242 Seigel Street

Environmental Assessment

Prepared by:
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Environmental Assessment

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Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 242 Seigel Street		
Project Location (describe, and attach a general location map): Brooklyn Block 3100, Lots 22, 45, 69, 71 and part of Lot 15		
Brief Description of Proposed Action (include purpose or need): The Applicant is seeking financial assistance from the New York City Industrial Development Agency (NYCIDA) to facilitate the construction of the Proposed Development, an approximately 353,368 gross-square-foot facility to be used as a film/television production studio in the Bushwick section of Brooklyn on a 135,340 square foot industrial site. The Proposed Development, which will consist of six soundstages that will be able to support three productions, aims to fill the demand for a state-of-the-art purpose-built production facility. The facility will be entirely self-contained and will meet the design standards of high-end productions including approximately 40' tall clear heights, with column free soundstages averaging over 17,300 square feet each with abundant HVAC and electric capacity required to meet today's technological requirements. The Proposed Development will also provide approximately 230 parking spaces and 5 loading berths. The property is currently enrolled in the Department of Environmental Conservation's ("NYSDEC") Brownfield Cleanup Program ("BCP") under BCP Site. No. C224409. The Project will pursue LEED Gold Certification, underscoring the Project's dedication to comprehensive sustainability.		
Name of Applicant/Sponsor: Applicant is NYM 215 Moore, LLC; Sponsor is Bungalow Projects	Telepho [redacted] E-Mail:	
Address:		
City/PO: New York	State: NY	Zip Code: 10279
Project Contact (if not same as sponsor; give name and title/role): Susi Yu, contact information same as above.	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same as sponsor.	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☐Yes ☑No		
b. City, Town or Village Planning Board or Commission ☐Yes ☑No		
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	NYCEDC Industrial Development Agency Financial Assistance	February 28,2025
e. County agencies ☐Yes ☑No		
f. Regional agencies ☐Yes ☑No		
g. State agencies ☐Yes ☑No		
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes ☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐Yes ☑No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):

North Brooklyn Industry and Innovation Plan. See Figure B-4 in Attachment B, "Land Use, Zoning and Public Policy"

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
The site is zoned M1-1 and M1-2 per New York City Zoning Resolution. See Figure B-3 in Attachment B, "Land Use, Zoning and Public Policy."

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? New York City Community School District 14

b. What police or other public protection forces serve the project site?
New York City Housing Police Department Police Service Area 3; New York City Police Department (NYPD 83rd Precinct; NYPD 90th Precinct)

c. Which fire protection and emergency medical services serve the project site?
Fire Department of New York (FDNY) Engine 216/Ladder 108; FDNY Engine 230; NYC Health + Hospitals; Wyckoff Heights Medical Center

d. What parks serve the project site?
Justice Gilbert Ramirez Park, Maria Hernandez Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial

b. a. Total acreage of the site of the proposed action? 3.1 acres
b. Total acreage to be physically disturbed? 3.1 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.1 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 24 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☑ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 1

ii. Dimensions (in feet) of largest proposed structure: 118.75 height; 200 width; and 704.46 length

iii. Approximate extent of building space to be heated or cooled: 353,368 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☑ Yes ☐ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i .What is the purpose of the excavation or dredging? Installation of a partial cellar, foundation elements & a sub-slap depressurization system

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): 52,000 cubic yards
- Over what duration of time? 7 months

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

About 52,000 cubic yards of non-native fill/soil, petroleum-impacted soil, and/or hazardous lead-impacted soil are anticipated to be generated and transported off-site for disposal

iv. Will there be onsite dewatering or processing of excavated materials? ☑ Yes ☐ No

If yes, describe. Site-wide dewatering will be required to reach the anticipated base of excavation- dewatered fluids will be treated on-site prior to discharge to the municipal sewer in accordance with a NYCDEP permit.

v. What is the total area to be dredged or excavated? 2.9 acres

vi. What is the maximum area to be worked at any one time? 2.7 acres

vii. What would be the maximum depth of excavation or dredging? 15 feet

viii. Will the excavation require blasting? ☐ Yes ☑ No

ix. Summarize site reclamation goals and plan: _____

The excavation will involve the disposal of non-native fill/soil, petroleum soil and hazardous lead-impacted soil. This will allow for the installation of a partial cellar, foundation elements and a sub-slab depressurization system in at-grade portions of the building.

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☑ No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☑ No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: 95,410 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No
If Yes:

- Name of district or service area: New York City Water Supply System
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: 35,337 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Newtown Creek Wastewater Resource Recovery Facility (WRRF)
- Name of district: Newtown Creek WRRF
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

_____

_____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

_____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐ Yes ☑ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

See Appendix I, "Travel Demand Factors Memorandum" for more information.

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

195,871,882 annual Btu

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Via grid/local utility (Con Edison)

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7am-5pm
- Saturday: Occasionally as needed
- Sunday: -
- Holidays: -

ii. During Operations:

- Monday - Friday: 7am-12am
- Saturday: Occasionally as needed
- Sunday: Occasionally as needed
- Holidays: -

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Construction will likely produce noise, but it will be temporary. Noise associated with construction would be limited to typical construction activities and would be subject to compliance with the NYC Noise Code and the US EPA noise emission standards for construction equipment.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Outdoor lighting is on roof terraces, with no incidence on neighbors. Outdoor lighting is located at the top of the building to feature aspects of the building's character.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: Average of appx 193 tons per week (unit of time)
- Operation : Approximately 26.7 tons per week (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Construction waste will be recycled and reused as possible to limit waste by a carting company.
- Operation: Food waste from catering will be composted, separated, and recycled accordingly by tenants. Office waste will be sepearated and recycled by tenants.Sets will be donated to charity for reuse.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Private carter
- Operation: Private carter

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

_____

_____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

_____

_____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

_____

_____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

_____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

_____

_____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☑ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

See Figure B-2 in Attachment B, "Land Use, Zoning, and Public Policy."

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	3.1	3.1	0
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

PS 120, PS 257, Young Women's Leadership School of Brooklyn, Williamsburg Charter High School, Diana H. Jones Senior Center, New York City Housing Authority Borinquen Plaza Senior Center, AHRC NYC Wendy M. Siegel Day Services, Jarvis Academy Daycare, Lovejoy Social Adult Daycare

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☑ Yes ☐ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

See Attachment C, "Hazardous Materials" for further discussion.

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☑ Yes ☐ No

☑ Yes – Spills Incidents database — Provide DEC ID number(s): Spill No. 0312904 (Closed 06/06/2011)

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): Spill No. 1100020 (Closed 09/19/2014)

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): 224208, C224291, C224208, C224102A, V00170, C224036, 224067, C224036A, S224400, C224393, 241117

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

Spill No. 0312904 and 1100020 on the site have been closed. Sites 224208, 224067 and 241117 remain part of the State Superfund Program. Sites C224291, V00170, C224036 have finished remediation. Sites C224208, C224102A, C224036A and C224393 have not undergone remediation. Site S224400 is part of the Petroleum Remediation Program and under jurisdiction of NYSDOH.

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 275 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

Urban land, till substratum	100 %
	%
	%

d. What is the average depth to the water table on the project site? Average: 7-10.9 feet

e. Drainage status of project site soils:

☐	Well Drained:	_____% of site
☑	Moderately Well Drained:	100 % of site
☐	Poorly Drained	_____% of site

f. Approximate proportion of proposed action site with slopes:

☑	0-10%:	100 % of site
☐	10-15%:	_____% of site
☐	15% or greater:	_____% of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑ Yes ☐ No
If Yes:

i. Name of aquifer: Brooklyn-Queens SSA

m. Identify the predominant wildlife species that occupy or use the project site: _____

_____ _____ _____

_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

_____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

If Yes:

i. Species and listing (endangered or threatened): _____

Peregrine Falcon

_____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:

i. Species and listing: _____

_____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

_____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

_____

_____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: S/NR-eligible Brooklyn Library, Bushwick Branch and S/NR-listed Industrial Complex at 221 McKibbin Street

iii. Brief description of attributes on which listing is based:

Brooklyn Library: Neoclassical styled library 221 McKibbin Street: Historic properties emblematic of the industrial heritage of Bushwick.

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Susi Yu Date 2/28/25

Signature  Title VP/Treasurer

PRINT FORM

Attachment A

Project Description

I. INTRODUCTION

The Applicant, NYM 215 Moore, LLC, is seeking approval from the New York City Economic Development Corporation (NYCEDC) for financial assistance from the New York City Industrial Development Agency (NYCIDA) to facilitate the construction of the Proposed Project, an approximately 353,368 gross-square-foot facility to be used as a film/television production studio in the Bushwick section of Brooklyn on a 135,340 square foot industrial site at 242 Seigel Street (Brooklyn Block 3100, Lots 22, 45, 69, 71 and part of 15 "the Project Area"). The Proposed Project, which will consist of six soundstages that will be able to support three productions, aims to fill the demand for a state-of-the-art purpose-built production facility. The facility will be entirely self-contained and will meet the design standards of high-end productions including approximately 40' tall clear heights, with column free soundstages averaging over 17,300 square feet each with abundant HVAC and electric capacity required to meet today's technological requirements. The Proposed Project will also provide approximately 230 parking spaces and 5 loading berths. See **Figure A-1** for the Proposed Project's ground floor plan.

The Proposed Project is subject to environmental review under the New York State Environmental Quality Review Act ("SEQRA") and its implementing regulations set forth in Title 6 of the New York Codes, Rules, and Regulations (6 NYCRR) Part 617. Actions determined not to have a significant impact on the environment, or Type II Actions as promulgated by 6 NYCRR § 617.5, are not subject to environmental review. Actions that are subject to environmental review are Type I Actions and Unlisted Actions. Type I Actions are those actions that are listed in 6 NYCRR § 617.4. Unlisted Actions are all other actions not listed as Type I or Type II. The Proposed Project is considered a Type I Action.

This Environmental Assessment (EA) has been prepared to assist and guide decision-makers in reaching their conclusions and to ensure that they have a full understanding of the environmental effects of the Proposed Project. The SEQRA regulations are intended to permit the analysis of environmental factors and to clarify social and environmental issues in the early planning and decision-making stages of major projects. This assessment provides a way to systematically consider environmental effects with other aspects of project planning and design.

II. EXISTING CONDITIONS

The Project Area comprises the properties identified as Brooklyn Block 3100, Lots 22, 45, 69, 71 and part of 15, known by the address 242 Seigel Street in Brooklyn Community District 1. The Project Area, shown in **Figure A-2**, has a total lot area of approximately 135,340 sf.

Block 3100, Lot 15 is a 17,500-sf lot improved with two adjacent single-story buildings totaling approximately 17,500- gross-square feet (gsf) and is currently occupied by a glass manufacturer. While Lot 15 currently contains 17,500 sf and two buildings, only the eastern building and the corresponding eastern 10,000 sf of the lot are included in the Project Area. As of October 2024, former Lots 22, 26, 32, 34, 41, 47, 56, 61, 63, 66, 67, and 68 on Blocks 3100 have merged into what is now known as Block 3100, Lot 22. Lot 22 currently has a total lot size of 109,988 sf. The northern portion of Lot 22, along Seigel Street, is currently primarily vacant with some open storage space. The northeast corner of Lot 22 (formerly Lot 41) is occupied by a 2-story industrial building that is approximately 11,500 gsf. The southern portion of Lot 22, along Moore Street, is occupied by four two-story buildings used as office space and manufacturing space. These four buildings total approximately 78,202 gsf. Block 3100, Lot 45 has a lot size of 3,400 sf

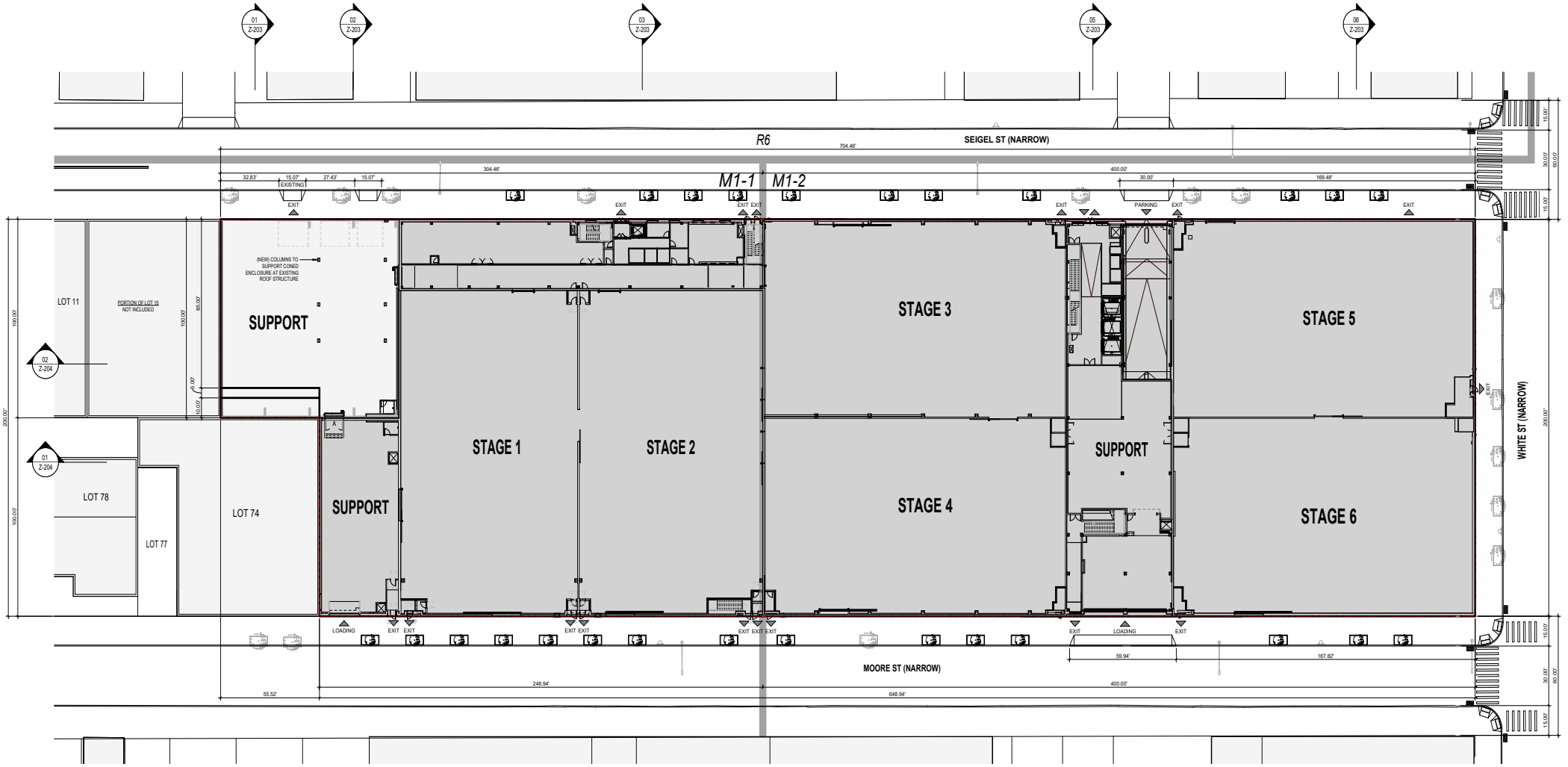


Figure A-1
Ground Floor Plan

Figure A-2
Aerial View of the Project Area

Legend

Project Area | 3100 Block | 22 Lot

and is currently occupied by a one-story, 4,600 gsf building used as a warehouse. Block 3100, Lot 69 has a lot size of 3,948 sf and is currently occupied by a one-story, approximately 4,540-gsf warehouse building. Lastly, Block 3100, Lot 71, is an 8,000-sf lot occupied by an approximately 9,200 gsf, one-story warehouse building.

Currently, the eastern portion of the Project Area within 400 feet of White Street is located within an M1-2 zoning district (Lot 45 and the majority of Lot 22), while the remaining western portion of the Project Area is located within an M1-1 zoning district (Lots 15, 69, 71 and the western portion of Lot 22). With the enactment of the 1961 Zoning Resolution, the entirety of the Project Area was an M1-1 zoning district. In 1965, the eastern portion of the Project Area (from 400' west of White Street) was rezoned to an M1-2 district, while the western portion of the Project Area remained an M1-1 district. The Project Area has remained with the M1-1/M1-2 zoning designation since 1965.

Surrounding the Project Area, land uses comprise a mix of manufacturing, industrial, commercial, and residential uses, along with public facilities and parking. To the north of the Project Area across Seigel Street is a block containing mainly single and two-family homes, along with parking facilities, a mixed-use commercial and multi-family residential building, and Our Lady of the Rosary Pompeii Catholic Church. Furthermore, the multi-family homes located along White Street, between McKibbin Street and Seigel Street (Block 3091, Lots 41, 43-48, and 50) are accessible by White Street. Seigel Court, a private drive that connects McKibbin Street to Seigel Street, is gated and allows private access and parking to Lots 39, and 51-67. Similarly, McKibbin Court is a gated, private drive that connects McKibbin and Seigel Streets and allows private access and parking to Lots 101-109 and 116-124. As loading and unloading for the proposed studio would occur along Moore Street (a one-way westbound street) and would not interfere with vehicular access to the residential land uses along White Street, Seigel Court, or McKibbin Court, it is not anticipated that the proposed production studio would interfere with residents' access to their homes.

On the western boundary of Block 3091 is the Young Women's Leadership School of Brooklyn – Public School ("P.S.") 147. Further north across McKibbin Street are more residential buildings (single and two-family and multi-family residences), parking facilities, and manufacturing and commercial buildings. On the western edge of the block is an open recreational space associated with P.S. 147. The buildings directly west of the Project Area mainly contain residential use, with a mix of single and two-family homes and multi-family buildings, including a NYCHA development across Bushwick Avenue with Bushwick Pool and Bushwick Playground at its center. Much of the space directly across White Street to the east is vacant or currently used for parking. Further east, there are additional residential buildings mixed with industrial and commercial buildings, including restaurants and art studios, as well as Justice Gilbert Ramirez Park.

The area to the south of the Project Area has fewer residential properties and is mainly concentrated with manufacturing and industrial buildings, including food manufacturing and auto repair. Additionally, there are multiple office and retail buildings, parking facilities, and some vacant parcels along Varet Street. South of Varet Street there are more industrial and manufacturing facilities, along with Williamsburg Charter High School and multiple offices. Further southeast across Flushing Avenue is Green Central Knoll, a city-owned park with recreational space and a playground.

The Project Area is served by multiple modes of public transportation. A five-minute walk northeast of the Project Area, the Morgan Avenue station provides access to the L train, as does the Montrose Avenue Station, a ten-minute walk northwest of the Project Area. The G train is also accessible from Flushing Avenue station, and the M train from Central Avenue station, both a 20-minute walk from the Project Area.

The B60, B57, and B43 bus lines also serve the Surrounding Area. The B60 bus line runs southeast to the Canarsie shoreline from Williamsburg Bridge Plaza and can be reached from the Johnson Avenue/Bushwick Avenue bus stop in a ten-minute walk from the Project Area. The B57 bus line can also be accessed south of the Project Area at the Flushing Avenue/Bushwick Avenue bus stop. The B57 runs

southwest from Fresh Pond Road in Maspeth to Red Hook and is a seven-minute walk from the Project Area. The B43 bus line is accessible from Graham Avenue/Seigel Street bus stop, a ten-minute walk from the Project Area, and provides access between Prospect Park Lefferts Gardens and northern Greenpoint. There is also a Citibike bike share docking station at the intersection of Moore Street and White Street.

III. PROJECT PURPOSE AND NEED

New York City is North America's second-most popular filming location: in 2021, it captured 15% of television programs (second to Los Angeles at 35%) and in 2022, 180 television series and 86 films were shot in New York City. New York City also has the second largest pool of television and film employees, with the motion picture industry employing 57,964 people in 2022 and 44,508 people at the end of 2023. Prior to the COVID-19 pandemic and the recent Hollywood strikes, soundstage occupancy rates averaged approximately 95% in the New York City market for several years, suggesting that the market had been operating at capacity. The Mayor's Office of Media and Entertainment indicated that New York City has turned away substantial top-flight movie productions due to the lack of high-end, purpose-built soundstages with infrastructure required to support them. Further, only 15% of soundstage inventory in New York City is purpose-built and meets the infrastructure requirements of modern-day productions; the majority of the New York City soundstage inventory consists of converted warehouses without the proper ancillary production support and office spaces. The Proposed Project aims to fill the demand for a state-of-the-art purpose-built production facility that meets all infrastructure requirements of modern-day productions.

IV. DESCRIPTION OF THE PROPOSED PROJECT

The Proposed Project is an approximately 353,368-gsf commercial facility to be used as a production studio with six soundstages that would be able to support three productions. The facility would be entirely self-contained and would meet the design standards of high-end productions including approximately 40-foot clear heights, with column free soundstages averaging over 17,300 sf each with abundant HVAC and electric capacity required to meet today's technological requirements. Three mills would be located on-site for set assembly, and ancillary support spaces (dressing rooms, hair and makeup, wardrobe, fitting rooms, set decoration and storage, prop storage, and lunch rooms) would be located on the upper floors of the Proposed Project. Production offices and writer's suites, critical for attracting top-flight productions, would be located within the upper stories. It is anticipated that construction of the Proposed Project would be completed by 2027.

Attachment B

Land Use, Zoning, and Public Policy

I. INTRODUCTION

As discussed in **Attachment A, "Project Description,"** the Applicant is seeking financial assistance from the New York City Industrial Development Agency (NYCIDA) to facilitate the construction of the Proposed Project, an approximately 353,368 gross-square-foot facility to be used as a film/television production studio in the Bushwick section of Brooklyn on a 135,340 square foot industrial site at 242 Seigel Street (Brooklyn Block 3100, Lots 22, 45, 69, 71 and part of 15 "the Project Area"). The Proposed Project, which will consist of six soundstages that will be able to support three productions, aims to fill the demand for a state-of-the-art purpose-built production facility. The facility will be entirely self-contained and will meet the design standards of high-end productions including approximately 40' tall clear heights, with column free soundstages averaging over 17,300 square feet each with abundant HVAC and electric capacity required to meet today's technological requirements. The Proposed Project will also provide approximately 230 parking spaces and 5 loading berths. This attachment assesses the potential impacts of the Proposed Project on land use, zoning, and public policy.

II. PRINCIPAL CONCLUSIONS

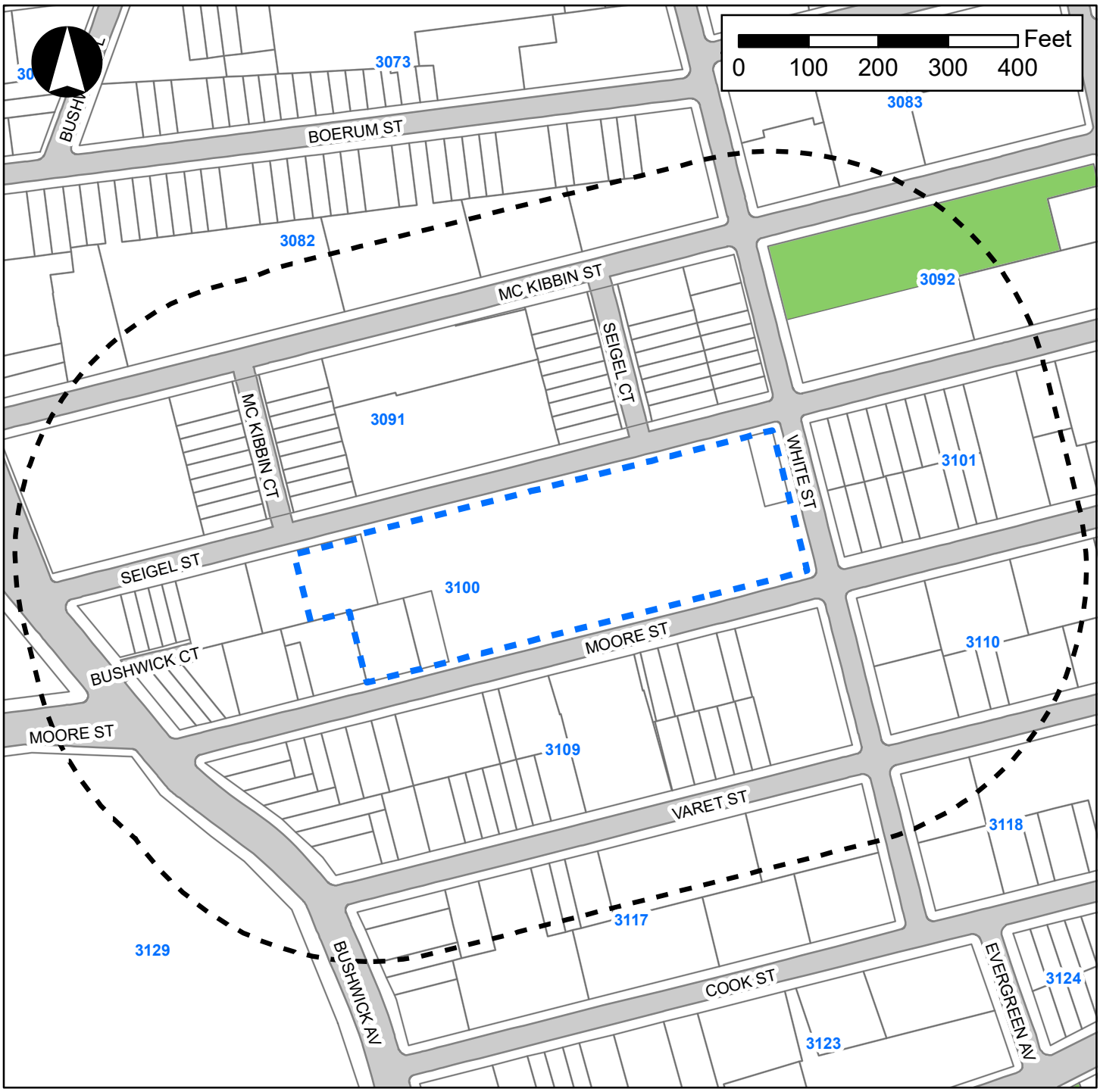
No significant adverse impacts on land use, zoning, or public policy would occur because of the Proposed Project. The Proposed Project would not directly displace any land uses so as to adversely affect surrounding land uses, nor would the Proposed Project generate land uses that would be incompatible with existing land uses, zoning, or public policy in the secondary study area.

III. METHODOLOGY

As shown in **Figure B-1**, land use, zoning, and public policy are addressed and analyzed for two geographical areas for the Proposed Project. The study areas include: (1) the Project Area (the Primary Study Area) (Block 3100, Lots 22, 41, 45, 69, 71, and the eastern portion of Lot 15); and (2) a Secondary Study Area that has the potential to experience indirect impacts as a result of the Proposed Project. The Secondary Study Area extends an approximate 400-foot radius from the boundary of the Primary Study Area. The Secondary Study Area is generally bounded by the midblock between Boerum and McKibbin Streets to the north, midblock between Bogart and White Streets to the east, midblock between Cook and Varet Streets to the south, and Bushwick Avenue to the west.

Existing land uses within the Primary and Secondary Study Areas were determined based on the New York City Primary Land Use Tax Lot Output ("PLUTO") data files for 2024 and January 2025 field visits; no discrepancies between PLUTO data files and existing field conditions were observed. New York City Zoning and Land Use ("ZoLa"), New York City Zoning maps, and the *Zoning Resolution of the City of New York* ("ZR") were consulted to describe existing zoning districts in each of the study areas. Relevant public policy documents, recognized by the New York City Department of City Planning ("DCP") and other city agencies were utilized to describe existing public policies pertaining to the Primary and Secondary Study Areas.

Figure B-1
Study Areas



Legend

- Project Area (Primary Study Area)
- 400-Foot Radius (Secondary Study Area)
- 3100 Tax Block
- Open Space

IV. EXISTING CONDITIONS

Land Use

Primary Study Area (Project Area)

The Primary Study Area is the Project Area (Block 3100, Lots 22, 45, 69, 71, and the eastern portion of Lot 15) bounded by Moore Street to the south, White Street to the east, Seigel Street to the north, and Bushwick Avenue to the west in the Bushwick neighborhood of Brooklyn in Community District 1. The Project Area in its entirety is approximately 135,340 square feet (sf).

As summarized in **Table B-1**, the Project Area comprises five different lots of varying sizes. Block 3100, Lot 15 is a 17,500-sf lot improved with two adjacent single-story buildings totaling approximately 17,500-gross-square feet (gsf) and is currently occupied by a glass manufacturer. While Lot 15 currently contains 17,500 sf and two buildings, only the eastern building (10,000 gsf) and the corresponding eastern 10,000 sf of the lot are included in the Project Area. As of October 2024, former Lots 22, 26, 32, 34, 41, 47, 56, 61, 63, 66, 67, and 68 on Blocks 3100 have been merged into what is now known as Block 3100, Lot 22. Lot 22 currently has a total lot size of 109,988 sf. The northern portion of Lot 22, along Seigel Street, is currently primarily vacant with some open storage space. The northeast corner of Lot 22 (formerly Lot 41) is occupied by a 2-story industrial building that is approximately 11,500 gsf. The southern portion of Lot 22, along Moore Street, is occupied by four two-story buildings used as office space and manufacturing space, totaling approximately 78,202 gsf. Block 3100, Lot 45 has a lot size of 3,400 sf and is currently occupied by a one-story, 4,600 gsf warehouse building. Block 3100, Lot 69 has a lot size of 3,948 sf and is currently occupied by a one-story, approximately 4,540-gsf warehouse building. Lastly, Block 3100, Lot 71 is an 8,000-sf lot occupied by an approximately 9,200 gsf, one-story warehouse building.

TABLE B-1
Existing Land Uses within the Primary Study Area

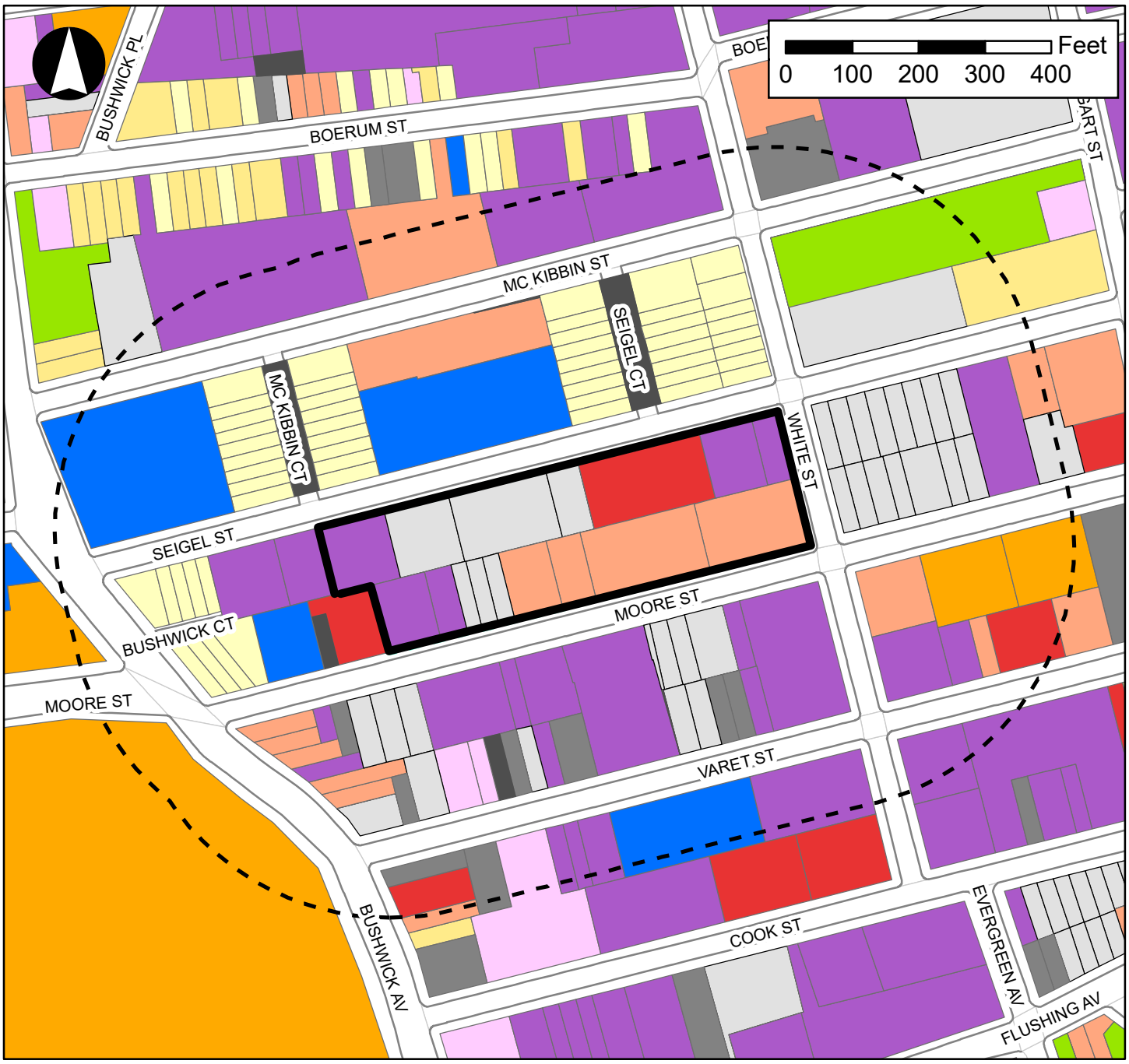
Tax Lot	Lot Size (sf)	Land Use
15	10,000	10,000-gsf industrial building
22	109,988	Five 89,702-gsf mixed commercial and industrial buildings and appx. 50,000 sf used for parking and storage
45	3,400	4,600-gsf industrial building
69	3,948	4,500-gsf warehouse
71	8,000	9,200-gsf warehouse

Secondary Study Area (400-foot Radius)

As shown in **Figure B-2**, the block immediately north of the Development Site and the lots directly to the west of the Development Site are occupied by residential uses, primarily one- and two-family buildings. There are also a number of residential uses dispersed between the Secondary Study Area's industrial uses. As a result, residential uses represent the largest percentage of Secondary Study Area, at 38 percent (see **Table B-2**). While the majority of the residential lots in the secondary study area are occupied by one- and two-family and multi-family walkup buildings, a greater percentage of the study area's lot area and building area comprise multi-family elevator buildings, including the New York City Housing Authority (NYCHA) Bushwick Houses located at the southwestern edge of the study area.

Industrial uses are prevalent in the Secondary Study Area, comprising 16 percent of the study area lots, 29 percent of the study area lot area, and 30 percent of the study area building area. Industrial uses present in the secondary study area include food production, auto repair, and plumbing supply companies, among

Figure B-2
Land Use



Legend

- Project Area
- 400-Foot Radius
- One & Two Family Buildings
- Multi-Family Walkup Buildings
- Multi-Family Elevator Buildings
- Mixed Commerical/Residential Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Utilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data

others. As presented in **Figure B-2**, Secondary Study Area industrial uses are generally located east of Bushwick Avenue. Public facilities and institutions comprise the highest percentage of building area in the Secondary Study Area. This includes multiple churches and schools.

As noted above and presented in **Table B-2**, mixed-use commercial/residential buildings are found throughout the secondary study area. These mixed-use buildings represent seven percent of the secondary study area lots and 22.6 percent of the Secondary Study Area building area. These trends are in keeping with the goals of DCP's North Brooklyn Industry and Innovation Plan, which identified much of the area immediately surrounding the Project Area as an "Innovation District," including a creative, diverse mix of businesses, with industrial businesses and complementary commercial uses.

All others, or no data, comprise a large part of the land use in the Secondary Study Area representing 20 percent of all lots and almost 17 percent of the study area lot area. Most of these lots are unimproved and thus the building area percentage is zero. These lots serve many purposes that are not identified in the standard land use table. Some serve as storage and/or parking facilities for construction equipment; and others are vacant or serve as parking spaces for nearby industrial uses. Parking facilities are found throughout the Secondary Study Area and represent a combined six percent of the Secondary Study Area lots. Many of these lots are accessory to adjacent auto repair shops or used for truck and vehicle storage.

Table B-2 provides an overview of all land uses within the Secondary Study Area, which corresponds with **Figure B-2**.

Table B-2: Existing Land Uses within the Secondary Study Area

Land Use	Number of Lots	Percentage of Total Lots	Lot Area (sf)	Percentage of Total Lot Area (%)	Building Area (sf)	Percentage of Total Building Area (%)
All Residential	54	38.0%	114,076	15.0%	191,320	15.3%
One and Two-Family Residential	52	36.6%	116,576	12.2%	105,680	8.5%
Multi-Family Walkup Residential	0	0.0%	0	0.0%	0	0.0%
Multi-Family Elevator Residential	2	1.4%	27,500	2.9%	85,640	6.9%
Mixed Commercial/ Residential	10	7.0%	82,459	8.6%	281,207	22.6%
Commercial/Office	3	2.1%	23,460	2.4%	56,800	4.6%
Industrial/Manufacturing	23	16.2%	278,239	29.0%	377,509	30.3%
Transportation/ Utility	3	2.1%	32,433	3.4%	21,588	1.7%
Public Facilities & Institutions	4	2.8%	112,802	11.8%	318,168	25.5%
Open Space	1	0.7%	68,504	7.1%	0	0.0%
Parking Facilities	9	6.3%	37,719	3.9%	0	0.0%
Vacant Land	6	4.2%	16,404	1.7%	0	0.0%
Other/No Data	29	20.4%	162,019	16.9%	0	0.0%
Total	142	100.0%	958,115	100.0%	1,246,592	100.0%

Source: NYCDCP (PLUTO 2024v1)
Notes: Includes all lots fully or mostly within the 400-foot radius.

Zoning

Primary Study Area (Project Area)

Currently, the eastern portion of the Project Area within 400 feet of White Street is located within an M1-2 zoning district, while the remaining western portion of the Project Area is located within an M1-1 zoning district. With the enactment of the 1961 Zoning Resolution, the entirety of the Project Area was mapped as an M1-1 zoning district. In 1965, the eastern portion of the Project Area (from 400' west of White Street)

was rezoned to an M1-2 district, while the western portion of the Project Area remained an M1-1 district. The Project Area has remained with the M1-1/M1-2 zoning designation since 1965 (refer to **Figure B-3**).

M1 districts range from the Garment Center in Manhattan and Port Morris in the Bronx with multi-story lofts, to parts of Red Hook or College Point with one- or two-story warehouses characterized by loading bays. M1 districts are often buffers between M2 or M3 districts and adjacent residential or commercial districts. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. Nearly all industrial uses are allowed in M1 districts if they meet the stringent M1 performance standards. Offices and most retail uses are also permitted. Pursuant to the recently approved M1 Hotel Text Amendment, hotels are only permitted by Special Permit. Certain community facilities, such as hospitals, are allowed in M1 districts only by special permit, but houses of worship are allowed as-of-right.

M1-1 districts permit industrial and commercial uses up to 1.0 FAR and community facility uses up to 2.4 FAR, while M1-2 districts permit industrial and commercial uses up to 2.0 FAR and community facility uses up to 4.8 FAR. Building height and setbacks are controlled by a sky exposure plane. In M1-1 districts, the sky exposure plane begins 30 feet above the street line, while in M1-2 districts, the sky exposure plane begins 60 feet above the street line. Except along district boundaries, no side yards are required. Rear yards at least 20 feet deep are usually required, except within 100 feet of a corner.

Parking and loading vary with use. For example, a warehouse in an M1-1 or M1-2 district requires one off-street parking space per 2,000 sf of floor area, while one space per 300 sf is required for commercial office uses in M1-1 and M1-2 districts. Requirements for loading berths of specified dimensions differ according to building size and type of use.

Secondary Study Area (400-foot Radius)

In addition to the above-described M1-1 and M1-2 districts, which are also mapped within the Secondary Study Area, R6 is present in the Secondary Study Area. As shown in **Figure B-3,** the Secondary Study Area industrial districts are generally located east of Bushwick Avenue, while the residential districts are generally located west of Bushwick Avenue. Zoning classifications within the Secondary Study Area are described below in **Table B-3**.

Table B-3: Existing Zoning Districts within the Secondary Study Area

Name	Definition/General Use	Maximum FAR
R6	R6 districts are widely mapped in built-up, medium-density areas. Developers can choose between Height Factor and Standard bulk regulations.	R: 0.78-2.43 (Height Factor) or 2.2-3.0 (Standard) or 3.0-3.9 (Qualifying Affordable Housing); C: 0.0; CF: 4.8; M: 0.0
M1-1	M1 districts are often buffers between M2 or M3 districts and adjacent residential or commercial districts. M1 districts typically include light industrial uses, which must meet the stringent M1 performance standards. Parking, loading, and bulk regulations differ in M1-1 and M1-2 districts.	R: 0.0; C: 1.0; CF: 2.4; M: 1.0
M1-2		R: 0.0; C: 2.0; CF: 4.8; M: 2.0

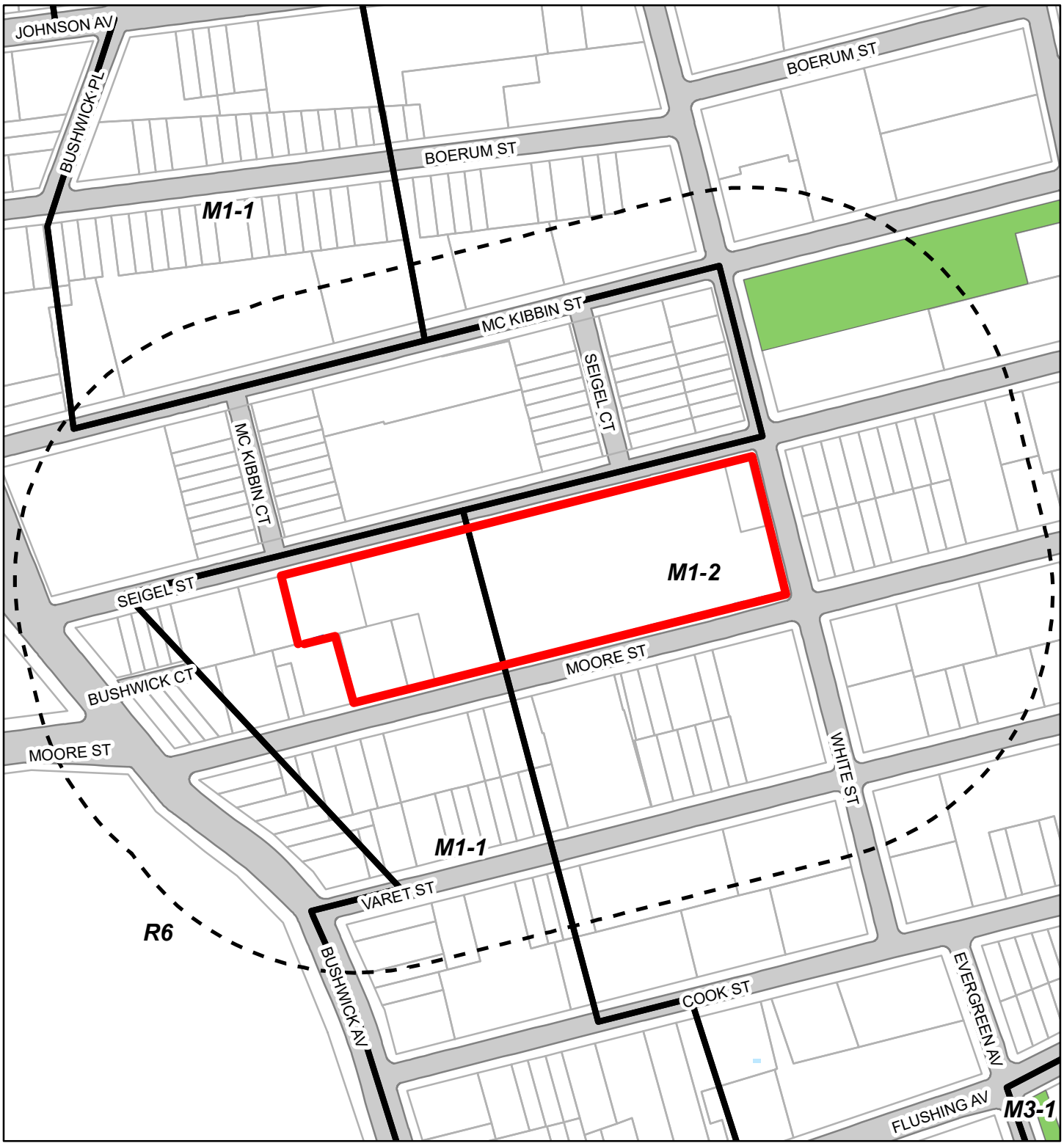
Source: Zoning Resolution of the City of New York
Notes: R=Residential; C=Commercial; CF=Community Facility; M=Manufacturing

Public Policy

Public Policies Applicable to the Primary and Secondary Study Areas

PlaNYC and OneNYC

Figure C-3
Existing Zoning



Legend

- Project Area
- 400-Foot Radius
- Open Space
- M1-1 Zoning District

In April 2007, the Mayor's Office of Long-Term Planning and Sustainability released *PlaNYC: A Greener, Greater New York* (PlaNYC). In 2015, *One New York: The Plan for a Strong and Just City* (OneNYC) was released by the Mayor's Office of Long-Term Planning and Sustainability and the Mayor's Office of Recovery and Resiliency. OneNYC builds upon the sustainability goals established by PlaNYC and focuses on growth, equity, sustainability, and resiliency. Goals outlined in the report include ensuring access to affordable, high-quality housing and thriving neighborhoods (ensuring that neighborhoods will be well served). OneNYC has since been updated to OneNYC 2050—a nine-volume long-term strategic plan to "confront our climate crisis, achieve equity, and strengthen our democracy" in New York City.

Overall, OneNYC 2050 outlines 30 strategic initiatives organized around 8 overarching goals: a vibrant democracy; an inclusive economy; thriving neighborhoods; healthy lives; equity and excellence in education; a livable climate; efficient mobility; and modern infrastructure. In addition, in April 2023, the Adam's administration released *PlaNYC: Getting Sustainability Done*, which provides an action plan for a cleaner, greener and more just city for all. *PlaNYC: Getting Sustainability Done* builds on the prior four plans while facing the challenges and seizing the opportunities that are specific to today. The action plan is based on the following nine principles: (1) act with urgency and focus on implementation; (2) achieve near-term benefits for New Yorkers while implementing long-term goals; (3) center environmental justice and health equity in New York City's work; (4) create economic activity through climate action; (5) strengthen private sector investments through both incentives and mandates; (6) lead by example as a City; (7) make full use of unprecedented Federal and State fundings; (8) implement climate budgeting to align City resources with sustainability and resilience goals; and (9) streamline the City's procurement processes to expedite project delivery.

North Brooklyn Industry and Innovation Plan

As shown in **Figure B-4**, the Primary and Secondary Study Areas are located within the boundaries of DCP's North Brooklyn Industry and Innovation Plan ("the Plan"). The Plan, issued in 2018, describes the area as a "Growth District" which is generally a mixed-use manufacturing and commercial area that is characterized by street art, art galleries, restaurants and bars, music venues, office-based businesses, legacy large-scale industrial uses, and small manufacturers. The goals of the Plan are to:

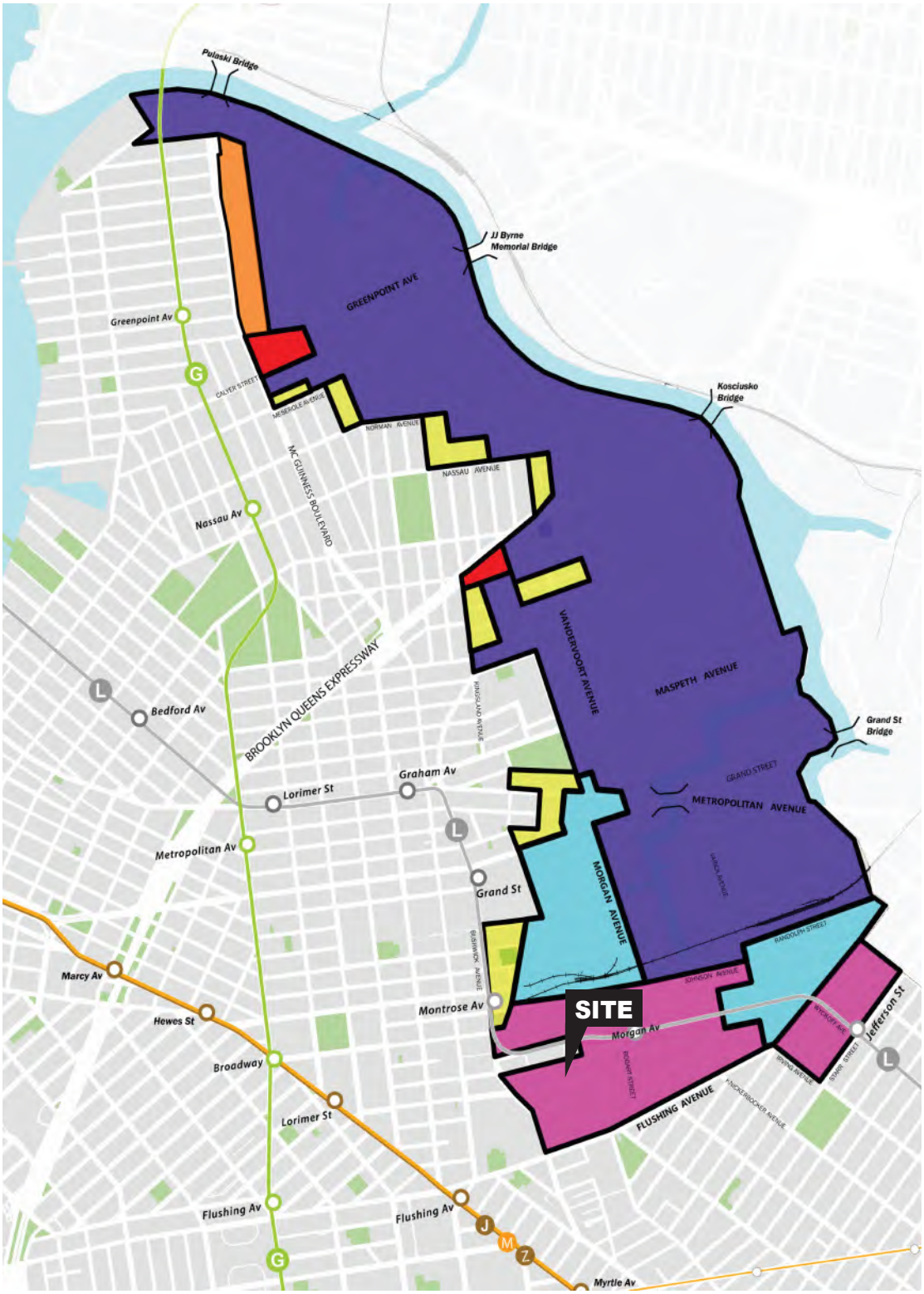
- Retain areas that can support and grow industrial/manufacturing jobs that provide essential services to the city and offer significant jobs.
- In targeted areas near transit, increase job density in growing office sectors such as TAMI (tech, advertising, media, information).
- Create a balanced strategy that channels businesses into different subareas where they can thrive and reduces competition for space and potential for conflicts between industrial/manufacturing and non-industrial businesses.
- Support an improved quality of life for workers and residents within the Study Area and nearby and connect workers with a variety of skill levels to quality jobs.
- Identify potential improvements to transportation and infrastructure that would support growth in economic activity.

Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery

In 2022, the New York City Mayor released the economic recovery plan, *Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery* ("the Economic Recovery Plan"). The Economic Recovery Plan was released with long-term strategies to make New York City's economy more equitable and accessible, particularly in response to the COVID-19 pandemic. To accelerate New York City's

Figure B-4

North Brooklyn Industry and Innovation Plan



Core Industrial Area:

A central hub for essential industrial businesses that create jobs and keep New York City running.

Transition Area:

A mix of industrial and non-industrial uses serving as a buffer between subareas.

Growth District:

A dynamic, transit-accessible district for creative and tech-driven jobs of the future.

Mixed Edge:

A longstanding mix of residential and industrial uses with no predominant use. No zoning change recommended.

Commercial Edge:

Selected active commercial properties adjacent to residential neighborhoods outside the Study Area. No zoning change recommended.

Established Residential:

Peripheral, predominantly residential areas that are currently zoned for industrial uses but are similar in character to adjacent residential neighborhoods. New residential zoning is appropriate to match existing conditions in these small areas.

economic recovery, and build a more resilient economy, the five overarching strategies discussed in the Economic Recovery Plan are:

- Restart our city's economic engines and reactivate the public realm.
- Support small businesses, entrepreneurship, and a more equitable economy.
- Drive inclusive sector growth and build a future-focused economy.
- Connect New Yorkers to quality jobs and in-demand skills.
- Plan and build for inclusive growth now and in the future.

V. THE FUTURE WITH THE PROPOSED PROJECT

In the future with NYCIDA financial assistance, a 353,368-gsf production studio would be built with six floors with an overall height of 115.00 feet and six soundstages that will be able to support three productions. The facility will be entirely self-contained and will meet the design standards of high-end productions including approximately 40' tall clear heights, with column free soundstages averaging over 17,300 sf each with abundant HVAC and electric capacity required to meet today's technological requirements.

Land Use

The Proposed Project facilitate the development of a production studio to meet the growing demand in New York City. A production studio is classified as Use Group VIII land use and is permitted under M1-1 and M1-2 zoning districts.

The Proposed Project is site-specific and would not generate land uses that would be incompatible with surrounding land uses, nor would it directly displace land uses in such a way as to adversely affect surrounding land uses or have a substantial effect on the area's land use pattern. The Proposed Project will act as a transition point between the two manufacturing districts mapped south of Seigel Street and the residential district mapped directly to the north, bringing additional activity to the area without offensive uses facing the residential district. Therefore, the Proposed Project would support land use trends and result in development that would complement the land use character of the Secondary Study Area as a whole.

Zoning

The Proposed Project would not involve changes to the underlying zoning at the Project Site or within the Secondary Study Area.

Public Policy

PlaNYC and OneNYC

The Proposed Project is consistent with the City's sustainability goals, including those outlined in *OneNYC*. Notably, the Proposed Project would support the plan's land use goals of focusing development in areas that are served by mass transit; increasing walk-to-work opportunities; creating jobs in proximity to established and/or growing residential neighborhoods; and fostering walkable retail destinations. The Proposed Project would be in close proximity to the Morgan Avenue L subway station and several other transit options and would therefore be consistent with the *OneNYC* goal of focusing development in areas that are served by mass transit and fostering walkable retail destinations.

North Brooklyn Industry and Innovation Plan

The Project Area is located within the boundaries of the area recognized by the North Brooklyn Industry and Innovation Plan, and specifically within the Growth District. This area is considered as a dynamic, transit-accessible district for creative and tech-driven jobs of the future. The Proposed Action would not hinder the advancement of the North Brooklyn Industry and Innovation Plan, but rather it would promote creative jobs in the area by facilitating the development of an industry-standard, 353,368-gsf production studio that meets the infrastructure requirements of modern-day production studios.

Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery

The Economic Recovery Plan was released with long-term strategies to make New York City's economy more equitable and accessible, particularly in response to the COVID-19 pandemic. The Proposed Action would not hinder the advancement of the Economic Recovery Plan, but as stated above, it would promote job creation in the area by facilitating the development of a production studio that is anticipated to introduce new creative jobs to New York City.

Attachment C

Hazardous Materials

I. INTRODUCTION

As discussed in **Attachment A, "Project Description,"** the Applicant is seeking financial assistance from the New York City Industrial Development Agency (NYCIDA) to facilitate the construction of the Proposed Project, an approximately 353,368 gross-square-foot facility to be used as a film/television production studio in the Bushwick section of Brooklyn on a 135,340 square foot industrial site at 242 Seigel Street (Brooklyn Block 3100, Lots 22, 45, 69, 71 and part of 15 "the Project Area"). The Proposed Project, which will consist of six soundstages that will be able to support three productions, aims to fill the demand for a state-of-the-art purpose-built production facility. The facility will be entirely self-contained and will meet the design standards of high-end productions including approximately 40' tall clear heights, with column free soundstages averaging over 17,300 square feet each with abundant HVAC and electric capacity required to meet today's technological requirements. The Proposed Project will also provide approximately 230 parking spaces and 5 loading berths. This attachment provides a brief history of hazardous materials at the site.

II. PHASE I ENVIRONMENTAL SITE ASSESSMENT, MARCH 2024

A Phase I Environmental Site Assessment ("ESA") was prepared by Langan Engineering (Langan) to determine whether hazardous materials exist in the Project Area (Block 3100, Lots 15, 22, 41, 45, 69, and 71). The Phase I ESA Executive Summary is provided in **Appendix II** and is outlined below.

The purpose of the Phase I ESA was to identify and evaluate the presence of recognized environmental conditions (RECs). Recognized environmental conditions are defined as (1) the presence of hazardous substances or petroleum products in, on or at the property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on or at the property due to a release to the environment; or (3) the presence of hazardous substances or petroleum products in, on or at the property under conditions that pose a material threat of a future release to the environment.

Recognized Environmental Conditions (REC):

The Phase I ESA identified four RECs in the Project Area:

- Current and Historic Operations on the subject property;
- Historical Operations at adjoining and surrounding properties;
- Documented residual impacts from closed New York State Department of Environmental Conservation (NYSDEC) Spill No. 0312904; and
- Documented residual impacts from closed NYSDEC Spill No. 1100020.

According to the Phase I ESA, the Project Area previously hosted various manufacturing operations, a lumber yard, metal works, metal smelting, paint and varnish operation, and automotive garages and repair facilities with petroleum bulk storage. Historical operations/uses on adjoining and surrounding properties include automotive garages with petroleum bulk storage, manufacturing, a filling station, and a dry cleaner.

The Project Area currently contains a contractor's storage yard that includes heavy equipment, vehicles and storage of small amounts of petroleum and chemical products. Previous environmental investigations and

remediation have been completed at two targeted areas of the subject property and are associated with impacts to soil and groundwater resulting from two historical petroleum underground storage tanks (UST). During these investigations, chlorinated solvents were periodically detected in on-site groundwater above applicable regulatory criteria; however, the source(s) of these impacts were never investigated or identified.

Two spills at the subject property have been reported previously: Spill Nos. 0312904 and 1100020. Spill No. 0312904 was reported in 2004 due to petroleum impacts encountered during the removal of a 1,080-gallon diesel UST. Initial remediation of the spill included the removal of approximately 219 tons of impacted soil and the application of approximately 60 pounds of oxygen release compound to the tank grave. This spill number was also partially associated with a NYSDEC investigation into the source(s) of contamination for a petroleum spill discovered beneath the nearby Moore Street and White Street intersection. After it was determined that the diesel UST was not a contributing source, Spill No. 0312904 was closed by the NYSDEC.

Spill No. 1100020 was opened in 2001 as part of a NYSDEC investigation into the source(s) of contamination for a petroleum spill discovered beneath the nearby Moore Street and White Street intersection. Investigation of the southeastern corner of the subject property near a suspected former gasoline UST documented petroleum impacts in soil and groundwater. Remediation of the spill included in-situ chemical oxidation (ISCO) injections in a 400-square-foot area, and oxygen release compound ("ORC") injections in an about 3,600-square-foot area. Post-remediation groundwater sampling over the following two years showed decreases in petroleum compounds in groundwater, including a 96% decrease in benzene, toluene, ethylbenzene, and xylenes (BTEX) compounds from 14,746 µg/L to 650 µg/L. Based on the remediation performed, and documented reduction in VOCs in groundwater following the injection program, NYSDEC closed the spill case.

Business Environmental Risks (BER):

The Phase I ESA identified one BER at the Project Area:

- Non-native Fill and Demolition Debris.

According to the Phase I ESA, previous investigations at the subject property documented non-native fill containing brick, concrete, and wood from 5 to 10 feet below grade surface (bgs). Additionally, an about 1,200-cubic-yard stockpile of soil/fill was observed in a concrete storage bay in the northwestern part of the concrete-paved storage yard. The source and origin of the soil/fill stockpile is unknown. Non-native fill, soil/fill stockpiles, and demolition debris at the subject property will likely necessitate the implementation of special handling and management procedures during future redevelopment to address excavation, re-use, handling, and/or off-site disposal, as well as worker health and safety. This will result in material construction cost to the User. As such, the non-native fill and demolition debris at the subject property is a business environmental risk (BER)

Other Findings:

- Oil-like staining.

This additional finding from the Phase I ESA is not considered an REC or BER at the site. Langan has identified the oil-like staining as a de minimis condition.

III. PHASE II ENVIRONMENTAL SITE INVESTIGATION REPORT, MARCH 2024

A Phase II Environmental Site Investigation Report ("ESI") was prepared to investigate the recognized environmental conditions (REC) identified in the Phase I ESA and to generate a data set sufficient to evaluate eligibility of the site for enrollment in the NYSDEC Brownfield Cleanup Program (BCP). The Phase II ESI conclusions are provided in **Appendix III** and are outlined below.

According to the Phase II ESI, subsurface anomalies, interpreted as various utility lines (e.g., electric and sewer), were detected across the site. Subsurface anomalies with scattered geophysical readings, likely associated with previously removed USTs were detected in the southern part of the site. Anomalies indicative of existing USTs were not identified; however, disconnected fuel lines likely associated with former USTs at the site were detected in the eastern part of the site and within the south-adjoining sidewalk along Moore Street.

Non-native fill was observed from surface grade to depths from 3 feet bgs to boring termination depth of about 12 feet bgs and consisted of fine-grained sand with varying amounts of sand, silt, clay, and gravel, and varying amounts of anthropogenic materials (gravel, brick, glass, plastic, ceramics, fabric, metal, coal, coal ash, and lumber). In borings where the non-native fill layer did not extend to the boring termination depth, the fill layer was underlain by native soil primarily consisting of brown to gray sand with varying amounts of clay, silt, and gravel. Bedrock was not encountered during the Phase II ESI. The non-native fill layer contains VOCs, SVOCs, pesticides, PCBs, and metals at concentrations above the unrestricted use (UU), restricted use commercial (RUC), and/or restricted use industrial (RUI) soil cleanup objectives (SCOs). The presence of SVOCs, PCBs, pesticides, and metals are attributed to the non-native fill quality and historical site use. The presence of petroleum-related VOCs and SVOCs in nonnative fill is attributed to historical site use and NYSDEC Spill No. 2308435. The presence of acetone in soil samples is likely a laboratory artifact. Native soil contains contaminants including VOCs, SVOCs, and metals exceeding the UU, RUC, and/or RUI SCOs. The presence of VOCs is attributed to historical operations at the site. The presence of SVOCs and metals are attributed to historical site operations. Compounds detected in groundwater above the NYSDEC SGVs were evaluated in soil samples and compared to the PGW SCOs. VOCs, SVOCs, and metals were detected in soil samples above the PGW SCOs and in groundwater above the SGVs.

Groundwater was encountered from about 5 to 6.5 feet bgs across the site. Depth to groundwater ranged from about 0.5 to 6.8 feet bgs in monitoring wells across the site. During well purging and sampling, a solvent-like odor was apparent at MW01, and a petroleum-like odor was apparent at MW02, MW04, and MW06. Regional groundwater is expected to flow north-northeast towards Newtown creek. Groundwater contains VOCs, SVOCs, and total and dissolved metals at concentrations exceeding the NYSDEC SGVs. VOCs are attributed to NYSDEC Spill No. 2308435. SVOCs are attributed to entrained sediments in the groundwater samples derived from non-native fill or petroleum contamination associated with NYSDEC spills. Dissolved metals (including iron, manganese, and sodium) above SGVs detected in groundwater are common earth metals and are naturally occurring or representative of regional groundwater conditions. Total and dissolved antimony detected at concentrations above the SGVs is attributed to historical site use.

Petroleum-related compounds and chlorinated solvents were detected in soil vapor samples across the site. Petroleum-related compounds, including BTEX, were detected in all soil vapor samples. The presence of petroleum-related compounds in soil vapor is attributed to historical site operations and open NYSDEC Spill No. 2308435. No on-site source of chlorinated solvents was identified.

IV. REMEDIAL ACTION WORK PLAN (RAWP)

Based on the findings of the Phase II ESI, the site was enrolled in the NYSDEC BCP. A Remedial Investigation and Site Characterization Investigation were performed, and a Remedial Action Work Plan (RAWP) is being prepared for submission to the NYSDEC for their review and approval. The RAWP contemplates a split Track 2 and Track 4 remedy, which would include the following components to address site contamination:

- Development and implementation of a construction health and safety plan and community air monitoring program for the protection of on-site workers, visitors, and the environment during remediation activities
- As a pre-requisite to site remediation, abatement of hazardous building materials, demolition of on-site buildings, and removal of construction and demolition debris
- Decommissioning and removal of USTs
- Implementation of in-situ groundwater treatment technology via injection points
- Excavation of non-native fill/soil across the site to meet the Part 375 Restricted Use Commercial (RUC) Soil Cleanup Objectives (SCO) and the Protection of Groundwater (PGW) SCOs for contaminants also detected in site groundwater and appropriate off-site disposal in accordance with federal, state, and local rules and regulations for handling, transport, and disposal
- Installation of support of excavation necessary to facilitate remedial excavation
- Dewatering, as necessary, to accommodate remedial excavation and remediation of petroleum and antimony-impacted groundwater
- Screening for indications of contamination source areas during any intrusive site work by visual, olfactory, or instrumental methods
- Collection and analysis of confirmation and documentation soil samples at the completion of the remedial excavation to document post-remediation soil quality
- Installation of a sub-slab depressurization system (including a continuous waterproofing/vapor barrier membrane) across at-grade portions of the future building
- Import of NYSDEC-approved backfill, where required, meeting the lower of the RUC and PGW SCOs
- Completion of a soil vapor intrusion evaluation
- Recording of an Environmental Easement to memorialize the remedial action and institutional controls so that future owners of the site continue to maintain these controls as required
- Preparation of a Site Management Plan that describes management of the institutional controls; implementation of the Site Management Plan following completion of the remedy will be stipulated by the environmental easement.

The draft RAWP will be submitted to NYSDEC for review and is subject to a 45-day public comment review period. Remediation activities will not occur until after NYSDEC approves the RAWP.

Appendix I:

Travel Demand Factors Memorandum

Philip Habib & Associates, an AKRF Division

Engineers and Planners • 440 Park Avenue South • New York, NY 10016 • 212 929 5656 • 212 929 5605

TECHNICAL MEMORANDUM

TO: **New York City Economic Development Corporation (NYCEDC)**

FROM: **Philip Habib & Associates (PHA), an AKRF Division**

DATE: **February 28, 2025**

PROJECT: **242 Seigel Street**

RE: **Transportation Planning Factors and Travel Demand Forecast**

This memorandum summarizes the transportation planning factors to be used for the analysis of traffic, parking, transit, and pedestrian conditions for the proposed 242 Seigel Street - Bungalow Film Studios development. Estimates of the peak travel demand in the future with the Proposed Project are also provided, along with a discussion of trip assignment methodologies and study area definitions.

THE PROPOSED ACTION

The Applicant, NYM 215 Moore, LLC, is seeking approval from the New York City Economic Development Corporation (NYCEDC) for New York City Industrial Development Agency (NYCIDA) financial assistance ("the Proposed Action") to facilitate the construction of the Proposed Project, an approximately 353,368 gross-square-foot facility to be used as a film/television production studio in the Bushwick section of Brooklyn on a 135,340 square foot industrial site at 242 Seigel Street (Brooklyn Block 3100,Lots 22, 45, 69, 71 and part of 15 "the Project Area"). The Proposed Project would house six soundstages and accessory facilities for stage support, accessory office, as well as below-grade accessory parking (230 spaces). Construction of the Proposed Project is expected to begin in 2025 with all elements completed in 2027.

ANALYSIS FRAMEWORK

The Future without the Proposed Actions (No-Action Condition)

Under the 2027 No-Action scenario, the Proposed Action would not be approved. As such, the No-Action condition assumes the development of a last-mile distribution facility with an estimated gross floor area of 353,368 gsf (215,336 zsf). Existing zoning permits such a last mile distribution center in the M1-1/M1-2 zoning district.

The Future with the Proposed Action (With-Action Condition)

Under the 2027 With-Action scenario, approval of the Proposed Action would facilitate the development of a 353,368 gsf film and television production studio, containing four soundstages and accessory facilities for stage support, accessory offices, with below-grade accessory parking (230 spaces).

Possible Effects of the Proposed Action

A comparison of the No-Action and With-Action scenarios is provided in **Table 1**. The incremental difference between the No-Action condition and the Proposed Project provides the basis by which the potential environmental effects are evaluated in the transportation analysis.

Table 1: Comparison of 2027 No-Action and With-Action Conditions

Use	No-Action	With-Action	Increment
Film & Television Production Studio	0 gsf	353,368 gsf	+353,368 gsf
Last-Mile Freight Distribution Facility	353,368 gsf	0 gsf	-353,368 gsf

TRANSPORTATION PLANNING FACTORS

The transportation planning factors used to forecast travel demand for the future with the Proposed Actions are summarized in **Table 2** and discussed below. Factors are shown for the weekday AM, MD, and PM peak hours (typical peak periods for heaviest travel demand). A forecast for the Saturday midday peak hour was not conducted, as film and television studios typically operate Monday through Friday. It is anticipated that the trips made during the weekend would not exceed the number of trips forecasted during the weekdays.

Film & Television Production Studio (With-Action Condition)

The person trip generation rate of 10.0 trips per 1,000 gsf as well as directional in/out splits for the film and television production studio were based on data from the 2021 *CEQR Technical Manual* and are also consistent with the 2022 *Pier 92/94 Lease Amendment EAS* for a film production studio. The weekday temporal distributions of 12.0 percent, 8.0 percent, and 11.0 percent for the AM, midday, and PM peak periods, respectively, and the taxi occupancy rate of 1.40 persons per vehicle were based on the 2022 *Pier 92/94 Lease Amendment EAS*. The weekday AM, midday, and PM modal splits of 40.0 percent by auto, 0.2 percent by taxi, 32.1 percent by subway/rail, 10.1 percent by bus, and 17.4 percent by walk/other modes, and the auto occupancy rate of 1.16 persons per vehicle were based on 2012-2016 AASHTO CTPP Reverse-Journey-to-Work data for Brooklyn Census Tracts 391, 425, 453, 485, 489 and 493. The weekday truck trip generation rate of 0.36 trips per 1,000 gsf and temporal distributions of 8.7 percent, 9.7 percent, and 5.6 percent for the AM, midday, and PM peak periods, respectively were also based on the 2022 *Pier 92/94 Lease Amendment EAS*.

Last-Mile Distribution Facility (No-Action Condition)

The person trip generation rate of 5.85 trips per 1,000 gsf for the last-mile distribution facility was based on data provided by NYCDOT. Weekday temporal distributions of 11.0 percent, 5.0 percent, and 10.0 percent for the AM, midday, and PM peak periods, respectively, as well as directional in/out splits for last-mile distribution facility were also based on data provided by NYCDOT. The modal splits of 40.0 percent by auto, 0.2 percent by taxi, 32.1 percent by subway/rail, 10.1 percent by bus, and 17.4 percent by walk/other modes, and the auto occupancy rate of 1.16 persons per vehicle were also based on 2012-2016 AASHTO CTPP Reverse-Journey-to-Work data for Brooklyn Census Tracts 391, 425, 453, 485, 489 and 493. The taxi occupancy rate of 1.40 persons per vehicle was based on the 2022 *Pier 92/94 Lease Amendment EAS*. The weekday truck trip generation rate of 3.12 trips per 1,000 gsf and temporal distributions of 10.0 percent, 3.0 percent, and 11.0 percent for the weekday AM, midday, and PM peak periods, respectively were also based on data provided by NYCDOT for the last-mile use.

Table 2: Transportation Planning Factors

Land Use:	**Film & Television Production Studio**		**Last-Mile Distribution Facility**	
Size/Units:	353,368 gsf		353,368 gsf	
Trip Generation:	(1)		(4)	
Weekday	10.0 per 1,000 gsf		5.85 per 1,000 gsf	
Temporal Distribution:	(2)		(4)	
AM	12.0%		11.0%	
MD	8.0%		5.0%	
PM	11.0%		10.0%	
Modal Splits:	(3) All Periods		(3) All Periods	
Auto	40.1%		40.1%	
Taxi	0.2%		0.2%	
Subway / Rail	32.1%		32.1%	
Bus Only	10.1%		10.1%	
Walk/Bike/Other	17.4%		17.4%	
	100.0%		100.0%	
In/Out Splits:	(1) In	Out	(4) In	Out
AM	74.0%	26.0%	46.0%	54.0%
MD	49.0%	51.0%	53.0%	47.0%
PM	34.0%	66.0%	61.0%	39.0%
Vehicle Occupancy:	(2)(3) All Periods		(2)(3) All Periods	
Auto	1.16		1.16	
Taxi	1.40		1.40	
Truck Trip Generation:	(2)		(4)	
Weekday	0.36 per 1,000 sf		3.12 per 1,000 sf	
Temporal Distribution:	(2)		(2)	
AM	8.7%		10.0%	
MD	9.7%		3.0%	
PM	5.6%		11.0%	
In/Out Splits:	In	Out	In	Out
AM	71.0%	29.0%	1.0%	99.0%
MD	58.0%	42.0%	8.0%	92.0%
PM	55.0%	45.0%	87.0%	13.0%

Notes :

(1) 2021 *City Environmental Quality Review (CEQR) Technical Manual.*

(2) *Pier 92/94 Lease Amendment EAS* , 2022

(3) U.S. Census American Community Survey (ACS) 2012-2016 Reverse Journey to Work (RJTW) Data for Brooklyn Census Tracts 391, 425, 453, 485, 489 and 493

(4) Based on data provided by NYCDOT for Last-Mile Distribution Facility.

TRIP GENERATION

The net incremental change in person and vehicle trips expected to result from the Proposed Action by the 2027 analysis year were derived based on the net change in land uses shown in **Table 1** and the transportation planning factors shown in **Table 2**. It should also be noted that the trip generation conservatively assumes that the entire production studio space of 353,368 gsf (all six sound stages) would be occupied simultaneously. **Table 3** shows an estimate of the net incremental change in peak hour person trips and vehicle trips (compared to the No-Action condition) that would occur in 2027 with approval of the Proposed Action. Person-trips generated by the Proposed Action would primarily include employees (talent, crew, stagehands, etc.) associated with the proposed studio as well as visitors, while person-trips generated by the as-of-right last-mile distribution facility would primarily include office and distribution center employees as well as drivers of trucks making deliveries.

As shown in **Table 3**, the Proposed Actions would generate a net increase of approximately 196, 179, and 181 person trips (in + out combined) in the weekday AM, midday, and PM peak hours, respectively. Peak hour vehicle trips (including auto, taxi, and truck trips) would decrease by a net total of approximately 30 the weekday AM, increase by a net total of approximately 43 vehicle trips in the weekday midday peak hour and decrease by a net total of approximately 50 vehicle trips in the weekday PM peak hour. It should be noted, for reference, that the last-mile use would generate approximately 110 truck trips in the weekday AM peak hour compared to 11 truck trips for the production studio. Additionally in the weekday midday peak period, the last-mile use would generate approximately 33 truck trips compared to 12 truck trips for the production studio. Lastly, the last-mile use would generate approximately 122 truck trips in the weekday PM peak period compared to 7 truck trips for the production studio.

Peak hour person trips by subway/rail would increase by a net total of 62, 57, and 57 trips in the weekday AM, midday, and PM peak hours, respectively. Peak hour person trips by bus only would increase by a net total of approximately 20, 18, and 18 trips in the weekday AM, midday, and PM peak hours, respectively. Lastly, person trips made entirely on foot (walk-only trips) and other modes would increase by approximately 35, 30, and 32 trips during the weekday AM, midday, and PM peak hours, respectively.

Table 3: Travel Demand Forecast

		With-Action Condition			*No-Action Condition*			*Net Increment (With-Action - No-Action)*		
Land Use:		**Film & Television Production Studio**			**Last-Mile Distribution Facility**			**Net Increment**		
Size/Units:		353,368 gsf			353,368 gsf					
Peak Hour Person Trips:										
	AM	424			228			196		
	MD	283			104			179		
	PM	389			208			181		
Person Trips:										
		In	Out	Total	In	Out	Total	In	Out	Total
AM	**Auto**	126	44	170	42	50	92	84	-6	78
	Taxi	1	0	1	0	0	0	1	0	1
	Subway / Rail	101	35	136	34	40	74	67	-5	62
	Bus Only	32	11	43	11	12	23	21	-1	20
	Walk/Bike/Other	55	19	74	18	21	39	37	-2	35
	Total	315	109	424	105	123	228	210	-14	196
		In	Out	Total	In	Out	Total	In	Out	Total
MD	**Auto**	56	58	114	21	19	40	35	39	74
	Taxi	0	0	0	0	0	0	0	0	0
	Subway / Rail	45	46	91	18	16	34	27	30	57
	Bus Only	14	15	29	6	5	11	8	10	18
	Walk/Bike/Other	24	25	49	10	9	19	14	16	30
	Total	139	144	283	55	49	104	84	95	179
		In	Out	Total	In	Out	Total	In	Out	Total
PM	**Auto**	53	104	157	51	33	84	2	71	73
	Taxi	0	1	1	0	0	0	0	1	1
	Subway / Rail	42	82	124	41	26	67	1	56	57
	Bus Only	13	26	39	13	8	21	0	18	18
	Walk/Bike/Other	23	45	68	22	14	36	1	31	32
	Total	131	258	389	127	81	208	4	177	181
Land Use:		**Film & Television Production Studio**			**Last-Mile Distribution Facility**			**Net Increment**		
Vehicle Trips :										
		In	Out	Total	In	Out	Total	In	Out	Total
AM	**Auto (Total)**	108	38	146	36	43	79	72	-5	67
	Taxi Balanced	1	1	2	0	0	0	1	1	2
	Truck	8	3	11	1	109	110	7	-106	-99
	Total	117	42	159	37	152	189	80	-110	-30
		In	Out	Total	In	Out	Total	In	Out	Total
MD	**Auto (Total)**	48	50	98	18	16	34	30	34	64
	Taxi Balanced	0	0	0	0	0	0	0	0	0
	Truck	7	5	12	3	30	33	4	-25	-21
	Total	55	55	110	21	46	67	34	9	43
		In	Out	Total	In	Out	Total	In	Out	Total
PM	**Auto (Total)**	46	89	135	44	28	72	2	61	63
	Taxi Balanced	1	1	2	0	0	0	1	1	2
	Truck	4	3	7	106	16	122	-102	-13	-115
	Total	51	93	144	150	44	194	-99	49	-50

LEVEL 1 SCREENING ASSESSMENT

The *CEQR Technical Manual* describes a two-level screening procedure for the preparation of a preliminary analysis to determine if quantified operational analyses of transportation conditions are warranted. As discussed in the following sections, the preliminary analysis begins with a trip generation (Level 1) analysis to estimate the numbers of person and vehicle trips attributable to the Proposed Action. According to the *CEQR Technical Manual*, if a proposed action is expected to result in fewer than 50 peak hour incremental vehicle trips (including auto, taxi, and truck trips), fewer than 200 peak hour subway or bus trips, or fewer than 200 peak hour pedestrian trips, and fewer than 50 peak-hour citywide ferry service ("CWFS") trips, further quantified analyses are not warranted. When these thresholds are exceeded, detailed trip assignments (a Level 2 assessment) are to be performed to estimate the incremental trips that could occur at specific transportation elements and to identify potential locations for further analysis. If the trip assignments show that the proposed action would generate 50 or more peak hour vehicle trips at an intersection, 200 or more peak hour subway trips at a station, 50 or more peak hour bus trips in one direction along a bus route, 25 or more peak-hour passenger ferry trips in a single direction on a single route, 50 or more peak-hour passengers at a ferry landing, or 200 or more peak hour pedestrian trips at one point along a sidewalk, corner area, or crosswalk, then further quantified operational analyses may be warranted to assess the potential for significant adverse impacts on traffic, transit, and pedestrians.

Traffic

Based on *CEQR Technical Manual* guidelines, a quantified traffic analysis is typically required if a proposed action would result in 50 or more vehicle trip ends (auto, taxi, and truck trips combined) in a peak hour at one or more intersections. As discussed above, the Proposed Action would result in an incremental decrease of 30 total vehicle trips (an increase of 67 autos, an increase of two taxis, and a decrease of 99 trucks) in the weekday AM peak period, an increase of 43 total vehicle trips (an increase of 64 autos, no change in taxis, and a decrease of 21 trucks) in the weekday midday peak period, and an incremental decrease of 50 total vehicle trips (an increase of 63 autos, an increase of two taxis, and a decrease of 115 trucks) in the weekday PM peak period. As the total number of incremental peak hour vehicle trips do not exceed the 50-trip threshold in any peak period, a Level 2 screening analysis is not needed, and traffic impacts are not expected as a result of the Proposed Action.

Transit

According to the general thresholds used by the Metropolitan Transportation Authority (MTA) and specified in the *CEQR Technical Manual*, detailed transit analyses are generally not required if a proposed action is projected to result in fewer than 200 peak hour subway or bus transit riders. If a proposed action would result in 50 or more bus passengers being assigned to a single bus line (in one direction), or if it would result in an increase of 200 or more passengers at a single subway station, a detailed bus and/or subway analysis would be warranted. Transit analyses typically focus on the weekday AM and PM commuter peak hours, as it is during these periods that overall demand on the subway and bus systems is usually highest.

As shown in **Table 3** and discussed above, the Proposed Action would generate an incremental increase of 62and 57 subway trips in the weekday AM and PM peak hours, respectively. The Proposed Actions would also generate an incremental increase of 20 and 18 bus-only trips in the above-mentioned peak hours, respectively. As such, these incremental subway and bus trips fall below the *CEQR Technical Manual* threshold of 200 or more new subway or bus passengers in any peak hour. Therefore, detailed subway and bus analyses are not warranted as a result of the Proposed Actions.

Citywide Ferry Service

According to *CEQR Technical Manual* guidance, detailed analyses of the citywide ferry service (CWFS) are not typically required if a Proposed Project would result in 50 or fewer CWFS peak hour ferry riders to a ferry landing within a half mile of the Project Site. As the Proposed Project is not located within a half mile of a CWFS ferry landing, a Level 2 screening analysis is not warranted according to *CEQR Technical Manual* guidance.

Pedestrians

According to *CEQR Technical Manual* guidelines, a quantified analysis of pedestrian conditions is typically required if a proposed action would result in 200 or more peak hour pedestrian trips at any pedestrian element (sidewalk, corner area, or crosswalk). As shown in **Table 3** and discussed above, the Proposed Action would generate an increment of 117, 105, and 107 total pedestrian trips (including walk-only, subway-to-bus, and bus trips) in the weekday AM, midday, and PM peak hours, respectively. As the number of incremental peak hour pedestrian trips do not exceed the 200-trip threshold in any peak period, a Level 2 screening analysis is not needed, and further pedestrian analysis is not warranted as pedestrian impacts are not expected.

Parking

Under *CEQR Technical Manual* guidance, parking analyses may be warranted if a quantified traffic analysis is necessary based on the Levels 1 and 2 screening analyses. Based on the Level 1 traffic screening assessment detailed above, the threshold for a quantified traffic analysis is not exceeded, and detailed on- and off-street parking analyses are not warranted.

CONCLUSIONS

A transportation forecast was prepared for the Proposed Project, an approximately 353,368 gsf film and television production studio, containing six soundstages and accessory facilities for stage support and accessory offices. Absent approval of the NYCIDA financial assistance, the development of an as--of-right, approximately 353,368 gsf (215,336 zsf) last-mile distribution facility, would be built.

According to the 2021 *CEQR Technical Manual* guidelines, if a proposed development is expected to result in fewer than 200 peak hour pedestrian, subway, and bus trips, and fewer than 50 peak hour vehicle trips, further quantified analyses are not warranted. To determine the factors used for the travel demand forecast for the proposed production studio, data was based on the 2021 *CEQR Technical Manual*, projects

with similar uses (e.g., the 2022 *Pier 92/94 Lease Amendment EAS*), Project Area census data, as well as guidance from NYCDOT. As shown above in **Table 3**, the Proposed Project, as compared to the as-of-right development, would not exceed the CEQR transportation thresholds requiring detailed analyses for traffic, subway, bus, ferry, pedestrian, or parking conditions; and therefore, would not likely result in any transportation impacts.

Appendix II:

Phase I Environmental Site Assessment

PHASE I ENVIRONMENTAL SITE ASSESSMENT

for

215 Moore Street and 232 Seigel Street
Brooklyn, New York

Prepared for:

Bungalow Projects
Brooklyn, New York

Prepared by:

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Report Date:	**21 March 2024**
180-Day Viability Date:	**25 April 2024**
	170805301

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EXECUTIVE SUMMARY

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) completed a Phase I Environmental Site Assessment (ESA) of the property located at 215 Moore Street and 232 Seigel Street in Brooklyn, New York (the "subject property") under the written authorization of Bungalow Projects (the "Client" and the "user").

The Phase I ESA was completed following the guidelines of ASTM International Standard Practice E1527-21 (ASTM E1527-21), the United States Environmental Protection Agency's (US EPA) All Appropriate Inquiries (AAI) Rule, and industry standard practice. The user requested this ESA as part of their environmental due diligence related to a potential transaction involving the subject property.

Subject Property Layout

The subject property is about 101,500 square feet (about 2.33 acres) and is improved with four one- or two-story commercial buildings along Moore Street on Lots 47, 56, 61, and 63, a concrete-paved yard on Lots 22, 26, 32, 66, 67, and 68, and a partially constructed building foundation along Seigel Street on Lot 34. The eastern side of Lot 56 also contains a cobble-paved driveway.

Subject Property Current Use

The following list summarizes the subject property current use for each lot or group of lots based on consistent usage.

- Lot 34 is currently occupied by a partially finished, subgrade building foundation that is inundated with water. According to previous environmental reports (see Section 3.3), excavation and construction of the foundation began in 2016 but has been halted since 2017.
- Lot 47 contains a two-story commercial building that is partially occupied by offices and community space. The remainder of the building is vacant and appears to be under various stages of renovation.
- Lot 56 contains a one- and two-story vacant building that appears to be undergoing gut renovation and other construction; however, these activities were not ongoing at the time of the reconnaissance. The ground floor of the building contained numerous open utility trenches through the building slab and stockpiles of soil, demolition debris, garbage, and unused masonry materials (brick, concrete, cobbles). The second floor also contained construction materials. According to historical aerial photographs, the building was originally one-story and the second story was constructed between 2016 and 2019. The eastern side of Lot 56 contains a cobble-paved driveway.
- Lot 61 contains a vacant one-story warehouse building that was most recently occupied by an art gallery. Lot 63 contains a one-story warehouse building that most recently contained a tech company office and a bakery. The tech company was in the process of vacating the building at the time of the reconnaissance. The bakery space could not be accessed during the reconnaissance and is a minor data gap.
- Lots 22, 26, and 32 are vacant and concrete-paved and contain a contractor's storage yard and construction equipment, including heavy machinery (excavators, lifts, trucks), building materials, concrete forms, boulders, household trash and debris, a construction trailer, and two shipping containers. An about 1,200-cubic-yard pile of soil/fill was also observed

in a concrete storage bay in the northwestern part of the yard (the pile appears to have originated between 2015 and 2019; see Section 3.1). Lots 66, 67, and 68 are also vacant and connected to the storage yard, and are used for tenant vehicle parking.

Subject Property History

The subject property was developed with several small dwellings and sheds in as early as 1888. By 1907, the subject property was developed with numerous small dwellings, stores, and larger commercial and industrial facilities fronting Moore and Seigel Streets. By the 1980s, all buildings on the northern half of the subject property along Seigel Street were demolished and the resulting vacant area was used for dumpster storage. By 2015, the northern half of the property and Lots 66, 67, and 68 were vacant and undeveloped. By 2019, the existing building foundation was constructed on Lot 34 and a second story addition was partially constructed on the building on Lot 56. The remainder of the undeveloped area appeared to be in use as a contractor's storage yard, and the existing soil stockpile in the northwestern part of the yard was present. The subject property is currently owned by 232 Seigel SPV LLC (Lot 34) and 215 Moore St Acquisition LLC (all other lots) and is zoned M1-1 and M1-2 for industrial/manufacturing use.

Adjoining Properties and Surrounding Area History

Adjoining properties and the surrounding area were developed with residential and commercial/industrial uses, including automotive garages, various manufacturing operations, junk yards, and painting/varnishing/dyeing facilities, from the late 1890s until the 1950s. Between the 1950s and 1960s, the area was redeveloped with large commercial and industrial buildings.

Conclusions

Langan completed a Phase I ESA of the subject property using the scope guidelines and inherent limitations of ASTM E1527-21. Table ES-1 presents the conclusions of the Phase I ESA.

Table ES-1 Conclusions, Findings and Opinions

ASTM E1527-21 Scope Items
Recognized Environmental Conditions (RECs)
Current and Historical Operations at the Subject Property: Historical operations/uses of the subject property included a lumber yard, metal works, various manufacturing operations (boxes, metals, doors, paint, steel tanks), metal smelting, paint and varnish operation, and automotive garages and repair facilities with petroleum bulk storage. The subject property currently contains a contractor's storage yard that includes heavy equipment, vehicles, and storage of small amounts of petroleum and chemical products. Previous environmental investigations and remediation have been completed at two targeted areas of the subject property and are associated with impacts to soil and groundwater resulting from two historical petroleum underground storage tanks (UST) on Lot 47 and Lot 56. These known impacted areas were assigned separate New York State Department of Environmental Conservation (NYSDEC) spill cases, are each a REC, and are discussed below. During these investigations, chlorinated solvents were periodically detected in on-site groundwater above applicable regulatory criteria; however, the source(s) of these impacts were never investigated or identified. Potential impacts to the subject property from historical on-site operations/uses outside of those already documented in the NYSDEC spill cases are a REC.
Historical Operations at Adjoining and Surrounding Properties: Historical operations/uses on adjoining and surrounding properties include automotive garages with petroleum bulk storage, manufacturing, a filling

ASTM E1527-21 Scope Items
station, and a dry cleaner. Potential impacts to the subject property from historical off-site operations/uses are a REC.
Documented Residual Impacts from Closed NYSDEC Spill No. 0312904: Spill No. 0312904 was reported in 2004 due to petroleum impacts encountered during the removal of a 1,080-gallon diesel UST from beneath the Lot 56 building. Initial remediation of the spill included the removal of approximately 219 tons of impacted soil and the application of approximately 60 pounds of oxygen release compound (ORC) to the tank grave. Endpoint soil samples from the tank grave contained petroleum compounds above applicable regulatory criteria and subsequent groundwater sampling documented petroleum volatile organic compounds (VOCs) above applicable regulatory criteria. This spill number was also partially associated with a NYSDEC investigation into the source(s) of contamination for a petroleum spill discovered beneath the nearby Moore Street and White Street intersection. After it was determined that the diesel UST was not a contributing source, Spill No. 0312904 was closed by the NYSDEC. Documented residual contamination left in-place from the former diesel UST is a REC.
Documented Residual Impacts from Closed NYSDEC Spill No. 1100020: Spill No. 1100020 was opened in 2001 for Lot 47 as part of a NYSDEC investigation into the sources(s) of contamination for a petroleum spill discovered beneath the nearby Moore Street and White Street intersection. Investigation of the southeastern corner of Lot 47 near a suspected former gasoline UST documented petroleum impacts in soil and groundwater. Remediation of the spill included in-situ chemical oxidation (ISCO) injections in an about 400-square-foot area, and ORC injections in an about 3,600-square-foot area. Post-remediation groundwater sampling over the following two years showed decreases in petroleum compounds in groundwater, including a 96% decrease in benzene, toluene, ethylbenzene, and xylenes (BTEX) compounds from 14,746 µg/L to 650 µg/L. In an acknowledgement letter to the NYSDEC in November 2014, a new owner of the property indicated that "their company was aware of the potential petroleum soil impacts beneath the site building and that if contamination is discovered during [future] site redevelopment, the contaminated soil will be properly handled and disposed of off-site". Based on the remediation performed, documented reduction in VOCs in groundwater following the injection program, and received acknowledgement letter, NYSDEC closed the spill case. Residual contamination left in place and associated with closed spill 1100020 is a REC.
Controlled Recognized Environmental Conditions (CRECs)
Langan did not identify CRECs.
Historical Recognized Environmental Conditions (HRECs)
Langan did not identify HRECs.
Business Environmental Risks (BER)
Non-native Fill and Demolition Debris: Previous investigations at the subject property documented non-native fill containing brick, concrete, and wood from 5 to 10 feet below grade surface (bgs). Additionally, an about 1,200-cubic-yard stockpile of soil/fill was observed in a concrete storage bay in the northwestern part of the concrete-paved storage yard. The source and origin of the soil/fill stockpile is unknown. Multiple soil/fill stockpiles generated during excavations for utility trenches were also observed inside the building on Lot 56. Apparent demolition debris was also observed throughout the first floor of the building on Lot 56. Non-native fill, soil/fill stockpiles, and demolition debris at the subject property will likely necessitate the implementation of special handling and management procedures during future redevelopment to address excavation, re-use, handling, and/or off-site disposal, as well as worker health and safety. This will result in material construction cost to the User. As such, the non-native fill and demolition debris at the subject property is a business environmental risk (BER).

ASTM E1527-21 Scope Items
De Minimis Conditions
Oil-Like Staining: Langan observed several areas of surficial oil-like staining on the ground in the concrete-paved yard at the northwestern part of the subject property. The staining appeared to have resulted from minor leaks from stored petroleum/chemical containers or from parked vehicles. Langan did not observe obvious cracking or pathways to the subsurface in the stained areas. Langan considers the staining a de minimis condition.

1. INTRODUCTION

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) completed a Phase I Environmental Site Assessment (ESA) of the property located at 215 Moore Street and 232 Seigel Street in Brooklyn, New York (the "subject property") under the written authorization of Bungalow Projects (the "Client" and the "user"). A Subject Property Location Map is provided in Appendix A (Figure 1).

The Phase I ESA was completed following the guidelines of ASTM International Standard Practice E1527-21 (ASTM E1527-21), the United States Environmental Protection Agency's (US EPA) All Appropriate Inquiries (AAI) Rule, and industry standard practice. The user requested this ESA as part of their environmental due diligence associated with a potential transaction involving the subject property.

1.1 Purpose

The purpose of this Phase I ESA is to identify recognized environmental conditions (REC) associated with the subject property. This purpose also includes identifying controlled recognized environmental conditions (CREC), historical recognized environmental conditions (HREC), de minimis conditions, and significant data gaps. The definitions of REC, CREC, HREC, de minimis condition, and other select ASTM terms used in this report are in Section 8.

1.2 Scope of Services

Langan's scope of services consisted of the completion of a Phase I ESA following the guidelines of ASTM E1527-21. Langan's scope of services as it pertains to the elements of a Phase I ESA as specified in ASTM E1527-21 is described below.

1.2.1 Records Review and Local Government Interviews

Langan contracted a third-party provider to search environmental regulatory databases and provide historical records. The database search included select federal, state, local and tribal standard source environmental databases within the approximate search radii specified by ASTM E1527-21.

Langan submitted Freedom of Information Act (FOIA) requests to supplement environmental database listing information. The FOIA requests were submitted to the New York City Department of Health (NYCDOH), the New York State Department of Health (NYSDOH), the New York State Department of Environmental Conservation (NYSDEC), the NYSDEC DECinfo Locator database, the New York City Department of Environmental Protection (NYCDEP), and the New York City Fire Department (FDNY). Langan also reviewed online records including the New York City Department of Buildings (NYCDOB), United States Geological Survey (USGS) mapping, and US EPA databases. Agency FOIA-requested information, where received, are discussed in relevant sections of this report and referenced in Section 7.

Langan supplemented the third-party-provided historical records with review of online historical record sources including Google Earth Pro.

1.2.2 Site Reconnaissance and Owner/Operator/Occupant Interviews

Langan completed site reconnaissance inspections on 3 and 10 November 2023. Tyler Goodnough of Langan was unaccompanied during the 3 November reconnaissance and Liz Mcconnell of Langan was accompanied by Jay Solly of Sustainable United Neighborhoods (a subject property building tenant) during the 10 October reconnaissance.

Langan walked the periphery of the subject property, observed the subject property from adjoining public thoroughfares, and walked the accessible interiors of structures at the subject property. Langan observed the adjoining properties and the surrounding area from the periphery of the subject property and from public thoroughfares adjoining the subject property. The weather at the time of the site reconnaissance inspections was approximately 60°F and sunny (3 November) and approximately 50°F and cloudy (10 November).

1.2.3 Evaluation, Report and Parts Used in Concert

Langan evaluated the information obtained from the records reviews, site reconnaissance and interviews described above, and from the user as described in Section 1.3 in concert with each other. Langan's findings, opinions, and conclusions are discussed throughout this report. Significant assumptions, deletions, deviations, or exceptions to ASTM E1527-21 are noted in Section 1.4.

1.2.4 Non-ASTM Scope Services

The scope of services for the Phase I ESA did not include non-scope ASTM considerations, including evaluation of the potential presence of per- and polyfluoroalkyl substances (PFAS).

1.3 User Responsibilities

Langan requested that the user provide the results of tasks the user is responsible for completing to satisfy the requirements of AAI. The tasks include: searching for known environmental liens and activity and use limitations (AULs) filed or recorded against the subject property, and provision of information related to specialized knowledge or experience of the user or the degree of obviousness relative to conditions indicative of releases or threatened releases; actual knowledge of the user regarding environmental liens or AULs related to the subject property; specialized knowledge or experience of the user; reasons for significantly lower purchase prices; and commonly known or reasonably ascertainable information within the local community about the subject property. Langan also requested that the user state the reason the Phase I ESA was requested. A summary of the user's responses is provided in Appendix B and relevant information provided by the user is discussed in applicable sections of this report.

Unless specifically included in the scope of services, Langan did not complete a title search or a search for environmental liens or AULs, as that is the responsibility of the user. If the user requested that Langan complete such searches on the user's behalf, the information was supplied to Langan by a vendor, and to the vendor by government sources; therefore, neither Langan nor the vendor can verify the completeness or accuracy of the title search, or AUL searches.

1.4 Limiting Conditions/Deviations

Langan did not identify any limiting conditions or delete or deviate from the ASTM E1527-21 guidelines during this Phase I ESA.

1.5 Data Gaps

Data gaps, if encountered, are discussed throughout the report. Significant data gaps, if any, are summarized in Section 5.0.

2. SUBJECT PROPERTY DESCRIPTION AND CURRENT USE

The following sections describe the subject property location, ownership, physical setting, and current layout and operations.

2.1 Location, Legal Description, and Ownership

The about 101,500-square-foot (about 2.33-acre) subject property is located at 215 Moore Street and 232 Seigel Street in Brooklyn, New York and is identified on the Brooklyn Borough Tax Map as Block 3100, Lots 22, 26, 32, 34, 47, 56, 61, 63, 66, 67, and 68. Additional street addresses associated with the subject property include 208-224, 228, and 244 Seigel Street; 191 and 195-219 Moore Street; and 33-39 White Street.

According to online Automated City Register Information System (ACRIS) information, the subject property is owned by 232 Seigel SPV LLC (Lot 34) and 215 Moore St Acquisition LLC (all other lots). There is also a New York City easement beneath portions of Lots 26, 32, 34, 56, 61, 63, 66, 67, and 68 for the construction of "City Tunnel No. 3, Stage 2 and Appurtenances".

2.2 Physical Setting

The physical setting that includes the geologic, hydrogeologic, hydrologic, and topographic characteristics of the subject property and surrounding area are discussed below.

2.2.1 Topography

According to a survey of the subject property included in a 21 September 2023 conceptual design package prepared by Cookfox Architects, ground surface elevations at the subject property range from elevation (el.)[1] 15.34 at the northeastern corner of Lot 34 to el. 21.13 at the southwestern corner of Lot 22. Subject property topography slopes gently downward from west to east. Based on the 2019 United States Geological Survey (USGS) 7.5-minute quadrangle topographic map for Brooklyn, the regional topography slopes downward to the northeast towards Newtown Creek, which is located approximately 0.36-mile northeast of the subject property.

2.2.2 Geology

Previous investigations at the subject property (see Section 3.3) have documented non-native fill (sand, silt and gravel containing varying amounts of brick, concrete, and wood) to about five to 10 feet below grade surface (bgs). Native soil beneath the fill layer is generally comprised of poorly sorted fine to coarse sand, silt, and fine to medium gravel interbedded with clay lenses. Bedrock was not encountered in borings, which were advanced to a maximum depth of 20 feet bgs during previous investigations.

Based on a review of the "Bedrock and Engineering Geologic Maps of New York County and Parts of Kings and Queens Counties, New York, and Parts of Bergen and Hudson Counties, New Jersey" by Charles A. Baskerville, et al., the bedrock underlying the subject property is the Hartland Formation. The Hartland Formation is comprised of a dark grey, medium to coarse-

[1] Elevations are referenced to the North American Vertical Datum of 1988 (NAVD88).

grained muscovite-biotite-garnet (mica) schist and grey fine-grained quartz feldspar granulite with biotite and garnet, with localized concentrations of granite and intrusions of coarse-grained granitic pegmatite. Geological surface features (e.g., rock outcroppings) were not observed at the subject property.

Non-native fill at the subject property does not trigger a regulatory reporting requirement, but will likely necessitate the implementation of special soil handling, management, and off-site disposal procedures at a cost premium during site redevelopment that includes excavation. As such, the presence of non-native fill at the subject property is a business environmental risk (BER).

2.2.3 Hydrogeology

Based on previous environmental reports for the subject property (see Section 3.3), depth to groundwater at the subject property ranges from about 5 to 9 feet bgs. According to groundwater elevation surveys, local groundwater flows to the north-northeast.

Surface water bodies are not present within the boundary of the subject property. The nearest surface water body is Newtown Creek, which is located about 0.36-mile northeast of the subject property.

2.3 Subject Property Description

The subject property is about 101,500 square feet (about 2.33 acres) and is improved with four one- or two-story commercial buildings along Moore Street on Lots 47, 56, 61, and 63, a concrete-paved yard on Lots 22, 26, 32, 66, 67, and 68, and a partially constructed building foundation along Seigel Street on Lot 34. The eastern side of Lot 56 also contains a cobble-paved driveway.

A Subject Property Layout Map is provided in Figure 2 of Appendix A. Photographs of the subject property and a checklist documenting Langan's observations relative to the features, activities, uses and conditions outlined in Section 9.4 of ASTM E1527-21 are in Appendix C.

2.4 Current Subject Property Use

The following list summarizes the Subject Property current use for each lot or group of lots based on consistent usage.

- Lot 34 is currently occupied by a partially finished, subgrade building foundation that is inundated with water. According to previous environmental reports (see Section 3.3), excavation and construction of the foundation began in 2016 but has been halted since 2017.
- Lot 47 contains a two-story commercial building that is partially occupied by offices and community space. The remainder of the building is vacant and appears to be under various stages of renovation.
- Lot 56 contains a one- and two-story vacant building that appears to be undergoing gut renovation and other construction; however, these activities were not ongoing at the time of the reconnaissance. The ground floor of the building contained numerous open utility trenches through the building slab and stockpiles of soil, demolition debris, garbage, and unused masonry materials (brick, concrete, cobbles). The second floor also contained construction materials. According to historical aerial photographs, the building was originally one-story and the second story was constructed between 2016 and 2019. The eastern side of Lot 56 contains a cobble-paved driveway.

- Lot 61 contains a vacant one-story warehouse building that was most recently occupied by an art gallery. Lot 63 contains a one-story warehouse building that most recently contained a tech company office and a bakery. The tech company was in the process of vacating the building at the time of the reconnaissance. The bakery space could not be accessed during the reconnaissance and is a minor data gap.
- Lots 22, 26, and 32 are vacant and concrete-paved and contain a contractor's storage yard and construction equipment, including heavy machinery (excavators, lifts, trucks), building materials, concrete forms, boulders, household trash and debris, a construction trailer, and two shipping containers. An about 1,200-cubic-yard pile of soil/fill was also observed in a concrete storage bay in the northwestern part of the yard (the pile appears to have originated between 2015 and 2019; see Section 3.1). Lots 66, 67, and 68 are also vacant and connected to the storage yard, and are used for tenant vehicle parking.

The following table summarizes subject property utility providers.

Table 2-1 Utility Providers

Utility	Providers
Electricity	Consolidated Edison
Natural gas	National Grid
Water	New York City Municipal
Sewer	New York City Municipal

2.5 Hazardous Substances and Petroleum Products

Hazardous substances and petroleum products did not appear to be actively in use at the subject property, but various storage containers were identified throughout the contractor's storage yard and construction equipment storage areas in the northern part of the subject property (see Section 2.5.3 below).

2.5.1 Underground Storage Tanks (USTs)

No evidence of existing USTs was observed at the subject property. According to previous environmental reports and historical Sanborn maps, USTs were located in the Lot 47 and Lot 56 buildings. Additional discussion regarding these tanks is included in Sections 3.1 and 3.3.

2.5.2 Aboveground Storage Tanks (ASTs)

No ASTs were observed at the subject property.

2.5.3 Drums, Totes, and Intermediate Bulk Containers

Langan observed the following drums, totes, and intermediate bulk containers:

- Approximately twenty 2.5- and 5-gallon containers of paints and wall finishing products in the western part of the Lot 56 building; and,
- Three 55-gallon steel drums and two 5-gallon buckets of hydraulic oil, four empty 55-gallon drums, and four 5-gallon metal or plastic gasoline/diesel fuel containers in the contractor's storage yard area.

Langan observed several areas of surficial oil-like staining on the ground in the concrete-paved yard in the northwestern part of the subject property. The staining appeared to have resulted from minor leaks from stored petroleum/chemical containers or from parked vehicles. Langan did not observe obvious cracking or pathways to the subsurface in the stained areas. Langan considers the staining a *de minimis* condition.

2.5.4 Other Chemical Storage, Containers, or Equipment

Langan did not observe any other chemical storage, containers, or equipment.

2.5.5 Air Emissions

Langan did not observe air emissions sources at the subject property.

2.6 Waste Management

The following sections describe current hazardous and non-hazardous waste streams, and observations of fill areas or other solid waste throughout the subject property.

2.6.1 Hazardous Waste

Langan did not observe hazardous waste at the subject property.

2.6.2 Non-Hazardous Waste

Non-hazardous waste at the subject property includes general refuse that appears to be generated by the existing building tenants. Langan observed multiple dumpsters, trash bins, and bags of trash in the contractor's storage yard in the northwestern part of the property. Langan observed the non-hazardous waste containers to be intact without obvious indications of a release or material threat of a future release.

2.6.3 Fill Areas or Solid Waste

An about 1,200-cubic-yard stockpile of soil/fill was observed in a concrete storage bay in the northwestern part of the concrete-paved storage yard. The source and origin of the soil/fill pile is unknown; however, according to available historical information (see Section 3.1), the pile appeared at the site between 2015 and 2019.

Multiple soil stockpiles were observed inside the building on Lot 56 adjacent to open utility trench excavations. Construction and demolition debris was also observed throughout the first floor of the building on Lot 56.

Soil/fill stockpiles and demolition debris at the subject property will likely necessitate the implementation of special handling and management procedures during future redevelopment to address re-use, handling, and/or off-site disposal, as well as worker health and safety. This will result in a material construction cost to the User. As such, the non-native fill and demolition debris at the subject property is a BER.

2.7 Wastewater

Sanitary wastewater in occupied parts of the subject property is discharged to the New York City municipal sewer system. Two suspected sump pump systems and multiple floor drains were

observed in the accessible portions of the buildings on Lots 61 and 63. Evidence of a release was not observed near the sumps or drains.

Langan did not observe or identify evidence of septic systems or cesspools at the subject property.

2.8 Stormwater

Stormwater drains were observed in the cobblestone driveway on Lot 56 and at the base of a pedestrian entrance ramp on Lot 66. Stormwater at other areas of the subject property percolates through pervious areas or sheet flows to the adjoining roadways into the municipal sewer system. Langan did not observe evidence of impacts (e.g., sheen, staining) to stormwater pathways.

3. SUBJECT PROPERTY HISTORY AND RECORDS REVIEW

The following sections provide summaries of the historical uses of the subject property, and available information regarding documented environmental conditions associated with the historical uses.

3.1 Historical Summary

Langan compiled the following summary of the subject property history based on a review of readily available and reasonably ascertainable sources and interviews. Historical resources are provided in Appendix D.

Table 3-1 Subject Property History

Time Period	Historical Discussion
1888 – early 1900s	The subject property was developed with several small dwellings and sheds as early as 1888. The remainder of the subject property was vacant.
1907 – 2000s	By 1907, the subject property was developed with numerous small dwellings, stores, and larger commercial and industrial facilities fronting Moore and Seigel Streets. Relevant commercial and industrial operations at the subject property between the early 1900s and 2000s are as follows: • Lot 22 – lumber yard (1907-1933), paint shop (1907), metal works (1951), metal product manufacturing (1968-1979) • Lot 26 – lumber yard (1907-1933), paint and varnishing shop (1907), box factory (1933), door manufacturing (1951-1968), paint manufacturing (1951-1968), unknown manufacturing (1977-1979) • Lot 32 – steel tank manufacturing (1951-1965) • Lot 34 – metal smelting (1951-1968) • Lot 47 – 70-car garage with gasoline tank (1933-1987) • Lot 56 – automotive repair (1951), steel tank manufacturing (1965-2007) • Lot 61 – private garage (1951-2007) • Lot 63 – 25-truck garage with gasoline tank (1951-2007) • Lot 68 – old truck storage (1951), parking (1965–2007) By the 1980s, all buildings on the northern half of the subject property along Seigel Street were demolished and the vacant area was used for dumpster storage.
2000s – Present	By 2015, the northern half of the property and Lots 66, 67, and 68 were vacant and undeveloped. By 2019, the existing building foundation was constructed on Lot 34 and a second story addition was partially constructed on the building on Lot 56. The remainder of the undeveloped area appeared to be in use as a contractor's storage yard, and the existing soil stockpile in the northwestern part of the yard was present. The subject property is currently owned by 232 Seigel SPV LLC (Lot 34) and 215 Moore St Acquisition LLC (all other lots) and is zoned M1-1 and M1-2 for industrial/manufacturing use.

Previous environmental investigations and remediation have been completed in two localized areas of the subject property and are associated with documented impacts to soil and/or groundwater resulting from historical petroleum bulk storage on Lot 47 and Lot 56. These documented impacted areas were assigned separate NYSDEC spill cases, are each considered

a REC, and are discussed further in Section 3.3. During these investigations, chlorinated solvents were periodically detected in on- and off-site groundwater above applicable regulatory criteria ; however, the source(s) and extent of these impacts were never identified. Additionally, the gasoline tank identified on Lot 63 was not identified and has not been investigated as a potential source of contamination in the spill cases for the subject property. Potential impacts to the subject property from historical on-site industrial and manufacturing uses and/or petroleum bulk storage outside of those already documented in the NYSDEC spill cases are also a REC.

3.2 Regulatory Database Review

The subject property is identified on the Superfund Enterprise Management System (SEMS)-ARCHIVE, NY Spills, Leaking Tanks (LTANKS), Solid Waste Facility/Landfill Sites (SWF/LF), Recovered Government Archive Solid Waste Facilities List (RGA LF), US Airs, Lead Smelters, Facility Index System (FINDS), Enforcement and Compliance History Online (ECHO), and PFAS ECHO databases.

The SEMS-ARCHIVE and Lead Smelters listings are associated with the "Crescent Smelting Works", which was historically located on the subject property at 232 Seigel Street (Lot 34). According to the Lead Smelters listing, the facility performed fabrication, finishing, and coating of metal products. The facility was the subject of a US EPA removal action between 2014 and 2016; however, no specific information regarding this action is provided in the database listing.

The remaining SWF/LF, TGA LF, US Airs, FINDS, ECHO, and PFAS ECHO regulatory database listings for the subject property are associated with historical metal manufacturing and waste processing activities at the former "Cooper Tank and Welding Corp" (Cooper) facility, which was located between 201-231 Moore Street (Lots 47, 56, 61, and 63). Closed Spill Nos. 1100020 and 0312904 were also reported for the Cooper facility based on petroleum impacts discovered in the vicinity of two former USTs. The Cooper facility and the closed spills are discussed further in Section 3.3. The historical industrial uses at the subject property (including the Cooper facility) and the closed spills are RECs.

The environmental database report is attached as Appendix E.

3.3 Prior Report Review

The following previous environmental reports for the subject property were provided by the User or were obtained by the NYSDEC via FOIA request. These reports are included in Appendix F, referenced in Section 7, and are summarized below.

Spill No. 0312904

- Underground Storage Tank Closure Report – Cooper Tank & Welding Corp. – NYSDEC Spill # 0312904, prepared by RND Services Inc. (RND), dated February 2004
- Letter Regarding Groundwater Sampling at Cooper Tank & Welding – NYSDEC Spill No. 0312904, prepared by RND, dated May 12, 2006
- Groundwater Sampling Reports – First, Second, and Third Quarters – Cooper Tank & Welding – NYSDEC Spill No. 0312904, prepared by RND, dated November 2006 to January 2008
- Sensitive Receptor Survey – NYSDEC Spill No. 0312904, prepared by RND, dated March 22, 2010

- Field Investigation Report – NYSDEC Spill Case #0312904, prepared by Gannett Fleming, dated February 2011
- Groundwater Level Gauging Event Memorandum – Spill Case #0312904, prepared by Gannett Fleming, dated February 16, 2011
- Supplemental Field Investigation Report – Spill Case #0312904, prepared by Gannett Fleming, dated May 25, 2011
- NYSDEC Closure Letter for Spill Case # 0312904, dated June 6, 2011

Spill No. 1100020

- Lot 47 Field Investigation Report – NYSDEC Spill Case #1100020, prepared by Gannett Fleming, dated August 2011
- Status Report – Completion of Remedial Action – NYSDEC Spill No. 1100020, prepared by Gannett Fleming, dated November 14, 2012
- Third, Fourth, and Fifth Quarterly Post-Remediation Performance Monitoring Letter Reports – NYSDEC Spill No. 1100020, prepared by Gannett Fleming, dated October 2013 to July 2014
- NYSDEC Closure Letter for Spill Case # 1100020, dated September 19, 2014

Other Reports

- Phase I ESA – 215 Moore Street, prepared by Gannett Fleming, dated September 2010
- Phase I ESA – 215 Moore Street, prepared by Gannett Fleming, dated October 2013
- Phase I ESA Report – 215 Moore Street, prepared by Environmental Business Consultants (EBC), dated September 2016
- Phase I ESA Report – 232 Seigel Street, prepared by EBC, dated December 10, 2018

232 Seigel Street

232 Seigel Street (Lot 34) is identified as the historical location of a metal smelting operation from between 1933 and 1951. By 2016, all former structures on the lot were demolished and construction of a new building began. The new construction was halted following the installation of foundation and cellar components. EBC conducted waste characterization sampling in 2016 prior to excavation for the new building cellar and identified urban fill materials to between 2 and 5 feet bgs. According to EBC, the contaminants identified in the urban fill did not present a vapor intrusion concern. Additionally, the fill was subsequently removed as part of foundation construction to "clean" native soil. Waste characterization sampling data and/or disposal information was not included in EBC's Phase I ESA, and was not available for review.

215 Moore Street

215 Moore Street (Lots 47, 56, 61, and 63) is identified as the historical location of the Cooper facility from the late 1940s through 2015. The Cooper facility reportedly designed, engineered, and manufactured (welding, painting, etc.) equipment for industrial and residential waste removal, including storage containers, roll-offs, and compactors. The facility also reportedly processed and generated construction and demolition materials prior to being shipped to a transfer station that was also operated by Cooper. This historical industrial use at the subject property is a REC.

Closed NYSDEC Spill No. 0312904 - 215 Moore Street (Lot 56)

The following summary is based on information provided in previous reports and in database records for the subject property and surrounding properties (see Sections 3.2 and 4.3.2).

In 2004, RND closed and removed a 1,080-gallon diesel UST beneath 215 Moore Street (Lot 56). During removal, petroleum impacts were encountered in soil and groundwater and Spill No. 0312904 was assigned. Approximately 219 tons of petroleum impacted soil was removed; however, contamination was left in place due to excavation limitations (the building foundation and Moore Street sidewalk abutted the tank excavation to the south). Approximately 60 pounds of oxygen release compound (ORC) was applied to the excavation prior to backfilling with clean fill and four 6-inch-diameter wells were installed within the UST excavation area. Sidewall endpoint samples contained petroleum compounds above the applicable regulatory criteria, and four subsequent groundwater sampling events in 2006 and 2007 from the four wells documented volatile organic compounds (VOC) above applicable groundwater criteria. RND subsequently completed a Sensitive Receptor Survey in March 2010 to "quantify the risks associated with [the] petroleum release"; RND did not identify an immediate threat to human health, safety, or sensitive environmental receptors, and identified limited potential exposure risk to personnel excavating in the vicinity of the former UST. The provided documents did not indicate any further action related to this spill until July 2010.

On July 15, 2010, the NYSDEC notified Cooper that petroleum contamination had previously been identified in the intersection of Moore and White Streets during installation of a water main in November 1999 (Spill No. 9911504). Based on data collected at a surrounding property (236 Moore Street) under Spill No. 0751350, NYSDEC indicated that the contamination in the intersection may have originated at the Cooper facility, and that further investigation of the subject property would be required.

The February 2011 Gannett Fleming Field Investigation Report (FIR) documents the NYSDEC-directed subsequent investigation performed at the subject property to further evaluate soil and groundwater quality near the former diesel UST, to evaluate soil and groundwater quality at the southeastern corner of the property closest to off-site Spill Nos. 9911504, 9905955, and 0751350, and to determine the groundwater flow direction. The investigation included the advancement of eight soil borings and collection of 16 soil samples, installation of six groundwater monitoring wells and the collection of two rounds of groundwater samples, and completion of two separate groundwater elevation surveys. The groundwater elevation surveys documented a subject property-specific groundwater flow direction of north-northeast (November 2010) and southeast (January 2011). Gannett Fleming argued that the north-northeast direction was supported by local topography and disregarded the southeast direction due to the surveying being conducted under saturated conditions caused by rain and snow melt. A third groundwater elevation survey was reportedly conducted and found a flow direction to the east. Residual soil and groundwater impacts were documented in one boring and one well near the former diesel UST; Gannett Fleming indicated that the impacts would continue to naturally

attenuate and were no longer a contributing source of contamination. Gannett Fleming recorded "strong" petroleum odors, staining, and photoionization detector readings up to 1,426 parts per million in saturated soil in borings at southeastern corner of the subject property; however, soil samples were collected above the saturated zone and did not contain concentrations above applicable regulatory criteria. One groundwater sample from the southeastern corner of the subject property contained nine petroleum VOCs and one chlorinated VOC (CVOC) above applicable standards; Gannett Fleming argued that the contaminants did not correlate with and were unrelated to residual impacts at the former diesel UST area. One well at the northwestern corner of the subject property also contained three CVOCs above applicable standards; Gannett Fleming attributed the impacts to an off-site source based on the measured north-northeast groundwater flow direction.

Based on the results of the FIR, NYSDEC requested additional investigation in the northern sidewalk of Moore Street, immediately south of the subject property and former diesel UST area. In April 2011, Gannett Fleming advanced an additional two soil borings and installed one additional groundwater monitoring well in the Moore Street sidewalk, as summarized in a May 25, 2011 Supplemental FIR. A maximum photoionization detector (PID) reading of 15 parts per million (ppm) was recorded in the soil borings and VOCs were below the applicable regulatory criteria in all soil samples. Semivolatile organic compounds (SVOC) detected above applicable regulatory criteria in one soil sample were attributed to urban fill. One VOC (benzene) was detected above the applicable regulatory criteria in the groundwater sample. Gannett Fleming concluded that the benzene was not related to the former UST, as benzene was not detected in any of the previous on-site groundwater samples. Based on the results of the FIR and Supplemental FIR, NYSDEC closed the spill on June 6, 2011.

Although Spill No. 0312904 was closed, residual impacts were left in place in soil and groundwater, and thus the spill is a REC.

<u>Closed Spill No. 1100020 – 215 Moore Street (Lot 47)</u>

Spill No. 1100020 was opened for the subject property as part of a NYSDEC investigation into an area of suspected gasoline contamination that was previously found under the Moore and White Street intersection. Spill Nos. 9911504 and 9905955 are associated with the intersection (see Section 4.3.1) and Spill No. 0751350 is associated with 236 Moore Street (see Section 4.3.2), which is located diagonally opposite to the subject property across the intersection.

The Gannett Fleming Lot 47 FIR documents investigative activities performed to determine if a UST was present at 215 Moore Street (as shown on previous Sanborn maps), to evaluate soil and groundwater quality near the former UST, and to evaluate and delineate the extent of on-site impacted soil and groundwater associated with off-site Spill Nos. 9911504, 9905955, and 0751350. The investigation included the completion of a geophysical survey; advancement of five soil borings (three inside proximate to the suspect UST and two in the adjacent sidewalk); installation of five groundwater monitoring wells; completion of a groundwater elevation survey; and collection of soil and groundwater samples. The geophysical survey did not identify any evidence of an existing or former UST beneath the building, and the groundwater elevation survey measured a local groundwater flow direction to the north-northeast. Elevated PID readings were recorded at four of five boring locations with maximum readings of 1,361 and 1,820 ppm in interior and exterior locations, respectively. Petroleum VOCs were detected above applicable regulatory criteria in soil samples from above and below the groundwater table in two of the interior borings, and above the groundwater table in one of the sidewalk borings. Groundwater samples from one interior well and both sidewalk wells also contained petroleum VOCs above applicable regulatory criteria. CVOCs were not detected in any soil or groundwater sample. Based

on the data from the Lot 47 FIR, Gannett Fleming concluded that the off-site impacts being investigated under Spill Nos. 9911504, 9905955, and 0751350 did not result from an on-site source at 215 Moore Street, and requested closure of Spill No. 1100020.

NYSDEC indicated in correspondences that remediation of the subject property would be required. A Stipulation letter to clean up the spill was subsequently executed by Cooper and NYSDEC in January 2012. Gannett Fleming prepared a Remedial Action Work Plan (RAWP), which included additional investigation, and implementation of remedial injections and post-remediation monitoring. The RAWP was approved by NYSDEC on May 9, 2012 and baseline groundwater sampling of five wells was completed on August 7, 2012.

The Gannett Fleming Status Report documents the completion of the remedial injection program, which included two phases of injections. Following remedial injections, five performance monitoring events were performed between January 2013 and June 2014. The results of groundwater sampling indicated a 93% decrease in benzene (3,300 micrograms per liter [µg/L] in August 2012 to 240 µg/L in June 2014), a 96% reduction in benzene, toluene, ethylbenzene, and xylenes (BTEX)(14,746 µg/L in August 2012 to 650 µg/L in June 2014), and 96% reduction in total VOCs (14,746 ug/L in August 2012 to 650 ug/L in June 2014).

According to NYSDEC spill database notes, the subject property was planned for sale following the fifth performance monitoring event. Based on the "probability that… residual soil contamination" remained beneath the building, NYSDEC requested a letter of acknowledgement from the buyer regarding the potential contamination. In November 2014, NYSDEC received a letter from 215 Moore Street Acquisition LLC (the property purchaser) indicating that "their company was aware of the potential petroleum soil impacts beneath the site building and that if contamination is discovered during the site redevelopment, the contaminated soil will be properly handled and disposed of off-site". Based on the remediation performed, documented reduction in VOCs in groundwater following the injection program, and received acknowledgement letter, NYSDEC closed the spill case on November 9, 2014. The NYSDEC Spill Closure letter indicates that any petroleum-impacted subsurface materials encountered during future redevelopment of the subject property must be properly handled and disposed of in accordance with all applicable regulations, and that appropriate vapor mitigation measures may be required.

Although Spill No. 1100020 was closed, residual impacts were left in place in soil and groundwater, and thus the spill is a REC.

4. ADJOINING PROPERTIES AND SURROUNDING AREA

The following sections describe current and historical uses of and database listings for adjoining properties and the surrounding area.

4.1 Current Use of Adjoining Properties and Surrounding Area

The current use of adjoining and surrounding properties is summarized in Table 4-1.

Table 4-1 Current Use of Adjoining Properties and Surrounding Area

Direction	Adjoining Properties	Surrounding Area
North	Seigel Street followed by multi-family residential buildings (49 White Street and 1-2 Seigel Court) and a church (225 Seigel Street)	Multi-family residential, commercial, and industrial buildings
East	Vacant warehouses (246 and 252 Seigel Street); White Street followed by a parking lot (256 Seigel Street and 233 Moore Street)	Mixed-use residential and commercial buildings, contractor storage yards, parking lots, and warehouses
South	Warehouses and factories – New York Pretzel and Wonton Foods (184 through 222 Moore Street)	Commercial and industrial buildings and parking lots
West	Contractor warehouses (185 and 187 Moore Street) and glass fabrication facility (194 Seigel Street)	Multi-family residential, commercial, and industrial buildings

Langan observed two vent pipes on the southern wall of the south-adjoining building at 185 Moore Street. Langan did not observe any other obvious conditions likely to represent environmental concerns for the subject property from current uses of adjoining or surrounding properties.

4.2 Adjoining Properties and Surrounding Area History

Langan compiled the following summaries of the adjoining properties and surrounding area history based on a review of historical resources and interviews. Historical resources are provided in Appendix D.

Table 4-2 Historical Use of Adjoining Properties

Direction	Adjoining Properties
North	The north-adjoining properties across Seigel Street were developed with part of a large rope manufacturing facility (William Wall's Sons Rope Manufacturing) as early as 1888. By 1907, the rope manufacturing facility was demolished and the adjoining properties were redeveloped with a school, playground, and church. By 1991, the northeast-adjoining area (former playground) was redeveloped with a new street (Seigel Court) and several multi-family residential buildings. Langan does not consider the historical uses of the north-adjoining properties an environmental concern for the subject property.
East	The northeast-adjoining properties were developed with oil barrel storage facilities and a machine shop in as early as 1888; the east-adjoining properties across White Street were vacant. By 1907, The northeast-adjoining properties were vacant and the east-adjoining properties across White Street contained numerous apartments and stores. By 1933, the northeast-adjoining properties were developed with apartments and stores and a small junk yard. In 1951, the junk yard was replaced by a metal and wood truck body building facility. Between 1968 and 1982, all apartments and stores on east-adjoining properties were demolished. The historical industrial and manufacturing uses of the east-adjoining properties is a REC.
South	The south- and southwest-adjoining properties across Moore Street were developed with multiple dwellings and a varnish works facility in as early 1888; the southeast-adjoining

Direction	Adjoining Properties
	properties were vacant. By 1907, these properties were developed with numerous dwellings and stores, including three tailors. In 1933, the southeast-adjoining property was first developed with a 40-car garage with an underground gasoline tank and a south-adjoining property contained a sausage casing manufacturing facility and a small factory of unspecified use. Between the 1950s and 2010s, former dwellings and small commercial buildings were redeveloped with larger commercial or industrial buildings. Notable uses included an ice cream manufacturer (1951-1989), electronics manufacturer (1965-1968), metal products manufacturer (1965-2007), and a plastic products manufacturer (1977-1991). The historical industrial and manufacturing uses of the south-adjoining properties is a REC.
West	The west-adjoining properties contained dwellings and a sash and blind factory as early as 1888. By 1933, the northwest-adjoining property contained a junk yard with an underground gasoline tank and a syphon factory, and the southwest-adjoining properties contained an automotive painting facility and a fur dyeing facility. The southwest-adjoining property also contained a trucking garage (1951) and an automotive repair facility (1965-2007), and the northwest-adjoining property also contained an iron works (1965-1977), an auto wrecking facility (1977-1980), an unspecified manufacturing facility (1979-1980), and an automotive repair facility (1981-2007). The historical industrial and manufacturing uses of the west-adjoining properties is a REC.

The surrounding area was well developed with residential and commercial/industrial uses from the late 1890s until the 1950s. Between the 1950s and 1960s, the area became was redeveloped with large commercial and industrial buildings. Notable historical industrial uses in the surrounding area are as follows:

- 236-242 Moore Street (about 80 feet southeast – inferred downgradient) – garage with underground gasoline tank and refrigerator repairs (1933-1987)
- 192 Seigel Street (about 170 feet west – inferred upgradient) – automotive garage with underground gasoline tank (1933-1987), unspecified manufacturing facility (1988-2007)
- 401 Bushwick Avenue (about 270 feet southwest – inferred upgradient) – filling station (1951-1965)
- 411 Bushwick Avenue (about 350 feet southwest – inferred crossgradient) – dry cleaners (1965-1977)

The historical industrial and manufacturing uses of the surrounding area properties are a REC.

4.3 Regulatory Database Review

Langan reviewed the environmental database report to evaluate if adjoining or surrounding area properties identified in the database report are suspected to represent an environmental concern for the subject property (see Section 8.2). Langan did not consider review of regulatory agency files necessary to evaluate potential RECs for the subject property unless discussed in Section 4.3.1 or 4.3.2 below.

4.3.1 Adjoining Properties

Database listings for adjoining properties are summarized as follows.

White St. and Moore St. Intersection (southeast-adjoining, inferred downgradient)

Spill Nos. 9911504 and 9905955 were reported in November 1999 for the southeastern adjoining intersection due to suspected gasoline contamination (odor, PID readings up to 1,440 ppm, and a flash fire) encountered during activities associated with the installation of a new water main. "Endpoint" soil samples collected from the area reportedly showed high concentrations of BTEX, naphthalene, acetone, and chlorinated solvents perchloroethylene (PCE) and tetrachloroethylene (TCE). Based on these findings, NYSDEC opened an investigation into the source of the contamination, which included the subject property (Spill Nos. 0312904 and 1100020; see Section 3.3) and a property across the intersection at 236 Moore Street (Spill No. 0751350; see Section 4.3.2 below). Based on the results of the area investigation, it was determined that the impacts were likely associated with 236 Moore Street and the spills were closed and referred to Spill No. 0751350.

Impacts at the subject property in close proximity to these adjoining spills have been investigated and remediated under Spill No. 1100020. Although Spill No. 1100020 was closed, residual impacts remain at the subject property and are a REC.

4.3.2 Surrounding Area

Langan evaluated each of the database listings for surrounding area properties (see Section 8.2). Those warranting further discussion in the context of potential to represent an environmental concern for the subject property are discussed below.

236 Moore Street (approximately 80 feet southeast, inferred cross-gradient)

Spill No 0751350 was opened when NYSDEC determined 236 Moore Street to be a potential source of contamination for a petroleum spill found beneath the Moore Street and White Street intersection (see Section 4.3.1 above). Subsequent investigations at the site documented petroleum contamination in soil and groundwater, and TCE in groundwater in the vicinity of a former gasoline UST. In July 2013, 400 pounds of PersulfOx product was injected into three points through the building basement to remediate an approximately 250-square-foot impacted area. Post-remediation groundwater monitoring was conducted from 2013 to 2019 due to persisting concentrations of petroleum VOCs above applicable regulatory criteria. Based on the remediation performed and a decreasing trend of VOCs in groundwater, NYSDEC closed the spill on November 24, 2020.

Impacts at the subject property in close proximity to this nearby spill have been investigated and remediated under Spill No. 1100020. Although Spill No. 1100020 was closed, residual impacts remain at the subject property and are a REC.

5. CONCLUSIONS, FINDINGS AND OPINIONS

Langan completed a Phase I ESA consistent with the scope and limitations of ASTM E1527-21 for the subject property at 215 Moore Street and 232 Seigel Street in Brooklyn, New York. Exceptions to, or deletions from, ASTM E1527-21 are described in Section 8 of this report.

This assessment has revealed the following RECs, BER, and de minimis condition in connection with the subject property as presented in Table 5-1.

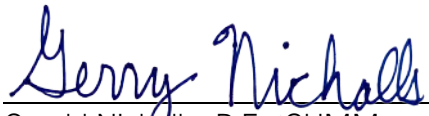
Table 5-1 Conclusions, Findings and Opinions

ASTM E1527-21 Scope Items
Recognized Environmental Conditions (RECs)
Current and Historical Operations at the Subject Property: Historical operations/uses of the subject property included a lumber yard, metal works, various manufacturing operations (boxes, metals, doors, paint, steel tanks), metal smelting, paint and varnish operation, and automotive garages and repair facilities with petroleum bulk storage. The subject property currently contains a contractor's storage yard that includes heavy equipment, vehicles, and storage of small amounts of petroleum and chemical products. Previous environmental investigations and remediation have been completed at two targeted areas of the subject property and are associated with impacts to soil and groundwater resulting from two historical petroleum USTs on Lot 47 and Lot 56. These known impacted areas were assigned separate NYSDEC spill cases, are each a REC, and are discussed below. During these investigations, chlorinated solvents were periodically detected in on-site groundwater above applicable regulatory criteria; however, the source(s) of these impacts were never investigated or identified. Potential impacts to the subject property from historical on-site operations/uses outside of those already documented in the NYSDEC spill cases are a REC.
Historical Operations at Adjoining and Surrounding Properties: Historical operations/uses on adjoining and surrounding properties include automotive garages with petroleum bulk storage, manufacturing, a filling station, and a dry cleaner. Potential impacts to the subject property from historical off-site operations/uses are a REC.
Documented Residual Impacts from Closed NYSDEC Spill No. 0312904: Spill No. 0312904 was reported in 2004 due to petroleum impacts encountered during the removal of a 1,080-gallon diesel UST from beneath the Lot 56 building. Initial remediation of the spill included the removal of approximately 219 tons of impacted soil and the application of approximately 60 pounds of ORC to the tank grave. Endpoint soil samples from the tank grave contained petroleum compounds above applicable regulatory criteria and subsequent groundwater sampling documented petroleum VOCs above applicable regulatory criteria. This spill number was also partially associated with a NYSDEC investigation into the source(s) of contamination for a petroleum spill discovered beneath the nearby Moore Street and White Street intersection. After it was determined that the diesel UST was not a contributing source, Spill No. 0312904 was closed by the NYSDEC. Documented residual contamination left in-place from the former diesel UST is a REC.
Documented Residual Impacts from Closed NYSDEC Spill No. 1100020: Spill No. 1100020 was opened in 2001 for Lot 47 as part of a NYSDEC investigation into the sources(s) of contamination for a petroleum spill discovered beneath the nearby Moore Street and White Street intersection. Investigation of the southeastern corner of Lot 47 near a suspected former gasoline UST documented petroleum impacts in soil and groundwater. Remediation of the spill included ISCO injections in an about 400-square-foot area, and ORC injections in an about 3,600-square-foot area. Post-remediation groundwater sampling over the following two years showed decreases in petroleum compounds in groundwater, including a 96% decrease in BTEX compounds from 14,746 µg/L to 650 µg/L. In an acknowledgement letter to the

ASTM E1527-21 Scope Items
NYSDEC in November 2014, a new owner of the property indicated that "their company was aware of the potential petroleum soil impacts beneath the site building and that if contamination is discovered during [future] site redevelopment, the contaminated soil will be properly handled and disposed of off-site". Based on the remediation performed, documented reduction in VOCs in groundwater following the injection program, and received acknowledgement letter, NYSDEC closed the spill case. Residual contamination left in place and associated with closed spill 1100020 is a REC.
Controlled Recognized Environmental Conditions (CRECs)
Langan did not identify CRECs.
Historical Recognized Environmental Conditions (HRECs)
Langan did not identify HRECs.
Business Environmental Risks (BER)
Non-native Fill and Demolition Debris: Previous investigations at the subject property documented non-native fill containing brick, concrete, and wood from 5 to 10 feet bgs. Additionally, an about 1,200-cubic-yard stockpile of soil/fill was observed in a concrete storage bay in the northwestern part of the concrete-paved storage yard. The source and origin of the soil/fill stockpile is unknown. Multiple soil/fill stockpiles generated during excavations for utility trenches were also observed inside the building on Lot 56. Apparent demolition debris was also observed throughout the first floor of the building on Lot 56. Non-native fill, soil/fill stockpiles, and demolition debris at the subject property will likely necessitate the implementation of special handling and management procedures during future redevelopment to address excavation, re-use, handling, and/or off-site disposal, as well as worker health and safety. This will result in material construction cost to the User. As such, the non-native fill and demolition debris at the subject property is a business environmental risk (BER).
De Minimis Conditions
Oil-Like Staining: Langan observed several areas of surficial oil-like staining on the ground in the concrete-paved yard at the northwestern part of the subject property. The staining appeared to have resulted from minor leaks from stored petroleum/chemical containers or from parked vehicles. Langan did not observe obvious cracking or pathways to the subsurface in the stained areas. Langan considers the staining a de minimis condition.

6. ENVIRONMENTAL PROFESSIONAL STATEMENT

I declare that to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR Part 312 and I have the specific qualifications based on my education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Gerald Nicholls, P.E., CHMM
Executive Associate (Environmental Professional)

Résumés outlining the qualifications of the project team and the Environmental Professional are included in Appendix G.

7. REFERENCES

Langan used the following sources to complete this Phase I ESA.

- ASTM E1527-21, Standard Practice for Environmental Property Assessments: Phase I Environmental Property Assessment Process, published 16 November 2021
- EDR, Inc., Radius Map Report with GeoCheck, 28 October 2023
- EDR, Inc., City Directory Image Report, 10 November 2023
- EDR, Inc., Aerial Photographs, 27 October 2023
- EDR, Inc., Historical Topographic Map Report, 27 October 2023
- EDR, Inc., Sanborn Map Report, 27 October 2023
- Field Investigation Report – NYSDEC Spill Case #0312904, prepared by Gannett Fleming, dated February 2011
- Groundwater Level Gauging Event Memorandum – Spill Case #0312904, prepared by Gannett Fleming, dated February 16, 2011
- Groundwater Sampling Report – First Quarter – Cooper Tank & Welding – NYSDEC Spill No. 0312904, prepared by RND, dated November 28, 2006
- Groundwater Sampling Report – Second Quarter – Cooper Tank & Welding – NYSDEC Spill No. 0312904, prepared by RND, dated April 18, 2007
- Groundwater Sampling Report – Third Quarter – Cooper Tank & Welding – NYSDEC Spill No. 0312904, prepared by RND, dated January 17, 2008
- Letter Regarding Groundwater Sampling at Cooper Tank & Welding – NYSDEC Spill No. 0312904, prepared by RND, dated May 12, 2006
- Lot 47 Field Investigation Report – NYSDEC Spill Case #1100020, prepared by Gannett Fleming, dated August 2011
- NYSDEC Closure Letter for Spill Case # 0312904, dated June 6, 2011
- NYSDEC Closure Letter for Spill Case # 1100020, dated September 19, 2014
- Phase I ESA Report – 232 Seigel Street, prepared by Environmental Business Consultants (EBC), dated December 10, 2018
- Phase I ESA Report – 215 Moore Street, prepared by EBC, dated September 2016
- Phase I ESA – 215 Moore Street, prepared by Gannett Fleming, dated October 2013
- Phase I ESA – 215 Moore Street, prepared by Gannett Fleming, dated September 2010
- Sensitive Receptor Survey – NYSDEC Spill No. 0312904, prepared by RND, dated March 22, 2010
- Status Report – Completion of Remedial Action – NYSDEC Spill No. 1100020, prepared by Gannett Fleming, dated November 14, 2012
- Supplemental Field Investigation Report – Spill Case #0312904, prepared by Gannett Fleming, dated May 25, 2011
- Third Quarterly Post-Remediation Performance Monitoring Letter Report – NYSDEC Spill No. 1100020, prepared by Gannett Fleming, dated October 22, 2013

- Fourth Quarterly Post-Remediation Performance Monitoring Letter Report – NYSDEC Spill No. 1100020, prepared by Gannett Fleming, dated January 29, 2014
- Fifth Quarterly Post-Remediation Performance Letter Reports – NYSDEC Spill No. 1100020, prepared by Gannett Fleming, dated July 24, 2014
- Underground Storage Tank Closure Report – Cooper Tank & Welding Corp. – NYSDEC Spill # 0312904, prepared by RND Services Inc. (RND), dated February 2004
- US EPA ECHO database: http://echo.epa.gov/facilities searched 2 November 2023
- US EPA ENVIROFACTS database: https://www3.epa.gov/enviro/ searched 2 November 2023
- US EPA MyProperty database: https://www3.epa.gov/enviro/facts/myproperty/ searched 2 November 2023

Table 7-1 Dates of Assessment Components

COMPONENT	DATE
Interviews	11/10/2023
Review of government records	10/28/2023
Site reconnaissance	11/03/2023
Declaration by Environmental Professional	03/21/2024

8. LIMITATIONS AND DEFINITIONS

This Phase I ESA report was prepared for Client and is intended to be used in its entirety. Excerpts taken from this report are not necessarily representative of the assessment findings. The Client is the sole intended beneficiary of the report. The user requested no special terms or conditions regarding this Phase I ESA.

Langan's scope of services, which is described in Section 1.2 and in the contract executed between Langan and the Client, was limited to that agreed to with the Client/user and no other services beyond those explicitly stated are implied. To the extent possible, the services performed and agreed upon for this Phase I ESA are consistent with the guidelines of ASTM E1527-21.

This report is not intended to be an exhaustive assessment of the subject property. The purpose of the Phase I ESA is to reduce uncertainty about unknown conditions at the subject property. No environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a subject property. Therefore, Langan cannot "verify", "insure", "certify", or "guarantee" that the subject property is free of environmental concerns.

No expressed or implied representation or warranty is included or intended in this report, except that our services were completed using the care and skill ordinarily followed by professionals providing similar services under similar circumstances in similar locations at the same point in time.

The conclusions provided in this report are based solely on information obtained through completing the standard activities required by ASTM E1527-21 and are intended exclusively for the purpose stated herein, at the specified subject property, as it existed at the point in time the assessment was completed. The conclusions provided in this report do not apply to conditions and features of which Langan was not made aware of through good faith efforts to complete the activities required by ASTM E1527-21 and did not have the opportunity to evaluate.

8.1 ASTM Definitions

The following definitions are provided in ASTM E1527-21 and presented below for reference. This section is not a comprehensive list of definitions provided in ASTM E1527-21 and is intended to summarize those pertinent to this Phase I ESA report.

Activity and use limitations (AULs): legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effective-ness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on a property.

Adjoining properties: any real property or properties the border of which is contiguous partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the subject property but for a street, road, or other public thoroughfare separating them.

All Appropriate Inquiries: that inquiry constituting all appropriate inquiries into the previous ownership and uses of the subject property consistent with good commercial and customary practice as defined in CERCLA, 42 U.S.C.§ 9601(35)(B) and 40 C.F.R. Part 312, that will qualify a party to a commercial real estate transaction for one of the threshold criteria for satisfying the LLPs to CERCLA liability (42 U.S.C. § 9601(35)(A) & (B), § 9607(b)(3), § 9607(q), and§ 9607(r)), assuming compliance with other elements of the defense.

Approximate minimum search distance: the area for which records must be obtained and reviewed pursuant to ASTM E1527-21 Section 8 subject to the limitations provided in that section. This may include areas outside the subject property and shall be measured from the nearest subject property boundary. This term is used in lieu of radius to include irregularly shaped properties.

Business environmental risk (BER): a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. Consideration of BER issues may involve addressing one or more non-scope considerations.

Controlled recognized environmental condition (CREC): recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).

Data gap: a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to, site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.).

De minimis condition: a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition determined to be a de minimis condition is not a recognized environmental condition nor a controlled recognized environmental condition.

Engineering controls: physical modifications to a site or facility (for example, capping, slurry walls, or point of use water treatment) to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or groundwater on a property. Engineering controls are a type of activity and use limitation (AUL).

Environment: environment shall have the same meaning as the definition of environment in CERCLA 42 U.S.C. § 9601(8).

Historical recognized environmental condition (HREC): previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations).A historical recognized environmental condition is not a recognized environmental condition.

Institutional controls (IC): a legal or administrative mechanism (for example, "deed restrictions," restrictive covenants, easements, or zoning) on the use of, or access to, a site or facility to (1) reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. An institutional control is a type of activity and use limitation (AUL).

Key site manager: the person identified by the owner or operator of a subject property as having good knowledge of the uses and physical characteristics of the subject property.

Material threat: obvious threat which is likely to lead to a release and that, in the opinion of the environmental professional, would likely result in impact to public health or the environment.

Obvious: that which is plain or evident; a condition or fact that could not be ignored or overlooked by a reasonable observer.

Property use limitation: limitation or restriction on current or future use of a property in connection with a response to a release, in accordance with the applicable regulatory authority or authorities that allows hazardous sub-stances or petroleum products to remain in place at concentrations exceeding unrestricted use criteria.

Reasonably ascertainable: information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practically reviewable.

Recognized environmental conditions: (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. For the purposes of this definition, "likely" is that which is neither certain nor proved, but can be expected or believed by a reasonable observer based on the logic and/or experience of the environmental professional, and/or available evidence, as stated in the report to support the opinions given therein.

Release: a release of any hazardous substance or petroleum product shall have the same meaning as the definition of "release" in CERCLA 42 U.S.C. § 9601(22). There are a number of statutory exclusions from the definition of release that may impact the environmental professional's opinions and conclusions, such as the normal application of fertilizer.

Significant data gap: a data gap that affects the ability of the environmental professional to identify a recognized environmental condition.

Site reconnaissance: that part that is contained in Section 9 of ASTM E1527-21 and addresses what should be done in connection with the site visit. The site reconnaissance includes, but is not limited to, the site visit done in connection with such a Phase I Environmental Site Assessment.

Site visit: the visit of the subject property during which observations are made constituting the site reconnaissance section of this practice.

Subject property: the property that is the subject of the environmental site assessment described in this practice.

User: the party seeking to use ASTM E1527-21 to complete an environmental site assessment of the subject property.

8.2 Standard Environmental Record Sources

Langan reviewed an environmental database search report prepared by an environmental database search provider for the subject property and surrounding area. The database search report includes a listing of properties identified on select federal, state, local and tribal standard source environmental databases within the approximate minimum search radii outlined in ASTM E1527-21. This information was supplied to Langan by the environmental database search provider, and to the environmental database search provider by government sources; therefore, neither Langan nor the environmental database search provider can verify the completeness and accuracy of the database information. Appendix C contains a copy of the report, with specific source and property descriptions, and the dates of the last update for each database searched. Langan reviewed the database search report on a record-by-record basis to evaluate if certain properties identified in the database report are likely to represent an environmental concern for the subject property. The evaluation criteria included factors such as distance, groundwater gradient, nature of the listing, and regulatory status. Unless specifically discussed in the body of this report, the facilities listed on the database do not appear to represent an environmental concern to the subject property.

Appendix III:

Phase II Environmental Site Assessment

PHASE II ENVIRONMENTAL SITE INVESTIGATION REPORT

for

215 Moore Street and 232 Seigel Street Brooklyn, New York

Prepared for:

NYM 215 Moore, LLC
233 Broadway
10th Floor
New York, NY 10279

Prepared by:

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
360 West 31st Street, 8th Floor
New York, New York 10001

Elizabeth Adkins, PE
Project Engineer

Gerald Nicholls, PE, CHMM
Associate Principal

March 21, 2024
170805301

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1.0 INTRODUCTION

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C (Langan) completed a Phase II Environmental Site Investigation (ESI) on behalf of NYM 215 Moore, LLC for the property located at 215 Moore Street and 232 Seigel Street in the East Williamsburg neighborhood of Brooklyn, New York (site). The purpose of the Phase II ESI was to investigate the recognized environmental conditions (REC) identified in Langan's Phase I Environmental Site Assessment (ESA) (draft dated November 17, 2023, finalized March 21, 2024), and to generate a data set sufficient to evaluate eligibility of the site for enrollment in the New York State Department of Conservation (NYSDEC) Brownfield Cleanup Program.

The Phase II ESI was implemented between January 15 and January 25, 2024. The investigation included completion of a geophysical survey; advancement of soil borings; installation of permanent groundwater monitoring wells; and collection of soil, groundwater, and soil vapor samples for laboratory analysis.

The report is organized as follows:

- Section 2.0: Describes the site background
- Section 3.0: Presents the Phase II ESI methodology
- Section 4.0: Presents the findings of the Phase II ESI
- Section 5.0: Presents conclusions based on the findings
- Section 6.0: Presents limitations on use of this report

2.0 BACKGROUND

2.1 Site Location and Description

The site is at 215 Moore Street and 232 Seigel Street and is identified as Block 3100, Lots 22, 26, 32, 34, 47, 56, 61, 63, 66, 67 and 68 on the Brooklyn Borough Tax Map. Additional street addresses associated with the site include 208-224, 228, and 244 Seigel Street; and 191 and 195-229 Moore Street. The about 101,500-square-foot (2.33-acre) site is vacant and improved with four one- to two-story commercial and light industrial buildings along Moore Street on Lots 47, 56, 61, and 63; concrete slabs on Lots 22, 26, 32, 66, 67, and 68; a sub-grade concrete building foundation along Seigel Street on Lot 34; and a cobble-paved driveway along the eastern side of Lot 56. An Application for Mergers and Appointments was submitted to the New York City Department of Finance in February 2024 to merge the 11 existing tax lots into singular Lot 22. A site location map is shown in Figure 1.

According to a June 18, 2015 survey prepared by Perfect Point Land Surveying RT and a November 14, 2023 survey prepared by Boro Land Surveying P.C., the site generally slopes to the northeast with elevations[1] generally ranging from elevation (el.) 15.34 at the northeastern corner of Lot 34 to el. 21.13 at the southwestern corner of Lot 22, and the top of slab elevation of the sub-grade building foundation on Lot 34 is at approximately el. 6.16. Copies of the site surveys are provided in Appendix A.

2.2 Environmental History

Langan's Phase I ESA (draft dated November 17, 2023, finalized March 21, 2024), identified the following RECs and business environmental risk (BER):

> <u>REC 1 – Current and Historical Operations at the Site</u>
>
> Historical operations and uses of the site included a lumber yard, metal works, various manufacturing operations (boxes, metals, doors, paint, steel tanks), metal smelting, paint and varnish operations, and automotive garages and repair facilities with petroleum bulk storage. The site currently contains a contractor's storage yard that includes heavy equipment, vehicles, and storage of small amounts of petroleum and chemical products. Previous environmental investigations and remediation have been completed at two targeted areas of the site and are associated with impacts to soil and groundwater resulting from two historical petroleum underground storage tanks (UST) on Lot 47 and Lot 56. These known impacted areas were assigned separate NYSDEC spill cases. During these investigations, chlorinated solvents were periodically detected in on-site groundwater above applicable regulatory criteria; however, the source(s) of these impacts were never investigated or identified.

[1] Elevations herein are in feet and referenced to the North American Vertical Datum of 1988 (NAVD88), which is approximately 1.1 feet above mean sea level datum at Sandy Hook, New Jersey as defined by the United States Geologic Survey (USGS NGVD 1929).

REC 2 – Historical Operations at Adjoining and Surrounding Properties

Historical operations and uses on adjoining and surrounding properties include automotive garages with petroleum bulk storage, manufacturing, a filling station, and a dry cleaner.

REC 3 – Documented Residual Impacts from Closed NYSDEC Spill No. 0312904

Spill No. 0312904 was reported in 2004 due to petroleum impacts encountered during the removal of a 1,080-gallon diesel UST from beneath the Lot 56 building. Initial remediation of the spill included the removal of approximately 219 tons of impacted soil and the application of approximately 60 pounds of oxygen release compound (ORC) to the tank grave. Endpoint soil samples from the tank grave contained petroleum compounds above applicable regulatory criteria and subsequent groundwater sampling documented petroleum volatile organic compounds (VOC) above applicable regulatory criteria. This spill number was also partially associated with a NYSDEC investigation into the source(s) of contamination for a petroleum spill discovered beneath the nearby Moore Street and White Street intersection. After it was determined that the diesel UST was not a contributing source, Spill No. 0312904 was closed by the NYSDEC.

REC 4 – Documented Residual Impacts from Closed NYSDEC Spill No. 1100020

Spill No. 1100020 was opened in 2001 as part of an investigation into the sources(s) of contamination for a petroleum spill discovered beneath the nearby Moore Street and White Street intersection and is associated with the southeastern portion of Lot 47 in the southeastern part of the site. Investigation of the southeastern corner of Lot 47 near a suspected former gasoline UST documented petroleum impacts in soil and groundwater. Remediation of the spill included in-situ chemical oxidation injections in an about 400-square-foot area, and ORC injections in an about 3,600-square-foot area. Post-remediation groundwater sampling over the following two years showed decreases in petroleum compounds in groundwater, including a 96% decrease in benzene, toluene, ethylbenzene, and xylene (BTEX) compounds from 14,746 micrograms per liter (µg/L) to 650 µg/L. In an acknowledgement letter to the NYSDEC in November 2014, a new owner of the property indicated that "their company was aware of the potential petroleum soil impacts beneath the site building and that if contamination is discovered during [future] site redevelopment, the contaminated soil will be properly handled and disposed of off-site". Based on the remediation performed, documented reduction in VOCs in groundwater following the injection program, and received acknowledgement letter, the NYSDEC closed the spill case.

BER 1 – Non-native Fill and Demolition Debris

Previous investigations at the site documented non-native fill containing brick, concrete, and wood from 5 to 10 feet below grade surface (bgs). Additionally, an about 1,200-cubic-yard stockpile of soil/fill was observed in a concrete storage bay in the northwestern part of the concrete-paved storage yard. The source and origin of the soil/fill stockpile is unknown. Multiple soil/fill stockpiles generated during excavations for utility trenches were also observed inside the building on Lot 56. Apparent demolition debris was also observed throughout the first floor of the building on Lot 56.

2.3 Geology

Based on a review of the "Bedrock and Engineering Geologic Maps of New York County and Parts of Kings and Queens Counties, New York, and Parts of Bergen and Hudson Counties, New Jersey" by Charles A. Baskerville, et al., the bedrock underlying the site is the Hartland Formation. The Hartland Formation is comprised of a dark grey, medium- to coarse-grained muscovite-biotite-garnet (mica) schist and grey fine-grained quartz feldspar granulite with biotite and garnet, with localized concentrations of granite and intrusions of coarse-grained granitic pegmatite.

During the Phase II ESI, a non-native fill layer was observed from surface grade to a boring termination depth of about 12 feet bgs and consisted of fine-grained sand with varying amounts of silt, clay, gravel, and anthropogenic materials (brick, glass, plastic, ceramics, fabric, metal, coal, coal ash, and lumber). Four soil borings (SB02, SB04, SB05, and SB06) were advanced to 13 feet bgs as part of the monitoring well installation process; however, soil between 12 and 13 feet was not collected or characterized.

In borings where the fill layer did not extend to the boring termination depth, the fill was underlain by native soil primarily consisting of brown to gray sand with varying amounts of silt, clay, and gravel. Bedrock was not encountered during the Phase II ESI (maximum boring depth was 13 feet bgs).

2.4 Hydrogeology

Groundwater flow is typically topographically influenced, as shallow groundwater tends to originate in areas of topographic highs and flow toward areas of topographic lows, such as rivers, stream valleys, ponds, and wetlands. A broader, interconnected hydrogeologic network often governs groundwater flow at depth or in the bedrock aquifer. Groundwater depth and flow direction are also subject to hydrogeologic and anthropogenic variables such as precipitation, evaporation, extent of vegetative cover, and coverage by impervious surfaces. Other factors influencing groundwater include depth to bedrock, artificial fill, and variability in local geology and groundwater sources or sinks. Potable water is provided by the City of New York and is derived from surface impoundments in the Croton, Catskill, and Delaware watersheds.

During the Phase II ESI, groundwater was encountered from about 0.5[2] to 6.3 feet bgs and is inferred to flow north-northeast towards Newtown creek. Groundwater flow direction was not evaluated as part of this Phase II ESI.

Based on the current Federal Emergency Management Agency Flood Insurance Rate Maps dated September 5, 2007 (Map No. 3604970208F), the site is not located in a flood zone.

[2] Groundwater was measured at 0.5 feet below top of well casing (bTOC) during a precipitation event in monitoring well MW02, which was installed proximate to the sub-grade building foundation. Groundwater in MW02 immediately after installation was measured at 4.83 feet bTOC.

3.0 FIELD INVESTIGATION

The Phase II ESI was implemented between January 15 and 25, 2024 and consisted of performing a geophysical survey; advancing 16 soil borings, installing 5 permanent monitoring wells, installing 5 soil vapor points; and collection and laboratory analysis of 31 soil samples, 5 groundwater samples, and 5 soil vapor samples. Quality assurance/quality control (QA/QC) samples were collected for soil and groundwater samples. A sample summary is provided as Table 1.

3.1 Geophysical Survey

Nova Geophysical Services, Inc. (NOVA) conducted a geophysical survey under Langan observation on January 15 and 17, 2024 using ground penetrating radar and electromagnetic detection equipment across accessible portions of the site and surrounding sidewalks to clear proposed sample locations and attempt to identify USTs, utilities, and/or subsurface anomalies at the site. Due to site conditions, including limited access to the sub-grade building foundation on Lot 34; staged construction equipment and materials (e.g. vehicles, storage containers, excavators, soil stockpiles, cinderblocks, and other debris) across Lots 22, 26, 32, and 66; test pits and open excavations within the building on Lot 47; and a crawl space within the building on Lot 63, the geophysical survey was limited in select on-site areas.

A copy of the geophysical survey report is included in Appendix B.

3.2 Soil Investigation and Sampling Methodology

The soil investigation included advancement of 16 soil borings (SB01, SB02, and SB04 through SB17) by Lakewood Environmental Services, Corp. of Smithtown, New York (Lakewood) under observation by Langan field personnel. The borings were biased towards areas of suspected contamination and located to avoid utilities, obstructions, and subsurface anomalies. Soil boring locations are shown on Figures 2, 3A, and 3B.

The soil borings were advanced using a Geoprobe 6610DT drill rig and/or hand auger to a maximum depth of 13 feet bgs. Soil boring SB07 was located within an on-site stockpile of non-native fill and was advanced with a hand auger to about 10 feet below the top of the stockpile. Recovered soil from the hand augured borings was placed on dedicated plastic sheeting alongside the boring of origin. In borings advanced with the drill rig, soil samples were collected into MacroCore samplers lined with 4-foot-long dedicated acetate sleeves. Extracted soil was screened with a photoionization detector (PID) equipped with a 10.6 electron volt lamp, inspected for visual and olfactory evidence of contamination, and classified by Langan field personnel. The soil boring logs are provided in Appendix C.

Up to two grab soil samples were collected from each boring for laboratory analysis. Soil samples were collected from shallow fill, a two-foot interval immediately above the observed groundwater interface, or the interval of greatest petroleum- or chemical-like impacts (if observed). Two duplicate soil samples and two soil field blank samples were collected for QA/QC purposes.

Soil samples were collected into laboratory-supplied glassware and TerraCore samplers (VOC samples only) and submitted to a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP)-certified laboratory (Alpha Analytical, Inc.

[Alpha] of Westborough, MA [ELAP ID #11148]) via courier service under standard chain-of-custody protocol. New York Analytical Services Protocols Category B laboratory reports were provided by Alpha. Soil samples were analyzed for the following parameters:

- Target Compound List (TCL) VOCs by United States Environmental Protection Agency (USEPA) Method 8260D/5035
- TCL semivolatile organic compounds (SVOC) by USEPA Method 8270E
- Herbicides by USEPA Method 8151A
- Pesticides by USEPA Method 8081B
- Polychlorinated biphenyls (PCB) by USEPA Method 8082A
- Target analyte list (TAL) metals by USEPA Method 6010D/7471B
- Hexavalent chromium by USEPA Method 7196A
- Trivalent chromium by USEPA Method 7196/6010

3.3 Groundwater Investigation and Sampling Methodology

Five permanent groundwater monitoring wells (MW01, MW02, MW04, MW05, and MW06) were installed by Lakewood in select boring locations (SB09, SB02, SB04, SB05 and SB06 respectively) under the observation of Langan field personnel. Monitoring well locations are shown on Figures 2 and 4.

The monitoring wells were constructed with a Geoprobe 6610DT drill rig. Monitoring wells were constructed using 2-inch-diameter, 0.01-inch slotted polyvinyl chloride (PVC) well screen placed across the observed groundwater table and solid PVC riser to the surface. The annulus of each groundwater monitoring well was filled with No. 2 sand to about 1 foot above the top of the screen followed by a bentonite seal to about 3 inches bgs. The wells were finished at surface grade with a steel manhole cover set in concrete. Following installation, the groundwater monitoring wells were developed and purged by Lakewood personnel using a submersible pump. Purged development water was containerized in a labeled United Nations/Department of Transportation-approved 55-gallon drum pending future off-site disposal at a permitted facility. Monitoring well construction logs are provided in Appendix D.

One groundwater sample was collected from each permanent monitoring well at least one week following well development in accordance with the NYSDEC Division of Environmental Remediation (DER)-10, USEPA's Low Flow Purging and Sampling Procedures for the Collection of Groundwater Samples from Monitoring Wells (Low Flow Procedures).

The groundwater samples were collected using a peristaltic pump and low-density polyethylene tubing. Before a groundwater sample was collected, the wells were gauged and continuously purged in an attempt to stabilize groundwater quality parameters (pH, conductivity, turbidity, dissolved oxygen, temperature, and oxidation-reduction potential), to the extent practical, in accordance with the USEPA's low-flow sampling guidance. Criteria for stabilization were three consecutive readings, each 5 minutes apart, of all parameters within the limits specified in the USEPA's low-flow sampling guidance. A multi-parameter water quality system (Horiba U-52) was

used to monitor the groundwater quality parameters during purging. Dissolved oxygen and turbidity readings did not stabilize in MW01, and MW01 was sampled after one hour of purging. Groundwater quality parameters did not stabilize at MW02; the well was purged dry and allowed to recharge over 24 hours and sampled after an additional 10 minutes of purging the following day.

The groundwater samples were collected into laboratory-supplied glassware and submitted to Alpha via courier service under standard chain-of-custody protocol. One groundwater duplicate sample, one groundwater field blank sample, and two groundwater trip blank samples were collected for QA/QC purposes. The groundwater sampling logs are provided in Appendix D. The groundwater samples were analyzed for the following analyses:

- TCL VOCs by USEPA Method 8260D
- TCL SVOCs by USEPA Method 8270E
- TAL metals (total and dissolved) by USEPA Method 6020B and 7470A
- Hexavalent chromium by USEPA Method 7196A
- Trivalent chromium by USEPA Method 6020B and 7196A

3.4 Soil Vapor Investigation and Sampling Methodology

Five soil vapor sampling points (SV01, SV02, SV03, SV04, and SV05) were installed by Lakewood under observation by Langan field personnel. Soil vapor points were installed using a Geoprobe 6610DT drill rig to depths from about 3 to 5 feet bgs. Soil vapor sampling locations are shown on Figures 2 and 5.

The soil vapor points were installed in accordance with the NYSDOH Soil Vapor Guidance and consisted of 2-inch polyethylene implants threaded into 3/16-inch-diameter polyethylene tubing. The annulus of each soil vapor point was filled with No. 2 sand above the top of the implant, followed by a hydrated bentonite seal to surface grade. Before collecting the soil vapor sample, a minimum of three implant volumes (i.e., the volume of the sample probe and tubing) were purged from the sample port at a maximum rate of 0.2 liters per minute using a RAE Systems MultiRAE multi-gas meter. The purged soil vapor was monitored for VOCs with the MultiRAE during purging.

A helium tracer gas was used in accordance with NYSDOH protocols to serve as a QA/QC technique to document the integrity of the vapor sampling point seal before and after sampling. The tracer gas was introduced into a container placed above the sample port and sealed to the ground with bentonite; the container acted as a shroud for the vapor point and seal. Helium was measured from the sampling tube and inside the container. The sample tubing at vapor point did not contain more than 10% of the tracer gas concentration that was introduced into the container; therefore, the seals at each location were considered adequate for sampling.

After the integrity of each seal was confirmed, vapor samples were collected for a 2-hour sampling period into laboratory-supplied batch-certified clean 2.7-liter Summa canisters calibrated with flow controllers.

Soil vapor samples were submitted to Alpha via courier service under standard chain-of-custody protocol and analyzed for VOCs by the USEPA Method TO-15. The vapor sampling logs are provided in Appendix E.

4.0 OBSERVATIONS AND RESULTS

4.1 Geophysical Survey

A geophysical survey was conducted across accessible areas of the site, to the extent feasible. Anomalous findings, as interpreted by NOVA, are summarized below:

- Subsurface anomalies resembling various utilities (e.g., electric and sewer) were identified on-site.
- Subsurface anomalies with scattered geophysical readings, likely associated with previously removed USTs, were detected in the southern part of the site.
- Anomalies indicative of existing USTs were not identified; however, disconnected fuel lines likely associated with former USTs at the site were detected in the central and eastern parts of the site, and within the south-adjoining sidewalk along Moore Street.

The survey was limited due to the constraints detailed in Section 3.1.

The geophysical survey report is attached as Appendix B.

4.2 Subsurface Observations

Soil boring SB07 was advanced to 10 feet below the top of the on-site non-native fill stockpile and all remaining soil borings were advanced to between 12 and 13 feet bgs. Four soil borings (SB02, SB04, SB05, and SB06) were advanced to 13 feet bgs as part of the monitoring well installation process; however, soil between 12 and 13 feet was not collected orcharacterized. The subsurface stratigraphy generally consists of a non-native fill layer comprising of fine-grained sand with varying amounts of silt, clay, gravel, and anthropogenic materials (brick, glass, plastic, ceramics, fabric, metal, coal, coal ash, and lumber). In borings where the non-native fill layer did not extend to the boring termination depth, the fill was underlain by native soil primarily consisting of brown to gray sand with varying amounts of silt, clay, and gravel. Bedrock was not encountered during the Phase II ESI (maximum boring depth was 13 feet bgs).

Visual, olfactory, and/or PID evidence of impacts identified in the borings is summarized in the below table:

Boring ID	Evidence of Impacts	Depth of Impacts (feet bgs)	Maximum PID Reading (ppm)
SB02	Creosote-like odor	1 to 1.5	0.3
SB04	Creosote-like odor; PID readings above background	5.5 to 7	28.4
	Petroleum-like odor; black staining; PID readings above background	7 to 9	160.4
SB05	Creosote-like odor	10.5 to 12	0.1
SB06	Creosote-like odor; PID readings above background	1 to 3	8.8
		4 to 5	40.9
	Petroleum-like odor; black staining; PID readings above background	5.5 to 6.5	756.0
	Petroleum-like odor; black staining; PID readings above background	8 to 11	1166

Boring ID	Evidence of Impacts	Depth of Impacts (feet bgs)	Maximum PID Reading (ppm)
SB09	Solvent-like odor; PID readings above background	2 to 4	37.1
SB10	Creosote-like odor	6.5 to 7.5	0.0
SB13	Creosote-like odor	1 to 2	0.0
SB14	PID readings above background	4 to 6.5	30.0
	Petroleum-like odor; PID readings above background	6.5 to 12	430.0
SB16	Creosote-like odor	1 to 2.5	0.3

ppm = part per million

Groundwater was encountered in soil borings from about 5 to 6.5 feet bgs across the site, but was not encountered in soil boring SB07, which was advanced within a non-native fill stockpile in current Lot 22the northern part of the site. Depth to groundwater ranged from about 0.5 to 6.8 feet bgs in monitoring wells across the site. During well purging and sampling, a solvent-like odor was apparent in MW01 and a petroleum-like odor was apparent in MW02, MW04, and MW06. The monitoring wells were not surveyed during the Phase II ESI.

Based on field observations and the analytical results, which are summarized below, a spill was reported to the NYSDEC and Spill No. 2308435 was assigned.

4.3 Soil Sample Analytical Results

Thirty-one soil samples were collected from 16 soil borings (SB01, SB02, and SB04 through SB17) for laboratory analysis (plus QA/QC samples). Soil sample analytical results were compared to Title 6 of the New York Codes, Rules and Regulations (6 NYCRR) Part 375 Unrestricted Use (UU), Restricted Use Commercial (RUC), and Restricted Use Industrial (RUI) Soil Cleanup Objectives (SCO). Additionally, VOCs, SVOCs, and metals detected in groundwater above regulatory standards were also compared to the Protection of Groundwater (PGW) SCOs.

Soil sample analytical results are provided in Table 2 and shown on Figures 3A and 3B. Laboratory analytical reports for soil are provided in Appendix F.

VOCs

VOCs were detected at concentrations exceeding the UU and PGW SCOs in seven samples collected from 1 to 11 feet bgs in five borings (SB04, SB06, SB09, SB12, SB15).

No VOCs were detected at concentrations exceeding the RUC or RUI SCOs.

The table below provides concentration ranges of VOCs that were detected above the UU and PGW SCOs. Concentrations **bolded** exceed the UU SCOs, and shaded concentrations exceed the PGW SCOs.

Analyte	Minimum Detected Concentration above SCOs (mg/kg)		Maximum Detected Concentration above SCOs (mg/kg)	
1,2,4-Trimethylbenzene	**4.8**	SB04_7-9	**39**	SB09_2-4
Acetone	**0.069**	SB09_5-7	**1.3**	SB04_7-9
Benzene	**0.088**	SB04_7-9	**0.66**	SB06_3-5

Analyte	Minimum Detected Concentration above SCOs (mg/kg)		Maximum Detected Concentration above SCOs (mg/kg)	
Ethylbenzene	**5.8**	SB06_9-11	**15**	SB09_2-4
n-Butylbenzene	**44**	SB06_9-11	**44**	SB06_9-11
n-Propylbenzene	**12**	SB04_7-9	**140**	SB06_9-11
Sec-Butylbenzene	**17**	SB06_9-11	**17**	SB06_9-11
Toluene	**1.3**	SB06_3-5	**1.3**	SB06_3-5
Total Xylenes	**0.73**	SB04_7-9	**20**	SB09_2-4

mg/kg = milligram per kilogram

SVOCs

SVOCs were detected at concentrations exceeding the UU, PGW, RUC, and RUI SCOs in 10 samples collected from 1 to 11 feet bgs in eight borings (SB02, SB04, SB06, SB08, SB13, SB15, SB16, and SB17).

The table below provides concentration ranges of SVOCs that were detected above the SCOs. Concentrations **bolded** exceed the UU SCOs, concentrations shaded exceed the PGW SCOs, concentrations underlined exceed the RUC SCOs, and concentrations in red exceed the RUI SCOs.

Analyte	Minimum Detected Concentration above SCOs (mg/kg)		Maximum Detected Concentration above SCOs (mg/kg)	
2-Methylphenol (o-Cresol)	**0.37**	SB06_3-5	**0.37**	SB06_3-5
3 & 4 Methylphenol (m&p Cresol)	**0.57**	SB02_5-7	**0.97**	SB06_3-5
Acenaphthene	**22**	SB06_3-5	**22**	SB06_3-5
Benzo(a)anthracene	**1.2**	SB04_5-7	**89**	SB06_3-5
Benzo(a)pyrene	**1.4**	SB02_5-7 SB04_5-7	**92**	SB06_3-5
Benzo(b)fluoranthene	**1.6**	SB02_5-7	**110**	SB06_3-5
Benzo(k)fluoranthene	**1.1**	SB06_9-11	**37**	SB06_3-5
Chrysene	**1.2**	SB04_5-7	**96**	SB06_3-5
Dibenz(a,h)anthracene	**0.4**	SB15_1-3	**16**	SB06_3-5
Dibenzofuran	**17**	SB06_3-5	**17**	SB06_3-5
Fluoranthene	**210**	SB06_3-5	**210**	SB06_3-5
Indeno(1,2,3-cd)pyrene	**0.7**	SB02_5-7	**35**	SB06_3-5
Naphthalene	**38**	SB06_3-5	**38**	SB06_3-5
Phenanthrene	**230**	SB06_3-5	**230**	SB06_3-5
Phenol	**0.58**	SB06_3-5	**0.58**	SB06_3-5
Pyrene	**190**	SB06_3-5	**190**	SB06_3-5

Pesticides

Pesticides were detected at concentrations exceeding the UU SCOs in nine samples collected from 1 to 12 feet bgs in 8 borings (SB04, SB05, SB07, SB08, SB09, SB13, SB15, and SB16).

No pesticides were detected at concentrations exceeding the RUC or RUI SCOs

The table below provides concentration ranges of pesticides that were detected above the UU SCOs.

Analyte	Minimum Detected Concentration above SCOs (mg/kg)		Maximum Detected Concentration above SCOs (mg/kg)	
4,4'-DDD	**0.00361**	SB07_2-4	**0.0512**	SB09_2-4
4,4'-DDE	**0.00395**	SB07_2-4	**0.0455**	SB09_2-4
4,4'-DDT	**0.0102**	SB07_2-4	**0.0315**	SB04_5-7
Delta BHC (Delta Hexachlorocyclohexane)	**0.0635**	SB09_2-4	**0.0635**	SB09_2-4
Dieldrin	**0.00604**	SB04_5-7	**0.00604**	SB04_5-7

Herbicides

No Herbicides were detected at concentrations exceeding the UU, RUC, or RUI SCOs.

PCBs

PCBs were detected at concentrations exceeding the UU SCOs in seven samples collected from 1 to 12 feet bgs in six borings (SB05, SB08, SB09, SB13, SB15, and SB16).

PCBs were detected at concentrations exceeding the RUC SCOs in two samples collected from 2 to 4 feet bgs in two borings (SB08 and SB09).

No PCBs were detected at concentrations exceeding the RUI SCOs.

The table below provides concentration ranges of PCBs that were detected above the UU and RUC SCOs. Concentrations **bolded** exceed the UU SCOs and concentrations underlined exceed the RUC SCOs.

Analyte	Minimum Detected Concentration above SCOs (mg/kg)		Maximum Detected Concentration above SCOs (mg/kg)	
Total PCBs	**0.114**	SB13_1-3	**1.4**	SB09_2-4

Metals

One or more of nine metals were detected at concentrations exceeding the UU and PGW SCOs in 22 samples collected from 1 to 12 feet bgs in 15 borings, including SB01, SB02, SB04 through SB06, and SB08 through SB17.

One or more of five metals were detected at concentrations exceeding the RUC SCOs in 7 samples collected from 1 to 7 feet bgs in 5 borings including SB06, SB08, SB13, SB14, and SB17.

One of two metals (Arsenic and Mercury) were detected at concentrations exceeding the RUI SCOs in 5 samples collected from 1 to 5 feet bgs in 4 borings, including SB06, SB13, SB14, and SB17.

The table below provides concentration ranges of metals that were detected exceeding the UU, PGW, RUC, and RUI SCOs. Concentrations **bolded** exceed the UU SCOs, concentrations shaded

exceed the PGW SCOs, concentrations underlined exceed the RUC SCOs, and concentrations in red exceed the RUI SCOs.

Analyte	Minimum Detected Concentration above SCOs (mg/kg)		Maximum Detected Concentration above SCOs (mg/kg)	
Arsenic	**15.3**	FD01_011824	**39.9**	SB14_2-4
Barium	**376**	FD01_011824	**859**	SB06_3-5
Cadmium	**2.52**	SB17_1-3	**8.25**	SB14_2-4
Chromium, Trivalent	**36.8**	SB06_3-5	**81.6**	SB17_1-3
Copper	**54.5**	SB06_3-5	**4,040**	SB08_2-4
Lead	**64.7**	FD02_011824	**3,180**	SB06_3-5
Mercury	**0.182**	SB05_2-4	**13.9**	SB13_5-7
Nickel	**49.2**	SB17_1-3	**49.2**	SB17_1-3
Zinc	**143**	SB11_1-3	**2,310**	SB08_2-4

4.4 Groundwater Sample Analytical Results

Six groundwater samples were collected from five permanent monitoring wells (MW01, MW02, MW04, MW05, and MW06) for laboratory analysis. Groundwater analytical results were compared to the NYSDEC Title 6 NYCRR Part 703.5 and the NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA water (collectively the NYSDEC SGVs). Groundwater sample results are provided in Table 3 and shown on Figure 4. Laboratory analytical reports for groundwater are provided in Appendix F.

VOCs

One or more of thirteen VOCs exceeded the NYSDEC SGVs in three groundwater samples and a duplicate sample collected from MW06. The table below provides concentration ranges of VOCs that were detected above the NYSDEC SGVs.

Analyte	Minimum Detected Concentration above SGVs (µg/L)		Maximum Detected Concentration above SGVs (µg/L)	
1,2,4,5-Tetramethylbenzene	98	MW06_012524	100	FD01_012524
1,2,4-Trimethylbenzene	6.5	MW01_012424	6.5	MW01_012424
Benzene	11	MW04_012524	31	FD01_012524
Cymene	5.5	FD01_012524	5.5	FD01_012524
Ethylbenzene	13	MW06_012524	14	FD01_012524
Isopropylbenzene (Cumene)	99	MW06_012524	100	FD01_012524
M,P-Xylene	5.8	MW01_012424	25	FD01_012524
Naphthalene	65	FD01_012524	74	MW06_012524
n-Butylbenzene	21	MW06_012524	23	FD01_012524
n-Propylbenzene	170	FD01_012524 MW06_012524	170	FD01_012524 MW06_012524
Sec-Butylbenzene	13	MW06_012524	14	FD01_012524
Toluene	7.6	MW06_012524	8.4	FD01_012524
Total Xylenes	5.8	MW01_012424	28	FD01_012524

SVOCs

One or more of nine SVOCs exceeded the NYSDEC SGVs in five groundwater samples and the duplicate sample collected from MW06. The table below provides concentration ranges of SVOCs that were detected above the NYSDEC SGVs.

Analyte	Minimum Detected Concentration above SGVs (µg/L)		Maximum Detected Concentration above SGVs (µg/L)	
2,4-Dimethylphenol	3	MW06_012524	3	MW06_012524
Benzo(a)anthracene	0.04	MW04_012524	1.2	FD01_012524 MW06_012524
Benzo(a)pyrene	0.04	MW04_012524	0.9	FD01_012524
Benzo(b)fluoranthene	0.04	MW04_012524	1	FD01_012524
Benzo(k)fluoranthene	0.02	MW01_012424 MW04_012524	0.39	FD01_012524
Chrysene	0.01	MW05_012524	1.2	FD01_012524
Indeno(1,2,3-cd)pyrene	0.02	MW04_012524	0.57	FD01_012524
Naphthalene	32	FD01_012524	39	MW06_012524
Phenol	2.5	MW06_012524	36	MW02_012524

Metals

Four dissolved metals (field filtered) exceeded the NYSDEC SGVs in five groundwater samples and a duplicate sample collected from MW06.

The table below provides concentration ranges of dissolved metals that were detected above the NYSDEC SGVs.

Analyte	Minimum Detected Concentration above SGVs (µg/L)		Maximum Detected Concentration above SGVs (µg/L)	
Antimony	3.46	MW02_012524	17.77	MW04_012524
Iron	1,280	MW04_012524	6,860	MW06_012524
Manganese	2,201	MW01_012424	2,201	MW01_012424
Sodium	54,700	MW05_012524	110,000	MW06_012524

Seven metals (not filtered) exceeded the NYSDEC SGVs in five groundwater samples and a duplicate sample collected from MW06.

The table below provides concentration ranges of total metals that were detected above the NYSDEC SGVs.

Analyte	Minimum Detected Concentration above SGVs (µg/L)		Maximum Detected Concentration above SGVs (µg/L)	
Antimony	16.02	MW04_012524	16.02	MW04_012524
Iron	3,180	MW04_012524	60,000	MW02_012524
Lead	25.46	MW01_012424	65.05	MW02_012524
Manganese	493.3	MW02_012524	2,497	MW01_012424
Mercury	0.94	MW01_012424	0.94	MW01_012424
Selenium	18.2	MW02_012524	18.2	MW02_012524

Analyte	Minimum Detected Concentration above SGVs (µg/L)		Maximum Detected Concentration above SGVs (µg/L)	
Sodium	52,700	MW05_012524	106,000	MW06_012524

4.5 Soil Vapor Sample Results

Five soil vapor samples (SV01_012524, SV02_012524, SV03_012424, SV04_012424, and SV05_012424) were collected and submitted for laboratory analysis of USEPA TO-15 VOCs. No regulatory standard currently exists for soil vapor samples in New York State. Petroleum-related compounds and chlorinated solvents were detected in soil vapor samples across the site. Petroleum-related compounds, including BTEX, were detected in all soil vapor samples. Total VOCs were detected at a maximum concentration of 20,040.7 micrograms per cubic meter (µg/m^3) in soil vapor sample SV05_012424, and total BTEX was detected at a maximum concentration of 10,981.37 µg/m^3 in soil vapor sample SV02_012524.

The soil vapor analytical results are summarized in Table 4 and shown on Figure 5. Laboratory analytical reports for soil vapor are provided in Appendix F.

5.0 CONCLUSIONS

The conclusions based on the findings of the Phase II ESI are as follows:

- Geophysical Survey: Subsurface anomalies, interpreted as various utility lines (e.g., electric and sewer), were detected across the site. Subsurface anomalies with scattered geophysical readings, likely associated with previously removed USTs were detected in the southern part of the site. Anomalies indicative of existing USTs were not identified; however, disconnected fuel lines likely associated with former USTs at the site were detected in the eastern part of the site and within the south-adjoining sidewalk along Moore Street.
- Stratigraphy: Non-native fill was observed from surface grade to depths from 3 feet bgs to boring termination depth of about 12 feet bgs and consisted of fine-grained sand with varying amounts of sand, silt, clay, and gravel, and varying amounts of anthropogenic materials (gravel, brick, glass, plastic, ceramics, fabric, metal, coal, coal ash, and lumber). In borings where the non-native fill layer did not extend to the boring termination depth, the fill layer was underlain by native soil primarily consisting of brown to gray sand with varying amounts of clay, silt, and gravel. Bedrock was not encountered during the Phase II ESI.
- Hydrogeology: Groundwater was encountered from about 5 to 6.5 feet bgs across the site. Depth to groundwater ranged from about 0.5 to 6.8 feet bgs in monitoring wells across the site. During well purging and sampling, a solvent-like odor was apparent at MW01 and a petroleum-like odor was apparent at MW02, MW04, and MW06. Regional groundwater is expected to flow north-northeast towards Newtown creek. Groundwater flow at the site was not evaluated as part of the Phase II ESI.
- Soil Analytical Results:
    - The non-native fill layer contains VOCs, SVOCs, pesticides, PCBs, and metals at concentrations above the UU, RUC, and/or RUI SCOs. The presence of SVOCs, PCBs, pesticides, and metals are attributed to the non-native fill quality and historical site use. The presence of petroleum-related VOCs and SVOCs in non-native fill is attributed to historical site use and open NYSDEC Spill No. 2308435. The presence of acetone in soil samples is likely a laboratory artifact.
    - Native soil contains contaminants including VOCs, SVOCs, and metals exceeding the UU, RUC, and/or RUI SCOs. The presence of VOCs is attributed to historical operations at the site. The presence of SVOCs and metals are attributed to historical site operations.
    - Compounds detected in groundwater above the NYSDEC SGVs were evaluated in soil samples and compared to the PGW SCOs. VOCs, SVOCs, and metals were detected in soil samples above the PGW SCOs and in groundwater above the SGVs.

- Groundwater Analytical Results:
    - Groundwater contains VOCs, SVOCs, and total and dissolved metals at concentrations exceeding the NYSDEC SGVs. VOCs are attributed to open NYSDEC Spill No. 2308435. SVOCs are attributed to entrained sediments in the groundwater samples derived from non-native fill or petroleum contamination associated with NYSDEC spills. Dissolved metals (including iron, manganese, and sodium) above SGVs detected in groundwater are common earth metals and are naturally occurring or representative of regional groundwater conditions. Total and dissolved antimony detected at concentrations above the SGVs is attributed to historical site use.
- Soil Vapor Analytical Results:
    - Petroleum-related compounds and chlorinated solvents were detected in soil vapor samples across the site. Petroleum-related compounds, including BTEX, were detected in all soil vapor samples. The presence of petroleum-related compounds in soil vapor is attributed to historical site operations and open NYSDEC Spill No. 2308435. No on-site source of chlorinated solvents was identified.

6.0 LIMITATIONS

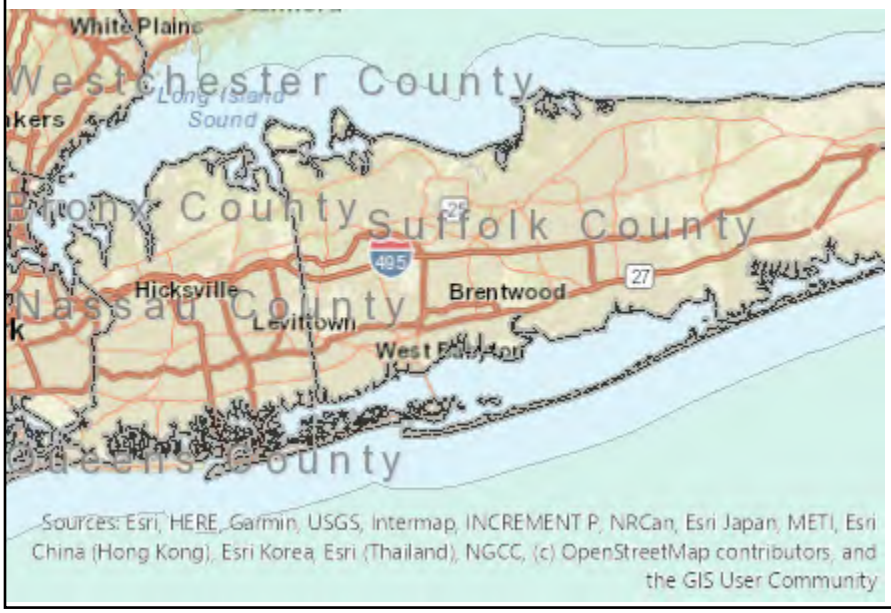
This Phase II ESI Report was prepared expressly for NYM 215 Moore, LLC for the 215 Moore Street and 232 Seigel Street site and for the objectives defined herein. Special risks occur whenever engineering or related disciplines are applied to identify subsurface conditions. Even a comprehensive sampling and testing program implemented in accordance with a professional Standard of Care may fail to detect certain conditions. The environmental, geologic, geotechnical, geochemical, and hydrogeologic conditions that Langan interprets to exist between sampling points will differ from those that actually exist. Actual conditions will vary from those encountered at the locations where borings, sampling, surveys, observations, or explorations are made by Langan or its subcontractors and the data, interpretation, and recommendations of Langan are based solely on the information available to it. Furthermore, the passage of time, natural occurrences, and/or direct or indirect human intervention at or near the site may substantially alter discovered conditions. Langan shall not be responsible for interpretations by others of the information it develops or provides to NYM 215 Moore, LLC without specific written authorization from Langan.

Appendix IV:

EAF Mapper Summary Report

EAF Mapper Summary Report

Tuesday, February 18, 2025 4:01 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	224208, C224291, C224208, C224102A, V00170, C224036, 224067, C224036A, S224400, C224393, 241117
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Sole Source Aquifer Names:Brooklyn-Queens SSA
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Peregrine Falcon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Brooklyn Public Library Bushwick Branch/ DeKalb Library, Industrial Complex at 221 McKibbin Street
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Agency Use Only [If applicable]

Project : Bungalow 215 Moore

Date : March 14, 2025

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes"** to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No"** to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)

☑ NO ☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 2.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☐	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☐	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☐	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☐	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☐	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☐	☐
h. Other impacts: _____ _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	□	□
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	□	□
c. Other impacts: _____ _____		□	□

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☑ NO ☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	□	□
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	□	□
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	□	□
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	□	□
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	□	□
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	□	□
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	□	□
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	□	□
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	□	□
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	□	□
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	□	□

l. Other impacts: _____ _____		□	□

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	□	□
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	□	□
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	□	□
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	□	□
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	□	□
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	□	□
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	□	□
h. Other impacts: _____ _____		□	□

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	□	□
b. The proposed action may result in development within a 100 year floodplain.	E2j	□	□
c. The proposed action may result in development within a 500 year floodplain.	E2k	□	□
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	□	□
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	□	□
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	□	□

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	□	□
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	□	□
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	□	□
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	□	□
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	□	□
j. Other impacts: _____ _____		□	□

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	**No, or small impact may occur**	**Moderate to large impact may occur**
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	□	□
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	□	□
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	□	□
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	□	□
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	□	□
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	□	□
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	□	□
h. Other impacts: _____		□	□

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	 ☐ ☐	 ☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	 ☐ ☐	 ☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

☑ NO ☐ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

d. Other impacts: _____ _____		□	□
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	□	□
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	□	□
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	□	□

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	□	□
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	□	□
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	□	□
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	□	□
e. Other impacts: _____ _____		□	□

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	□	□
c. Other impacts: _____ _____		□	□

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. ☑ NO ☐ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. ☑ NO ☐ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. ☑ NO ☐ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES

(See Part 1. C.1, C.2. and C.3.)

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES

(See Part 1. C.2, C.3, D.2, E.3)

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

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Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:
To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

The New York City Industrial Development Agency (NYCIDA), as Lead Agency for this review, has determined that the Project as described in the EAF parts 1 and 2 will not result in any significant adverse environmental impacts. The resolution of the board provides the reasons supporting this determination.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☑ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
242 Seigel Street Environmental Assessment prepared by Philip Habib & Associates

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
New York City Industrial Development Agency (NYCIDA) as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Bungalow 215 Moore

Name of Lead Agency: New York City Industrial Development Agency (NYCIDA)

Name of Responsible Officer in Lead Agency: Sam Justiniano

Title of Responsible Officer: Planner

Signature of Responsible Officer in Lead Agency: Sam Justiniano Date: March 14, 2025

Signature of Preparer (if different from Responsible Officer) Date:

For Further Information:

Contact Person: Sam Justiniano

Address: One Liberty Plaza, New York, NY 10022

Telephone Number: [redacted]

E-mail: [redacted]

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

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