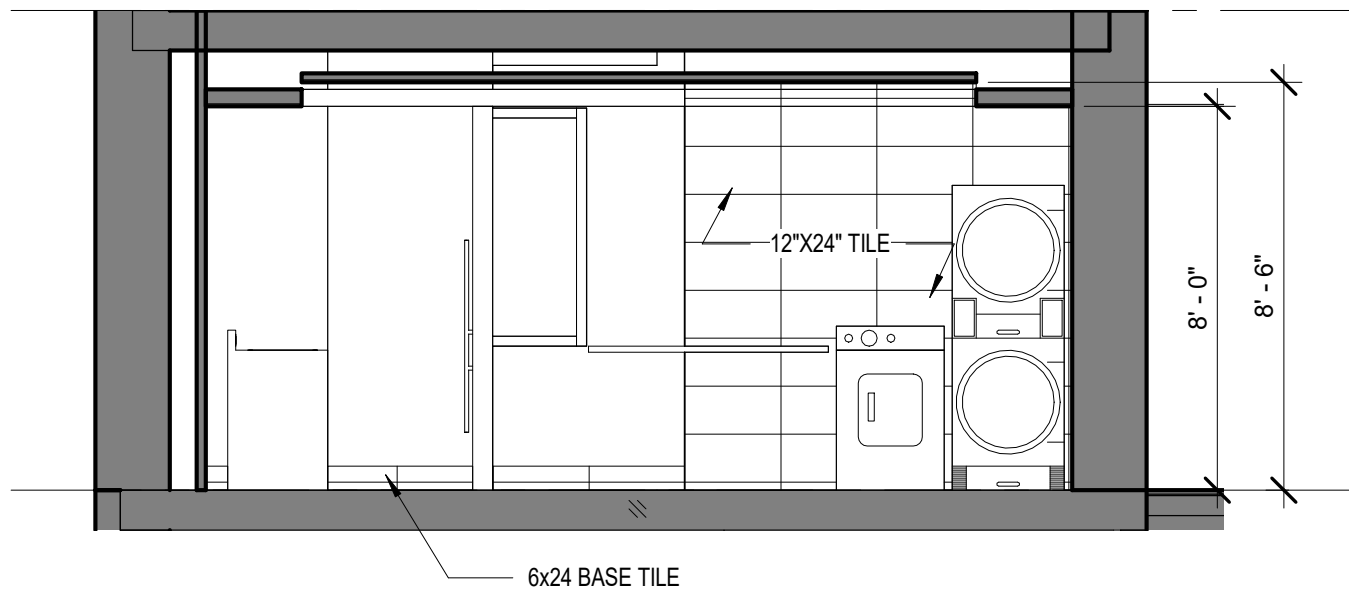
SCALE:  
1/4" = 1'-0"



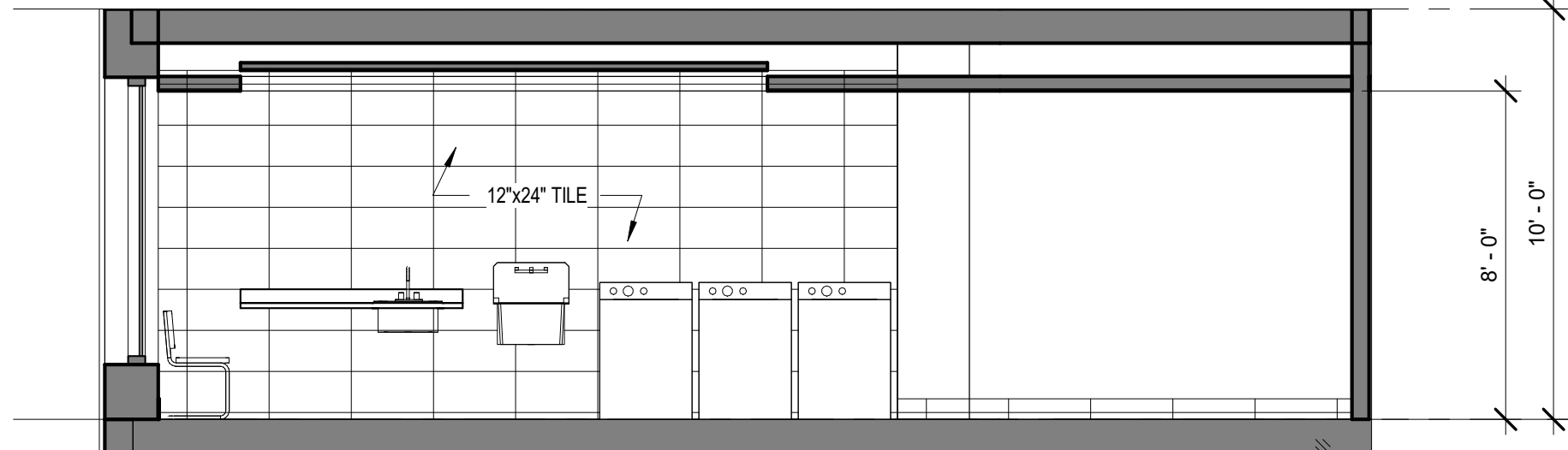
⑤ ELEVATION - LAUNDRY  
1/4" = 1'-0"



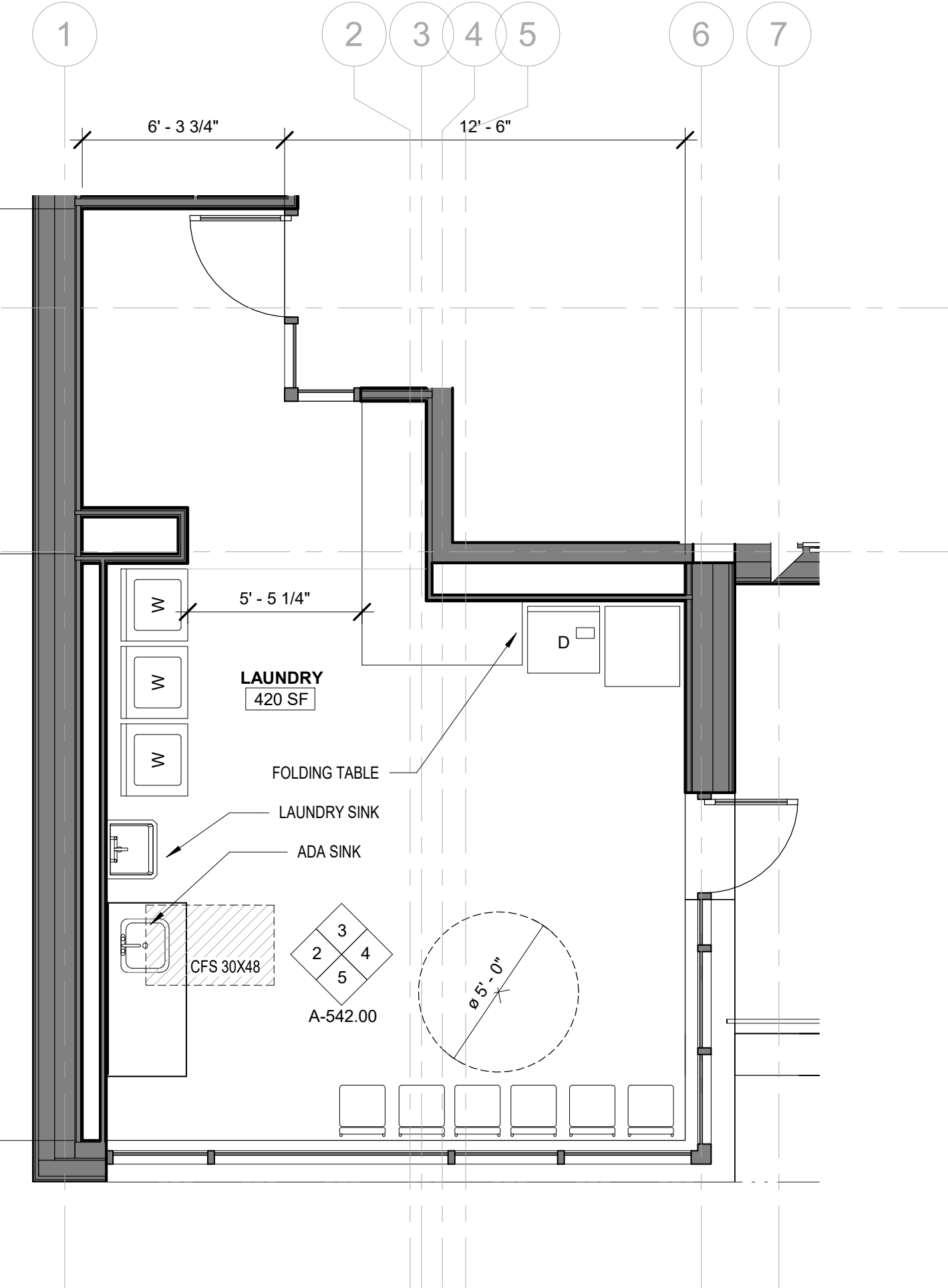
④ ELEVATION - LAUNDRY/PLAY ROOM  
1/4" = 1'-0"



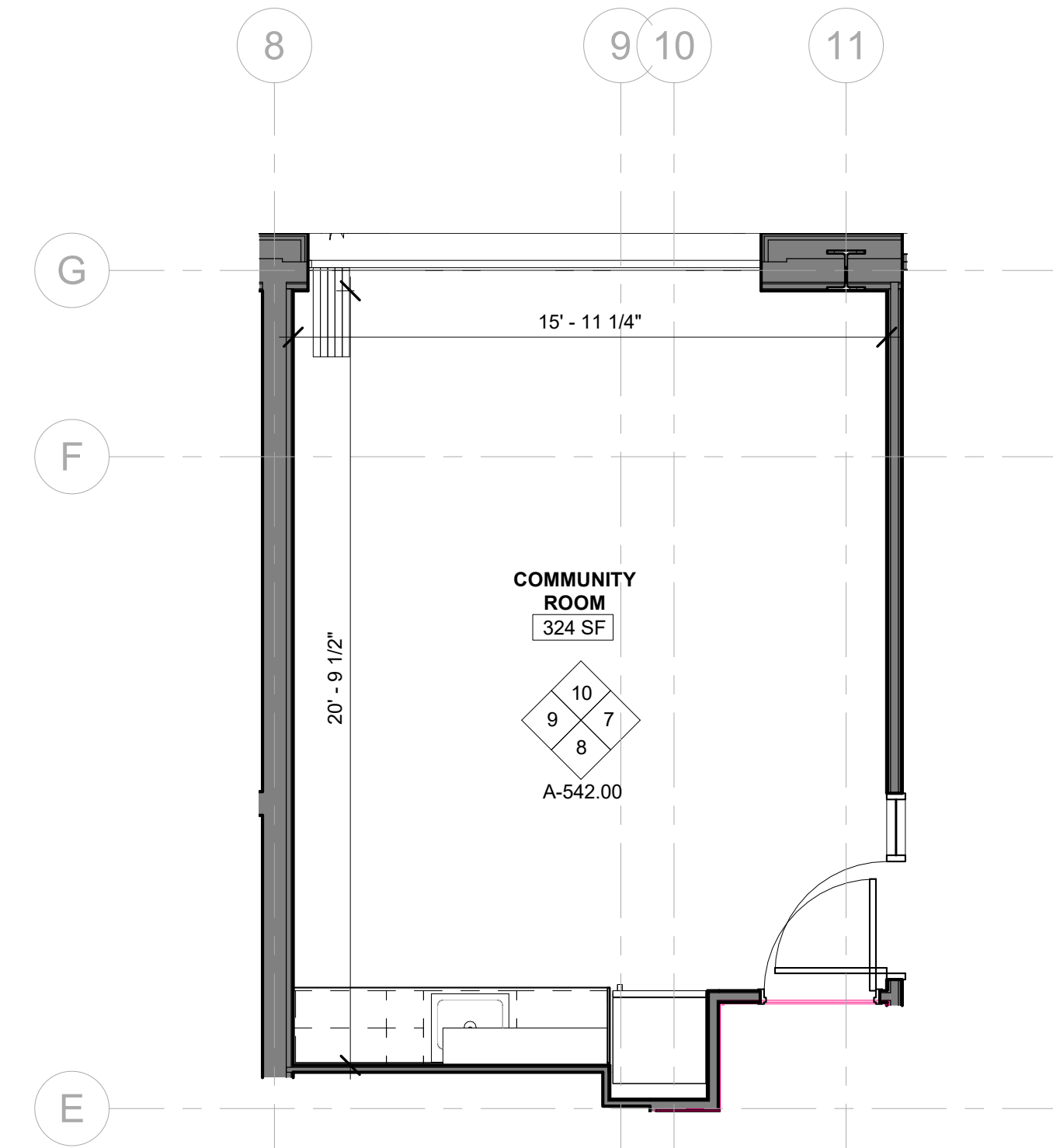
③ ELEVATION - LAUNDRY 2  
1/4" = 1'-0"



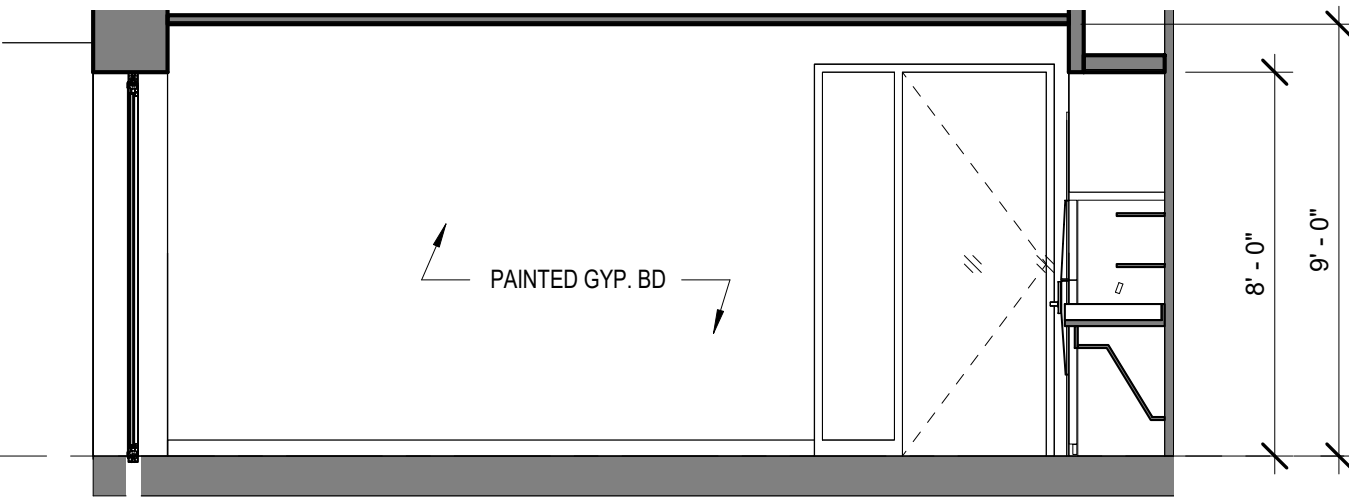
② ELEVATION - LAUNDRY/PLAY AREA 2  
1/4" = 1'-0"



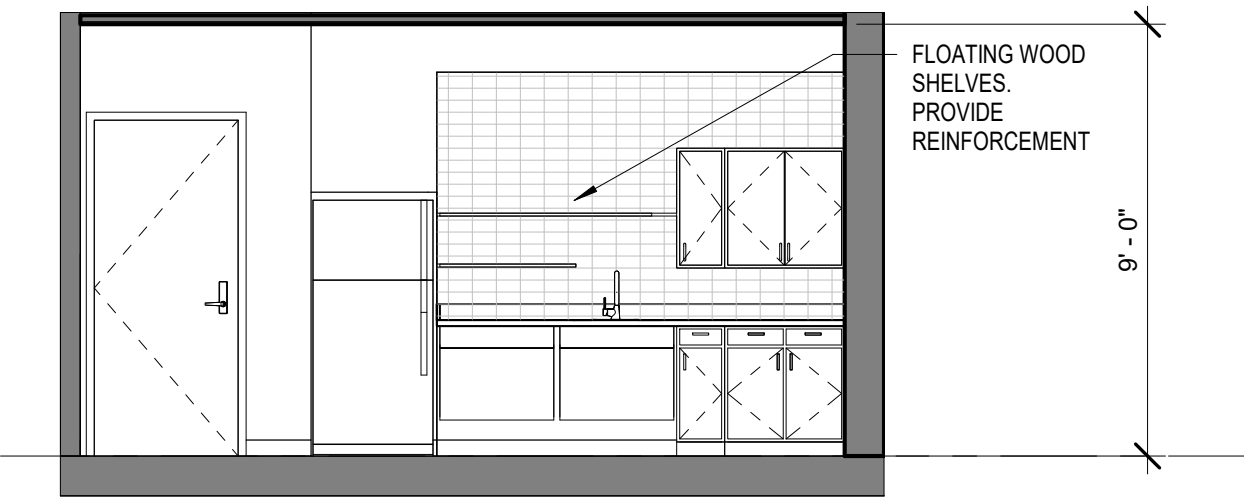
① ENLARGED PLAN (LAUNDRY ROOM)  
1/4" = 1'-0"



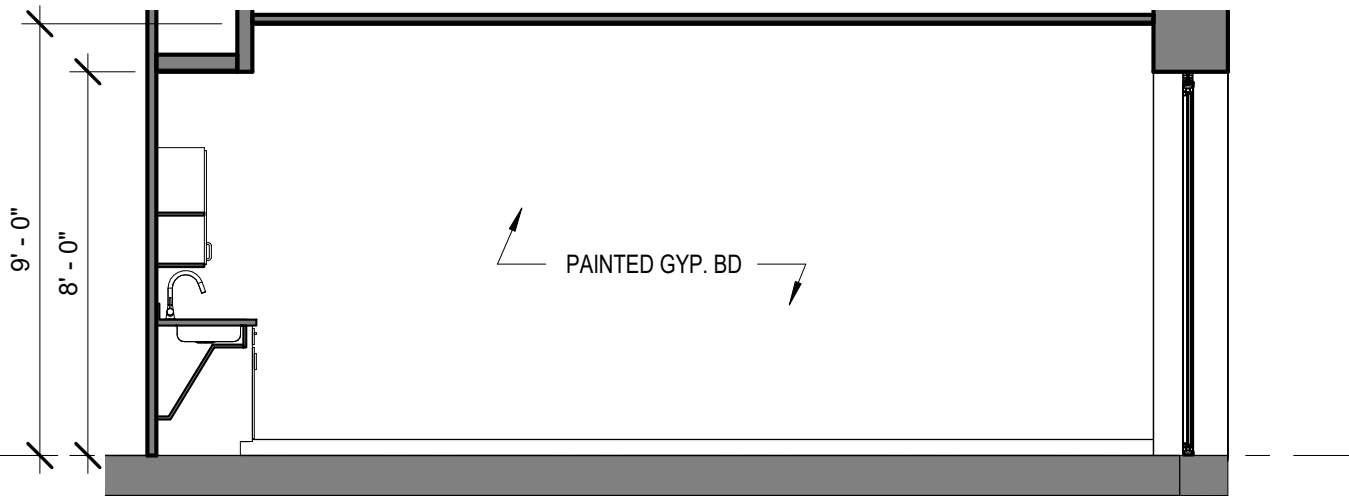
⑥ ENLARGED PLAN (COMMUNITY ROOM)  
1/4" = 1'-0"



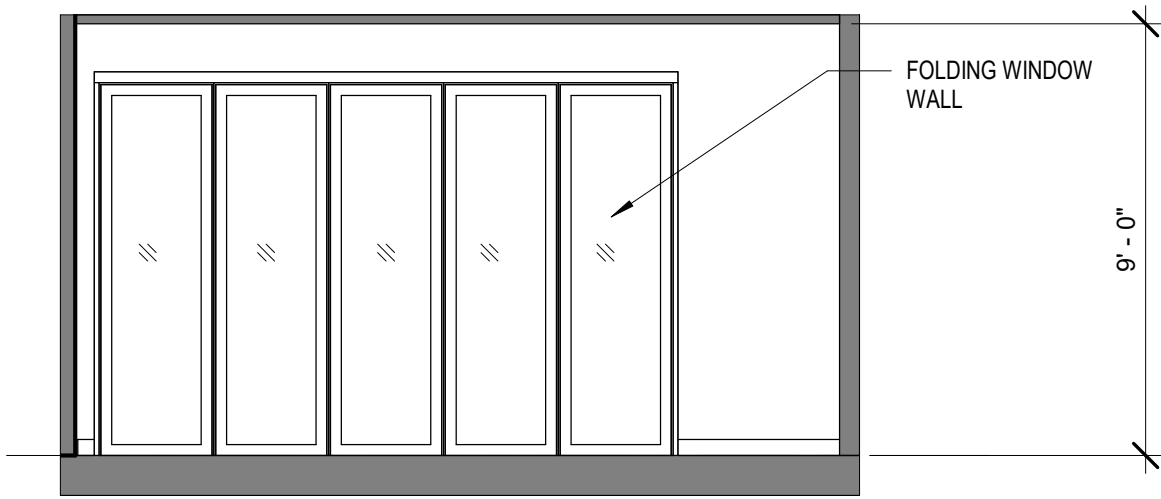
⑦ ELEVATION 1 - COMMUNITY ROOM  
1/4" = 1'-0"



⑧ ELEVATION 2 - COMMUNITY ROOM  
1/4" = 1'-0"



⑨ ELEVATION 3 - COMMUNITY ROOM  
1/4" = 1'-0"



⑩ ELEVATION 4 - COMMUNITY ROOM  
1/4" = 1'-0"

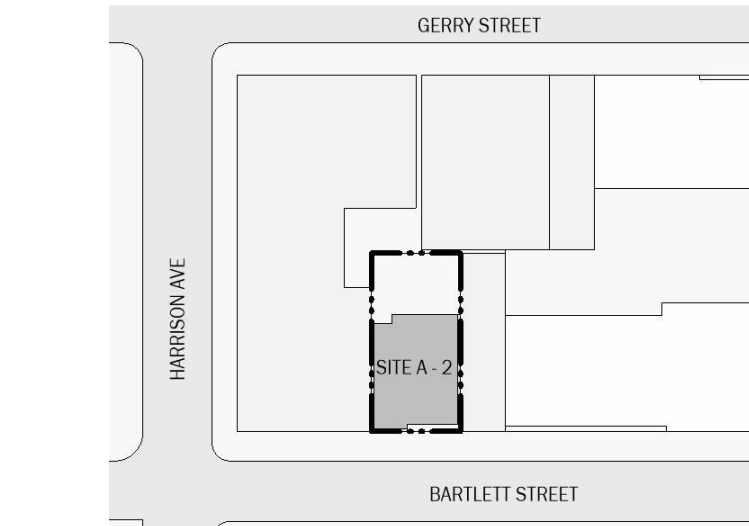
BARTLETT CROSSING

SITE A-2  
31 BARTLETT ST, BROOKLYN NY

Owner:



BLOCK: 2269 LOT: 52  
NYC DOB # :



Key Plan

NUMBER	DATE	DESCRIPTION
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Revisions:

Architect:



**Magnusson Architecture & Planning PC**  
42 West 39th Street 15th Floor  
New York NY 10018  
Tel (212) 253 7820 Fax (212) 253 1276

Structural Engineer:  
CityScape Engineering PLLC  
8 Haven Ave., Port Washington NY 11050  
Tel (631) 978-5000

MEP Engineer:  
Loring Consulting Engineers  
360 West 31st Street, New York, NY 10001  
Tel (646) 674-8100

Landscape Architect:  
Terrain-NYC Landscape Architects  
203 Lafayette Street, New York, NY 10012  
Tel (212) 537-6080

Client Representative:

Filing Representative:

Do Not Scale Plans  
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

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BIKE STORAGE ROOM

SEAL & SIGNATURE:

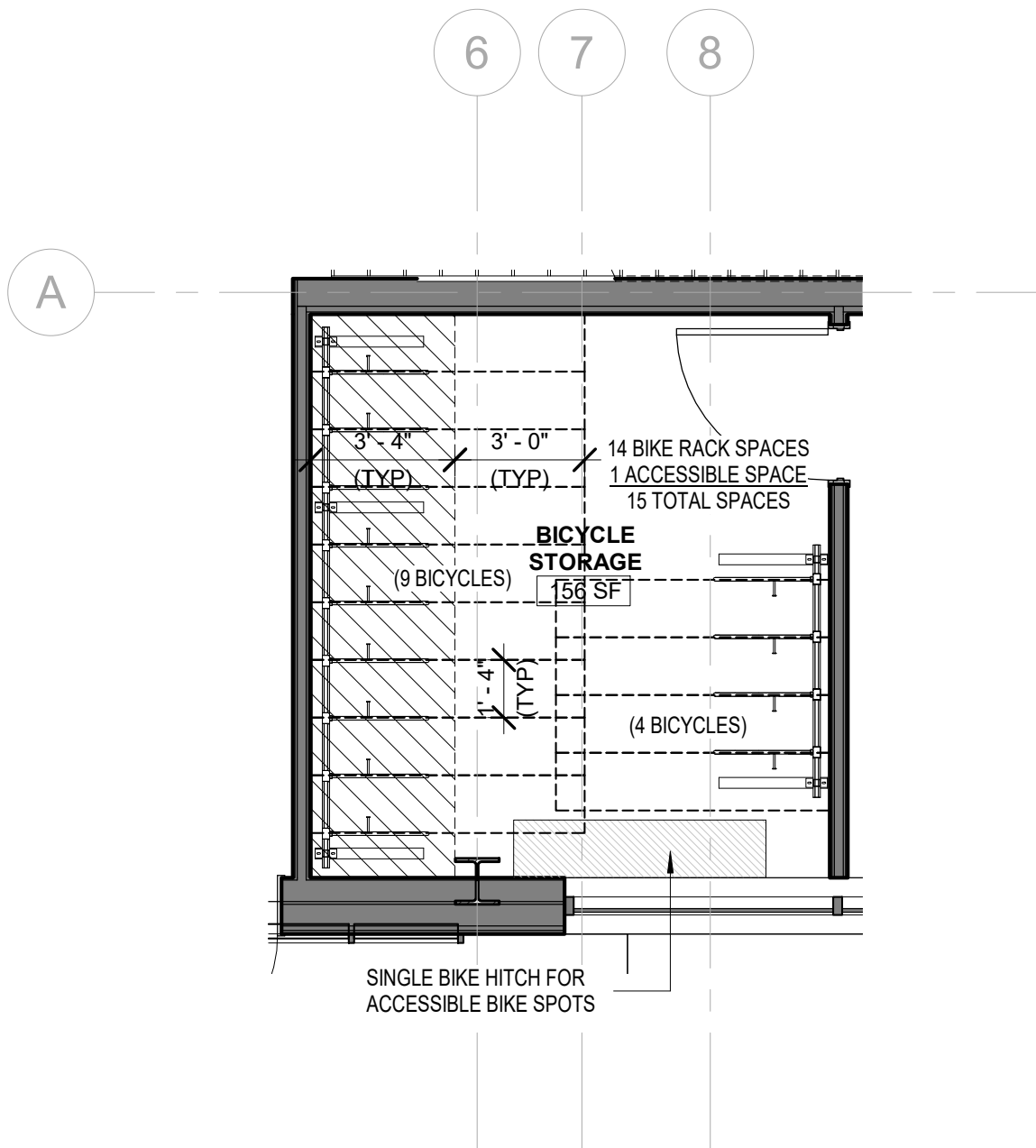
PROJECT No:	19022
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-543.00
SCALE:	1/4" = 1'-0"

ZONING CALCULATIONS FOR RESIDENTIAL BIKE ROOM

PER ZR 25-811 MIN. REQUIRED RESIDENTIAL ENCLOSED BICYCLE PARKING 1 PER 2 DWELLING UNITS  
NUMBER OF DWELLING UNITS: 29 UNITS  
REQUIRED NUMBER OF SPACES: 15 SPACES  
NUMBER OF SPACES PROVIDED: 14 SPACES + 1 ACCESSIBLE

PER ZR 25-83 MIN. SIZE OF BIKE STORAGE ROOM 15SF PER BICYCLE  
REQUIRED SQUARE FOOTAGE: 15SF PER BICYCLE X 15 SPACES = 225 SF  
PROPOSED SQUARE FOOTAGE: 156SF

\*\* MAP TO REQUEST A REDUCTION OF THE REQUIRED ROOM AREA.



Property's Environmental History  
(Previous Reports Provided as Separate Files)

## **Appendix C – Property’s Environmental History**

Broadway Triangle Site A  
663-667 Flushing Avenue and 29-31 Bartlett Street, Brooklyn, New York 11206  
BCP Application - Section III

The following previous environmental investigations have been conducted at the Site are attached for review in Appendix C and on the enclosed CD:

- **Phase I Environmental Site Assessment (ESA)**, prepared by Environmental Business Consultants (EBC), dated November 19, 2019
- **Remedial Investigation Report – Site A1**, prepared by Gallagher Bassett Technical Services, dated June 2020
- **Remedial Investigation Report – Site A2**, prepared by Gallagher Bassett Technical Services, dated June 2020
- **BCP Eligibility Soil Sampling Summary – Parcel A1**, prepared by Roux Environmental Engineering and Geology, D.P.C., dated January 4, 2021

A summary of the findings from the Site is provided below.

### **Phase I Environmental Site Assessment (ESA), prepared by Environmental Business Consultants, dated November 19, 2019**

No recognized environmental conditions (RECs) or controlled recognized environmental conditions (CRECs) were identified in the EBC Phase I ESA. EBC identified one historic recognized environmental conditions (HREC) and several environmental concerns (ASTM Non-Scope issues/Business Environmental Risks [BERs]). The HRECs and BERs are summarized as follows:

#### **HREC**

- The Site, 29-31 Bartlett Street (A1 - Block 2269 Lot 52), was listed on the PBS-AST database (NYSDEC PBS ID No. 2611766) in connection with one 3,000-gallon steel AST containing No. 2 fuel oil, which was installed in 1990 and closed/removed in 2012. The Site was not cross-listed on the LTANKS database in connection with any spills originating from the former AST. Site A2 was also listed on the NYSPILLS database related to one closed spill incident (NYSDEC Spill No. 95-06117) at a residence formerly located at 29 Bartlett Street. This spill, which occurred on August 17, 1995, was related to the release of approximately 40 gallons of fuel oil during a delivery. According to available records, the spill was contained on the sidewalk area and cleaned using sorbents. The NYSDEC closed the spill on August 24, 1995, within one week of the initial spill report filing. Although copies of the tank closure and/or the spill remediation reports were not provided to EBC, given the nature of the release and the closed status of the AST and spill, EBC considered the Site’s listing on the PBS-AST and NYSPILLS databases to be a HREC that did not warrant further investigation.

#### **BERs**

- As most of the Site was formerly developed with the multiple buildings, there is a potential for fill materials to be present (utilized to backfill the foundations and/or basements of the former structures following their demolition). As no information regarding the nature of source of the fill materials was available for review, EBC identified the potential for contaminated and/or structurally unsuitable materials to be present on the Site.
- The entire Site is identified as having E-Air Quality and/or Noise restrictions (E-238), which were determined during the Broadway Triangle Rezoning completed by the City in December 2009 (CEQR 09HPD019K). The Noise E-Designation applies to all five lots of Site A1 and requires that any future residential/commercial development must provide a closed-window condition with a minimum 30 decibels (dBA) window/wall attenuation on all facades to achieve an acceptable indoor noise environment of 45 dBA. In order to maintain a closed-window condition, an alternative means of ventilation must also be provided. Alternative means of ventilation means, but is not limited to, central air conditioning, or through wall air conditioning sleeves fitted with an air conditioner. The Air Quality E-Designation for these five lots requires that any new residential and/or commercial development

## **Appendix C – Property's Environmental History**

Broadway Triangle Site A  
663-667 Flushing Avenue and 29-31 Bartlett Street, Brooklyn, New York 11206  
BCP Application - Section III

utilize natural gas for the heating, ventilation and air conditioning and that stacks must be 60 feet from the northern and western lot lines to avoid any potential significant adverse air quality impacts. The property at 29-31 Bartlett Street (Site A2, Block 2269 Lot 52) also has an E-Designation for Air. The Air Quality E-Designation for this lot requires that any new residential and/or commercial development must utilize natural gas as the fuel for heating, ventilation and air conditioning with no stack set back requirements. EBC considered the presence of E-Noise and Air Quality designations to be a BER.

### **Remedial Investigation Report – Site A1, prepared by Gallagher Basset Technical Services, dated June 2020**

GBTS performed a remedial investigation at Site A1 in April 2020, which is described in the Remedial Investigation Report (RIR) provided in Appendix C. During the RI, 12 soil samples were collected from 6 soil borings, 3 groundwater samples were collected from temporary wells, and 4 soil vapor samples were collected from temporary monitoring points. A summary of findings is provided below:

#### **Soil/Fill**

According to the GBTS RIR for Site A1, the following analytes exceeded the NYSDEC Part 375 Restricted Residential Soil Cleanup Objectives (RRSCOs):

##### *Semivolatile Organic Compounds (SVOCs)*

- Benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene)

##### *Metals*

- Barium, lead, and mercury

##### *Pesticides*

- Dieldrin

Exceedances of RRSCOs and Unrestricted Use Soil Cleanup Objectives (UUSCOs) within the boundaries of the Site are depicted on Figure 4.

#### **Groundwater**

According to the GBTS RIR for Site A1, the following analytes exceeded NYSDEC Ambient Water Quality Standards and Guidance Values (AWQSGVs):

##### *Metals (total)*

- Iron, manganese, selenium, and sodium

##### *Metals (dissolved)*

- Iron, manganese, selenium, and sodium

Exceedances of AWQSGVs within the boundaries of the Site are depicted on Figure 5.

#### **Soil Vapor**

According to the GBTS RIR for Site A1, the following analytes were detected in soil vapor:

##### *Volatile Organic Compounds (VOCs):*

- 1,3-butadiene, 2-butanone, 4-methyl-2-pentanone, acetone, benzene, carbon disulfide, dichlorodifluoromethane, ethylbenzene, isopropanol, methyl methacrylate, n-heptane, n-hexane, propylene, styrene, tetrachloroethene, toluene, and trichlorofluoromethane

## **Appendix C – Property's Environmental History**

Broadway Triangle Site A  
663-667 Flushing Avenue and 29-31 Bartlett Street, Brooklyn, New York 11206  
BCP Application - Section III

Detections of analytes in soil vapor within the boundaries of the Site are depicted on Figure 6.

### **Remedial Investigation Report – Site A2, prepared by Gallagher Basset Technical Services, dated June 2020**

GBTS performed a remedial investigation at Site A2 in April 2020, which is described in the RIR provided in Appendix C. In total, 13 soil samples were collected from three soil borings in addition to one groundwater sample from a temporary well and three soil vapor samples from temporary monitoring points. A summary of findings is provided below:

#### **Soil/Fill**

According to the GBTS RIR for Site A2, the following analytes exceeded NYSDEC Part 375 Restricted Residential Soil Cleanup Objectives (RRSCOs):

##### *SVOCs*

- Benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene)

##### *Metals*

- Barium and lead

Exceedances of RRSCOs and UUSCOs within the boundaries of the Site are depicted on Figure 4.

#### **Groundwater**

According to the GBTS RIR for Site A2, the following analytes exceeded NYSDEC AWQSGVs:

##### *Metals (total)*

- Iron, magnesium, manganese, and sodium

##### *Metals (dissolved)*

- Magnesium, manganese, and sodium

Exceedances of AWQSGVs within the boundaries of the Site are depicted on Figure 5.

#### **Soil Vapor**

According to the GBTS RIR for Site A2, the following analytes were detected in soil vapor:

##### *VOCs*

- 1,1,1-trichloroethane, 1,1,2-trichloro-1,2,2-trifluoroethane, 1,2,4-trimethylbenzene, 1,3-butadiene, 2-butanone, 2-hexanone, 4-methyl-2-pentanone, acetone, benzene, carbon disulfide, carbon tetrachloride, chloroform, cyclohexane, dichlorodifluoromethane, ethylbenzene, isopropanol, methyl methacrylate, n-heptane, n-hexane, o-xylene, p/m-xylene, p-ethyltoluene, styrene, tetrachloroethene, toluene, trichloroethene, and trichlorofluoromethane

Detections of analytes in soil vapor within the boundaries of the Site are depicted on Figure 6.

### **BCP Eligibility Soil Sampling Summary – Parcel A1, prepared by Roux Environmental Engineering and Geology, D.P.C, dated January 4, 2021**

Roux performed a shallow soil investigation in December 2020, which is described in the Brownfield Cleanup Program (BCP) Eligibility Soil Sampling Summary Report and is attached to this application (Appendix C). In total, five soil samples (including QA/QC) were collected from two soil borings advanced on Block 2272, Lots 51 and 52.

## **Appendix C – Property's Environmental History**

Broadway Triangle Site A  
663-667 Flushing Avenue and 29-31 Bartlett Street, Brooklyn, New York 11206  
BCP Application - Section III

### **Soil/Fill**

According to the Roux Site investigation the following analytes are in exceedance of the NYSDEC Part 375 RRSCOs:

SVOCs:

- Benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, chrysene, dibenzo(a,h)anthracene, and indeno(1,2,3-c,d)pyrene

Metals:

- Arsenic, barium, lead, and mercury

Exceedances of the RRSCOs and UUSCOs within the boundaries of the proposed Site are depicted on Figure 4.

### **SOIL RRSCO EXCEEDANCE SUMMARY**

The proposed Site redevelopment plan is to provide affordable multifamily residential housing; therefore, the available soil data was compared to the NYSDEC Restricted Residential Soil Cleanup Objectives (RRSCOs). Based on the proposed post-redevelopment Site use, soil exceedances of RRSCOs serve as the threshold for the Site's entry into the NYSDEC BCP. A summary of the RRSCO exceedances in soil is presented below. Additional soil sampling and analysis is planned as part of the Remedial Investigation upon acceptance into the NYSDEC Brownfields Cleanup Program. Exceedances of the RRSCOs within the boundaries of the proposed Site are graphically depicted on Figure 4.

### **Semivolatile Organic Compounds (SVOCs)**

Laboratory analytical data for the exceedances of RRSCOs for SVOCs are summarized below with the maximum concentration and location noted in **red** text.

Analyte	Number of RRSCO Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	RRSCO (mg/kg or ppm)
Benzo(a)anthracene	11	SB-01/MW-03 (0-2 ft bls) – Block 2272 Lot 49	4.87	1
		SB-02 (0-2 ft bls) – Block 2272 Lot 53	1.32	
		SB-04 (0-2 ft bls) – Block 2272 Lot 108	6.56	
		<b>SB-06/MW-02 (0-2 ft bls) – Block 2272 Lot 49</b>	<b>9.00</b>	
		RXA-5101 (0-2 ft bls) – Block 2272 Lot 51	7.00	
		RXA-5201 (0-2 ft bls) – Block 2272 Lot 52	3.40	
		RXA-5201 DUP (0-2 ft bls) – Block 2272 Lot 52	7.60	
		SB-01 (0-2 ft bls) – Block 2269 Lot 52	2.64	
		SB-01 (4-6 ft bls) – Block 2269 Lot 52	1.66	
		SB-02 (0-2 ft bls) – Block 2269 Lot 52	7.29	
		SB-03/MW-03 (0-2 ft bls) – Block 2269 Lot 52	1.45	
Benzo(a)pyrene	11	SB-01/MW-03 (0-2 ft bls) – Block 2272 Lot 49	4.17	1
		SB-02 (0-2 ft bls) – Block 2272 Lot 53	1.27	
		SB-04 (0-2 ft bls) – Block 2272 Lot 108	6.81	
		<b>SB-06/MW-02 (0-2 ft bls) – Block 2272 Lot 49</b>	<b>9.19</b>	
		RXA-5101 (0-2 ft bls) – Block 2272 Lot 51	7.60	
		RXA-5201 (0-2 ft bls) – Block 2272 Lot 52	4.30	
		RXA-5201 DUP (0-2 ft bls) – Block 2272 Lot 52	8.80	
		SB-01 (0-2 ft bls) – Block 2269 Lot 52	2.63	
		SB-01 (4-6 ft bls) – Block 2269 Lot 52	1.69	

### Appendix C – Property's Environmental History

Broadway Triangle Site A  
663-667 Flushing Avenue and 29-31 Bartlett Street, Brooklyn, New York 11206  
BCP Application - Section III

Analyte	Number of RRSCO Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	RRSCO (mg/kg or ppm)
		SB-02 (0-2 ft bls) – Block 2269 Lot 52 SB-03/MW-03 (0-2 ft bls) – Block 2269 Lot 52	5.80 1.35	
Benzo(b)fluoranthene	11	SB-01/MW-03 (0-2 ft bls) – Block 2272 Lot 49 SB-02 (0-2 ft bls) – Block 2272 Lot 53 SB-04 (0-2 ft bls) – Block 2272 Lot 108 SB-06/MW-02 (0-2 ft bls) – Block 2272 Lot 49 RXA-5101 (0-2 ft bls) – Block 2272 Lot 51 RXA-5201 (0-2 ft bls) – Block 2272 Lot 52 <b>RXA-5201 DUP (0-2 ft bls) – Block 2272 Lot 52</b>  SB-01 (0-2 ft bls) – Block 2269 Lot 52 SB-01 (4-6 ft bls) – Block 2269 Lot 52 SB-02 (0-2 ft bls) – Block 2269 Lot 52 SB-03/MW-03 (0-2 ft bls) – Block 2269 Lot 52	3.59 1.2 6.15 8.76 10.00 5.30 <b>12.00</b>  2.62 1.62 4.86 1.16	1
Benzo(k)fluoranthene	4	SB-04 (0-2 ft bls) – Block 2272 Lot 108 <b>SB-06/MW-02 (0-2 ft bls) – Block 2272 Lot 49</b> RXA-5201 DUP (0-2 ft bls) – Block 2272 Lot 52  SB-02 (0-2 ft bls) – Block 2269 Lot 52	5.80 <b>7.46</b> 4.40  4.05	3.9
Chrysene	6	SB-01/MW-03 (0-2 ft bls) – Block 2272 Lot 49 SB-04 (0-2 ft bls) – Block 2272 Lot 108 <b>SB-06/MW-02 (0-2 ft bls) – Block 2272 Lot 49</b> RXA-5101 (0-2 ft bls) – Block 2272 Lot 51 RXA-5201 DUP (0-2 ft bls) – Block 2272 Lot 52  SB-02 (0-2 ft bls) – Block 2269 Lot 52	4.28 6.27 <b>8.62</b> 6.80 8.00  7.06	3.9
Dibenzo(a,h)anthracene	8	SB-01/MW-03 (0-2 ft bls) – Block 2272 Lot 49 SB-04 (0-2 ft bls) – Block 2272 Lot 108 <b>SB-06/MW-02 (0-2 ft bls) – Block 2272 Lot 49</b> RXA-5101 (0-2 ft bls) – Block 2272 Lot 51 RXA-5201 (0-2 ft bls) – Block 2272 Lot 52 RXA-5201 DUP (0-2 ft bls) – Block 2272 Lot 52  SB-01 (0-2 ft bls) – Block 2269 Lot 52 SB-02 (0-2 ft bls) – Block 2269 Lot 52	0.766 1.61 <b>2.04</b> 1.40 0.81 1.70  0.421 1.30	0.33
Indeno(1,2,3-C,D)Pyrene	14	SB-01/MW-03 (0-2 ft bls) – Block 2272 Lot 49 SB-02 (0-2 ft bls) – Block 2272 Lot 53 SB-03/MW-01 (0-2 ft bls) – Block 2272 Lot 53 SB-03/MW-01 (4-6 ft bls) – Block 2272 Lot 53 SB-04 (0-2 ft bls) – Block 2272 Lot 108 SB-05 (0-2 ft bls) – Block 2272 Lot 51/52 <b>SB-06/MW-02 (0-2 ft bls) – Block 2272 Lot 49</b> RXA-5101 (0-2 ft bls) – Block 2272 Lot 51 RXA-5201 (0-2 ft bls) – Block 2272 Lot 52 RXA-5201 DUP (0-2 ft bls) – Block 2272 Lot 52  SB-01 (0-2 ft bls) – Block 2269 Lot 52	1.84 0.663 0.589 0.531 4.13 0.551 <b>5.55</b> 4.90 2.70 5.50  2.06	0.5

### **Appendix C – Property’s Environmental History**

Broadway Triangle Site A  
663-667 Flushing Avenue and 29-31 Bartlett Street, Brooklyn, New York 11206  
BCP Application - Section III

Analyte	Number of RRSCO Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	RRSCO (mg/kg or ppm)
		SB-01 (4-6 ft bls) – Block 2269 Lot 52	1.35	
		SB-02 (0-2 ft bls) – Block 2269 Lot 52	3.32	
		SB-03/MW-03 (0-2 ft bls) – Block 2269 Lot 52	0.996	

#### ***Metals***

Laboratory analytical data for the exceedances of RRSCOs for metals are summarized below with the maximum concentration and location noted in **red** text.

Analyte	Number of RRSCO Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	RRSCO (mg/kg or ppm)
Arsenic	2	RXA-5201 (0-2 ft bls) – Block 2272 Lot 52 RXA-5201 DUP (0-2 ft bls) – Block 2272 Lot 52	24.3 18.7	16
Barium	10	SB-02 (0-2 ft bls) – Block 2272 Lot 53 SB-04 (0-2 ft bls) – Block 2272 Lot 108 SB-05 (0-2 ft bls) – Block 2272 Lot 51/52 SB-06/MW-02 (0-2 ft bls) – Block 2272 Lot 49 RXA-5101 (0-2 ft bls) – Block 2272 Lot 51 RXA-5201 (0-2 ft bls) – Block 2272 Lot 52 RXA-5201 DUP (0-2 ft bls) – Block 2272 Lot 52 SB-01 (0-2 ft bls) – Block 2269 Lot 52 SB-01 (4-6 ft bls) – Block 2269 Lot 52 SB-02 (0-2 ft bls) – Block 2269 Lot 52	1130 884 1080 1660 726 807 1880 506 870 1490	400
Lead	7	SB-03/MW-01 (0-2 ft bls) – Block 2272 Lot 53 SB-06/MW-02 (0-2 ft bls) – Block 2272 Lot 49 SB-06/MW-02 (4-6 ft bls) – Block 2272 Lot 49 RXA-5101 (0-2 ft bls) – Block 2272 Lot 51 RXA-5201 (0-2 ft bls) – Block 2272 Lot 52 RXA-5201 DUP (0-2 ft bls) – Block 2272 Lot 52 SB-02 (0-2 ft bls) – Block 2269 Lot 52	473 1810 583 578 880 2290 2050	400
Mercury	5	SB-04 (0-2 ft bls) – Block 2272 Lot 108 SB-05 (0-2 ft bls) – Block 2272 Lot 51/52 SB-06/MW-02 (4-6 ft bls) – Block 2272 Lot 49 RXA-5201 (0-2 ft bls) – Block 2272 Lot 52 RXA-5201 DUP (0-2 ft bls) – Block 2272 Lot 52	0.812 0.921 3.20 0.870 1.30	0.81

#### ***Pesticides***

Laboratory analytical data for the exceedances of RRSCOs for pesticides are summarized below with the maximum concentration and location noted in **red** text.

Analyte	Number of RRSCO Exceedances	Location of SCO Exceedance	Concentrations (mg/kg or ppm)	RRSCO (mg/kg or ppm)
Dieldrin	1	SB-04 (0-2 ft bls) – Block 2272 Lot 108	0.298	0.2

**Brownfield Cleanup Program Application**  
***Broadway Triangle Site A***

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**APPENDIX D**

Property Information

## **Appendix D – Property Description Narrative**

### **Broadway Triangle Site A**

663-667 Flushing Avenue and 29-31 Bartlett Street Brooklyn, New York 11206  
BCP Application - Section IV, Question 10

#### **Location**

The Site is located at 29-31 Bartlett Street and 663-667 Flushing Avenue, Brooklyn, New York encompassing Kings County Tax Map Block 2272, Lots 49, 51, 52, 53, and 108 (Site A1) and Block 2269, Lot 52 (Site A2). Site A1 is bounded to the north by an automotive repair facility, to the south by Flushing Avenue and Whipple Street, and to the east and west by multi-family residential buildings. Site A2 is bounded to the north and west by a construction site, to the south by Bartlett Street, and to the east by a commercial office building. A Site Location Map is provided as Figure 1.

Parcel Address	Block No.	Lot No.	Acreage
31 Bartlett Street	2269	52	0.115
Whipple Street	2272	49	0.073
665 Flushing Avenue	2272	51	0.043
665 Flushing Avenue	2272	52	0.046
663 Flushing Avenue	2272	53	0.046
Bartlett Street	2272	108	0.012

#### **Site Features**

The Site is 0.33 acres and is currently comprised of vacant, overgrown land with several patches of exposed concrete, likely from former on-Site structures (Figure 2). The Site is fully enclosed by chain-link fencing with locked gates. Further details on historic Site use are discussed in the *Past Use of the Site* section below.

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

The current property zoning is R7A for residential use with a C2-4 commercial overlay. R7A districts typically produce high lot coverage (i.e., seven- to nine- story) apartment buildings, blending with existing buildings in many established neighborhoods. The floor area ratio in R7A districts is 4.0. Above a base height of 40 to 65 feet, or 75 feet if providing a qualifying ground floor, the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum height of 80 feet, or 85 feet if providing a qualifying ground floor. In order to preserve the traditional streetscape, the street wall of a new building can be no closer to the street line, than any adjacent street wall, but need not be farther than 10 feet. Buildings must have interior amenities for the residents pursuant to the Quality Housing Program. Typical retail uses included in C2-4 commercial overlay areas include neighborhood grocery stores, restaurants and beauty parlors and may also include uses such as funeral homes and repair services. In mixed residential / commercial buildings, commercial uses are limited to one or two floors and must always be located below the residential use.

The area surrounding the Site is an urban area comprised primarily of commercial and multi-family residential properties and vacant land (Figure 3). Site A1 is adjoined by the following: a residential construction site and an automotive repair facility to the north, and multi-family residential buildings to the south (across Flushing Avenue and Whipple Street), east, and west. Site A2 is adjoined by the following: an active construction site (former automotive repair facility) and a multi-family residential building to the south (across Bartlett Street); an office building to the east; and an active construction site (anticipated mixed commercial and residential use) to the north and west.

#### **Past Use of the Site**

Based on a review of Historic Sanborn fire insurance maps, aerial photographs, city directories, and New York City Assessor's and Building Department records, the following Site history was established. Site A1 was developed as early as 1887 with residential and commercial structures. Former on-Site commercial uses included retail stores, a bakery, carpenter's shop, and a junk shop. The former buildings on Site A1 were demolished by 1980 and the Site has remained vacant since that time. Site A2 is likely to have been in use for residential and commercial purposes since at least 1887. Former on-Site uses included single and

## **Appendix D – Property Description Narrative**

### **Broadway Triangle Site A**

663-667 Flushing Avenue and 29-31 Bartlett Street Brooklyn, New York 11206

BCP Application - Section IV, Question 10

multi-family residences, a fur dresser, and several retail stores. The former buildings on Site A2 were demolished sometime after 2006 and the Site has remained vacant since that time. No other significant on-Site commercial uses were noted. All six Site lots are currently owned by New York City (NYC) Housing Preservation and Development (HPD).

### **Site Geology & Hydrogeology**

Based on the June 2020 Remedial Investigation performed by Gallagher Basset Technical Services, subsurface materials generally contain fill materials (unsorted sand, gravel, and debris [e.g., brick, concrete, stone, and glass]) to depths ranging from 4 feet to 8 ft bls at Site A1; fill materials overly native orange-brown medium to coarse sands with brown or black clay lenses. At Site A2 subsurface material generally contains fill materials (unsorted sand, gravel, and debris) to depths of 7 to 8 ft bls; fill materials overly native brown medium to coarse gravelly sands interbedded with gray-green clayey silt. Depth to bedrock is unknown. No bedrock was encountered to a maximum depth of 20 ft bls during the RI.

Groundwater flow direction is likely influenced by subsurface utilities, lithology, and other subsurface features. Groundwater, when encountered, was generally between approximately 8 and 10 ft bls at Site A1; the assumed groundwater flow direction is from northwest to southeast. Groundwater, when encountered, was generally between 7 and 8 ft bls at Site A2; the assumed groundwater flow direction is from west to east.

### **Environmental Assessment**

Based upon investigations conducted to date, the primary contaminants of concern for the Site include a subset of semivolatile organic compounds (SVOCs) known as polycyclic aromatic hydrocarbons (PAHs), metals, and the pesticide dieldrin in soil and chlorinated volatile organic compounds (CVOCs) in soil vapor.

*Soil* – PAHs including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, and indeno(1,2,3-c,d)pyrene were detected above their respective RRSCOs predominantly in shallow soil (0-2 ft bls) throughout Sites A1 and A2. Soil samples collected on Block 2272 Lots 49 and 52 contained the highest detected concentration of PAHs such as benzo(b)fluoranthene (12 milligrams per kilogram [mg/kg] on Block 2272, Lot 52) and benzo(a)pyrene (9.19 mg/kg on Block 2272, Lot 49). Metals including arsenic, barium, lead, and mercury were detected above their respective RRSCOs across multiple lots in the shallow soil samples collected (0-2 ft bls and 4-6 ft bls). The highest detections of all four metals were found in soil samples SB-07 (5-7 ft bls) collected from either Block 2272, Lot 51 or Lot 52. In particular, barium and lead in sample RXA-5201 (0-2 ft bls) DUP were detected at concentrations of 1,880 mg/kg and 2,290 mg/kg, respectively. The pesticide dieldrin exceeded its RRSCO in one sample, SB-04 (0-2 ft bls), collected on Block 2272 Lot 108.

*Groundwater* – Groundwater samples collected at the Site exceeded the Ambient Water Quality Standards and Guidance Values (AWQSGVs) for metals including iron, magnesium, manganese, sodium, and selenium. The highest concentrations of total and dissolved sodium exceeded the AWQSGV at SB-03/MW-03 (Block 2269 Lot 52), detected at concentrations measuring 68,200 and 62,400 micrograms per liter [ug/L], respectively. The greatest concentrations of total and dissolved magnesium in exceedance of AWQSGVs were also detected at SB-03/MW-03, measured at concentrations of 67,800 and 82,600 ug/L, respectively. Selenium was detected at SB-06/MW-02 and MW-03 (Block 2272 Lot 49) at the highest total and dissolved concentrations measuring 13.2 and 12.8 ug/L, respectively. No groundwater samples exceeded the AWQSGVs for PAHs or pesticides.

*Soil Vapor* – Soil vapor samples collected at the Site detected numerous volatile organic compounds. Among the compounds detected at multiple soil vapor sample locations were acetone, as well as the chlorinated volatile organic compounds trichloroethene (TCE), tetrachloroethene (PCE), carbon tetrachloride, and trichlorofluoromethane. With the exception of sample SV-04 (Block 2272 Lot 49), concentrations of CVOCs in soil vapor at the Site were measured to be relatively low. PCE and trichlorofluoromethane were detected in sample SV-04 at concentrations measuring 250 and 500 micrograms per cubic meter (ug/m<sup>3</sup>), respectively.

**Brownfield Cleanup Program Application**  
***Broadway Triangle Site A***

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**APPENDIX E**

Current Property Owner-Operator Information

**Appendix E – Previous Property Owners and Operators**

Broadway Triangle Site A  
663-667 Flushing Avenue and 29-31 Bartlett Street Brooklyn, New York 11206  
BCP Application - Section VI

Bartlett Crossing LLC, Bartlett Crossing Managers LLC, and Bartlett Crossing UNP LLC have no relationship to previous owners and operators. A summary of the dates that the City of New York took ownership of each tax parcel is provided below.

Tax Parcel	Date	Source
Block 2272, Lot 49	8/17/1982	NYC ACRIS
Block 2272, Lot 51	8/17/1982	NYC ACRIS
Block 2272, Lot 52	5/28/1986	NYC ACRIS
Block 2272, Lot 53	12/24/1973	NYC ACRIS
Block 2272, Lot 108	8/17/1982	NYC ACRIS
Block 2269, Lot 52	4/6/1990	NYC ACRIS

Additional owner and operator information is provided for each tax parcel below.

**PREVIOUS OPERATORS' INFORMATION FROM NEW YORK CITY TAX RECORDS**

**Site A1**

**Block 2272, Lot 49**

**663 to 667 Flushing Avenue, Brooklyn, New York**

Period	Tax Parcel	Owner	Source	Relationship to Requestor
Unknown- 9/26/1978	Block 2272 Lot 49	Yetta Joseph <i>1474 Brooklyn Avenue, Brooklyn, NY</i> Ruth Schwartz <i>3165 Nostrand Avenue, Brooklyn, NY</i>	NYC ACRIS	None
9/26/1978- 8/17/1982	Block 2272, Lot 49	3 Whipple Street Corp. <i>1474 Brooklyn Avenue, Brooklyn, NY</i>	NYC ACRIS	None
8/17/1982- Present	Block 2272, Lot 49	The City of New York <i>City Hall, Manhattan, NY</i> 212-863-6800	NYC ACRIS	None

**Appendix E – Previous Property Owners and Operators**

Broadway Triangle Site A  
663-667 Flushing Avenue and 29-31 Bartlett Street Brooklyn, New York 11206  
BCP Application - Section VI

**PREVIOUS OWNERS' INFORMATION FROM NEW YORK CITY TAX RECORDS**

**Site A1**

**Block 2272, Lot 51**

**663 to 667 Flushing Avenue, Brooklyn, New York**

Period	Tax Parcel	Owner	Source	Relationship to Requestor
Unknown - 11/12/1973	Block 2272, Lot 51	Joe Joseph <i>1424 Brooklyn Avenue, Brooklyn, NY</i>	NYC ACRIS	None
11/12/1973 – 8/17/1982	Block 2272, Lot 51	Isidoro Gomez <i>207 Wallabout Street, Brooklyn, NY</i> <i>-Contact Information Not Available</i>	NYC ACRIS	None
8/17/1982 - Present	Block 2272, Lot 51	The City of New York <i>City Hall, Manhattan, NY</i> <i>212-863-6800</i>	NYC ACRIS	None

**PREVIOUS OWNERS' INFORMATION FROM NEW YORK CITY TAX RECORDS**

**Site A1**

**Block 2272, Lot 52**

**663 to 667 Flushing Avenue, Brooklyn, New York**

Period	Tax Parcel	Owner	Source	Relationship to Requestor
Unknown - 11/3/1969	Block 2272, Lot 52	Frank Bieder, as devisee of Sophie Bieder <i>1158 East 100<sup>th</sup> Street, Brooklyn, NY</i>	NYC ACRIS	None
11/3/1969 – 6/13/1975	Block 2272, Lot 52	Lothian Realty Corp. <i>8840 Sutphin Boulevard, Jamaica, NY</i>	NYC ACRIS	None
6/13/1975 - 3/27/1980	Block 2272, Lot 52	The City of New York <i>City Hall, Manhattan, NY</i> <i>212-863-6800</i>	NYC ACRIS	None
3/27/1980 – 5/28/1986	Block 2272, Lot 52	Frank Prost <i>124 Widgeon Court, Great River, NY 11739</i>	NYC ACRIS	None
5/28/1986 - Present	Block 2272, Lot 52	The City of New York <i>City Hall, Manhattan, NY</i> <i>212-863-6800</i>	NYC ACRIS	None

**Appendix E – Previous Property Owners and Operators**

Broadway Triangle Site A  
663-667 Flushing Avenue and 29-31 Bartlett Street Brooklyn, New York 11206  
BCP Application - Section VI

**PREVIOUS OWNERS' INFORMATION FROM NEW YORK CITY TAX RECORDS**

**Site A1**

**Block 2272, Lot 53**

**663 to 667 Flushing Avenue, Brooklyn, New York**

Period	Tax Parcel	Owner	Source	Relationship to Requestor
Unknown - 10/24/1966	Block 2272, Lot 53	1927 Fulton Street Corp. <i>1905 Fulton Street, Brooklyn, NY</i>	NYC ACRIS	None
10/24/1966 - 12/24/1973	Block 2272, Lot 53	Henry Terry <i>663 Flushing Avenue, Brooklyn, NY</i>	NYC ACRIS	None
12/24/1973 - Present	Block 2272, Lot 53	The City of New York <i>City Hall, Manhattan, NY</i> <i>212-863-6800</i>	NYC ACRIS	None

**PREVIOUS OWNERS' INFORMATION FROM NEW YORK CITY TAX RECORDS**

**Site A1**

**Block 2272, Lot 108**

**663 to 667 Flushing Avenue, Brooklyn, New York**

Period	Tax Parcel	Owner	Source	Relationship to Requestor
8/17/1982 - Present	Block 2272, Lot 108	The City of New York <i>City Hall, Manhattan, NY</i> <i>212-863-6800</i>	NYC ACRIS	None

**Appendix E – Previous Property Owners and Operators**

Broadway Triangle Site A  
663-667 Flushing Avenue and 29-31 Bartlett Street Brooklyn, New York 11206  
BCP Application - Section VI

**PREVIOUS OWNERS' INFORMATION FROM NEW YORK CITY TAX RECORDS**

**Site A2**

**Block 2269, Lot 52**

**29 to 31 Bartlett Street, Brooklyn, New York**

Period	Tax Parcel	Owner	Source	Relationship to Requestor
Unknown – 5/18/1966	Block 2269, Lot 52	Joel Zalisky and Sylvia Zalisky <i>-Contact Information Not Available</i>	NYC ACRIS	None
5/18/1966 – 12/17/1967	Block 2269, Lot 52	Emelkay Construction Corp <i>117 Siegel Street, Brooklyn, NY</i>	NYC ACRIS	None
12/17/1967 – 8/1/1968	Block 2269, Lot 52	Broshkov Realty Corp <i>c/o Joel Zalisky 1073 Eastern Parkway, Brooklyn, NY</i>	NYC ACRIS	None
8/1/1968 – 5/16/1969	Block 2269, Lot 52	Kuber Holding Corp. <i>1045 Ocean Avenue, Brooklyn, NY</i>	NYC ACRIS	None
5/16/1969 – 5/16/1969	Block 2269, Lot 52	Samuel Sutro <i>2 Fifth Avenue, New York, NY</i>	NYC ACRIS	None
5/16/1969 – 6/14/1979	Block 2269, Lot 52	Catania & Ieraci Realty Corp. <i>9701 Shore Rd, Brooklyn, NY</i>	NYC ACRIS	None
6/14/1979 - 11/23/1984	Block 2269, Lot 52	The City of New York <i>City Hall, Manhattan, NY 212-863-6800</i>	NYC ACRIS	None
11/23/1984 – 4/6/1990	Block 2269, Lot 52	29-31 Bartlett Street Housing Development Fund Corporation <i>29-31 Bartlett Street, Brooklyn, NY</i>	NYC ACRIS	None
4/6/1990 - Present	Block 2269, Lot 52	The City of New York <i>City Hall, Manhattan, NY</i>	NYC ACRIS	None

**PREVIOUS OPERATORS' INFORMATION FROM SANBORN FIRE INSURANCE MAPS**

**Site A1**

**Block 2272, Lots 49, 51, 52, 53, 108**

**663 to 667 Flushing Avenue, Brooklyn, New York**

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1887	Block 2272, Lots 49, 51, 52, 53, 108	Residential and commercial structures	Sanborn Maps	None

**Appendix E – Previous Property Owners and Operators**

Broadway Triangle Site A  
663-667 Flushing Avenue and 29-31 Bartlett Street Brooklyn, New York 11206  
BCP Application - Section VI

Period	Tax Parcel	Operator	Source	Relationship to Requestor
		Commercial uses include retail stores, a bakery, carpenter's shop, and a junk shop		
1918	Block 2272, Lots 49, 51, 52, 53, 108	Same as above (S.A.A ) except: -Carpenter's shop converted to storage building	Sanborn Maps	None
1935	Block 2272, Lots 49, 51, 52, 53, 108	Same as above (S.A.A ) except: -Westernmost Flushing Ave retail building now carpenter's shop -Two small 1-story storage structures present north of the carpenter's shop -An additional 1-story structure constructed on the central portion of the 665 Flushing Avenue parcel	Sanborn Maps	None
1947-1950	Block 2272, Lots 49, 51, 52, 53, 108	Same as above (S.A.A ) except: - Westernmost Flushing Ave retail building now a retail store -The stone yard north of the Flushing Avenue parcels now developed with a 1-story building associated with the adjacent bottling works	Sanborn Maps	None
1965	Block 2272, Lots 49, 51, 52, 53, 108	Same as above (S.A.A )	Sanborn Maps	None
1977-1979	Block 2272, Lots 49, 51, 52, 53, 108	Same as above (S.A.A ) except: -Northern and western portions of Flushing Avenue parcels now undeveloped	Sanborn Maps	None
1980-1987	Block 2272, Lots 49, 51, 52, 53, 108	Same as above (S.A.A ) except: -Remaining structures on the Flushing Avenue parcels demolished	Sanborn Maps	None
1987-2007	Block 2272, Lots 49, 51, 52, 53, 108	Vacant	Sanborn Maps	None

**Appendix E – Previous Property Owners and Operators**

Broadway Triangle Site A  
663-667 Flushing Avenue and 29-31 Bartlett Street Brooklyn, New York 11206  
BCP Application - Section VI

**PREVIOUS OPERATORS' INFORMATION FROM SANBORN FIRE INSURANCE MAPS**

**Site A2**

**Block 2269, Lot 52**

**29 to 31 Bartlett Street, Brooklyn, New York**

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1887	Block 2269, Lot 52	Residential and commercial structures -Residential structures include single and multi-family residences -Commercial structures include a fur dresser, and several retail stores	Sanborn Maps	None
1904-1918	Block 2269, Lot 52	Structures undergoing redevelopment with a 5-story retail building	Sanborn Maps	None
1947-1950	Block 2269, Lot 52	Bartlett Street building is identified as a mixed-use (retail and apartment) building	Sanborn Maps	None
1965	Block 2269, Lot 52	Same as above (S.A.A )	Sanborn Maps	None
1980	Block 2269, Lot 52	Same as above (S.A.A )	Sanborn Maps	None
2006	Block 2269, Lot 52	Building demolished; Vacant	Sanborn Maps	None

**PREVIOUS OPERATORS' INFORMATION FROM CITY DIRECTORIES**

**Site A1**

**Block 2272, Lot 53**

**663 to 667 Flushing Avenue, Brooklyn, New York**

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1928	Block 2272, Lot 53	ROTHKOPF M -Contact information Not Available	New York Telephone	None
1934	Block 2272, Lot 53	COHEN FANNIE COHEN JOS CONTI CONCETTA CONTI JOHN -Contact Information Not Available	R. L. Polk & Co.	None
1940	Block 2272, Lot 53	A & B Yarn & Trimng Co -Contact Information Not Available	New York Telephone	None

**Appendix E – Previous Property Owners and Operators**

Broadway Triangle Site A  
663-667 Flushing Avenue and 29-31 Bartlett Street Brooklyn, New York 11206  
BCP Application - Section VI

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1940-1945	Block 2272, Lot 53	A & B Yarn Co <i>-Contact Information Not Available</i>	New York Telephone	None
1949	Block 2272, Lot 53	F & K Store Fixt Co Jenkins Solomon <i>-Contact Information Not Available</i>	New York Telephone Company	None
1960-1970	Block 2272, Lot 53	Williams Saml <i>-Contact Information Not Available</i>	New York Telephone	None

**PREVIOUS OPERATORS' INFORMATION FROM CITY DIRECTORIES**

**Site A1**

**Block 2272, Lot 52**

**663 to 667 Flushing Avenue, Brooklyn, New York**

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1928	Block 2272, Lot 52	H ROOFG <i>-Contact information Not Available</i>	New York Telephone	None
1934	Block 2272, Lot 52	BIEDER FRANK BIEDER SAML VEDRO ANNA VEDRO CLARA WARREN JOHN <i>-Contact Information Not Available</i>	R. L. Polk & Co.	None
1940	Block 2272, Lot 52	Bieder S <i>-Contact Information Not Available</i>	New York Telephone	None
1949	Block 2272, Lot 52	Bieder Frank <i>-Contact Information Not Available</i>	New York Telephone Company	None
1960	Block 2272, Lot 52	Bieder Frank De Jesus Monzolie Mrs Heard Earnest Mathie Clifford <i>-Contact Information Not Available</i>	New York Telephone Company	None
1965	Block 2272, Lot 52	Bieder Frank Heard Louise <i>-Contact Information Not Available</i>	New York Telephone	None

**Appendix E – Previous Property Owners and Operators**

Broadway Triangle Site A  
663-667 Flushing Avenue and 29-31 Bartlett Street Brooklyn, New York 11206  
BCP Application - Section VI

**PREVIOUS OPERATORS' INFORMATION FROM CITY DIRECTORIES**

**Site A1**

**Block 2272, Lot 51**

**663 to 667 Flushing Avenue, Brooklyn, New York**

Period	Tax Parcel	Operator	Source	Relationship to Requestor
1934	Block 2272, Lot 51	BROWN CORA BROWN ROSE BROWN THOS GREEN FREDK LUSTER RUTH MATTOCKS ALBERT SPADARO DOMINIC <i>-Contact Information Not Available</i>	R. L. Polk & Co.	None
1949	Block 2272, Lot 51	Einhorn Jos Ortiz Matilda Steckler S <i>-Contact Information Not Available</i>	New York Telephone Company	None
1960	Block 2272, Lot 51	Ball Glass Co Onga Anna Steckler S <i>-Contact Information Not Available</i>	New York Telephone Company	None
1970	Block 2272, Lot 51	El Encanto Barber Shop Quinones Gregoria <i>-Contact Information Not Available</i>	New York Telephone	None

**Appendix E – Previous Property Owners and Operators**

Broadway Triangle Site A  
663-667 Flushing Avenue and 29-31 Bartlett Street Brooklyn, New York 11206  
BCP Application - Section VI

**PREVIOUS OPERATORS' INFORMATION FROM CITY DIRECTORIES**

**Site A1**

**Block 2272, Lots 49 and 108**  
**663 to 667 Flushing Avenue, Brooklyn, New York**  
**\*No records in city directory report\***

**PREVIOUS OPERATORS' INFORMATION FROM CITY DIRECTORIES**

**Site A2**

**Block 2269, Lot 52**  
**29 to 31 Bartlett Street, Brooklyn, New York**  
**\*No records in city directory report\***

**Brownfield Cleanup Program Application**  
***Broadway Triangle Site A***

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**APPENDIX F**

Requestor Eligibility Information

## **Appendix F – Requestor Eligibility Information**

Broadway Triangle Site A  
663-667 Flushing Avenue and 29-31 Bartlett Street, Brooklyn, New York 11206  
BCP Application – Section VII

Bartlett Crossing LLC, Bartlett Crossing Managers LLC, and Bartlett Crossing UNP LLC (Requestor) seek to enter the into the Brownfield Cleanup Program as a Volunteer.

Under ECL § 27-1405(1)(b) and 6 NYCRR §375-3.2(c)(2), a Volunteer is defined as follows:

*“Volunteer” shall mean an applicant other than a participant, including without limitation a person whose liability arises solely as a result of such person's ownership or operation of or involvement with the site subsequent to the disposal or discharge of contaminants, provided however, such person exercises appropriate care with respect to contamination found at the facility by taking reasonable steps to:*

- (i) stop any continuing release;*
- (ii) prevent any threatened future release; and*
- (iii) prevent or limit human, environmental, or natural resource exposure to any previously released contamination.*

Prior to acquisition of the Site, Requestor has conducted all appropriate inquiries by completing a Phase I Environmental Site Assessment. Requestor has continued to exercise appropriate care with respect to the contamination through subsequent environmental investigation and by seeking to remediate the Site through the Brownfield Cleanup Program. Further, the Site is currently secured by a chain link fence with locking access gates which Requestor will maintain upon taking ownership of the Site. Accordingly, the Requestor's liability would arise solely as a result of its ownership. Furthermore, the Requestor has no connection with any previous release of hazardous substances on the Site. As such the Requestor is a Volunteer.

August 17, 2021

Kelly A. Lewandowski, P.E.  
Site Control Section  
New York State Department of Environmental Conservation  
650 Broadway - 11<sup>th</sup> Floor  
Albany, New York 12233


Re: Proof of Site Access  
Site A – Block 2272, Lots 49, 51, 52, 53, 108;  
Block 2269, Lot 52  
Borough of Brooklyn

Dear Ms. Lewandowski,

I am writing regarding Unified Neighborhood Partners (“UNP”) LLC’s application to the Brownfield Cleanup Program (“BCP”). Unified Neighborhood Partners, its affiliate entities (Bartlett Crossing UNP LLC, Bartlett Crossing LLC, and Bartlett Crossing Managers LLC), and its contractors will have access to the above referenced lots also known as Site A in the Broadway Triangle project (the “Development Site”) as described in this letter.

The Development Site is currently owned by the City of New York (the “City”). The City, acting by and through its Department of Housing Preservation and Development (“HPD”) selected Unified Neighborhood Partners, as part of a competitive Requests for Proposal process to develop the Site, and is working with the team toward a closing of project financing and the commencement of remediation and construction. In accordance with a license agreement between UNP, acting by and through its general contractor, (“Gallagher Bassett Services, Inc.”), and the City, HPD will provide Gallagher Bassett Services, Inc. access to the Development Site to complete investigation activities required by the New York State Department of Environmental Conservation under the BCP prior to the City’s conveyance of the site and the commencement of remediation and construction.

Please accept this letter to serve as **proof of site access**. If you have any further questions, please feel free to contact the HPD Project Manager, Erin Buchanan at 212-863-7654, or via email at: [buchanae@hpd.nyc.gov](mailto:buchanae@hpd.nyc.gov)

Sincerely,  
  
Arielle Goldberg  
HPD Director of Land Use and Policy



**Brownfield Cleanup Program Application**  
***Broadway Triangle Site A***

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**APPENDIX G**

Contact List Information

## **Appendix G - Site Contact List**

Broadway Triangle Site A  
663-667 Flushing Avenue and 29-31 Bartlett Street, Brooklyn, New York 11206  
BCP Application – Section IX

### **i. Local and State Officials**

Councilman Stephen T. Levin  
33rd Council District  
410 Atlantic Avenue  
Brooklyn, NY 11217  
Tel: 718-875-5200  
Fax: 718-643-6620

Senator Julia Salazar  
18th Senatorial District  
212 Evergreen Avenue  
Brooklyn, NY 11221  
718-573-1726  
Fax: 418-426-6947

Assemblywoman Maritza Davila  
53rd Assembly District  
249 Wilson Avenue  
Brooklyn, NY 107  
718-443-1205  
Fax: 718-443-1424

Hon. Kirsten E. Gillibrand  
U.S. Senator  
780 Third Avenue, Suite 2601  
New York, NY 10017  
212-688-6262  
Fax: 866-824-6340

Acting District Attorney Eric Gonzalez  
Kings County District Attorney  
350 Jay Street  
Brooklyn, NY 11201  
718-250-2000  
Fax: 718-250-3187

Hon. Andrew M. Cuomo  
Governor of New York State  
NYS State Capital Building  
State Street and Washington Avenue  
Albany, NY 12224

Congresswoman Nydia Velasquez  
7th Congressional District  
266 Broadway, Suite 201  
Brooklyn, NY 11211  
718-599-3658

Brooklyn Borough President  
Eric Adams  
209 Joralemon Street  
Brooklyn, NY 11201  
718-802-3700  
Fax: 718-802-3920

NYS Comptroller Thomas DiNapoli  
59 Maiden Lane-30th Floor  
New York, NY 10038  
212-417-5180  
Fax: 212-417-5176

Hon. Mayor Bill de Blasio  
New York City Hall  
New York, NY 10007  
Phone: 212-718-7585  
Fax: 212-406-3587

NYC Comptroller Scott Stringer  
1 Centre Street  
New York, NY 10007  
212-669-3916

Public Advocate Jumaane D. Williams  
Community Affairs  
1 Centre Street, 15th Floor  
New York, NY 10007  
212-669-7200  
Fax: 212-669-4701

Hon. Charles E. Schumer  
U.S. Senator  
780 Third Avenue, Suite 2301  
New York, NY 10017-2110  
212-486-4430  
Fax: 212-486-7693

## **Appendix G - Site Contact List**

Broadway Triangle Site A  
663-667 Flushing Avenue and 29-31 Bartlett Street, Brooklyn, New York 11206  
BCP Application – Section IX

### **ii. Current Site Owner**

#### **Subject Site**

##### **Block 2272, Lot 108**

NYC HOUSING PRESERVATION AND  
DEVELOPMENT  
100 Gold Street  
New York, NY 10038

#### **Subject Site**

##### **Block 2272, Lot 53**

NYC HOUSING PRESERVATION AND  
DEVELOPMENT  
100 Gold Street  
New York, NY 10038

#### **Subject Site**

##### **Block 2272, Lot 52**

NYC HOUSING PRESERVATION AND  
DEVELOPMENT  
100 Gold Street  
New York, NY 10038

#### **Subject Site**

##### **Block 2272, Lot 51**

NYC HOUSING PRESERVATION AND  
DEVELOPMENT  
100 Gold Street  
New York, NY 10038

#### **Subject Site**

##### **Block 2272, Lot 49**

NYC HOUSING PRESERVATION AND  
DEVELOPMENT  
100 Gold Street  
New York, NY 10038

#### **Subject Site**

##### **Block 2269, Lot 52**

NYC HOUSING PRESERVATION AND  
DEVELOPMENT  
100 Gold Street  
New York, NY 10038

### **iii. Current Owners and Occupants of Adjacent Sites**

#### **Adjacent Properties to the North**

##### **Block 2269, Lot 2**

58 GERRY ST LLC  
89 Wallabout Street  
Brooklyn, NY 11249

##### **Block 2269, Lot 3**

58 GERRY ST LLC  
89 Wallabout Street  
Brooklyn, NY 11249

#### **Adjacent Properties to the South**

##### **Block 1722, Lot 188**

TRUONG, LAM Q.  
1625 68<sup>th</sup> Street,  
Brooklyn, NY 11204

##### **Block 1722, Lot 186**

ACOSTA, JULIO & INES  
656 Flushing Ave.  
Brooklyn, NY 11206

##### **Block 1722, Lot 184**

MORALES, MIQUEL  
654 Flushing Ave.  
Brooklyn, NY 11206

##### **Block 1722, Lot 182**

WEISER, YOEL I  
652 Flushing Ave.  
Brooklyn, NY 1120

##### **Block 1722, Lot 13**

YOSEF MOSHE LLC  
320 Roebling Street, Suite 534  
Brooklyn, NY 11211

##### **Block 1722, Lot 190**

LUONG VI  
908 McDonald Ave  
Brooklyn, NY 11218

##### **Block 1722, Lot 16**

668-674 FLUSHING AVE LLC  
1418 65 Street  
Brooklyn, NY 11219

##### **Block 1722, Lot 14**

FLUSHING REALTY LLC  
174 Broadway, Suite 205  
Brooklyn, NY 11211

### **Appendix G - Site Contact List**

Broadway Triangle Site A  
663-667 Flushing Avenue and 29-31 Bartlett Street, Brooklyn, New York 11206  
BCP Application – Section IX

#### **Block 2272, Lot 3**

YBBME LLC  
16 Bartlett Street  
Brooklyn, NY 11206

#### **Adjacent Properties to the West**

##### **Block 2272, Lot 54**

The 661 Flushing Condominium  
661 Flushing Avenue  
Brooklyn, NY 11206

#### **Block 2272, Lot 6**

ZBL Bartlett LLC  
1418 65<sup>th</sup> Street  
Brooklyn, NY 11219

#### **Block 2269, Lot 1**

58 GERRY ST LLC  
89 Wallabout Street  
Brooklyn, NY 11249

#### **Adjacent Properties to the East**

##### **Block 2272, Lot 9**

Jose, Julio  
620 Eagle Avenue  
West Hempstead, NY 11552

##### **Block 2272, Lot 45**

Whipple Properties LLC  
183 Wilson Street, #133  
Brooklyn, NY 11211

#### **Block 2269, Lot 51**

58 GERRY ST LLC  
89 Wallabout Street  
Brooklyn, NY 11249

#### **iv. Community, Religious, Civic and other Authorities**

FDNY Engine 237  
43 Morgan Ave  
Brooklyn, NY 11237

All Saints Catholic Church  
115 Throop Ave  
Brooklyn, NY 11206

The Universal Church  
7 Debevoise St  
Brooklyn, NY 11206

CityLight Church Brooklyn  
105 Montrose Ave  
Brooklyn, NY 11206

New York City Police Department 88<sup>th</sup> Precinct  
298 Classon Ave  
Brooklyn, NY 11205

Fountain of life church  
147 Walton St  
Brooklyn, NY 11206

Holy Trinity Roman Catholic Church  
138 Montrose Ave  
Brooklyn, NY 11206

Legacy Brooklyn Church  
7 Marcus Garvey Blvd  
Brooklyn, NY 11206

New York City Police Department 88<sup>th</sup> Precinct  
298 Classon Ave  
Brooklyn, NY 11205

Pentecostal Church of Jesus Christ of Brooklyn  
(IPJ Brooklyn)  
21 Marcus Garvey Blvd  
Brooklyn, NY 11206

First Mennonite Church  
23 Marcus Garvey Blvd  
Brooklyn, NY 11206

Central Brooklyn Spanish SDA Church  
130 Boerum St  
Brooklyn, NY 11206

Galileo Temple  
19 Montrose Ave  
Brooklyn, NY 11206

Cong. Shaar Hatfiah Ruzle  
133 Gerry St  
Brooklyn, NY 11206

Congregation Tehilas Moshe  
215 Middleton St  
Brooklyn, NY 11206

### **Appendix G - Site Contact List**

Broadway Triangle Site A  
663-667 Flushing Avenue and 29-31 Bartlett Street, Brooklyn, New York 11206  
BCP Application – Section IX

Congregation Sheima Shlomo D'Kozove  
198 Middleton St  
Brooklyn, NY 11206

Divrei Yoel Satmar  
161 Harrison Ave  
Brooklyn, NY 11206

Cong. Yetev Lev Satmar- Hisachdus Avreichim  
52 Bartlett St  
Brooklyn, NY 11206

#### **v. Parks and Recreation**

NYC Parks and Recreation  
Sternberg Park  
c/o 830 Fifth Avenue  
New York, NY 10065

NYC Parks and Recreation  
Bartlett Playground  
c/o 830 Fifth Avenue  
New York, NY 10065

#### **vi. Day Cares and School**

The Baby Play Place Preschool & Daycare  
25 Boerum St STE 7S  
Brooklyn, NY 11206

Public School 380  
Principal: Victoria Prisinzano  
370 Marcy Ave  
Brooklyn, NY 11206

Tender Tots ChildCare, Preschool & Programs  
810 Flushing Ave  
Brooklyn, NY 11206

Success Academy Myrtle Middle School  
Principal: Denae Howard  
700 Park Ave  
Brooklyn, NY 11206

NYCHA's Marcy Day Care Center  
494 Marcy Ave  
Brooklyn, NY 11206

Success Academy Bed-Stuy 2  
Principal: Alisha Neptune  
211 Throop Ave  
Brooklyn, NY 11206

NYCHA's Sumner Day Care Center  
880 Park Ave  
Brooklyn, NY 11206

4 Future Generations WeeCare  
Administrator: Kenesha Traynham-Cooper  
744 Park Ave  
Brooklyn, NY 11206

Public School 148  
185 Ellery St  
Brooklyn, NY 11206

Intermediate School 318  
Principal: Leander Windley  
101 Walton St  
Brooklyn, NY 11206

Central Brooklyn Seventh Day Adventist School  
130 Boerum St  
Brooklyn, NY 11206

Public School 403  
760 Broadway  
Brooklyn, NY 11206

P.S. 257 John F. Hylan  
Principal: Idalys Tolentino  
60 Cook St  
Brooklyn, NY 11206

BWCCS2 MIDDLE SCHOOL  
Principal: Edwin Santiago  
11 Bartlett St  
Brooklyn, NY 11206

Intermediate School 71  
Principal: Howard Fineman  
215 Heyward St  
Brooklyn, NY 11206

UTA Stamar Girls High School  
366 Wallabout St  
Brooklyn, NY 11206

## **Appendix G - Site Contact List**

Broadway Triangle Site A  
663-667 Flushing Avenue and 29-31 Bartlett Street, Brooklyn, New York 11206  
BCP Application – Section IX

### **vii. Local Water Supply**

New York City Water Supply  
9605 Horace Harding Expressway  
Queens, NY 11368

### **viii. Local News and Media**

Brooklyn Reporter  
16 Court Street, 30th Floor  
Brooklyn, NY 11241

The Brooklyn Papers  
1 MetroTech Center, Suite 1001  
Brooklyn, NY 11201  
New York Post  
1211 Avenue of the Americas  
New York, NY 10036

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

Spectrum NY 1 News  
75 Ninth Avenue  
New York, NY 10011

Courier-Life Publications  
1 MetroTech Center #10T  
Brooklyn, NY 11202

Brooklyn Daily Eagle  
16 Court Street, Suite 1208  
Brooklyn, NY 11241

El Diario  
1 MetroTech Center, 18th Floor  
Brooklyn, NY 11201

Hoy Nueva York  
1 MetroTech Center, 18th Floor  
Brooklyn, NY 11201

### **ix. Any Person, Community Based Organization, BOA Group, or Local Media Who Has Requested to be placed on the contact list**

No persons have requested to be on the Site Contact List.

### **x. Document Repository**

Brooklyn Public Library- Bushwick Branch  
340 Bushwick Avenue  
Brooklyn, NY 11206  
Phone: 718-602-1348

Brooklyn Community Board District 1  
Chairperson: Dealice Fuller  
District Manager: Gerald A. Esposito  
435 Graham Avenue  
Brooklyn, New York 11211  
Phone: (718) 389-0009  
Fax: (718) 389-0098  
E-Mail: bk01@cb.nyc.gov

\*Brooklyn Community Board District 1 has verbally refused to grant permission to be used as a document repository without first reviewing and approving documents to be housed. Brooklyn Community Board District 1 has refused to issue a written statement regarding their refusal or document review and approval policies.

See attached documentation confirming acceptance as document repositories in Appendix G.

**From:** [Brooke Hildebrand](#)  
**To:** [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)  
**Cc:** [Brandon Vella](#)  
**Subject:** Permission for Brooklyn Community Board 1 Use as Document Repository  
**Date:** Friday, January 15, 2021 4:53:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Good afternoon,

Roux Environmental Engineering and Geology, D.P.C. (Roux) on behalf of UNP Site A Developer LLC, UNP Site B Developer LLC, and UNP Site C Developer LLC, requests permission to use Brooklyn Community Board 1 as a document repository for future reports and correspondence associated with the proposed New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) projects located at the following Sites:

- Parcel A: 663-667 Flushing Avenue and 29-31 Bartlett Street, Brooklyn, NY 11206;
- Parcel B: 35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, NY 11206;
- Parcel C: 59-69 Bartlett Street, 84-100 Throop Avenue, and 90-100 Gerry Street, Brooklyn, NY 11206.

As part of the Site's BCP Application, NYSDEC requires Roux to provide proof of "acknowledgement from the repositories listed that they agree to act as a document repository for the project".

Please reply with confirmation that Brooklyn Community Board 1 permits to its use as a document repository for these BCP Sites.

My contact information is provided below if you have any questions regarding this request. Thank you for your time and attention.

Sincerely,

**Brooke Hildebrand | Staff Scientist**

209 Shafter Street, Islandia, New York 11749

Main: 631.232.2600 | Direct: 631.630.2373 | Mobile: 631.356.3719

Email: [bhildebrand@rouxinc.com](mailto:bhildebrand@rouxinc.com) | Website: [www.rouxinc.com](http://www.rouxinc.com)



California | Illinois | Massachusetts | New Jersey | New York | Texas



**From:** [Brooke Hildebrand](#)  
**To:** [mbalsan@bklynlibrary.org](mailto:mbalsan@bklynlibrary.org)  
**Cc:** [Brandon Vella](#)  
**Subject:** Permission for Bushwick Library Use as Document Repository  
**Date:** Thursday, January 21, 2021 2:37:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Good afternoon,

Roux Environmental Engineering and Geology, D.P.C. (Roux) on behalf of UNP Site A Developer LLC, UNP Site B Developer LLC, and UNP Site C Developer LLC, requests permission to use Bushwick Library as a document repository for future reports and correspondence associated with the proposed New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) projects located at the following Sites:

- Parcel A: 663-667 Flushing Avenue and 29-31 Bartlett Street, Brooklyn, NY 11206;
- Parcel B: 35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, NY 11206;
- Parcel C: 59-69 Bartlett Street, 84-100 Throop Avenue, and 90-100 Gerry Street, Brooklyn, NY 11206.

As part of the Site's BCP Application, NYSDEC requires Roux to provide proof of "acknowledgement from the repositories listed that they agree to act as a document repository for the project".

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My contact information is provided below if you have any questions regarding this request. Thank you for your time and attention.

Sincerely,

**Brooke Hildebrand | Staff Scientist**

209 Shafter Street, Islandia, New York 11749

Main: 631.232.2600 | Direct: 631.630.2373 | Mobile: 631.356.3719

Email: [bhildebrand@rouxinc.com](mailto:bhildebrand@rouxinc.com) | Website: [www.rouxinc.com](http://www.rouxinc.com)



## Brandon Vella

---

**From:** Brooke Hildebrand  
**Sent:** Saturday, January 30, 2021 2:51 PM  
**To:** Brandon Vella  
**Subject:** FW: Depository Site

### Brooke Hildebrand | Staff Scientist

209 Shafter Street, Islandia, New York 11749  
Main: 631.232.2600 | Direct: 631.630.2373 | Mobile: 631.356.3719  
Email: [bhildebrand@rouxinc.com](mailto:bhildebrand@rouxinc.com) | Website: [www.rouxinc.com](http://www.rouxinc.com)



California | Illinois | Massachusetts | New Jersey | New York | Texas



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**From:** Balsan, Michelle <MBalsan@bklynlibrary.org>  
**Sent:** Saturday, January 30, 2021 2:50 PM  
**To:** Brooke Hildebrand <bhildebrand@rouxinc.com>  
**Cc:** Waldron, Marc <mwaldron@bklynlibrary.org>  
**Subject:** Depository Site

**This message originated outside your organization. Please use caution!**

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Good afternoon Brooke,

You're more than welcome to use this location as a depository site! Just be aware that people looking to view any material left here will not be able to view it inside the building at this time due to Covid protocols at BPL Locations.

Feel free to drop off whatever materials need to be placed here and to reach out if you have any further questions!

Enjoy the rest of the weekend,

**Michelle Balsan | Library Information Supervisor, Bushwick  
Brooklyn Public Library**  
Tel: 718.602.1348  
[bklynlibrary.org](http://bklynlibrary.org)

## Land Use Factors

## **Appendix H – Land Use Factors**

Broadway Triangle Site A  
663-667 Flushing Avenue and 29-31 Bartlett Street, Brooklyn, NY 11206  
BCP Application - Section X

**2. Current Use** –The Site was most recently used for commercial and residential purposes; however, operations have ceased. The former structures on Site A1 and Site A2 were demolished by 1980 and sometime after 2007, respectively. Both parcels have since remained vacant.

**3. Reasonably Anticipated Use Post Remediation** – The development proposal plan includes the development of two non-adjacent parcels, Site A1 and Site A2. Site A1 will be developed as one 100% affordable housing, 9-story residential building consisting of 51 affordable housing units, and a 1,300 square foot facility on the ground floor operating as a nonprofit coffee shop. Site A1 will feature a landscaped rear yard, a laundry room, children's playroom, community room, bike storage, and a rooftop solar array. Site A2 will be developed as 9-story residential building consisting of 28 affordable housing units and will also feature a landscaped rear yard, a laundry room, children's playroom, community room, bike storage, and a rooftop solar array.

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

The contemplated future use as affordable housing units and community facilities supports the current development patterns promoting a revitalized neighborhood and promoting neighborhood needs.

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

Yes, the proposed mixed-use as affordable housing, community facilities, and commercial space is consistent with the current property zoning. The building will be 9-stories which is also consistent with the allowable development height for the building.

**6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans?**

The NYCHPD Broadway Triangle Redevelopment Plan was released in 2007 and positions this vibrant, multicultural neighborhood in northern Brooklyn as a future nucleus of a revitalized neighborhood in the Broadway Triangle area. NYCHPD aims to: 1. Facilitate the development of affordable housing and foster inclusive communities. 2. Properly serve formerly homeless, senior households, and households in need of supportive services. 3. Relieve the trend towards increased rents in the Broadway Triangle area. 4. Contribute to the economic and social vibrancy of the neighborhood and enhance the current inventory of commercial and community uses within the neighborhood. The proposed redevelopment is consistent with the NYCHPD Redevelopment Plan and furthers its objectives.